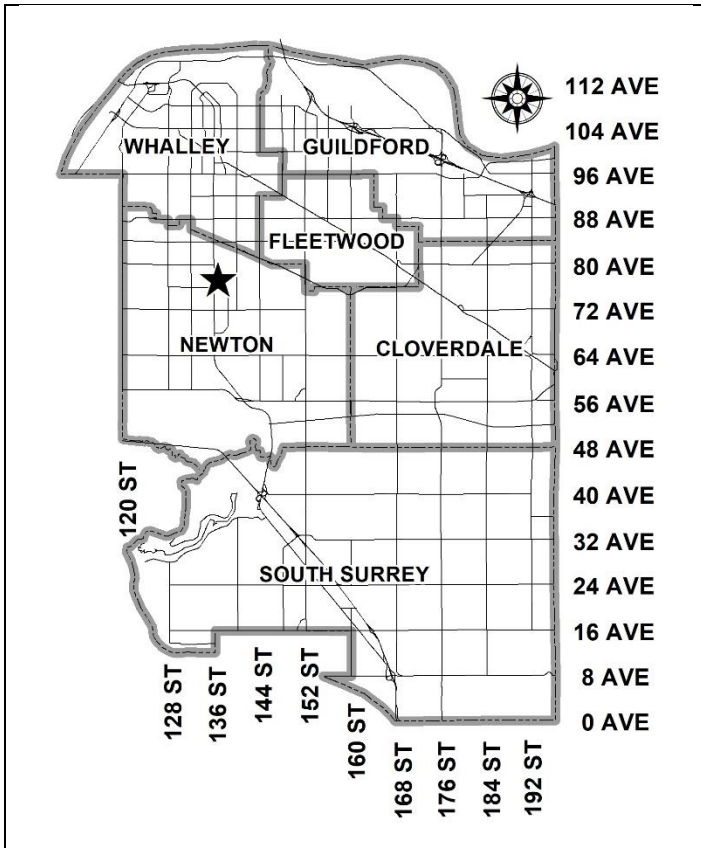


ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0221-00/
7922-0222-00

Planning Report Date: February 26, 2024



PROPOSAL:

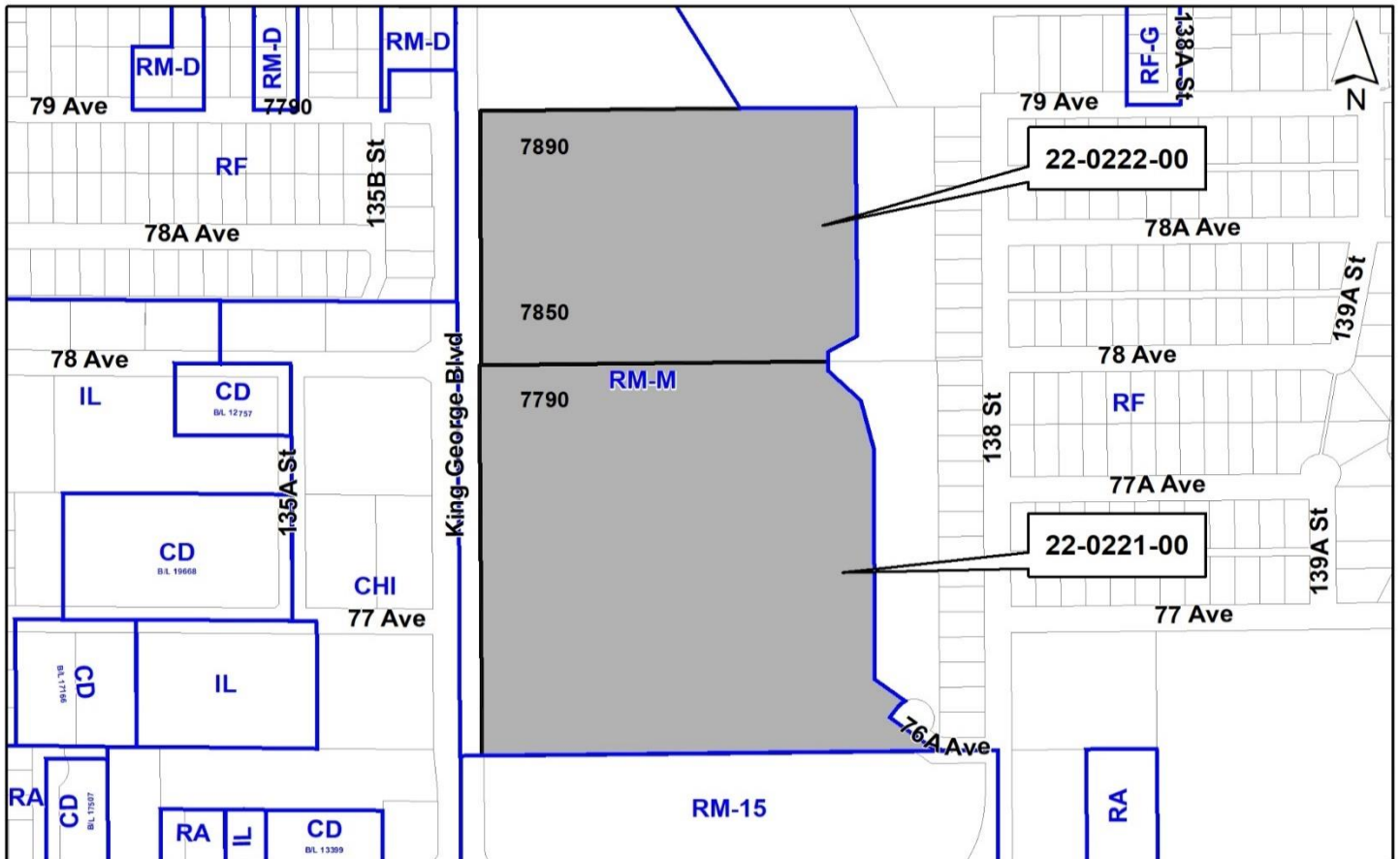
- Development Variance Permit

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

LOCATION: 7790 King George Boulevard and
7850 King George Boulevard
(7890 King George Boulevard)

ZONING: RM-M

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the definition of "bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement Nos. 7922-0221-00 and 7922-0222-00.

RATIONALE OF RECOMMENDATION

- A pilot program was introduced in 2016 for the use of Surety Bonds as an alternate form of security for Servicing Agreements. A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development project in the pilot program.
- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement Nos. 7922-0221-00 and 7922-0222-00.
- On December 4, 2023, Council granted Third Reading to rezoning Bylaw Nos. 21097, 21098, 21099, 21100, 21101 and 21102 to permit the development a total of 20 apartment buildings on the subject sites. Council also authorized staff to draft the corresponding General Development Permit Nos. 7922-0221-00 and 7922-0222-00 for the project on December 4, 2023. The subject variance will allow for the use of a Surety Bond for the servicing agreements for the entire development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0221-00/7922-0222-00 (Appendix I) to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement Nos. 7922-0221-00 and 7922-0222-00, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site (both properties)	Manufactured home park	Urban	RM-M
North:	Manufactured home park	Urban	RM-M
East:	City-owned riparian area (Hunt Brook)	Urban	RF
South:	Townhouse complex	Urban	RM-15
West (Across King George Boulevard):	Commercial properties	Mixed Employment	CHI
	Single family residential	Urban	RF

Context & Background

- Development Application Nos. 7922-0221-00 and 7922-022-00 are running in conjunction and are being considered under a single planning report as they function as one larger comprehensive development of two large parcels in central Newton. Each project has its own Servicing Agreement, although the servicing is very much interconnected between the two sites.
- The 14.7-hectare (36.3 acres) subject site consists of two properties located at 7790 and 7850 King George Boulevard. The subject site is designated Urban in the Official Community Plan (OCP) and is zoned "Manufactured Home Residential Zone (RM-M)".
- On December 4, 2023, Council granted Third Reading to rezoning Bylaw Nos. 21097, 21098, 21099, 21100, 21101, and 21101 to permit the development of a total of 20 apartment buildings on the subject sites. Council also authorized staff to draft the corresponding General Development Permit Nos. 7922-0221-00 and 7922-0222-00 for the project on December 4, 2023.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7922-0221-00/7922-0222-00

Appendix II. November 20, 2023 Planning Report No. 7922-0221-00/7922-0222-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KB/ar

(the "City")

NO.: 7922-0221-00/7922-0222-00

Issued To:

(the Owners)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to the real properties including land with or without improvements located within the City of Surrey, with the legal descriptions and civic addresses as follows:

Parcel Identifier: 006-075-185

Lot 60 Section 21 Township 2 New Westminster District Plan 46548
7790 King George Blvd

Parcel Identifier: 001-770-217

Parcel "B" North West Quarter Section 21 Township 2 New Westminster District Plan 55111
7850 King George Blvd

(the "Land")

3. (a) As the legal descriptions of the Land are to change, the City Clerk is directed to insert the new legal descriptions for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

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

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



INTER-OFFICE MEMO

**Regular Council - Land Use
B.7 7922-0221-00, 7922-0222-00
Monday, November 20, 2023
Page Replacement**

TO: City Clerk, Corporate Services

FROM: Acting Director, Area Planning & Development – South Surrey Division,
Planning & Development Department

DATE: November 17, 2023

FILE: 7922-0221-00 & 7922-0222-00

RE: **Agenda Items B.7, November 20, 2023 Regular Council – Land Use
Rezoning Application Nos. 7922-0221-00 & 7922-0222-00
7790 King George Boulevard & 7850 King George Boulevard**

The Planning Report for Development Application Nos. 7922-0221-00 & 7922-0222-00 is being brought forward consideration by Council at the November 20, 2023 Regular Council - Land Use meeting. Upon finalization of the Report, an error was identified on Page 15 which indicates the following:

“The applicant formulated an Affordable Housing Program, as required under City Policy No. O-34A, in order to offer an appropriate relocation strategy for existing manufactured home residents on the subject site. The applicant’s program includes the following options:

- Option A: Sell the manufactured home for the greatest value of the following:
 - Singlewide unit: \$250,000
 - Doublewide unit: \$350,000
 - 2022 BC Assessment Value of the manufactured home; or
 - What the tenant paid for their home + 10%”

Page 15 of the Planning Report has been updated to note that the value of a doublewide manufactured home is \$300,000 relative to the \$350,000 noted in the report. This section of the report should note the following:

“The applicant formulated an Affordable Housing Program, as required under City Policy No. O-34A, in order to offer an appropriate relocation strategy for existing manufactured home residents on the subject site. The applicant’s program includes the following options:

- Option A: Sell the manufactured home for the greatest value of the following:
 - Singlewide unit: \$250,000
 - Doublewide unit: ~~\$350,000~~ \$300,000
 - 2022 BC Assessment Value of the manufactured home; or
 - What the tenant paid for their home + 10%”

A redline version of the updated Page 15 is attached to this memo.

Shawn Low
Acting Director, Area Planning & Development – South Surrey Division
Planning & Development Department

c.c. - City Manager
- General Manager, Planning & Development

and moving expenses and should be based on the assessed value of the manufactured home; and

- On-site Affordable Housing Option: Where a significant number of new housing units are being constructed, the provision of affordable rental or market housing on the development site.
- In accordance with Policy No. O-34A, the applicant has taken the following actions:
 - Notified the property residents of the proposal to redevelop the property at the time the development application was submitted to the City;
 - Met with each resident individually to review Policy No. O-34A and the proposed Affordable Housing Program;
 - Collected demographic profiles, affordable housing preferences and home assessments for each manufactured home on-site; and
 - Communicated the timing of information meetings and the public process in accordance with City requirements.
- The applicant has indicated that they have adhered to and exceeded the requirements in City Policy No. O-34A. This includes providing an Affordable Housing Program/Relocation Strategy for the existing residents.

Affordable Housing Program/Relocation Strategy

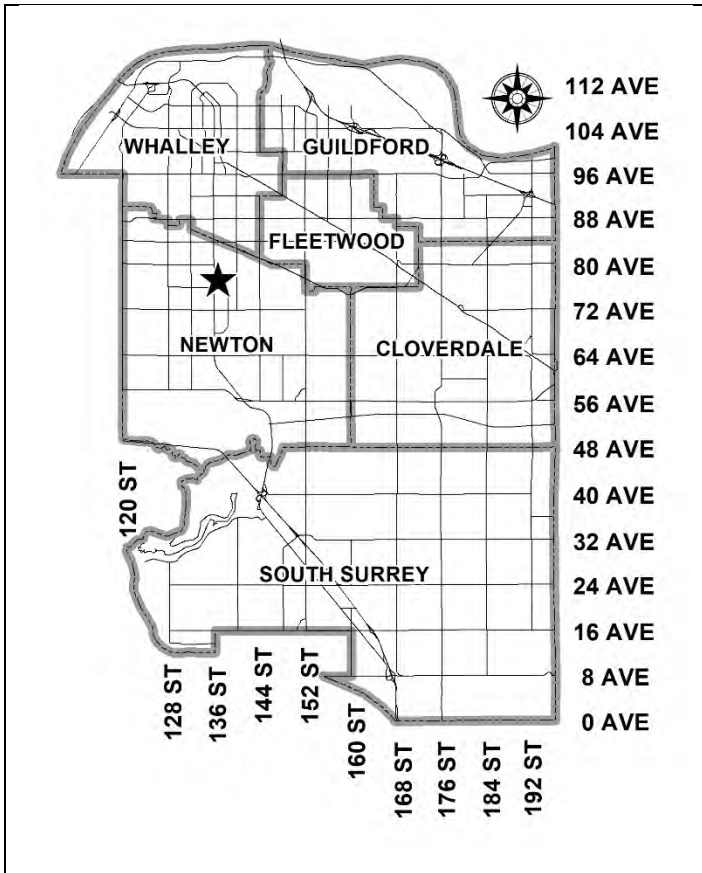
- The current land-use on the subject site is an existing manufactured home park that contains approximately 292 occupied manufactured homes. As per City Policy No. O-34A, the applicant will be responsible for relocating the existing residents in an appropriate manner acceptable to the residents and Council as well as complying with Provincial regulations outlined within the *Manufactured Home Park Tenancy Act*.
- The applicant formulated an Affordable Housing Program, as required under City Policy No. O-34A, in order to offer an appropriate relocation strategy for existing manufactured home residents on the subject site. The applicant's program includes the following options:
 - Option A: Sell the manufactured home for the greatest value of the following:
 - Singlewide unit: \$250,000
 - Doublewide unit: ~~\$350,000~~ \$300,000
 - 2022 BC Assessment Value of the manufactured home; or
 - What the tenant paid for their home + 10%

If, at the time of completion, real estate prices are higher than they are at the time of entering into an agreement with the applicant, then the applicant will increase the compensation by the same percentage increase as published by the Fraser Valley Real Estate Board for detached homes.

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0221-00/
 7922-0222-00

Planning Report Date: November 20, 2023



PROPOSAL:

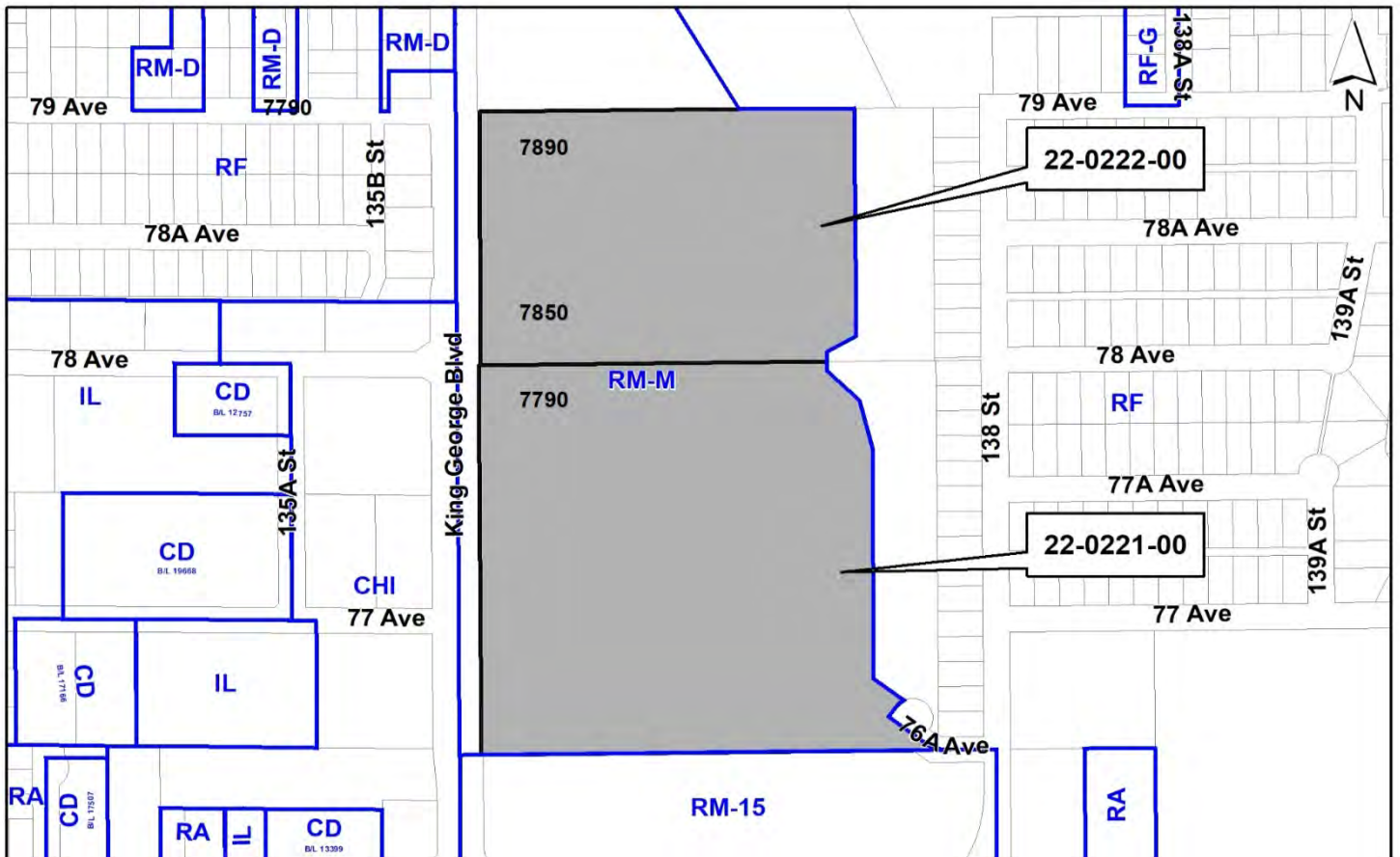
- **OCP Amendment** from Urban to Multiple Residential and to allow higher floor area ratio (FAR) within the Multiple Residential designation
- **Rezoning** from RM-M to CD
- **Development Permit**

to permit the development of 20 apartment buildings, some with ground floor commercial space.

LOCATION: 7790 King George Boulevard and
 7850 King George Boulevard
 (7890 King George Boulevard)

ZONING: RM-M

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential and to allow a higher floor area ratio (FAR) within the Multiple Residential designation.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal does not comply with the Urban designation in the Official Community Plan (OCP) and the applicant also proposes to increase the maximum Floor Area Ratio (FAR) from 2.0 permitted in the Multiple Residential OCP designation to various densities ranging from 2.35 to 2.79 FAR.
- The proposed OCP amendment from Urban to Multiple Residential is necessary to accommodate the proposed low-rise apartment (5 and 6-storey) building forms. The higher proposed FAR reflects the proposed low-rise apartment form and the public road dedication provided by the applicant, which has the effect of increasing the net FAR. The proposed road network was not identified in a secondary plan, as the subject site is not located within a Neighbourhood Concept Plan (NCP) area but is considered important for providing fire access and multi-modal connectivity for the ultimate road network for this area. The proposed gross density is 1.77 FAR, which is comparable to similar recent apartment developments in the local area.
- The proposed low-rise apartment form supports the existing Rapid Bus transit service along King George Boulevard as well as the goals and objectives outlined in Corporate Report No. R102;2020 ("Density Adjustments for Sites Abutting Frequent Transit Networks"). The proposal will reinforce OCP policies that support transit-oriented development along Frequent Transit Networks (FTNs) by allowing development, at an appropriate scale and sufficient density, along an existing transit corridor.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The applicant has provided an Affordable Housing Program/Relocation Strategy for existing manufactured home park residents, as required under City Policy No. O-34A, that exceeds the requirements of the Province's *Manufactured Home Park Tenancy Act* (2002) and City Policy No. O-34A.

- Development Application Nos. 7922-0221-00 and 7922-0222-00 are running in conjunction and are being considered under a single planning report as they function as one larger comprehensive development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations from "Urban" to "Multiple Residential"; and
 - (b) amend Table 7a: Land Use Designation Exceptions by adding the following site specific notation:

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # xxxxx	Multiple Residential	7790 King George Boulevard PID: 006-075-185 Lot 60, Section 21, Township 2, NWD Plan 46548 Collectively known as Blocks 4, 5, and 6, as outlined in bold on the Survey Plan attached hereto as Appendix I, certified correct by Matthew Onderwater, BCLS, on the 14th day of November, 2023, containing 1.340 hectares in Block 4, 1.579 hectares in Block 5 and 3.159 hectares in Block 6.	Density permitted up to: 2.75 FAR (Block 4) 2.35 FAR (Block 5) 2.48 FAR (Block 6)
		7850 King George Boulevard PID: 001-770-217 Parcel "B" NW Quarter Section 21, Township 2, NWD Plan 55111 Collectively known as Blocks 1, 2, and 3, as outlined in bold on the Survey Plan attached hereto as Appendix I, certified correct by Matthew Onderwater, BCLS, on the 14th day of November, 2023, containing 1.311 hectares in Block 1, 1.311 hectares in Block 2 and 1.353 hectares in Block 3.	Density permitted up to: 2.78 FAR (Block 1) 2.79 FAR (Block 2) 2.45 FAR (Block 3)"

and a date be set for Public Hearing.

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 a portion of the subject site as shown as Block 1 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. A By-law be introduced to rezone a portion of the subject site as shown as Block 2 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. A By-law be introduced to rezone a portion of the subject site as shown as Block 3 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. A By-law be introduced to rezone a portion of the subject site as shown as Block 4 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
7. A By-law be introduced to rezone a portion of the subject site as shown as Block 5 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
8. A By-law be introduced to rezone a portion of the subject site as shown as Block 6 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
9. Council authorize staff to draft General Development Permit Nos. 7922-0221-00 and 7922-0222-00 generally in accordance with the attached drawings (Appendix II), and the finalized Ecosystem Development Plan and geotechnical report.
10. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) conveyance of riparian areas to the City at no cost to the City;
 - (i) submission of a geotechnical peer report and a finalized geotechnical report to the satisfaction of City staff;

- (j) submission of a Fire Department Site Plan to the satisfaction of City staff;
- (k) 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;
- (l) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement, at the rate in effect at the time of Final Adoption;
- (m) the applicant adequately compensate and/or relocate existing manufactured home park residents on the subject site, in accordance with City Policy O-34A, as well as in accordance with the *Manufactured Home Park Tenancy Act*;
- (n) once the site is no longer occupied, removal of any existing buildings and structures to the satisfaction of the Planning and Development Department;
- (o) the applicant provide a financial security, in an amount acceptable to the City, to ensure the proposed childcare facility on proposed Lot 4 is constructed as part of the future phases of development;
- (p) the applicant apply for a Detailed Development Permit for proposed Lot 4 lot within Development Application No. 7922-0221-00 and for a Detailed Development Permit for proposed Lot 2 within Development Application No. 7922-0222-00 subsequent to receiving Third Reading on the subject application, and to finalize these two Detailed Development Permits concurrently with finalizing the General Development Permits;
- (q) acquisition of the central active park site to ensure park amenity is available for residents;
- (r) registration of a Section 219 Restrictive Covenant for "No Build" on proposed Lots 1, 3, 5 and 6 until the applicant has been issued a Detailed Development Permit for each of the proposed apartment buildings;
- (s) registration of a Section 219 Restrictive Covenant to secure the proposed child care facility as part of future phases of development;
- (t) registration of access easements to ensure access to the proposed shared large indoor amenity facilities within the development;
- (u) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report;
- (v) 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;
- (w) registration of a No-build restrictive covenant on Lots 3 and 6, to ensure that no construction is permitted unless the indoor amenity space proposed in this application is provided on Lots 3 and 6; and

- (x) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site (both properties)	Manufactured home park	Urban	RM-M
North:	Manufactured home park	Urban	RM-M
East:	City-owned riparian area (Hunt Brook)	Urban	RF
South:	Townhouse complex	Urban	RM-15
West (Across King George Boulevard):	Commercial properties	Mixed Employment	CHI
	Single family residential	Urban	RF

Context & Background

- Development Application Nos. 7922-0221-00 and 7922-022-00 are running in conjunction and are being considered under a single planning report as they function as one larger comprehensive development of two large parcels in central Newton.
- The 14.7-hectare (36.3 acres) subject site consists of two properties located on King George Boulevard at 7790 and 7850 King George Boulevard. The subject site is designated Urban in the Official Community Plan (OCP) and is zoned "Manufactured Home Residential Zone (RM-M)".
- The two properties are currently operated as Bear Creek Glen and Crispen Bays mobile home parks and currently have 292 mobile homes between both sites. The two properties are fee simple lots, with the manufactured home owners paying a monthly pad rental fee to the owner of the property. The site contains a number of trees and a riparian area that is proposed to be conveyed to the City at no cost.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:

- An amendment to the Official Community Plan (OCP) from Urban to Multiple Residential, and to allow higher floor area ratio (FAR) within the Multiple Residential designation;
- To rezone the site from "Manufactured Home Residential Zone (RM-M)" to six "Comprehensive Development Zones (CD)".
- A General Development Permit for Application No. 7922-0221-00 and for Application No. 7922-0222-00, with a Detailed Development Permit for proposed Lot 2 and proposed Lot 4 required to be completed after Third Reading and to be brought to final adoption concurrently with the General Development Permits, as part of the subject application; and
- A Hazard Lands (Steep Slopes) and Sensitive Ecosystem (Riparian) Development Permit.
- The applicant is also proposing a subdivision to create 8 lots consisting of 6 multi-family lots, 1 City-owned active park lot, and 1 City-owned riparian protection lot.
- In conjunction with the proposal to redevelop the subject site, the applicant has provided an Affordable Housing Program/Relocation Strategy for the existing residents, in accordance with City Policy No. O-34A. The applicant must also comply with all Provincially mandated requirements under the *Manufactured Home Park Tenancy Act*.

	Proposed
Lot Area	
Gross Site Area:	146,757 sq.m. (14.7 hectares/36.3 acres)
Road Dedication:	28,643 sq.m.
Conveyed Riparian Area:	9,499 sq.m.
Active City Park	8,093 sq.m.
Net Site Area:	100,522 sq.m.
Number of Lots:	8 lots (6 multi-family lots, 1 riparian lot, 1 active Park lot)
Building Height:	23.5 metres
Floor Area Ratio (FAR):	1.77 (gross); 2.57 (net)
Floor Area	
Residential:	255,687 sq.m.
Commercial:	3,015 sq.m.
Total:	258,702 sq.m.
Residential Units:	
Studio:	161
1-Bedroom:	1,622
2-Bedroom:	1,135
3-Bedroom:	325
Total:	3,243

Referrals

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

School District: The School District has advised that there will be approximately 427 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

259 Elementary students at Bear Creek Elementary School
97 Secondary students at Frank Hurt Secondary School

(Appendix III)

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

The applicant has advised that the first dwelling units in this project are expected to be constructed and ready for occupancy by 2029. The below School Capacity Considerations section provides more information on the applicant's proposed phasing.

Parks, Recreation & Culture:

A new approximately 2-acre public neighbourhood park is proposed within the development site. The adjacent 52A – Greenbelt is the closest park with natural areas. Parks accepts the voluntary conveyance of the riparian area for conservation purposes. Before riparian parkland is accepted it must be free of structures, impervious surfaces, invasive weeds, old fences, garbage and any other hazards, which are to be removed at the applicant's expense. No trees or vegetation are to be removed from future or existing parkland without pre-approval by Parks.

The City is proposing to use the Tier 2 CAC contribution generated by this development to acquire an active park with an approximate size of 0.809 hectare (2.0 acres) in the middle of the site. The neighbourhood park is to be graded and seeded at the cost of the applicant.

Surrey Fire Department: The proposal is fine to proceed at this stage, with a finalized Fire Department Site Plan to be provided prior to final reading.

Transportation Considerations

Road Network and Infrastructure:

- The applicant will be providing the following road improvements in order to support the subject proposal, including for provision of fire access:
 - Dedication on King George Boulevard and construction of a new sidewalk and cycling infrastructure;

- Dedication and construction of new local public roads within the site: 76A Avenue, 77 Avenue, 78 Avenue, 79 Avenue, 136A Street, and 137 Street;
- Dedication and construction of two new east-west pedestrian walkways;
- Improvements to the traffic signal at 78 Avenue and King George Boulevard to provide full-movement access to the subject site; and
- Contribution towards future intersection improvements in proximity to the subject site, to be determined in conjunction with a current area-wide transportation analysis being conducted as part of the Focus Newton Task Force.

Traffic Impacts:

- The applicant was required to submit a Transportation Impact Analysis (“TIA”) to evaluate the traffic impacts of the subject proposal. According to the TIA, the subject proposal for the total of all phases is anticipated to generate approximately 16-18 vehicle trips per minute during the peak hours.
- In order to mitigate the site-generated traffic impacts, the applicant is required to provide offsite intersection improvements, protected cycling facility along King George Boulevard, and pedestrian connections as part of the subject proposal.

Access, Parking, Transit:

- Access to the subject site is proposed via the new local roads to be constructed as part of the proposal.
- The applicant is proposing to provide a rate of 1.1 parking spaces per dwelling unit, plus 0.1 visitor parking spaces per dwelling unit, consistent with the parking rates recommended in Corporate Report R115; 2021. Parking for the proposed commercial retail and daycare uses are proposed to be consistent with the Zoning Bylaw required rates.
- The subject property is located along an existing Frequent Transit Network (FTN) and there is a transit stop located along the King George Boulevard frontage of 7790 King George Boulevard. There is existing Rapid Bus service on King George Boulevard, and at the October 20, 2023 Regular Council meeting staff were directed to work with Translink on advancing design for Bus Rapid Transit (BRT) on King George Boulevard.

Parkland, Riparian Area and Pedestrian Connectivity

- The applicant will be voluntarily conveying a 0.95 hectare riparian area to the City, at no cost, along the eastern portion of the site. A north-south pedestrian/cycling pathway will be established within this area, which will help to facilitate pedestrian connections to Bear Creek Elementary School to the northeast and to Frank Hurt Secondary School to the southeast.
- In addition, the applicant will dedicate a 6.0-metre wide east-west walkway along the northern property line to facilitate a better pedestrian/cycling connection from the subject site to the Bear Creek Elementary School. An additional 10-metre wide east-west walkway dedication is proposed as pedestrian linkage extension of 78 Avenue to connect with the proposed north-south walkway in the riparian area.
- The applicant will also be providing numerous east-west onsite walkways through the apartment building sites. These walkways are anticipated to be used by residents of the site and by those walking through the site.

- The City is proposing to use the Tier 2 CAC contribution generated by this development to acquire an active park with an approximate size of 0.809 hectare (2.0 acres) in the middle of the site. The intent is that the park would be developed as a neighbourhood park to serve the immediate residents for the area. Planning and development of the park will include a public engagement process with residents once the overall site is built out.

Sustainability Considerations

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

School Capacity Considerations

- The School District has advised that nearby Bear Creek Elementary School is currently operating at full capacity and that the school is not in their current Capital Plan for an addition to add capacity. However, the increased population growth from the subject development and other developments will be recognized within the upcoming 2024-25 Capital Plan.
- Frank Hurt Secondary School is currently operating at 120% capacity. The 2024-25 Five Year Capital Plan submission to the Ministry of Education requests funding to construct an 800-student addition, targeted to open in September 2029.
- The applicant projects that the proposed development may actually reduce the number of students in this catchment by approximately 50-60 students over for the next six years as the existing 292 home owners move off the property. The applicant anticipates that it will take approximately 9 years for this development project to be in a net positive student enrolment position, as they are projecting the below phased occupancy time frame:

Year	Number of Units Receiving Occupancy
2029	449 units
2031	405 units
2032	503 units
2033	502 units
2034	485 units
2036	446 units
2037	453 units
Total:	3,243

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The applicant is proposing an Official Community Plan (OCP) amendment from Urban to Multiple Residential and to allow a higher floor area ratio (FAR) within the Multiple Residential designation. The OCP Multiple Residential designation allows a maximum FAR of 2.00 on sites abutting a Frequent Transit Network (FTN) and this portion of King George Boulevard is an FTN.

Amendment Rationale

- The proposed OCP amendment from Urban to Multiple Residential and to increase the allowable FAR under the Multiple Residential designation from 2.0 to 2.78 on Lot 1, 2.79 on Lot 2, 2.45 on Lot 3, 2.75 on Lot 4, 2.35 on Lot 5, and 2.48 on Lot 6 provides for an apartment form of development along this transit corridor while allowing the site to accommodate new public road dedications requested by the City.
- The proposed OCP amendments reflect the site's location along King George Boulevard, which is a major arterial road and is a Translink Frequent Transit Network (FTN) route. The King George Boulevard corridor currently has Rapid Bus, and there are discussions on having Bus Rapid Transit (BRT) on King George Boulevard in the future.
- The proposed higher FAR reflects the public road dedication that is to be provided by the applicant, which has the effect of increasing the net FAR. The proposed local roads were not identified in a secondary plan, as there is no Neighbourhood Concept Plan (NCP) for this area but are considered important for providing connectivity for the ultimate road network for this area.
- 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 Bus Rapid Transit (BRT), and the site's proximity to the Newton Town Centre with its amenities (services, retail, recreation centre, library, pool, ice rink), the proposed amendments to the OCP 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 proposal will support various policies, outlined in the OCP, including the following:
 - The proposal supports transit-oriented development, focusing growth and increased density along frequent transit corridors which supports transit service expansion and rapid transit infrastructure investment;

- The proposal supports directing higher-density residential land-uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks or civic amenities; and
- The dwelling units front onto the public realm with urban design features (e.g. outdoor balconies, ground-floor patio space, internal sidewalks, etc.) that promote a safe, welcoming public streetscape and urban public realm.

Other Relevant Policies and By-laws

Manufactured Home Park Tenancy Act

- In order to redevelop the subject site (Crispen Bays at 7790 King George Boulevard and Bear Creek Glen at 7850 King George Boulevard), the applicant must comply with Provincial regulations, including the Province's *Manufactured Home Park Tenancy Act*. A summary of the requirements under the Act is provided below (*staff responses in italics*).
- The *Manufactured Home Park Tenancy Act* (2002) provides regulations and protection for Manufactured Home Parks. The Act recognizes the unique tenure situation afforded to the residents of Manufactured Home Parks whereby tenants own their manufactured or mobile home but not the land beneath each unit. As such, tenants essentially rent or lease their pad space from the owner/landlord yet must pay municipal taxes based on the assessed value of their mobile unit, which is a depreciating asset, without the benefit of land value increases to off-set this depreciation. In addition, owners are required to maintain and upgrade their units at their own cost, as landlords have no responsibility for the upkeep of the units. Accordingly, manufactured home owners typically rent, or lease based on a fixed or month-to-month lease and do not have security of tenure but still incur some of the costs and responsibilities that go with home ownership. Manufactured home parks, therefore, often serve as a form of affordable housing for seniors, other residents on fixed incomes and/or families.
- Section 42 of the Act establishes rules and provisions necessary for the conversion and/or re-development of a manufactured home park. These rules include requirements for a landlord to have all necessary permits and approvals (including rezoning), prior to providing notice to manufactured home owners (i.e. tenants) to end a tenancy agreement. Once notice is given, the tenancy ends no earlier than 12 months after the date of notice is received.

(The applicant has indicated that they notified all residents of the subject site regarding the proposed apartment development, at the time that Development Application Nos. 7922-0221-00 and 7922-0222-00 were submitted. The applicant has also met with each resident, as part of the development process, to review the Affordable Housing Program. As a result, the applicant entered into binding agreements to purchase all of the manufactured homes, except two, on the subject properties.

The applicant also indicated that they are not relying on the current rezoning application to terminate any tenancy agreements, with the exception of two manufactured homes, since an agreement is already in place with all but two manufactured home owners. The applicant will take possession of the manufactured homes for which there is a binding agreement between 2024 and 2028 and will thereafter remove the manufactured homes from the property, regardless of whether the proposed rezoning is granted by Council. In addition, the applicant has provided the residents

with flexible move-out dates ranging from mid-2022 to 2028 with the ability to assign their contract.)

- It is noted, however, that a tenant may end the tenancy early, if they so choose.
- In addition, under Section 44 of the Act, the landlord must pay the tenant (at a minimum), on or before the effective date of notice, an amount that cannot exceed the monetary limit set for claims under the Small Claims Act. In accordance with the Act, one option provided to tenants by the applicant (Option A, discussed below) includes an additional \$20,000 as compensation, for each manufactured home. The tenant can further request an order for compensation, over and above the amount offered by the applicant, through an application for dispute resolution if the manufactured home is not capable of being relocated before the tenant is required to vacate the manufactured home site and the most recent assessed value of the manufactured home is greater than the amount of compensation prescribed under the *Manufactured Home Park Tenancy Act*.

(As part of the applicant's Affordable Housing Program, each manufactured home owner was given the option to receive compensation in accordance with the Act. All but two residents have chosen to sell their manufactured home to the applicant [Option A, as discussed below].)

City Policy No. O-34A (Manufactured Home Park Redevelopment)

- On July 27, 2015, Council approved Corporate Report No. R167; 2015 which outlined an updated "Manufactured Home Park Redevelopment and Strata Conversion Policy: City Policy No. O-34A". The proposed amendments to the policy included the following:
 - Advance Notification – Tenants will need to be notified of the proposal at the initiation of the process;
 - Communications Plan – The proponent will be required to submit a plan acceptable to the City specifying how and when tenants would be informed of progress in the development application process and on the development of an Affordable Housing Program; and
 - Affordable Housing Program – Prior to the rezoning application being considered by Council, the proponent would be asked to prepare an Affordable Housing Program supported by background housing preferences. This may be prepared in conjunction with a Housing Agreement acceptable to the City, if necessary, to be registered on title. The Affordable Housing Program must provide for reasonable relocation options for the current residents such as:
 - Relocation Option:
 - Provide information on relocation options, such as alternative manufactured home park locations and costs, market, and non-market housing units in the area; and
 - Reimburse reasonable costs to relocate the manufactured home and existing improvements to an affordable site in the Lower Mainland.
 - Compensatory Payments: Reasonable payments in addition to those payments mandated in the *Manufactured Home Park Tenancy Act* to be used towards the acquisition of alternative affordable housing. This option may include disposal costs

and moving expenses and should be based on the assessed value of the manufactured home; and

- On-site Affordable Housing Option: Where a significant number of new housing units are being constructed, the provision of affordable rental or market housing on the development site.
- In accordance with Policy No. O-34A, the applicant has taken the following actions:
 - Notified the property residents of the proposal to redevelop the property at the time the development application was submitted to the City;
 - Met with each resident individually to review Policy No. O-34A and the proposed Affordable Housing Program;
 - Collected demographic profiles, affordable housing preferences and home assessments for each manufactured home on-site; and
 - Communicated the timing of information meetings and the public process in accordance with City requirements.
- The applicant has indicated that they have adhered to and exceeded the requirements in City Policy No. O-34A. This includes providing an Affordable Housing Program/Relocation Strategy for the existing residents.

Affordable Housing Program/Relocation Strategy

- The current land-use on the subject site is an existing manufactured home park that contains approximately 292 occupied manufactured homes. As per City Policy No. O-34A, the applicant will be responsible for relocating the existing residents in an appropriate manner acceptable to the residents and Council as well as complying with Provincial regulations outlined within the *Manufactured Home Park Tenancy Act*.
- The applicant formulated an Affordable Housing Program, as required under City Policy No. O-34A, in order to offer an appropriate relocation strategy for existing manufactured home residents on the subject site. The applicant's program includes the following options:
 - Option A: Sell the manufactured home for the greatest value of the following:
 - Singlewide unit: \$250,000
 - Doublewide unit: \$350,000
 - 2022 BC Assessment Value of the manufactured home; or
 - What the tenant paid for their home + 10%

If, at the time of completion, real estate prices are higher than they are at the time of entering into an agreement with the applicant, then the applicant will increase the compensation by the same percentage increase as published by the Fraser Valley Real Estate Board for detached homes.

- Option B: The tenant may choose to relocate to an apartment unit on the property or in the applicant's Fleetwood properties at 15730 Fraser Highway, 15780 Fraser Highway, 15733/35 85 Avenue, 15777 – 85 Avenue or 8509 – 158 Street and continue paying their current rental rate.
- Option C: Receive guaranteed income assistance for life. The tenant may choose to receive monthly payments of up to \$2,500 per month for the rest of their life to assist with future housing choices.

- Additional services provided: *As every resident's needs are different, a team of property managers was hired by the applicant in order to discuss and assist residents with identifying and securing a variety of housing options as well as help to coordinate moving logistics. The applicant will also help secure alternative manufactured home pads for tenants who choose to relocate their manufactured home. In addition, flexible move-out dates have been permitted through contract assignments to allow tenants to move or remain on the property for several years.*

Additional Information on Tenant Relocation

- The applicant states that they have entered into a legal and binding agreement with all but two of the 292 owners/residents to purchase their manufactured home (per Option A). The applicant anticipates that current residents will have vacated the subject site by late 2024 to 2028.
- By choosing Option A, 290 of the manufactured home owners have agreed to the following:
 - The purchase (by the applicant) of the manufactured home;
 - Assistance in securing future housing options upon request on an individual need's basis;
 - Coordination of moving logistics upon request; and
 - Flexible move-out dates ranging from 2022 to 2028.
- In order to support each resident, a team of full-time property managers are available to discuss and assist with the following relocation services:
 - Provide comprehensive information on relocation options;
 - Assist in securing a variety of affordable housing options;
 - Assist in answering any questions;
 - Provide opportunities to purchase a new home at a discounted price from the applicant; and
 - Provide flexible move-out dates to ensure suitable housing accommodations are secured within individual needs.

Apartment CD By-laws (Lots 2, 3, 5 and 6)

- The applicant is proposing six "Comprehensive Development Zones (CD)" to accommodate the proposed uses on the site. The applicant is proposing six development parcels, and having six zones allows each parcel to have its own zoning in the future, rather than being tied to another parcel, which can lead to potential complications in the future.

- Four (4) of the proposed CD Zones are for residential apartment uses only, based on the "Multiple Residential 70 Zone (RM-70)". The table below provides an analysis of the four residential apartment CD Zones proposed on proposed Lots 2, 3, 5 and 6. A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, and the proposed CD Bylaws is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zones
Floor Area Ratio:	1.50	Lot 2: 2.79 Lot 3: 2.45 Lot 5: 2.35 Lot 6: 2.48
Lot Coverage:	33%	Lot 2: 50% Lot 3: 50% Lot 5: 46% Lot 6: 44%
Yards and Setbacks	7.5 m for the principal building. An underground parking facility is not to be located within 2.0 m of the front lot line.	Setbacks range generally from 4.5m to 5.5 m, with a 7.5 m north setback and a 9.0 m south setback on Lot 3, a 12.0 m south setback on Lot 5, and a 6.5 m west setback to King George Blvd on Lot 5. Street-fronting patios and stairs are permitted to encroach within the setback area. The underground parking facility may be located up to 0.5 m from all property lines.
Principal Building Height:	50.0 m	23.5 m
Amenity Space		
Indoor Amenity:	3.0 sq.m. per unit (9,729 sq.m. required for site)	The applicant proposes to meet the Zoning Bylaw requirements through provision of 6,095 sq.m. of indoor amenity space for the whole site and cash-in-lieu.

Zoning	RM-70 Zone (Part 24)	Proposed CD Zones
Outdoor Amenity:	3.0 sq.m. per unit (9,729 sq.m. required for site)	The proposed 17,083 sq.m. for the whole site exceeds the Zoning Bylaw requirement.
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Stream: Hunt Brook	30m	30m
Parking (Part 5)	Required	Proposed
Number of Stalls		
Lot 2 Residential:	1.1 parking spaces for residents per unit; 0.1 parking spaces per unit for visitors.	494
Lot 2 Res. Visitor:		45
Lot 2 Total:		539
Lot 3 Residential:		446
Lot 3 Res. Visitor:		40
Lot 3 Total:		486
Lot 5 Residential:		534
Lot 5 Res. Visitor:		49
Lot 5 Total:		583
Lot 6 Residential:		1,106
Lot 6 Res. Visitor:		101
Lot 6 Total:		1,207
Bicycle Spaces		
Lot 2 Secure:	1.2 spaces per unit; 6 visitor spaces per building	539
Lot 2 Visitor:		18
Lot 3 Secure:		486
Lot 3 Visitor:		18
Lot 5 Secure:		582
Lot 5 Visitor:		12
Lot 6 Secure:		1,206
Lot 6 Visitor:		36

- The four apartment CD Zones propose a higher net floor area ratio (FAR) at 2.79 (Lot 2), 2.45 (Lot 3), 2.35 (Lot 5) and 2.48 (Lot 6), respectively relative to the 1.5 FAR permitted under the RM-70 Zone. If calculated based on gross site area, the gross FAR for the whole site is 1.77. The FAR permitted by the Official Community Plan's (OCP) Multiple Residential designation along a Frequent Transit Network (FTN) is 2.0 FAR. As discussed above, the applicant is proposing an OCP amendment from Urban to Multiple Residential to support the proposed density.
- The proposed higher FAR reflects the road dedication that is to be provided by the applicant, which has the effect of increasing the net FAR. The proposed local roads were not identified in a secondary plan, as there is no Neighbourhood Concept Plan (NCP) for this area but are considered important for providing fire access and connectivity for the ultimate road network for this area.
- Given the adjacency of the subject site to King George Boulevard which currently has Rapid Bus (with ongoing discussions around having Bus Rapid Transit [BRT] in the future), the site's proximity to the Newton Town Centre with its amenities (services, retail, recreation centre, library, pool, ice rink), and

the provision of road dedication that was not previously identified for the subject site in a Secondary Plan, the proposed increase in density in net FAR is supported by City staff.

- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 44-50% lot coverage for the four lots is appropriate for the proposed 4-6-storey buildings.
- The proposed 4.5-metre to 5.5-metre building setbacks are reflective of current urban design standards that creates a more urban pedestrian environment and enhances surveillance of the public realm along streets. The applicant is proposing a larger 12.0-metre setback on the south side of Lot 5, which is adjacent to an existing townhouse complex on the parcel to the south, and also a 6.5-metre setback to King George Boulevard to allow for more separation from this busy arterial road. A 7.5-metre north setback to the proposed 6-metre wide east-west pathway and a 9.0-metre south setback to the proposed 10-metre wide east west connection to the riparian area on Lot 3 allows for more visibility and permeability to the riparian area.
- The CD Zones proposes a lower building height at 23.5 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for up to 6-storey buildings.
- The applicant is proposing to provide parking for residents at a rate of 1.1 resident parking spaces per unit and parking for visitors at a rate of 0.1 visitor parking spaces per unit. The rate reflects the site's location along a Frequent Transit Network and ongoing discussions around Bus Rapid Transit in this corridor.
- All resident parking and resident visitor parking are provided underground. The residential parkades will be secured by an overhead gate. The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces per building.

Mixed Use CD By-laws (Lots 1 and 4)

- The applicant is proposing two "Comprehensive Development Zones (CD)" to accommodate mixed-use development on proposed Lots 1 and 4. The proposed CD By-laws identifies appropriate uses, densities, and setbacks. The CD By-laws will have provisions based on the "Neighbourhood Commercial Zone (C-5)" and the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone, RM-70 Zone and the proposed CD By-laws is illustrated in the following table:

Zoning	C-5 Zone (Part 35)	RM-70 Zone (Part 24)	Proposed CD Zone
Permitted Uses	<p>Principle Uses</p> <ol style="list-style-type: none"> Retail stores excluding adult entertainment store, secondhand stores and pawnshops. Personal service uses limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops. General service uses excluding funeral parlours and drive-through banks. Eating establishments excluding drive-through restaurants. Neighbourhood pubs. Office uses excluding social escort services and methadone clinics. Indoor recreational facilities. Community services. Child care centres. <p>Accessory Uses:</p> <ol style="list-style-type: none"> One caretaker unit per lot. 	<p>Principal Uses:</p> <ol style="list-style-type: none"> Multi-unit residential buildings and ground-oriented multiple unit residential buildings. <p>Accessory Uses:</p> <ol style="list-style-type: none"> Child care centres. 	<p>Principal Uses:</p> <ol style="list-style-type: none"> Multi-unit residential buildings. <p>Accessory Uses:</p> <ol style="list-style-type: none"> Retail stores excluding adult entertainment stores, auction houses, second-hand stores and pawnshops. Personal services uses, excluding body rub parlours. Office uses excluding social escort services, methadone clinics and marijuana dispensaries. General services uses excluding funeral parlours, drive-through banks and vehicle rentals. Indoor recreational facilities, excluding a gymnasium. Community services. Child care centres. Eating establishments excluding drive-through restaurants. For Lot 1: a temporary real estate sale and construction office.
Floor Area Ratio:	0.50	1.50	Lot 1: 2.78 Lot 4: 2.75
Lot Coverage:	50%	33%	50%
Yards and Setbacks	7.5 m	<p>7.5 m for the principal building.</p> <p>An underground parking facility is not to be located within 2.0 m of the front lot line.</p>	<p>Lot 1: North/East/South – 4.5 m, West – 6.5 m.</p> <p>Lot 2: East/South – 4.5m, North – 3 m, West – 6.5 m.</p> <p>Street-fronting patios are permitted to encroach within the setback area.</p> <p>Underground parking facility may be setback at 0.5 m from property line.</p>
Principal Building Height:	9 m	50 m	23.5 m

Amenity Space			
Indoor Amenity:	n/a	3.0 sq.m. per unit (9,729 sq.m. required for site)	The applicant proposes to meet the Zoning Bylaw requirements through provision of 6,095 sq.m. of indoor amenity space for the whole site and cash-in-lieu.
Outdoor Amenity:	n/a	3.0 sq.m. per unit (9,729 sq.m. required for site)	The proposed 17,083 sq.m. for the whole site exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Lot 1 Commercial:		3 spaces per 100 sq.m.	37
Lot 1 Residential:		1.1 parking spaces for residents per unit;	498
Lot 1 Residential Visitor:		0.1 parking spaces per unit for visitors.	45
Lot 1 Total:			581
Lot 4 Commercial:		3 spaces per 100 sq.m.	64
Lot 4 Residential:		1.1 parking spaces for residents per unit;	491
Lot 4 Residential Visitor:		0.1 parking spaces per unit for visitors.	45
Lot 4 Total:			600
Bicycle Spaces			
Lot 2 Secure:			544
Lot 2 Visitor:		1.2 spaces per unit; 6	18
Lot 3 Secure:		visitor spaces per building	535
Lot 3 Visitor:			18

- The accessory commercial uses proposed in the CD Zone largely reflect the uses of the C-5 Zone with the main difference being that the neighbourhood pub use is not proposed in the CD Zone and Lot 1 allows a temporary sales centre and construction office use, which the applicant is proposing to use during the build-out of the project.
- The two CD Zones propose a higher net floor area ratio (FAR) at 2.78 (Lot 1) and 2.75 (Lot 4) relative to the 1.5 FAR permitted under the RM-70 Zone. If calculated based on gross site area (for the whole subject site), the gross FAR is 1.77. The FAR permitted by the Official Community Plan's (OCP) Multiple Residential designation along a Frequent Transit Network (FTN) is 2.0 FAR. As discussed above, the applicant is proposing an OCP amendment from Urban to Multiple Residential to support the proposed density.
- The proposed higher FAR reflects the public road dedication that is to be provided by the applicant, which has the effect of increasing the net FAR. The proposed local roads were not identified in a secondary plan, as there is no Neighbourhood Concept Plan (NCP) for this area but are considered important for providing connectivity for the ultimate road network for this area.

- Given the adjacency of the subject site to King George Boulevard which currently has Rapid Bus (with ongoing discussions around having Bus Rapid Transit (BRT) in the future), and the provision of road dedication that was not previously identified for the subject site in a Secondary Plan, the proposed increase in density in net FAR is supported by City staff.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 50% lot coverage for the two lots is appropriate for the proposed 4-6-storey buildings.
- The proposed 4.5-metre to 5.5-metre building setbacks are reflective of current urban design standards that creates a more urban pedestrian environment and enhances surveillance of the public realm along streets. The applicant is proposing a smaller 3.0-metre north setback for Lot 4, where the commercial ground floor units will interact with the street. As this is north-facing and there will be less sun exposure, locating the units closer to the street has merit. On the north side of 78 Avenue on Lot 1, there is a 4.5-metre setback, which allows for more outdoor seating/display, reflecting the south-facing orientation of the commercial units on Lot 1.
- A 6.5-metre setback to King George Boulevard is proposed for buildings that are not mixed use on Lots 1 and 4, with a 4.5-metre setback to King George Boulevard proposed for the two mixed use buildings with commercial uses at grade on Lots 1 and 4.
- The CD Zones proposes a lower building height at 23.5 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for 4-6-storey buildings.
- The applicant is proposing to provide parking for residents at a rate of 1.1 resident parking spaces per unit and parking for visitors at a rate of 0.1 visitor parking spaces per unit. The rate reflects the site's location along a Frequent Transit Network and ongoing discussions around Bus Rapid Transit in this corridor.
- All commercial, resident parking and resident visitor parking are provided underground. The residential parkades will be secured by an overhead gate. The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces per building.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,272 per unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the site's current Official Community Plan Urban designation.

- The applicant will be required to provide the per square foot rate for floor area above 1.00 floor area ratio (FAR), based on the site's current Urban designation in the OCP. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 (now \$1,068) per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 2, 2023, and the Development Proposal Signs were installed on November 3, 2023. Staff received approximately 14 responses from area residents (*staff comments in italics*). Many residents had questions around the timing associated with the application, particularly as it related to when they would have to move from the site. Concerns were also expressed about losing an affordable place to live and had about where they might move to in the future. One respondent also expressed that trees be retained on the site.

(Staff have endeavoured to keep callers apprised of timing, noting that all time frames are estimates only. The applicant has a staff member who is dedicated to tenant outreach. In terms of tenant relocation, the applicant has followed Provincial and City policy in this regard, as detailed above. The applicant's compensation package had exceeded Provincial and City policy. It is noted that the applicant has signed agreements with 290 out of 292 tenants. The applicant is proposing to retain the trees in the riparian area, and also some trees in the proposed central park site.)

Public Information Meeting

- The applicant held a Public Information Meeting on February 2, 2023 from 6-8pm at the Newton Arts Centre. Approximately 64 people attended the meeting. The applicant collected 6 comment forms. Five (5) comment forms indicated support for the proposal, and one (1) comment forms indicated non-support for the proposal. Concerns expressed at the meeting were similar to those described above, and also included comments around traffic impact. It was also mentioned that the proposal would be a positive addition to the area.

(The applicant has provided a Transportation Impact Analysis which proposes a number of transportation improvements as detailed above.)

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of the existing Class A (red-coded) Hunt Brook watercourse which flows north-south just east of the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed building setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be voluntarily conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Ken Lambertsen, *R.P. Bio.*, of Phoenix Environmental Services and dated November 2023 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor partially located on the eastern portion of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014) identifies a Local BCS Corridor within the subject site, in the Green Timbers BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 meters, which is being achieved.
- The development proposal conserves approximately 9,630 square meters of the subject site through Riparian Conveyance which is 6.6 % of the total gross area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site is within 30 metres from portions of a top of slope in excess of 20%. The slope is associated with Hunt Brook, which is located just east of the subject site. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.

- A geotechnical report, stamped by Patrick Martz, *P. Eng.*, of GeoPacific Consultants and dated October 18, 2023, was reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. A peer review will be required prior to final adoption. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including staying outside of the recommended setback, not locating any new irrigation within 3 metres from the existing top-of-bank, not discharging any irrigation or surface stormwater over the existing slope, and discharging any groundwater collected to municipal infrastructure.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP) applicable for a General Development Permit.
- The applicant is requesting a General Development Permit (DP) for Application No. 7922-0221-00 and Application No. 7922-0222-00. Application No. 7922-0221-00 has 11 apartment buildings (one is mixed use) and Application No. 7922-0222-00 has 9 apartment buildings (one is mixed use). General Development Permits provide a framework for building siting, access, height, setbacks, and form. Detailed Development Permits for each building lot will be submitted in the future that will propose the more detailed elements including refined public realm interface, building form, fenestration, composition, and materials.
- A total of 3,243 apartment units are proposed, consisting of 161 studio units, 1,622 one-bedroom units, 1,135 two-bedroom units, and 325 three-bedroom units. 3,015 square metres of ground floor commercial and daycare space are also proposed.
- The applicant will be doing a Detailed Development Permit for each application, for Lots 1 and 4, after Third Reading, given the large scope and multiple phases of this project. These Detailed Development Permits will be required to be completed as a condition of final adoption of the subject applications. For the other lots, the applicant will be required to submit separate Detailed DP applications in the future for the proposed apartment buildings, based upon the General DP, when the applicant is ready to redevelop the remainder of the site.

- The General Development Permit sets out the general guidelines that will help to ensure a high-quality comprehensive development is achieved through the Detailed Development Permits.

Site Design

- The applicant is proposing to construct twenty (20) 4-6-storey apartment buildings directly adjacent to the street frontages (i.e. King George Boulevard, 136A Street, 137 Street, 76A Avenue, 77 Avenue, 78 Avenue and 79 Avenue) in order to encourage a more pedestrian-friendly streetscape and urban public realm. The apartment buildings include ground-floor units with a front door and usable, semi-private outdoor space accessed via internal site pathways that connect to the outdoor amenity space or north-south public mews.
- The applicant has worked to orient the buildings to the streets, as is reflected in the site plan. The overall site design is anchored by the proposed dedicated riparian area to the east and a central City-owned 2-acre park site and connected with road and pedestrian walkway dedications. The site plan shows an effort to provide pedestrian/cycling circulation throughout the site, and to allow for interaction with public and private green spaces.
- With a general slope profile running 16 metres in height difference from the southwest to the northeast site corners, the slope is managed by the subdivision pattern allowing it to be distributed across several blocks that each contain multiple buildings. The proposed building siting and separations within the blocks allow the building massing to accommodate the site slopes, daylight penetration and sightlines toward the natural areas. The spacing and separation contributes to air circulation and visual openness for residents of the buildings.
- The applicant proposes three thematic design districts running linearly north-south, characterized by their most predominant site features from west to east: the existing urban fabric, 2-acre urban park and riparian landscape. These will guide the detailed development of the building design.
- The applicant is proposing to provide two mixed use buildings on the site, at Building 3 on Lot 1 and Building 1 on Lot 4. These buildings are located along King George Boulevard and the main new east-west road into the site, 78 Avenue. The applicant is proposing to locate commercial retail units along the King George and 78 Avenue frontages, and a child care facility on Lot 4 facing 136A Street.
- At prominent site corners facing the park site, publicly accessible open space plazas are incorporated into setbacks for an integrated outdoor space that is wrapped by an indentation of the building.

Building Design

- In terms of massing, 6-storey massing is predominant throughout the site, with 5-storey portions provided in key locations throughout the site. There are also some 4-storey portions which also help to modulate building massing, provide more visual interest and wayfinding. The building massing steps with the site grade to accommodate the 16-metre grade drop from the southwest corner to the northeast corner of the site. The internal stepping of each building will be further refined through the Detailed Development Permit process.
- To respond to the variety of road and pedestrian walkway widths, the building scale is further modulated to include upper-storey setbacks of at least 2 metres and designed to have distinct volumes no more than every 40 metres to further contribute to a human scale.

- The buildings are brought closer to the streets with an average 4.5 to 5.5 metre setback to animate the street with street enclosure and provide visual surveillance of the public realm with an active front patio. The setbacks have been increased in a few key interface locations such as on Lot 5 to the adjacent neighbouring townhouse complex and on Lot 3 to the east-west 10-metre wide pedestrian connection and to the north to the east-west 6.0-metre wide walkway.
- The buildings engage the public realm through their ground floor active frontages containing either at-grade commercial storefronts or residential units with raised private patios connected directly to fronting sidewalks. Where residential units are located along the riparian trail, the patios are separated by a private parallel walkway connected at key points to the Park trail to maintain landscape buffering and division between the private and public realms.
- To maintain safe and active frontages, less active programs like indoor amenity rooms or back of house spaces, parking ramps and loading areas are located on less active or private frontages.
- Along King George Boulevard where there are portions of the building with residential units, these are elevated and programmed as 2-storey townhouse units with bedrooms located on the second storey to increase the livability along this busier roadway.
- The proposed design of the buildings is contemporary, comprised of rectilinear forms capped with flat roofs or decks. The building facades will be articulated with balconies, limited projections and a palette of residential materials in muted colours to modulate the to keep the streetscape pedestrian friendly.
- Commercial frontages have a strong 2-storey element with ground storey storefront glazing and continuous weather protection above.
- High quality materials and careful detailing will be used to achieve a resilient and engaging building treatment. The proposed exterior materials include brick, fibre-cement siding, and aluminum composite material. Metal guardrails with transparent glazing are proposed for the balconies.
- Further design development will be forthcoming during the Detailed Development Permit processes. The current elevations are still fairly rudimentary and more articulation, detail and façade development is needed.

Signage

- Signage details for the mixed use buildings and the residential buildings will be developed through the Detailed Development Permit process.

Child Care Centre (Lot 4)

- The applicant is proposing to provide a child care facility within a mixed use building on Lot 4. It is anticipated that the child care facility will require 6-8 employees and allow for up to 75 children. The child care facility will offer group child care services for children from 30 months to school age.
- The proposed child care facility will consist of a staff office, nap room, kitchen, children's seating area, play/activity area and individual cubbies. The child care facility will also have access to a dedicated outdoor stand-alone play space, located directly adjacent to the childcare facility.

- The actual number of employees and children on-site will be confirmed, in future, as part of the Detailed Development Permit (DP) for the 6-storey mixed use building proposed on Lot 4 but will be contingent on the applicant providing the minimum amount of on-site parking required under the Zoning By-law.
- The applicant will provide dedicated parking spaces exclusively for the use of the child care facility in the underground parkade located on Lot 4. Direct access will be provided from the underground parkade to the main lobby in order to ensure that parents can easily access the child care facility on the ground-level.
- In order to ensure the proposed child care facility is constructed as part of future phases of development on the subject site, the applicant is required to provide a financial security, in an amount acceptable to the City, as a condition of Final Adoption. A restrictive covenant will also be required to be registered on title, further securing this child care facility.

Indoor Amenity Space

- Each apartment building will provide a minimum of 74 square metres of physical indoor amenity space. These smaller amenity areas contain kitchen space, dining and lounge space and meeting space.
- In addition, the applicant is proposing to provide a large common indoor amenity space in Building 3 of Lot 3 and in Building 4 of Lot 6. The larger indoor amenity area in Building 3 (Lot 3) will be shared between the residents of Lots 1, 2 and 3, while the corresponding indoor amenity space located in Building 6 (Lot 6) will be shared between the residents of Lots 4, 5 and 6. The applicant is required to register, as a condition of Final Adoption, an access and maintenance easement on title to secure this shared indoor amenity space arrangement. The applicant is also required to register, as a condition of Final Adoption, a No-build restrictive covenant on Lots 3 and 6, to ensure that no construction is permitted unless the indoor amenity space proposed in this application is provided on Lots 3 and 6.
- The proposed shared indoor amenity spaces on Lots 3 and 6 are approximately 1,670 square metres spread over 3 floors. The ground floor contains a half basketball court and a fitness room. The second floor contains a kitchen, lounge and games area. The third floor contains work spaces, meeting rooms and seating areas.
- The final design and programming of the indoor amenity spaces will be determined, in future, as part of the review process once the applicant has submitted Detailed Development Permit application(s).
- Overall 9,729 square metres of indoor space are required for this project. The applicant is proposing to provide 6,095 square metres as physical space, which is sixty-three percent (63%) of the required indoor amenity space. In accordance with City policy, the applicant will be providing a monetary contribution, prior to final adoption, to address the additional required indoor amenity space.

Outdoor Amenity Space

- The applicant is proposing to provide 15 outdoor amenity spaces throughout the site. Much of the outdoor amenity space is within the courtyard areas formed by the U-shaped buildings.
- The outdoor amenity spaces are proposed to include patio seating, tables and chairs, open lawn areas, outdoor fitness areas, children's play areas, benches and a large outdoor checker board.

- The final design and programming of the indoor amenity spaces will be determined, in future, as part of the review process once the applicant has submitted Detailed Development Permit application(s).
- As the outdoor amenity space proposed is approximately 17,083 square metres, based upon the current layout, the applicant will exceed the minimum outdoor amenity space requirement as identified in the Zoning By-law. Overall, 9,729 square metres of outdoor amenity space is required for this project.

Proposed Landscaping and Pedestrian Connectivity

- Each ground-floor unit includes a semi-private outdoor patio space and front yard framed by layered planting that consists of a tree as well as low-level shrubs and additional groundcover. Each individual ground-floor unit will have direct access to internal pedestrian walkways that connect the various apartment buildings and provide linkages to the indoor / outdoor amenity spaces and the proposed north-south pathway within the riparian area.
- Each apartment unit that faces onto the street frontages or outdoor amenity space or internal pathways provide an "eyes-on-the-street" function with active rooms facing the public realm.
- In order to encourage pedestrian connectivity and ensure the proposal will function as one large comprehensive development, the proposal provides many sidewalks and internal pathways for residents to circulate around the site.
- In addition, the applicant will dedicate a 6.0-metre wide east-west walkway along the northern property line to facilitate a better pedestrian connection from the subject site to the Bear Creek Elementary School. An additional 10-metre wide east-west walkway dedication is proposed as pedestrian extension of 78 Avenue to connect with the proposed north-south walkway in the riparian area.
- The applicant is proposing to provide corner plazas throughout the site, to enhance the pedestrian experience.

Outstanding Items

- There are a number of Urban Design items that remain outstanding that will be addressed prior to Final Adoption of the General Development Permit as well as through the Detailed Development Permit process, which the applicant will be undertaking for Lots 2 and 4, as part of the current application. These items include: approach to site and building layouts; on-site vehicle access and routing; outdoor amenity space configurations and locations; site and building grading; building massing; public realm interface; detailed elevation design and landscape design.

TREES

- The applicant has submitted two arborist reports, one for Application No. 7922-0221-00 and one for Application No. 7922-0222-00. The two arborist reports are considered separately below.

Arborist Report for Application No. 7922-0221-00 (7790 King George Boulevard)

- Connor Gritter, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property at 7790 King George Boulevard. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	35	27	8
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	0	1
Ash	2	1	1
Aspen, Trembling	1	1	0
Cherry	3	2	1
Cherry, Bitter	1	1	0
Cherry, Japanese Flowering	32	15	17
Cherry, Plum	13	3	10
Dogwood	1	1	0
Dogwood, Pacific	3	2	1
Holly, English	2	1	1
Horse Chestnut	1	1	0
Laurel, Portuguese	1	0	1
Laburnum	1	1	0
Linden	1	0	1
Linden, Bigleaf	2	1	1
Maple	3	2	1
Maple, Bigleaf	2	0	2
Maple, Japanese	11	4	7
Maple, Norway	19	9	10
Maple, Sugar	1	1	0
Maple, Sycamore	4	3	1
Mountain Ash	4	3	1
Poplar, Lombardy	3	1	2
Willow, Corkscrew	1	0	1
Coniferous Trees			
Cypress, Leyland	7	7	0
Deodar, cedar	1	1	0
Douglas-fir	60	29	31
Falsecypress	2	0	2
Falsecypress, Lawson	7	3	4
Falsecypress, Sawara	12	5	7
Falsecypress, Threadleaf	1	0	1
Hemlock, Western	3	2	1
Pine	1	1	0
Pine, Austrian	8	4	4
Pine, Scots	19	9	10
Pine, Shore	1	0	1
Redcedar, Western	137	84	53
Redcedar, Zebrina	2	1	1
Sequoia, Giant	1	1	0
Spruce	1	1	0

Spruce, Blue	6	4	2
Spruce, Norway	14	8	6
Spruce, Serbian	16	10	6
Yew	1	0	1
Total (excluding Alder and Cottonwood Trees)	413	223	190
Additional Trees in the proposed Riparian Area	58	0	58
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		360	
Total Retained and Replacement Trees Proposed			
		550	
Estimated Contribution to the Green City Program			
		\$62,150	

- The Arborist Assessment states that there are a total of 413 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-five (35) existing trees, approximately 8 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 198 trees as part of this development proposal, with some trees being retained on the General Development Permit portion of the site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 58 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 473 replacement trees on the site. Since the proposed 360 replacement trees can be accommodated on the site, the proposed deficit of 113 replacement trees will require an estimated cash-in-lieu payment of \$62,150, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including maple, dogwood, magnolia, oak and spruce.
- In summary, a total of 550 trees are proposed to be retained or replaced on the site with an estimated contribution of \$62,150 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

- Connor Gritter, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property at 7850 King George Boulevard. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	5	5	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Cherry, Japanese Flowering	2	2	0
Cherry, Plum	1	1	0
Linden	1	0	1
Linden, Bigleaf	1	0	1
Locust, Black	3	3	0
Maple, Norway	43	21	22
Oak, Red	1	0	1
Pear	1	0	1
Tulip Tree	21	13	8
Coniferous Trees			
Cedar, Deodar	1	1	0
Douglas-fir	13	10	3
Hemlock, Mountain	4	2	2
Hemlock, Western	5	3	2
Falsecypress, Hinoki	1	1	0
Falsecypress, Lawson	1	1	0
Falsecypress, Sawara	2	1	1
Pine, Austrian	1	0	1
Pine, Mugo	1	1	0
Pine, Scots	1	1	0
Pine, Shore	3	3	0
Pine, Western White	17	11	6
Redcedar, Excelsa	1	1	0
Redcedar, Western	10	10	0
Redcedar, Zebrina	5	5	0
Spruce	8	0	8
Spruce, Blue	5	4	1
Spruce, Norway	1	0	1
Spruce, Sitka	2	0	2
Total (excluding Alder and Cottonwood Trees)	157	96	61
Additional Trees in the proposed Riparian Area	42	0	42
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		520	

Total Retained and Replacement Trees Proposed	581
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- The Arborist Assessment states that there are a total of 157 mature trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 3 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 61 trees as part of this development proposal, with some trees being retained on the General Development Permit portion of the site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 42 protected trees that are located within the proposed riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions or for servicing. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 197 replacement trees on the site. The applicant is proposing 520 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including maple, dogwood, magnolia, oak and spruce.
- In summary, a total of 581 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.	Zoning Block Plan, Proposed Subdivision Layout, Architectural Plans, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map
Appendix VI.	ADP Comments and Response

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

PRELIMINARY SUBDIVISION PLAN OF
 PARCEL 'B' PLAN 55111 AND OF LOT 60 PLAN 46548
 SECTION 21, TOWNSHIP 2, N.W.D.

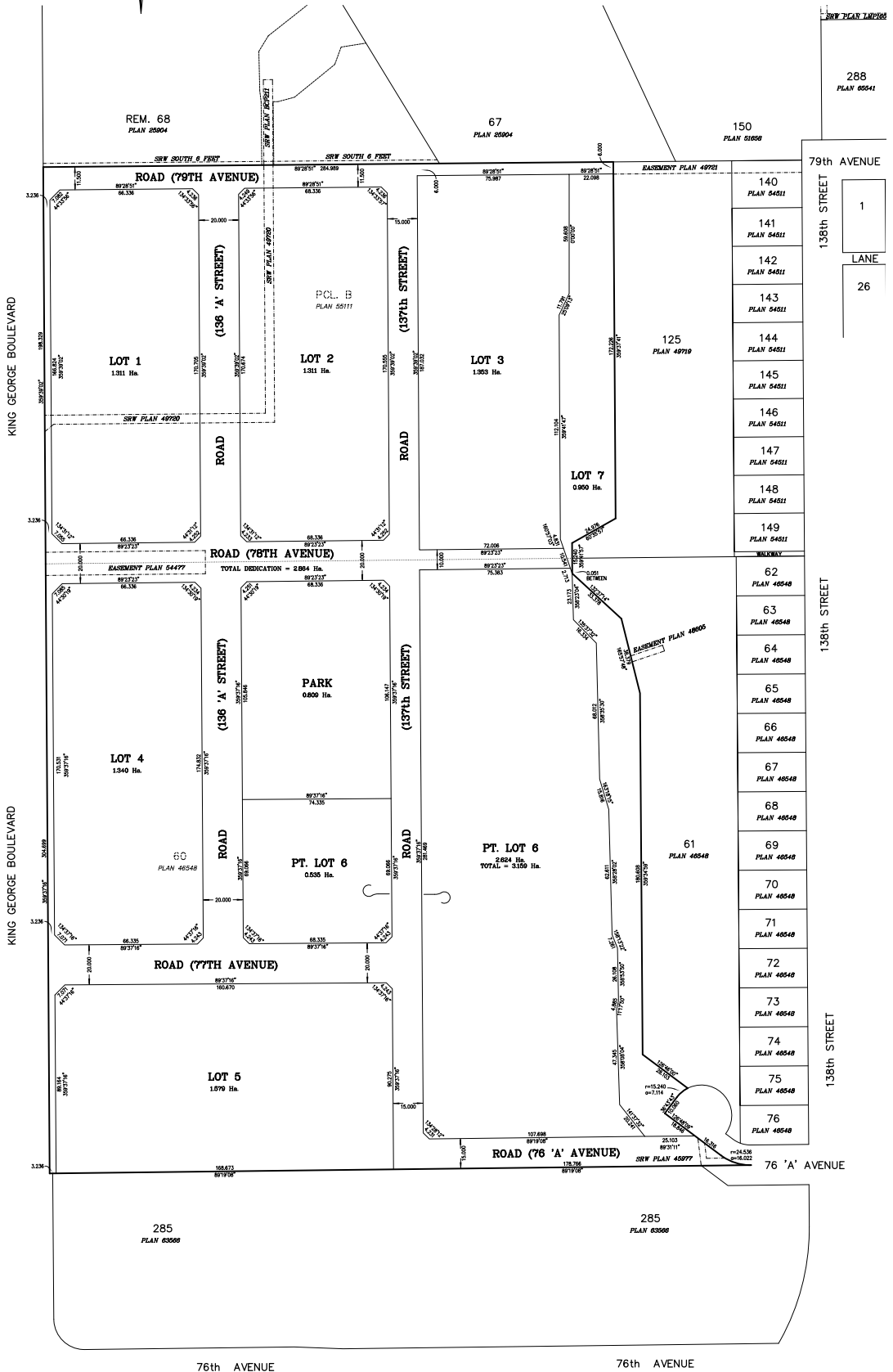
Appendix I

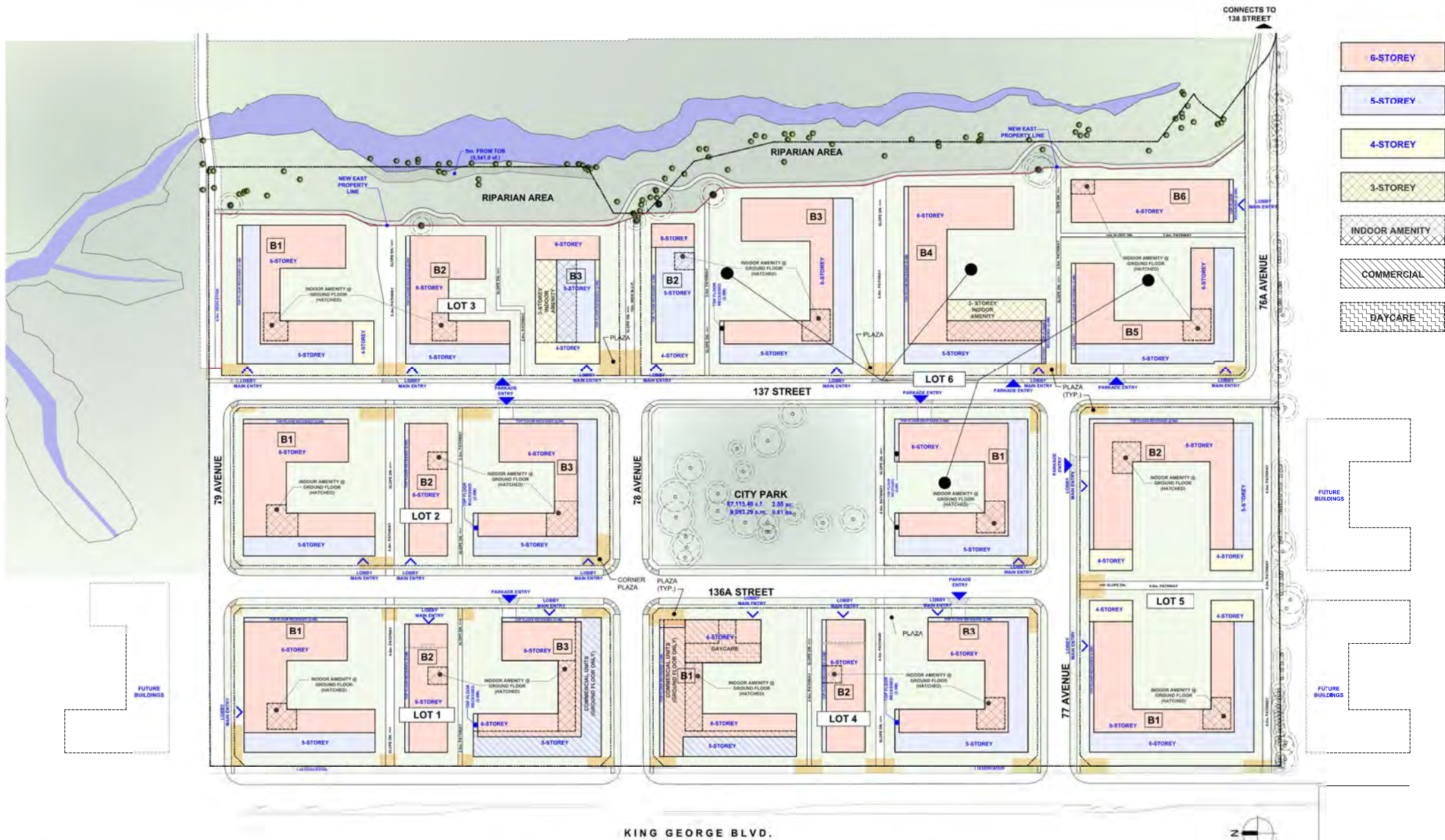
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 0 10 20 40 60
 All Distances are in Metres.



CINC ADDRESS
 7394 KING GEORGE BLVD
 SURREY, B.C.
 PLAN: 006-0204-185

7850 KING GEORGE BLVD
 SURREY, B.C.
 PLAN: 001-770-217





- 6-STORY
- 5-STORY
- 4-STORY
- 3-STORY
- INDOOR AMENITY
- COMMERCIAL
- DAYCARE

DATE	2025-09-20	DATE		NO.	DESCRIPTION
DRAWN					
CHECKED					
SCALE					
JOB NO.	23012				

OVERALL DEVELOPMENT DATA			
LEGAL DESCRIPTION			

CMV ADDRESS			
7790 / 7850 King George Blvd., Surrey, B.C.			
ZONING INFORMATION			
ZONE			
EXISTING: RM-M			
PROPOSED: CD (Based on RM-70)			
LOT AREA			
GROSS SITE AREA:	1,579,678.00 Sq.Ft.	36.26 Ac.	148,756.83 Sq.M.
5m. TOP OF BANK	5,641.00 Sq.Ft.	0.13 Ac.	514.78 Sq.M.
CITY PARK	87,115.40 Sq.Ft.	2.00 Ac.	8,093.28 Sq.M.
GROSS AREA FOR P.A.R. CALCULATION	1,574,137.00 Sq.Ft.	36.14 Ac.	146,242.05 Sq.M.
FLOOR AREA RATIO:			
PROPOSED: (GROSS)	2,784,648.0 Sq.Ft.	63.93 Ac.	258,702.15 Sq.M.
PROPOSED: (NET)	393,139.00 Sq.Ft.	9.03 Ac.	36,523.79 Sq.M.
RESIDENTIAL	379,912.00 Sq.Ft.	8.72 Ac.	35,294.96 Sq.M.
COMMERCIAL	13,227.00 Sq.Ft.	0.30 Ac.	1,228.83 Sq.M.
LOT COVERAGE			
PROPOSED:	70,588.00 Sq.Ft.	1.62 Ac.	6,557.84 Sq.M.
BUILDING HEIGHT:			
PROPOSED:	21.0M. (6 STOREYS)		
SETBACKS:			
NORTH:	79 AVENUE	14'-9"	4.5 M.
SOUTH:	78 AVENUE	14'-9"	4.5 M.
EAST:	136A STREET	14'-9"	4.5 M.
WEST:	KING GEORGE BLVD.	14'-9"	4.5 M.
AMENITY SPACE			
INDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
453	3.00 Sq.M.	1,359.00 Sq.M.	4,446.00 Sq.Ft. / 413.05 Sq.M.
OUTDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
453	3.00 Sq.M.	1,359.00 Sq.M.	20,989.00 Sq.Ft. / 1,949.94 Sq.M.
OFF STREET PARKING			
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS
RESIDENTIAL PARKING	453	1.1	498.3
VISITORS PARKING	453	0.1	45.3
TOTAL NO. OF PARKING REQUIRED: 543.6			
TOTAL NO. OF PARKING PROVIDED: 549			
BICYCLE SPACES			
REQ. BICYCLE SPACES	REQUIRED	PROVIDED	
RESIDENTS	1.2 / D.U. / 453 D.U.	544 SPACES U/G PARKADE	
VISITORS	6 / BUILDING / 3 BUILDINGS	18 SPACES @ GRADE	

DEVELOPMENT DATA - LOT 1			
LOT AREA			
GROSS SITE AREA:	186,880.86 Sq.Ft.	4.29 Ac.	17,361.79 Sq.M.
NET SITE AREA:	141,069.90 Sq.Ft.	3.24 Ac.	13,105.82 Sq.M.
FLOOR AREA RATIO:			
PROPOSED: (GROSS)	393,139.00 Sq.Ft.	9.03 Ac.	36,523.79 Sq.M.
PROPOSED: (NET)	393,139.00 Sq.Ft.	9.03 Ac.	36,523.79 Sq.M.
RESIDENTIAL	379,912.00 Sq.Ft.	8.72 Ac.	35,294.96 Sq.M.
COMMERCIAL	13,227.00 Sq.Ft.	0.30 Ac.	1,228.83 Sq.M.
LOT COVERAGE			
PROPOSED:	70,588.00 Sq.Ft.	1.62 Ac.	6,557.84 Sq.M.
BUILDING HEIGHT:			
PROPOSED:	21.0M. (6 STOREYS)		
SETBACKS:			
NORTH:	79 AVENUE	14'-9"	4.5 M.
SOUTH:	78 AVENUE	14'-9"	4.5 M.
EAST:	136A STREET	14'-9"	4.5 M.
WEST:	KING GEORGE BLVD.	14'-9"	4.5 M.
AMENITY SPACE			
INDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
453	3.00 Sq.M.	1,359.00 Sq.M.	4,446.00 Sq.Ft. / 413.05 Sq.M.
OUTDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
453	3.00 Sq.M.	1,359.00 Sq.M.	20,989.00 Sq.Ft. / 1,949.94 Sq.M.
OFF STREET PARKING			
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS
RESIDENTIAL PARKING	453	1.1	498.3
VISITORS PARKING	453	0.1	45.3
TOTAL NO. OF PARKING REQUIRED: 543.6			
TOTAL NO. OF PARKING PROVIDED: 549			
BICYCLE SPACES			
REQ. BICYCLE SPACES	REQUIRED	PROVIDED	
RESIDENTS	1.2 / D.U. / 453 D.U.	544 SPACES U/G PARKADE	
VISITORS	6 / BUILDING / 3 BUILDINGS	18 SPACES @ GRADE	

DEVELOPMENT DATA - LOT 4			
LOT AREA			
GROSS SITE AREA:	210,065.72 Sq.Ft.	4.82 Ac.	19,515.74 Sq.M.
NET SITE AREA:	144,204.05 Sq.Ft.	3.31 Ac.	13,396.99 Sq.M.
FLOOR AREA RATIO:			
PROPOSED: (GROSS)	396,851.00 Sq.Ft.	9.11 Ac.	36,888.65 Sq.M.
PROPOSED: (NET)	396,851.00 Sq.Ft.	9.11 Ac.	36,888.65 Sq.M.
RESIDENTIAL	377,623.00 Sq.Ft.	8.67 Ac.	35,082.31 Sq.M.
COMMERCIAL	15,078.00 Sq.Ft.	0.35 Ac.	1,400.79 Sq.M.
DAYCARE	4,150.00 Sq.Ft.	0.10 Ac.	385.55 Sq.M.
LOT COVERAGE			
PROPOSED:	71,789.00 Sq.Ft.	1.65 Ac.	6,669.41 Sq.M.
BUILDING HEIGHT:			
PROPOSED:	21.0M. (6 STOREYS)		
SETBACKS:			
NORTH:	78 AVENUE	9'-10"	3.0 M.
SOUTH:	77 AVENUE	14'-9"	4.5 M.
EAST:	136A STREET	14'-9"	4.5 M.
WEST:	KING GEORGE BLVD.	14'-9"	4.5 M.
AMENITY SPACE			
INDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
446	3.00 Sq.M.	1,338.00 Sq.M.	4,676.00 Sq.Ft. / 434.41 Sq.M.
OUTDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
446	3.00 Sq.M.	1,338.00 Sq.M.	21,940.00 Sq.Ft. / 2,038.29 Sq.M.
OFF STREET PARKING			
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS
RESIDENTIAL PARKING	446	1.1	490.6
VISITORS PARKING	446	0.1	44.6
TOTAL NO. OF PARKING REQUIRED: 535.2			
TOTAL NO. OF PARKING PROVIDED: 600			
BICYCLE SPACES			
REQ. BICYCLE SPACES	REQUIRED	PROVIDED	
RESIDENTS	1.2 / D.U. / 446 D.U.	535 SPACES U/G PARKADE	
VISITORS	6 / BUILDING / 3 BUILDINGS	18 SPACES @ GRADE	

DEVELOPMENT DATA - LOT 2			
LOT AREA			
GROSS SITE AREA:	195,839.40 Sq.Ft.	4.50 Ac.	18,194.07 Sq.M.
NET SITE AREA:	141,122.07 Sq.Ft.	3.24 Ac.	13,110.66 Sq.M.
FLOOR AREA RATIO:			
PROPOSED: (GROSS)	393,645.00 Sq.Ft.	9.04 Ac.	36,570.80 Sq.M.
PROPOSED: (NET)	393,645.00 Sq.Ft.	9.04 Ac.	36,570.80 Sq.M.
RESIDENTIAL	379,912.00 Sq.Ft.	8.72 Ac.	35,294.96 Sq.M.
COMMERCIAL	13,227.00 Sq.Ft.	0.30 Ac.	1,228.83 Sq.M.
LOT COVERAGE			
PROPOSED:	70,786.00 Sq.Ft.	1.63 Ac.	6,576.23 Sq.M.
BUILDING HEIGHT:			
PROPOSED:	21.0M. (6 STOREYS)		
SETBACKS:			
NORTH:	79 AVENUE	14'-9"	4.5 M.
SOUTH:	78 AVENUE	18'-1"	5.5 M.
EAST:	137 STREET	18'-1"	5.5 M.
WEST:	136A STREET	14'-9"	4.5 M.
AMENITY SPACE			
INDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
449	3.00 Sq.M.	1,347.00 Sq.M.	4,290.00 Sq.Ft. / 398.55 Sq.M.
OUTDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
449	3.00 Sq.M.	1,347.00 Sq.M.	25,988.00 Sq.Ft. / 2,414.36 Sq.M.
OFF STREET PARKING			
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS
RESIDENTIAL PARKING	449	1.1	493.9
VISITORS PARKING	449	0.1	44.9
TOTAL NO. OF PARKING REQUIRED: 538.8			
TOTAL NO. OF PARKING PROVIDED: 639			
BICYCLE SPACES			
REQ. BICYCLE SPACES	REQUIRED	PROVIDED	
RESIDENTS	1.2 / D.U. / 449 D.U.	539 SPACES U/G PARKADE	
VISITORS	6 / BUILDING / 3 BUILDINGS	18 SPACES @ GRADE	

DEVELOPMENT DATA - LOT 5			
LOT AREA			
GROSS SITE AREA:	200,272.23 Sq.Ft.	4.60 Ac.	18,605.89 Sq.M.
NET SITE AREA:	169,968.47 Sq.Ft.	3.90 Ac.	15,790.58 Sq.M.
FLOOR AREA RATIO:			
PROPOSED: (GROSS)	400,442.00 Sq.Ft.	9.19 Ac.	37,202.26 Sq.M.
PROPOSED: (NET)	400,442.00 Sq.Ft.	9.19 Ac.	37,202.26 Sq.M.
RESIDENTIAL	377,623.00 Sq.Ft.	8.67 Ac.	35,082.31 Sq.M.
COMMERCIAL	15,078.00 Sq.Ft.	0.35 Ac.	1,400.79 Sq.M.
DAYCARE	4,150.00 Sq.Ft.	0.10 Ac.	385.55 Sq.M.
LOT COVERAGE			
PROPOSED:	77,788.00 Sq.Ft.	1.79 Ac.	7,226.74 Sq.M.
BUILDING HEIGHT:			
PROPOSED:	21.0M. (6 STOREYS)		
SETBACKS:			
NORTH:	77 AVENUE	14'-9"	4.5 M.
SOUTH:	394"	12.0 M.	
EAST:	137 STREET	18'-1"	5.5 M.
WEST:	KING GEORGE BLVD.	21'-4"	6.5 M.
AMENITY SPACE			
INDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
485	3.00 Sq.M.	1,455.00 Sq.M.	3,684.00 Sq.Ft. / 332.96 Sq.M.
OUTDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
485	3.00 Sq.M.	1,455.00 Sq.M.	36,234.00 Sq.Ft. / 3,366.25 Sq.M.
OFF STREET PARKING			
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS
RESIDENTIAL PARKING	485	1.1	533.5
VISITORS PARKING	485	0.1	48.5
TOTAL NO. OF PARKING REQUIRED: 582.0			
TOTAL NO. OF PARKING PROVIDED: 583			
BICYCLE SPACES			
REQ. BICYCLE SPACES	REQUIRED	PROVIDED	
RESIDENTS	1.2 / D.U. / 485 D.U.	582 SPACES U/G PARKADE	
VISITORS	6 / BUILDING / 2 BUILDINGS	12 SPACES @ GRADE	

DEVELOPMENT DATA - LOT 3			
LOT AREA			
GROSS SITE AREA:	221,852.82 Sq.Ft.	5.09 Ac.	20,610.79 Sq.M.
NET SITE AREA:	145,624.10 Sq.Ft.	3.34 Ac.	13,528.92 Sq.M.
FLOOR AREA RATIO:			
PROPOSED: (GROSS)	357,076.00 Sq.Ft.	8.20 Ac.	33,173.43 Sq.M.
PROPOSED: (NET)	357,076.00 Sq.Ft.	8.20 Ac.	33,173.43 Sq.M.
RESIDENTIAL	357,076.00 Sq.Ft.	8.20 Ac.	33,173.43 Sq.M.
COMMERCIAL			
LOT COVERAGE			
PROPOSED:	72,791.00 Sq.Ft.	1.67 Ac.	6,762.50 Sq.M.
BUILDING HEIGHT:			
PROPOSED:	21.0M. (6 STOREYS)		
SETBACKS:			
NORTH:	79 AVENUE	24'-7"	7.5 M.
SOUTH:	M.J.P.	29'-6"	9.0 M.
EAST:	RIPARIAN	16'-5"	5.0 M.
WEST:	137 STREET	18'-1"	5.5 M.
AMENITY SPACE			
INDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
405	3.00 Sq.M.	1,215.00 Sq.M.	21,901.00 Sq.Ft. / 2,034.67 Sq.M.
OUTDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
405	3.00 Sq.M.	1,215.00 Sq.M.	20,990.00 Sq.Ft. / 1,960.03 Sq.M.
OFF STREET PARKING			
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS
RESIDENTIAL PARKING	405	1.1	445.5
VISITORS PARKING	405	0.1	40.5
TOTAL NO. OF PARKING REQUIRED: 486.0			
TOTAL NO. OF PARKING PROVIDED: 486			
BICYCLE SPACES			
REQ. BICYCLE SPACES	REQUIRED	PROVIDED	
RESIDENTS	1.2 / D.U. / 405 D.U.	486 SPACES U/G PARKADE	
VISITORS	6 / BUILDING / 3 BUILDINGS	18 SPACES @ GRADE	

DEVELOPMENT DATA - LOT 6			
LOT AREA			
GROSS SITE AREA:	477,651.62 Sq.Ft.	10.97 Ac.	44,375.27 Sq.M.
NET SITE AREA:	340,019.33 Sq.Ft.	7.81 Ac.	31,588.83 Sq.M.
FLOOR AREA RATIO:			
PROPOSED: (GROSS)	843,495.68 Sq.Ft.	19.36 Ac.	78,363.28 Sq.M.
PROPOSED: (NET)	843,495.68 Sq.Ft.	19.36 Ac.	78,363.28 Sq.M.
RESIDENTIAL	843,495.68 Sq.Ft.	19.36 Ac.	78,363.28 Sq.M.
COMMERCIAL			
LOT COVERAGE			
PROPOSED:	151,754.00 Sq.Ft.	3.48 Ac.	14,098.40 Sq.M.
BUILDING HEIGHT:			
PROPOSED:	21.0M. (6 STOREYS)		
SETBACKS:			
NORTH:	M.J.P.	16'-5"	5.0 M.
SOUTH:	76A AVENUE	18'-1"	5.5 M.
EAST:	RIPARIAN	16'-5"	5.0 M.
WEST:	137 STREET	18'-1"	5.5 M.
AMENITY SPACE			
INDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
1,005	3.00 Sq.M.	3,015.00 Sq.M.	26,703.00 Sq.Ft. / 2,480.79 Sq.M.
OUTDOOR AMENITY			
NO. OF UNITS	AREA PER UNITS	REQUIRED	PROVIDED
1,005	3.00 Sq.M.	3,015.00 Sq.M.	57,761.00 Sq.Ft. / 5,366.17 Sq.M.
OFF STREET PARKING			
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS
RESIDENTIAL PARKING	1,005	1.1	1,105.5
VISITORS PARKING	1,005	0.1	100.5
TOTAL NO. OF PARKING REQUIRED: 1,207.0			
TOTAL NO. OF PARKING PROVIDED: 1,207			
BICYCLE SPACES			
REQ. BICYCLE SPACES	REQUIRED	PROVIDED	
RESIDENTS	1.2 / D.U. / 1,005 D.U.	1,206 SPACES U/G PARKADE	
VISITORS	6 / BUILDING / 6 BUILDINGS	36 SPACES @ GRADE	

UPGRADED CREEK CROSSING
 Widened and upgraded pathway which connects King George Blvd. to 138 Street and Bear Creek Elementary School

CLASS A CREEK PROTECTION
 Conveyance of riparian area to the City for maximum safeguarding of salmon bearing Hunt Brook Creek

MUP CONNECTION TO CREEKSIDE PATH
 Dedicated public entry to new path along Hunt Brook Creek

NEW CREEKSIDE PATH
 A new 500m long pathway will be built along Hunt Brook Creek

NEW CONNECTION TO 138 STREET
 76a will connect to 138 Street for access to Frank Hurt Park and Frank Hurt Secondary

STORM WATER ENHANCEMENTS
 Storm water systems will be installed and used to control ground water run-off

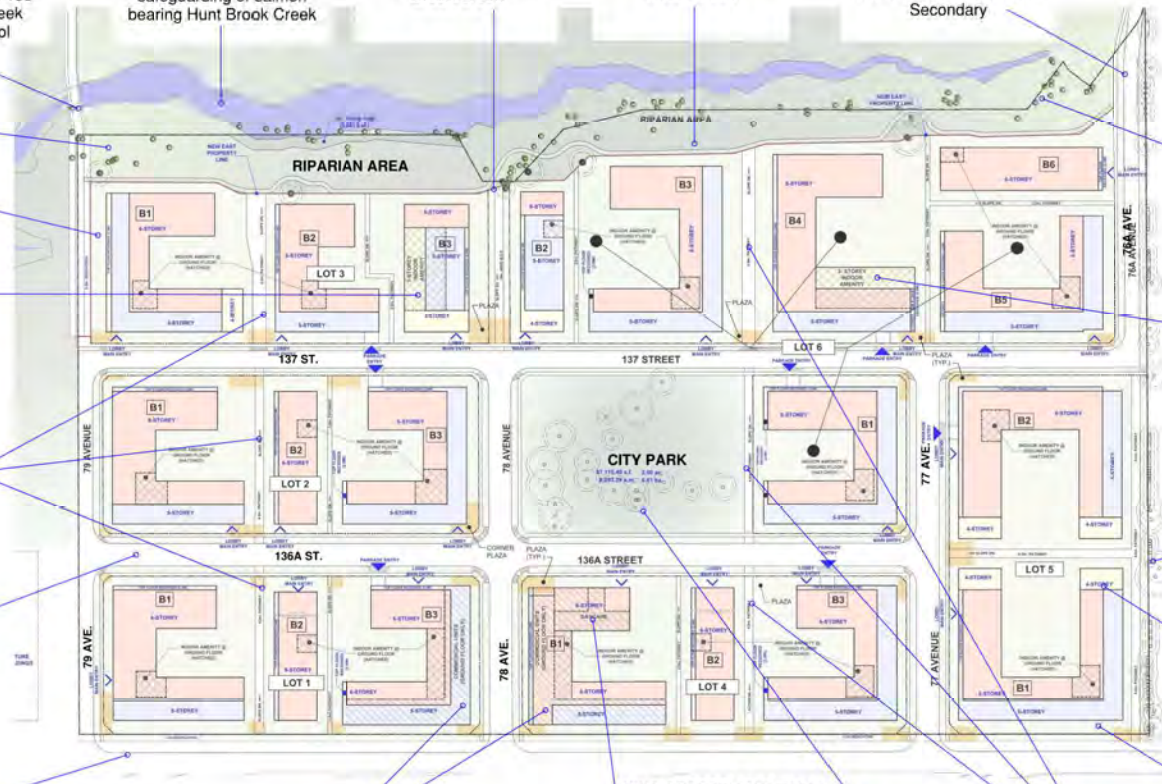
New Bioswale storm water system

INDOOR AMENITIES
 Large indoor amenity areas to be shared amongst residents. Approximately 18,000 sq. ft. in Lot 3 Building 3 will include fitness centre, business/work areas, lounge and games rooms

EAST / WEST CONNECTIONS
 4.0m + privately owned public pathways connect King George Blvd. with the new creekside path.

NEW ROAD NETWORK
 A finer grained road network will be provided for the community interconnecting the lots

NEW OFFSTREET BIKE LANE
 A new off street bike lanes will be constructed along the King George Blvd.



NEIGHBOURHOOD COMMERCIAL
 Street fronting commercial along King George Boulevard, 78 Ave and a portion of 136a across from the City Park

DAYCARE
 New 4,150 sq. ft. daycare to be provided

NEW CITY PARK
 2.0 Acre City Park to be a central feature of the development and communal gathering space for the community

EAST / WEST CONNECTIONS
 4.0m + privately owned public pathways connect King George Blvd. with the new creekside path.

ENVIRONMENTAL / SUSTAINABILITY

MOBILITY / CONNECTIONS

LAND USE / BUILDINGS

RIPARIAN AREA DEDICATION
 Riparian area conveyed to the City to preserve natural habitat and enhance the Public experience.

INDOOR AMENITIES
 Large indoor amenity areas to be shared amongst residents. Approximately 18,000 sq. ft. in Lot 6 Building 4 will include fitness centre, business/work areas, lounge and games rooms

RETAINED TREES
 Mature Off-site neighbouring trees proposed to be retained for this development

VARYING BUILDING HEIGHTS
 Buildings are stepped with varying heights from 4-6 storeys to provide visual relief and interest to the site.

TRANSIT ORIENTED DEVELOPMENT
 All homes will be currently located within 200m of two R1 Rapid Bus stations. King George is a Frequent Transit route and incentive to be prioritized in Future over improving Public Transit network like future skytrain.

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-  ENVIRONMENTAL / SUSTAINABILITY
-   MOBILITY / CONNECTIONS
-  BUILDINGS OPEN SPACE INTERFACE

NODES LEGEND

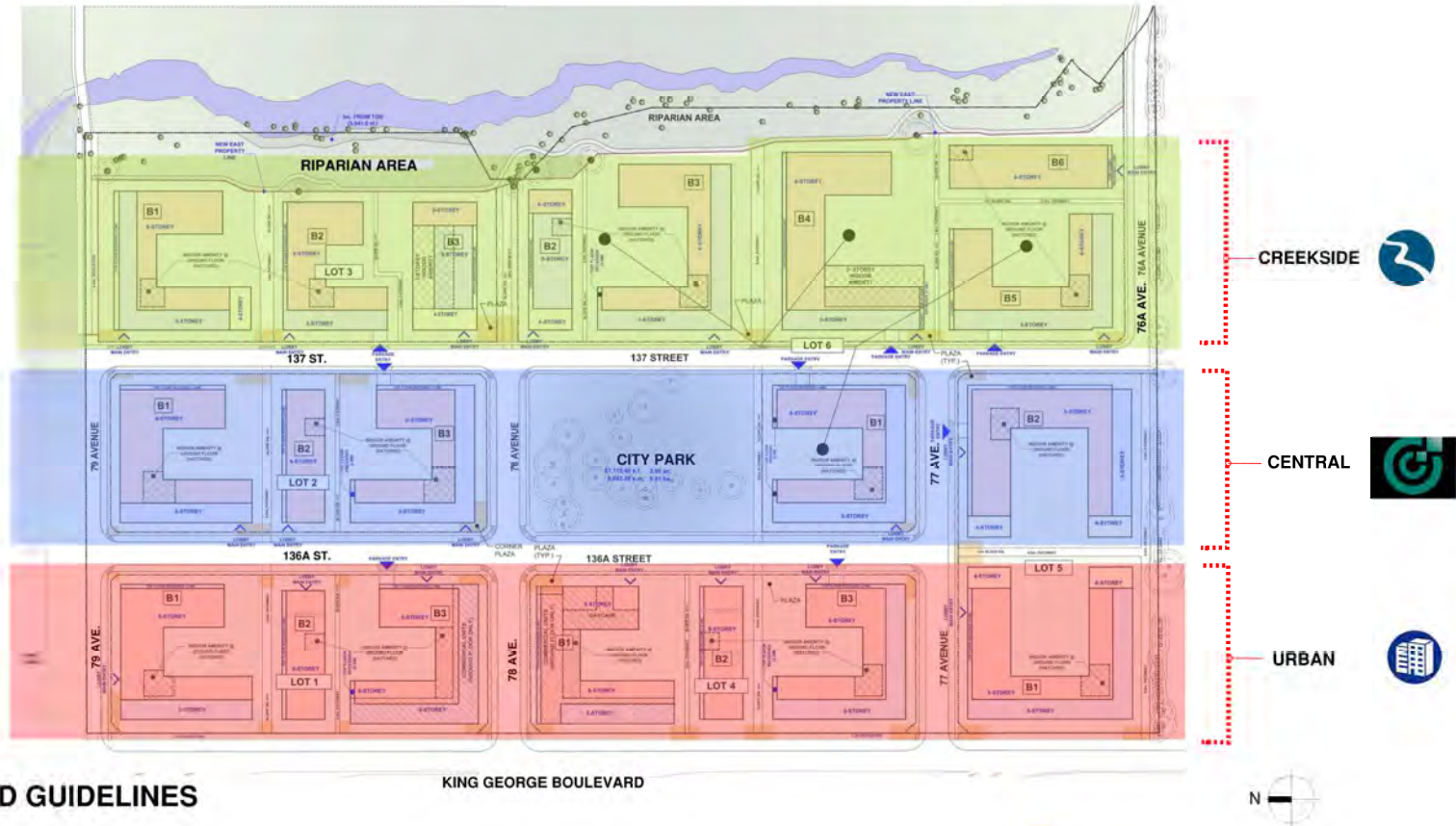
- 1** ENERGETIC COMMERCIAL NODE 
- 2** ENHANCED GREEN URBAN WALK  
- 3** CITY PARK 
- 4** RIPARIAN ARRIVAL NODE  
- 5** RIPARIAN MINI NODE 
- 6** RIPARIAN WALKWAY  
- 7** STORM WATER FEATURE 
- 8** SECONDARY GREEN WALKS 
- 9** RESIDENTIAL STREET CONNECTIONS  
- 10** URBAN PLAZA NODE  
- 11** URBAN GREENWAY  
- 12** MEWS GREENWAY  
- 13** COMMERCIAL PLAZA  
- PAOS**  

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DEVELOPMENT VISION AND GOALS

Create a new, sustainable 15-minute neighbourhood that is seamlessly integrated between a bustling frequent transit network and a natural fish bearing habitat.

The development is broken into 3 different nodes that are directly related to its current and future environments. Each node will provide a unique experience and distinct neighbourhood characteristic as future residents move, gather and live throughout the community.



PLANNING PRINCIPLES AND GUIDELINES

Transit Supportive
Support the existing R1 RapidBus service and potential future transit upgrades by providing appropriate density to this Frequent Transit Corridor

Housing
Provide the City with much needed housing that will actually be built.

Environmental Protection and Enhancements
Ensure the existing ecosystems and natural areas are enhanced and protected.

Sustainability
Integrate sustainably site and building features, while discouraging the use of vehicles to lower the impact of Green House Gas emissions.

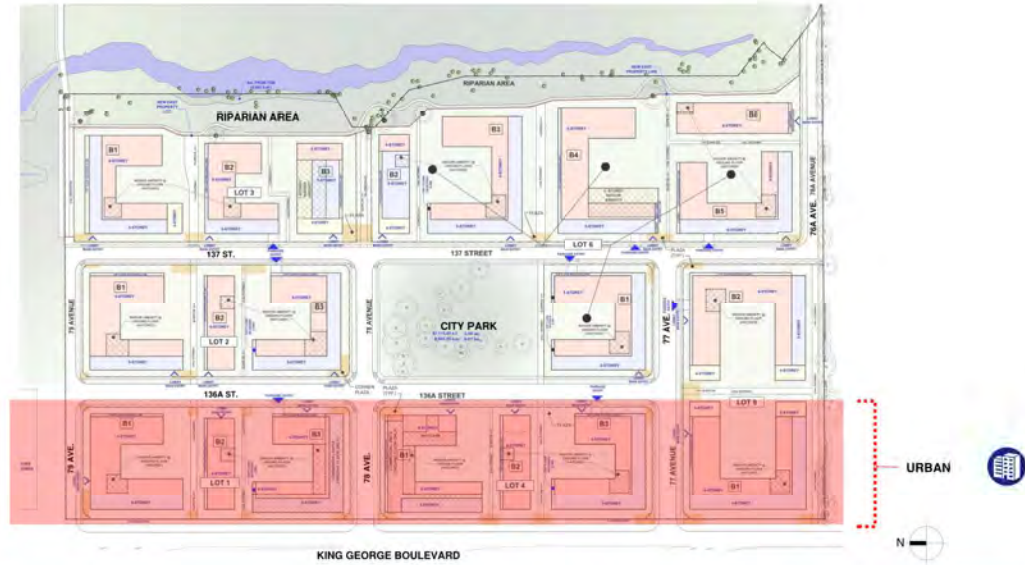
Mobility
Design an accessible site that encourages pedestrian, cyclist, and other rolling means of mobility throughout an integrated network of roads and walkways.

Liveability
Create a liveable community through thoughtful building and site design that encourages social gathering and includes multiple uses for people to live, work, and play within walking distance of their homes.

URBAN NODE

The "Urban" node will be the most urbanized area of the community. It will feature the main entrance to the development at King George Blvd. and 78th Avenue, which will feature local shopping and retail experiences, as well as a daycare. Publicly accessible pathways will be open to King George Blvd, moving pedestrians into or out of the site.

Buildings will feature smaller commercial setbacks with more urbanized types of materials to match the energy of King George Blvd and its current and future rapid transit services. Landscaping will be urbanized to provide privacy for residents with species that will thrive in these types of higher traffic environments.



Commercial/retail along King George Blvd and 78 Avenue provides the community with local shopping and amenities.



Commercial/retail translucent canopies to bring in natural light and openness to the public sidewalk.



The extensive use of brick, metal and other urban building materials, as well as more linear building forms will provide strong street presences throughout this node.



Two storey townhomes units will front King George Blvd. to differentiate the mixed use and residential buildings.



Harder landscaping and corner plazas used to create an urban feel. Metal fences and architectural concrete will be used for retaining walls.



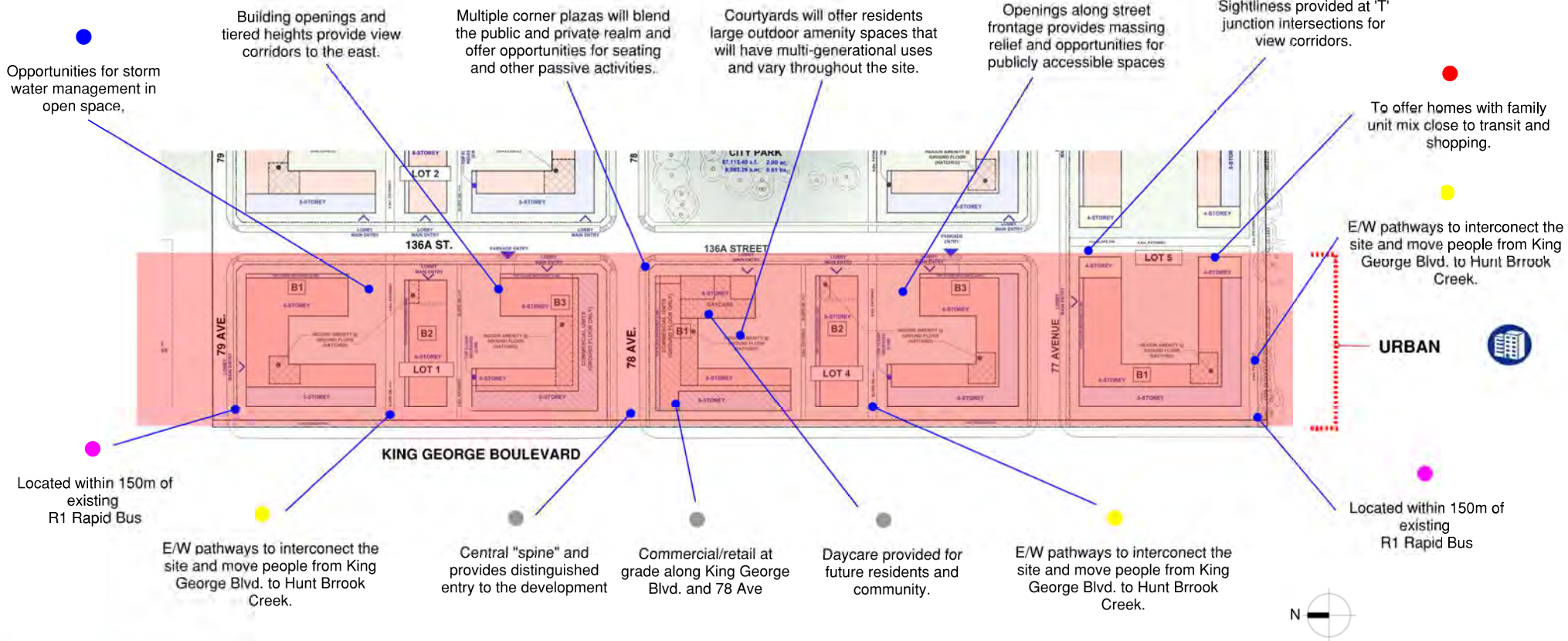
Clean minimalist Architecture & Landscape style in accordance with the contemporary Urban lifestyle.

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URBAN NODE

APPLIED PRINCIPLES AND GUIDELINES

- TRANSIT SUPPORTIVE
- ENVIRONMENTAL PROTECTION & ENHANCEMENTS
- MOBILITY
- HOUSING
- SUSTAINABILITY
- LIVEABILITY



DAWSON SAWYER	PROPOSED MULTIFAMILY DEVELOPMENT 7790 & 7850 KING GEORGE BOULEVARD, SURREY BC	SHEET TITLE URBAN NODE	DATE: 2023/09/20	DATE:	NO:	DESCRIPTION:	barnett dembek ARCHITECTS INC.	DRAWING NO. A-1.10
			DRAWN:				UNIT: 1/8", 1/32" 1/16" STREET: SURREY, B.C. V0M 1M6 1054/30-1100, 1054/30-2000, 1054/30-2000	
			CHECKED:					
			SCALE:					
			JOB NO.:	23012				

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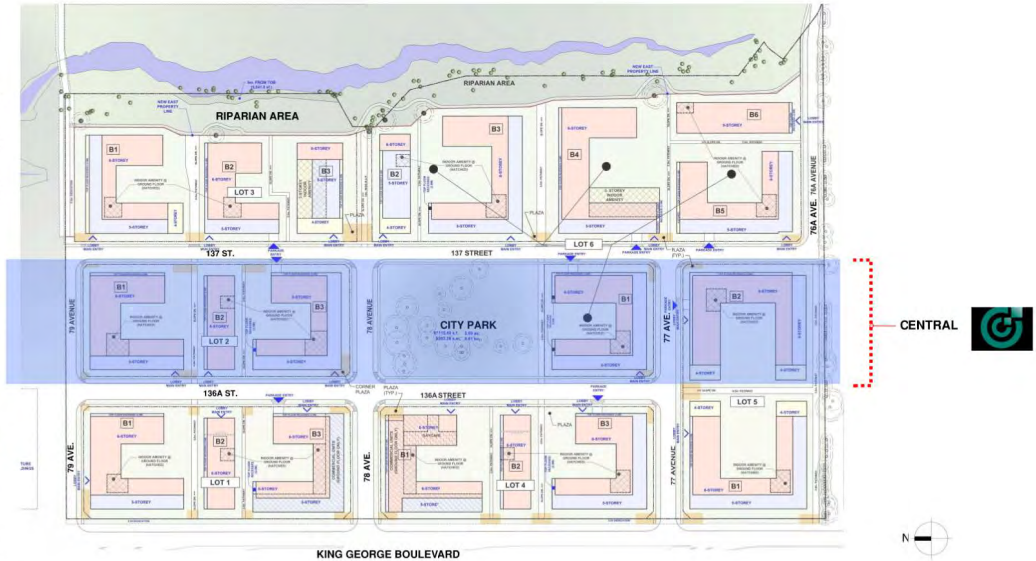
CENTRAL NODE

The "Central" node will be the middle of the site with a balance between the "Urban" node to the west and "Creekside" node to the east. It will feature a central Park as a featured gathering space to bring the entire community together and experience a cohesive bond throughout the development. Walkways in this node will be transitional, leading people to and from nature's edge to King George Blvd. The buildings will consist of a mix of materials used in the neighbouring nodes to blend the transition from "Urban" to "Creekside". Landscaping will also include a blend of both native and more urbanized species.



Retaining walls faced with brick and metal railings will provide a welcoming street interface, different from that of the "Urban" and "Creekside" nodes.

A Central park will be the heart of the site and a great place for people to play, gather and socialize. It also provides a great amount of massing relief in the middle of the community.



A mix of brick, metal, and fiber cement materials, along with varying building heights will provide this node with a more residential feel throughout. Two-storey townhouse expressions will be provided to ground the buildings and enhance the pedestrian experience along road frontages.



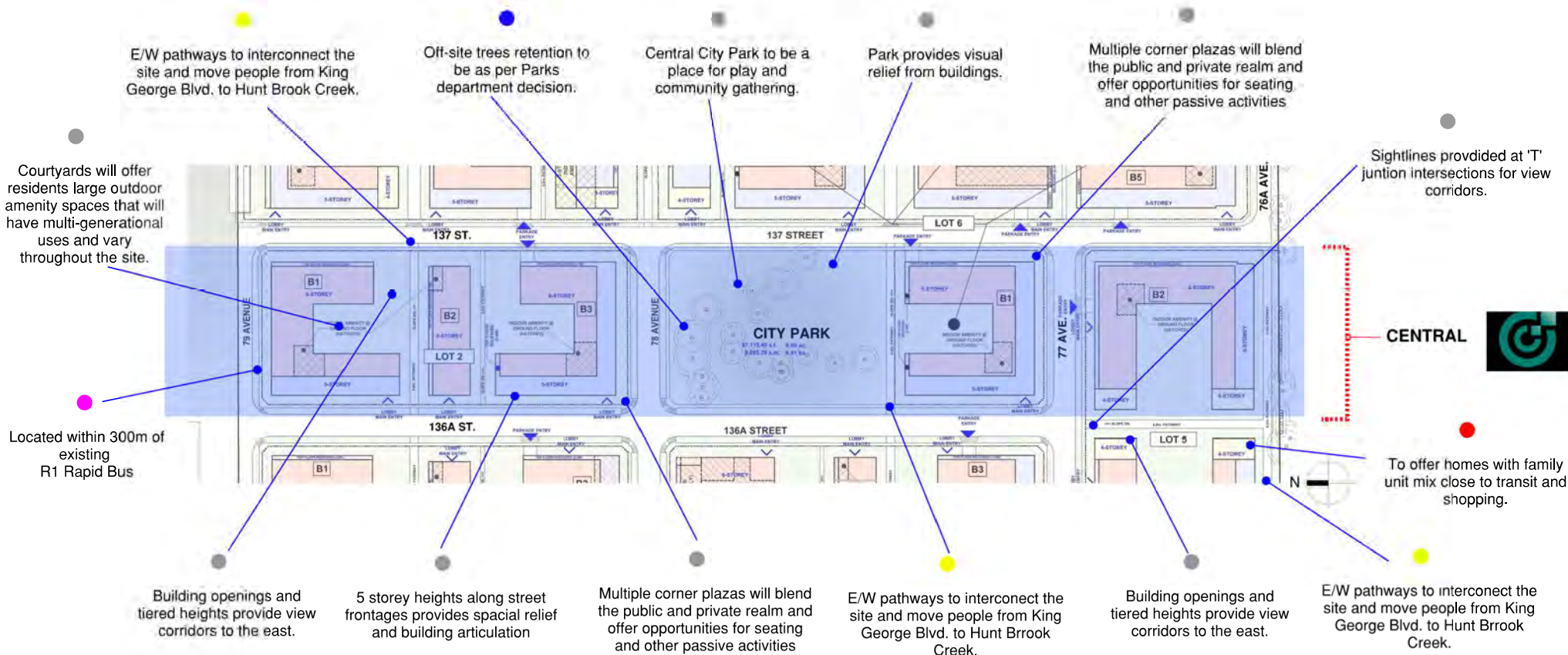
A good mix of hard and soft landscaping choices at the mews and courtyards will give this node a strong residential feel. These additional spaces for gathering and interaction foster healthy community development.

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CENTRAL NODE

APPLIED PRINCIPLES AND GUIDELINES

- TRANSIT SUPPORTIVE
- ENVIRONMENTAL PROTECTION & ENHANCEMENTS
- MOBILITY
- HOUSING
- SUSTAINABILITY
- LIVEABILITY

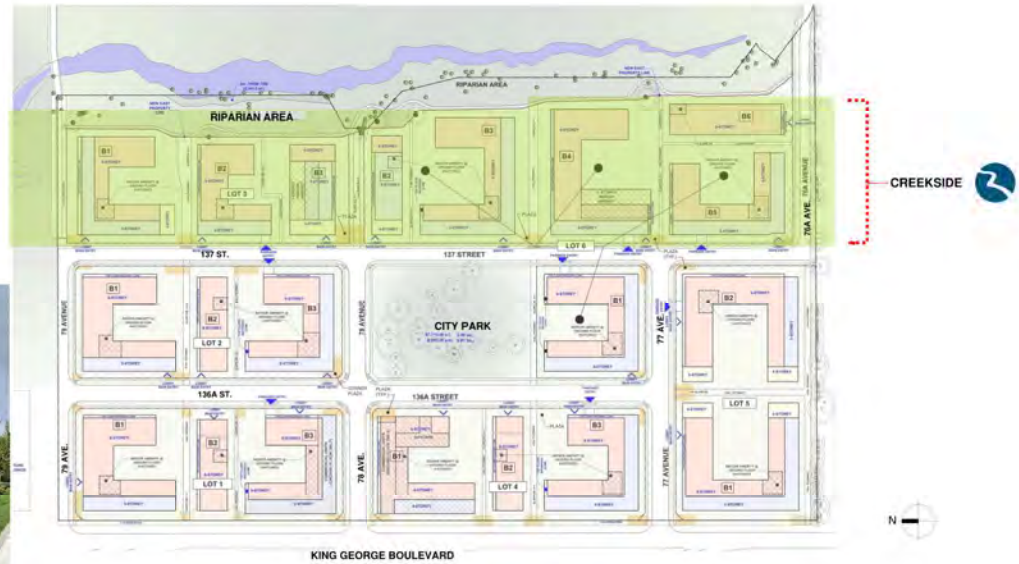


CREEKSIDE NODE

The "Creekside" node will be the most easterly node and will provide the future residents and community members with direct engagements to Hunt Brook creek through a series of public walkways and various open spaces. Residential buildings will be built with materials and colour scheme choices that align with the adjacent natural environment. Landscaping in this node will consist of native species found around the creek that can be planted and maintained in the development to blend the boundaries of nature and the new development.



Softer building materials and color schemes in this node will lean into its proximity to the creek. Pitched roofs, shingles, and vertical plant hardie will differentiate this node from its more urban forms to the west and provide a softer interface with the new pathway along Hunt Brook creek



Native species will be predominant in this node. Opportunities for bio-swales and other sustainably storm water management practices will be included.

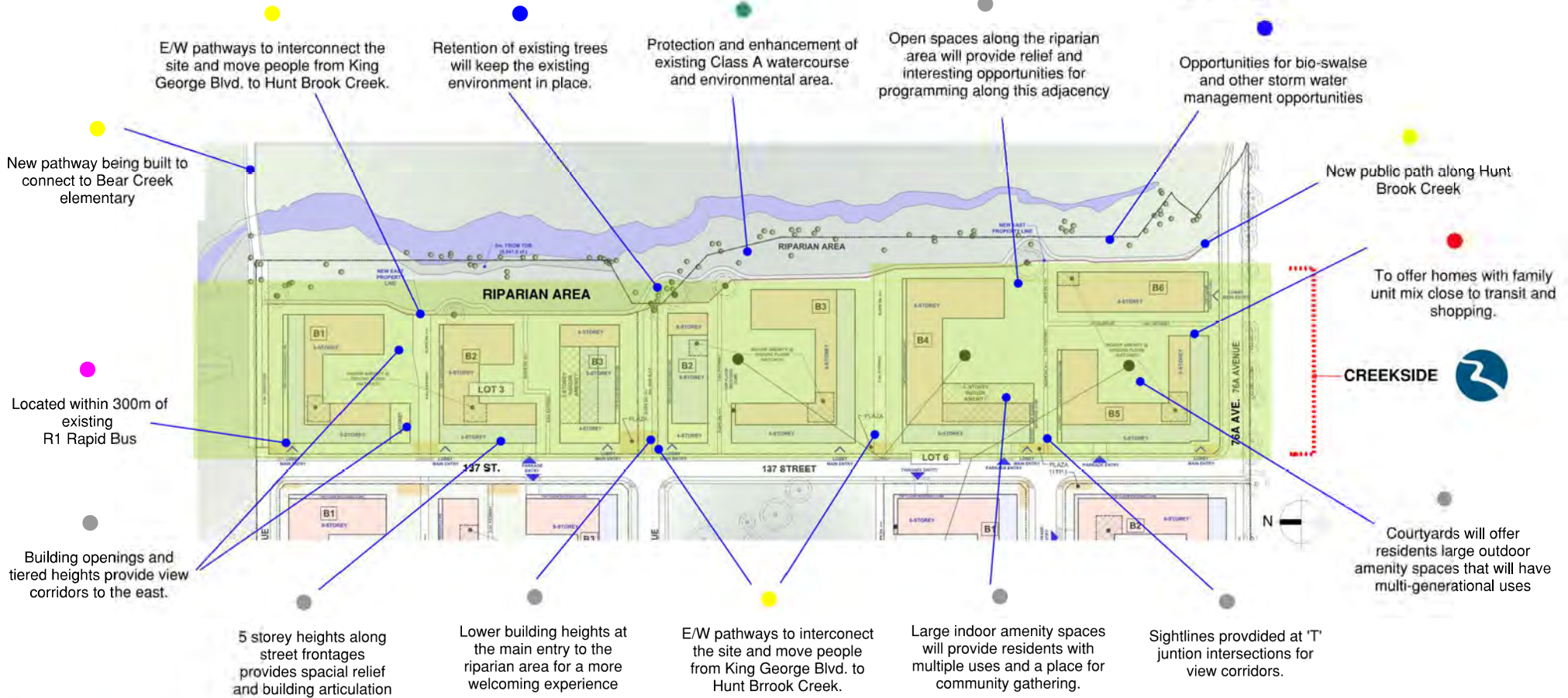
A new public pathway will run adjacent Hunt Brook creek, giving residents an opportunity to engage with nature, just steps away from the residential development. Pathway to have soft edges to merge with the natural preserved Riparian area.

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CREEKSIDE NODE

APPLIED PRINCIPLES AND GUIDELINES

- TRANSIT SUPPORTIVE
- ENVIRONMENTAL PROTECTION & ENHANCEMENTS
- MOBILITY
- HOUSING
- SUSTAINABILITY
- LIVEABILITY



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- 6 - STOREY
- 5 - STOREY
- 4 - STOREY
- 3 - STOREY

2 STOREY TOWNHOUSE UNITS

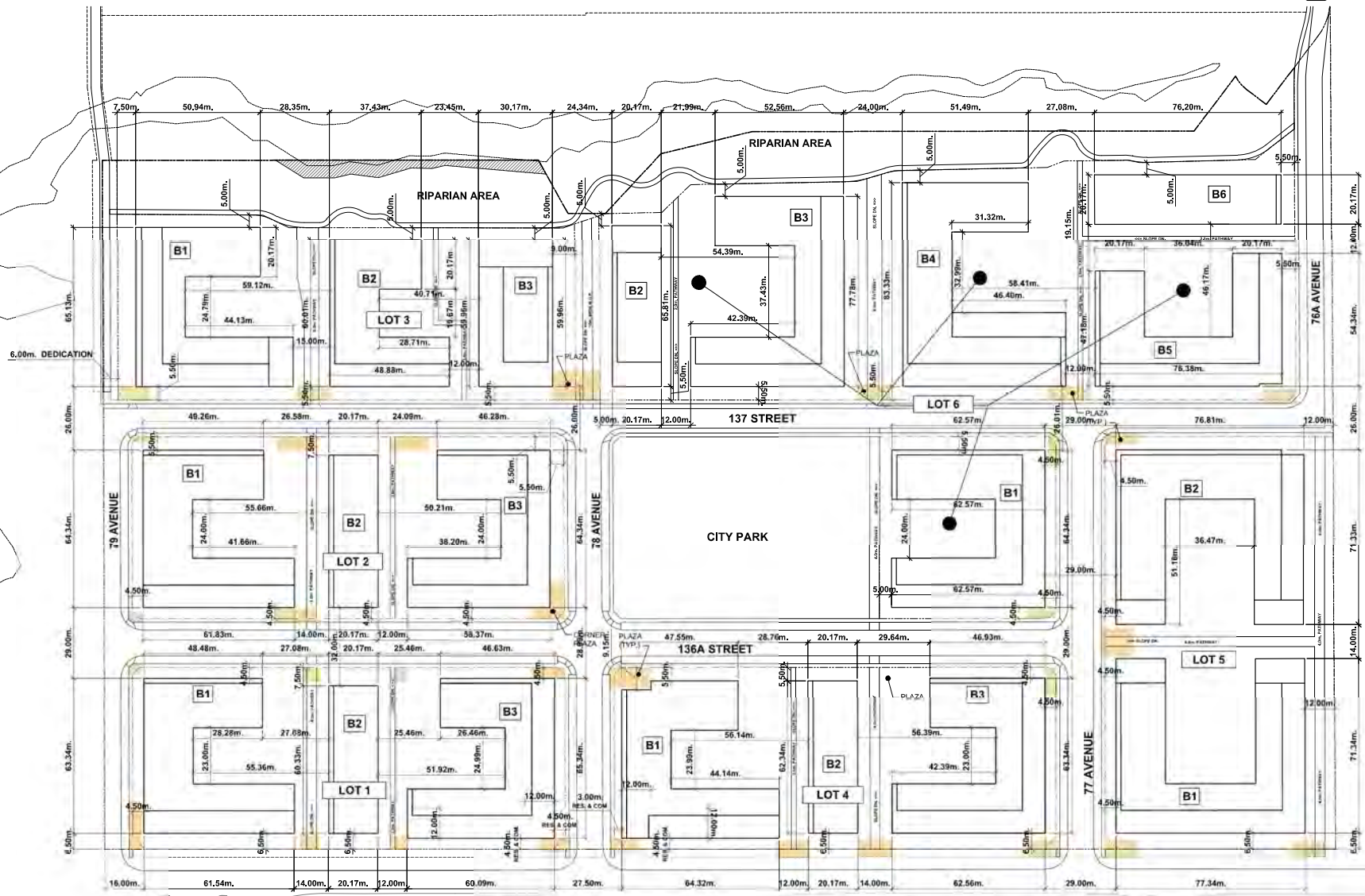
2 STOREY TOWNHOUSE UNITS

KING GEORGE BLVD.



<p>DAWSON SAWYER</p>	<p>PROPOSED MULTIFAMILY DEVELOPMENT 7790 & 7850 KING GEORGE BOULEVARD, SURREY BC</p>	<p>USES & BUILDING HEIGHTS MASSING</p> <p><small>COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND CANNOT BE REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>2023-09-20</th> <th>DATE</th> <th></th> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>DRAWN</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CHECKED</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SCALE</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>JOB NO.</td> <td>23012</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	DATE	2023-09-20	DATE		NO.	DESCRIPTION	DRAWN						CHECKED						SCALE						JOB NO.	23012					<p>barnett dembek ARCHITECTS INC.</p> <p><small>UNIT: 105, 7338 130 STREET, SURREY, B.C. V0N 9H6 7804-363-7100, 604-438-2200, PWB@barnett.com</small></p>	<p>drawing no.</p> <p>A-1.20</p>
DATE	2023-09-20	DATE		NO.	DESCRIPTION																														
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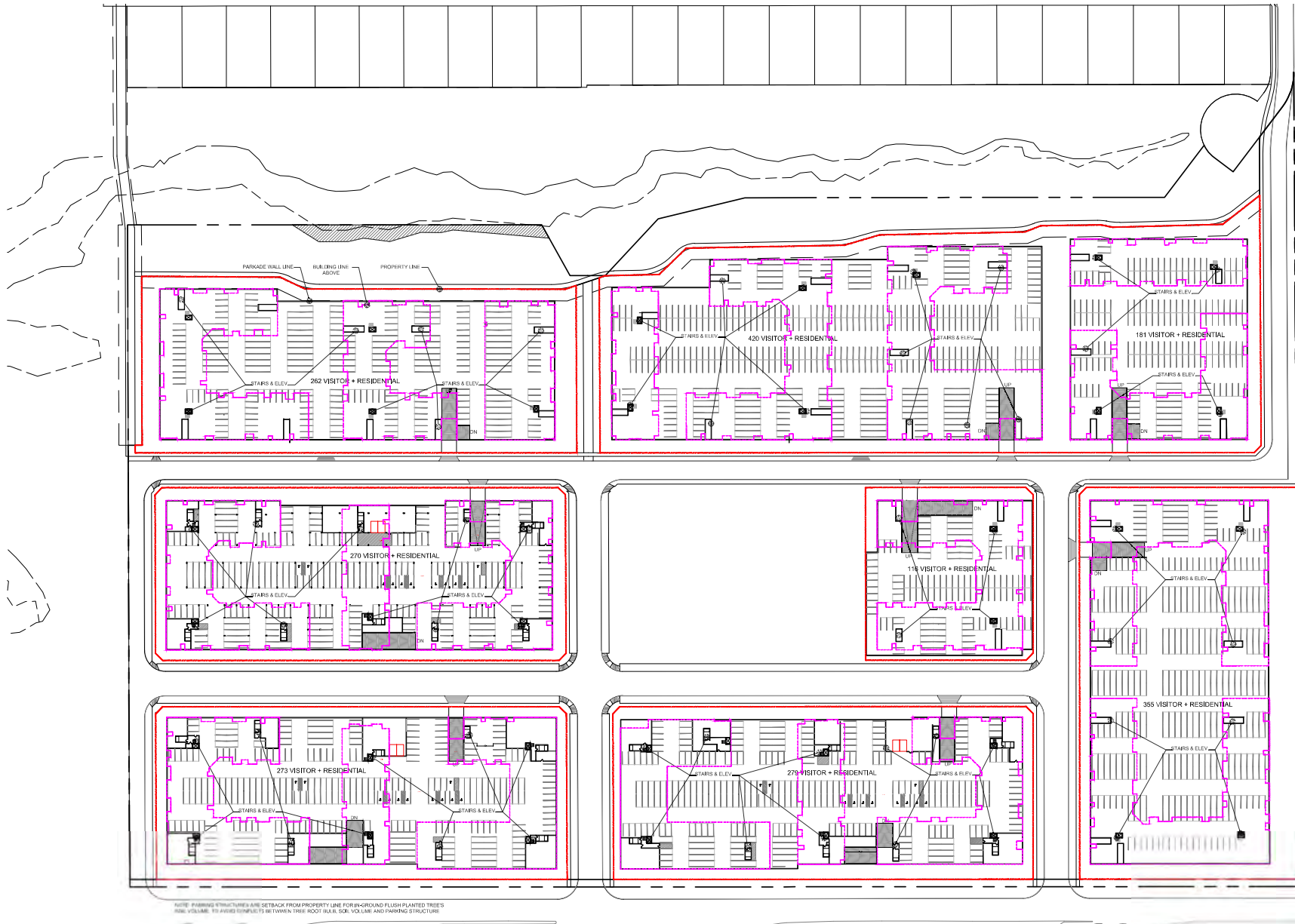
CONNECTS TO
138 STREET



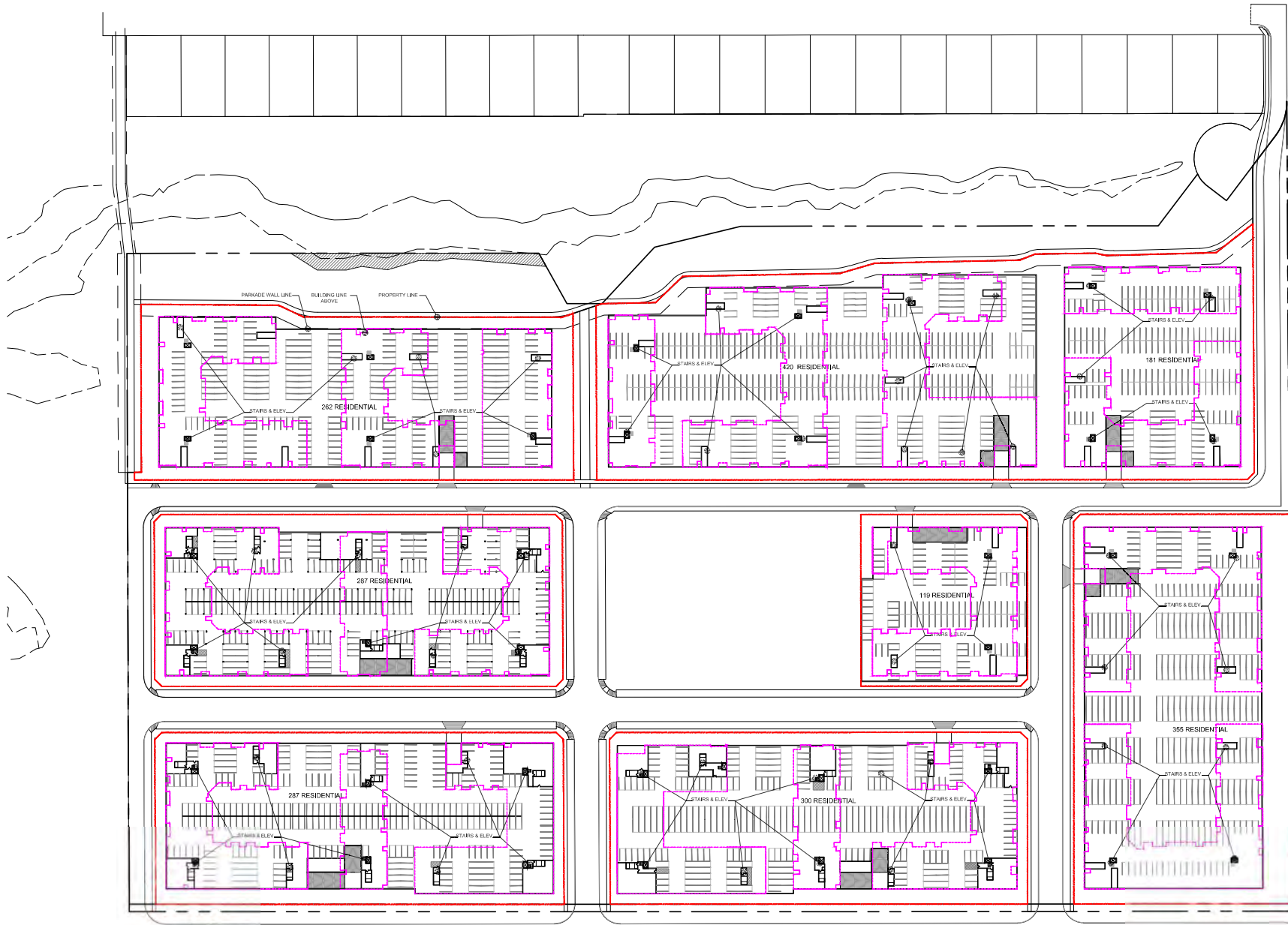
KING GEORGE BLVD.



NO.	REVISIONS	DATE	BY	DESCRIPTION



DATE	2023/09/20	DATE		NO.	DESCRIPTION
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SCALE		DATE			
JOB NO.	23012	DATE			



NOTE: PARKING STRUCTURES ARE SETBACK FROM PROPERTY LINE FOR IN-GROUND PLUSH PLANTED TREES' SOIL VOLUME. TO AVOID COLLISIONS BETWEEN TREE ROOT BALL, SOIL VOLUME AND PARKING STRUCTURE

CLIENT
DAWSON + SAWYER

PROJECT
**PROPOSED MULTIFAMILY DEVELOPMENT
 7790 & 7850 KING GEORGE BOULEVARD, SURREY BC**

SHEET TITLE
P2 PARKADE FLOOR PLAN

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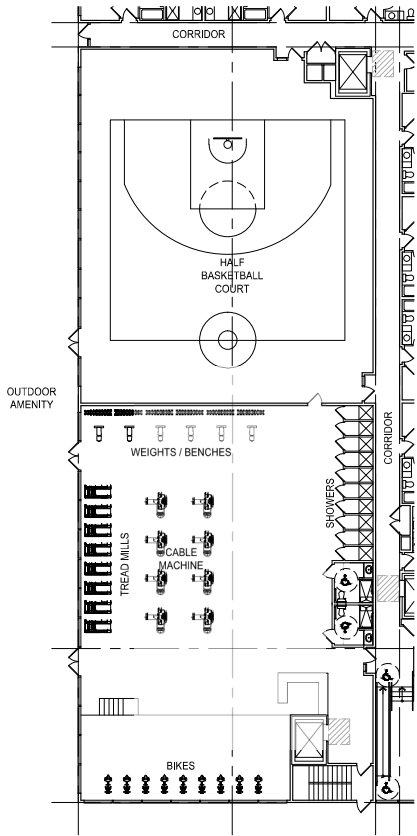
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SCALE		DATE			
JOB NO.	23012	DATE			

barnett dembek
 ARCHITECTS INC.
SUITE 101, 1750 136 STREET SURREY, B.C. V3R 1Y6
 TEL: 604.273.0100 FAX: 604.273.0101 www.barnettdebek.com

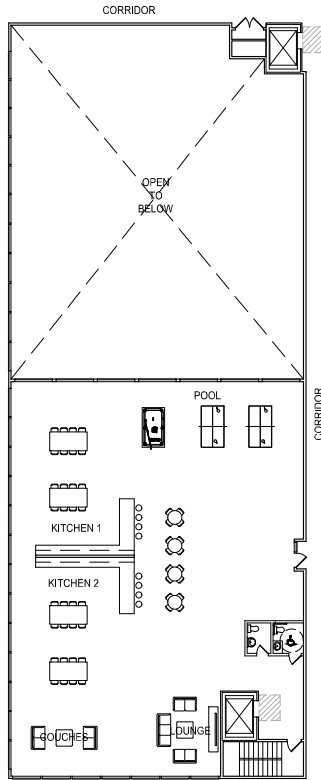
DRAWING NO.
A-1.29

LOT 3 AND 6
LARGE INDOOR AMENITY SPACE

APPROXIMATE 18,000.0 SQ.FT.

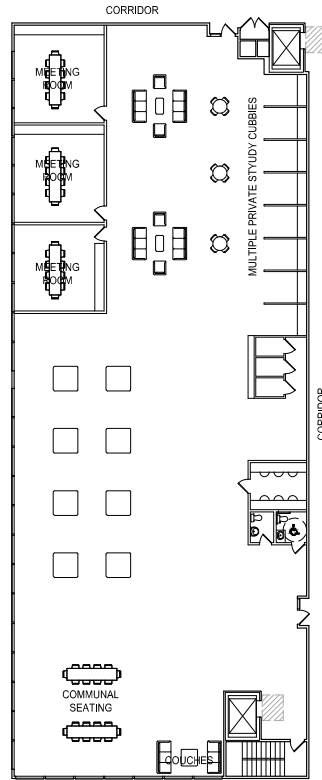


FIRST FLOOR LEVEL
(FITNESS / WELLNESS)

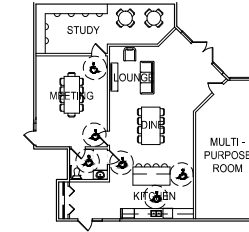


SECOND FLOOR LEVEL
(LOUNGE / GAMES)

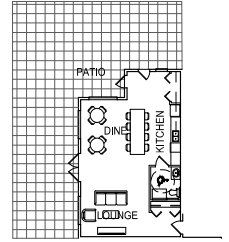
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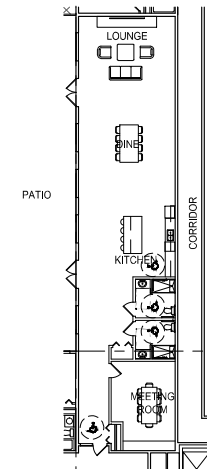
THIRD FLOOR LEVEL
(BUSINESS / EDUCATION / MUSIC)



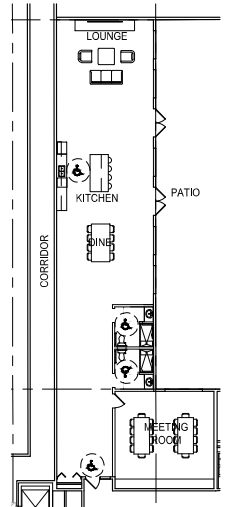
TYPICAL INDOOR AMENITY 'A'
APPROXIMATE 1,765.0 SQ.FT.



TYPICAL INDOOR AMENITY 'B'
APPROXIMATE 733.0 SQ.FT.

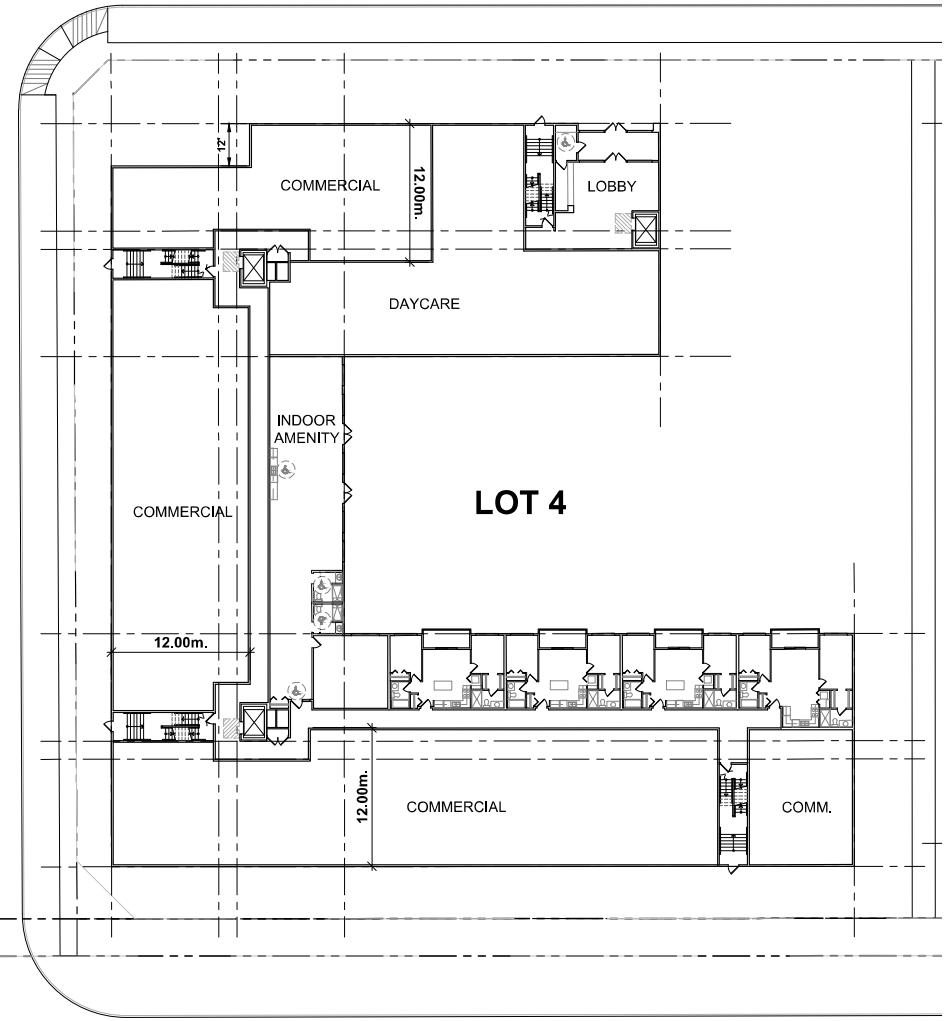
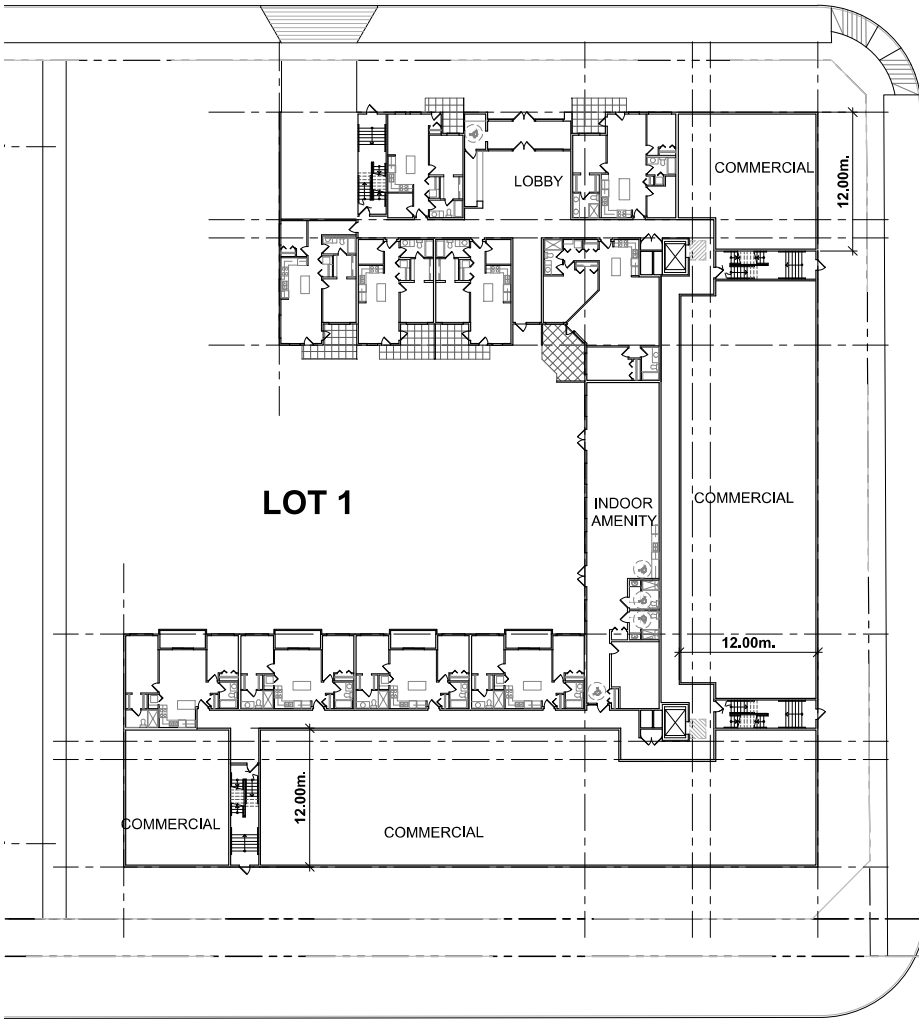


LOT 1
INDOOR AMENITY SPACE
APPROXIMATE 2,008.0 SQ.FT.



LOT 4
INDOOR AMENITY SPACE
APPROXIMATE 2,442.0 SQ.FT.

DATE	2023/09/20	DATE		NO.	DESCRIPTION
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CHECKED					
SCALE					
JOB NO.	23012				



DAWSON SAWYER

PROPOSED MULTIFAMILY DEVELOPMENT
7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

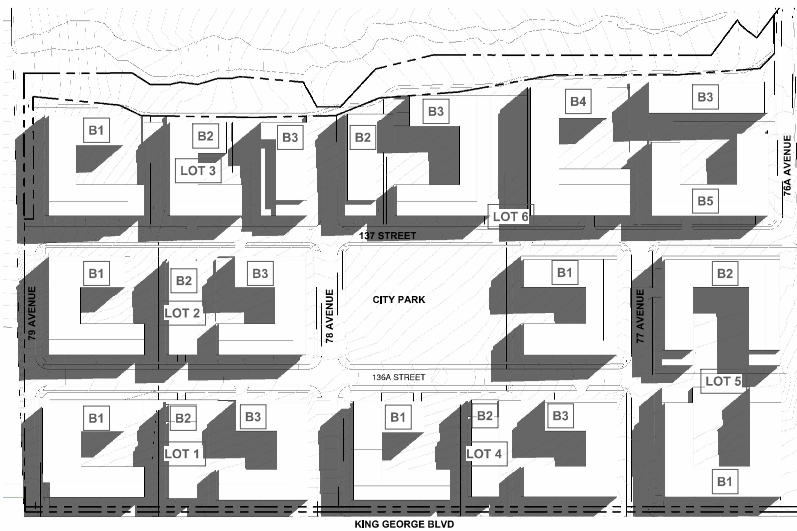
SHEET TITLE:
**LOT 1 & 4
COMMERCIAL SPACES**

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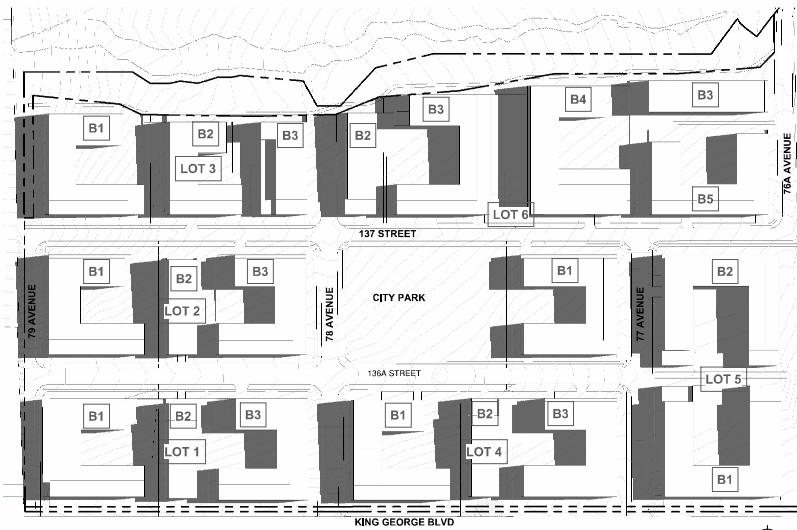
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CHECKED:			2	
SCALE:				
JOB NO.	23012			

barnett dembek
ARCHITECTS INC.
UNIT 105, 7538 130 STREET, SURREY, B.C. V0N 1H6
7804-381-100, F554-381-6200, PDM@barnett-dembek.com

DRAWING NO.
A-1.31



MARCH/SEPT. AT 10:AM



MARCH/SEPT. AT NOON



MARCH/SEPT. AT 2PM



CLUB: **DAWSON + SAWYER**

PROJECT: **PROPOSED MULTIFAMILY DEVELOPMENT**
7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

SHEET TITLE: **SHADOW STUDY - OVERALL SITE**

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DATE:	10/24/23	DATE:		NO.	DESCRIPTION
DRAWN:	Author			1	
CREATED:	Checker			2	
SCALE:	1 : 1500				
JOB NO.:	25012				
				25 Sep 2023	
				1	ISSUED FOR ACP SUBMISSION

barnett dembek
ARCHITECTS INC.

11001-130-7826 132 STREET SURREY BC V3W 1Y6
7800 101-7102 4780 1-877-400-7800 WWW.BARNETTDEMBOK.COM

DRAWING NO.:

A-1.32



LEGEND	
6 STOREY	
5 STOREY	
4 STOREY	
3 STOREY	
COMMERCIAL	
2 STOREY TOWNHOME	
AMENITY	



NW AERIAL

CLIENT
DAWSON + SAWYER

PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
 7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

SHEET TITLE
3D VIEWS- SITE NORTH WEST

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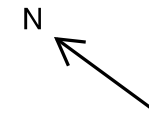
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SCALE	1:1				
JOB NO.	23012				
		25 Sept 2023		1	ISSUED FOR ACP SUBMISSION

barnett dembek
 ARCHITECTS INC.
UNIT 105, 7536 130 STREET SURREY, B.C. V3W 1H8
 TEL: 604.276.7768 FAX: 604.276.7209 info@barnett-dembek.com

DRAWING NO.
A-2.02



LEGEND	
6 STOREY	
5 STOREY	
4 STOREY	
3 STOREY	
COMMERCIAL	
2 STOREY TOWNHOME	
AMENITY	



SW AERIAL

CLIENT
DAWSON + SAWYER

PROJECT
 PROPOSED MULTIFAMILY DEVELOPMENT
 7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

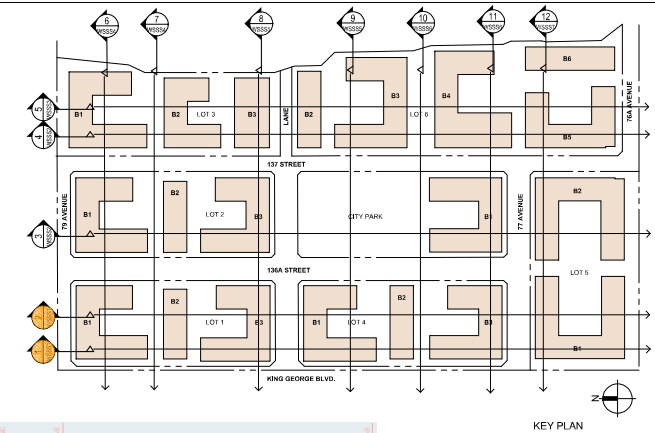
SHEET TITLE
3D VIEWS- SITE SOUTH WEST

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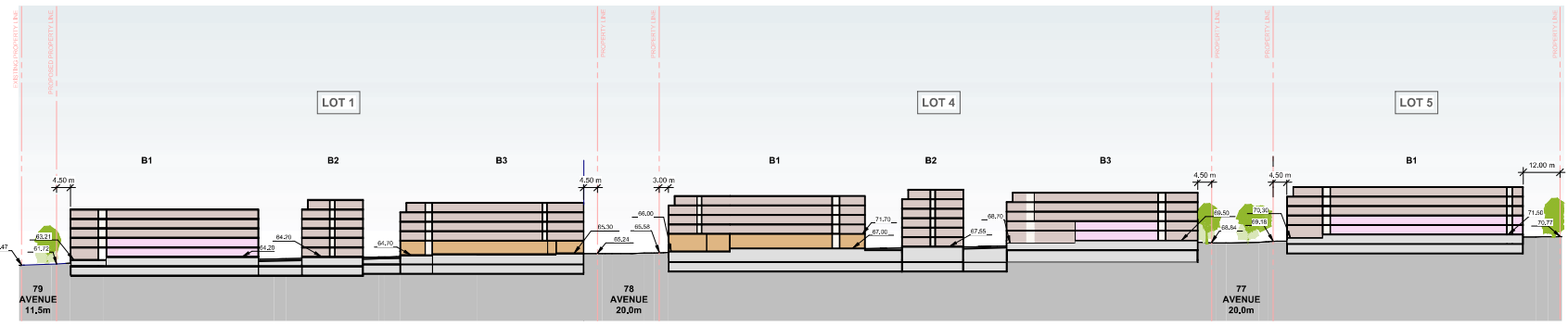
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SCALE	1 : 1				
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		25 Sep 2023		1	ISSUED FOR AIP SUBMISSION

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JUNIT 103, 7036 132 STREET, SURREY, B.C. V0W 1Y6
 (604) 261-7100 | (604) 261-0200 | WWW.DEMBEK.COM

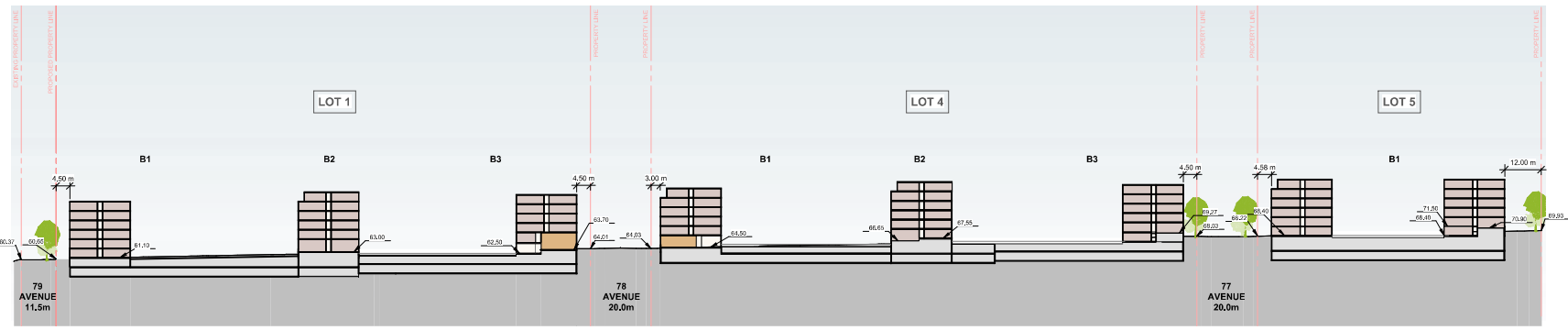
DRAWING NO.
A-2.04



- COLOR SCHEME**
- PARKADE
 - RESIDENTIAL UNITS
 - TOWNHOUSE
 - COMMERCIAL
 - CORRI/SER



1 NORTH-SOUTH SITE SECTION 1
1:700



2 NORTH-SOUTH SITE SECTION 2
1:700



CLIENT
DAWSON + SAWYER

PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

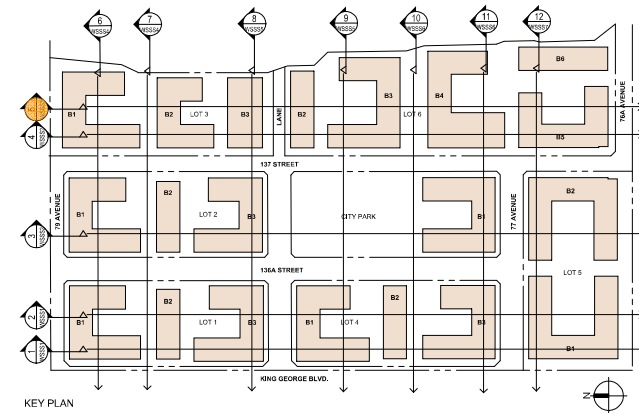
SHEET TITLE
SITE SECTIONS- NORTH SOUTH

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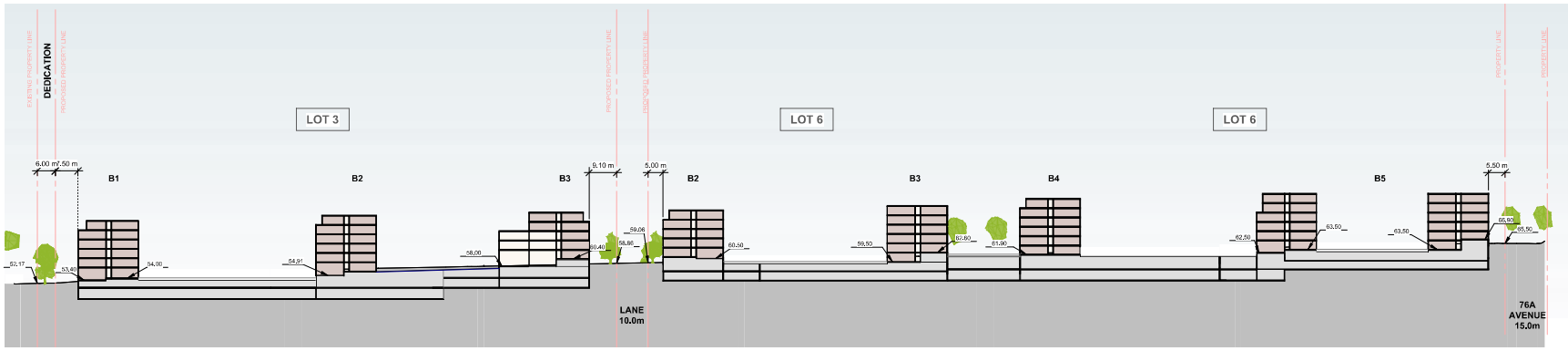
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CHECKED					
SCALE	As Indicated				
JOB NO.	23012				
	25 Sep 2023			1	ISSUED FOR ACP SUBMITTAL

barnett dembek
ARCHITECTS INC.
JANET 124, 7256 132 STREET S. SURREY, B.C. V0V 1T6
TEL: 604-273-7100 FAX: 604-273-7101 WWW.BARNETTDEMBOK.COM

DRAWING NO.
A-2.05



- COLOR SCHEME**
- PARKADE
 - RESIDENTIAL UNITS
 - TOWNHOUSE
 - COMMERCIAL
 - CORRLUSER



⑤ NORTH-SOUTH SITE SECTION 5
1:700



CLIENT
DAWSON + SAWYER

PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

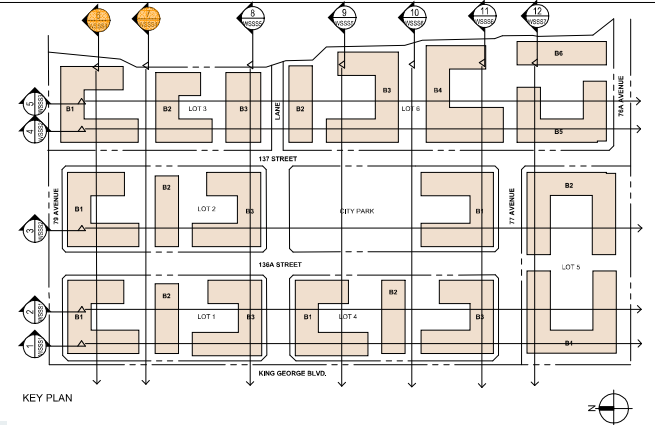
SHEET TITLE
SITE SECTIONS- NORTH SOUTH

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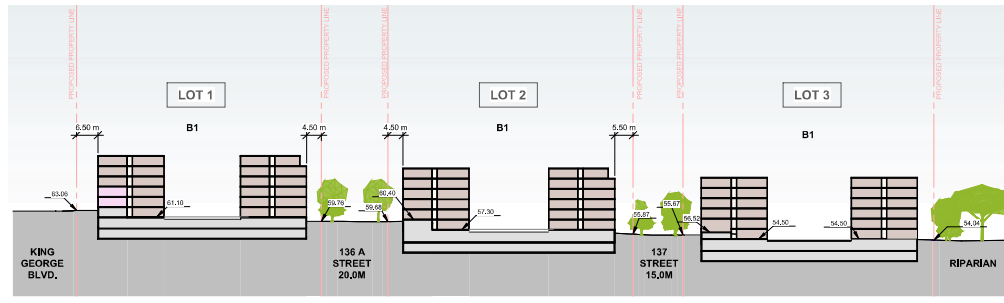
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ARCHITECTS INC.
JOB# 133, 7826 132 STREET, SURREY, B.C. V0V 1T6
TEL: 604-273-1700 FAX: 604-273-1008 WWW.BDARCHINC.COM

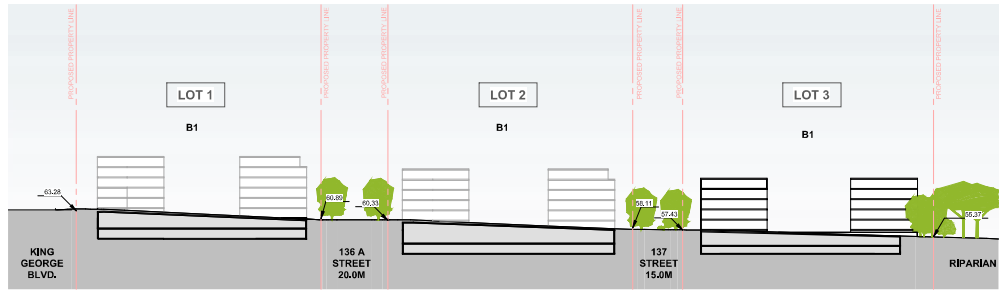
DRAWING NO.
A-2.07



- COLOR SCHEME**
- PARKADE
 - RESIDENTIAL UNITS
 - TOWNHOUSE
 - COMMERCIAL
 - CORRI/SER



6 EAST-WEST SITE SECTION 1
1:700



7 EAST-WEST SITE SECTION 2
1:700



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PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

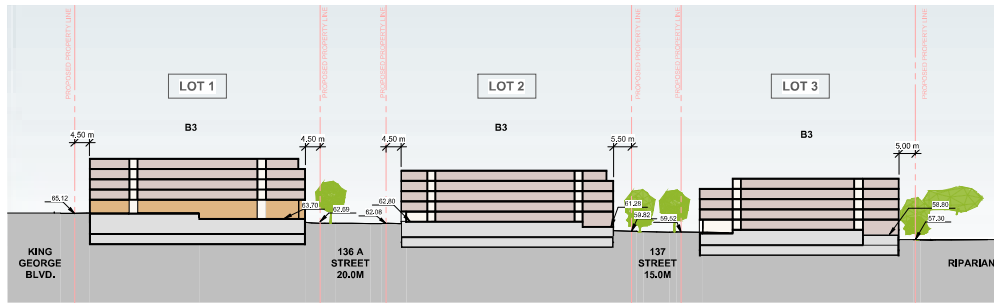
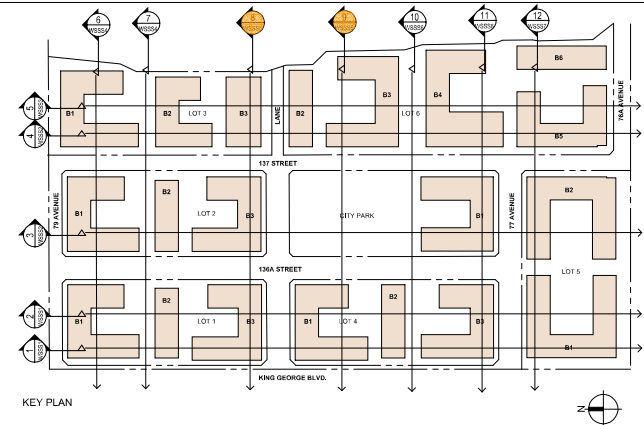
SHEET TITLE
SITE SECTIONS- EAST WEST

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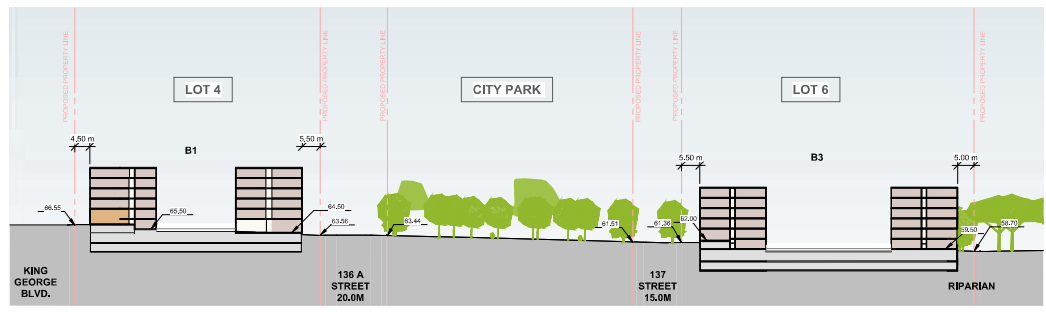
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DRAWING NO.
A-2.08



8 EAST-WEST SITE SECTION 3
1:700



9 EAST-WEST SITE SECTION 4
1:700



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PROPOSED MULTIFAMILY DEVELOPMENT
7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

SHEET TITLE
SITE SECTIONS- EAST WEST

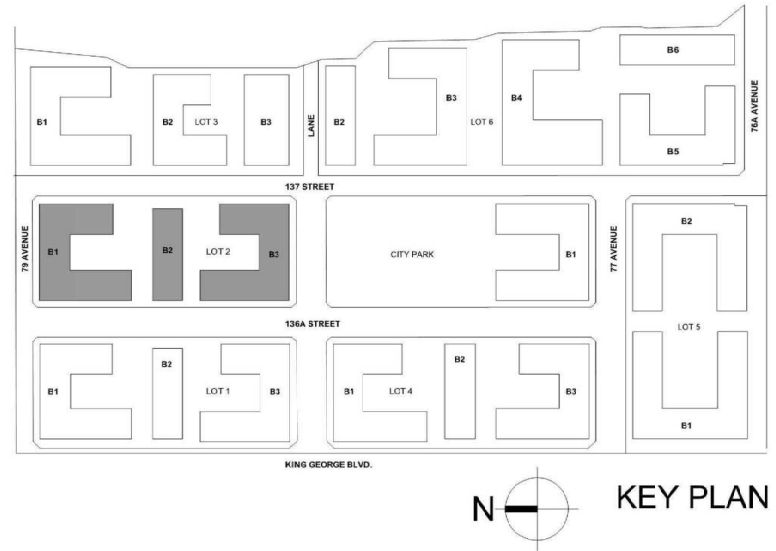
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DATE	2023/09/20	DATE		NO.	DESCRIPTION
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SCALE	As Indicated				
JOB NO.	23012	25 Sep 2023		1	ISSUED FOR ASP SUBMISSION

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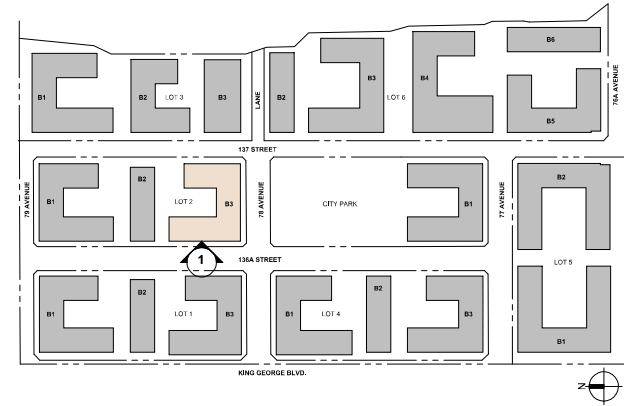


LOT - 2

7850 King George Blvd.

LOT 2 BUILDING 3 - WEST ELEVATION

- MATERIAL LEGEND**
1. STOREFRONT WINDOW
 2. ACM-CHARCOAL
 3. HORIZONTAL HARDI BOARD SIDING - WHITE
 4. BRICK - DARK GREY
 5. VINYL WINDOW - BLACK
 6. PREFAB ALUMINUM AND GLASS RAILING
 7. EXTERIOR METAL DOOR
 8. ENTRY CANOPY
 9. WATERPROOF ROOF DECK



① **LOT 2 BUILDING 3 - WEST ELEVATION**
1/8" = 1'-0"

CLIENT
DAWSON + SAWYER

PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

SHEET TITLE
LOT 2 BUILDING 3 - WEST ELEVATION

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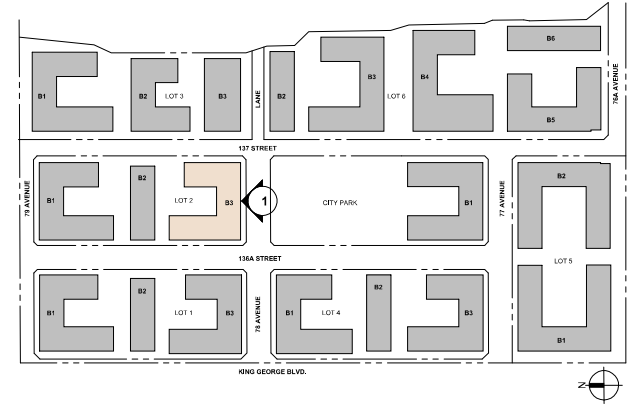
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SCALE	As Indicated				
JOB NO.	23012				
	25 Sep 2023			1	ISSUED FOR ACP SUBMITTAL

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A-3.14

LOT 2 BUILDING 3 - SOUTH ELEVATION

- MATERIAL LEGEND**
1. STOREFRONT WINDOW
 2. ACM- CHARCOAL
 3. HORIZONTAL HARDI BOARD SIDING - WHITE
 4. BRICK - DARK GREY
 5. VINYL WINDOW - BLACK
 6. PREFAB ALUMINUM AND GLASS RAILING
 7. EXTERIOR METAL DOOR
 8. ENTRY CANOPY
 9. WATERPROOF ROOF DECK



① LOT 2 BUILDING 3 - SOUTH ELEVATION
1/8" = 1'-0"

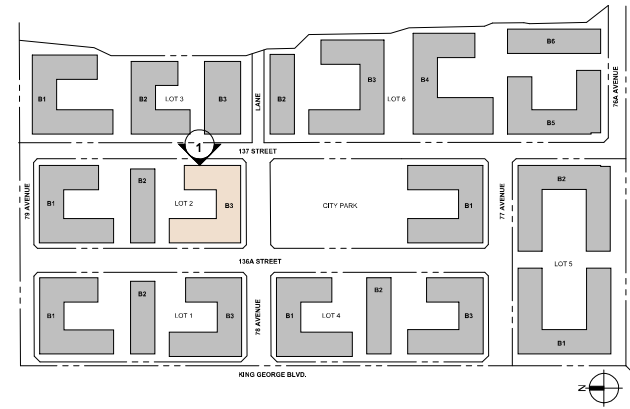
CLIENT DAWSON + SAWYER	PROJECT PROPOSED MULTIFAMILY DEVELOPMENT 7790 & 7850 KING GEORGE BOULEVARD, SURREY BC	SHEET TITLE LOT 2 BUILDING 3 - SOUTH ELEVATION	DATE 14/11/23	DATE	NO.	DESCRIPTION
			DRAWN			
			CHECKED AS			
			SCALE As Indicated			
			JOB NO. 23012	25 Sep 2023	1	ISSUED FOR ACP SUBMITTAL

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DRAWING NO.
A-3.15

LOT 2 BUILDING 3 - EAST ELEVATION

- MATERIAL LEGEND**
1. STOREFRONT WINDOW
 2. ACM-CHARCOAL
 3. HORIZONTAL HARDI BOARD SIDING - WHITE
 4. BRICK - DARK GREY
 5. VINYL WINDOW - BLACK
 6. PREFAB ALUMINUM AND GLASS RAILING
 7. EXTERIOR METAL DOOR
 8. ENTRY CANOPY
 9. WATERPROOF ROOF DECK



1 LOT 2 BUILDING 3 - EAST ELEVATION
1/8" = 1'-0"

CLIENT
DAWSON + SAWYER

PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

SHEET TITLE
LOT 2 BUILDING 3 - EAST ELEVATION

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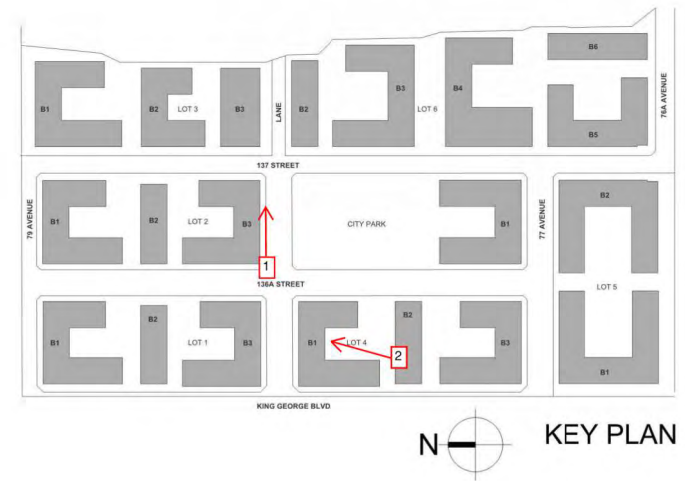
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A-3.16



1 From 78 Ave. Looking towards Central Park



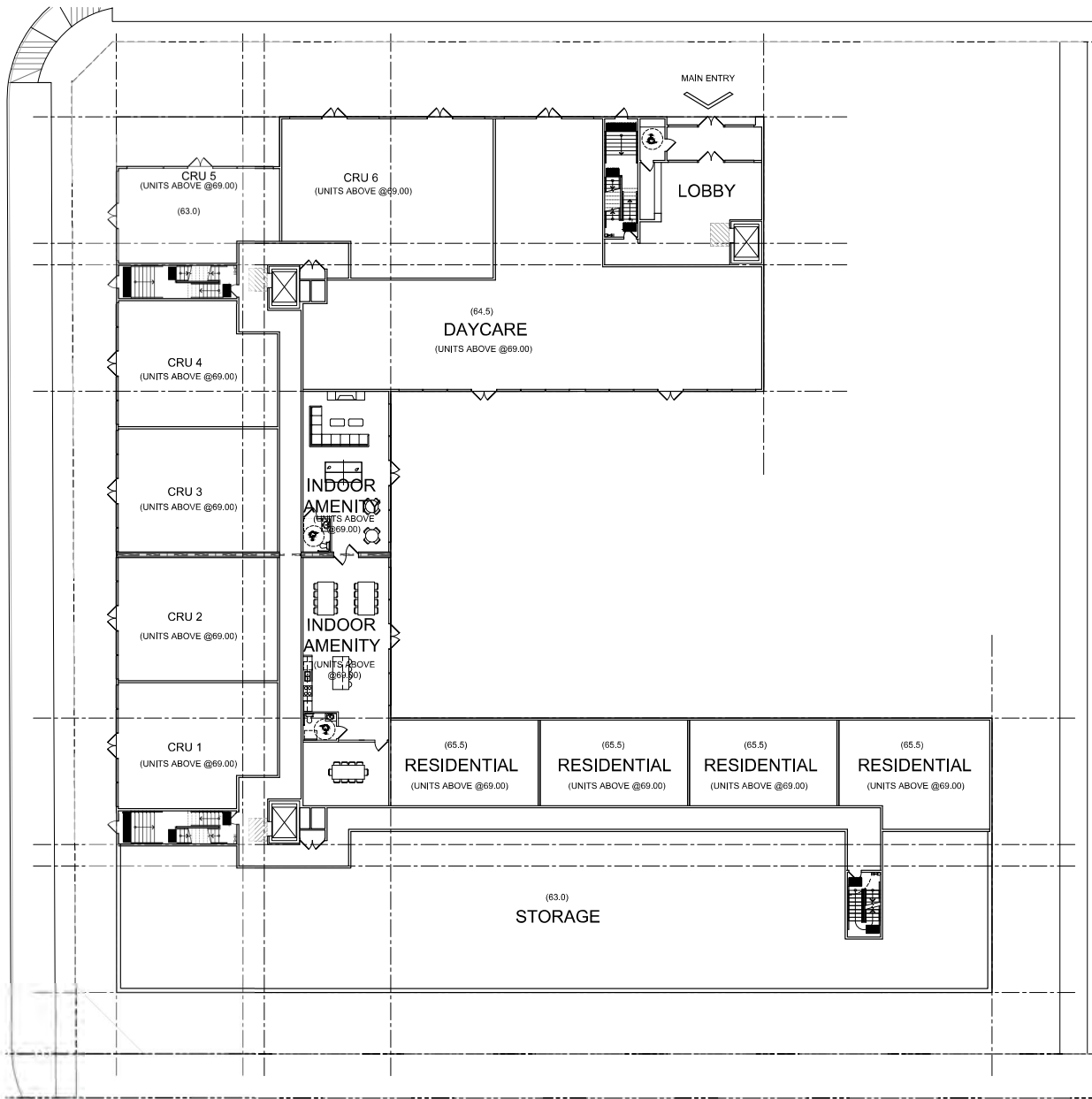
2 Interior Courtyard

DATE	2023/09/20	DATE		NO.	DESCRIPTION
DRAWN					
CHECKED					
SCALE					
JOB NO.	23012				



LOT - 4

7850 King George Blvd.



N
KEY PLAN

DAWSON + SAWYER

PROJECT:
PROPOSED MULTIFAMILY DEVELOPMENT
7790 & 7850 KING GEORGE BOULEVARD, SURREYBC

SHEET TITLE:
LOT 4-B1 GROUND FLOOR PLAN

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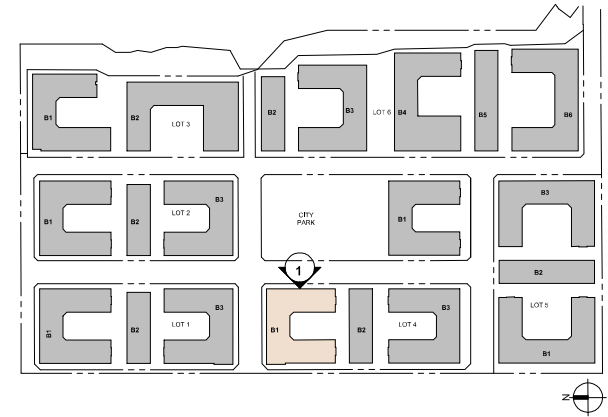
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ARCHITECTS INC.

SHEET 004 FROM 130 STREET SURREY, B.C. YORK YORK
P.O. BOX 1700, 130 STREET SURREY, B.C. V3R 4G8
PH: 604.273.8888 FAX: 604.273.8889 WWW.BARNETTDEMBEK.COM

DRAWING NO.
A-4.01

LOT 4 BUILDING 1 - EAST ELEVATION

- MATERIAL LEGEND**
1. STOREFRONT WINDOW
 2. ACM-TBD
 3. HORIZONTAL HARDI BOARD SIDING - WHITE
 4. BRICK - DARK GREY
 5. VINYL WINDOW



1 LOT 4 BUILDING 1 ELEVATION - EAST
1:100

CLIENT
DAWSON + SAWYER

PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

SHEET TITLE
LOT 4 BUILDING 1 - EAST ELEVATION

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DRAWN	Author				
CHECKED	Checker				
SCALE	As Indicated				
JOB NO.	23012				
	25 Sep 2023			1	ISSUED FOR ACP SUBMITTAL

barnett dembek
ARCHITECTS INC.

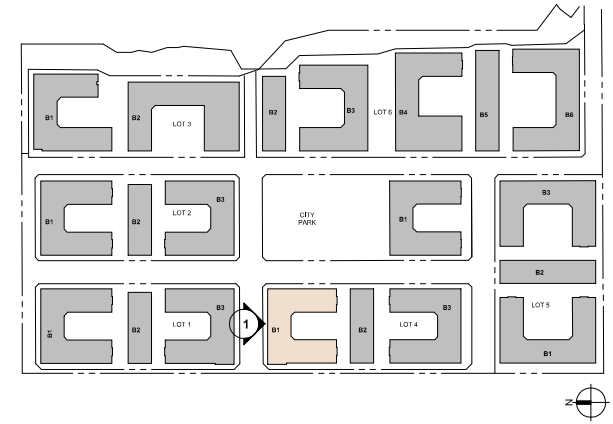
JENNIFER, 133, 7525 132 STREET, SURREY, B.C. V0N 1H6
TEL: 604-750-7700 FAX: 604-750-0208 WWW.BARNETTD.COM

DRAWING NO.

A-4.05

LOT 4 BUILDING 1 - NORTH ELEVATION

- MATERIAL LEGEND**
1. STOREFRONT WINDOW
 2. ACM-TBD
 3. HORIZONTAL HARDI BOARD SIDING - WHITE
 4. BRICK - DARK GREY
 5. VINYL WINDOW



LOT 4 BUILDING 1 - WEST ELEVATION

- MATERIAL LEGEND**
1. STOREFRONT WINDOW
 2. ACM-TED
 3. HORIZONTAL HARDI BOARD SIDING - WHITE
 4. BRICK - DARK GREY
 5. VINYL WINDOW



LOT 4 BUILDING 1 ELEVATION WEST
1:100



CLIENT
DAWSON + SAWYER

PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

SHEET TITLE
LOT 4 BUILDING 1 - WEST ELEVATION

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DATE	09/20/23	DATE		NO.	DESCRIPTION
DRAWN	ED			1	
CHECKED	AS			2	
SCALE	As Indicated				
JOB NO.	23012				
	25 Sep 2023			1	ISSUED FOR ACP SUBMITTAL

barnett dembek
ARCHITECTS INC.

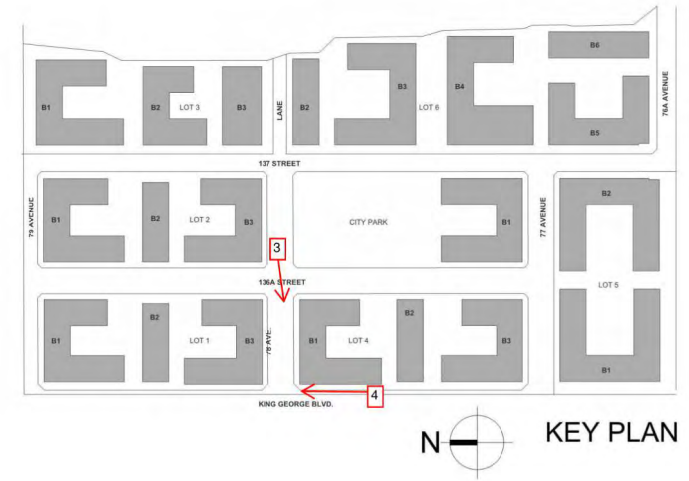
JANET 133, 7836 133 STREET, SURREY, B.C. V0N 1T6
TEL: 604-770-1200 FAX: 604-770-1208 WWW.DAWSONSAWYER.COM

DRAWING NO.

A-4.07



3 From 78 Ave. Looking towards KGB



4 From KGB



LOBBY CANOPY CONCEPT



CHARCOAL BRICK CONCEPT



2-STOREY TOWNHOME EXPRESSION CONCEPT

DATE	2023/09/20	DATE		NO.	DESCRIPTION
DESIGNED				1	
DRAWN				2	
CHECKED				3	
SCALE				4	
JOB NO.	23012			5	



CLIENT
DAWSON + SAWYER

PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
 7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

SHEET TITLE
REFERENCE / CONCEPT IMAGES

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DATE	2023/09/20	DATE	NO.	DESCRIPTION
DRAWN			1	
CHECKED			2	
SCALE				
JOB NO.	23012			

barnett dembek
 ARCHITECTS INC.
UNIT 105, 7036 130 STREET, SURREY, B.C. V0N 1M6
 (604) 261-7100 F(604) 261-2099 info@barnett.com

DRAWING NO.
A-5.02



CLIENT
DAWSON + SAWYER

PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
 7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

SHEET TITLE
REFERENCE / CONCEPT IMAGES

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DATE	2023/09/20	DATE	NO	DESCRIPTION
DRAWN			1	
CHECKED			2	
SCALE				
JOB NO.	23012			

barnett dembek
 ARCHITECTS INC.
UNIT 105, 7036 130 STREET, SURREY, B.C. V3W 1M6
 (604) 261-7100 F(604) 261-2289 info@barnett-dembek.com

DRAWING NO.
A-5.03



CLIENT
DAWSON + SAWYER

PROJECT
PROPOSED MULTIFAMILY DEVELOPMENT
 7790 & 7850 KING GEORGE BOULEVARD, SURREY BC

SHEET TITLE
REFERENCE / CONCEPT IMAGES

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DATE	2023/09/20	DATE	NO	DESCRIPTION
DRAWN			1	
CHECKED			2	
SCALE				
JOB NO.	23012			

barnett dembek
 ARCHITECTS INC.
UNIT 105, 7036 130 STREET, SURREY, B.C. V3W 1M8
 (604) 261-7100 F(604) 261-2289 info@barnett.com

DRAWING No.
A-5.05



JY-6150
Charcoal

ALUMINUM
COMPOSITE PANEL

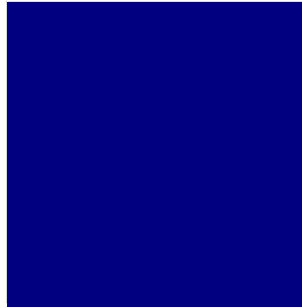


BRICK: HARBOUR MIST



MORTAR NATURAL

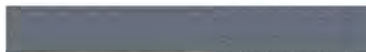
SW 6244
Naval



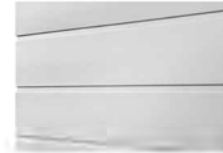
METAL DOOR COLOUR



BRICK: COAL CREEK



MORTAR SLATE



FIBER CEMENT SIDING
ARTISAN SQUARE CHANNEL SIDING
Artisan Square Channel's precise, right-angle cuts create
wideset channels that complement traditional and modern styles.

VERTICAL PLANK

SW 7649
Silverplate
Interior / Exterior
Location Number: 206-C2

VERTICAL PLANK PAINT COLOUR: SILVERPLATE

SW 7670
Gray Shingle
Interior / Exterior
Location Number: 282-C6

TRIM COLOUR

DATE	2023/09/20	DATE		NO.	DESCRIPTION
DRAWN:				1	
CHECKED:				2	
SCALE:				3	
JOB NO.	23012			4	

SEAL:



08_11.13.23	GENERAL DP SUBMISSION	RM/C
09_11.02.23	NEW SITE PLAN	MC
04_09.20.23	NEW SITE PLAN	MC
03_09.18.23	REVISE PER COMMENTS	MC
02_09.08.23	NEW PROPERTY LINE	MC
01_09.06.23	NEW SITE PLAN	MC
NO. DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

7850 KING GEORGE BLVD.

7850 KING GEORGE BOULEVARD SURVEY

DRAWING TITLE:

LANDSCAPE KEY PLAN

DATE: 23.AUG.08 DRAWING NUMBER:

SCALE: 1/750

DRAWN: MC

DESIGN: MC

CHKD: MCY

L1

OF 12

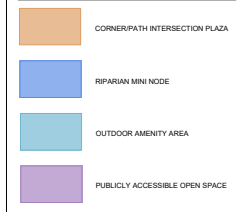
PMG PROJECT NUMBER: 22-165

KING GEORGE BLVD.

TREE SCHEDULE		PMG PROJECT NUMBER: 22-165		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	207	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 1.2M STD; B&B
	114	CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	6CM CAL; 1M CAL; B&B
	196	GINKGO BILOBA 'PRINCECTON SENTINEL'	PRINCECTON SENTINEL MAHONGBAHR	6CM CAL; 1M STD; B&B
	258	MAGNOLIA KOBUSA STELLATA PINK STAR	PINK STAR MAGNOLIA (LIGHT PINK)	6CM CAL; 1M STD; B&B
	110	PICEA OMORIKA	SERBIAN SPRUCE	3M HEIGHT
	288	STREET TREES	SPECIES AND INSTALLATION BY CITY	6CM CAL; 1.8M STD; B&B
	43	QUERCUS RUBRA	RED OAK	6CM CAL; 1.8M STD; B&B

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

OPEN SPACE LEGEND



22165-7 DP-2P

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

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

DATE: **November 14, 2023** PROJECT FILE: **7822-0221-00**

RE: **Engineering Requirements (Commercial/Residential)
Location: 7790 King George Blvd**

OCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment/Development Permit.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.236 m on King George Blvd.
- Dedicate 15.0 m for 76A Avenue, and 137 Street.
- Dedicate 20.0 m for 77 Avenue, and 136A Street.
- Dedicate 10.0 m for 78 Avenue.
- Dedicate 5.0 m Walkway
- Dedicate necessary corner cuts at all intersections.
- Register 0.5 m SRW for City service connections and sidewalk maintenance.
- Register adequate SRWs for downstream drainage and sanitary servicing.

Works and Services

- Construct 1.8 m sidewalk on King George Blvd.
- Improve traffic signal at 78 Avenue/King George Blvd.
- Construct 76A Avenue to connect to 138 Street.
- Construct 77 Avenue, 78 Avenue, 136A Street and 137 Street.
- Construct walkways, and gravel pathway through the Riparian Parkland.
- Construct local storm drainage sewers to service the proposed development.
- Provide onsite and offsite sustainable drainage works to meet the Cruikshank and Grenville Integrated Stormwater Management Plan (ISMP) and City's DCM.
- Construct 300mm water main along the east side of King George Blvd.
- Construct 250mm watermains along all other road frontages.
- Construct min 250mm sanitary sewers to service the proposed development.
- Submit sanitary catchment flow analysis and upgrade the downstream system constraints, if any.
- Construct an adequately-sized water, sanitary, and storm service connection for each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
IK

NOTE: Detailed Land Development Engineering Review available on file

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

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

DATE: **November 11, 2023** PROJECT FILE: **7822-0222-00**

RE: **Engineering Requirements (Commercial/Residential)
Location: 7850 King George Blvd**

OCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment/Development Permit.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.712 m on King George Blvd.
- Dedicate 10.0 m for 78 Avenue.
- Dedicate 11.5 m for 79 Avenue.
- Dedicate 20.0 m for 136A Street and 15.0 m for 137 Street.
- Dedicate 5.0 m and 6.0 m Walkways.
- Dedicate necessary corner cuts at all intersections.
- Register 0.5 m SRW for City service connections and sidewalk maintenance.
- Register adequate SRWs for downstream drainage and sanitary servicing.

Works and Services

- Construct 1.8 m sidewalk on King George Blvd.
- Improve traffic signal 78 Avenue/King George Blvd.
- Construct 78 Avenue, 79 Avenue, 136A Street and 137 Street.
- Install traffic signal at 79 Avenue/King George Blvd.
- Construct walkways, and gravel pathway through the Riparian Parkland.
- Relocate existing storm trunk sewer to King George Blvd towards 80 Avenue.
- Construct local storm drainage and sanitary sewers to service the proposed development.
- Provide onsite and offsite sustainable drainage works to meet the Cruikshank and Grenville Integrated Stormwater Management Plan (ISMP) and City's DCM.
- Construct 300mm water main along the east side of King George Blvd.
- Construct 250mm watermains along all other road frontages.
- Submit sanitary catchment flow analysis and upgrade the downstream system constraints, if any.
- Construct an adequately-sized water, sanitary, and storm service connection for each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
IK

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **November 10, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0106 00**

The proposed development of **3243** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	427
---	-----

Projected Number of Students From This Development In:	
Elementary School =	259
Secondary School =	97
Total Students =	356

Current Enrolment and Capacities:	
Bear Creek Elementary	
Enrolment	587
Operating Capacity	597
# of Portables	1
Frank Hurt Secondary	
Enrolment	1499
Operating Capacity	1250
# of Portables	4

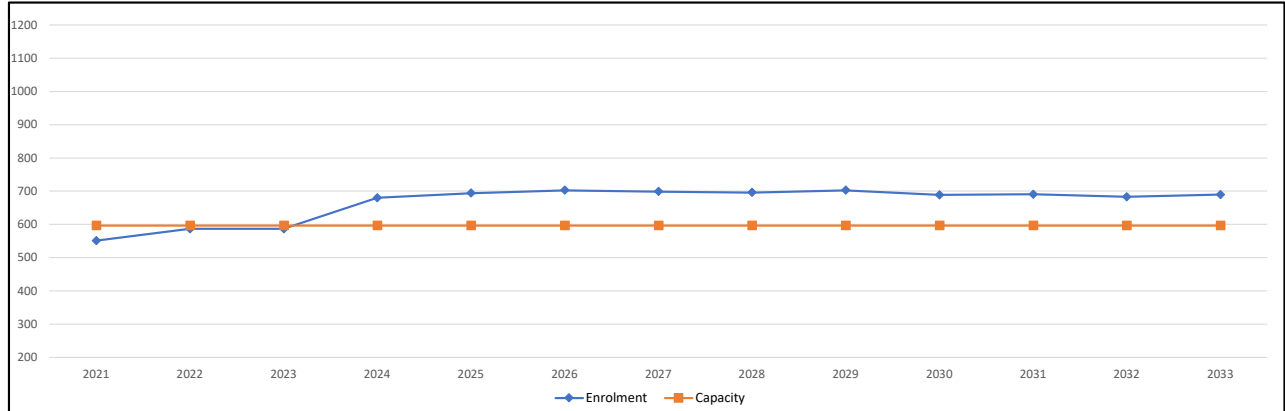
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Bear Creek Elementary is currently operating at full capacity and enrolment is projected to grow in the next five years by one classroom per year on average. Bear Creek also accommodated many new immigrant children in our community this year. The school is not on the capital plan for an addition.

With the development of the 3243 units which will generate 259 students for Bear Creek Elementary, the existing school site cannot accommodate the 11 portables which would be needed to manage this growth at full buildout. The development is in phases which will see the first 449 units completed in 2029 and generating an additional 40 students annually until 2037. As this development falls outside of the established NCPs, the District does not currently have a plan to absorb this growth within the next ten years in the current Capital Plan. The increased growth from this and other developments will be recognized in the 2024-2025 Capital Plan. However, these needs will be competing for priority against all other growth areas in Surrey and the rest of the province. Future development plans are not yet available in this neighborhood, we are relying solely on population trends and births for the enrolment graphs below.

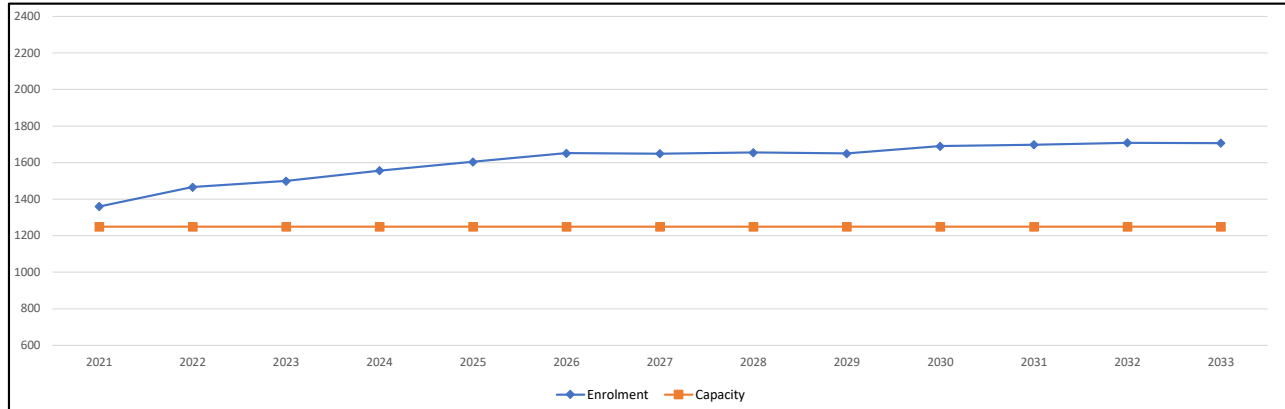
Frank Hurt Secondary is operating at 120% capacity and it is projected to grow to 137% over the next 10 years. Adding another 97 students to the projections will negatively impact student learning and school operations. As a result, as part of the District's 2024/25 Five Year Capital Plan submission to the Ministry of Education, there is a capital request to construct an 800 capacity addition targeted to open September 2029. The Ministry has yet to approve capital funding for this project.

Bear Creek Elementary



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

Frank Hurt Secondary



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

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

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

Tree Preservation Summary

Surrey Project No: 7922-0221-00

Address: 7790 – King George Boulevard

Registered Arborist: Tim Vandenberg

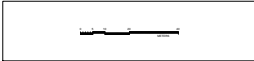
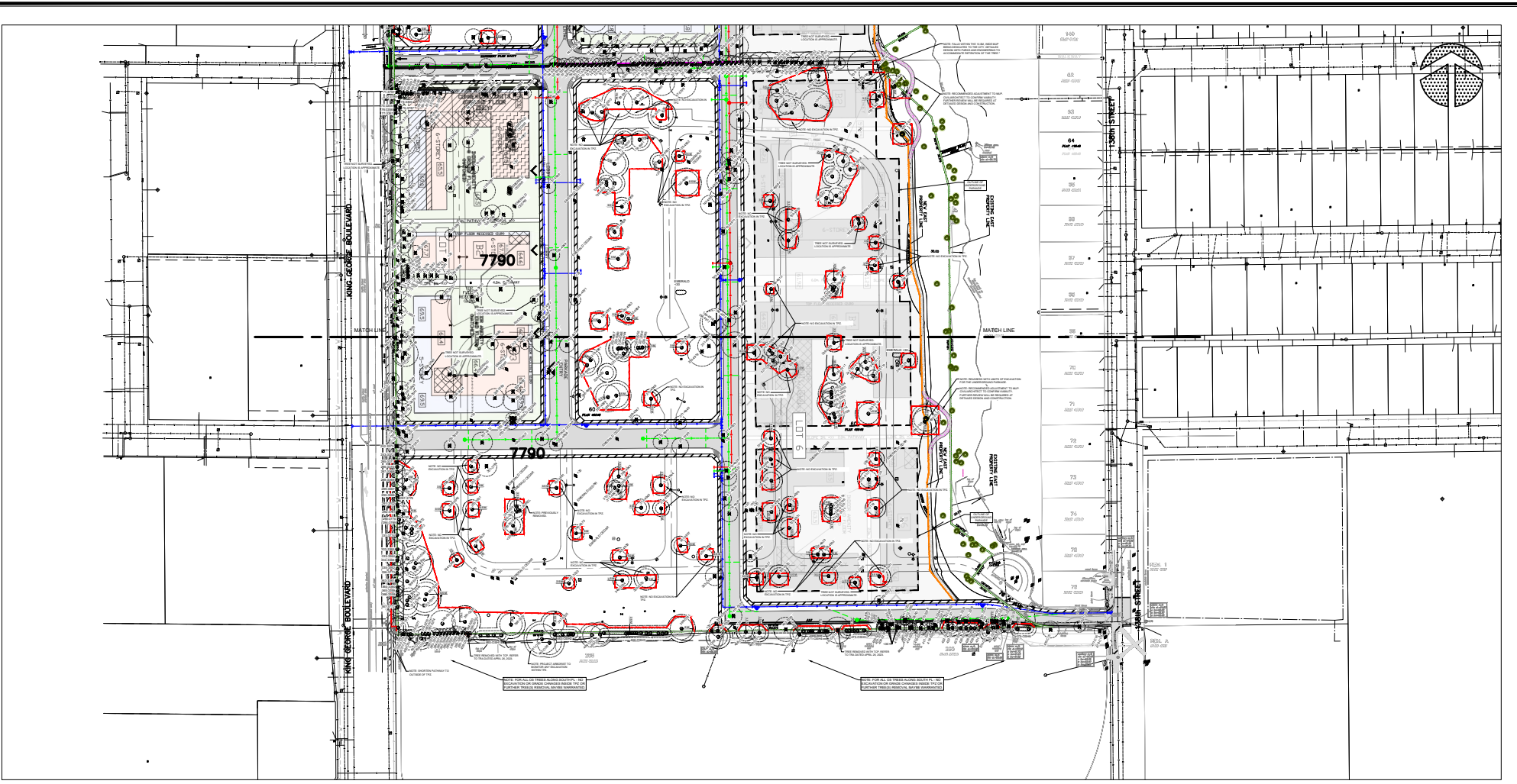
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	448
Protected Trees to be Removed	250
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	198
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 27 X one (1) = <u>27</u> - All other Trees Requiring 2 to 1 Replacement Ratio 223 X two (2) = <u>446</u>	473
Replacement Trees Proposed	360
Replacement Trees in Deficit	113
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	58

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: November 8, 2023
--	------------------------





NOTE:

- TREE PROTECTION FENCING MAY NEED ADJUSTMENT BASED ON ONSITE CONDITIONS

GENERAL NOTES:

- ONLY BC LNS SURVEYOR CAN CONFIRM THE EXACT LOCATION/OWNERSHIP OF ANY TREE.
- ANY REQUIRED OVER EXCAVATION FOR PROPOSED CONSTRUCTION SHOULD BE LIMITED OUTSIDE THE TREE PROTECTION ZONE.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED
- TREE PROTECTION FENCING
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- SPEA TREE RECOMMENDED FOR RETENTION
FINAL RECOMMENDATION TO BE MADE BY SURREY PARKS, REC. AND CULTURE DEPARTMENT
- SPEA TREE RECOMMENDED FOR REMOVAL
FINAL RECOMMENDATION TO BE MADE BY SURREY PARKS, REC. AND CULTURE DEPARTMENT

STAMP	NO.	DATE	BY	REVISION

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

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PROJECT TITLE
 7790 KING GEORGE BOULEVARD SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN GENERAL DP

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE JUNE 23, 2022

T-1
 SHEET 1 OF 3


Tree Preservation Summary

Surrey Project No: 7922-0222-00
Address: 7850 – 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)	162
Protected Trees to be Removed	101
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	61
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = <u>5</u> - All other Trees Requiring 2 to 1 Replacement Ratio 96 X two (2) = <u>192</u> 	197
Replacement Trees Proposed	520
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	42

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 	5
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: November 14, 2023
--	-------------------------





NOTE:
 • TREE PROTECTION FENCING MAY NEED ADJUSTMENT BASED ON ONSITE CONDITIONS

GENERAL NOTES:
 • ONLY BC/LNS SURVEYOR CAN CONFIRM THE EXACT LOCATION/OWNERSHIP OF ANY TREE.
 • ANY REQUIRED OVER EXCAVATION FOR PROPOSED CONSTRUCTION SHOULD BE LIMITED OUTSIDE THE TREE PROTECTION ZONE.

- LEGEND**
- TREE TO BE RETAINED
 - TREE TO BE REMOVED
 - NON-BY-LAW TREE
 - MINIMUM NO-DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE
 - TREE NOT ASSESSED
 - TREE PROTECTION FENCING

- SPEA TREE RECOMMENDED FOR RETENTION
FINAL RECOMMENDATION TO BE MADE BY SURREY PARKS, REC. AND CULTURE DEPARTMENT
- SPEA TREE RECOMMENDED FOR REMOVAL
FINAL RECOMMENDATION TO BE MADE BY SURREY PARKS, REC. AND CULTURE DEPARTMENT
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE

STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3V 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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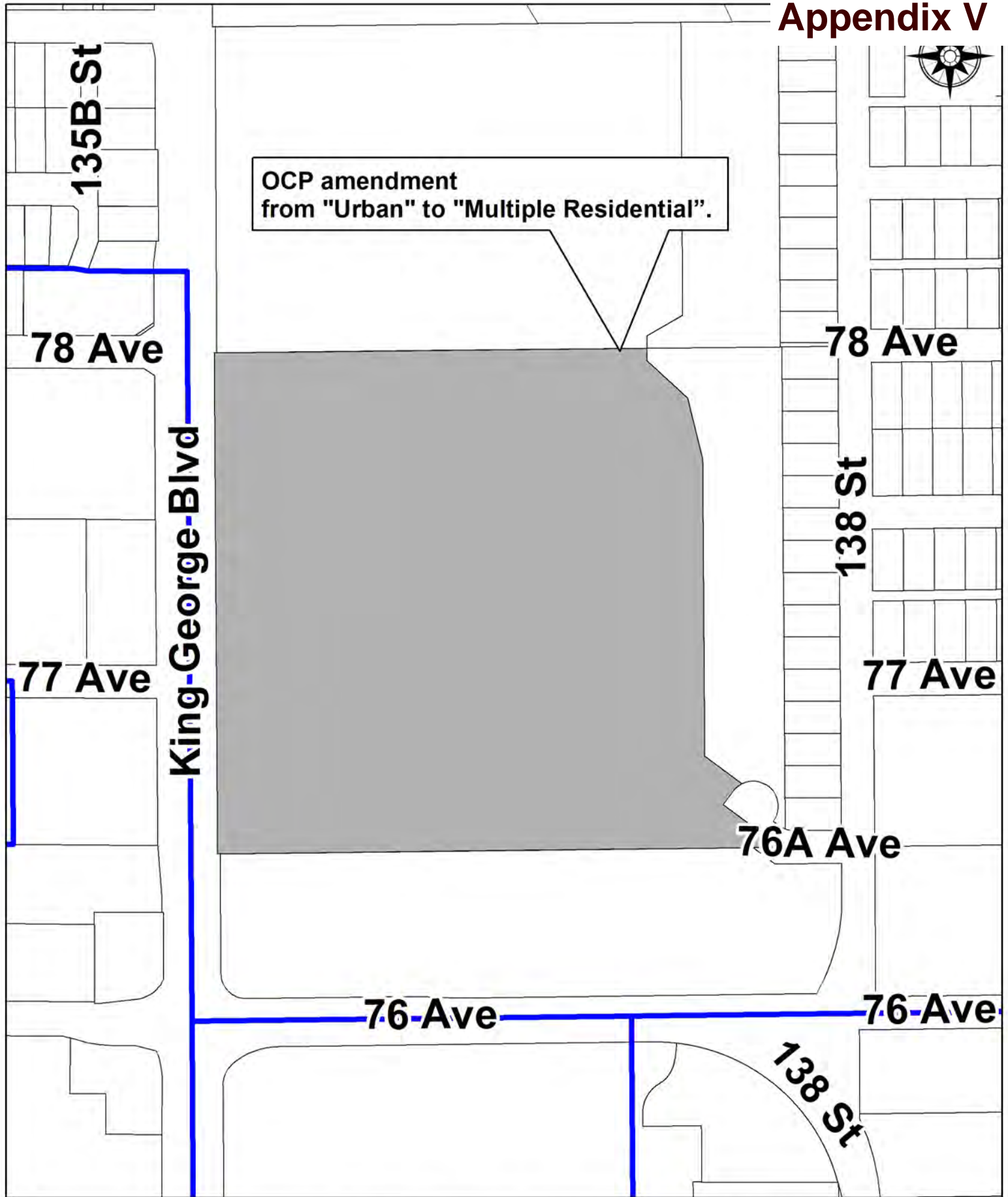
PROJECT TITLE
7850 KING GEORGE BOULEVARD SURREY, B.C.

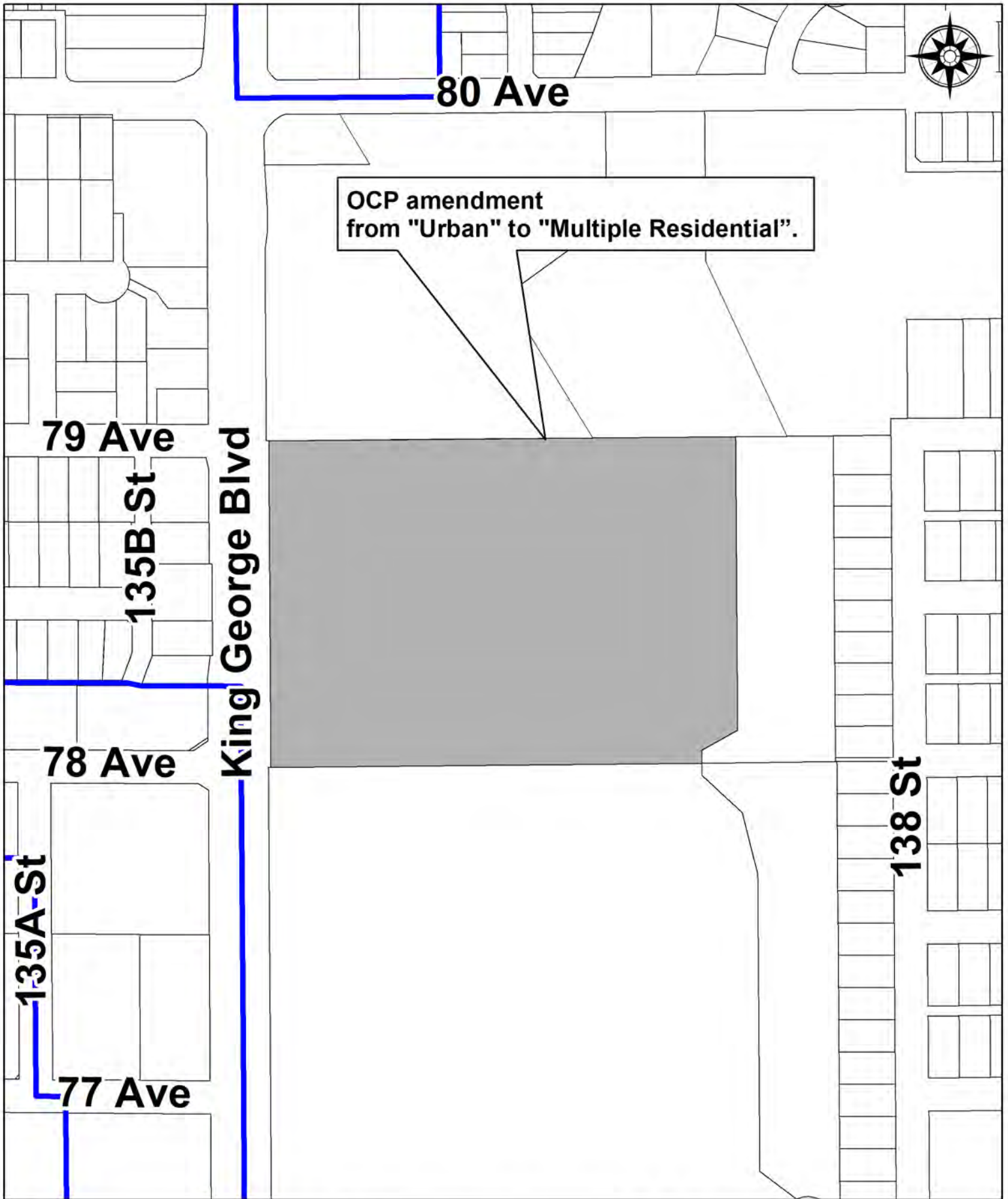
SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN GENERAL DP

CLIENT _____

DRAWN MK
SCALE AS SHOWN
DATE JUNE 23, 2022

T-1
 SHEET 1 OF 1





B. NEW SUBMISSION

1. 4:05 p.m.

File No.:	7922-0221-00 & 7922-0222-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RM-M to CD; Proposed General Development Permit to allow for 20 low-rise 5-6 storey apartment buildings. Two buildings to contain some ground floor CRUs and one building to contain daycare space.
Address:	7790 King George Boulevard & 7850 King George Boulevard
Developer:	Phil Magistrale, Dawson & Sawyer
Architect:	Abhishek Sinha, Barnett Dembek Architects,
Landscape Architect:	Mary Chan Yip, PMG
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The Urban Design Planner described the scope of a General Development Permit, and advised that staff generally support the project.

The Panel was asked to comment on the open spaces of the site, including parks, plazas, outdoor amenity space; circulation routes, including roads, pedestrian paths, size, and location; setbacks; public realm interface; building separation; building heights and number of stories; building form, concept, and fenestration approach; parking; and land use.

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by E. Aghsaei
Seconded by N. Couttie
That the Advisory Design Panel (ADP) is
NOT IN SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project to the ADP for review.

Defeated

With Y. Popovska, R. Salcido, S. Macrae, D. Dilts,
K. Deol, and N. Funk opposed.

A new motion was put forth:

It was

Moved by S. Macrae

Seconded by Y. Popovska

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

With E.Aghsaei, J. Azizi, G.Brumpton, N. Funk, and N. Couttie opposed.

Key Points

- Consider inventing an overall concept or “Big Idea” for the site.
 - This is a transit-oriented development located in the heart of Surrey that will include a centralized City Park, new publicly accessible paths along a new Riparian Area and multiple pedestrian pathways. The “Big Idea” is to create a new, sustainable 15-minute neighbourhood that is seamlessly integrated between a bustling frequent transit network and a natural fish bearing habitat. The development is broken in to 3 different nodes that are directly related to its current and future environments. Each node will provide a unique experience and distinct sense of place as future residents move, gather and live throughout the community.
- Consider differentiating the streets of the site.
 - As noted above, different building and landscape characteristics will be applied throughout the site based on their location and street frontage. Buildings along King George Blvd. will match the energy of the transit corridor with strong facades which include commercial uses and two-storey townhouse units. 136a and 137 Street will respond to the central City park with a more residential feel throughout with a great amount of massing relief in this area. East of 137 Street, the buildings and landscaping will respond to Hunt Brook with softer building materials and colors that will differentiate this area from the others throughout the site.
- Consider developing a high-quality public realm to set the stage for future phased buildings.
 - The public realm will be built to the City of Surrey’s Engineering design criteria standards. All other private spaces will be enhanced with publicly accessible spaces in the forms of corner plazas and passive social spaces. The hard and soft landscaping materials will be of high quality to enhance the outdoor spaces with interesting and differentiating schemes throughout the site.
- Consider using L-shaped or I-shaped buildings as opposed to U-shaped buildings.
 - We have adjusted the U-shaped buildings to open up on the east sides of them to allow for view cones.
- Reconsider the U-shaped buildings and their orientation, bearing in mind sunlight exposure.
 - Buildings in Lot 3 and 6 have been adjusted in their orientation and the “1” building in Lot 5 has been removed to allow for more sunlight

- exposure. In addition to the pulled back portions of the east sides of the U shaped buildings, we have also lowered the height of many buildings by 10ft to 5-storeys on the west and south facades to allow for greater sunlight exposure.
- Consider diversifying the building and courtyard design to prevent sameness, while still maintaining cohesion across the site.
 - Each courtyard will have its own unique feel and design which will be completed at each detailed DP.
 - Considering adding more commercial space along King George Boulevard.
 - Complete, we have added more commercial space along King George Blvd.
 - Consider augmenting the indoor amenity spaces in all buildings.
 - Complete, we have increased the amount of indoor amenity space in each of the U shaped buildings.
 - Consider hiring a sustainability consultant at this early stage.
 - We will consider further sustainability features at detailed DP's.
 - Consider the addition of green rooves and other rooftop amenity spaces.
 - We are over providing on the outdoor amenity space required. We can consider this as the detailed DP's are further developed.
 - Consider strengthening storm water management plans.
 - A storm water management feature will be located at the north/east section of the site to direct surface water towards the creek via a bioswale.
 - Consider hiring an accessibility consultant.
 - The entire site is adhering to the B.C.B.C. accessibility requirements. Our code consultant will be reviewing each detailed DP and BP submissions.

Site

- Consider drawing examples from successful walkable communities to inspire the design of pedestrian spaces in this project.
 - As per our landscape drawings, there will be multiple opportunities to create interesting and unique pedestrian spaces throughout the site that will be designed at the detailed DP.
- Recommend working with the project environmental consultant to integrate the park into the riparian area so it is enhancing the ecology and biodiversity of that corridor; alternatively, moving the park to the edge of the riparian area would help enhance the ecology of the corridor and would help the park feel larger.
 - The park location has been approved by the Park's department and will remain as is.
- Consider evaluating the crossflow of the neighbourhood.
 - The crossflow has been designed to allow for multiple pedestrian connections that run e/w and n/s throughout the site. Each walkway has been designed to be accessible and the use of stairs will likely not be needed for public spaces.
- Consider centralizing commercial space around central park and challenging City Engineering public road standards to explore more pedestrian friendly core flanked by shared-public-ways/Woonerfs with a blend of hard and soft scape for inherent traffic calming.
 - The commercial space and Daycare has been located across from the Park.

- We have already proposed alternative pedestrian friendly roads but these were not accepted by the Engineering department.
- Recommend incorporating bike lanes, ensuring to indicate their placement in the planning drawings.
 - Bike lanes do not fit into the local road design criteria. We will be constructing a new bike lane along King George Blvd. as part of the Servicing Agreement.
 - Consider revising the east edge to rotate buildings or open up pathways to integrate more with the adjacent riparian area.
 - Many of the buildings have been adjusted to allow for multiple PAOS along the creek. This layout also adheres to CPTED principles with “eyes on the creek” and a strong frontage along the new pathway and riparian area.
 - Consider alternate methods to terminating the street on 136A Street, potentially by means of a plaza, viewpoint, or childcare, instead of the narrow end of a building.
 - These “I” buildings have been removed and there are now site lines through the south side of 136a and 77 Avenue.
 - Consider relocating the daycare so that it faces the park and is not exposed to excess noise.
 - Complete, we have moved the Daycare to be across from the Park and next to the commercial space. It also will allow for a south exposed outdoor space for the Daycare.
 - Consider adding more commercial space along King George Boulevard.
 - Complete, we have added more to front King George Blvd.
 - Consider widening the commercial space in areas in which it bottle-necks.
 - The commercial layouts will be confirmed at DP. The depths of the units will be 12.0m.
 - Consider reorienting the entrances of the townhomes so that they face the park.
 - These 2 storey townhomes are only proposed for King George Blvd. We are able to provide a 2 storey feel for all other buildings throughout the site and the Park by the use of different windows, materials and color schemes.
 - Reconsider the small size of the townhomes, bearing in mind functionality for families.
 - These are a unique, 1 bedroom end user home that function better along King George Blvd.
 - Consider 4-storey stacked townhouses for the B2 buildings to avoid overcrowding in the courtyards and walkways; also consider that higher buildings may yield towards a more dynamic city skyline.
 - We have adjusted many of the south and west facing facades of the “U” shaped buildings to be 5 storey in height which will allow for a more dynamic skyline. The site does not work with building higher formed buildings or stacked townhomes. The most affordable homes can be brought to the market with the current 5 and 6 storey design.
 - Consider augmenting the smaller indoor amenity spaces.
 - We have increased the indoor amenity space in all of the U shaped buildings.
 - Consider adding more indoor amenity space to each building.
 - We have increased the indoor amenity space in all of the U shaped buildings.
 - Consider adding amenity spaces to the corners where residential spaces will be hard to lay out.
 - Complete, we have moved the indoor spaces in to the corners on U shaped buildings.

- Consider establishing a larger range of unit types from east to west to be more intentional with project edges.
 - The commercial and townhomes along King George Blvd. interface with the more urbanized frontage of the street. There will be opportunities for different unit types in buildings throughout the detailed DP process. For now, the units proposed are the most affordable and in demand type of home.
- Consider adding parking spaces along King George Boulevard, ensuring that it will not conflict with daycare parking; consult City of Surrey staff to find the correct ratio of on-street versus off-street parking to help mitigate below grade parking.
 - Parking is not permitted on King George Blvd. Adequate parking will be provided underground and additional on-street parking will be available on the local roads throughout the site.
- Consider including parking spaces for families.
 - We will consider this as part of detailed parking design.
- Consider the addition of underground parking.
 - All residential, commercial, visitor and daycare parking will be provided underground.
- Consider densifying the neighbourhood with higher buildings and creating more residential space.
 - The site does not work with building higher buildings or more density at this time.

Form and Character

- Consider developing a “big idea” or conceptual theme to tie the entire project together.
 - The “Big Idea” is to create a new, sustainable 15-minute neighbourhood that is seamlessly integrated between a bustling frequent transit network and a natural fish bearing habitat. The development is broken in to 3 different nodes that are directly related to its current and future environments. Each node will provide a unique experience and distinct sense of place as future residents move, gather and live throughout the community.
- Consider the impact of the site slope on each building.
 - Complete, grading has been established for the site. We have further updated building designs to allow for flat walk out units into courtyard amenities which lowers the use of any retaining walls required.
- Reconsider the U-shape buildings, as they conjure feelings of hospitals or hotels, creating a counterproductive ambiance.
 - We have adjusted the U-shaped buildings to open up on the east sides of them to allow for view cones. There is sufficient building separations between portions of the building that allow for privacy and opportunities for unique courtyard spaces that future residents can identify their sense of place throughout the development.
- Reconsider the orientations of the various U-shaped buildings, bearing in mind their exposure to sunlight; consider conducting a proper shadow study at all times of days to inform this change.
 - In addition to the pulled back portions of the east sides of the U shaped buildings, we have also lowered the height of many buildings by 10ft to 5-storeys on the west and south facades to allow for greater sunlight exposure.
- Consider L-shaped buildings as opposed to U-shaped buildings to increase flow and ventilation.

- We have adjusted the U-shaped buildings to open up on the east sides of them to allow for view cones which increase the flow and ventilation of the site. There are also increased outdoor spaces provide as a result of these changes to the U shaped buildings.
- Consider privacy concerns that may arise as a result of the U-shaped buildings and the close proximity of units.
 - There is sufficient building separations between portions of the building that allow for privacy and opportunities for unique courtyard spaces that future residents can identify their sense of place throughout the development.
- Reconsider the design of the I-shaped building on B2 along the north-south edge.
 - We have removed this building.
- Consider more thoughtfully articulating the buildings and developing character in order to enhance the overall development.
 - These will all be done at the design phase of each detailed DP.
- Consider the design choices of residential versus commercial entrance spaces to avoid the feeling of sameness.
 - We will ensure the two types of entrances are differentiated.
- Consider enhancing design viability to small commercial spaces to ensure longevity for retail tenants.
 - We will ensure the units are designed and sized appropriately for the longevity of retail tenants.
- Consider implementing a strategy whereby each courtyard has its own distinctive ambience while still maintaining cohesion among each one.
 - Each courtyard will be designed at detailed DP's to be unique amongst each other while maintain cohesion throughout the site.

Landscape

- Consider adding urban greenery and diversifying materials of the project to break-up the building blocks.
 - All buildings will be designed with different materials in order to break up the building blocks. Urban greenery will be provided where applicable to enhance the pedestrian interface and experience.
- Consider establishing a sense of place through intentional character for the neighbourhood through use of urban agriculture.
 - As noted the landscape features will differentiate between each node throughout the site.
- Consider the implementation of organic lines throughout the development area.
- Consider diversifying the materials and sizes of all walkways.
 - Walkways will be designed similar to the concept images in the landscape plans. Different colors and sizes of pavers or concrete treatments will be used throughout to create interesting and unique walkways for pedestrians.
- Consider including courtyard amenities designed for families.
 - We will provide these in the detailed DP's.
- Consider including a playground for children in the project.
 - We will ensure there are multiple playground for children in the project.
- Consider amenities for children aged 12 and up.
 - We will ensure there are amenities for children aged 12 and up.
- Consider designing privacy-landscape that does not inhibit light from entering windows or balcony spaces.

- We will examine lower types of shrubs and bushes that can provide privacy without impacting light from entering windows or balconies. These can be placed closer to the edge of the sidewalk to allow for maximum light into patios and windows.
- Consider using more than the minimum soil volumes with trees.
 - We will examine areas where this may be achievable throughout each detailed DP.

CPTED

- No specific issues were identified.

Sustainability

- Consider establishing goals for sustainability certification: Living Community Challenge, Dark Sky, Salmon Safe, and Net Zero.
 - These certifications while important, may not be viably achievable for this site. We will be dedicating a portion of Hunt Brook to the City for maximum safeguarding of the habitat into the future.
- Consider transcending conventional sustainability measures work with a larger site to include green infrastructure features such as surface storm water management.
 - As noted above, there will be a bio-swale at the north/east end of the site that directs surface storm water towards the creek.
- Consider working with the client, consultants, and City of Surrey to establish goals related to stormwater biofiltration, rain gardens etc., as well as sanitary treatment on site (living machines).
 - We will work with the City of Surrey, and both our Environmental and Civil consultant to provide the most appropriate treatments for storm water and sanitary treatments.
- The simplicity of the building forms has inherent benefits for sustainable design in terms of energy use and “form factor” efficiency and is encouraged as long as greater orientation and layout challenges are addressed.
 - As part of each detailed DP, we will ensure differentiation of buildings throughout the site with the use of materials and colors schemes.
- Consider the addition of green roofs along King George Boulevard.
 - Green roofs don’t seem appropriate along King George Blvd.
- Consider implementation of renewable energy generation and its relationship to massing and heights.
 - We will have to look into these at further detailed DP’s.
- Consider establishing goals related to solar and grey water ready to be required at subsequent lot specific developments.
 - These will be considered at further detailed DP’s.
- Consider parking developments with the least harm to the environment, bearing in mind soil removal and carbon.
 - We will do a cut-fill analysis to ensure we are being as efficient as possible with the existing soils and attempt to re-use as much as possible.
- Consider bicycle parking.
 - Visitor bicycle parking will be provided at each building’s entry. Each residential unit will be provided with the City of Surrey’s bicycle parking by-law.

Accessibility

- Consider hiring an accessibility consultant for this development project.
 - The site is completely accessible as per the design of our sloping walkways. Our code consultant will ensure our site and buildings conform to the B.C.B.C.
- Consider incorporating smart technologies and dim lighting to accommodate people of various abilities.
 - We will consider this as part of the detailed design and BP plans.
- Consider improving the site to be more inclusive and accessible to people with limited mobility.
 - All indoor and outdoor public spaces will be accessible. We will ensure aspects the amenity spaces are planned at detailed DP phases to be inclusive and accessible to people with limited mobility.
- Consider measures to make playground and amenity spaces accessible for all abilities.
 - We will examine this at detailed DP's.
- Consider making on-site washrooms accessible for all ages and abilities.
 - We will ensure there are washrooms accessible for all ages and abilities in the indoor amenity spaces.
- Consider the addition of warning pavers around parking ramps.
 - We will look at this at parkade and BP design.
- Consider incorporating parking for people with mobility aids.
 - We will ensure there are spaces for people with mobility aids in each underground parkade.
- Consider the addition of large-print signage for wayfinding.
 - We will consider this at our signage design phase of the project.
- Consider adding signage with adequate sightlines.
 - We will consider this at our signage design phase of the project.