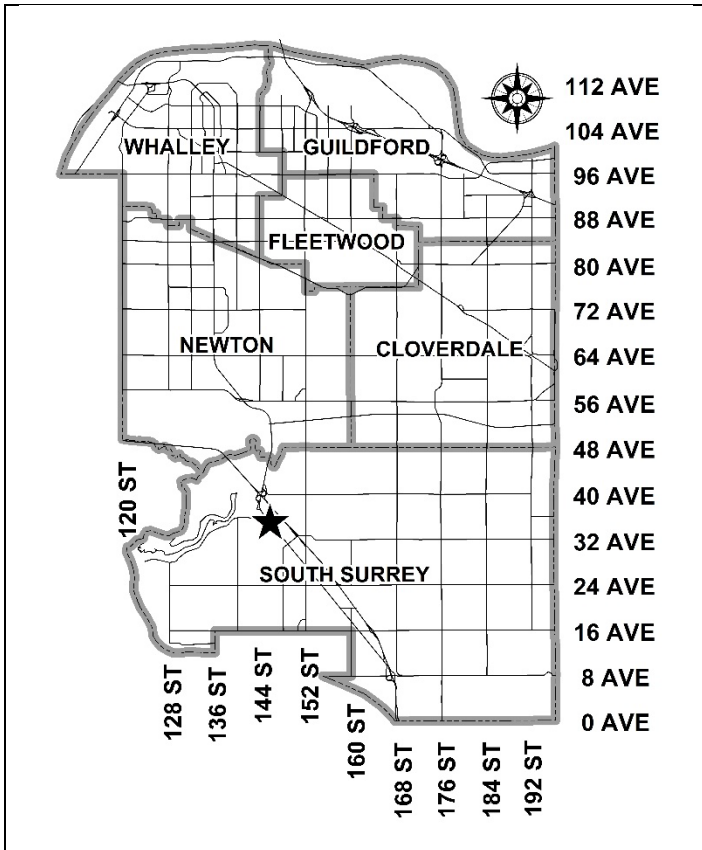


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7918-0284-00

Planning Report Date: July 10, 2023



**PROPOSAL:**

- **Rezoning** from C-8 to CD
- **LAP Amendment** from Commercial to Mixed-Use Commercial-Residential
- **Development Permit**
- **Housing Agreement**

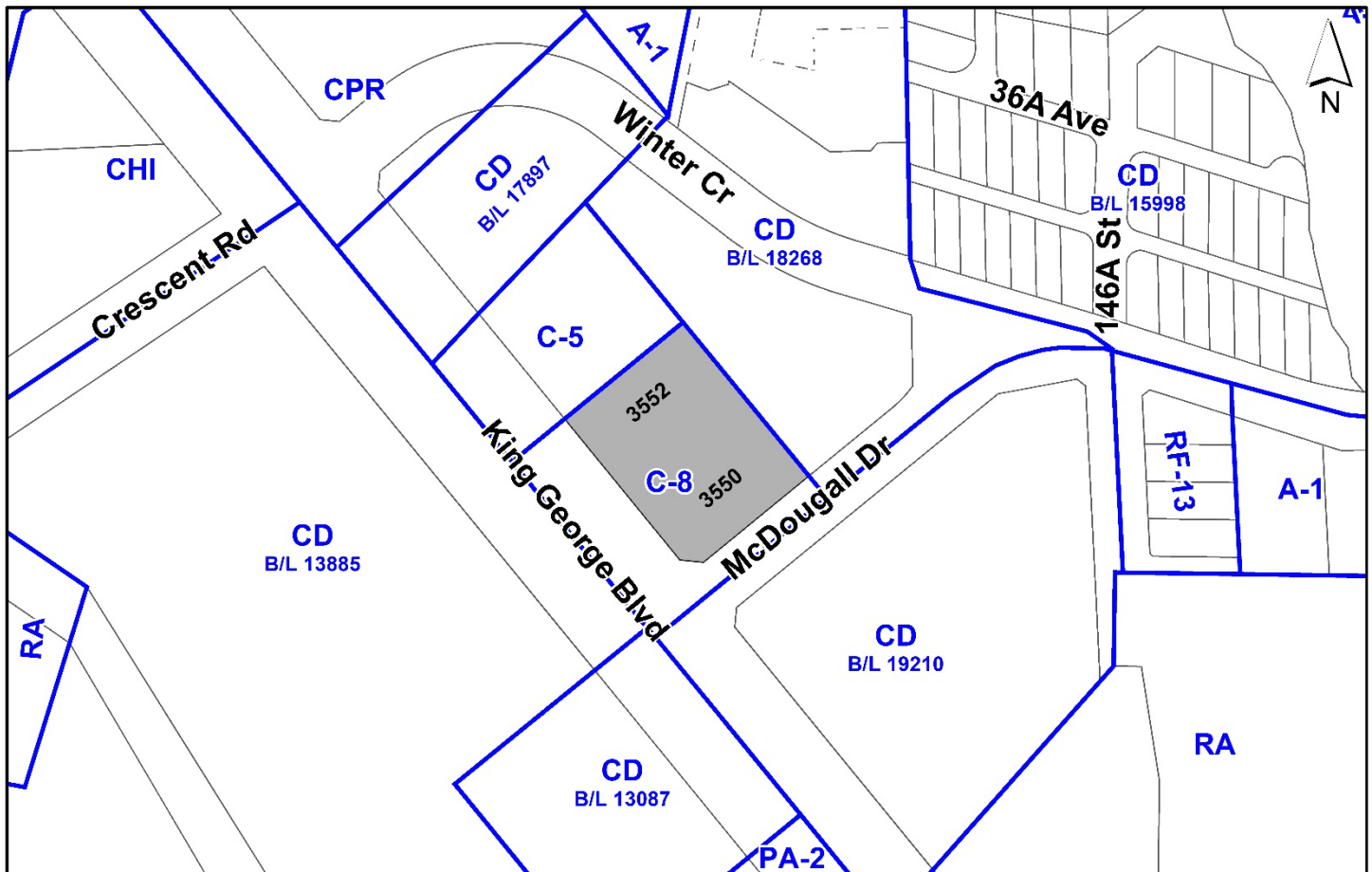
to permit the development of a five-storey mixed-use building with commercial units on the ground floor and 85 rental residential units above.

**LOCATION:** 3550 - King George Boulevard  
 (3552 - King George Boulevard)

**ZONING:** C-8

**OCP DESIGNATION:** Commercial

**LAP DESIGNATION:** Commercial



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.
- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the King George Highway Corridor Local Area Plan (LAP) to amend the land use designation for the subject site from "Commercial" to "Mixed-Use Commercial-Residential".

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Commercial designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The King George Highway Corridor LAP is an older plan (1995) that does not account for mixed-use development. It is noted that since the time the plan was enacted in 1995, City practices and policies have evolved to encourage more density and mixed-use forms of development.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character. The proposed density and building form are appropriate for this area of King George Boulevard.
- The proposal complies with the City's sustainability objectives to increase density and housing choice in proximity to existing Frequent Transit Network (FTN) routes. The proposal supports the existing FTN service on King George Boulevard, and future potential Rapid Transit on King George Boulevard.
- The proposal supports Surrey's Affordable Housing Strategy to encourage the development of secured purpose-built rental housing in locations close to Frequent Transit Networks. The applicant is proposing 85 rental units.

The proposed 85 rental units consist of 66 market rental and 19 below-market apartment units, which will be secured through a Housing Agreement. The below market rental rate is proposed to be 10% below the average rent for the similar unit type in the same building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A By-law be introduced to enter into a Housing Agreement for a period of 20 years and be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7918-0284-00 generally in accordance with the attached drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) approval from the Ministry of Transportation & Infrastructure;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant enter into a Housing Agreement with the City to secure the rental tenure of the proposed 85 residential units for a period of 20 years;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (i) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions for the residential portion of the building should the project be converted from rental housing to market units at any point in the future, after expiry of the Housing Agreement;
  - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art for the commercial portion of the building, to the satisfaction of the General Manager Parks, Recreation and Culture; and

- (k) provision of an access easement in favour of the parcel to the north at 3566 King George Boulevard, to allow surface access from McDougal Drive to 3566 King George Boulevard.
5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan to re-designate the site from "Commercial" to "Mixed-Use Commercial-Residential" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Commercial building	Commercial/ Commercial	C-8
Northeast:	4-storey apartment building	Multiple Residential/ Townhouses and Apartments	CD (By-law No. 18268)
Northwest:	Commercial building	Commercial/ Commercial	C-5
Southwest (Across King George Boulevard):	Townhouse complex	Urban/ Clustering and Urban Single Family Density (8 upa)	CD (By-law No. 13885)
Southeast (Across McDougall Drive):	5-storey apartment building	Multiple Residential/ Apartment	CD (By-law No. 19210)

## Context & Background

- The subject site is located at 3550 King George Boulevard and is 3,896 square metres in area. The parcel contains a commercial building which is proposed to be demolished as a condition of Final Adoption. The parcel is zoned "Community Commercial Zone (C-8)" and designated Commercial in the Official Community Plan (OCP) and Commercial in the King George Highway Corridor Local Area Plan (LAP).
- The subject site is bordered to the northwest by a commercial site and to the northeast by a 4-storey apartment building. To the southeast, across McDougall Drive, is a 5-storey apartment, and to the southwest, across King George Boulevard, is a townhouse complex.
- The applicant is required to provide an access easement in favour of the property to the northwest at 3566 King George Boulevard, to provide access from McDougall Drive to 3566 King George Boulevard, via the proposed drive-aisle on the subject site.



## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing:
  - A rezoning from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)", based on "Multiple Residential 70 Zone (RM-70)" and THE "Neighbourhood Commercial Zone (C-5)";
  - A Form and Character Development Permit to allow the development of a mixed-use building consisting of approximately 876 square metres of ground floor commercial space and 66 market rental and 19 below market rental apartment units (total of 85 units); and
  - A Housing Agreement to secure all of the rental units for a period of twenty years.

	Proposed
<b>Lot Area</b>	
Gross and Net Site Area:	3,896 sq.m.
<b>Number of Lots:</b>	1
<b>Building Height:</b>	20.0m
<b>Unit Density:</b>	219 units per hectare (89 units per acre)
<b>Floor Area Ratio (FAR):</b>	2.00
<b>Floor Area</b>	
Residential:	6,730 sq.m.
Commercial:	876 sq.m.
Total:	7,606 sq.m.
<b>Residential Units:</b>	
1-Bedroom:	61 units
2-Bedroom:	24 units
Total:	85 units

## Referrals

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

School District: **The School District has advised that there will be approximately 12 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

7 Elementary students at Semiahmoo Trail Elementary School  
3 Secondary students at Elgin Park Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Winter 2025.

Parks, Recreation & Culture: Elgin Estates Park is the closest park with active amenities which includes a recreational trail network and is 825 metres walking distance from the development. 103F – Greenbelt is the closest park with natural areas. Parks requires compensation for the proposed removal of two City trees.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on May 25, 2023 and was conditionally supported. The applicant has resolved the outstanding items from the ADP review. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

## Transportation Considerations

- The site is to be accessed via a rear drive-aisle from McDougal Drive, with two accesses from the drive-aisle to the proposed structured parking. The drive-aisle will also serve as access for the parcel at 3566 King George Boulevard abutting to the north, through a proposed access easement in favour of the parcel to the north at 3566 King George Boulevard, to allow surface access from McDougal Drive to that parcel.
- The subject site is approximately 150 metres from the nearest bus stop, and is served by the 321, 351, 354 and 394 bus routes. In addition, the South Surrey Park & Ride facility is approximately 700 metres from the subject site.

## Sustainability Considerations

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

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

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

### Official Community Plan

#### Land Use Designation

- The proposal complies with the subject site's Commercial designation in the Official Community Plan.

#### Themes/Policies

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

*(The proposed development complies with the RGS designation.)*

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

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

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

*(The proposed development will provide rental apartment options in the King George Boulevard transit corridor.)*

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

*(The required residential parking for the proposed apartment units is proposed to be enclosed by the building, wrapped by the proposed commercial units and partially located underground.)*

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

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

## **Secondary Plans**

### Land Use Designation

- The proposal includes an amendment to the King George Highway Corridor Local Area Plan (LAP) to redesignate the land from "Commercial" to "Mixed-Use Commercial-Residential".

### Amendment Rationale

- The King George Highway Corridor Plan is an older plan that does not account for mixed-use development. It is noted that since the time that the plan was enacted in 1995, City practices and policies have evolved to encourage more mixed-use forms of development.
- The proposed density and building form are appropriate for this part of King George Boulevard and the building will have a strong street presence along both King George Boulevard and McDougall Drive, which will contribute to a more vibrant pedestrian environment. The subject site is located in an area that is well-served by transit, and the proposed use and density can further support transit usage.
- The proposed building form and scale are appropriate for this area in South Surrey, as it has frontage on a major arterial road. The provision of commercial space on the ground floor will support achieving the intent of the original LAP commercial designation, whereas the provision of apartment units on the upper floors will help support the viability of the commercial units.

**CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use development on the subject site. The proposed CD By-law identifies appropriate uses, densities, and setbacks. The CD By-law 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-law is illustrated in the following table:

<b>Zoning</b>	<b>C-5 Zone (Part 35)</b>	<b>RM-70 Zone (Part 24)</b>	<b>Proposed CD Zone</b>
<b>Floor Area Ratio:</b>	0.50	1.50	2.00
<b>Lot Coverage:</b>	50%	33%	70%
<b>Yards and Setbacks</b>	7.5 m	7.5 m	King George Boulevard – 4.0 m; McDougall Drive – 4.0 m; Northwest – 0m for first floor and 7.5 m for upper floors; Northeast – 11.0 m
<b>Principal Building Height:</b>	9 m	50 m	22.0 m

<b>Permitted Uses:</b>	<ol style="list-style-type: none"> <li>1. Retail stores excluding adult entertainment store, secondhand stores and pawnshops.</li> <li>2. Personal service uses limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops.</li> <li>3. General service uses excluding funeral parlours and drive-through banks.</li> <li>4. Eating establishments excluding drive-through restaurants.</li> <li>5. Neighbourhood pubs.</li> <li>6. Office uses excluding social escort services and methadone clinics.</li> <li>7. Indoor recreational facilities.</li> <li>8. Community services.</li> <li>9. Child care centres.</li> <li>10. One caretaker unit per lot.</li> </ol>	Multi-unit residential buildings and ground-oriented multiple unit residential buildings.	<p>Principal Use: Multiple unit residential buildings, provided that no residential uses are located on the ground floor.</p> <p>Accessory Uses:</p> <ol style="list-style-type: none"> <li>1. Retail stores excluding adult entertainment stores, auction houses, second-hand stores and pawnshops.</li> <li>2. Personal service uses, excluding body rub parlours.</li> <li>3. General service uses excluding funeral parlours, drive-through banks and vehicle rentals.</li> <li>4. Office uses excluding social escort services and methadone clinics.</li> <li>5. Eating establishments excluding drive-through restaurants, provided that the eating establishment is less than 150 sq.m. in floor area.</li> <li>6. Indoor recreational facilities, excluding a gymnasium.</li> <li>7. Community services.</li> <li>8. Child care centres.</li> </ol>
<b>Amenity Space</b>			
Indoor Amenity:	n/a	3 m <sup>2</sup> per unit (255 m <sup>2</sup> for 85 units)	The proposed 257 m <sup>2</sup> meets the Zoning By-law requirement.
Outdoor Amenity:	n/a	3 m <sup>2</sup> per unit (255 m <sup>2</sup> for 85 units)	The proposed 698 m <sup>2</sup> exceeds the Zoning By-law requirement.
<b>Parking (Part 5)</b>		<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>			
Commercial:		24	24
Residential:		85	85
Residential Visitor:		9	14
Total:		118	123
<b>Bicycle Spaces</b>			
Residential Secure Parking:		102	132
Residential Visitor:		6	16

- The building setbacks have been reduced from 7.5 metres to 4.0 metres along King George Boulevard and McDougall Drive to allow the commercial units to have a closer interaction with the street.
- A 0 (zero) metre ground floor northwest setback will allow the property to the northwest to also develop to a 0 (zero) metre setback along their shared property line. This will allow for a more continuous street wall interface along King George Boulevard. The upper residential floors are proposed to be set back at 7.5 metres from this property line.
- The northeast setback is 11.0 metres, as there is a drive-aisle at grade between the proposed building and the property line. The 11.0 metre setback allows for a suitable separation with the apartment building on the lot to the northeast.
- The proposed lot coverage of 70% is higher than both the 50% lot coverage permitted in the C-5 Zone and the 33% that is permitted under the RM-70 Zone. The proposed lot coverage reflects the proposed building footprint, in which the building utilizes most of the site, providing a strong street presence along the adjacent two roads (King George Boulevard and McDougall Drive).
- The proposed building height of 22.0 metres, reflects the 5-storey built form and the slope on this site. The C-5 zone permits a maximum building height of 9 metres, whereas the RM-70 zone allows up to 50 metres.
- In terms of land use, most of the commercial uses of the C-5 Zone have been retained, with the exception of the neighbourhood pub use. Eating establishments are limited to a maximum size of 150 square metres, as the parking rate beyond this threshold is significant. The personal service uses are expanded beyond what the C-5 Zone allows to provide more use flexibility.
- A total of 118 parking spaces are required, with 123 parking spaces being provided.

### **Housing Agreement**

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements, for terms and conditions agreed to by the owner and the local government that pertain to the occupancy of the housing units.
- The proposed Housing Agreement will regulate the 85 dwelling units, restricting them to rental tenure for a period of 20 years. Of the 85 units, the applicant is proposing that 66 of them be market rental units, and that 19 of them be below market rental units. The below market rental rate is proposed to be 10% below the average rent for the similar unit type in the same building.
- The City may from time to time require that the owner of the building provide written proof of compliance with the Housing Agreement. The attached Housing Agreement (Appendix VI) will be adopted by Bylaw and be registered on title of the property.

- The Housing Agreement Bylaw will be brought forward for final adoption concurrently with final adoption of the associated OCP Amendment and Rezoning Bylaws and the issuance of the Development Permit, once all of the outstanding conditions associated with the application are fulfilled.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as commercial uses are exempt and all of the proposed residential units are rental units. A Restrictive Covenant will be registered making CACs payable if there is a future change in tenure.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 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.
- As a rental project, the subject proposal is exempt from the provision of this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, 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.
- The Public Art contribution will be required for the commercial portion of the site only and will be applicable to the residential portion only if there is a future change in tenure from the rental residential units.



## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 14, 2019, March 18, 2021 and again on May 8, 2023, and the Development Proposal Signs were installed on April 2, 2021. Staff received 7 responses from neighbouring residents. Four (4) of the respondents did not indicate any concerns with the proposed project. One (1) respondent indicated concerns about increased traffic in the area. Two (2) respondents indicated concerns about building height, in terms of shadowing the property to the northeast and also the potential for the view to the north to be impacted (staff comments in italics).

*(The proposal is providing all of the parking spaces required by the Zoning By-law. The subject site is located on a Frequent Transit Network corridor (King George Boulevard), and transit will be a convenient option for the new residents. In terms of building height, the proposal is for a conventional 5-storey mixed use building which has appropriate building setbacks and the proposal follows the Official Community Plan (OCP) in terms of density permitted along this transit corridor.)*

### Public Information Meeting

- The applicant held a virtual Public Information Meeting (PIM) on April 27, 2022. Approximately 4 people attended the virtual meeting. Concerns mentioned included rodent issues in the area, the proposed rental tenure, hours of operation for the commercial retail units, increases in traffic, parking and concerns about the currently vacant site.

*(The proposed rental units provide a diversity of attainable housing, and the proposed below market rental units will help provide housing that is more affordable than market rental rates. The hours of operation for the commercial retail units are proposed to be between 7am and 7pm. The applicant is providing additional parking beyond what the Zoning Bylaw requires. The existing vacant building will be required to be demolished prior to final adoption.)*

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP).
- A 5 storey mixed-use building is proposed with a total floor area of 7,606 square metres (excluding indoor amenity). The ground floor is proposed to consist of several commercial retail units (CRUs), occupying a floor area of 876 square metres, with four floors of market and below market rental apartment units above.
- The proposed building is U-shaped, with residential units placed above the ground floor CRU and parking area. The U-shape allows for a street wall presence on both King George Boulevard and McDougall Drive and also natural light penetration to the interior of the building. The U-shape also provides the central courtyard amenity area with noise mitigation from King George Boulevard.

- The residential unit mix consists of 61 one-bedroom units and 24 two-bedroom units, for a total of 85 units. The primary entrance to the residential portion of the building is located from a rear lane accessed from the McDougal Drive frontage. Two levels of structured parking are proposed, one level at grade tucked behind the CRUs, and the other level primarily underground.
- The building has a strong street presence, with the ground floor CRUs designed with their primary frontages along King George Boulevard and McDougall Drive. Continuous weather protection is provided for pedestrians along the commercial frontages through the provision of canopies and awnings.
- The design of the building is contemporary and incorporates generous amount of retail glazing at street-level and continuous weather protection, which both enhance the public realm. A strong street-wall is established, which uses a refined material palette and a cleanly organized façade.
- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials include cement fibre board plank siding (gray), cement board panels (white and dark gray), and composite metal panel highlights (copper) Metal guardrails with glazing are proposed for the balconies.

### Signage

- Signage for the commercial units is proposed as individual fascia channel sign letters and also under-canopy signage (blade signage), in a design compatible with the architectural features of the building. All proposed signage is to comply with the Surrey Sign By-law.

### Landscaping

- Landscaping plans, prepared by PMG Landscape Architecture, have been reviewed and found to be generally acceptable. The proposed landscaping includes 42 replacement trees (including Maple, Columnar Maple, Katsura, and Ironwood), shrubs, grasses, perennials, and groundcover. Decorative paving is proposed at the vehicular entrance and the parking entrances.
- Landscaping islands are proposed along both street frontages. Benches and bike parking are provided next to the landscaping islands.
- Two landscaped outdoor amenity areas for residents are proposed to be located on the roof of the podium.

### Indoor Amenity

- The Zoning By-law requires that 255 square metres of both indoor and outdoor amenity space be provided for the residential units in both proposed buildings, based on the requirement of 3.0 square metres per dwelling unit.

- The proposed 257 square metres of indoor amenity meets the minimum required under the Zoning By-law. The indoor amenity space consists of a gym room, games room, lounge area with kitchen facilities and a yoga room, all located on the second floor, adjacent to the outdoor amenity areas.

### Outdoor Amenity

- The applicant is proposing a total of 698 square metres of outdoor amenity space, which exceeds the 255 square metres minimum required under the Zoning By-Law.
- The two outdoor amenity areas are located on the second floor. A 284 square metre area is located along the northwest side of the building, and a 415 square metre area is located within the U-shaped courtyard. The northwest amenity space has landscaping, a seating area and some urban farming boxes, a compost shed and a potting table.
- The courtyard amenity space has landscaping, a lounge seating area, some tables and chair and a children's play area.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding and which do not affect the overall character or quality of the project. These include:
  - The roof plan and renderings need to be coordinated to match the elevation drawings; and
  - The character of the northeast elevation at the bottom two levels, along the drive-aisle, needs to be improved.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these issues prior to Final Approval of the Development Permit, should the application be supported by Council.

## TREES

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	3	3	0
Dogwood	1	1	0
Oak	3	0	3
Maple	5	3	2
Serviceberry	2	0	2
<b>Coniferous Trees</b>			
Colorado spruce	1	1	0
Douglas-fir	1	0	1

<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>16</b>	<b>8</b>	<b>8</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>42</b>		
<b>Total Retained and Replacement Trees</b>	<b>50</b>		

- The Arborist Assessment states that there are a total of 16 mature trees on the site. There are no Alder and Cottonwood trees. It was determined that 8 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, parkade, road dedication and proposed lot grading.
- The applicant is proposing to remove 2 City trees located along the King George Boulevard frontage that will conflict with the proposed construction. Parks accepts the proposed removal and requires tree compensation of 2:1 and associated permit fees and replacement tree rates collected for the Green City Program.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 16 replacement trees on the site. The applicant is proposing 42 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including maple, snowbell, katsura, beech and ironwood.
- In summary, a total of 50 trees are proposed to be retained or replaced on the site.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments and Response
Appendix VI.	Proposed Housing Agreement By-law and Housing Agreement
Appendix VII	Proposed Local Area Plan Amendment map

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

KB/ar



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

Ph: 604-503-4484

PROJECT INFO:  
**5 STOREY MIXED-USE BUILDING  
(MARKET RENTAL)**  
3550 KING GEORGE BOULEVARD, SURREY, BC  
CLIENT:



VIEW FROM KING GEORGE BLVD.

**CONSULTANT'S LIST:**

ARCHITECT:  
FLAT ARCHITECTURE INC.  
209-6321 KING GEORGE BLVD.  
SURREY, BC  
CONTACT: RAJINDER WARRAICH, ARCHITECT, AIBC  
EMAIL: rajinder@flatarchitecture.ca  
PHONE: (604) 503 4484

LANDSCAPE ARCHITECT:  
PMG LANDSCAPE ARCHITECTS.  
C300-4185 STILL CREEK DRIVE,  
BURNABY, BC  
CONTACT: MARY CHAN, MBCSLA  
EMAIL: MARY@pmglandscape.com  
PHONE: (604) 294 0011

CIVIL ENGINEER:  
HUB ENGINEERING INC.  
212, 12991-76 AVENUE.  
SURREY, BC  
CONTACT: MIKE KOMPTER, P.ENG.  
EMAIL: mkg@hub-inc.com  
PHONE: (604) 572 4328

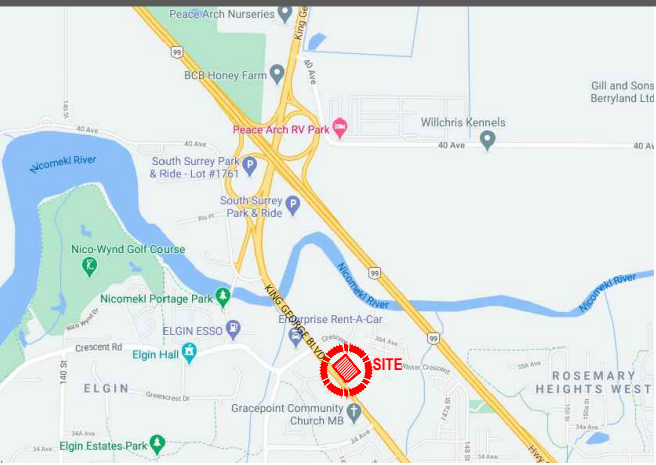
ARBORIST:  
FREEDOM TREE CARE LTD.  
CONTACT: FREEDOM SUKENICK,  
EMAIL: info@freedomtreecare.com  
PHONE: (604) 306 6942

**DRAWING LIST:**

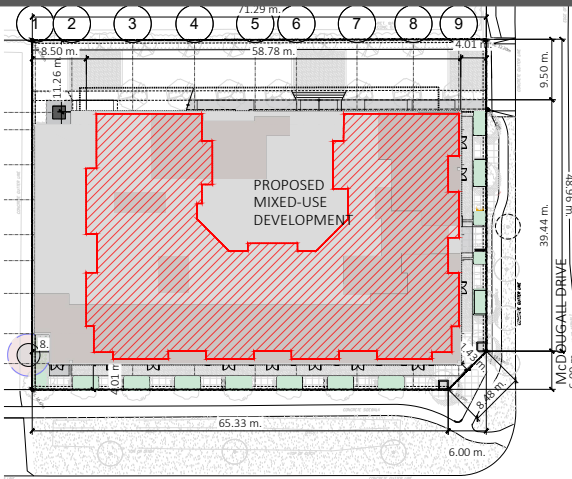
- A.0.0 COVER SHEET
- A.0.1 PROJECT DATA
- A.0.2 CONTEXT ANALYSIS
- A.0.3 CONTEXT PHOTOS
- A.0.4 SITE ANALYSIS
- A.0.5 DESIGN RATIONALE
- A.0.6 DETAILS
- A.0.7 BUILDING MATERIAL & FINISHES
- A.0.8 SHADOW ANALYSIS
- A.0.9 NEIGHBOURHOOD CONTEXT
- A.0.9A NEIGHBOURHOOD CONTEXT
- A.0.9B NEIGHBOURHOOD CONTEXT
- A.1.0 ARCHITECTURAL BASE PLAN
- A.1.1 SITE PLAN
- A.1.2 FIRE DEPARTMENT SITE PLAN
- A.1.3 PARKING STANDARDS
- A.2.0 FLOOR PLAN LEVEL P1
- A.2.1 COMMERCIAL LEVEL PLAN
- A.2.2 FLOOR PLAN LEVEL 2
- A.2.3 FLOOR PLAN LEVEL 3&4
- A.2.4 FLOOR PLAN LEVEL 5
- A.2.5 ROOF PLAN
- A.3.1 ELEVATION
- A.3.2 ELEVATION
- A.3.3 ELEVATION
- A.3.4 ELEVATION
- A.4.1 SECTION
- A.4.2 SECTION
- A.4.3 SECTION
- A.4.4 SECTION
- A.4.5 DETAIL SECTIONS
- A.4.6 PART- SECTIONS
- A.5.0 3D ILLUSTRATION
- A.5.1 3D ILLUSTRATION
- A.5.2 3D ILLUSTRATION
- A.5.3 3D ILLUSTRATION

**PROJECT DESCRIPTION:**

CIVIC ADDRESS:  
3550 & 3552 KING GEORGE BLVD., SURREY, BC  
LEGAL ADDRESS:  
LOT 2, DISTRICT LOT 165, NEW WEST MINISTER PLAN  
78167  
PROPOSED ZONING: CD



KEY MAP



KING GEORGE BLVD.

KEY PLAN

DATE

PROJECT NO:  
**20-213**

SCALE: CHECKED BY:  
**R.W**

REV	DATE	DESCRIPTION	BY
01	23-06-23	ISSUED FOR OP	U.S.
02	11-06-23	ISSUED FOR ADP	U.S.
03	01-06-23	ISSUED FOR ADP	U.S.
04	20-06-23	ISSUED FOR DEVELOPMENT PERMIT	R.W
05	11-06-22	ISSUED FOR DEVELOPMENT PERMIT	R.W
06	21-10-20	ISSUED FOR DEVELOPMENT PERMIT	R.W
07	22-06-20	ISSUED FOR REVIEW	R.W

PROJECT INFORMATION / ZONING DATA								
CIVIC ADDRESS		3550 & 3552 KING GEORGE BOULEVARD, SURREY						
LEGAL ADDRESS		LOT 2, DISTRICT LOT 165, NEW WESTMINSTER DISTRICT PLAN 78617						
ZONING								
	EXISTING	PROPOSED						
OCP DESIGNATION	CB-COMMUNITY COMMERCIAL ZONE	CD						
GROSS SITE AREA	3,896.4 SM (41,940 SF) = 0.96 AC							
BUILDING AREA	2,922.8 SM							
SITE COVERAGE		PROPOSED						
		68%						
BUILDING HEIGHT								
		PROVIDED						
		22.00M (72.25")						
NO. OF STOREY		5						
SETBACK								
	MIN. REQUIRED	PROVIDED						
FRONT YARD (WEST)	7.5 M (14.76)	4.0 M (13.1')						
REAR YARD (EAST)	7.5 M (14.76)	11.26 M (36.92')						
INTERIOR SIDE YARD (NORTH)	7.5 M (14.76)	0.00 M (0.00')						
EXTERIOR SIDE YARD (SOUTH)	7.5 M (14.76)	4.0 M (13.1')						
DENSITY								
Units/acres:		88.54 Units/acres						
Units/hectares:		218.79 Units/hectares						
FSR								
PROVIDED								
2.00 (EXCLUDING U/G PARKADE & PARKING WITHIN BUILDING ENVELOPE, AMENITY AREAS)								
(INCLUDING -1.50 FSR FOR MARKET RENTAL UNITS AND 0.50 FSR FOR AFFORDABLE UNITS)								
NO. OF UNITS								
85 UNITS (INCLUDING 19 AFFORDABLE UNITS (ON TOTAL NET FLOOR AREAS))								
FLOOR AREA								
	COMMERCIAL	RESIDENTIAL	EXCLUDED IN N. F. A.	EXCLUDED IN G.F.A. & N. F. A.	INDOOR AMENITY REQUIRED	INDOOR AMENITY PROVIDED	OUTDOOR AMENITY REQUIRED	OUTDOOR AMENITY PROVIDED
LEVEL			PARKADE	PARKADE				
1	876.24 SM (9,431.86 SF)		PARKADE U.G. P1	2968.30SM (31,950.5 SF)				
2		1,500.33 SM (16,149.4 SF)	PARKADE LEVEL 1	1,590.10SM (17,115 SF)				
3		1,747.90 SM (18,807.8 SF)	LEVEL 2		85 x 3.5M = 255 SM	257.2 SM (2,768.5SF)	85 x 3 SM = 255 SM	698.10SM (7,514.36 SF)
4		1,747.90 SM (18,807.8 SF)						
5		1,733.20 SM (18,649.3 SF)						
TOTAL AREA	876.24 SM (9,431.86 SF)	6729.33 SM (72433.91 SF)		4,558.33SM (49,065.5 SF)		257.2 SM (2,768.5SF)		698.10 SM (7,514.36 SF)
TOTAL FLOOR AREA EXCLUDING PARKADE AND AMENITY		7605.57 SM (81,865.67 SF)						
GRAND TOTAL FLOOR AREA INCLUDING PARKADE AND INDOOR AMENITY			12,421.10 SM (133,699.61 SF)					
PARKING CALCULATION								
	REQUIRED (MIN.)	PROVIDED						
OFFSTREET PARKING								
COMMERCIAL	3 SPACES/ 100 SM = 24.00 SPACES (GF A > 372 SM & < 4,645 SM)	24 SPACES						
RESIDENTIAL	1.0 SPACES / UNIT (85) = 85 SPACES	85 SPACES						
RESIDENTIAL VISITOR	0.1 SPACES / UNIT (85) = 8.50 SPACES	14 SPACES						
TOTAL	118 SPACES	123 SPACES						
REGULAR CAR SPACES		95 SPACES						
H/C SPACES	2 SPACES (FOR TOTAL PARKING SPACES BETWEEN 100-200)	2 SPACES						
SMALL CAR SPACES	43 SPACES (35% OF TOTAL SPACES MAX.)	28 SPACES						
BIKE PARKING								
RESIDENTIAL (CLASS A)	1.2 SPACES/UNIT (85) = 102 SPACES	132 SPACES (SECURED) AT U/G PARKADE						
RESIDENTIAL VISITOR (CLASS B)	6 SPACES	16 SPACES (SURFACE) AT GROUND LEVEL						
TOTAL	108 SPACES	148 SPACES						
UNIT MIX SCHEDULE								
LEVELS	CRU	1 BED	1 BED + DEN	2 BED	2 BED+DEN	TOTAL UNITS/LEVEL	GENERAL NOTES	
LEVEL 1	9 CRUS						TOTAL MARKET RENTAL UNITS=66 UNITS.	
LEVEL 2		4 UNITS ( AFFORDABLE UNITS)	10 UNITS	4 UNITS	2 UNITS	19 UNITS	[INCLUDING TOTAL ADAPTABLE UNITS= 4 UNITS (5% OF TOTAL UNITS) ]	
		4 UNITS ( AFFORDABLE UNITS)	10 UNITS	4 UNITS (INCLUDING 2 ADAPTABLE UNITS)	2 UNITS	22 UNITS	TOTAL AFFORDABLE UNITS=19 UNITS	
LEVEL 3		4 UNITS ( AFFORDABLE UNITS)	7 UNITS (3 AFFORDABLE UNITS)	4 UNITS (INCLUDING 2 ADAPTABLE UNITS)	2 UNITS	22 UNITS		
LEVEL 4		4 UNITS ( AFFORDABLE UNITS)	10 UNITS	4 UNITS (INCLUDING 3 AFFORDABLE UNITS)	2 UNITS	22 UNITS		
LEVEL 5		4 UNITS ( AFFORDABLE UNITS)	10 UNITS			22 UNITS		
TOTAL		61 UNITS (1 BED)		24 UNITS (2 BED)		85 UNITS		



PROJECT INFORMATION

SCALE: N.T.S.



**FLAT**  
ARCHITECTURE

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

Ph: 604-503-4484

PROJECT INFO:  
5 STOREY MIXED-USE BUILDING  
(MARKET RENTAL)  
3550 KING GEORGE BOULEVARD, SURREY, BC  
CLIENT:

DATE  
26-Jun-23

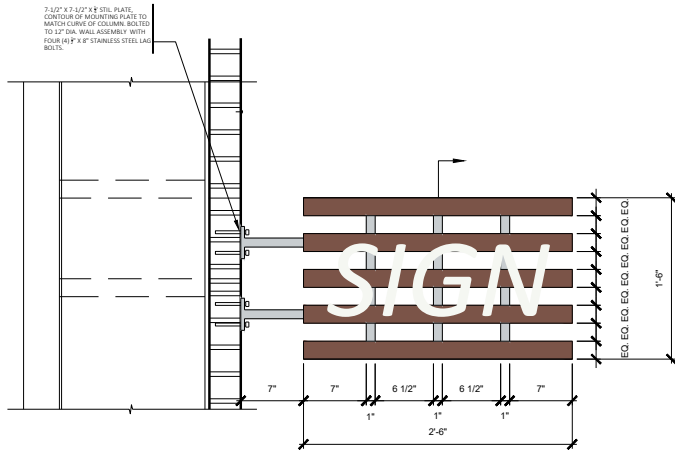
PROJECT NO:  
20-213

SCALE: CHECKED BY:  
AS NOTED R.W

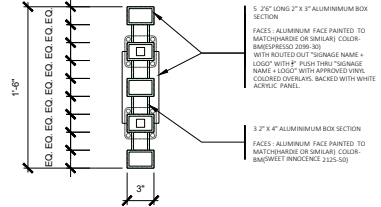
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02	11-06-23	U.S.	ISSUED FOR ADP
03	01-02-23	U.S.	ISSUED FOR ADP
04	20-02-23	U.S.	ISSUED FOR DEVELOPMENT PERMIT
05	11-02-23	R.W.	ISSUED FOR DEVELOPMENT PERMIT
06	21-02-23	R.W.	ISSUED FOR DEVELOPMENT PERMIT
07	22-06-23	R.W.	ISSUED FOR REVIEW

PROJECT DATA

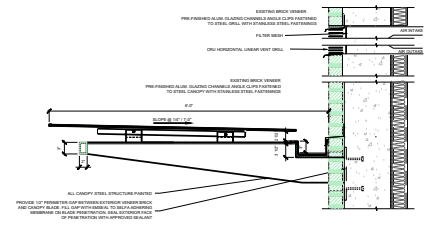
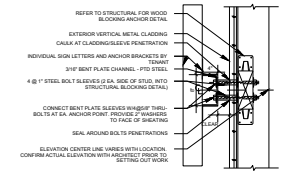
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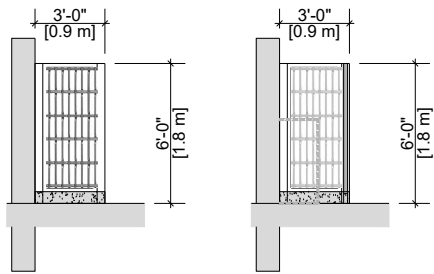
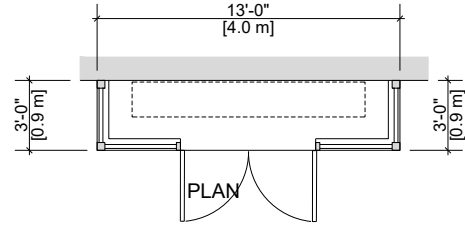
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N.T.S.



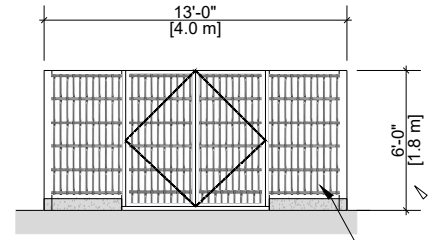
3 FASCIA SIGNAGE DETAIL  
3/8\"/>



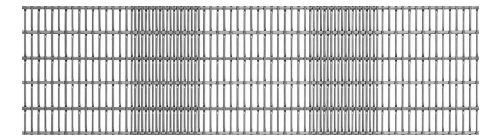
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3/8\"/>



SIDE ELEVATION SECTION



FRONT ELEVATION



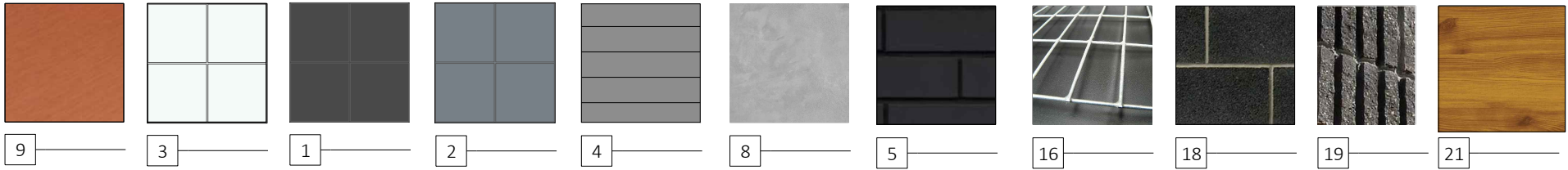
ARCHITECTURAL MESH SAMPLE - PATTERN & COLOUR TO MATCH BANKER WIRE PFZ-53

ARCHITECTURAL WIRE MESH TO MATCH BANKER WIRE PFZ-53

2 GAS METER ENCLOSURE DETAILS  
SCALE: 3/16\"/>

NO.	ISSUED FOR	DATE	BY	DESCRIPTION
01	ISSUED FOR DP	23-06-23	U.S.	
02	ISSUED FOR ADP	11-06-23	U.S.	
03	ISSUED FOR ADP	01-06-23	U.S.	
04	ISSUED FOR ADP	20-02-23	U.S.	
05	ISSUED FOR DEVELOPMENT PERMIT	11-03-22	R.W.	
06	ISSUED FOR DEVELOPMENT PERMIT	21-10-20	R.W.	
07	ISSUED FOR REVIEW	22-06-20	R.W.	





NORTH ELEVATION

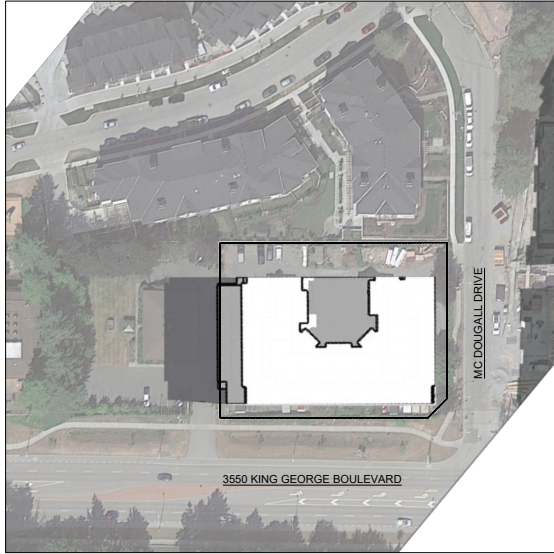


SOUTH ELEVATION

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( CHARCOAL GREY OR SIMILAR)	11	ARCHITECTURAL MESH (BANKER PHZ 53 OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( LIGHT GREY OR SIMILAR)	12	PREFINISHED METAL FLASHING -COLOR ADJACENT WALL
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( WHITE OR SIMILAR)	13	METAL DOOR - COLOR ( ADJACENT WALL)
4	4" HORZ CEMENT FIBRE BOARD PLANK SIDING ( HARDIE OR SIMILAR ) COLOR ( CHARCOAL GREY OR SIMILAR )	14	SIGNAGE BY TENANT
5	GREY CLINKER BY MORA BRICKS	15	HORZ ALUM. SATIN FINISH LINEAR LOUVER GRILL
6	(PRE-FINISHED ALUM SOFFIT , COLOR WHITE OR SIMILAR)	16	1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE
7	ARCHITECTURAL FINISH CONCRETE COLOR DARK GREY (ELASTOMERIC PAINT FINISH)	17	GREY SPLIT FACE CONCERT MASONRY UNIT
8	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)	18	EBONY CONCRETE MASONRY UNIT
9	COMPOSIT METAL PANEL (ALUCO BOND OR SIMILAR) COLOR ( COPPER NATURAL 434 OR SIMILAR)	19	CHARCOAL RIBBED CONCRETE MASONRY UNIT
10	COMPOSIT METAL PANEL (ALUCO BOND OR SIMILAR) COLOR( BLACK OR SIMILAR)	20	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( BENJAMIN MOORE OR SIMILAR PELICAN GRAY 1612)
		21	PRE-FINISHED ALUM. SOFFIT , COLOR TO MATCH FINISH- DARK KNOTTY PINE FINISH

REV	ISSUED FOR	DATE	BY
01	ISSUED FOR OP	23-06-23	RW
02	ISSUED FOR OP	11-06-23	RW
03	ISSUED FOR OP	01-03-23	RW
04	ISSUED FOR OP	20-10-22	RW
05	ISSUED FOR DEVELOPMENT PERMIT	11-03-22	RW
06	ISSUED FOR DEVELOPMENT PERMIT	21-10-20	RW
07	ISSUED FOR REVIEW	22-06-20	RW

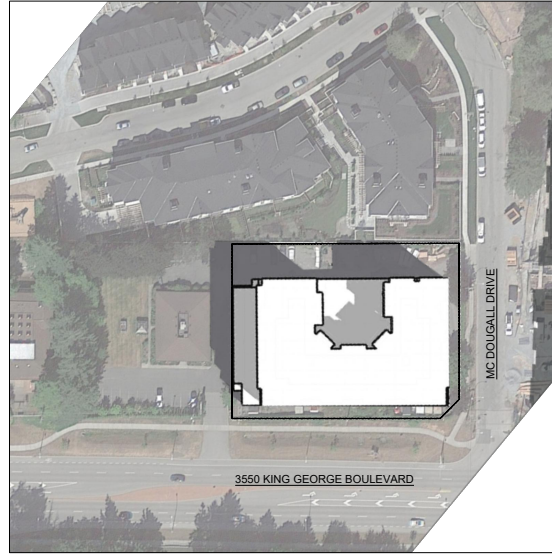




1

EQUINOX (MARCH/SEPTEMBER) 10AM

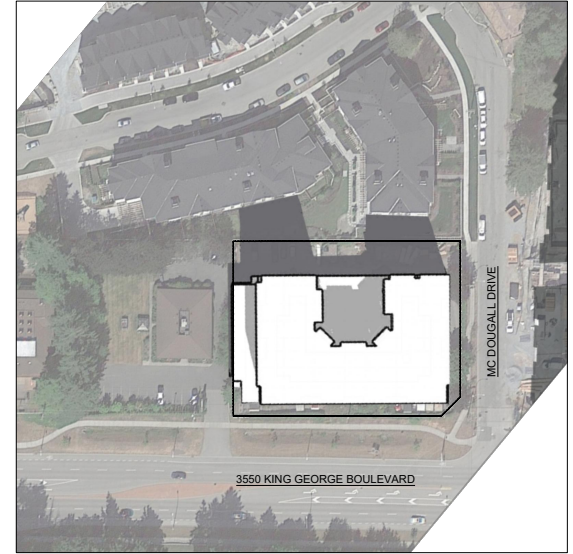
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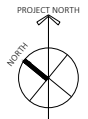
SCALE: N.T.S.



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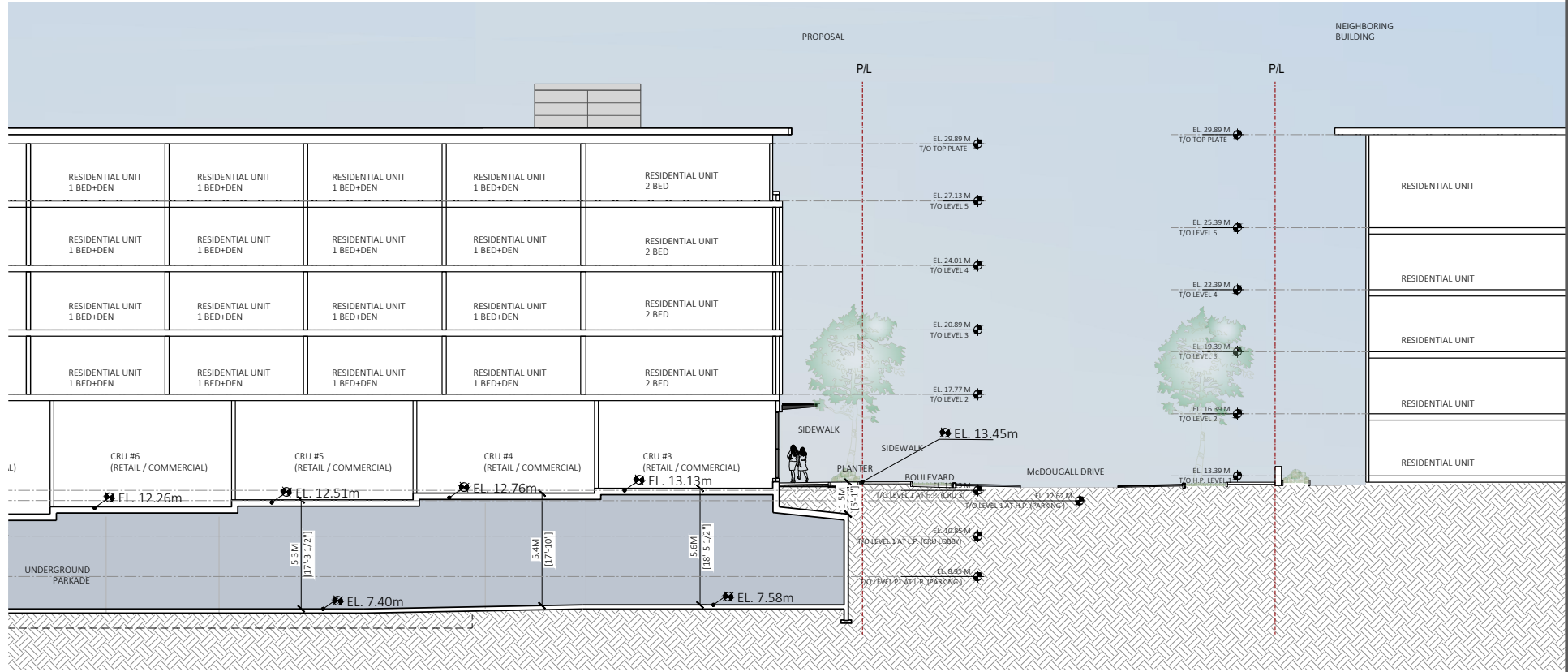
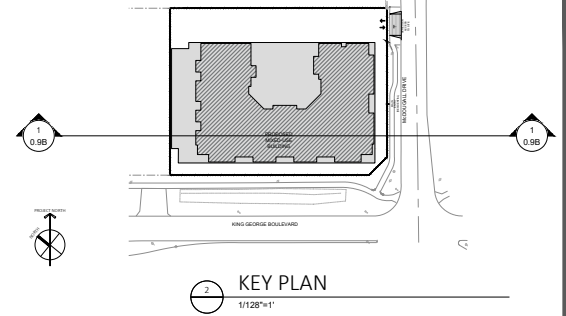
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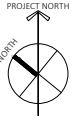
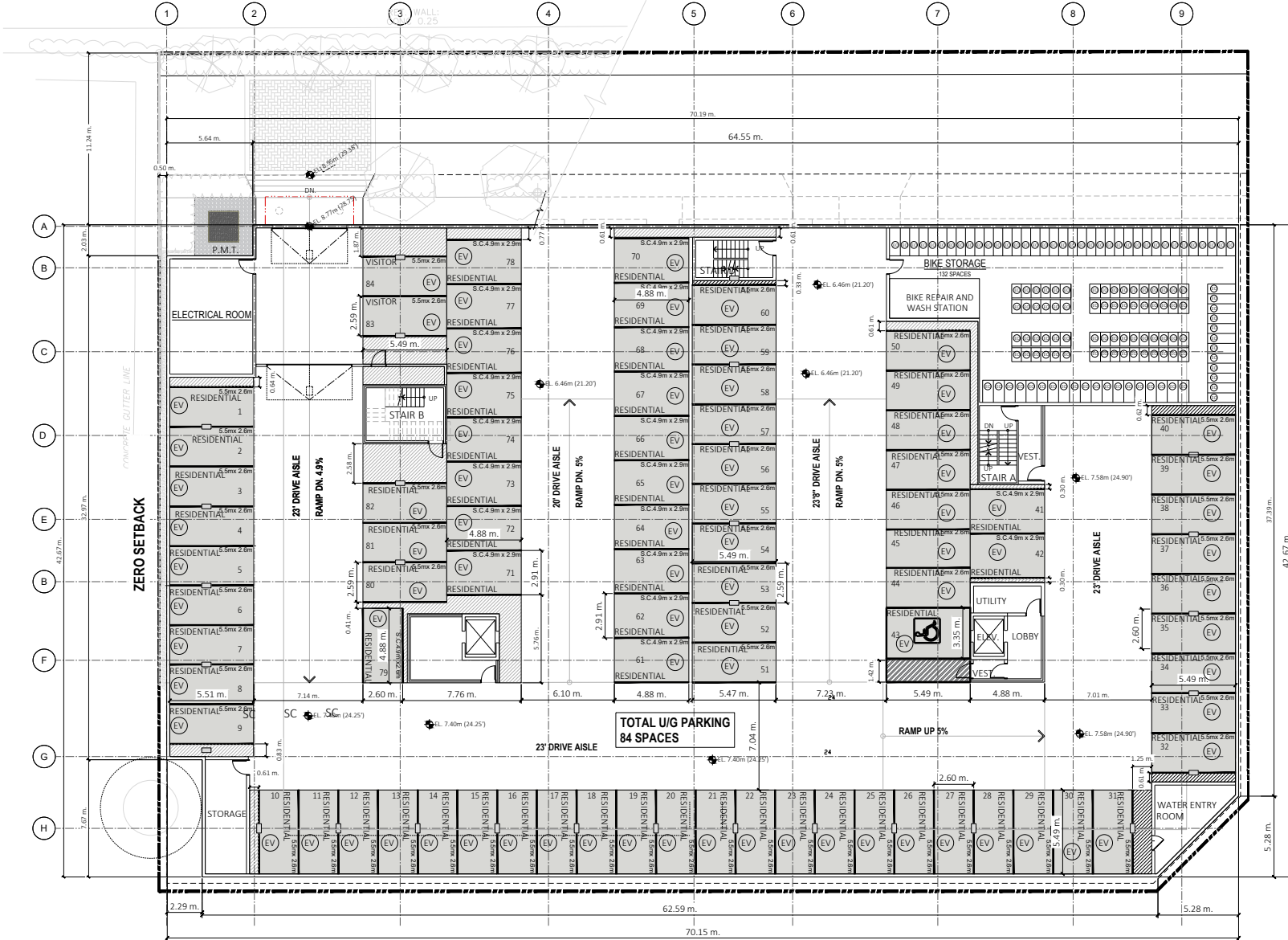


REV	DESCRIPTION	BY	DATE
01	ISSUED FOR OP	U.S.	23-06-23
02	ISSUED FOR ADP	U.S.	11-02-23
03	ISSUED FOR ADP	U.S.	01-02-23
04	ISSUED FOR ADP	U.S.	20-10-21
05	ISSUED FOR DEVELOPMENT PERMIT	R.W.	11-02-22
06	ISSUED FOR DEVELOPMENT PERMIT	R.W.	21-10-20
07	ISSUED FOR REVIEW	R.W.	22-06-20

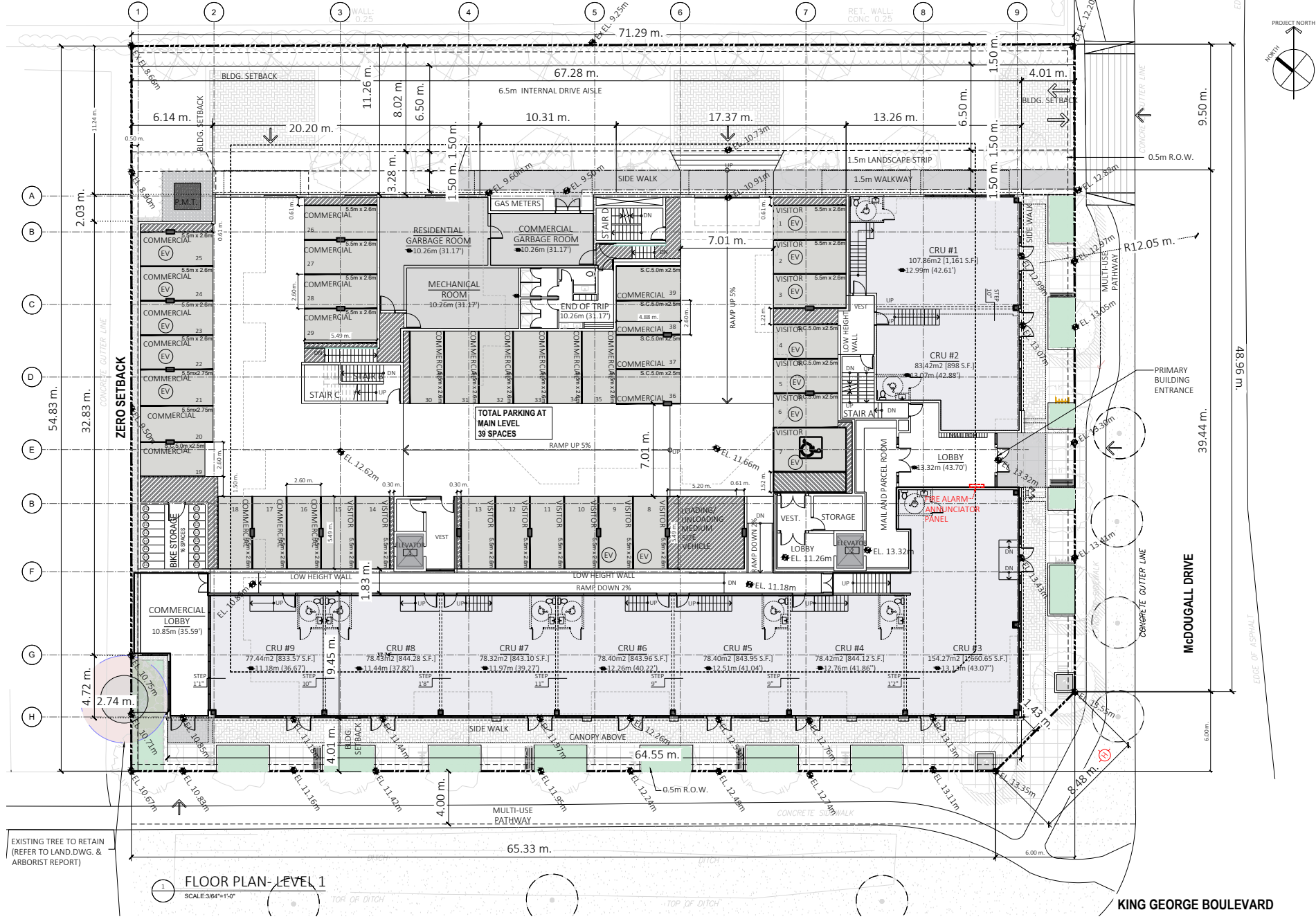
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03	01-06-23	U.S.	ISSUED FOR ADP
04	20-02-23	U.S.	ISSUED FOR ADP
05	11-03-22	R.W.	ISSUED FOR DEVELOPMENT PERMIT
06	21-03-20	R.W.	ISSUED FOR DEVELOPMENT PERMIT
07	22-06-20	R.W.	ISSUED FOR REVIEW



**1 EAST-WEST CROSS SECTION**  
SCALE: 1/16" = 1"



REV	DESCRIPTION	DATE	BY
01	ISSUED FOR DP	23-06-23	U.S.
02	ISSUED FOR ADP	11-06-23	U.S.
03	ISSUED FOR ADP	01-07-23	U.S.
04	ISSUED FOR ADP	20-07-23	U.S.
05	ISSUED FOR DEVELOPMENT PERMIT	11-08-23	R.W.
06	ISSUED FOR DEVELOPMENT PERMIT	21-10-23	R.W.
07	ISSUED FOR REVIEW	22-09-23	R.W.



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

Ph: 604-503-4484

**PROJECT INFO:**  
 5 STOREY MIXED-USE BUILDING  
 (MARKET RENTAL)  
 3550 KING GEORGE BOULEVARD, SURREY, BC  
 CLIENT:

DATE: 25-Jun-23  
 PROJECT NO: 20-213  
 SCALE: As Noted  
 CHECKED BY: R.W

REV	DATE	DESCRIPTION	BY
01	23-06-23	ISSUED FOR DP	U.S.
02	11-06-23	ISSUED FOR ADP	U.S.
03	11-06-23	ISSUED FOR ADP	U.S.
04	20-06-23	ISSUED FOR ADP	U.S.
05	21-06-23	ISSUED FOR DEVELOPMENT PERMIT	R.W
06	21-06-23	ISSUED FOR DEVELOPMENT PERMIT	R.W
07	22-06-23	ISSUED FOR REVIEW	R.W

FLOOR PLAN  
 COMMERCIAL PLAN

**FLOOR PLAN-LEVEL 1**  
 SCALE: 3/64"=1'-0"





**FLAT**  
ARCHITECTURE

Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
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Ph: 604-503-4484

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3550 KING GEORGE BOULEVARD, SURREY, BC  
CLIENT:

DATE: 25-Jun-23

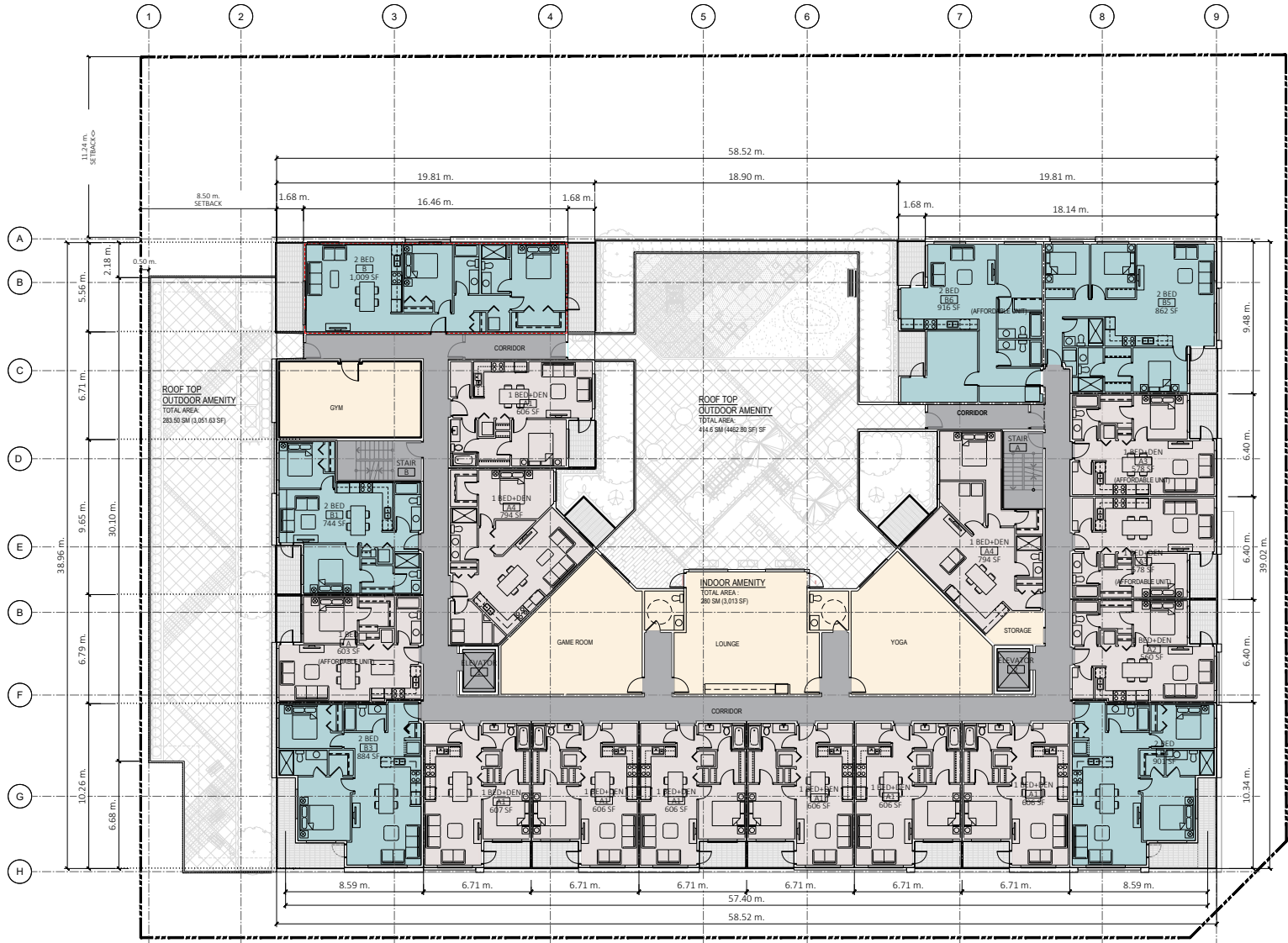
PROJECT NO: 20-213

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

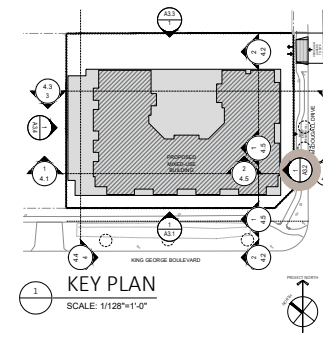
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03	01-06-23	ISSUED FOR ADP	U.S.	
04	20-06-23	ISSUED FOR ADP	U.S.	
05	11-06-22	ISSUED FOR DEVELOPMENT PERMIT	R.W.	
06	21-06-22	ISSUED FOR DEVELOPMENT PERMIT	R.W.	
07	22-06-20	ISSUED FOR REVIEW	R.W.	

LEVEL 2

A 2.2



**1 FLOOR PLAN - LEVEL 2**  
SCALE: 3/64"=1'-0"

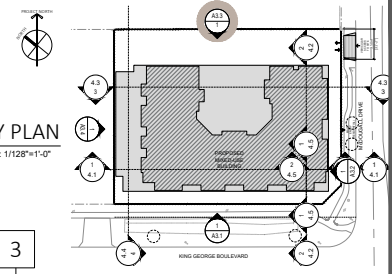


1 SOUTH ELEVATION (McDOUGAL AVENUE)  
SCALE: 1/16"=1'-0"

1 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( CHARCOAL GREY OR SIMILAR)	11 ARCHITECTURAL MESH (BANKER PHZ 53 OR SIMILAR)
2 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( LIGHT GREY OR SIMILAR)	12 PREFINISHED METAL FLASHING - COLOR ADJACENT WALL
3 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( WHITE OR SIMILAR)	13 METAL DOOR - COLOR (ADJACENT WALL)
4 4" HORZ CEMENT FIBRE BOARD PLANK SIDING ( HARDIE OR SIMILAR) COLOR ( CHARCOAL GREY OR SIMILAR )	14 SIGNAGE BY TENANT
5 GREY CLINKER BY MORA BRICKS	15 HORZ ALUM. SATIN FINISH LINEAR LOUVER GRILL
6 PRE-FINISHED ALUM SOFFIT , COLOR ( WHITE OR SIMILAR)	16 1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE
7 ARCHITECTURAL FINISH CONCRETE COLOR DARK GREY (ELASTOMERIC PAINT FINISH)	17 GREY SPLIT FACE CONCERT MASONRY UNIT
8 ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)	18 EBONY CONCRETE MASONRY UNIT
9 COMPOSIT METAL PANEL (ALUCO BOND OR SIMILAR) COLOR ( COPPER, NATURAL 434 OR SIMILAR)	19 CHARCOAL RIBBED CONCRETE MASONRY UNIT
10 COMPOSIT METAL PANEL (ALUCO BOND OR SIMILAR) COLOR ( BLACK OR SIMILAR)	20 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( BENJAMIN MOORE OR SIMILAR PELICAN GRAY 1612)
	21 PRE-FINISHED ALUM SOFFIT , COLOR TO MATCH FINISH- DARK KNOTTY PINE FINISH

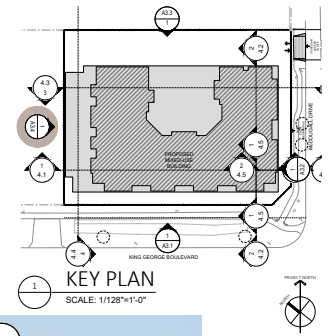
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04	20-10-21	U.S.	ISSUED FOR ADP
05	11-03-22	R.W.	ISSUED FOR DEVELOPMENT PERMIT
06	21-10-20	R.W.	ISSUED FOR DEVELOPMENT PERMIT
07	22-06-20	R.W.	ISSUED FOR REVIEW

REV	DESCRIPTION	DATE	BY
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04	ISSUED FOR ADP	20-10-21	U.S.
05	ISSUED FOR DEVELOPMENT PERMIT	11-03-21	R.W.
06	ISSUED FOR DEVELOPMENT PERMIT	21-10-20	R.W.
07	ISSUED FOR REVIEW	22-06-20	R.W.



1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( CHARCOAL GREY OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( LIGHT GREY OR SIMILAR)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( WHITE OR SIMILAR)
4	4" HORZ CEMENT FIBRE BOARD PLANK SIDING ( HARDIE OR SIMILAR) COLOR ( CHARCOAL GREY OR SIMILAR)
5	GREY CLINKER BY MORA BRICKS
6	PRE-FINISHED ALUM SOFFIT , COLOR ( WHITE OR SIMILAR)
7	ARCHITECTURAL FINISH CONCRETE COLOR DARK GREY (ELASTOMERIC PAINT FINISH)
8	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)
9	COMPOSIT METAL PANEL (ALUCCO BOND OR SIMILAR) COLOR ( COPPER NATURAL 434 OR SIMILAR)
10	COMPOSIT METAL PANEL (ALUCCO BOND OR SIMILAR) COLOR ( BLACK OR SIMILAR)

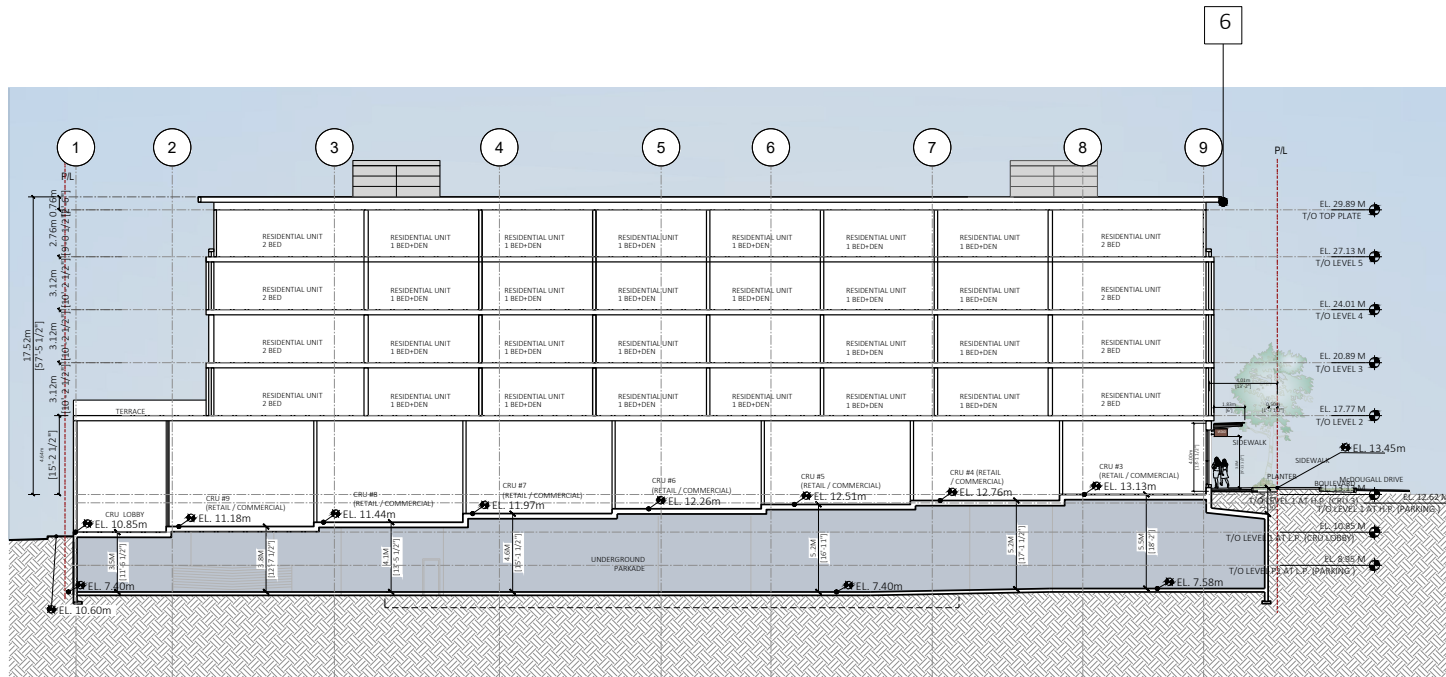
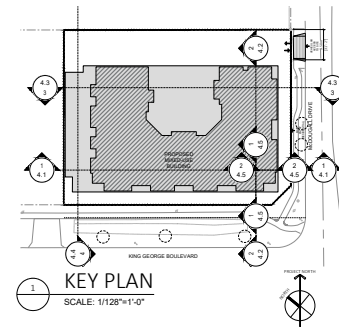
11	ARCHITECTURAL MESH (BANKER PHZ 53 OR SIMILAR)
12	PREFINISHED METAL FLASHING -COLOR ADJACENT WALL
13	METAL DOOR - COLOR ( ADJACENT WALL)
14	SIGNAGE BY TENANT
15	HORZ ALUM. SATIN FINISH LINEAR LOUVER GRILL
16	1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE
17	GREY SPLIT FACE CONCERT MASONRY UNIT
18	EBONY CONCRETE MASONRY UNIT
19	CHARCOAL RIBBED CONCRETE MASONRY UNIT
20	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( BENJAMIN MOORE OR SIMILAR PELICAN GRAY 1612)
21	PRE-FINISHED ALUM SOFFIT , COLOR TO MATCH FINISH- DARK KNOTTY PINE FINISH



1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( CHARCOAL GREY OR SIMILAR)	11	ARCHITECTURAL MESH (BANKER PHZ 53 OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( LIGHT GREY OR SIMILAR)	12	PREFINISHED METAL FLASHING- COLOR ADJACENT WALL
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( WHITE OR SIMILAR)	13	METAL DOOR - COLOR (ADJACENT WALL)
4	4" HORZ CEMENT FIBRE BOARD PLANK SIDING ( HARDIE OR SIMILAR ) COLOR ( CHARCOAL GREY OR SIMILAR )	14	SIGNAGE BY TENANT
5	GREY CLINKER BY MORA BRICKS	15	HORZ ALUM. SATIN FINISH LINEAR LOUVER GRILL
6	PRE-FINISHED ALUM SOFFIT , COLOR ( WHITE OR SIMILAR)	16	1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE
7	ARCHITECTURAL FINISH CONCRETE COLOR DARK GREY (ELASTOMERIC PAINT FINISH)	17	GREY SPLIT FACE CONCERT MASONRY UNIT
8	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)	18	EBONY CONCRETE MASONRY UNIT
9	COMPOSIT METAL PANEL (ALUCO BOND OR SIMILAR) COLOR ( COPPER- NATURAL 434 OR SIMILAR)	19	CHARCOAL- RIBBED CONCRETE MASONRY UNIT
10	COMPOSIT METAL PANEL (ALUCO BOND OR SIMILAR) COLOR ( BLACK OR SIMILAR)	20	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( BENJAMIN MOORE OR SIMILAR PELICAN GRAY 1612)
		21	PRE-FINISHED ALUM SOFFIT , COLOR TO MATCH FINISH- DARK KNOTTY PINE FINISH

NO	ISSUED FOR	DATE	BY
01	ISSUED FOR OP	23-06-23	
02	ISSUED FOR ADP	11-06-23	
03	ISSUED FOR ADP	01-06-23	
04	ISSUED FOR ADP	26-05-23	
05	ISSUED FOR DEVELOPMENT PERMIT	11-05-23	
06	ISSUED FOR DEVELOPMENT PERMIT	21-05-23	
07	ISSUED FOR REVIEW	22-06-23	

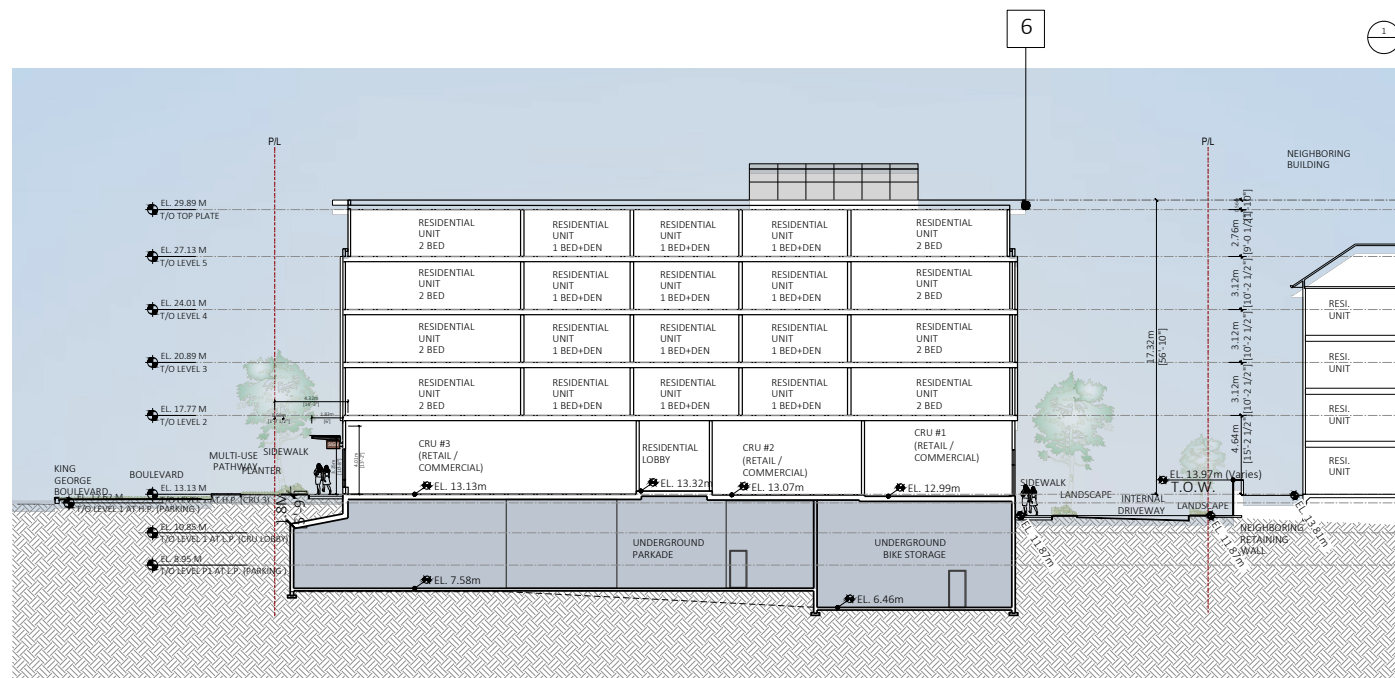
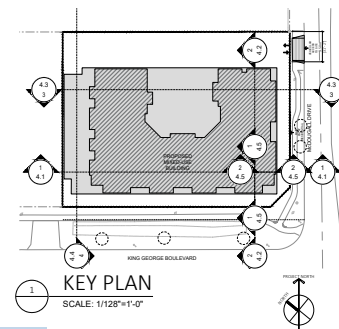




SECTION 1  
SCALE: 1/24"=1'-0"

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( CHARCOAL GREY OR SIMILAR)	11	ARCHITECTURAL MESH (BANKER PHZ 53 OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( LIGHT GREY OR SIMILAR)	12	PREFINISHED METAL FLASHING -COLOR ADJACENT WALL
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( WHITE OR SIMILAR)	13	METAL DOOR - COLOR (ADJACENT WALL)
4	4" HORZ CEMENT FIBRE BOARD PLANK SIDING ( HARDIE OR SIMILAR) COLOR ( CHARCOAL GREY OR SIMILAR )	14	SIGNAGE BY TENANT
5	GREY CLINKER BY MORA BRICKS	15	HORZ ALUM. SATIN FINISH LINEAR LOUVER GRILL
6	PRE-FINISHED ALUM SOFFIT , COLOR ( WHITE OR SIMILAR)	16	1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE
7	ARCHITECTURAL FINISH CONCRETE COLOR DARK GREY (ELASTOMERIC PAINT FINISH)	17	GREY SPLIT FACE CONCERT MASONRY UNIT
8	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)	18	EBONY CONCRETE MASONRY UNIT
9	COMPOSIT METAL PANEL (ALUCCO BOND OR SIMILAR) COLOR ( COPPER NATURAL 434 OR SIMILAR)	19	CHARCOAL RIBBED CONCRETE MASONRY UNIT
10	COMPOSIT METAL PANEL (ALUCCO BOND OR SIMILAR) COLOR ( BLACK OR SIMILAR)	20	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( BENJAMIN MOORE OR SIMILAR PELICAN GRAY 1612)
		21	PRE-FINISHED ALUM SOFFIT , COLOR TO MATCH FINISH- DARK KNOTTY PINE FINISH

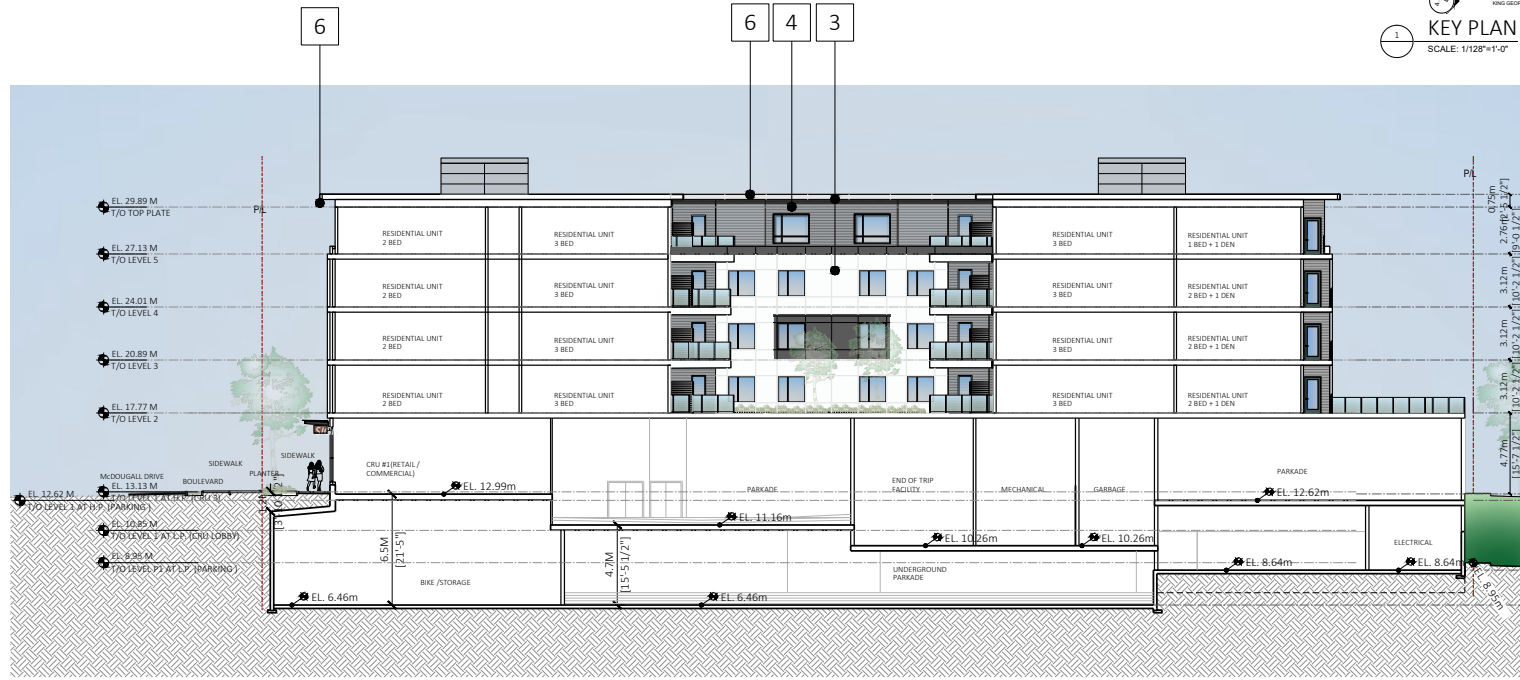
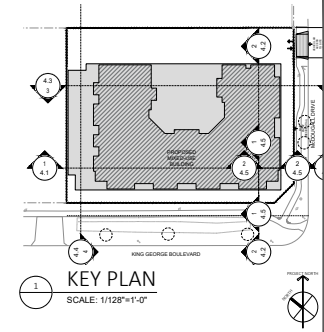
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02	ISSUED FOR OP	11-06-23	U.S.
03	ISSUED FOR OP	01-06-23	U.S.
04	ISSUED FOR OP	28-05-23	R.W.
05	ISSUED FOR DEVELOPMENT PERMIT	11-05-23	R.W.
06	ISSUED FOR DEVELOPMENT PERMIT	21-05-23	R.W.
07	ISSUED FOR REVIEW	22-06-23	R.W.



SECTION 2  
SCALE: 1/24"=1'-0"

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR ) COLOR ( CHARCOAL GREY OR SIMILAR )	11	ARCHITECTURAL MESH (BANKER PH2 53 OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR ) COLOR ( LIGHT GREY OR SIMILAR )	12	PRE-FINISHED METAL FLASHING -COLOR ADJACENT WALL
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR ) COLOR ( WHITE OR SIMILAR )	13	METAL DOOR - COLOR ( ADJACENT WALL )
4	4" HORZ CEMENT FIBRE BOARD PLANK SIDING ( HARDIE OR SIMILAR ) COLOR ( CHARCOAL GREY OR SIMILAR )	14	SIGNAGE BY TENANT
5	GREY CLINKER BY MORA BRICKS	15	HORZ ALUM. SATIN FINISH LINEAR LOUVER GRILL
6	PRE-FINISHED ALUM SOFFIT , COLOR ( WHITE OR SIMILAR )	16	1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE
7	ARCHITECTURAL FINISH CONCRETE COLOR DARK GREY (ELASTOMERIC PAINT FINISH)	17	GREY SPLIT FACE CONCERT MASONRY UNIT
8	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)	18	EBONY CONCRETE MASONRY UNIT
9	COMPOSIT METAL PANEL (ALUCO BOND OR SIMILAR) COLOR ( COPPER NATURAL 434 OR SIMILAR )	19	CHARCOAL RIBBED CONCRETE MASONRY UNIT
10	COMPOSIT METAL PANEL (ALUCO BOND OR SIMILAR) COLOR ( BLACK OR SIMILAR )	20	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR ) COLOR ( BENJAMIN MOORE OR SIMILAR PELICAN GRAY 1612 )
		21	PRE-FINISHED ALUM SOFFIT , COLOR TO MATCH FINISH- DARK KNOTTY PINE FINISH

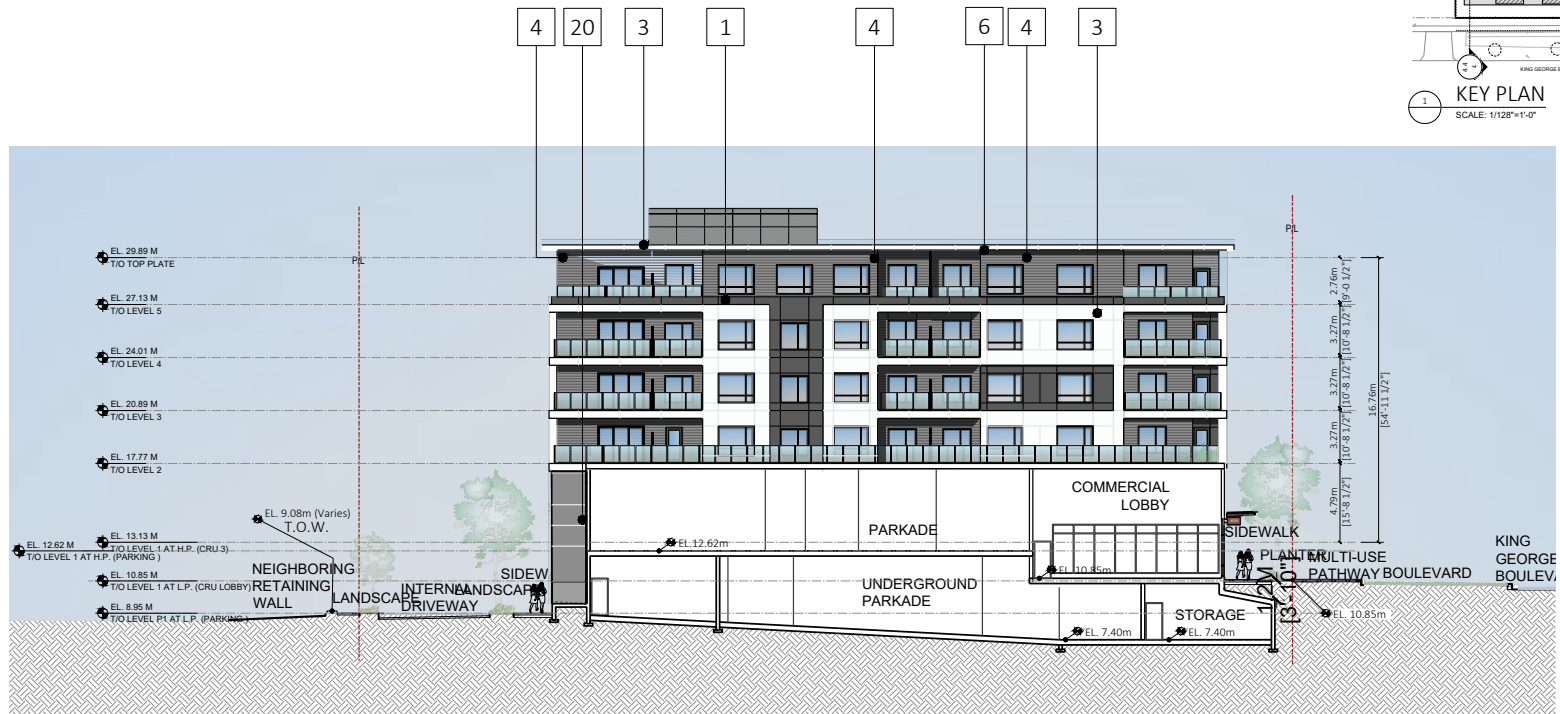
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11-06-23	U.S.	ISSUED FOR A.O.P.
01-06-23	U.S.	ISSUED FOR A.O.P.
20-05-23	U.S.	ISSUED FOR DEVELOPMENT PERMIT
11-05-22	R.W.	ISSUED FOR DEVELOPMENT PERMIT
21-10-20	R.W.	ISSUED FOR REVIEW
22-06-20	R.W.	ISSUED FOR REVIEW



1 SECTION 3  
SCALE: 1/24"=1'-0"

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR ) COLOR ( CHARCOAL GREY OR SIMILAR )	11	ARCHITECTURAL MESH (BANKER PHZ 53 OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR ) COLOR ( LIGHT GREY OR SIMILAR )	12	PREFINISHED METAL FLASHING -COLOR ADJACENT WALL
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR ) COLOR ( WHITE OR SIMILAR )	13	METAL DOOR - COLOR ( ADJACENT WALL )
4	4" HORZ CEMENT FIBRE BOARD PLANK SIDING ( HARDIE OR SIMILAR ) COLOR ( CHARCOAL GREY OR SIMILAR )	14	SIGNAGE BY TENANT
5	GREY CLINKER BY MORA BRICKS	15	HORZ ALUM. SATIN FINISH LINEAR LOUVER GRILL
6	PRE-FINISHED ALUM SOFFIT , COLOR ( WHITE OR SIMILAR )	16	1" X3" WEAVE WELDED SCREEN C/W HSS OR ANGLE
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9	COMPOSIT METAL PANEL (ALUCCO BOND OR SIMILAR) COLOR ( COPPER NATURAL 434 OR SIMILAR )	19	CHARCOAL RIBBED CONCRETE MASONRY UNIT
10	COMPOSIT METAL PANEL (ALUCCO BOND OR SIMILAR) COLOR ( BLACK OR SIMILAR )	20	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR ) COLOR ( BENJAMIN MOORE OR SIMILAR PELICAN GRAY 1612 )
		21	PRE-FINISHED ALUM SOFFIT , COLOR TO MATCH FINISH- DARK KNOTTY PINE FINISH

REV	DESCRIPTION	DATE	BY
01	ISSUED FOR DP	23-06-23	U.S.
02	ISSUED FOR ADP	11-06-23	U.S.
03	ISSUED FOR ADP	01-07-23	U.S.
04	ISSUED FOR ADP	20-07-23	U.S.
05	ISSUED FOR DEVELOPMENT PERMIT	11-08-23	R.W
06	ISSUED FOR DEVELOPMENT PERMIT	21-10-23	R.W
07	ISSUED FOR REVIEW	22-06-23	R.W



KEY PLAN  
SCALE: 1/128"=1'-0"

SECTION 4  
SCALE: 1/24"=1'-0"

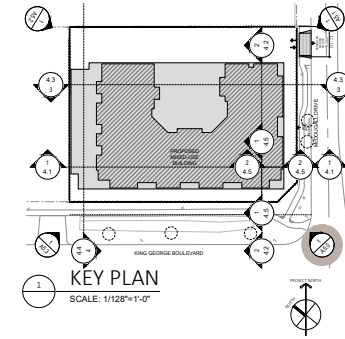
1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( CHARCOAL GREY OR SIMILAR)	11	ARCHITECTURAL MESH (BANKER PHZ 53 OR SIMILAR)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( LIGHT GREY OR SIMILAR)	12	PREFINISHED METAL FLASHING -COLOR ADJACENT WALL
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH ( HARDIE OR SIMILAR) COLOR ( WHITE OR SIMILAR)	13	METAL DOOR - COLOR (ADJACENT WALL)
4	4" HORZ CEMENT FIBRE BOARD PLANK SIDING ( HARDIE OR SIMILAR) COLOR ( CHARCOAL GREY OR SIMILAR )	14	SIGNAGE BY TENANT
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		21	PRE-FINISHED ALUM SOFFIT ,COLOR TO MATCH FINISH- DARK KNOTTY PINE FINISH

REV	DATE	DESCRIPTION	BY
01	23-06-23	ISSUED FOR DP	
02	11-06-23	ISSUED FOR ADP	
03	01-06-23	ISSUED FOR ADP	
04	20-02-23	ISSUED FOR DEVELOPMENT PERMIT	RW
05	11-03-22	ISSUED FOR DEVELOPMENT PERMIT	RW
06	21-03-20	ISSUED FOR DEVELOPMENT PERMIT	RW
07	22-06-20	ISSUED FOR REVIEW	RW





3D ILLUSTRATION (KING GEORGE BLVD.)  
SCALE: NTS



PROJECT INFO:  
5 STOREY MIXED-USE BUILDING  
(MARKET RENTAL)  
3650 KING GEORGE BOULEVARD, SURREY, BC  
CLIENT:

DATE: 25-Jun-23

PROJECT NO: 20-213

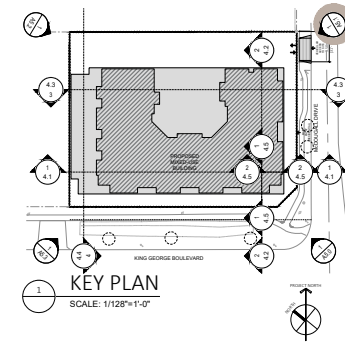
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CHECKED BY: R.W

REV	DESCRIPTION	DATE	BY
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02	ISSUED FOR ADP	11-02-23	U.S.
03	ISSUED FOR ADP	01-02-23	U.S.
04	ISSUED FOR ADP	28-10-21	U.S.
05	ISSUED FOR DEVELOPMENT PERMIT	11-03-22	R.W
06	ISSUED FOR DEVELOPMENT PERMIT	21-10-20	R.W
07	ISSUED FOR REVIEW	22-06-20	R.W

3D ILLUSTRATION



3D ILLUSTRATION (McDOUGAL AVENUE)  
SCALE: NTS



PROJECT INFO:  
5 STOREY MIXED-USE BUILDING  
(MARKET RENTAL)  
3550 KING GEORGE BOULEVARD, SURREY, BC  
CLIENT:

DATE: 25-Jun-23

PROJECT NO: 20-213

SCALE: As Noted  
CHECKED BY: R.W

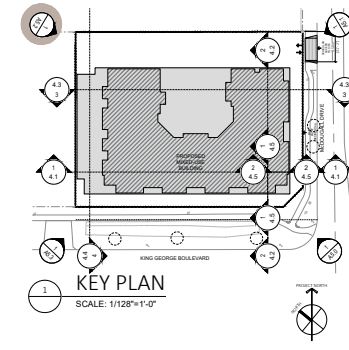
REV	DESCRIPTION	BY	DATE
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02	ISSUED FOR ADP	U.S.	11-06-23
03	ISSUED FOR ADP	U.S.	01-06-23
04	ISSUED FOR ADP	U.S.	20-10-21
05	ISSUED FOR DEVELOPMENT PERMIT	R.W	11-03-22
06	ISSUED FOR DEVELOPMENT PERMIT	R.W	21-10-20
07	ISSUED FOR REVIEW	R.W	22-06-20

3D ILLUSTRATION





3D ILLUSTRATION (McDOUGAL AVENUE)  
SCALE: NTS



PROJECT INFO:  
5 STOREY MIXED-USE BUILDING  
(MARKET RENTAL)  
3550 KING GEORGE BOULEVARD, SURREY, BC  
CLIENT:

DATE: 25-Jun-23

PROJECT NO: 20-213

SCALE: As Noted  
CHECKED BY: R.W

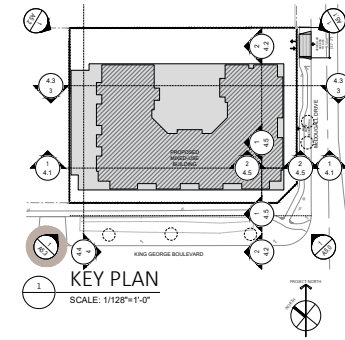
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02	ISSUED FOR ADP	U.S.	11-02-23
03	ISSUED FOR ADP	U.S.	01-02-23
04	ISSUED FOR ADP	U.S.	20-10-21
05	ISSUED FOR DEVELOPMENT PERMIT	R.W	11-03-22
06	ISSUED FOR DEVELOPMENT PERMIT	R.W	21-10-20
07	ISSUED FOR REVIEW	R.W	22-06-20

3D ILLUSTRATION





3D ILLUSTRATION (McDOUGAL AVENUE)  
SCALE: NTS



PROJECT INFO:  
5 STOREY MIXED-USE BUILDING  
(MARKET RENTAL)  
3550 KING GEORGE BOULEVARD, SURREY, BC  
CLIENT:

DATE: 25-Jun-23

PROJECT NO: 20-213

SCALE: As Noted  
CHECKED BY: R.W

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR OP	U.S.	23-06-23
02	ISSUED FOR ADP	U.S.	11-06-23
03	ISSUED FOR ADP	U.S.	01-02-23
04	ISSUED FOR ADP	U.S.	20-10-22
05	ISSUED FOR DEVELOPMENT PERMIT	R.W.	11-03-22
06	ISSUED FOR DEVELOPMENT PERMIT	R.W.	21-10-20
07	ISSUED FOR REVIEW	R.W.	22-06-20

3D ILLUSTRATION



SEAL:

TREE SCHEDULE - GROUND LEVEL				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	6	ACER RUBRUM 'ARMSTRONG'	COLLIMAR ARMSTRONGS MAPLE	6CM CAL. 2M STD. B&B
	5	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL. 1.8M STD. B&B
	10	FAGUS SYLVATICA 'DAWYCK'	FATIGATE OR DAWYCK BEECH	6CM CAL. B&B
	7	PARROTIA PERICA 'VANESSA'	VANESSA PERSIAN HONEYWOOD	6CM CAL. 1.8M STD. B&B
	4	QUERCUS PALATRIS 'GREEN PILLAR'	GREEN PILLAR PN AK	6CM CAL. 1.8M STD. B&B

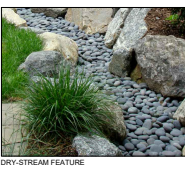
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CR1A STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL 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.

NOTES:  
REQUIRED REPLACEMENT TREES: 12  
PROPOSED REPLACEMENT TREES: 12

HARDSCAPE LEGEND	
SYMBOL	MODEL
	ABBOTSFORD CONCRETE, AQUARIUM STANDARD PAVERS, SHADOW BLEND, HERRINGBONE PATTERN IN FIELD, CHARCOAL SOLDIER COURSE.
	BROOM FINISHED CONCRETE WITH SAW-CUT DECORATIVE CONTROL JOINTS
	ABBOTSFORD CONCRETE STANDARD PAVERS, PEDESTRIAN DUTY 6.5CM HERRINGBONE PATTERN, DESERT SAND, WITH 15 CM CONCRETE BANDING
	ABBOTSFORD CONCRETE, TEXAS W/ IMPRESSED SLABS, NATURAL COLOUR WITH DARK GREY BANDING
	DINO-FLEX PLAY SURFACING RUBBER TILES, TERRACOTTA AND BEIGE BANDING
	SILVA CELL, 2X CAPACITY

FURNISHING LEGEND	
SYMBOL	MODEL
	BIKE RACK, CORA EXPO RACK W/ROD, BLACK POWDERCOAT
	MAGLIN 1000 SERIES BACKLESS BENCH, BRONZE 14 GLOSS FINISH WITH IPE SLATS; ML8 1000B-27-5W
	MAGLIN BENCH ML870, BRONZE 14 GLOSS FINISH WITH IPE SLATS, ML872V
	ATLAS POTS GARDEN ROUND 10M W X 703MM H, C/COLOUR CHEMICAL

LIGHTING LEGEND	
SYMBOL	MODEL
	LIGHTING BOLLARD, KUZCO
	LIGHTING NAPA, 914MM HT. BLACK



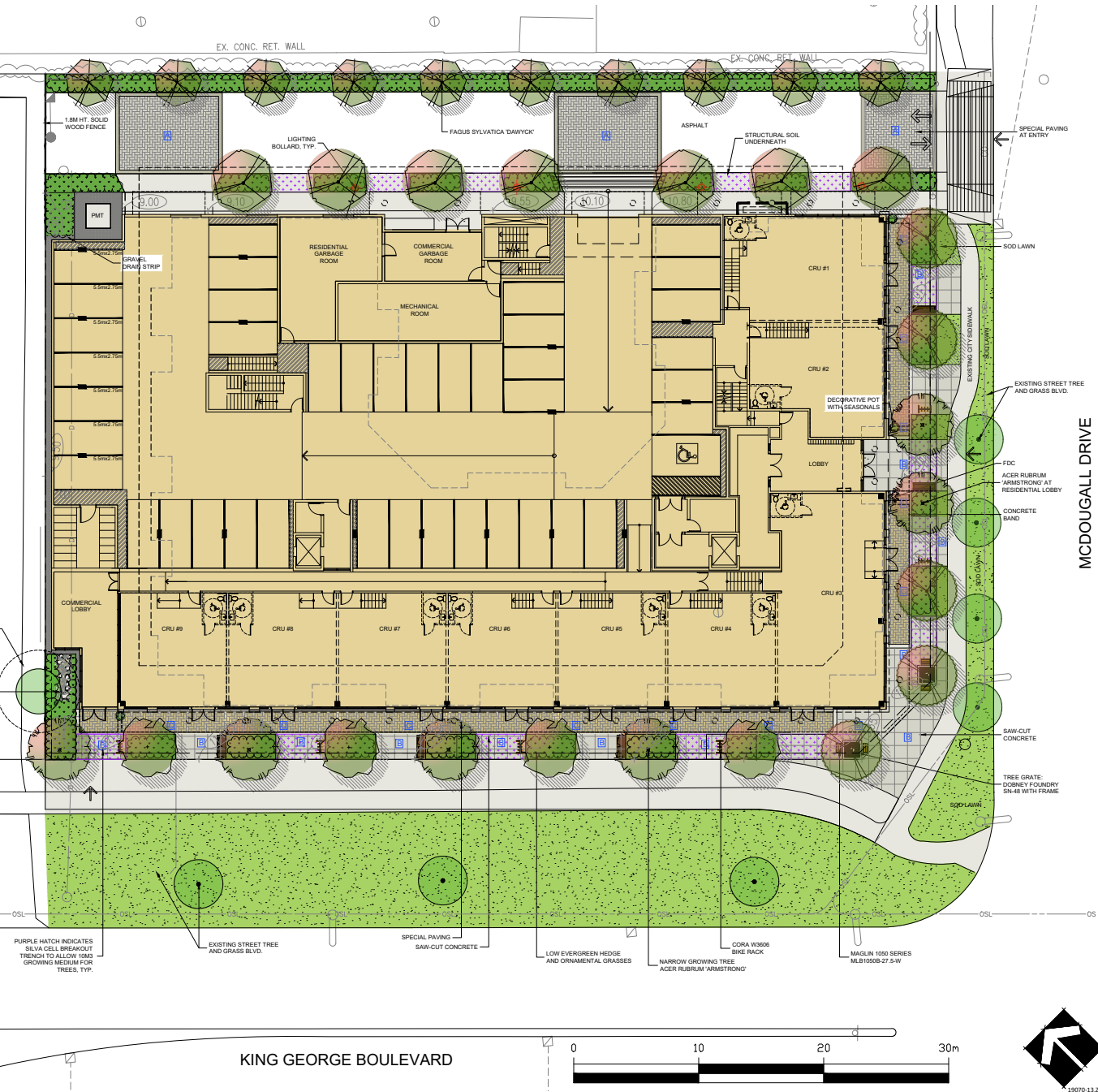
DRY-STREAM FEATURE

EXISTING TREES TO BE RETAINED AND PROTECTED. NOTIFY PROJECT ARCHITECT 3 WORKING DAYS IN ADVANCE OF WORK IN THE TREE PROTECTION ZONE.

DRY-STREAM FEATURE WITH RIVER ROCK AND BOULDERS IN FERTILE GROTTO WITH HIGHLY SHADE TOLERANT PLANTING

PURPLE HATCH INDICATES SILVA CELL BREAKOUT TRENCH TO ALLOW 100% GROWING MEDIUM FOR TREES, TYP.

EXISTING STREET TREE AND GRASS BLVD.



MCDUGALL DRIVE

NO.	DATE	REVISION DESCRIPTION	DR.
12	23 JUN 20	ASP COMMENTS	YS
11	23 MAY 20	CITY COMMENTS	YS
10	23 JAN 20	NEW SURVEY	YS
9	23 JAN 19	NEW SITE PLAN / FERRY SURVEY	YS
8	22 NOV 19	NEW SURVEY / CITY COMMENTS	YS
7	22 OCT 19	NEW SITE PLAN / CITY COMMENTS	YS
6	22 JUN 20	REV PER URBANIST SURVEY	YS
5	22 JUN 20	CITY COMMENTS	YS
4	22 MAR 22	NEW SITE PLAN	YS
3	26 DEC 21	GROUP FOR REP	YS
2	26 APR 20	CITY COMMENTS	YS
1	10 APR 20	NEW SITE PLAN	YS

CLIENT:

PROJECT:  
**MIXED USE DEVELOPMENT**  
**3550 & 3552 KING GEORGE BLVD.**  
**SURREY, B.C.**

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 19 MAY 23 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: DO  
DESIGN: DO  
CHKD: MCY OF 10



SEAL:

MCDUGALL DRIVE

NO.	DATE	REVISION DESCRIPTION	DR.
12	23 JUN 20	ASFP COMMENTS	YS
11	23 MAY 04	CITY COMMENTS	YS
10	23 JAN 25	NEW SURVEY	YS
9	22 JAN 18	NEW SITE PLAN / FENCE SURVEY	YS
8	22 NOV 21	NEW SURVEY / CITY COMMENTS	YS
7	22 OCT 19	NEW SITE PLAN / CITY COMMENTS	YS
6	22 JUN 23	REV PER URBANIST SURVEY	YS
5	22 JUN 05	CITY COMMENTS	YS
4	22 MAR 22	NEW SITE PLAN	YS
3	26 DEC 01	GROUP FOR SHP	CELT
2	26 APR 08	CITY COMMENTS	YS
1	20 APR 02	NEW SITE PLAN	YS

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

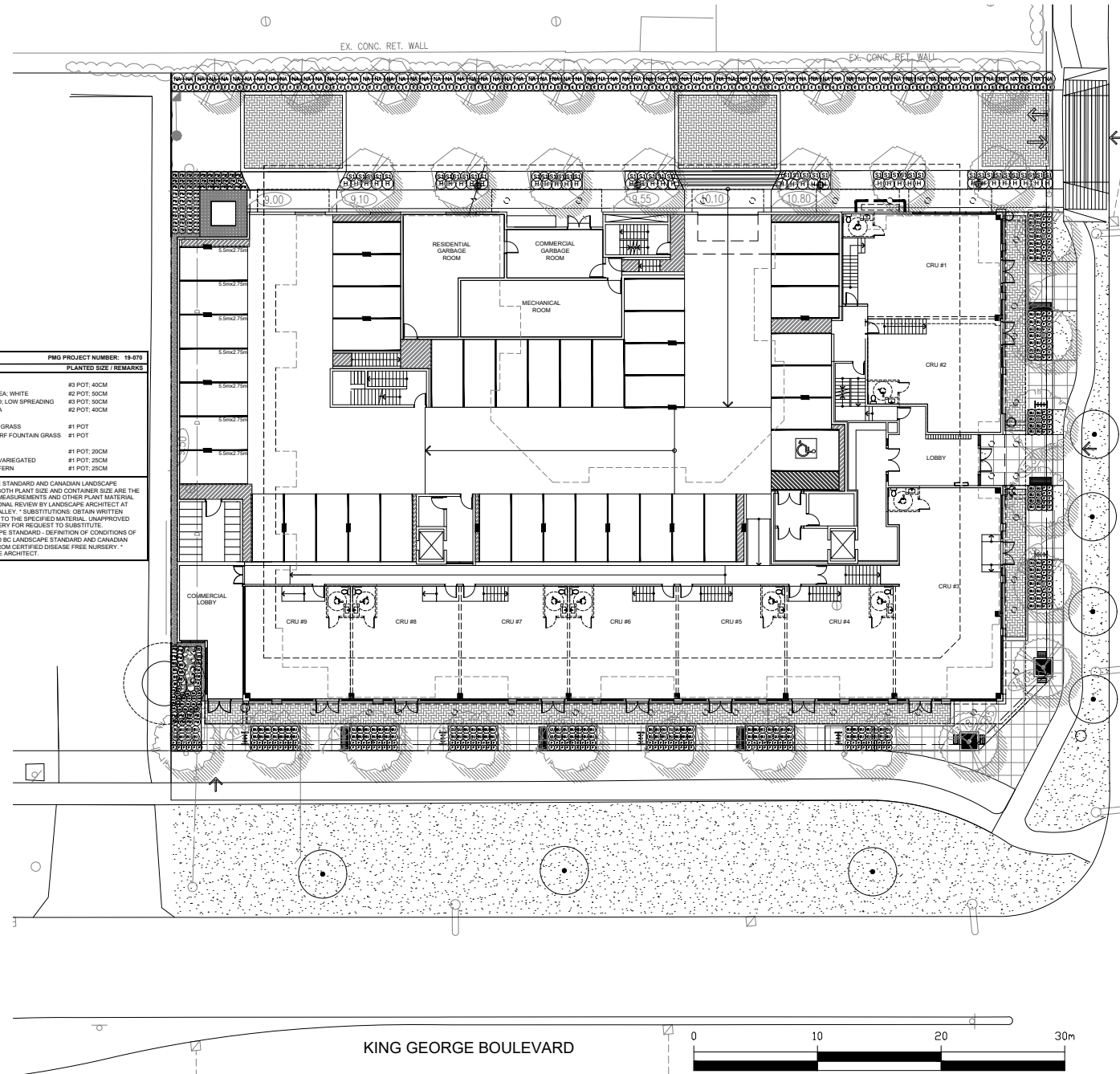
PROJECT:

**MIXED USE DEVELOPMENT**  
3550 & 3552 KING GEORGE BLVD.  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 19 MAY 23 DRAWING NUMBER:  
SCALE: 1:50  
DRAWN: DO  
DESIGN: DO  
CHKD: MCV OF 10

PMG PROJECT NUMBER: 19-070

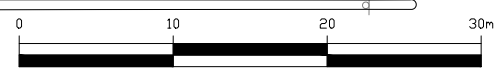


**SHRUB SCHEDULE - GROUND LEVEL** PMG PROJECT NUMBER: 19-070

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUBS</b>				
164		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM
38		HYDRANGEA MACROPHYLLA 'SISTER THERESA'	BIG-LEAF HYDRANGEA, WHITE	#2 POT, 50CM
75		NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVY-BL 'BAMBOO' LOW SPREADING	#3 POT, 50CM
43		SPIRAEA X BUNALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT, 40CM
<b>GRASS</b>				
25		HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	#1 POT
212		PENNSETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	#1 POT
<b>GF</b>				
10		BLECHNUM SPICANT	DEER-FERN	#1 POT, 20CM
122		EUONYMUS JAPONICA 'EMERALD 'N' GOLD'	EUONYMUS, GOLD VAREGATED	#1 POT, 25CM
70		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

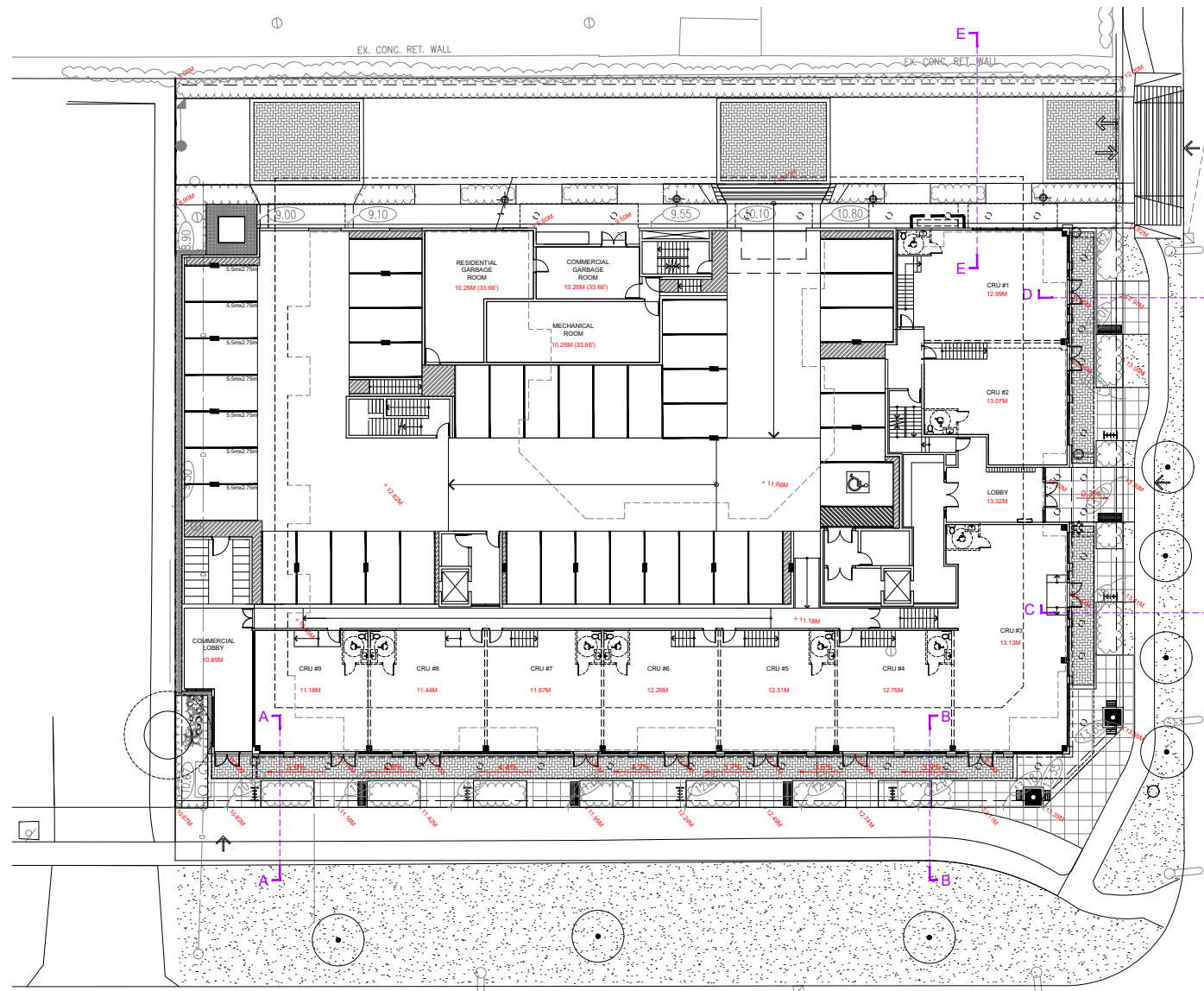
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER 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

KING GEORGE BOULEVARD



19070-13.2P

SEAL:



MCDOUGALL DRIVE

NO.	DATE	REVISION DESCRIPTION	DR.
12	23 JUN 20	ASP COMMENTS	VR
11	23 MAY 04	CITY COMMENTS	VR
10	23 JAN 25	NEW SURVEY	DR
9	22 JAN 18	NEW SITE PLAN / NEW SURVEY	DR
8	22 NOV 21	NEW SURVEY / CITY COMMENTS	DR
7	22 OCT 19	NEW SITE PLAN / CITY COMMENTS	DR
6	23 JUN 23	NEW PER-UPDATED SURVEY	DR
5	22 JUN 05	CITY COMMENTS	DR
4	22 MAR 22	NEW SITE PLAN	DR
3	26 DEC 21	GROUP FOR SFP	CELT
2	26 APR 08	CITY COMMENTS	DR
1	20 APR 02	NEW SITE PLAN	DR

CLIENT:

PROJECT:  
**MIXED USE DEVELOPMENT**  
 3550 & 3552 KING GEORGE BLVD.  
 SURREY, B.C.

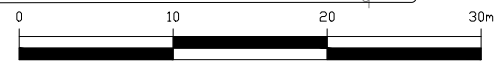
DRAWING TITLE:  
**GRADING PLAN**

DATE: 19.MAY.23 DRAWING NUMBER:  
 SCALE: 1:150  
 DRAWN: DO  
 DESIGN: DO  
 CHKD: MCV OF 10

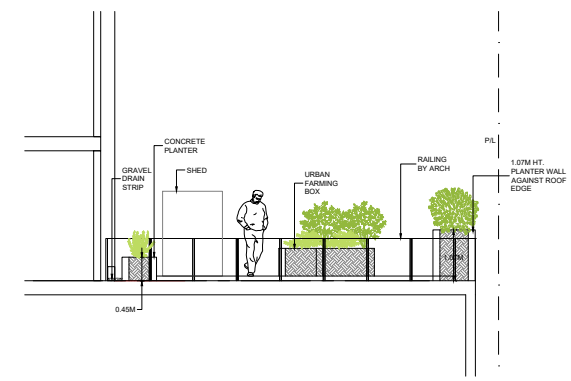
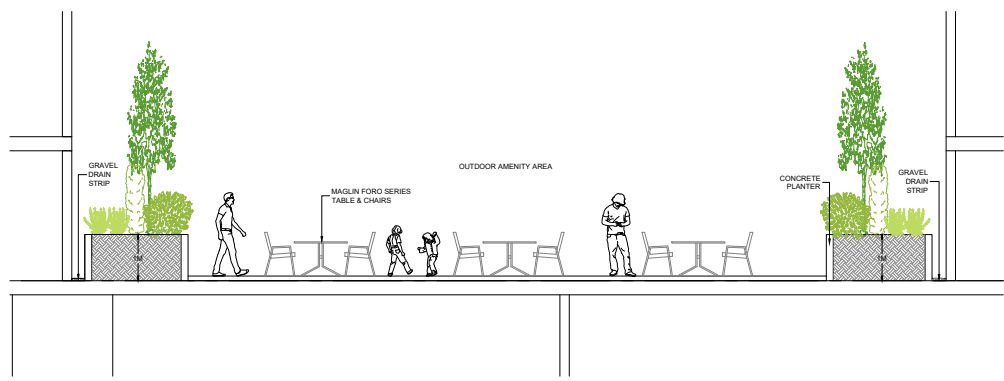


**L3**

KING GEORGE BOULEVARD



SEAL:



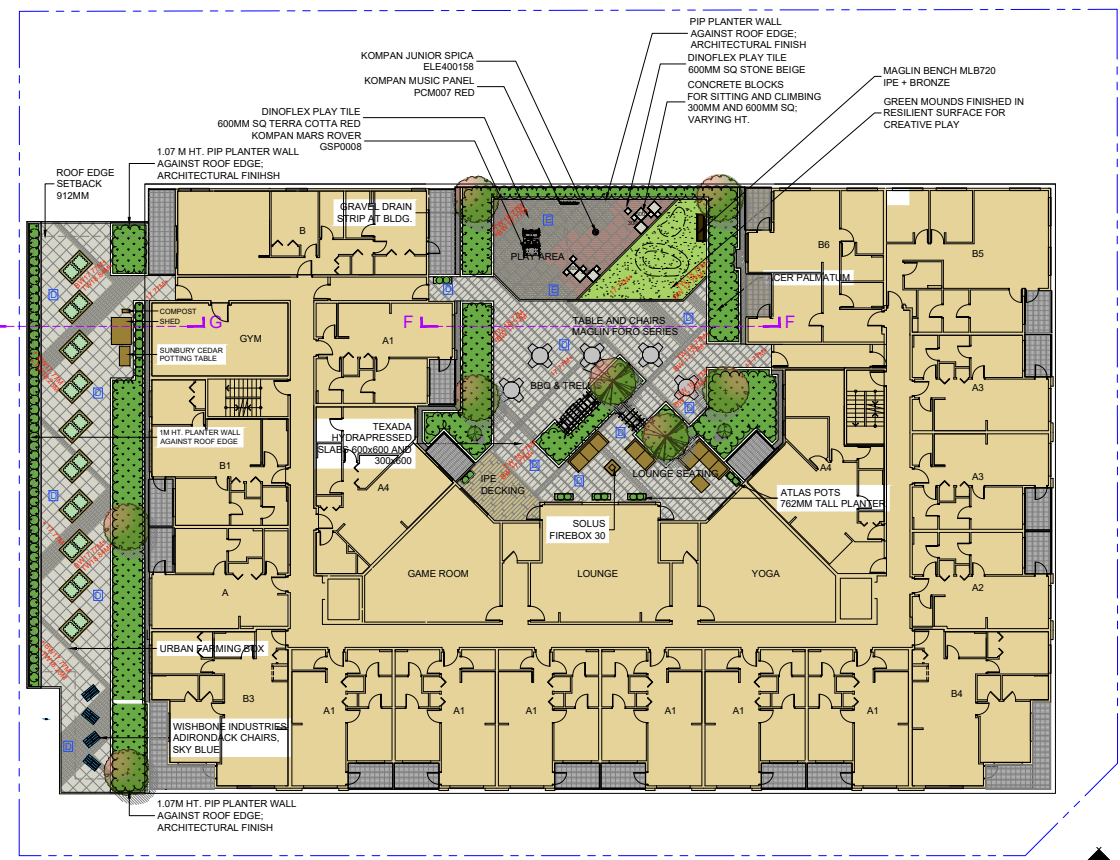
SECTION F-F 1:50

PLANT SCHEDULE - UPPER LEVEL				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	6	ACER PALMATUM	JAPANESE MAPLE	6CM CAL: 1M STD. BAB
	2	CHAMAECYPARIS OBTUSA 'GRAULIS'	SLENDER HINKI FALSE CYPRESS	1.2M HT. BAB
	2	STYRAX JAPONICUS	JAPANESE SNOWBELL	2.0M HT. BAB

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 CNA 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 REVEAL: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARLAND 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.

HARDSCAPE LEGEND	
SYMBOL	MODEL
	ABBOTSFORD CONCRETE TEXADA HYDRAPRESSED SLABS, NATURAL COLOUR WITH DARK GREY BANDING
	DINOFLEX PLAY SURFACING RUBBER TILES, TERRACOTTA AND BEIGE BANDING

FURNISHING LEGEND	
SYMBOL	MODEL
	KOMPAN MARRIS ROVER GSP008
	KOMPAN JUNIOR SPICA ELE400158
	KOMPAN MUSIC PANEL PCM007 RED
	MAGLIN BENCH MLB720 BRONZE 14 GLOSS FINISH WITH IPE SLATS. MLB720
	TRELLIS
	ATLAS POTS GREYSON RECTANGLE 400MM W X 762MM H, COLOUR CHARCOAL
	SOLLIS FIRE BOX, NATURAL GAS HARDWARE. USE STANDARD LAVA ROCK, SHITAKE COLOUR
	MAGLIN FORD SERIES BISTRO TABLE & 4 ARMLESS CHAIRS: 1700 METAL PATTERN 1.914M DIAMETER, FREE STANDING, BRONZE 14 GLOSS STANDARD HEIGHT
	CONCRETE BLOCKS FOR SITTING AND CLIMBING 300MM AND 600MM SQ. VARYING HT.
	CEDAR GARDEN PLOTS
	WISHBONE INDUSTRIES ADIRONDACK CHAIRS, SKY BLUE



NO.	DATE	REVISION DESCRIPTION	DR.
12	23 JUN 20	ASP COMMENTS	YS
11	23 MAY 04	CITY COMMENTS	YS
10	23 JAN 25	NEW SURVEY	YS
9	22 JAN 18	NEW SITE PLAN / FENCE SURVEY	YS
8	22 NOV 21	NEW SURVEY / CITY COMMENTS	YS
7	22 OCT 19	NEW SITE PLAN / CITY COMMENTS	YS
6	22 JUN 23	REV PER URBANIST SURVEY	YS
5	22 JUN 05	CITY COMMENTS	YS
4	22 MAR 22	NEW SITE PLAN	YS
3	26 DEC 21	GROUP FOR SP	YS
2	26 APR 08	CITY COMMENTS	YS
1	10 APR 02	NEW SITE PLAN	YS

CLIENT:

PROJECT:  
**MIXED USE DEVELOPMENT**  
3550 & 3552 KING GEORGE BLVD.  
SURREY, B.C.

DRAWING TITLE:  
**UPPER LEVEL  
LANDSCAPE PLAN**

DATE: 19 MAY 23 DRAWING NUMBER:  
SCALE: 1:50  
DRAWN: DO  
DESIGN: DO  
CHKD: MCV OF 10





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

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

DATE: **July 4, 2023**

PROJECT FILE: **7818-0284-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 3550 King George Blvd.**

## REZONE

### *Property and Right-of-Way Requirements*

- Register 0.5 m SRW along King George Boulevard and McDougall Drive, if required.
- Register easement to provide access for 3566 King George Boulevard via McDougall Drive.

### *Works and Services*

- Construct north/west side of McDougall Drive.
- Construct new curb extension at King George Blvd., if not completed by Capital Project.
- Provide stormwater calculation to confirm downstream storm system capacity; upgrade if required.
- Provide onsite sustainable drainage works as required in the Elgin, Barbara, and Anderson Creeks ISMP and to meet the NCP requirements.
- Provide water quality/sediment control inlet chamber for surface parking and drive aisle.
- Construct an adequately-sized metered water service connection.
- Submit calculations to confirm the size of the metered domestic service connection and the size of the fire service required for the proposed development.
- Construct storm and sanitary service connections to service the proposed development.

A Servicing Agreement is required prior to Rezone.

## DEVELOPMENT PERMIT/HOUSING AGREEMENT

There are no engineering requirements relative to issuance of the Development Permit/Housing Agreement except for the requirements listed above.



Jeff Pang, P.Eng.  
Development Services Manager

IK1

Department: **Planning and Demographics**  
Date: **May 4, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **18 0284 00 (updated May 2023)**

The proposed development of **85** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	12
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	7
Secondary School =	3
<b>Total Students =</b>	<b>10</b>

<b>Current Enrolment and Capacities:</b>	
<b>Semiahmoo Trail Elementary</b>	
Enrolment	452
Operating Capacity	275
# of Portables	7
<b>Elgin Park Secondary</b>	
Enrolment	1270
Operating Capacity	1200
# of Portables	4

**Summary of Impact and Commentary**

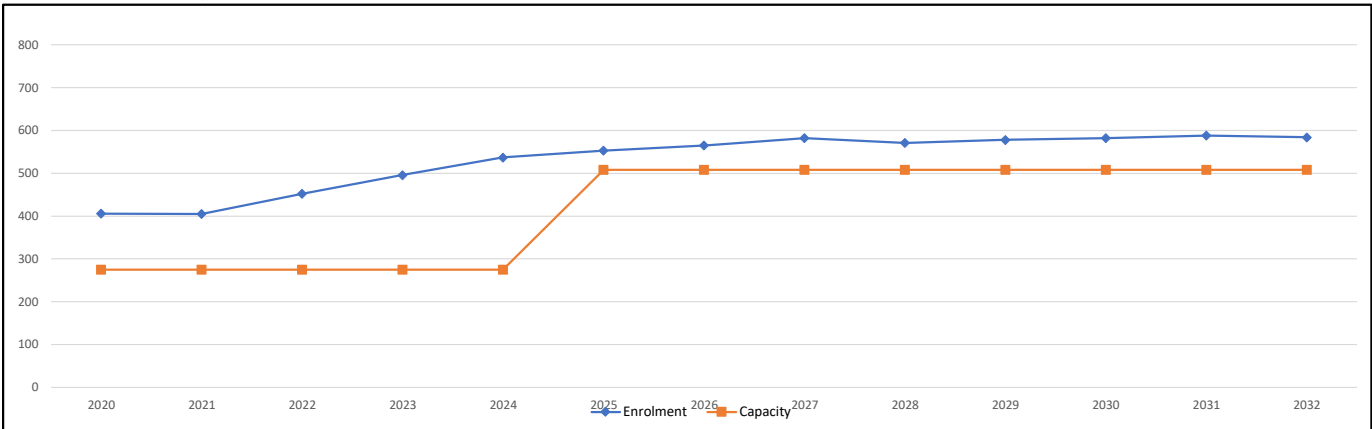
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2022, Semiahmoo Trail Elementary is operating at 164% capacity. The 10-year projections show continued growth in the catchment. This is being fueled by the high number of infill projects in the community that are attracting young families on to the peninsula and the multi-family development along the King George Boulevard.

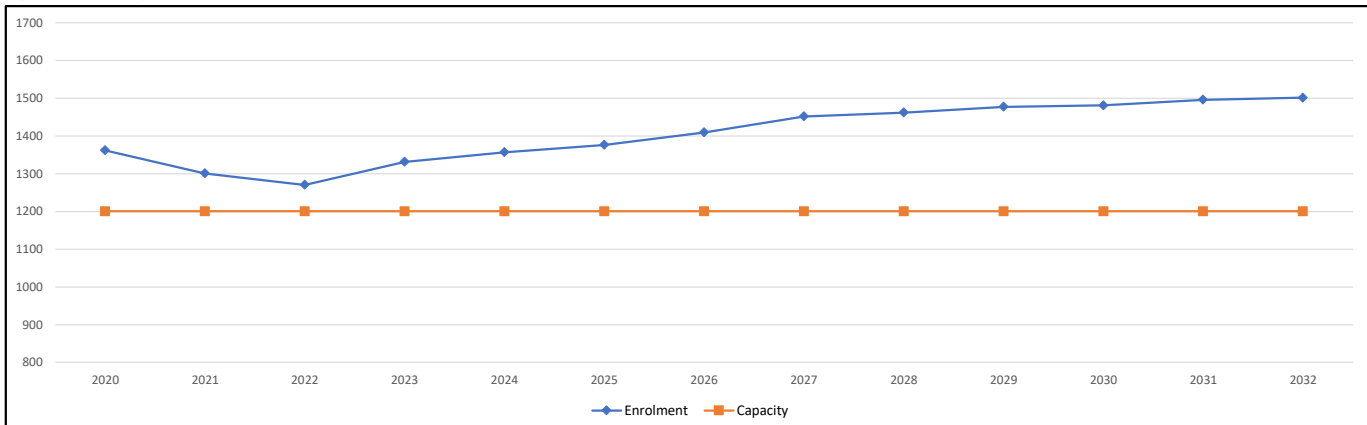
As part of the District's Five-Year Capital Plan request, the district is requesting an 8-classroom addition to accommodate future anticipated enrolment growth. The Ministry of Education supported this project and is going to tender Spring of 2023 with an anticipated occupancy in the Fall of 2025. Until the addition is open, the district can manage future growth with portables on site.

Grandview Heights Secondary opened September 2021; resulting in, significant boundary changes in the South Surrey, White Rock Education Region. All boundary changes are now in effect. As for Elgin Park Secondary, enrolment is expected to modestly grow over the next 10-years as the new boundary changes are intended to move enrolment growth westward towards Elgin Park providing enrolment relief to Semiahmoo and Earl Marriott secondary schools. There are no current plans to expand the Elgin Park Secondary.

**Semiahmoo Trail Elementary**



**Elgin Park Secondary**



**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:** 18-0284  
**Address:** 3550/3552 King George Blvd  
**Registered Arborist:** Freedom Sukenick

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	16
<b>Protected Trees to be Removed</b>	8
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	8
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{one (1)} = 0$  - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 8 \quad} \times \text{two (2)} = 16$	16
<b>Replacement Trees Proposed</b>	42
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

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

Summary, report and plan prepared and submitted by:

  
 \_\_\_\_\_  
 (Signature of Arborist)

June 17, 2023  
 \_\_\_\_\_  
 Date

REVISIONS	BY
Jan. 7, 2019	FS
Apr. 16, 2020	FS
Aug. 21, 2020	FS
Nov. 01, 2020	FS
July 14, 2022	FS

# TREE RETENTION PLAN

14550

## Commercial/Residential Building 3550 & 3552 King George Blvd Surrey, BC

Date Nov. 01, 2020

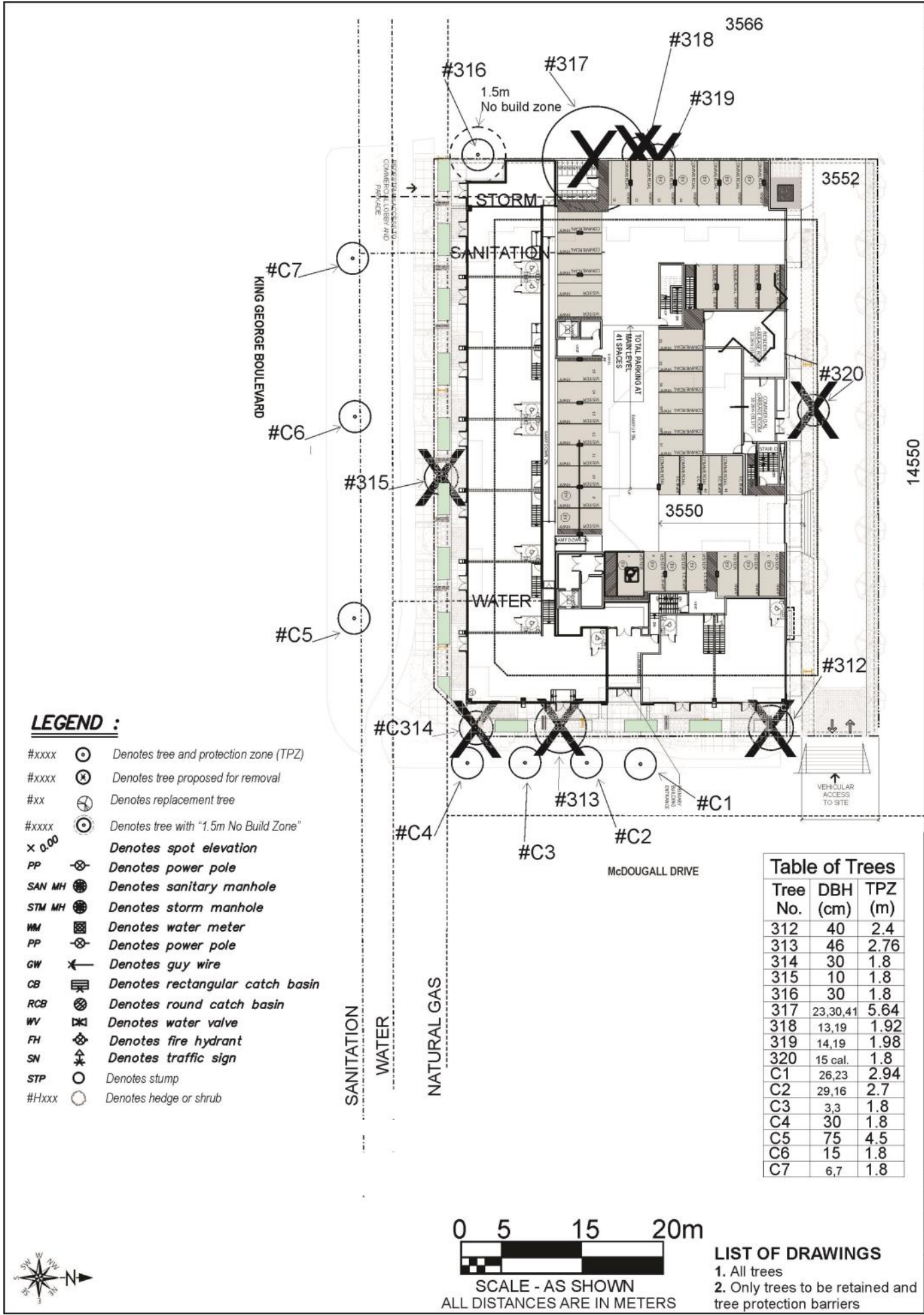
Scale 1 : 583.7

Drawn Freedom

Job Garcha

Sheet 1 of 2

Of Sheets



**LEGEND :**

- #xxxx (circle with dot) Denotes tree and protection zone (TPZ)
- #xxxx (circle with X) Denotes tree proposed for removal
- #xx (circle with cross) Denotes replacement tree
- #xxxx (circle with dot and outer ring) Denotes tree with "1.5m No Build Zone"
- x 0.00 Denotes spot elevation
- PP (circle with cross) Denotes power pole
- SAN MH (circle with cross) Denotes sanitary manhole
- STM MH (circle with cross) Denotes storm manhole
- WM (square with cross) Denotes water meter
- PP (circle with cross) Denotes power pole
- GW (line with cross) Denotes guy wire
- CB (rectangle with cross) Denotes rectangular catch basin
- RCB (circle with cross) Denotes round catch basin
- WV (square with cross) Denotes water valve
- FH (circle with cross) Denotes fire hydrant
- SN (star) Denotes traffic sign
- STP (circle) Denotes stump
- #Hxxx (circle) Denotes hedge or shrub

**Table of Trees**

Tree No.	DBH (cm)	TPZ (m)
312	40	2.4
313	46	2.76
314	30	1.8
315	10	1.8
316	30	1.8
317	23,30,41	5.64
318	13,19	1.92
319	14,19	1.98
320	15 cal.	1.8
C1	26,23	2.94
C2	29,16	2.7
C3	3,3	1.8
C4	30	1.8
C5	75	4.5
C6	15	1.8
C7	6,7	1.8

0 5 15 20m

SCALE - AS SHOWN  
ALL DISTANCES ARE IN METERS

**LIST OF DRAWINGS**

1. All trees
2. Only trees to be retained and tree protection barriers



Original Staff Comments May 25, 2023

Applicant's responses – June 28, 2023 submission

Landscape responses – June 23, 2023 submission

## Key Points

- Consider enhancing open space at the residential entry. **The project abuts a very active arterial road King George Blvd. and a residential neighborhood street McDougall Drive. The entrance to residential portion of the built form opens up on McDougall Drive, which entails the entrance to be designed in scale and proportion suitable to the context and establish an identity of its own without dominating the street. [U.S.]**
- Consider incorporating breaks to the elongated south roof line. **We have created notches on the roof line, and at the same time we are tying it down with the grade. Pls. refer drawing A3.2 [U.S.]**
- Consider a corner plaza on the south-east corner to create a stopping moment for residents. **Duly Acknowledged and taken under due consideration. We envision an active public realm, complimenting the commercial edge. The designed public realm has street furniture supportive of the designed activities and creates numerous stopping moments along the public realm. [U.S.]**
- Consider energy modeling to future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades. **Duly acknowledged and taken into active consideration. We are in a process of engaging an energy modeler and availing his services in providing us with an energy model, as we move towards the building permit stage. [U.S.]**

## Site

- Refer to Key Points. **Already addressed in the key points. [U.S.]**

## Form and Character

- Consider bringing solid sections of materials to support and anchor the entire building to grade. **Duly acknowledged and taken into active consideration. This has been provided for by taking the brick wall from grade to the 4th floor, both on King George Blvd. and McDougall Drive, while breaking the roof line along these facades, to enhance the visual anchoring by introducing void in the solid line. [U.S.]**
- Consider incorporating similar stepping levels following grade levels as the signage band and apply to the roof line to break long straight line of the roof and make the development show response to grade levels by stepping as the grade levels increase. **Duly acknowledged and taken into active consideration. The façade along King George Blvd. consisting of frames has been broken down into steps that ties the grade with the roof line. The imposing roof line has been broken down into three notched breaks that tie the roof with the grade, in response to the comments from the ADP. [U.S.]**

- Consider recessing the CRU on south-west corner of ground floor plan rather than commercial lobby. **The Commercial Lobby has been recessed to protect the existing tree and keeping its TPZ intact in consultation with the city. While the corner of King George Blvd. and Mcdougall Drive being recessed is an interesting suggestion, it would create an edge condition where the buildings are not able to hold the street edge firmly, which will impede in the transition of the streetscape as one moves from King George Blvd. intersection towards Winter Crescent. [U.S.]**
- Consider incorporating breaks on the west elevation white frames. The solution on the south elevation, incorporating darker sections of wall and sectioning frames, creates a good proportion, while the west elevation white frame seems too elongated. Consider breaking it into sections and incorporating grey sections of solid wall to follow a similar rhythm. **We will be addressing this comment prior to final adoption. [U.S.]**
- Consider flipping the courtyard to the south which enhances the outdoor amenity, provides better daylight, and keeps more units away from King George Boulevard. Consider that this arrangement may increase noise in the courtyard. **As advised in the comment, flipping the courtyard would create an extremely negative living environment, and the noise would become a major issue as the closed courtyard will become an echo chamber. In addition, the Façade Creates a dynamic but firm flow, by reinforcing the edge condition of King George Blvd. from the standpoint of urban morphology. [U.S.]**
- Consider rethinking the unit plans regarding privacy screens between balcony and neighbouring units, as that takes away the function of balconies. **The units having a combined balcony with privacy screens provides for a more naturally lit and ventilated residential units, while improving the overall livability and energy efficiency of the building as they would rely less on electro-mechanical intervention. Privacy screens on balconies are an industry-accepted standard. [U.S.]**

#### Landscape

- Consider coordinating tree placement with CRU frontages at dividing lines to maximize visibility for signs and entries.: **Considered. We are proposing narrow trees along CRU. Units to maximize visibility for signs and entries. [Landscape]**
- Appreciate the attention to soil volume considerations. **We Acknowledge the well-received design parameters, which enable us to have a considerable soil volume. [U.S.]**

#### CPTED

- No specific issues were identified. **We acknowledge that the panel had no comments or advice in this regard. [U.S.]**

#### Sustainability

- Consider working with your structural engineers to add slag or fly ash into the structural concrete to reduce carbon footprint. **We will engage with the stakeholders and the**

**structural engineers, while addressing this comment during the Building Permit stage and will proceed according to the consensus arrived at that juncture. [U.S.]**

- Consider inclusion of renewable energy on roof surfaces. Or consider providing extensive green roof to help reduce storm water run-off and heat island effect. **We would be providing a High Albedo Roof Surface. The feasibility of a green roof is not advisable as the upper 4 levels are wood construction. [U.S.]**
- Consider adding end-of-trip and maintenance facilities for bike users. **We have provided an end-of-trip facility at the commercial-grade parkade level, which compliments the bike storage. [U.S.]**

#### Accessibility

- No specific issues were identified. **We acknowledge that no adverse comments were raised regarding this issue by the panel. [U.S.]**

**Thanks,  
Utkarsh Singh**

# Appendix VI

## CITY OF SURREY

### HOUSING AGREEMENT Mixed-Use

THIS HOUSING AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BETWEEN:

**CITY OF SURREY**, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

**1150119 B.C. LTD.**, a corporation having its offices at Suite 1500, 13450 – 102 Avenue, Surrey, British Columbia, V3T 5X3

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 011-771-810

Legal Description: Lot 2 Except: Part Subdivided By Plan 86721, District Lot 165 Group 2 New Westminster District Plan 78617

(the “**Lands**”);

- B. The Owner proposes to use the Lands for a five-storey mixed-use building comprised of 876 square metres of ground floor commercial space and 85 rental units, consisting of 66 market rental units and 19 rent controlled rental units (the “**Development**”);
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

## 1. **DEFINED TERMS**

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

- (a) **“Agreement”** means this housing agreement and any amendments to or modifications of the same;
- (b) **“City”** means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
- (c) **“City Personnel”** means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
- (d) **“Claims and Expenses”** means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
- (e) **“Development”** means as defined in Recital B;
- (f) **“Dwelling Unit”** means each of the 85 dwelling units to be constructed within the Development;
- (g) **“Lands”** means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act* and a subdivision pursuant to the *Strata Property Act* of British Columbia);
- (h) **“Owner”** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then “Owner” includes the strata corporation thereby created;
- (i) **“Permitted Rent”** means the maximum rent set out in Schedule A of this Agreement in respect of the of the Rent Controlled Rental Units, provided that the amounts set out in Schedule A of this Agreement may be increased once per year in accordance with any maximum positive change authorized under the *Residential Tenancy Act*, S.B.C. 2002,



Chapter 78, as amended, and may be further increased with the prior written consent of the City to cover unexpected increases in operating, maintenance and servicing costs;

- (j) **“Rent Controlled Rental Units”** means 19 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation at the Permitted Rent on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto;
- (k) **“Rental Unit”** means a Rent Controlled Rental Unit or a Secured Rental Unit;
- (l) **“Secured Rental Units”** means 66 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation at market-value on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (m) **“Term”** means 20 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

## **2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 All of the Rental Units must be owned by the same Owner(s).
- 2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

## **3. LIABILITY**

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

#### 4. **NOTICE**

4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey  
13450 – 104 Avenue  
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

1150119 B.C. LTD.  
Suite 1500, 13450 – 102 Avenue, Surrey, British Columbia, V3T 5X3

Attention: Owner

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

#### 5. **GENERAL**

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

- 5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.
- 5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.
- 5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.
- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.

- 5.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.
- 5.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:
- (a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;
  - (b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and
  - (c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.
- 5.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.13 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

- 5.17 Release and Discharge from Title Where not applicable.** Notwithstanding anything to the contrary herein, the Owner and the City acknowledge and agree that this Agreement is only intended to apply to the Rental Units and not any other portion of the Lands. The City covenants and agrees that concurrently with the registration of any subdivision plan (including any airspace subdivision plan, or a strata plan pursuant to the *Strata Property Act*) that creates a separate legal parcel or parcels for the portion of the Lands containing the Rental Units, the City will, without delay, execute in registrable form and deliver to the Developer for filing in the applicable land title office, a release and discharge of any notice of this Agreement from title to the parcel(s) so created that do not contain the Rental Units or any portion thereof. Such discharge is to be prepared and registered at the sole cost of Owner.
- 5.18 Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

**Signature page follows**



IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

**CITY OF SURREY**

By: \_\_\_\_\_  
Authorized Signatory

Brenda Locke,  
Mayor  
City of Surrey

By: \_\_\_\_\_  
Authorized Signatory

Jennifer Ficocelli,  
City Clerk  
City of Surrey

**1150119 B.C. LTD.**

By: \_\_\_\_\_  
Authorized Signatory

*Name:*  
*Title:*

**Schedule A**  
**PERMITTED RENT**

<b>“Rent Controlled Rental Units”</b>	
<b>Permitted Rent</b>	10% below the average market rent payable for a similar unit type in the Development.

# King George Highway Corridor LAP Amendment

## Appendix VII

