
TO: City Clerk, Legislative Services Division

FROM: General Manager, Planning & Development Department

DATE: November 28, 2022 FILE: 7921-0313-00

RE: **Agenda Item B.4, November 28, 2022 Regular Council – Land Use Meeting
Development Application No. 7921-0313-00
Amendment to the Planning Report and Appendix II**

Development Application No. 7921-0313-00 is on the agenda for consideration by Council at the November 28, 2022 Regular Council – Land Use Meeting under Item B.4.

After finalizing the Planning Report for the November 28, 2022 Regular Council – Land Use Agenda, it was identified that:

1. Item 5.(k) of the Recommendation summary references the dedicated bike elevator as part of the proposed transportation demand management measures. Although a dedicated bike elevator is proposed as part of the development, it is not part of the transportation demand management measures. Page 5 of the Planning Report has been updated to reflect this change.
2. Appendix II, Engineering Summary, was attached as the complete Engineering Review requirements and should have been the Engineering Summary of requirements. The replacement page for Appendix II is attached to this memo.



ACTING Jeff Arason
General Manager
Planning & Development Department

Attachment 7921-0313-00– Page 5 Replacement Page
7921-0313-00– Appendix II Replacement Page

c.c. - City Manager

- (h) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed linear plaza located along King George Boulevard and the northeast portion of the site.
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
 - (j) final submission and approval of the Transportation Impact Assessment;
 - (k) provision of cash-in-lieu or other transportation demand management measures, ~~including a dedicated bike elevator~~, to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
 - (l) the applicant address the density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
 - (m) the applicant adequately address the impact of the reduced on-site indoor amenity space requirement of the CD Bylaw (based on RM-135 Zone), at the rate in effect at the time of Final Adoption.
6. Council pass a resolution to amend the Surrey City Centre Plan to allow for an FAR of 10.9 within the 'Central Business District - Area 2 (7.5 FAR)' designation, when a minimum of 3.1 FAR of office/commercial space is provided, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Designation	Existing Zone
Subject Site	Three (3) single-storey commercial buildings	Central Business District – Area 2	C-8
North (Across future 102A Avenue):	Single-storey commercial building	Central Business District – Area 2	C-8



INTER-OFFICE MEMO

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

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

DATE: **November 21, 2022** PROJECT FILE: **7821-0313-00**

RE: **Engineering Requirements (Commercial/Multi-Family)
Location: 10227 King George Boulevard**

OCP AMENDMENT/NCP AMENDMENT

Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.

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

- Dedicate varying width along King George Boulevard, 5.856m along 102 Avenue, 12.0m for new 102A Avenue and 12.0m for the new green lane.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory rights-of-way along all site frontages.

Works and Services

- Construct road works along King George Boulevard, 102 Avenue, 102A Avenue and the new green lane.
- Construct/upgrade signal at the intersection of King George Boulevard and 102 Avenue and at the intersection of King George Boulevard and 102A Avenue.
- Implement the recommendations of the Traffic Impact Study and geotechnical reports.
- Construct storm main along the new green lane and 102A Avenue, as applicable.
- Complete fire flow analysis to determine the ultimate water main size, extent and velocity.
- Construct sanitary main along the new green lane and off-site mains if applicable.
- Provide water, storm and sanitary service connections to service the development, and abandon all existing connections.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing third party utilities.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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

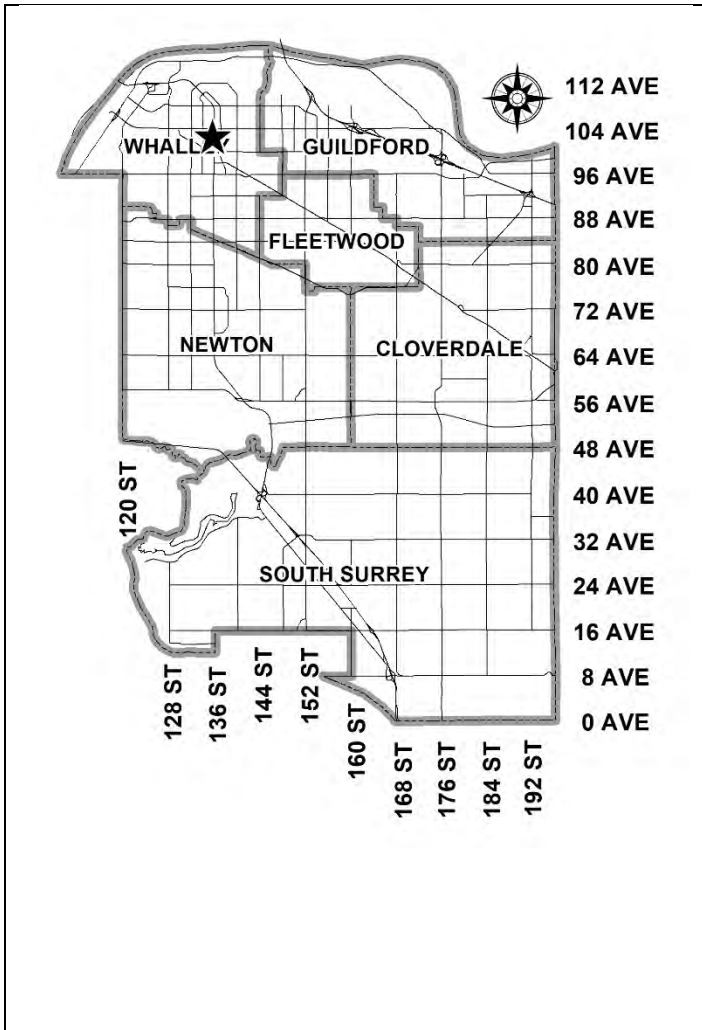
Jeff Pang, P.Eng.
Development Services Manager
HB4

NOTE: Detailed Land Development Engineering Review available on file

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0313-00

Planning Report Date: November 28, 2022



PROPOSAL:

- **OCP Text Amendment** to allow for a FAR of 10.9 within the Downtown designation
- **City Centre Plan Amendment** to allow for a FAR of 10.9 within the Central Business District- Area 2 (7.5 FAR) designation
- **Rezoning** from C-8 to CD
- **Development Permit**

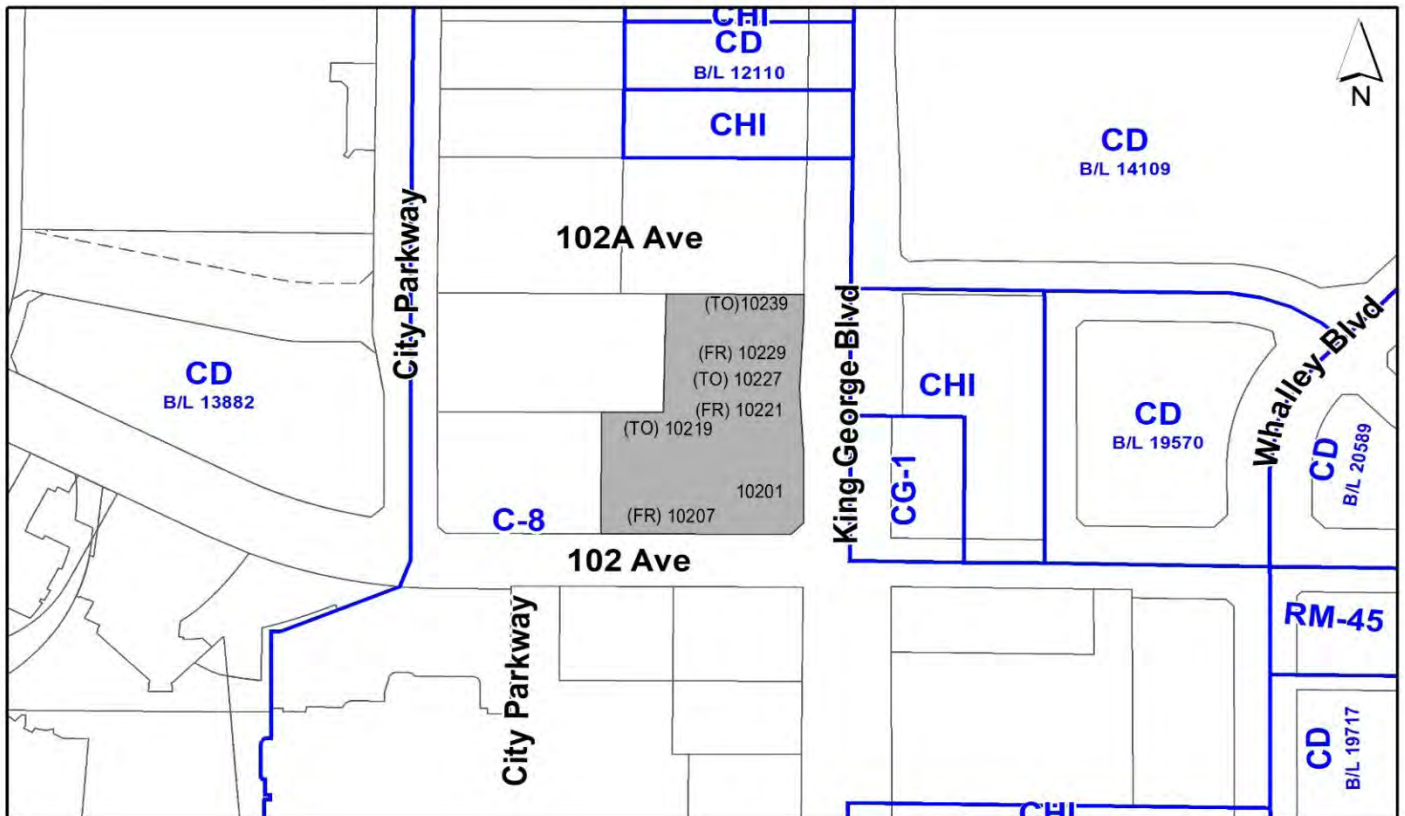
to permit the development of a 67-storey mixed-use building consisting of a 7-storey commercial and office podium including 19,422 square metres of commercial and office floor space, an 8-storey residential podium and residential tower consisting of 746 residential dwelling units.

LOCATION: 10201, 10207 to 10219, 10221 to 10227, 10229 to 10239 – King George Blvd

ZONING: C-8

OCP DESIGNATION: Downtown

CITY CENTRE PLAN DESIGNATION: Central Business District- Area 2



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a text amendment to the Official Community Plan (OCP) to "Table 7A: Land Use Designation Exceptions", to allow for an increased density of 10.9 Floor Area Ratio (FAR) within Figure 16 "Downtown Densities" of the "Downtown" designation.
- Requires an amendment to the City Centre Plan to allow for a density of 10.9 FAR within the "Central Business District - Area 2 (7.5 FAR)" designation.

RATIONALE OF RECOMMENDATION

- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed mixed-use tower with commercial/office podium and residential podium will support and complement the Central Business District Area 2 (7.5 FAR) of the City Centre.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and form part of an emerging high-density mixed-use and residential hub around Surrey Central SkyTrain Station, Centre Block and Civic Centre.
- The proposed development conforms to the goal of achieving high-rise, high-density development around the three SkyTrain Stations in City Centre. The Surrey Central Skytrain Station is located within walking distance of less than 200 metres (less than 5 minutes) from the subject site.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, and as it relates to adjacent proposed tower developments in City Centre. The proposed development is anticipated to be an anchor to the Central Business District Area 2 (7.5 FAR) in City Centre.
- The proposal is seeking to provide a significant office component, with approximately 19,422 square metres of office and commercial floor space proposed. This equates to 3.1 FAR of commercial and office floor space or approximately 28% of the total floor space proposed.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased residential density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials, contemporary lines, and unique form.
- The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm, with multiple publicly accessible plaza spaces.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP By-law be introduced to amend the OCP, "Table 7A: Land Use Designation Exceptions", by adding the following site specific notation:

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # xxxxx	Downtown	10227 King George Boulevard	Density permitted up to 10.9 FAR (gross density calculation)"

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw 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.
4. Council authorize staff to draft Development Permit No. 7921-0313-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (h) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed linear plaza located along King George Boulevard and the northeast portion of the site.
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
 - (j) final submission and approval of the Transportation Impact Assessment;
 - (k) provision of cash-in-lieu or other transportation demand management measures, including a dedicated bike elevator, to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
 - (l) the applicant address the density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
 - (m) the applicant adequately address the impact of the reduced on-site indoor amenity space requirement of the CD Bylaw (based on RM-135 Zone), at the rate in effect at the time of Final Adoption.
6. Council pass a resolution to amend the Surrey City Centre Plan to allow for an FAR of 10.9 within the 'Central Business District - Area 2 (7.5 FAR)' designation, when a minimum of 3.1 FAR of office/commercial space is provided, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Designation	Existing Zone
Subject Site	Three (3) single-storey commercial buildings	Central Business District – Area 2	C-8
North (Across future 102A Avenue):	Single-storey commercial building	Central Business District – Area 2	C-8

Direction	Existing Use	City Centre Designation	Existing Zone
East (Across King George Boulevard):	Drive-thru restaurant and gas station	Mid to High Rise Mixed Use	CHI & CG-1
South (Across 102 Avenue):	Single-storey commercial buildings	Central Business District – Area 1	C-8
West (Future Lane):	Development Application No. 20-0071 proposing a mixed-use tower and currently at Third Reading and single-storey commercial building	Central Business District – Area 2	C-8

Context & Background

- The subject site consists of one, strata-titled, property located southeast of Civic Centre and Centre Block, and north of 102 Avenue in the Central Downtown neighbourhood of City Centre.
- The subject site is currently operating with three (3) single-storey commercial buildings on the property.
- The subject site is designated Downtown in the Official Community Plan (OCP), Central Business District - Area 2 (7.5 FAR) in the City Centre Plan (CCP), and is zoned Community Commercial (C-8) Zone.
- The current application is generally consistent with the Downtown District designation in the Official Community Plan (OCP) and the Central Business District - Area 2 (7.5 FAR) designation in the CCP, with the exception of the proposed density of 10.9 FAR.
- The proposed density and building form are appropriate for this part of Surrey City Centre, which will form part of the future high-density mixed-use area within the provisional Central Business District of the City Centre Plan (CCP), concentrating office, commercial and institutional space near Surrey Central Skytrain Station. The intent for this area is to maximize the amount of commercial office floor area that will contribute to a successful Central Business District.
- The proposed development conforms to the goal of achieving high-rise, high density, mixed use development around the three City Centre SkyTrain Stations. Surrey Central SkyTrain Station is located approximately 200 metres from the subject site.
- The proposed height and density of the development is consistent with an evolving urban context in the City Centre, initiated by nearby tower developments within City Centre, including 3 Civic Plaza and Centre Block which are located west of site.

- The development is proposing a total of 746 residential units with diversity in unit types from studios to three-bedroom units.
- The proposed development includes 19,442 square metres of commercial and office space, which equates to approximately 28% of the total floor area and 3.1 FAR of commercial and office floor space.
- Staff have worked with the applicant to maximize the amount of commercial and office space, given the size of the subject site. The 7-storey commercial and office podium has been maximized and will be significant in scale at one urban block in length.
- Staff support the proposed 3.1 FAR of commercial and office uses and contend that additional commercial and office floorspace would be difficult to design and program within a mixed-use building on this site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject development application includes the following:
 - OCP amendments, and City Centre Plan amendment;
 - Rezoning;
 - a Detailed Development Permit for a 67-storey residential tower, including a 7-storey podium, with commercial and office space; and
 - a total 746 residential units are proposed.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	6,289 square metres
Road Dedication:	1,898 square metres
Undevelopable Area:	NA
Net Site Area:	4,391 square metres
Number of Lots:	1
Building Height:	67-storeys (207 metres)
Floor Area Ratio (FAR):	10.9 (gross)
Floor Area	
Residential:	49,189 square metres
Commercial/Office:	19,422 square metres
Total:	70,146 square metres
Residential Units:	
Studio:	226
1-Bedroom:	16
1-Bedroom + den:	283
2-Bedroom:	122
2-Bedroom + den:	57

	Proposed
3-Bedroom:	42
Total:	746

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 141 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 72 students at Old Yale Road Elementary School
- 69 students at Kwantlen Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2027.

Parks, Recreation & Culture: No concerns.

The closest active park is Holland Park and is approximately 500 metres away, and the closest natural area is the 22G Greenbelt near Whalley Boulevard and 100 Avenue and is approximately 1 kilometre away.

Surrey Fire Department: The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

Advisory Design Panel: The proposal was considered at the ADP meeting on August 25, 2022, and was supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. 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

Traffic Impacts:

- The applicant was required to submit a Traffic Impact Analysis (“TIA”) in order to assess site-generated traffic impacts and provide mitigation recommendations. As per the TIA, the subject proposal is anticipated to generate approximately 333 vehicle trips in the peak hour, equating to 5-6 vehicles per minute.
- The TIA evaluated traffic impacts of the subject site to the surrounding road network up to the year 2035 (10 years from the anticipated opening day for the proposal of 2025) and it was found that the majority of the roads and intersections near the subject site would be able to adequately accommodate the anticipated growth at acceptable levels for an urban core context, particularly with the planned new connections and infrastructure improvements around the subject site, as identified in the City Centre Plan. The TIA identified some movements near capacity in the 2035 horizon year; these are planned to be mitigated as much as possible through left-turn bay extensions, redistribution of traffic patterns via new connections, and anticipated modal shifts with planned improvements to transit, pedestrian, and cycling infrastructure in the area.

Road Network & Infrastructure:

- The applicant is required to provide the following improvements as part of the subject proposal:
 - Dedication and construction of the west side of King George Boulevard with a sidewalk, a cycle track, and a boulevard with trees and lighting, and provide contributions towards future pavement widening;
 - Dedication and construction of the north side of 102 Avenue with a sidewalk, a cycle track, and a boulevard with trees and lighting, and provide contributions towards future pavement widening;
 - Dedication and construction of the south side of a new 102A Avenue (which will ultimately be a continuous connection from 133 Street to Whalley Boulevard) with a sidewalk, a cycle track, a boulevard with trees and lighting, and pavement for two-way travel;
 - Dedication and construction of a new green lane with a sidewalk, a boulevard with trees and lighting, pavement for two-way travel, and on-street parking where possible; and
 - Construction of a new, full-movement traffic signal at the intersection of 102A Avenue and King George Boulevard.

Access:

- Access is proposed to be provided to the subject site via the new green lane only, which will help to minimize interruptions to vehicular traffic and to pedestrian and cycling connections on the surrounding roads along the site frontages.

Parking:

- The Zoning Bylaw requires the following minimum number of parking spaces to be provided on-site for the proposed uses:
 - Retail: 46 parking spaces;
 - Office: 233 parking spaces;
 - Residential: 671 parking spaces; and
 - Residential visitors: 75 parking spaces.
- As per the Zoning Bylaw, the total required number of parking spaces may be reduced by 20% for proposals within the City Centre, with provision of Transportation Demand Management (“TDM”) measures and/or payment-in-lieu in accordance with the Off-Street Parking Reserve Fund By-law and/or the Alternative Transportation Infrastructure Reserve Fund By-law. With this provision, the total requirements for the subject proposal can be reduced to 820 parking spaces, with provision of TDM measures and/or payment-in-lieu.
- The subject site is proposing to provide a total of 785 parking spaces on-site, which equates to a proposed 35-stall (4%) reduction. The applicant is proposing to share 25% of the parking spaces provided for the office use component and the residential visitor use component, based on differing temporal demand for parking (primarily daytime demand for office uses and evening demand for residential visitor uses). This proposed reduction would equate to 75 stalls (which is more than the proposed 35-stall reduction). Similar shared parking arrangements for office uses and residential visitor uses have been previously supported for proposals elsewhere within City Centre.

Transit

- Surrey Central SkyTrain Station and surrounding transit hub are approximately 200 metres from the subject site (less than a 5-minute walk), which is serviced by rapid transit and standard bus routes that connect to every adjacent municipality and community within Surrey.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The building features solar panels that have been designed as part of the signature tower top;
 - The building incorporates high performance windows;
 - The building incorporates the energy recovery ventilators to preheat incoming outdoor air for all residential units and retail spaces/amenity spaces;

- The building incorporates energy efficient envelope and mechanical systems, which can also provide mechanical cooling to improve thermal comfort for occupants; and
- The building is connected to the Surrey District Energy.

Regional Growth Strategy

- The subject site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is designated Downtown in the Official Community Plan, with a permitted maximum density of 7.5 FAR as noted in Figure 16 of the OCP.
- The applicant is proposing to amend the OCP for a site specific permission to allow up to 10.9 FAR within the 7.5 FAR designation on the subject site.
- The proposed development will be subject to both Tier 1 and Tier 2 Capital Plan Project CACs.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub located east of the Central Civic and downtown business core.
- The proposed development will be subject to Tier 2 Capital Plan Project CACs for the residential floor space that exceeds the permissible floor space under the 7.5 FAR designation.

Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management:
 - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre, through the development of a high-density, mixed-use development.
 - Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive and complete Metropolitan Core, by providing a mix of commercial and residential space in a comprehensively-designed development.

- Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high-density development within walking distance to the SkyTrain and other transit infrastructure.
- Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods, with a high-density development connected to open space, local greenways and multi-modal transportation infrastructure.
- Urban Design: Implement high architectural and urban design standards to create both socially and environmentally sustainable high-density development, with a unique blend of safe, beautiful, active, and vibrant interconnected and publicly-accessible spaces.
- Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria and conveys additional open space to the City.
- Economy
 - Employment Lands: Ensure sufficient supply and efficient use of employment lands, with the development of commercial space close to the core of City Centre.
 - Employment, Investment, and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities, through the development of commercial space.

Secondary Plans

Land Use Designation

- The subject site is designated Central Business District – Area 2 (7.5 FAR) in the City Centre Plan.
- The applicant is seeking a gross density of 10.9 FAR, including 19,422 square metres of commercial/office floor space. Staff are requesting that Council pass a resolution to amend the Surrey City Centre Plan to allow for an FAR of 10.9 within the ‘Central Business District - Area 2 (7.5 FAR)’ designation City Centre Plan, provided a minimum of 3.0 FAR of commercial and office space is provided.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub located east of the central civic and downtown business core.
- The proposed development includes 19,442 square metres of commercial and office space, which equates to approximately 28% of the total floor area and 41% of the base density. Staff support the proposed mix of uses and amount of office space currently proposed.
- Staff have worked with the applicant to maximize the amount of commercial and office space, given the size of the subject site. The 7-storey commercial and office podium has been maximized and will be significant in scale and one urban block in length.

- Staff support the proposed 3.1 FAR of commercial and office uses and contend that additional commercial and office floorspace be difficult to design and program within a mixed-use building on the subject site.
- The proposed development will be subject to both Tier 1 and Tier 2 Capital Plan Project CACs.

Themes/Objectives

- The proposed development is consistent with the following guiding principles of the City Centre Plan:
 - Build Density and Mixed-Use, by providing a mix of commercial and residential space.
 - Encourage Housing Diversity, with a mix of condominium units and a variety of unit types and sizes.
 - Create Vibrant Urban Space, with a strong public realm along 102A Avenue.
 - Encourage Office and Employment, by providing approximately 19,442 m² of commercial and office space.

CD Bylaw

- The applicant proposes to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use tower. The proposed CD Bylaw identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)" and the "Community Commercial Zone (C-8)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and C-8 Zone and the proposed CD Bylaw is illustrated in the following table.

Zoning	RM-135 Zone (Part 25)	C-8 Zone (Part 36)	Proposed CD Zone
Floor Area Ratio:	2.5 FAR	0.8 FAR	15.6 FAR (net)
Lot Coverage:	33 %	50%	75%
Setbacks: East: West: South: North:	50% of the height of the building		3.5 metres 3.0 metres 3.0 metres 4.5 metres
Principal Building Height:	N/A	12 metres	209 metres

<p>Permitted Uses:</p>	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented multiple residential buildings 	<ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Beverage container return centres; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Parking facilities; • Automotive service uses; • Indoor recreational facilities; • Entertainment uses; • Assembly Halls; • Community services; • Child care facilities; and • One dwelling unit 	<ul style="list-style-type: none"> • Multiple unit residential buildings; • Ground-oriented multiple residential buildings; • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Indoor recreational facilities; • Entertainment uses; • Cultural • Community services; and • Child care facilities.
<p>Amenity Space</p>			
<p>Indoor Amenity:</p>		<p>2,238 square metres</p>	<p>The proposed 1,535m² exceeds the minimum requirement of 1,117 m². The shortfall of 703 m² under the Zoning By-law will be addressed.</p>
<p>Outdoor Amenity:</p>		<p>2,238 square metres</p>	<p>The proposed 2,560 m² exceeds the Zoning By-law requirement.</p>
<p>Parking (Part 5)</p>		<p>Required</p>	<p>Proposed</p>
<p>Number of Stalls</p>			
<p>Commercial:</p>	<p>44</p>	<p>43*</p>	
<p>Office:</p>	<p>219</p>	<p>149*</p>	
<p>Residential:</p>	<p>671</p>	<p>545</p>	
<p>Residential Visitor:</p>	<p>75</p>	<p>75*</p>	
<p>Total:</p>	<p>1,009</p>	<p>785</p>	

Bicycle Spaces		
Residential Secure Parking:	895	895
Residential/Commercial Visitor:	2	2
Office:	28	28
Total:	925	925

*shared

- The proposed CD By-law will incorporate similar uses as the RM-135 Zone for the residential component and the C-8 Zone for the commercial component.
- The proposed net floor area ratio (FAR) of 15.6 and the lot coverage of 55% will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone.
- While the proposed density exceeds that permitted in the Central Business District - Area 2 (7.5 FAR) designation calculated on the gross site area, the proposed use complies with the intent of the proposed Central Business District - Area 2 (7.5 FAR) designation in the Surrey City Centre Plan.
- The proposed lot coverage is appropriate for the proposed high-rise development with podiums and is consistent with proposed surrounding developments and with the context of the future Centre Block to the east.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
- The proposed commercial and office uses are a reflection of the City’s objective to concentrate office space within the Central Business District and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. The current rate is \$2,000 per new unit.

- The proposed development is subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the City Centre Plan designation, which will be calculated in accordance with the flat rates under Schedule G of the Zoning Bylaw and payable prior to Final Adoption. The amount of floor space subject to Tier 2 CACs will be determined in advance of Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 8, 2022, and the Development Proposal Signs were installed on September 10, 2022. Staff did not receive responses from neighbouring residents.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The proposed development is a 67-storey mixed use building, including a significant podium comprised of 7-storeys of commercial and office storeys, and 8storeys of residential topped by a residential tower.
- The building incorporates the commercial and office uses within the 7 storeys at the base of podium, and residential uses within the upper 8 storeys of podium and residential tower.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through tower and podium refinement, public realm, and

street interface. The applicant has continued to work with staff on an ongoing basis to resolve specific design-related concerns.

- The commercial and office podium will create a 7-storey block along King George Boulevard and between 102 Avenue and 102A Avenue, with the partial residential podium above creating a mid-rise scale.
- The tower is envisioned to establish an anchor to the Central Business District Area and is expected to be one of the most significant buildings in terms of massing and height.
- Accordingly, the proposed development uses bold geometries and a distinct architectural language while referencing the historical and architectural context of City Centre.
- The building incorporates unique curved and tapering corners with convex and concave curves as an integral part of the podiums and tower design. A distinctive “spine” expression visually connects the building components from ground to the tower top. The tower begins a curved taper at the top third of the building completing the architectural language of the podium.
- The robust podium base is treated with a variety of distinct architectural treatments to add visual interest and modulate the large scale. High quality materials including curtain wall, metal clad grid frames and stone cladding contribute significantly to the building form and character.
- Entrances for each component will be unique with lobbies strategically located along King George Boulevard. The office and residential lobbies are distinct and separate while both located below the notable “spine” of the building. The commercial retail units all have direct frontages along the streets.
- A north-south linear public plaza is provided along King George Boulevard and another public plaza is adjacent to Development Application No. 7920-0071-00 located directly west of the subject site. Further design detail and grading coordination of this space is required, and a volumetric statutory-right-of-way is required to be registered over these spaces to ensure public accessibility.
- The proposed building form adopts a modern and unique architectural vocabulary of the high-rise typology currently populating Surrey City Centre.
- The following urban design items are required to be addressed prior to final adoption:
 1. Public realm interfaces: Further clarification and design refinement of the site edges, in particular the public plazas, and King George Boulevard frontage treatment.
 2. Refinement to the materials, elevation details, and further design development to the office entry, tower top and podium parapet concepts.
 3. Further refinement to the office entry to enhance its presence along King George Blvd. Provide an enlarged architectural elevation of the office and residential entries (with no landscape/ streetscape trees) for review.

Landscape

- The landscape concept has been designed to respond to the urban nature of City Centre as an active, pedestrian-friendly space for commercial visitors, residents, and the work force. The overall design responds to the busy and active nature of King George Boulevard, considers site circulation, and incorporates active interfaces between the public and private realms.
- The focal point of the ground plane is the linear plaza along King George Boulevard that mimics the relief of the podium and draws on opportunities for interaction, with accessible public seating, hardscaping, raised planters and trees.
- The two entries have open hardscaped spaces, seating and raised planters as focal points that help to distinguish the entrances.
- The second floor deck provides outdoor space for the office use and consists of hardscaping and seating areas with raised planters and shade.
- Levels 8, 16 and 66 are large indoor and outdoor amenity areas containing a variety of landscaping and programming.
- The site and landscaping have been designed to encourage pedestrian activity on the sidewalks and plaza spaces with opportunities for gathering and seating.
- The landscaping plan includes a variety of tree planting, including Flowering Dogwood, European Beech, Shore Pine, Armstrong Maple, and others.

Indoor Amenity

- Per the required Indoor Amenity Space requirements, high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres, plus 1 additional square metre for each unit and 4 additional square metres for each micro unit.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide a minimum of 1,117 square metres of indoor amenity space, in total, to serve the residents of the proposed 746 units (no micro units are proposed).
- The applicant is proposing 1,535 square metres of indoor amenity space located throughout the development, which is below the total indoor amenity space requirement of 2,238 square metres required under the Zone and exceeds the minimum 1,117 square metres that must be provided on site as prescribed under the General Provisions of the Zoning Bylaw.
- The applicant will be required to pay cash-in-lieu for the shortfall of 703 square metres of indoor amenity space prior to final adoption.
- The indoor amenity spaces are proposed on levels 8, 16 and 66. The indoor spaces are intended to provide for a wide range of activities, including formal meeting spaces with table and chairs, workstations, multi-purpose rooms, games room, lounge areas, fitness areas, and function rooms. These spaces are all connected to the outdoor amenity areas.

Outdoor Amenity

- Based upon the City’s Zoning Bylaw requirement of 3 square metres per dwelling unit of outdoor amenity space, and 4 square metres per micro unit, a total of 2,238 square metres of outdoor amenity space is required for the proposed development.
- Overall, the proposed outdoor amenity space provided through private, programmed amenity is 2,560 square metres which exceeds the required amount. The outdoor amenity areas are significant and provide well-designed and functional spaces connected to the indoor amenity areas.
- The outdoor amenity spaces include open lawn space and dog-run with multiple smaller scale hardscaped areas centered around the open lawn areas and courtyard, shaded areas, urban agriculture areas, children’s play areas, and outdoor fitness areas. The amenity space incorporates moveable tables and seating.

TREES

- D. Glyn Romaine, ISA Certified Arborist of VDZ+Aprepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Flowering cherry	2	2	0
Norway Maple	2	2	0
Katsura	4	0	4
European ash	5	2	3
Red oak	5	2	3
Pin oak	4	0	3
Total (excluding Alder and Cottonwood Trees)	22	9	13

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	44
Total Retained and Replacement Trees	57
Contribution to the Green City Program	NA

- The Arborist Assessment states that there are a total of 22 mature trees on the site, there are no Alder or Cottonwood trees. It was determined that 13 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 18 replacement trees on the site. The applicant is proposing 44 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 102A and 102 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Fraser Fir, Armstrong Maple, Paperbark Maple, Daybreak Magnolia, Japanese Snowbell, Eastern Redbud, and others.
- In summary, a total of 57 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix IX for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.

- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, 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.	District Energy Map

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

IM/ar

10201-10239 KING GEORGE BLVD, SURREY, B.C.

PROPOSED MIXED-USE DEVELOPMENT

NO.	DESCRIPTION	DATE
A00	Final Report	01.18
A01	Final Report	01.18
A02	Final Report	01.18
A03	Final Report	01.18
A04	Final Report	01.18
A05	Final Report	01.18
A06	Final Report	01.18
A07	Final Report	01.18
A08	Final Report	01.18
A09	Final Report	01.18
A10	Final Report	01.18
A11	Final Report	01.18
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A97	Final Report	01.18
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A99	Final Report	01.18
A100	Final Report	01.18



- ARCHITECTURAL**
CHRIS DIKEAKOS ARCHITECTS INC.
CONTACT: MIKA SADO
1635 W BROADWAY
VANCOUVER, BC V6J 1W9
TEL: (604) 291-2660 ext. 148
FAX: (604) 291-2667
EMAIL: mika.s@dikeakos.com
- LANDSCAPE**
VAN DER ZALM + ASSOCIATES INC.
CONTACT: MICHELLE WU
SUITE 1 - 2017 87TH AVENUE
VANCOUVER, BC V3M 4B9
TEL: (604) 861-0020
EMAIL: Michelle@VZCA
- CIVIL**
CREUS ENGINEERING
CONTACT: GUY CREUS
8070 EAST TOWERS 228 PLAZA W. WEST
NORTH VANCOUVER, BC V7R 5J3
TEL: (604) 861-9010
EMAIL: GUY@CREUS.CA
- SURVEY**
COMPASS LAND SURVEYORS LTD.
202-4881 128TH ST
SURREY BC V3W 4G1
TEL: (604) 503-8898
- TRAFFIC**
BUNT & ASSOCIATES ENG. LTD.
CONTACT: PAUL BRANDETFATTER
SUITE 550 - 1050 WEST FENDER STREET
VANCOUVER BC V6E 3E7
TEL: (604) 962-4122
BRANDETFATTER@BUNTING.COM
- STRUCTURAL**
KOR STRUCTURAL
CONTACT: JOHN MARKULIN
595-515 BURBARD
VANCOUVER, BC V6C 3A8
TEL: (604) 678-2971
EMAIL: JMARKULIN@KORSTRUCTURAL.COM
- MECHANICAL**
EMEC ENGINEERING
CONTACT: ZEEHAN KHANNA
SUITE 209, 3460 152ND STREET
SURREY, BC V3R 5J9
TEL: (604) 959-2093 X 101
MOB: (779) 229-8980
ZEE@EMEC.CA
- ELECTRICAL**
EMEC ENGINEERING
CONTACT: GUYE HANS
SUITE 209, 3460 152ND STREET
SURREY, BC V3R 5J9
TEL: (604) 959-2093 X 101
MOB: (779) 229-8980
GUYE@EMEC.CA

PROJECT DEVELOPMENT DATA

A. PROJECT	Mixed-use Development					
B. LOT COVERAGE	Gross site area	6,289.3 sq.m (67,697 sq.ft.)	Building Footprint	1,983.0 sq.m (21,345 sq.ft.)	Site Coverage	75%
	Net site area (After Dedications)	4,391.4 sq.m (47,269 sq.ft.)	Paved & Hard surface	TBD		
C. ZONING	Existing Zoning C-9 Community Commercial Zone Proposed: Rezoned to CD Comprehensive Development (Mixed-Use Commercial and Residential as per City Center Plan)					
D. PROPOSED SETBACKS	North (102a AVENUE)	4.5 m	South (102 AVENUE)	3 m	East (KIND GEORGE)	3.5 m
	West (NEW LANE)	per drawings				
E. BUILDING HEIGHT	Proposed building height	206.9 m (678.66')				

F. FAR CALCULATIONS	Residential Area	Commercial Area	Exclusions (Amenity)	Total Built Area	Total FAR Area	Total FAR	Net FAR
	48,188.85 sq.m (525,468.20 sq.ft.)	35,422.23 sq.m (382,065.78 sq.ft.)	1,534.99 sq.m (16,522.46 sq.ft.)	70,146.05 sq.m (755,045.80 sq.ft.)	68,611.06 sq.m (738,523.34 sq.ft.)	10.91	15.624
	7.82	3.09	0.24				
Gross FAR							
Net FAR							
	11.20	4.42					

G. FAR CALCULATIONS COMMERCIAL AREA PODIUM	71.69%		28.31%					
	Number of Floors	Common Area	Commercial Area	Gross Area Per Floor	Total Net Area	Total Common Areas	Gross Area Total	FAR
	1	138.5 sq.m (1,490.38 sq.ft.)	1,815.3 sq.m (19,540.20 sq.ft.)	1,953.8 sq.m (21,031.38 sq.ft.)	1,815.3 sq.m (19,540.20 sq.ft.)	138.5 sq.m (1,490.38 sq.ft.)	1,953.8 sq.m (21,031.38 sq.ft.)	0.31
	1	33.5 sq.m (359.70 sq.ft.)	2,302.0 sq.m (24,687.20 sq.ft.)	2,335.5 sq.m (25,146.90 sq.ft.)	2,302.0 sq.m (24,687.20 sq.ft.)	33.5 sq.m (359.70 sq.ft.)	2,335.5 sq.m (25,146.90 sq.ft.)	0.46
	5	299.7 sq.m (3,226.00 sq.ft.)	2,611.7 sq.m (28,113.10 sq.ft.)	2,911.4 sq.m (31,339.20 sq.ft.)	14,556.5 sq.m (156,695.50 sq.ft.)	1,498.5 sq.m (16,130.00 sq.ft.)	14,557.0 sq.m (156,695.50 sq.ft.)	2.31
	Total						19,422.7 sq.m (209,065.78 sq.ft.)	3.09

H. RESI. AMENITY CALCULATION	INDOOR AMENITY			Required indoor Amenity (sq.m)	Provided indoor Amenity	Provided Outdoor Amenity
	L8	L17	L66	1,117.0 sq.m (12,023.3 sq.ft.)	1,635.0 sq.m (17,522.5 sq.ft.)	2,560.0 sq.m (27,566.5 sq.ft.)
	Amenity space	Amenity space	Amenity space			
	993.0 sq.m (10,689.0 sq.ft.)	71.8 sq.m (767.0 sq.ft.)	470.7 sq.m (5,067.0 sq.ft.)			

I. RESIDENTIAL TOWER AREA RES. FLOORS 1	Number of Floors	Common Area Per Floor	Unit Area Per Floor	Gross Area Per Floor	Total Net Area	Total Common Areas	Gross Area Total	FAR
	1	434.0 sq.m (4,594.43 sq.ft.)	434.0 sq.m (4,594.43 sq.ft.)	434.0 sq.m (4,594.43 sq.ft.)	0.0 sq.m (0.00 sq.ft.)	434.0 sq.m (4,594.43 sq.ft.)	434.0 sq.m (4,594.43 sq.ft.)	0.07
RES. FLOORS 2-7	Number of Floors	Common Area Per Floor	Unit Area Per Floor	Gross Area Per Floor	Total Net Area	Total Common Areas	Gross Area Total	FAR
	6	46.7 sq.m (502.40 sq.ft.)	0.0 sq.m (0.00 sq.ft.)	46.7 sq.m (502.38 sq.ft.)	0.0 sq.m (0.00 sq.ft.)	280.0 sq.m (3,014.40 sq.ft.)	280.0 sq.m (3,014.40 sq.ft.)	0.04
RES. AMENITY FLOOR 8	Number of Floors	Common Area Per Floor	Unit Area Per Floor	Gross Area Per Floor	Total Net Area	Total Common Areas	Gross Area Total	FAR
	1	228.7 sq.m (2,461.60 sq.ft.)	0.0 sq.m (0.00 sq.ft.)	228.7 sq.m (2,461.60 sq.ft.)	0.0 sq.m (0.00 sq.ft.)	228.7 sq.m (2,461.60 sq.ft.)	228.7 sq.m (2,461.60 sq.ft.)	0.04
RES. TYPICAL FLOORS 9-16	Number of Floors	Common Area Per Floor	Unit Area Per Floor	Gross Area Per Floor	Total Net Area	Total Common Areas	Gross Area Total	FAR
	8	207.2 sq.m (2,230.40 sq.ft.)	1,023.8 sq.m (11,020.10 sq.ft.)	1,231.0 sq.m (13,250.50 sq.ft.)	8,190.1 sq.m (88,160.80 sq.ft.)	1,657.6 sq.m (17,843.20 sq.ft.)	9,847.8 sq.m (106,004.00 sq.ft.)	1.57
RES. TOWER FLOOR 17	Number of Floors	Common Area Per Floor	Unit Area Per Floor	Gross Area Per Floor	Total Net Area	Total Common Areas	Gross Area Total	FAR
	1	120.1 sq.m (1,289.50 sq.ft.)	586.3 sq.m (6,311.14 sq.ft.)	715.4 sq.m (7,600.6 sq.ft.)	586.3 sq.m (6,311.1 sq.ft.)	120.1 sq.m (1,289.5 sq.ft.)	715.4 sq.m (7,600.4 sq.ft.)	0.11
RES. TOWER TYPICAL FLOORS 18-58	Number of Floors	Common Area Per Floor	Unit Area Per Floor	Gross Area Per Floor	Total Net Area	Total Common Areas	Gross Area Total	FAR
	41	177.5 sq.m (1,894.50 sq.ft.)	868.9 sq.m (9,290.36 sq.ft.)	1,046.4 sq.m (11,284.86 sq.ft.)	43,205.5 sq.m (463,213.8 sq.ft.)	4,836.8 sq.m (51,864.5 sq.ft.)	48,042.3 sq.m (517,078.3 sq.ft.)	5.13
RES. TOWER TYPICAL TOP FLOORS 59-65	Number of Floors	Common Area Per Floor	Unit Area Per Floor	Gross Area Per Floor	Total Net Area	Total Common Areas	Gross Area Total	FAR
	7	117.5 sq.m (1,264.50 sq.ft.)	645.6 sq.m (6,949.70 sq.ft.)	763.1 sq.m (8,214.2 sq.ft.)	4,539.4 sq.m (48,647.9 sq.ft.)	822.3 sq.m (8,853.5 sq.ft.)	5,361.7 sq.m (57,501.4 sq.ft.)	0.85
RES. TOWER AMENITY FLOOR 66	Number of Floors	Common Area Per Floor	Unit Area Per Floor	Gross Area Per Floor	Total Net Area	Total Common Areas	Gross Area Total	FAR
	1	109.4 sq.m (1,176.00 sq.ft.)	0.0 sq.m (0.00 sq.ft.)	109.4 sq.m (1,176.0 sq.ft.)	0.0 sq.m (0.00 sq.ft.)	109.4 sq.m (1,176.0 sq.ft.)	109.4 sq.m (1,176.0 sq.ft.)	0.02
							48,188.9 sq.m (525,468.2 sq.ft.)	7.82

RESIDUAL UNIT DISTRIBUTION	Unit Type Per Floor						Units per Floor	Total Units
	STUDIO (24x24)	1 BRD (30'x30')	1 BRD+DEN (32.5'x33.5')	2 BRD (37'x33.5')	2 BRD (LNB) + DEN (33.5'x40')	3 BRD (33.5'x40')		
Level 27	2	0	4	2	0	0	6	6
Total Number of Unit Types	2	0	4	2	0	0	6	6
Distribution	33.33%	0.00%	66.67%	33.33%	0.00%	0.00%	100.00%	100.00%

RESIDUAL UNIT DISTRIBUTION	Unit Type Per Floor						Units per Floor	Total Units
	STUDIO (24.2'x24.5')	1 BRD (30'x30')	1 BRD+DEN (32.5'x33.5')	2 BRD (37.5'x33.5')	2 BRD (LNB) + DEN (33.5'x40')	3 BRD (33.5'x40')		
Levels 28-30	0	0	5	2	0	0	7	21
Total Number of Unit Types	0	0	5	2	0	0	7	21
Distribution	0.00%	0.00%	71.43%	28.57%	0.00%	0.00%	100.00%	100.00%

RESIDUAL UNIT DISTRIBUTION	Unit Type Per Floor						Units per Floor	Total Units
	STUDIO (24.2'x24.5')	1 BRD (30'x30')	1 BRD+DEN (32.5'x33.5')	2 BRD (37.5'x33.5')	2 BRD (LNB) + DEN (33.5'x40')	3 BRD (33.5'x40')		
Levels 31-32	3	0	4	0	0	0	7	21
Total Number of Unit Types	3	0	4	0	0	0	7	21
Distribution	14.29%	0.00%	19.05%	0.00%	0.00%	0.00%	100.00%	100.00%

RESIDUAL UNIT DISTRIBUTION	Unit Type Per Floor						Units per Floor	Total Units
	STUDIO (24.2'x24.5')	1 BRD (30'x30')	1 BRD+DEN (32.5'x33.5')	2 BRD (37.5'x33.5')	2 BRD (LNB) + DEN (33.5'x40')	3 BRD (33.5'x40')		
Levels 33-35	0	2	4	0	0	0	6	18
Total Number of Unit Types	0	2	4	0	0	0	6	18
Distribution	0.00%	11.11%	22.22%	0.00%	0.00%	0.00%	100.00%	100.00%
Total Market Units	2	2	13	2	0	0	17	54

PARKING STATS				
Retail Required Parking (2.4 Stalls/100 sqm, 20% Reduction in City Centre)				
Gross	H/C (1 per 51-100 stalls)	Small (15% Max)	Total	
44	1	13	44	
Retail Provided Parking* (2.4 Stalls/100 sqm, 20% Reduction in City Centre)				
Regular	H/C (1 per 51-100 stalls)	Small (21%)	Total	
33	1	9	43	
Office Required Parking (1.4 Stall/100sqm in City Centre)				
Gross	H/C (3 per 101-200 stall)	Small (35% Max)	Total	
219	3	77	219	
Office Provided Parking (1.34 Stall/100sqm in City Centre)				
Regular	H/C (2 per 101-200 stall)	Small (17%)	Total	
188	6	53	197	
Residential Visitor Required Parking Visitors (0.2/Unit)				
Gross Visitor Required	H/C (2 per 101-200 stalls)	Small (35% Max)	Total	
95	2	52	149	
Residential Visitor Provided Parking* Visitors (0.1/Unit)				
Regular	H/C (1 per 51-100 stalls)	Small (13%)	Total	
31	1	9	41	
29	2	1	32	
(total shared with commercial)				
Residential Required Parking (0.9/Unit)				
Regular	H/C	Small (35% Max)	Total (Res+Vis.)	
673.4	7	235	760	
Residential Provided Parking 0.73				
Regular	H/C (2 per 101-200 stall)	Small (37%)	Total	
410	15	120	545	
Residential Parking				
Residential Parking	Residential Visitor	Total (Res+Vis.)		
545	75	620 (including 75 shared visitor stalls)		
Total Provided On-Site Carshare Stalls@P1				
4				
Total Provided Parking Stalls				
785				
Provided Stall Count per Floor				
Floor	Regular Stall	Small Stall	H/C	Total
P1 A	6	0	0	15
P1 B	61	22	3	86
P2	76	28	3	107
P3	78	26	3	107
P4	80	24	3	107
P5	80	24	3	107
P6	80	24	3	107
P7 A	80	24	1	105
P7 B	80	1	3	84
Grand Total	641	192	22	785
Small Stall ratio: 23%				
BICYCLE STATS				
Required Bicycle spaces				
Residential (1.2 bicycle spaces/dwelling unit)	Office (0.06 bicycle space/100sqm + 0.32 visitor/100sqm)	Retail (0.1 bicycle spaces/100sqm)	Total required	
895	28	2	925	
Provided Bicycle spaces				
Residential+Res. Visitor (1.2 bicycle spaces/dwelling unit)	Office (0.06 bicycle space/100sqm + 0.32 visitor/100sqm)	Retail (0.1 bicycle spaces/100sqm)	Total provided	
895	28	2	925	



Mixed-Use Development
10201 - 10239 KING GEORGE BLVD
SURREY, BC

3D Perspective

N.T.S.

WHEN PLOTTED AT SHEET SIZE 22"X34"

ISSUED FOR REZONING & DP

NOVEMBER 4, 2022



Mixed-Use Development
10201 - 10239 KING GEORGE BLVD
SURREY, BC

3D Perspective

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3D Perspective

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SURREY, BC

3D Perspective

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SURREY, BC

3D Perspective

N.T.S.

WHEN PLOTTED AT SHEET SIZE 22"X34"

ISSUED FOR REZONING & DP

NOVEMBER 4, 2022



Mixed-Use Development
10201 - 10239 KING GEORGE BLVD
SURREY, BC

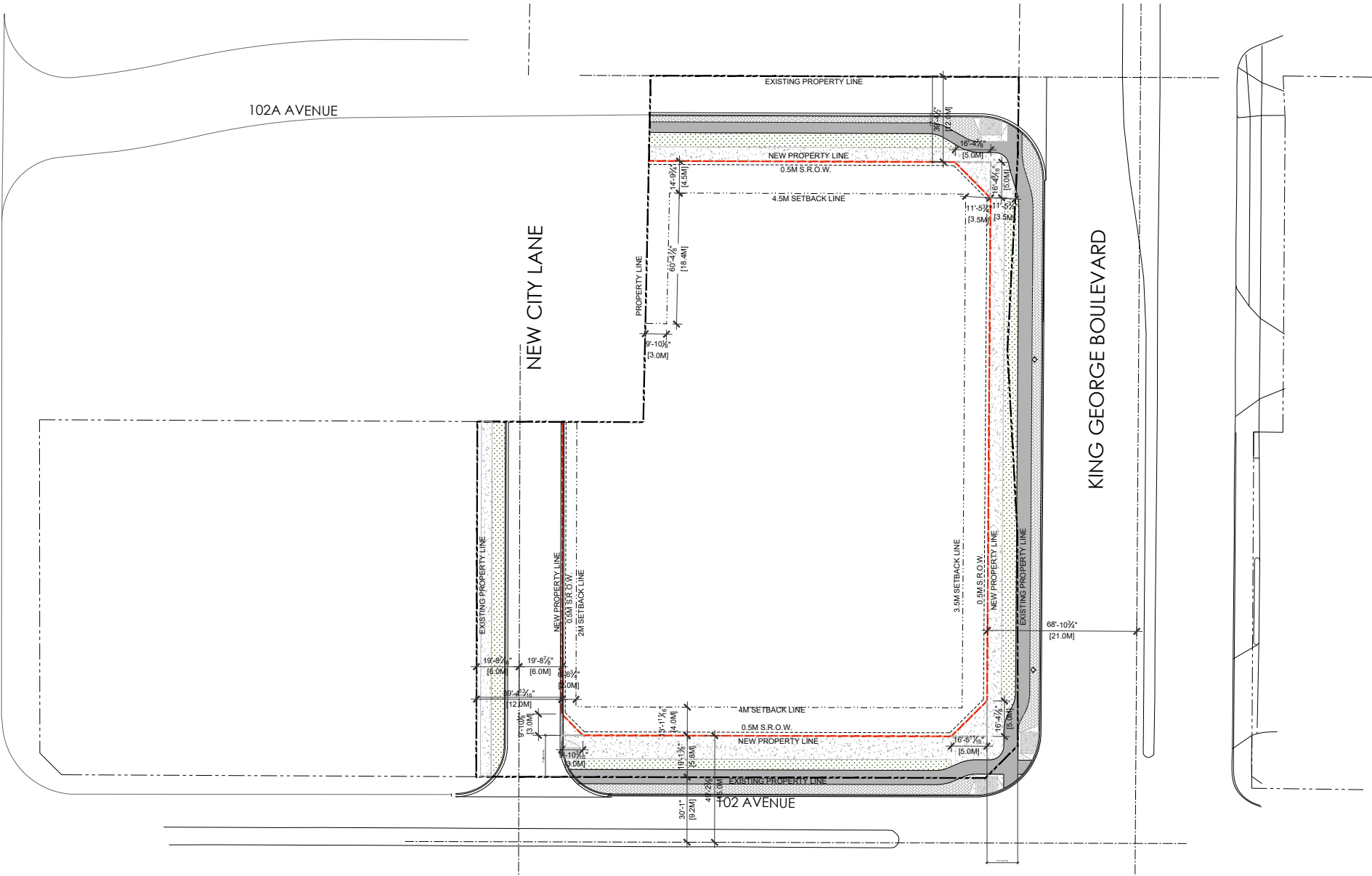
3D Perspective

N.T.S.

WHEN PLOTTED AT SHEET SIZE 22"X34"

ISSUED FOR REZONING & DP

NOVEMBER 4, 2022



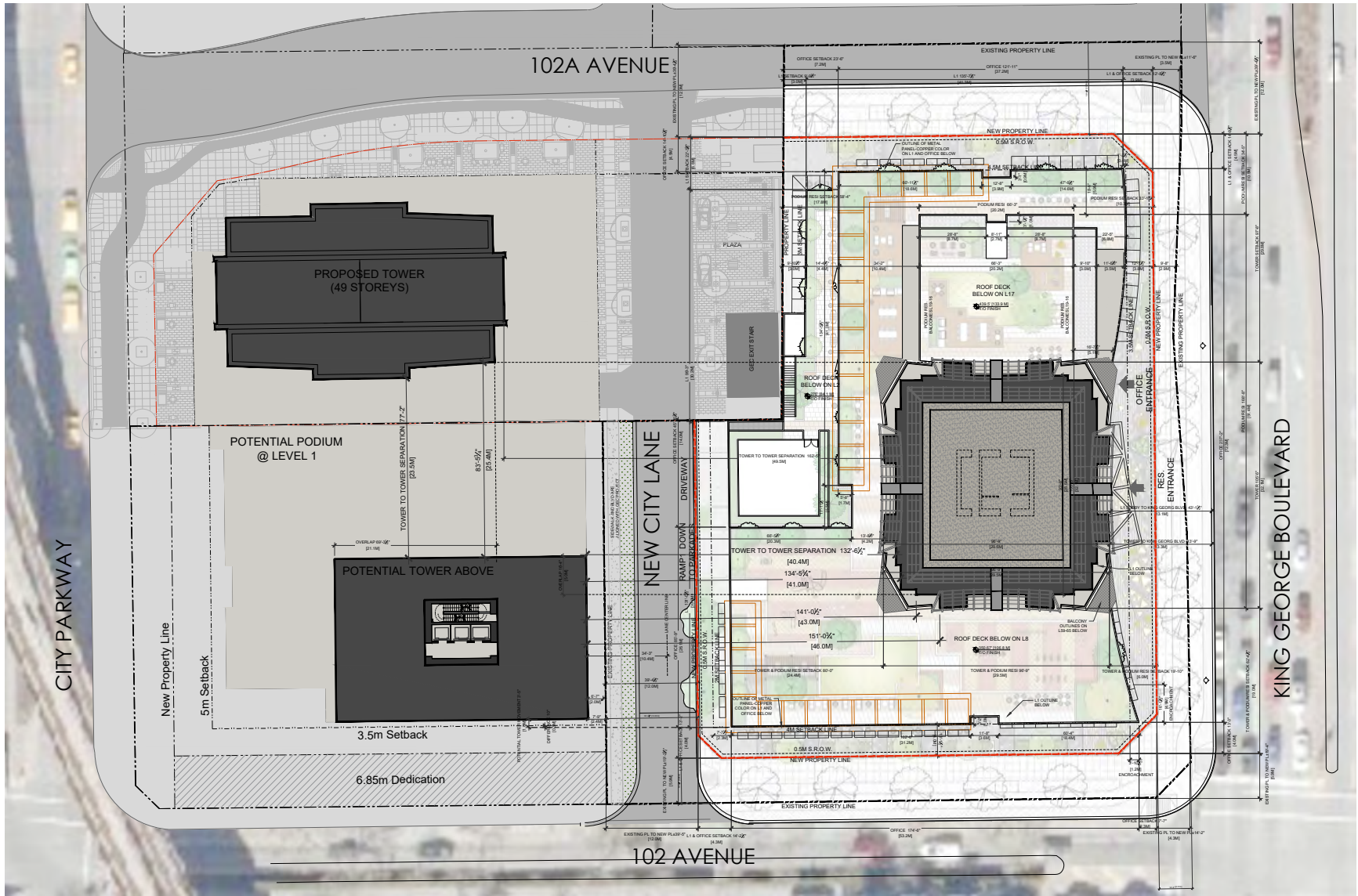
Mixed-Use Development
 10201 - 10239 KING GEORGE BLVD
 SURREY, BC

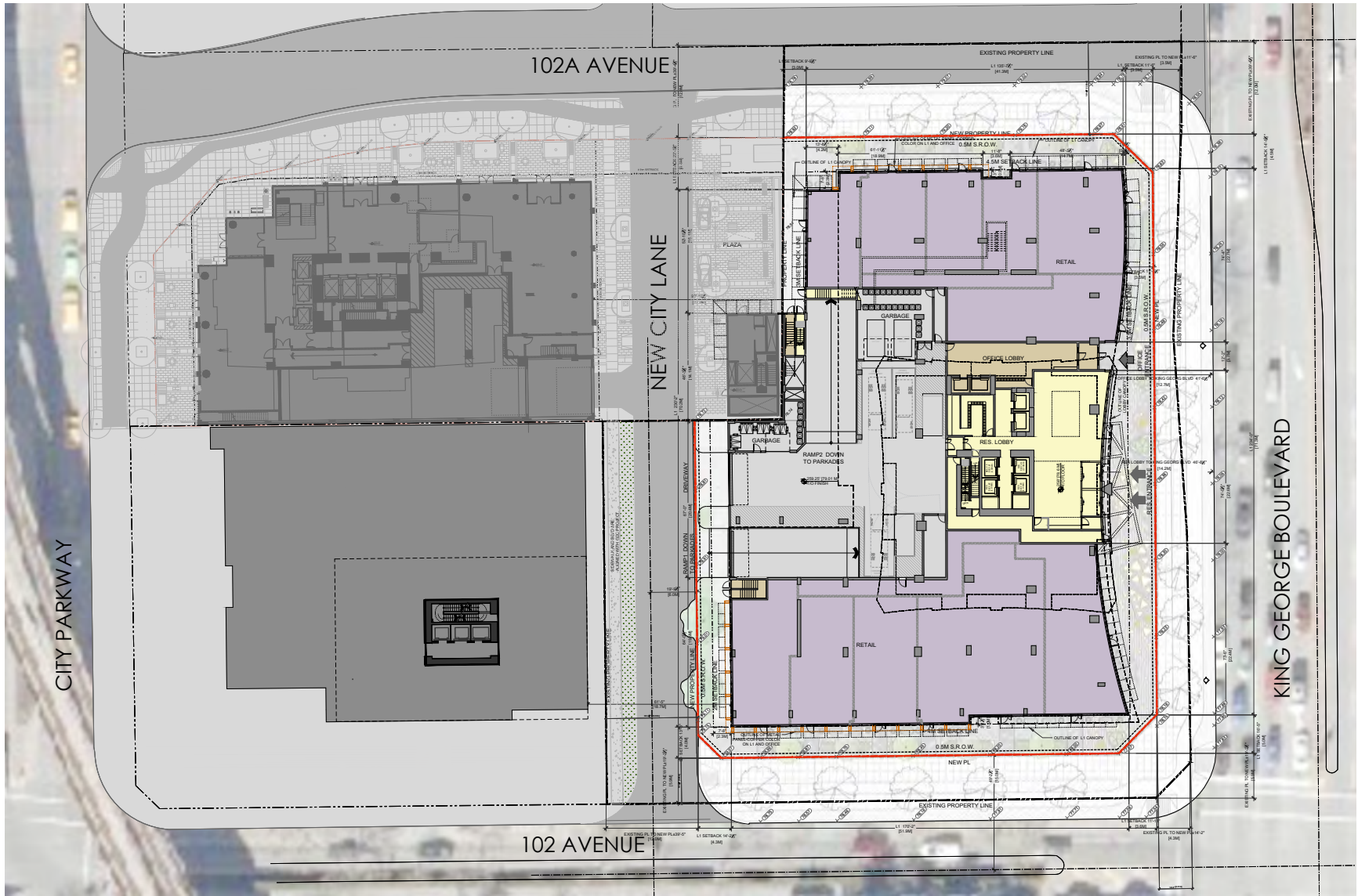
EXISTING & PROPOSED PL
 Scale: 1:150 WHEN PLOTTED AT SHEET SIZE 22"X34"

ISSUED FOR REZONING & DP
 NOVEMBER 4, 2022



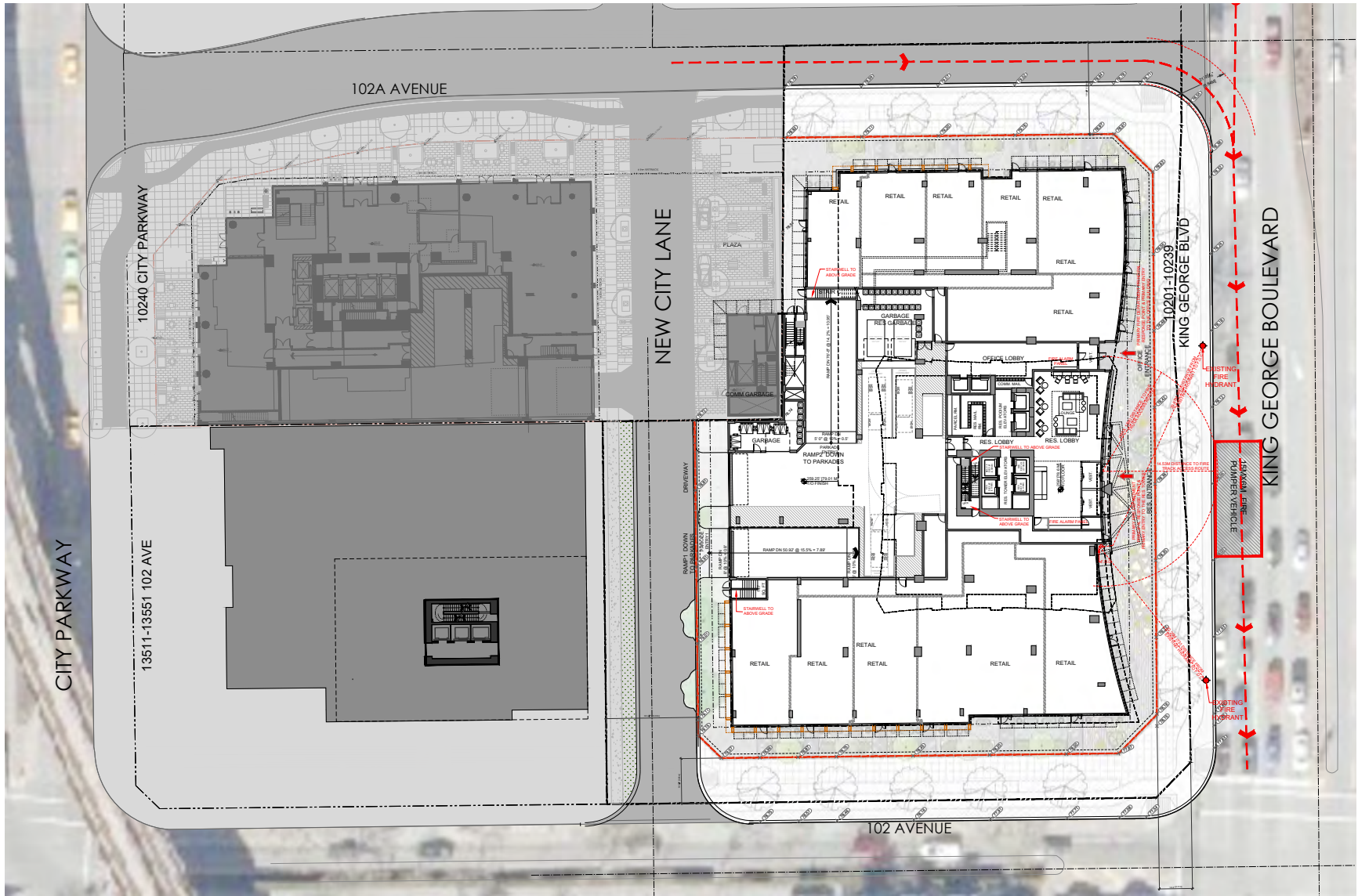
A102





LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH
- SERVICE / STORAGE
- VISITOR PARKING



Mixed-Use Development
 10201 - 10239 KING GEORGE BLVD
 SURREY, BC

FIRE TRACK ACCESS PLAN

Scale: 1:250

WHEN PLOTTED AT SHEET SIZE 22"X34"

ISSUED FOR REZONING & DP

NOVEMBER 4, 2022



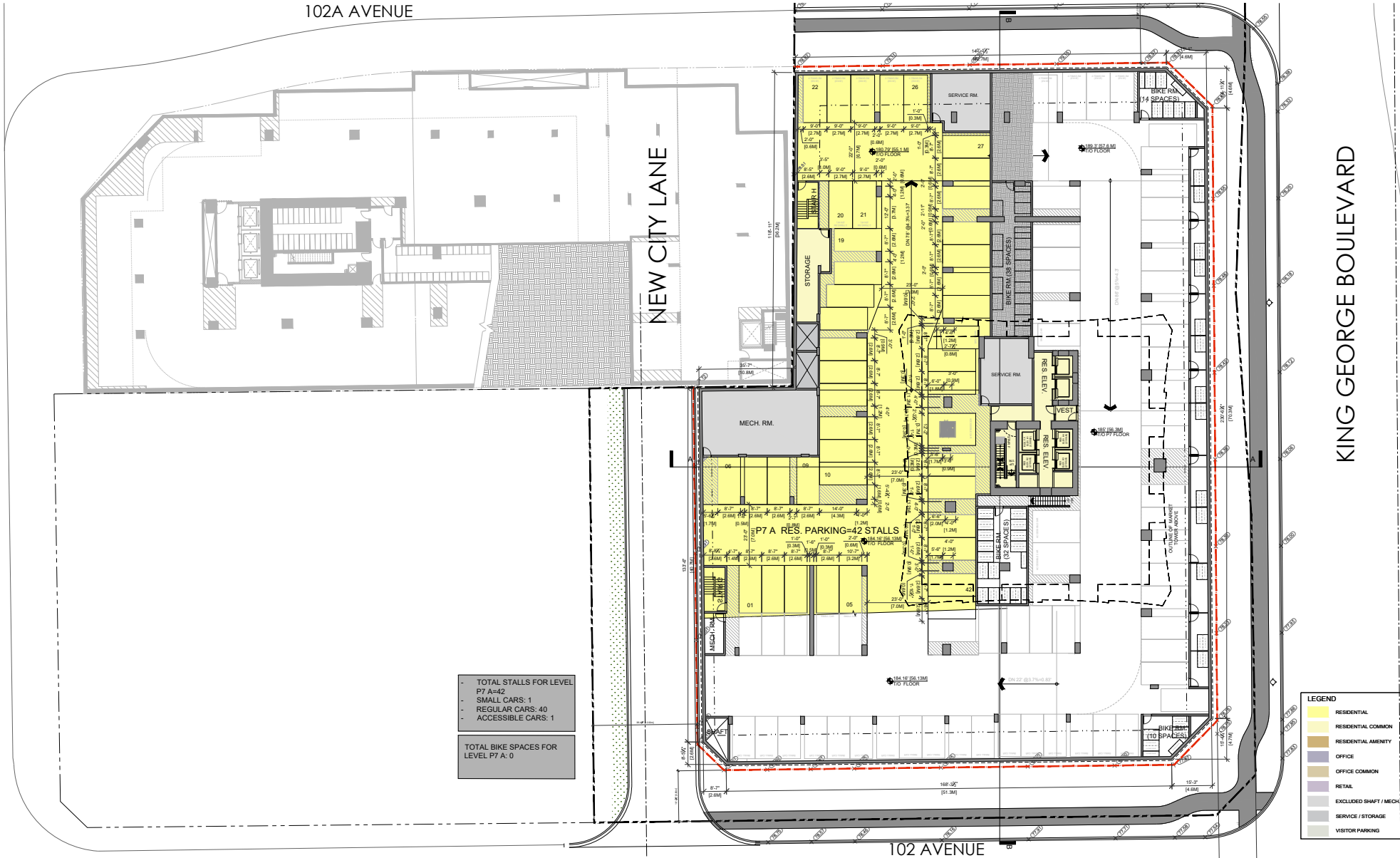
A105

102A AVENUE

CITY PARKWAY

NEW CITY LANE

KING GEORGE BOULEVARD



TOTAL STALLS FOR LEVEL P7 A=42
 - SMALL CARS: 1
 - REGULAR CARS: 40
 - ACCESSIBLE CARS: 1

TOTAL BIKE SPACES FOR LEVEL P7 A: 0

LEGEND

[Yellow]	RESIDENTIAL
[Light Yellow]	RESIDENTIAL COMMON
[Light Blue]	RESIDENTIAL AMENITY
[Light Green]	OFFICE
[Light Purple]	OFFICE COMMON
[Light Orange]	RETAIL
[Light Grey]	EXCLUDED SHAFT / MECH
[Light Blue-Gray]	SERVICE / STORAGE
[Light Green-Gray]	VISITOR PARKING



Mixed-Use Development
 10201 - 10239 KING GEORGE BLVD
 SURREY, BC

PARKING PLAN - P7 A

Scale: 1:200 WHEN PLOTTED AT SHEET SIZE 22"X34"

ISSUED FOR REZONING & DP
 NOVEMBER 4, 2022



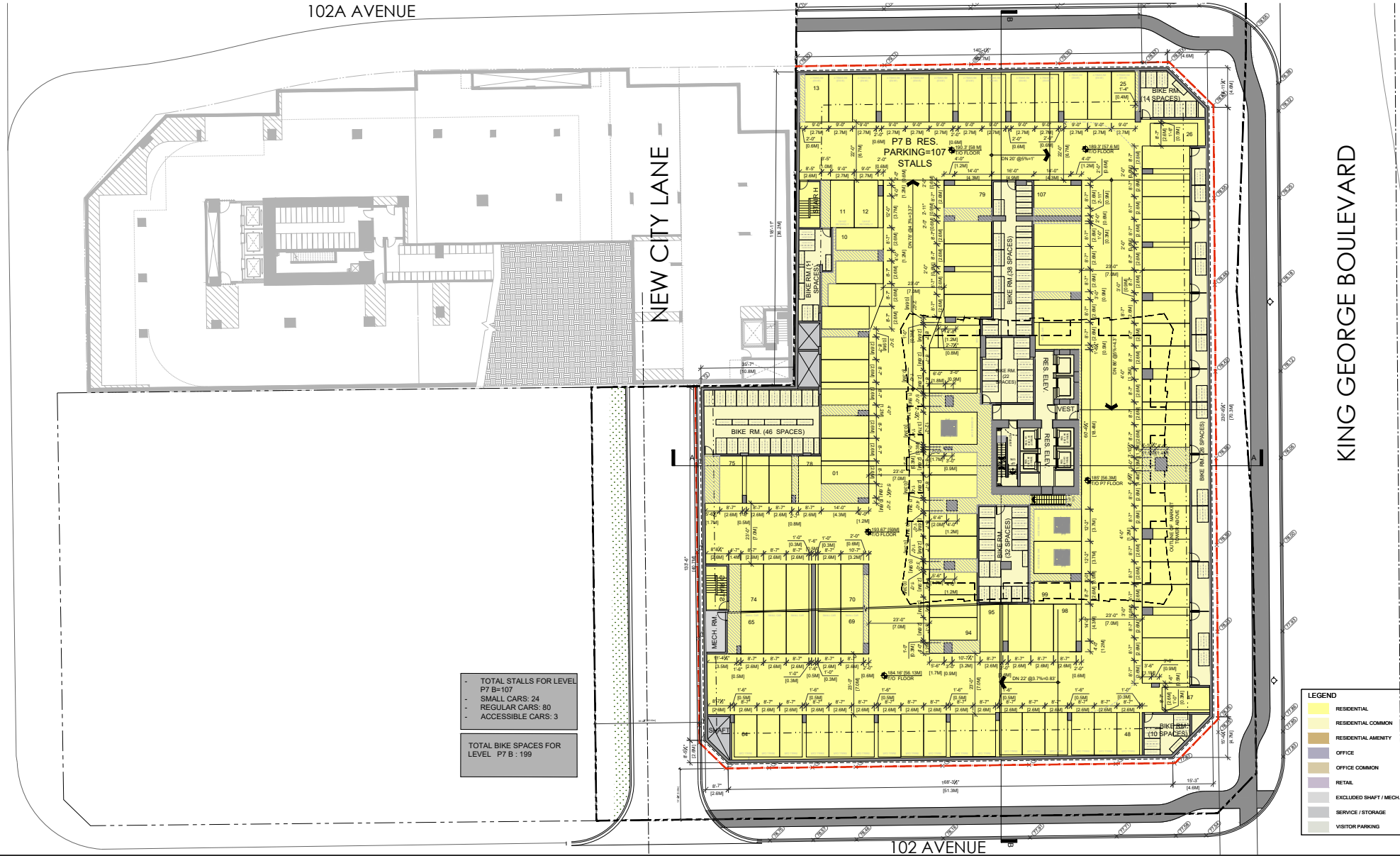
A200

CITY PARKWAY

102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD



- TOTAL STALLS FOR LEVEL P7 B=107
 - SMALL CARS: 24
 - REGULAR CARS: 80
 - ACCESSIBLE CARS: 3
-
- TOTAL BIKE SPACES FOR LEVEL P7 B : 199

LEGEND

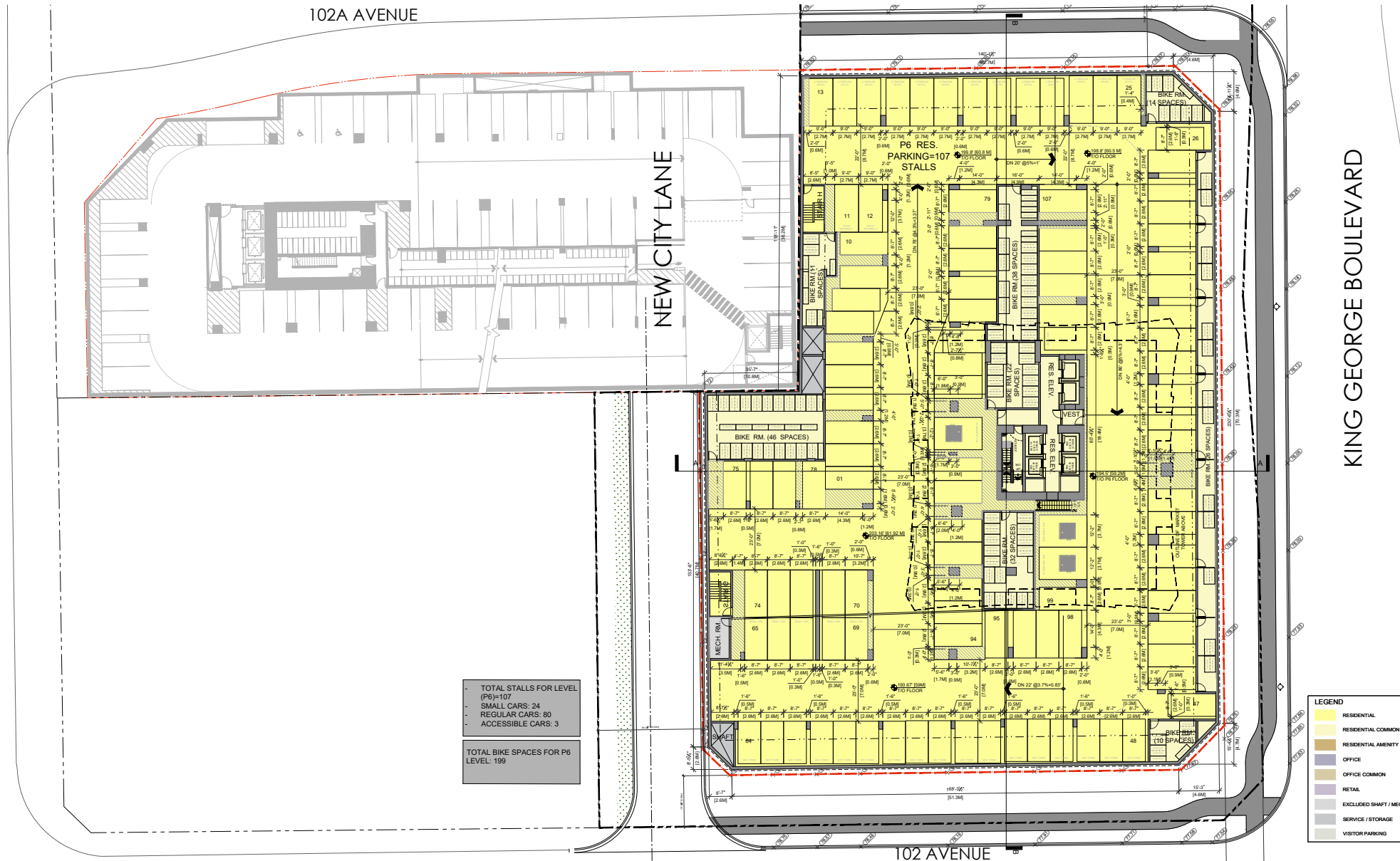
- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH
- SERVICE / STORAGE
- VISITOR PARKING

CITY PARKWAY

102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD



- TOTAL STALLS FOR LEVEL (P6)=107
 - SMALL CARS: 24
 - REGULAR CARS: 80
 - ACCESSIBLE CARS: 3

TOTAL BIKE SPACES FOR P6 LEVEL: 199

LEGEND

Yellow	RESIDENTIAL
Light Yellow	RESIDENTIAL COMMON
Light Green	RESIDENTIAL AMENITY
Light Blue	OFFICE
Light Purple	OFFICE COMMON
Light Pink	RETAIL
Grey	EXCLUDED SHAFT / MECH
Light Grey	SERVICE / STORAGE
White	VISITOR PARKING

CITY PARKWAY

NEW CITY LANE

KING GEORGE BOULEVARD

102 AVENUE

TOTAL STALLS FOR LEVEL (P5)=107
 - SMALL CARS: 24
 - REGULAR CARS: 80
 - ACCESSIBLE CARS: 3

TOTAL BIKE SPACES FOR P5 LEVEL: 199

- LEGEND
- RESIDENTIAL
 - RESIDENTIAL COMMON
 - RESIDENTIAL AMENITY
 - OFFICE
 - OFFICE COMMON
 - RETAIL
 - EXCLUDED SHAFT / MECH
 - SERVICE / STORAGE
 - VISITOR PARKING



Mixed-Use Development
 10201 - 10239 KING GEORGE BLVD
 SURREY, BC

PARKING PLAN - P5

Scale: 1:200 WHEN PLOTTED AT SHEET SIZE 22"X34"

ISSUED FOR REZONING & DP
 NOVEMBER 4, 2022



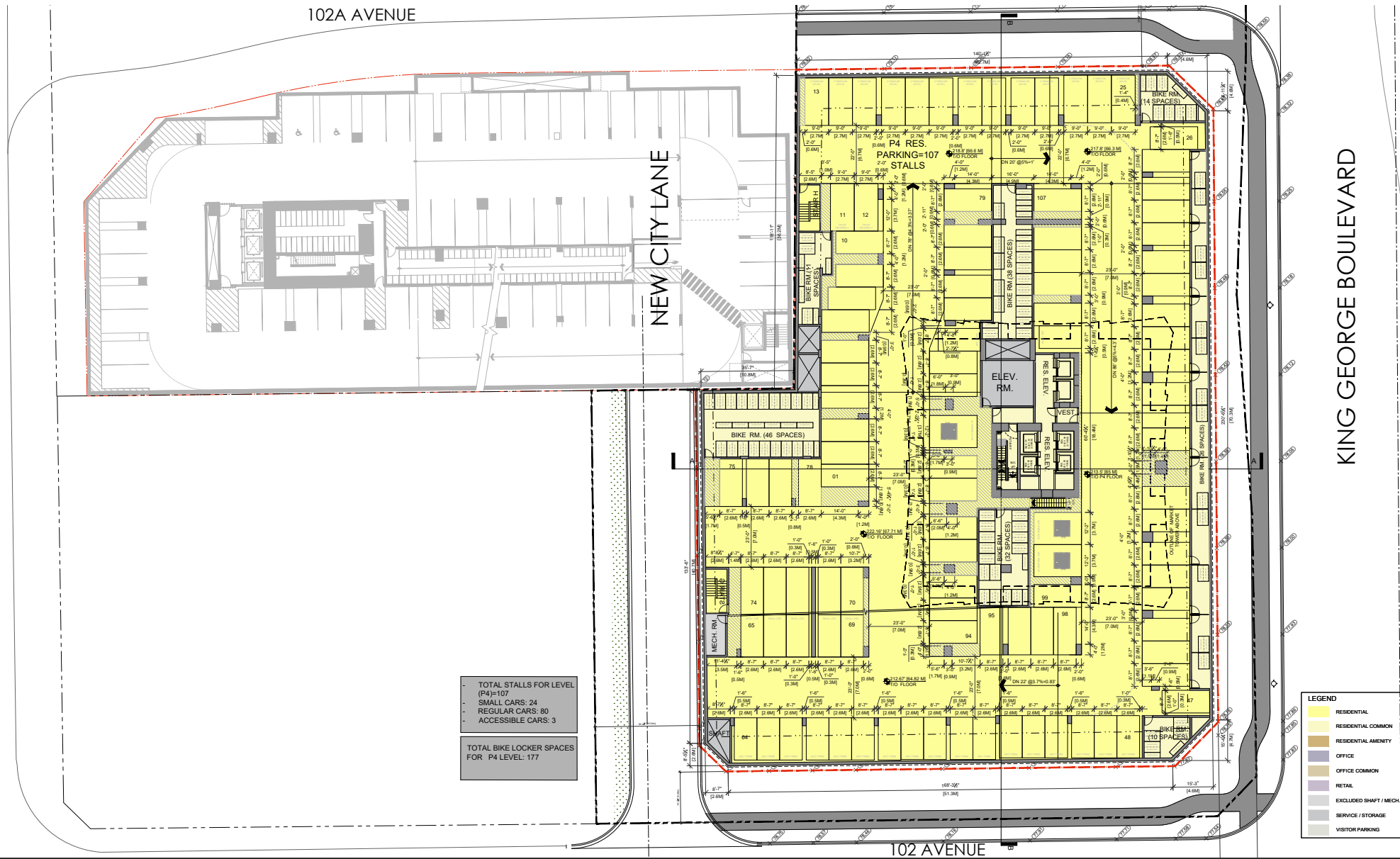
A203

CITY PARKWAY

102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD



TOTAL STALLS FOR LEVEL (P4)=107
 - SMALL CARS: 24
 - REGULAR CARS: 80
 - ACCESSIBLE CARS: 3

TOTAL BIKE LOCKER SPACES FOR P4 LEVEL: 177

LEGEND

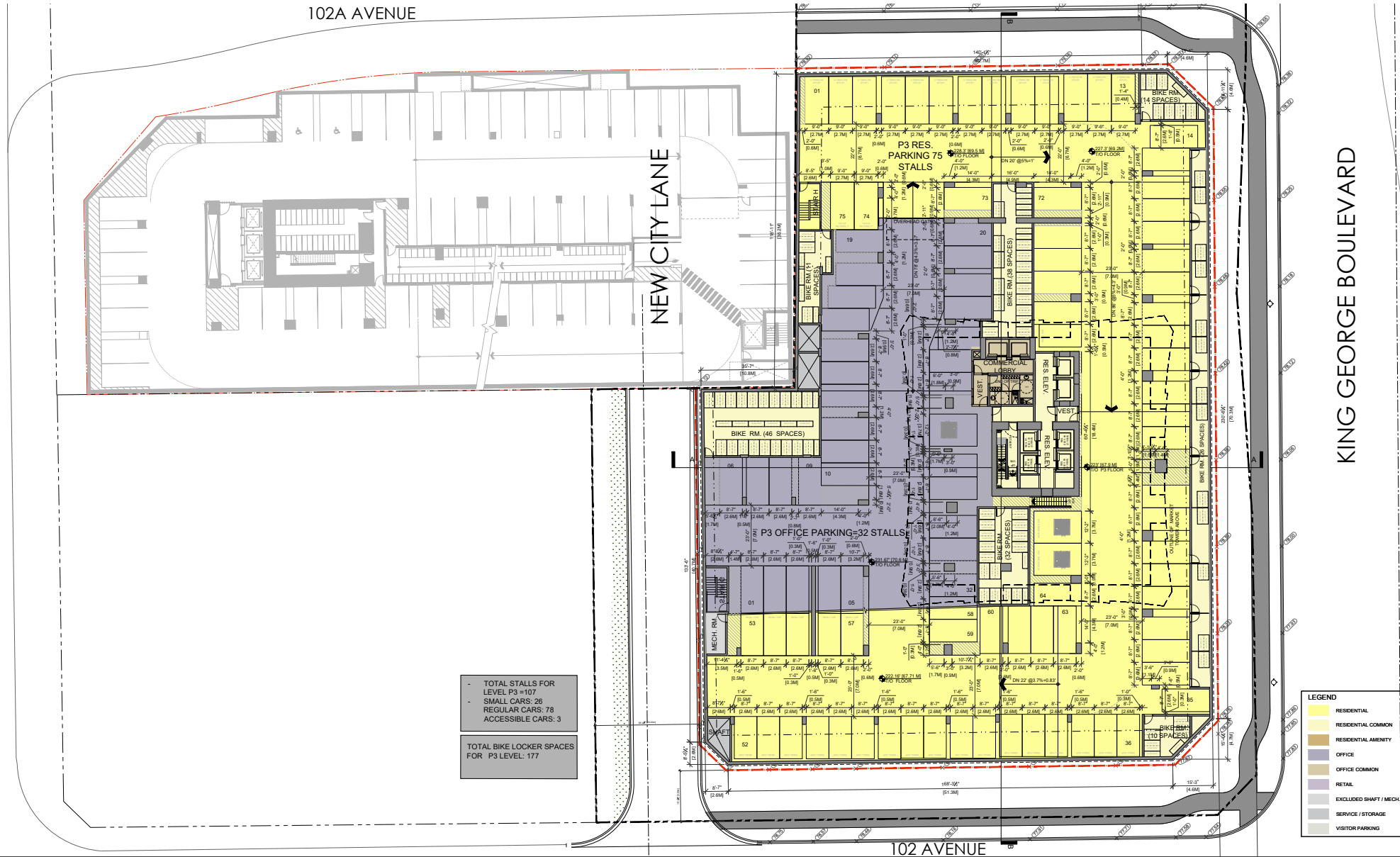
RESIDENTIAL
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
OFFICE
OFFICE COMMON
RETAIL
EXCLUDED SHAFT / MECH
SERVICE / STORAGE
VISITOR PARKING

CITY PARKWAY

102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD



- TOTAL STALLS FOR LEVEL P3 = 107
 - SMALL CARS: 26
 - REGULAR CARS: 78
 - ACCESSIBLE CARS: 3

TOTAL BIKE LOCKER SPACES FOR P3 LEVEL: 177

LEGEND

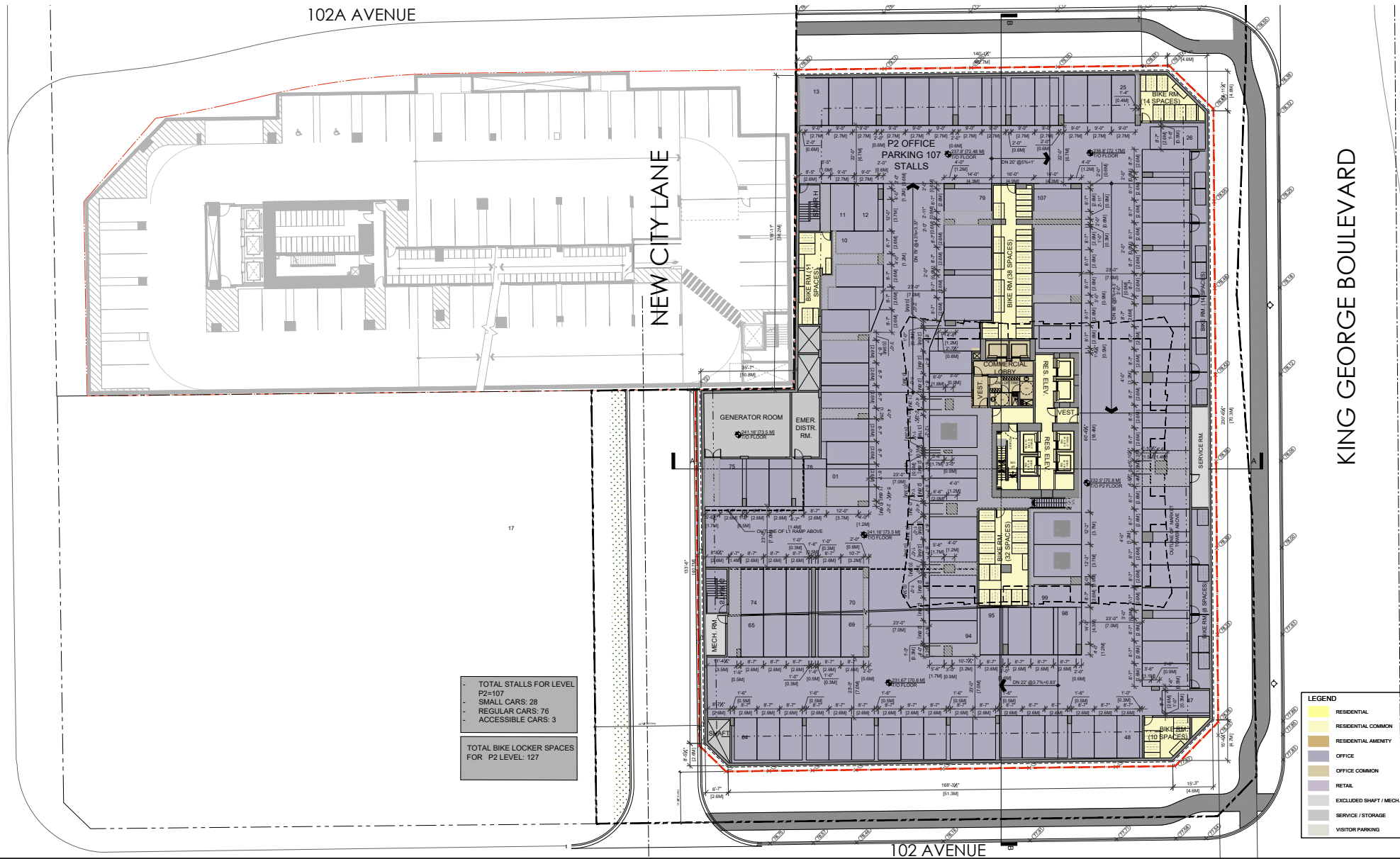
[Yellow]	RESIDENTIAL
[Light Yellow]	RESIDENTIAL COMMON
[Light Green]	RESIDENTIAL AMENITY
[Light Blue]	OFFICE
[Light Purple]	OFFICE COMMON
[Light Red]	RETAIL
[Light Grey]	EXCLUDED SHAFT / MECH
[Light Blue-Grey]	SERVICE / STORAGE
[Light Green-Grey]	VISITOR PARKING

CITY PARKWAY

102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD



TOTAL STALLS FOR LEVEL P2-107

- SMALL CARS: 28
- REGULAR CARS: 76
- ACCESSIBLE CARS: 3

TOTAL BIKE LOCKER SPACES FOR P2 LEVEL: 127

LEGEND

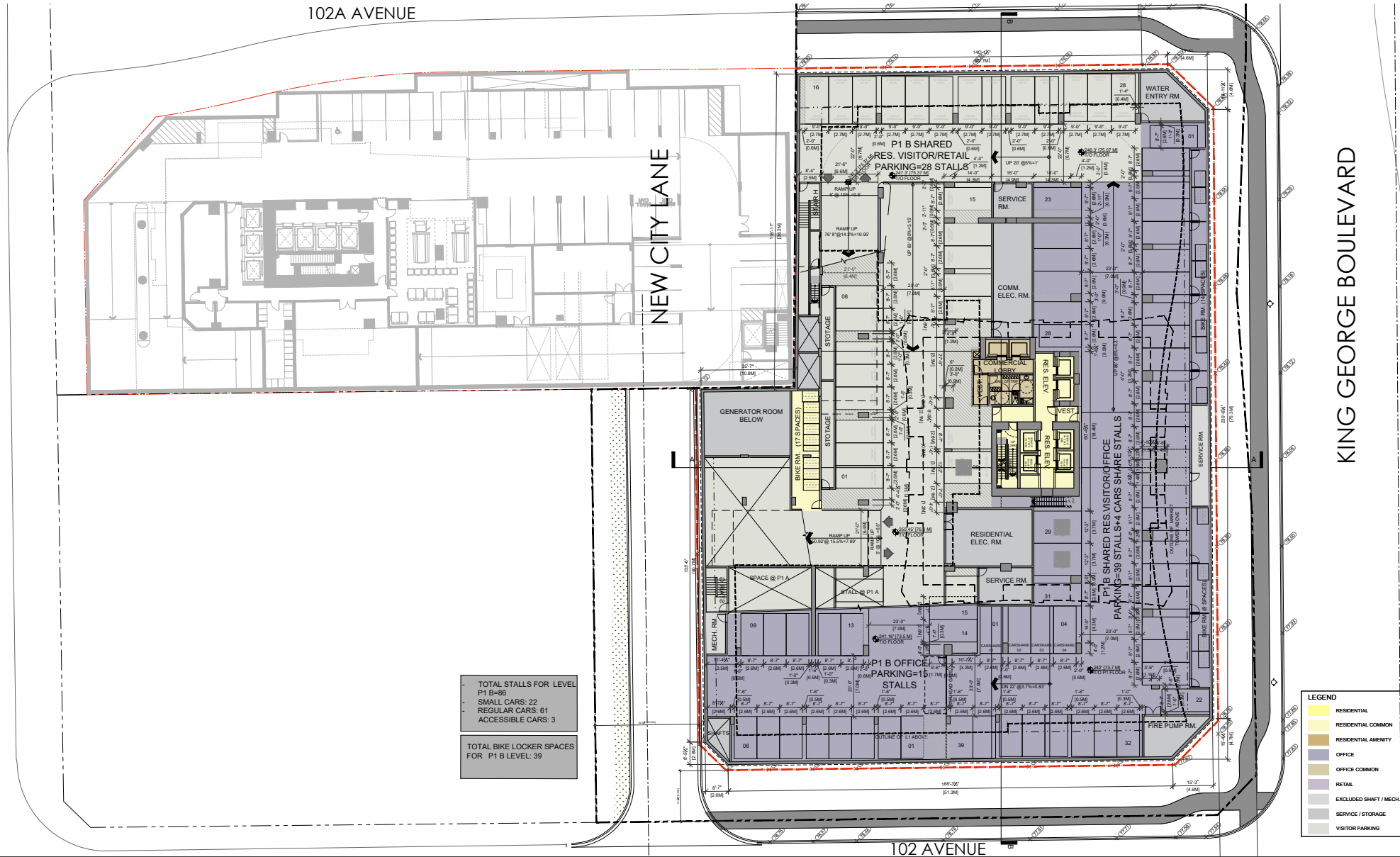
- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH
- SERVICE / STORAGE
- VISITOR PARKING

CITY PARKWAY

102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD



TOTAL STALLS FOR LEVEL
P1 B=66
- SMALL CARS: 22
- REGULAR CARS: 61
- ACCESSIBLE CARS: 3

TOTAL BIKE LOCKER SPACES
FOR P1 B LEVEL: 39

LEGEND

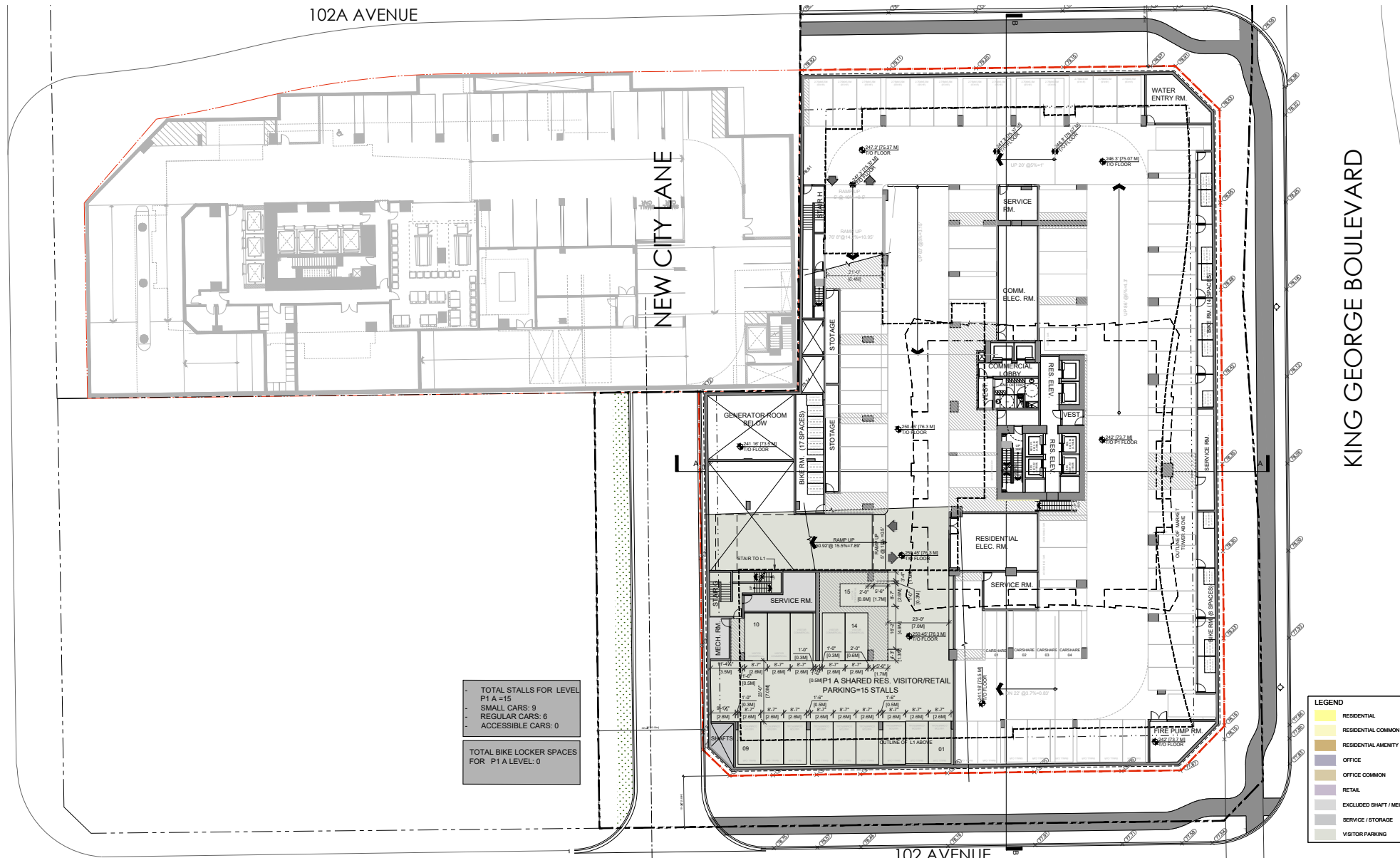
- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH
- SERVICE / STORAGE
- VISITOR PARKING

CITY PARKWAY

102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD

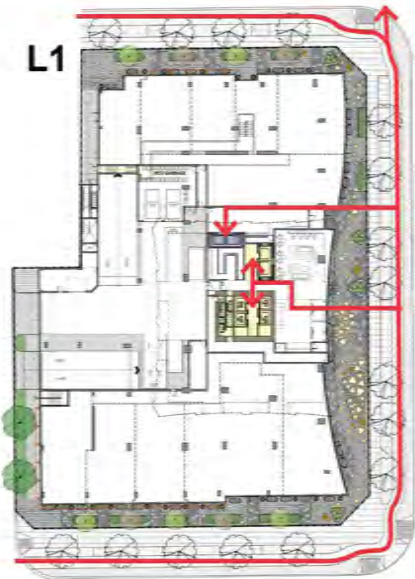


TOTAL STALLS FOR LEVEL P1 A = 15
 - SMALL CARS: 9
 - REGULAR CARS: 6
 - ACCESSIBLE CARS: 0

TOTAL BIKE LOCKER SPACES FOR P1 A LEVEL: 0

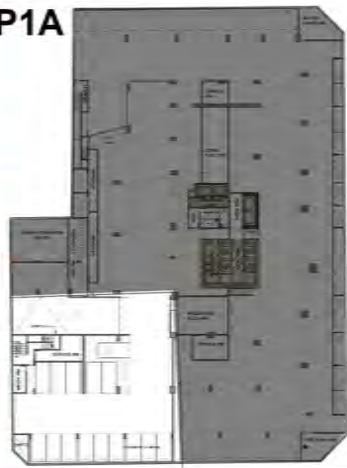
LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH
- SERVICE / STORAGE
- VISITOR PARKING



L1

P1A



P1B



P2



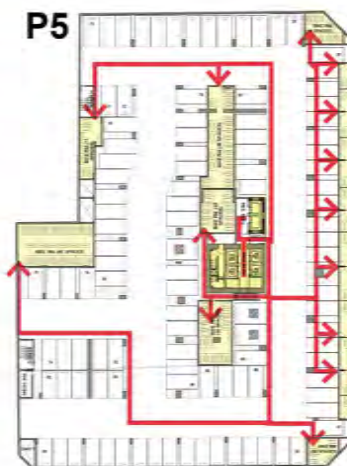
P3



P4



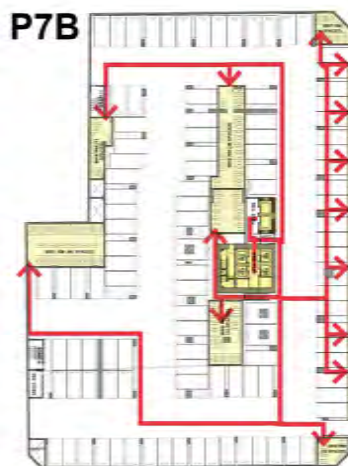
P5



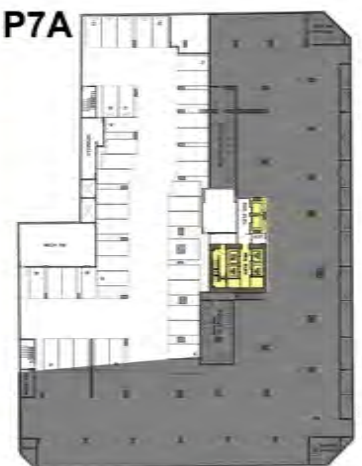
P6








P7B



P7A



LEGEND

	RESIDENTIAL ELEVATOR		OFFICE ELEVATOR		USER ACCESS
	RESIDENTIAL BIKE ROOMS		OFFICE BIKE ROOMS		



Mixed-Use Development
10201 - 10239 KING GEORGE BLVD
SURREY, BC

BIKE ROOM ACCESS DIAGRAM

N.T.S.

WHEN PLOTTED AT SHEET SIZE 22"X34"

ISSUED FOR REZONING & DP

NOVEMBER 4, 2022



A209

CITY PARKWAY

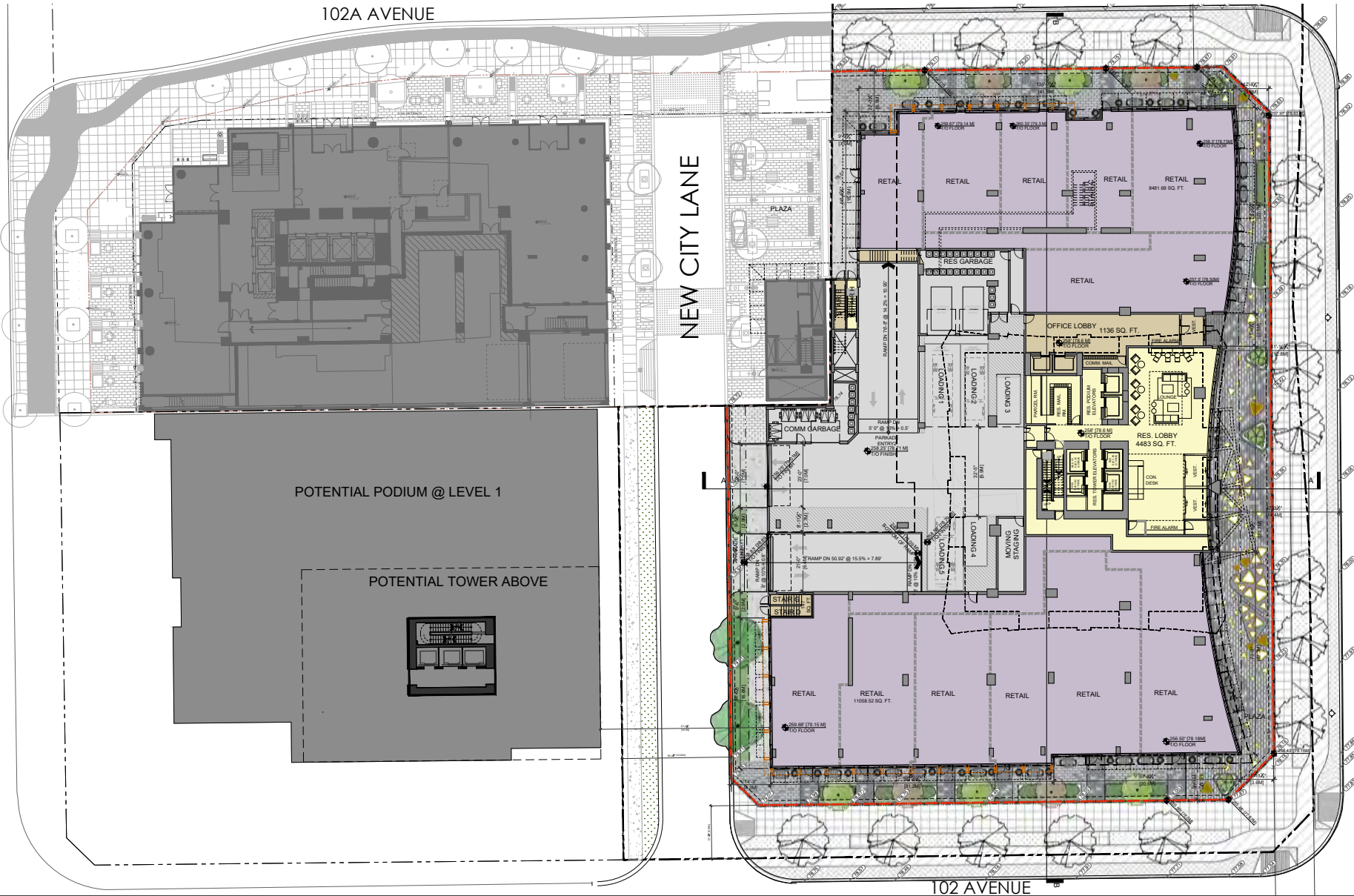
102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD

POTENTIAL PODIUM @ LEVEL 1

POTENTIAL TOWER ABOVE



LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH
- SERVICE / STORAGE
- VISITOR PARKING

102 AVENUE



CITY PARKWAY

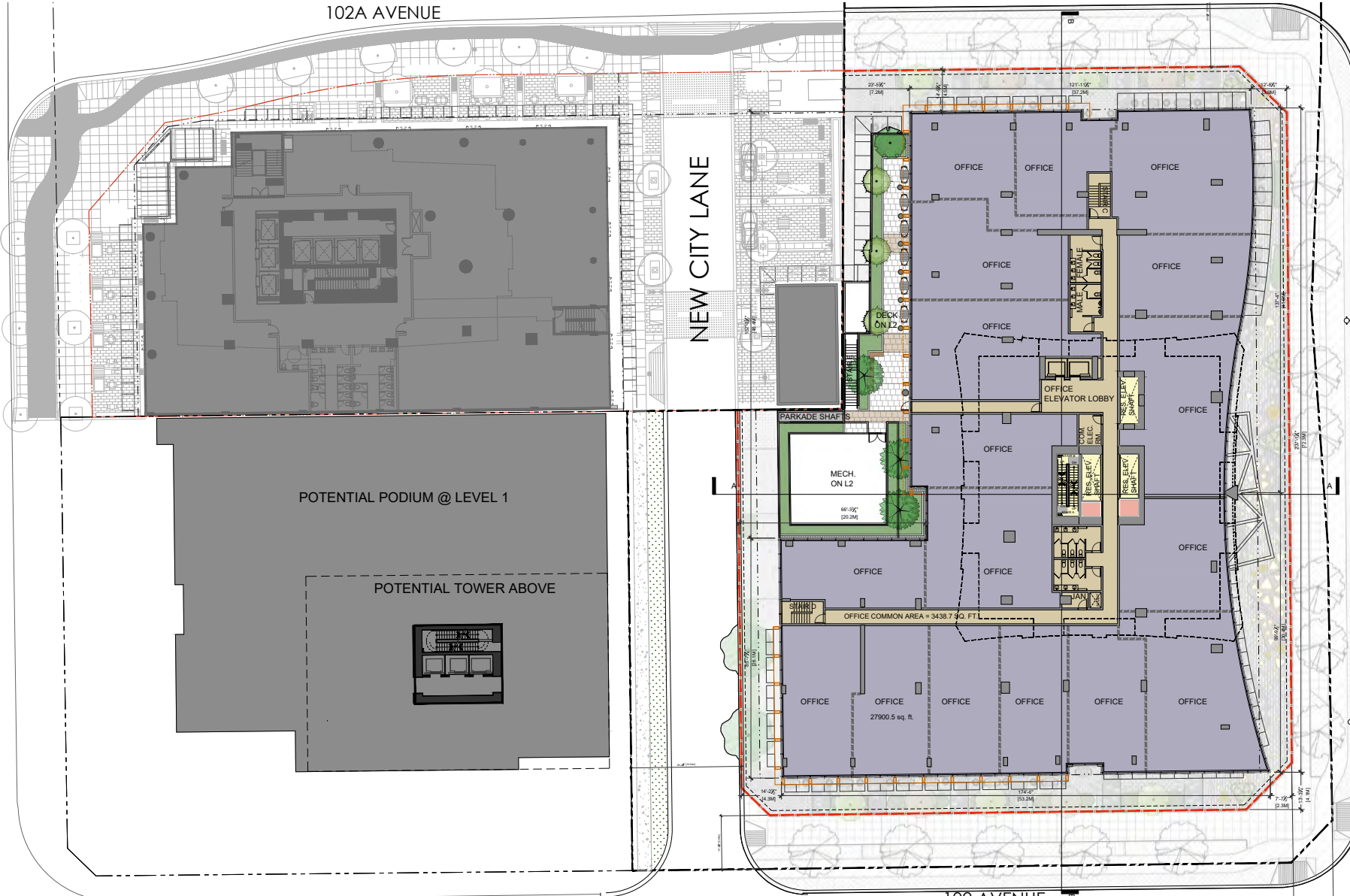
102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD

POTENTIAL PODIUM @ LEVEL 1

POTENTIAL TOWER ABOVE



LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH
- SERVICE / STORAGE
- VISITOR PARKING

102 AVENUE



CITY PARKWAY

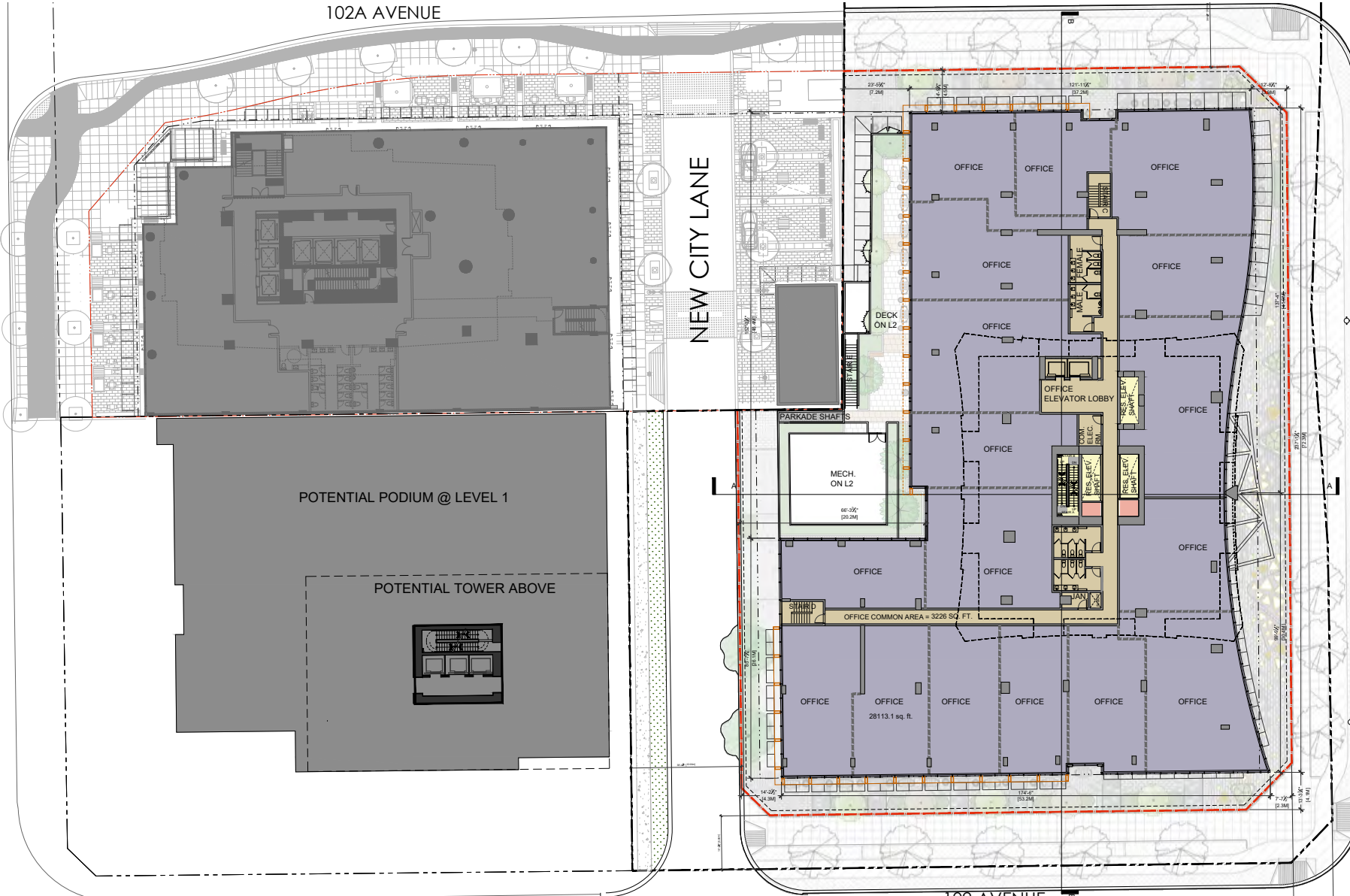
102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD

POTENTIAL PODIUM @ LEVEL 1

POTENTIAL TOWER ABOVE



LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH.
- SERVICE / STORAGE
- VISITOR PARKING

CITY PARKWAY

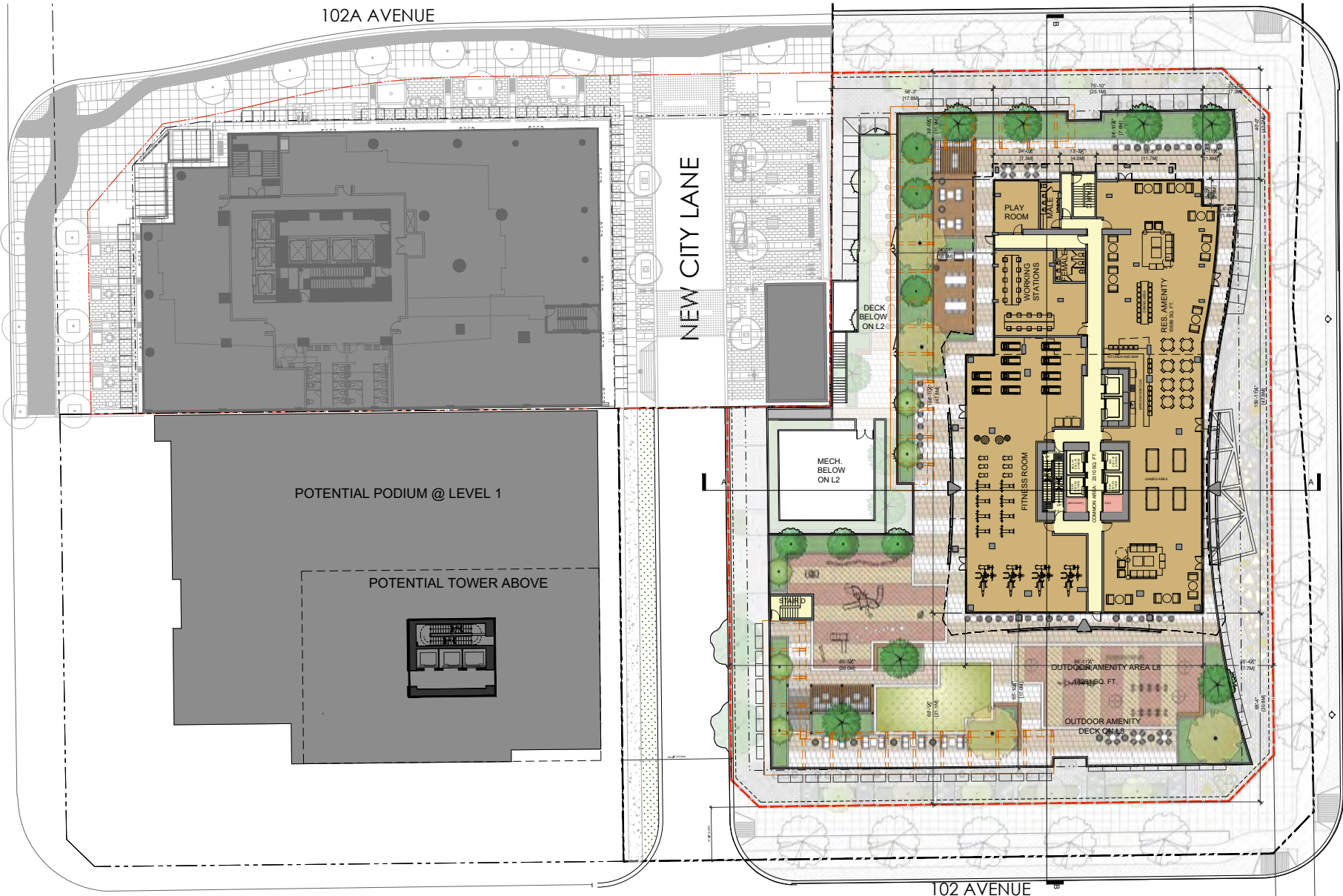
102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD

POTENTIAL PODIUM @ LEVEL 1

POTENTIAL TOWER ABOVE



102 AVENUE

LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH
- SERVICE / STORAGE
- VISITOR PARKING

CITY PARKWAY

102A AVENUE

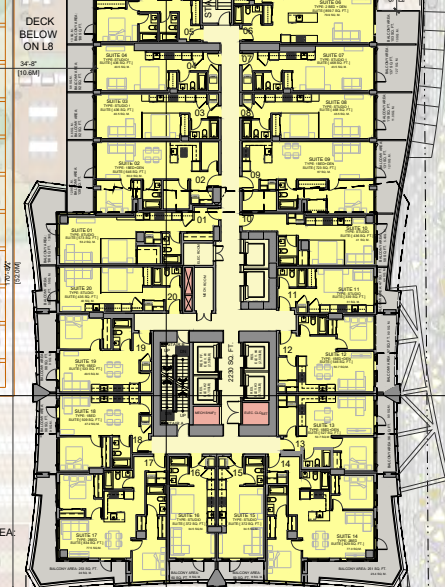
NEW CITY LANE

KING GEORGE BOULEVARD

POTENTIAL PODIUM @ LEVEL 1

POTENTIAL TOWER ABOVE

TOTAL GROSS FLOOR AREA:
11020 SQ. FT.
BALCONY AREA:
2263 SQ. FT.



LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH
- SERVICE / STORAGE
- VISITOR PARKING

102 AVENUE



CITY PARKWAY

102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD

POTENTIAL PODIUM @ LEVEL 1

POTENTIAL TOWER ABOVE

RES. GROSS FLOOR AREA: 7700.6 SQ. FT.
BALCONY AREA: 1200.9 SQ. FT.

DECK BELOW ON L2

DECK BELOW ON L8

OUTDOOR AMENITY DECK ON L17
3587.19836367 SQ. FT.

RES. AMENITY

RES. COMMON AREA
1306.5 SQ. FT.

DECK BELOW ON L8

102 AVENUE

LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH
- SERVICE / STORAGE
- VISITOR PARKING

CITY PARKWAY

102A AVENUE

NEW CITY LANE

KING GEORGE BOULEVARD

POTENTIAL PODIUM @ LEVEL 1

POTENTIAL TOWER ABOVE

MECH. BELOW ON L2

RES. GROSS FLOOR AREA: 8464.9 SQ. FT.
BALCONY AREA: 1763.6 SQ. FT.

DECK BELOW ON L2

DECK BELOW ON L8

DECK BELOW ON L17

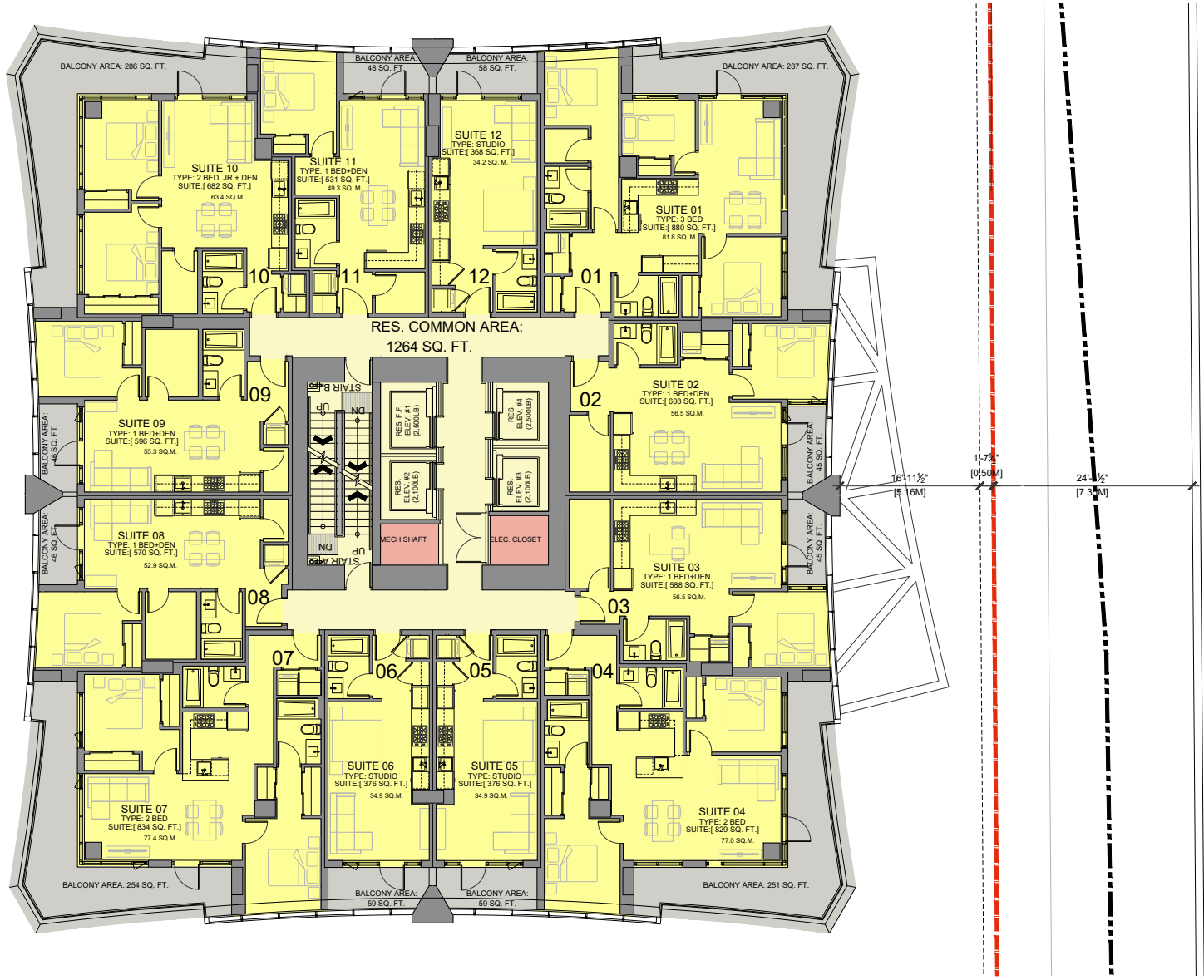
RES. COMMON AREA: 1204 SQ. FT.

DECK BELOW ON L5

LEGEND

Yellow	RESIDENTIAL
Light Yellow	RESIDENTIAL COMMON
Light Green	RESIDENTIAL AMENITY
Light Blue	OFFICE
Light Purple	OFFICE COMMON
Light Red	RETAIL
Light Grey	EXCLUDED SHAFT / MECH
Light Blue-Grey	SERVICE / STORAGE
Light Green-Grey	VISITOR PARKING

102 AVENUE



LEGEND

[Light Yellow]	RESIDENTIAL
[Light Green]	RESIDENTIAL COMMON
[Light Blue]	RESIDENTIAL AMENITY
[Light Purple]	OFFICE
[Light Orange]	OFFICE COMMON
[Light Grey]	RETAIL
[Dark Grey]	EXCLUDED SHAFT / MECH.
[Medium Grey]	SERVICE / STORAGE
[Dark Grey]	VISITOR PARKING

CITY PARKWAY

102A AVENUE

PROPOSED TOWER
(49 STOREYS)

NEW CITY LANE

POTENTIAL PODIUM @ LEVEL 1

POTENTIAL TOWER ABOVE

DECK
BELOW
ON L2

DECK
BELOW
ON L8

DECK
BELOW
ON L17

MECH.
BELOW
ON L2

RES. GROSS FLOOR
AREA: 8214.2 SQ. FT.
BALCONY AREA @ L65:
1525.8 SQ. FT.

RES. COMMON AREA:
1204 SQ. FT.

DECK
BELOW
ON L5

102 AVENUE

KING GEORGE BOULEVARD

LEGEND

RESIDENTIAL
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
OFFICE
OFFICE COMMON
RETAIL
EXCLUDED SHAFT / MECH.
SERVICE / STORAGE
VISITOR PARKING



Mixed-Use Development
10201 - 10239 KING GEORGE BLVD
SURREY, BC

TOWER FLOOR PLAN - L59-L65 RES.

Scale: 1:200 WHEN PLOTTED AT SHEET SIZE 22"X34"

ISSUED FOR REZONING & DP
NOVEMBER 4, 2022



A218

CITY PARKWAY

102A AVENUE

PROPOSED TOWER
(49 STOREYS)

NEW CITY LANE

POTENTIAL PODIUM @ LEVEL 1

POTENTIAL TOWER ABOVE

DECK
BELOW
ON L2

DECK
BELOW
ON L8

DECK
BELOW
ON L17

MECH.
BELOW
ON L2

GROSS FLOOR AREA:
1223.0 SQ. FT.

COMMON AREA
1203.0 SQ. FT.

RES. AMENITY
5100 SQ. FT.

OUTDOOR DECK
3205.4 SQ. FT.

DECK
BELOW
ON L8

102 AVENUE

KING GEORGE BOULEVARD

LEGEND

RESIDENTIAL
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
OFFICE
OFFICE COMMON
RETAIL
EXCLUDED SHAFT / MECH.
SERVICE / STORAGE
VISITOR PARKING



Mixed-Use Development
10201 - 10239 KING GEORGE BLVD
SURREY, BC

TOWER FLOOR PLAN - L66 AMENITY

Scale: 1:200 WHEN PLOTTED AT SHEET SIZE 22"X34"

ISSUED FOR REZONING & DP
NOVEMBER 4, 2022



A219

CITY PARKWAY

102A AVENUE

PROPOSED TOWER
(49 STOREYS)

NEW CITY LANE

POTENTIAL PODIUM @ LEVEL 1

POTENTIAL TOWER ABOVE

DECK BELOW ON L2

DECK BELOW ON L8

DECK BELOW ON L17

MECH. BELOW ON L2

ROOF MECH. RM

ELEV. MACH. ROOM

ROOF ELEC. RM

DECK BELOW ON L66

DECK BELOW ON L8

102 AVENUE

KING GEORGE BOULEVARD

LEGEND

RESIDENTIAL
RESIDENTIAL COMMON
RESIDENTIAL AMENITY
OFFICE
OFFICE COMMON
RETAIL
EXCLUDED SHAFT / MECH
SERVICE / STORAGE
VISITOR PARKING



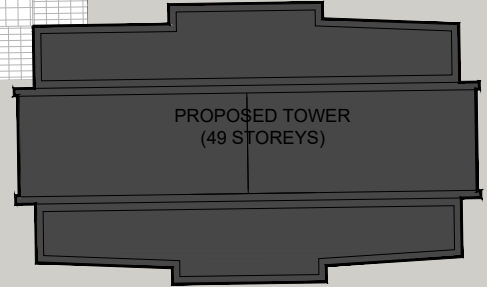
CITY PARKWAY

102A AVENUE

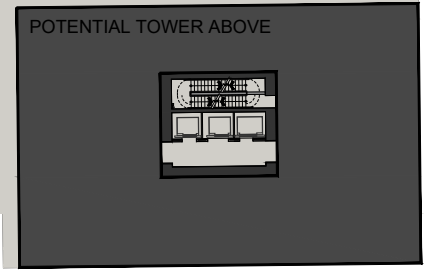
NEW CITY LANE

KING GEORGE BOULEVARD

102 AVENUE



POTENTIAL PODIUM
@ LEVEL 1

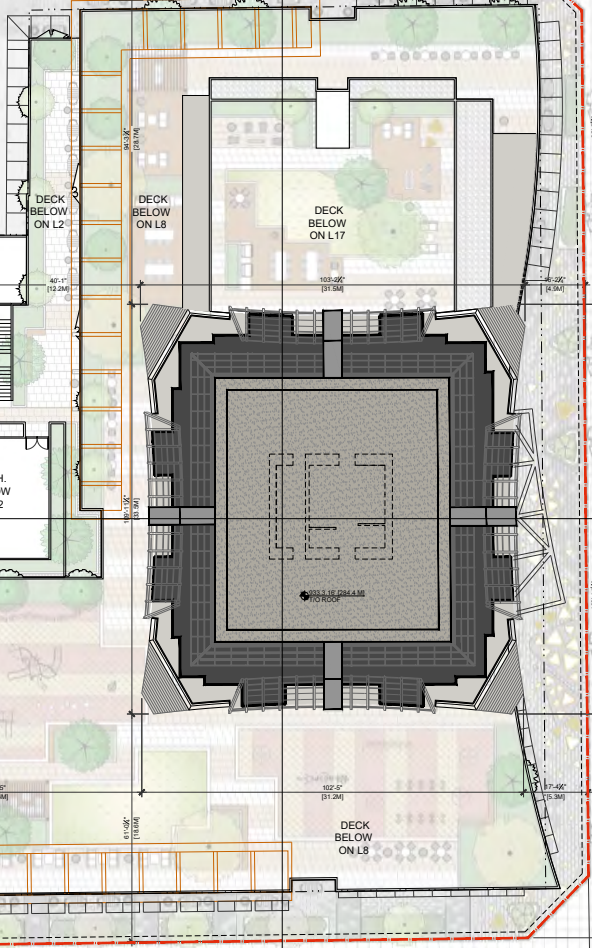


New Property Line

5m Setback

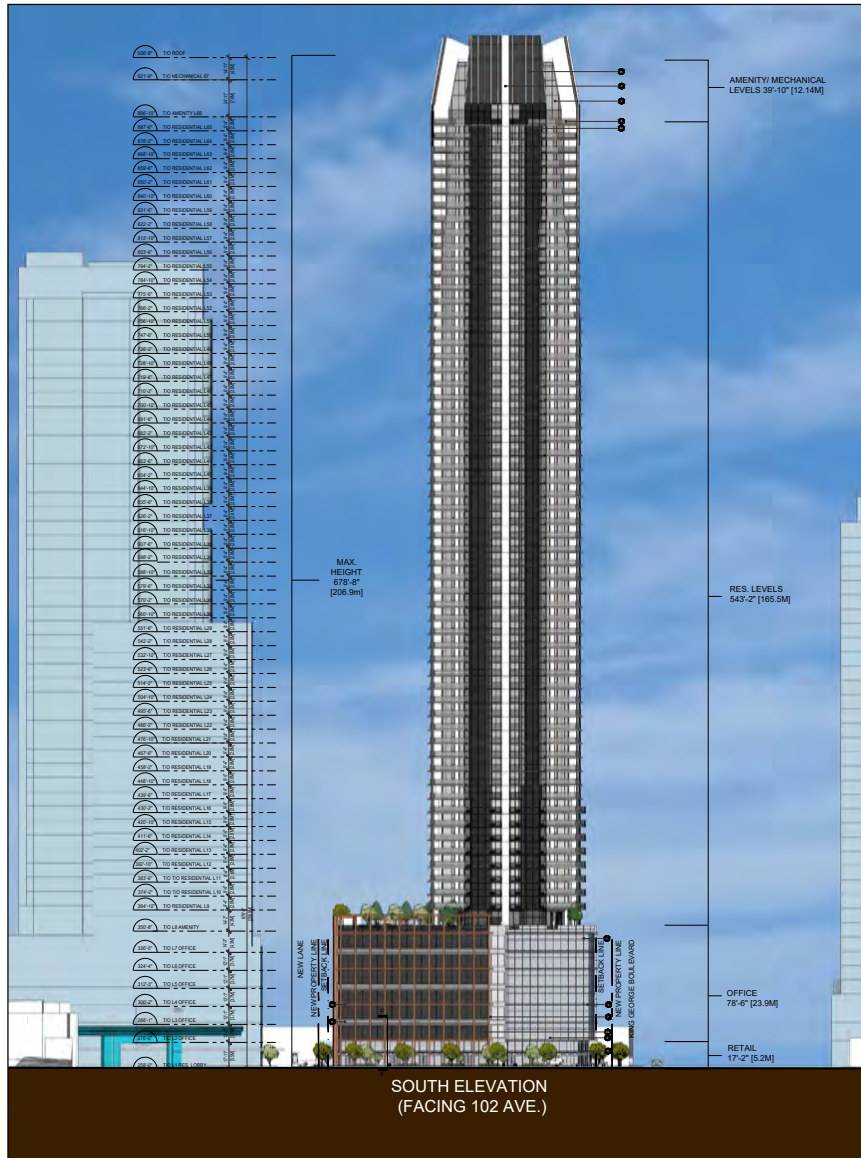
3.5m Setback

6.85m Dedication

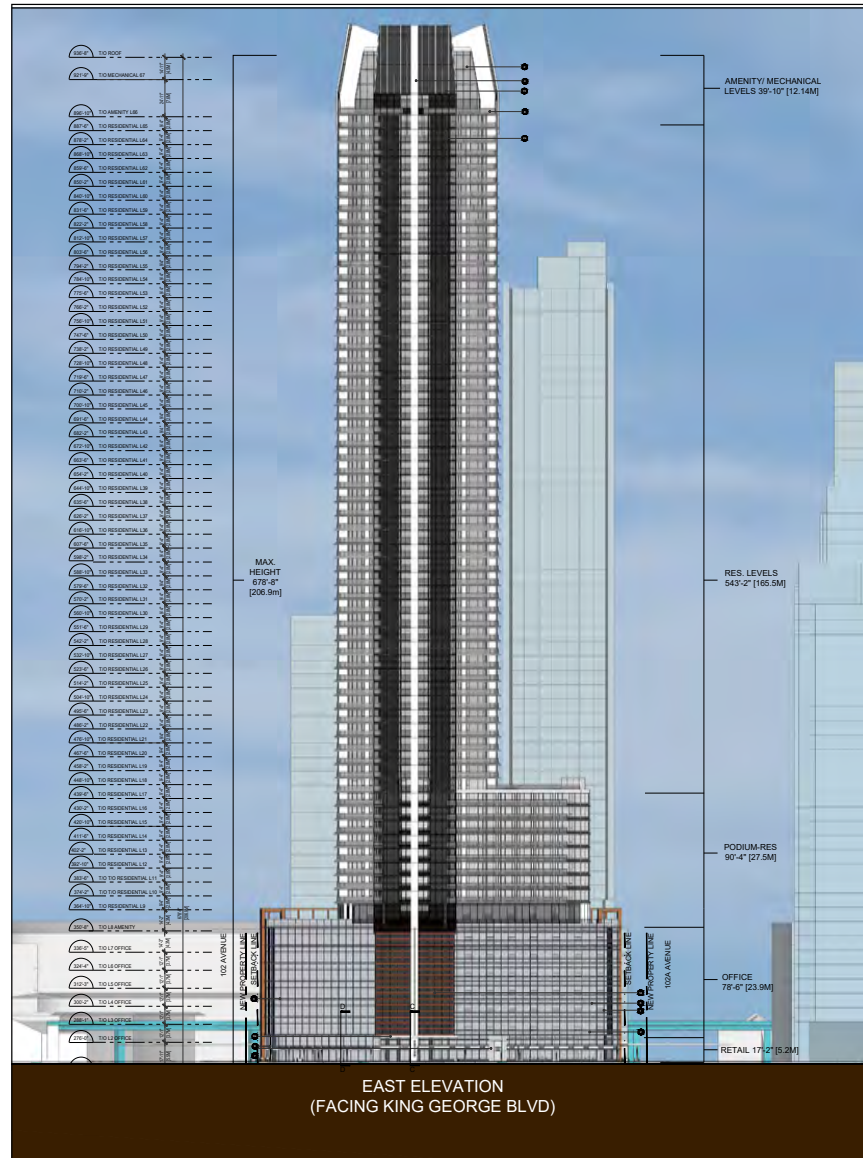


LEGEND

- RESIDENTIAL
- RESIDENTIAL COMMON
- RESIDENTIAL AMENITY
- OFFICE
- OFFICE COMMON
- RETAIL
- EXCLUDED SHAFT / MECH
- SERVICE / STORAGE
- VISITOR PARKING



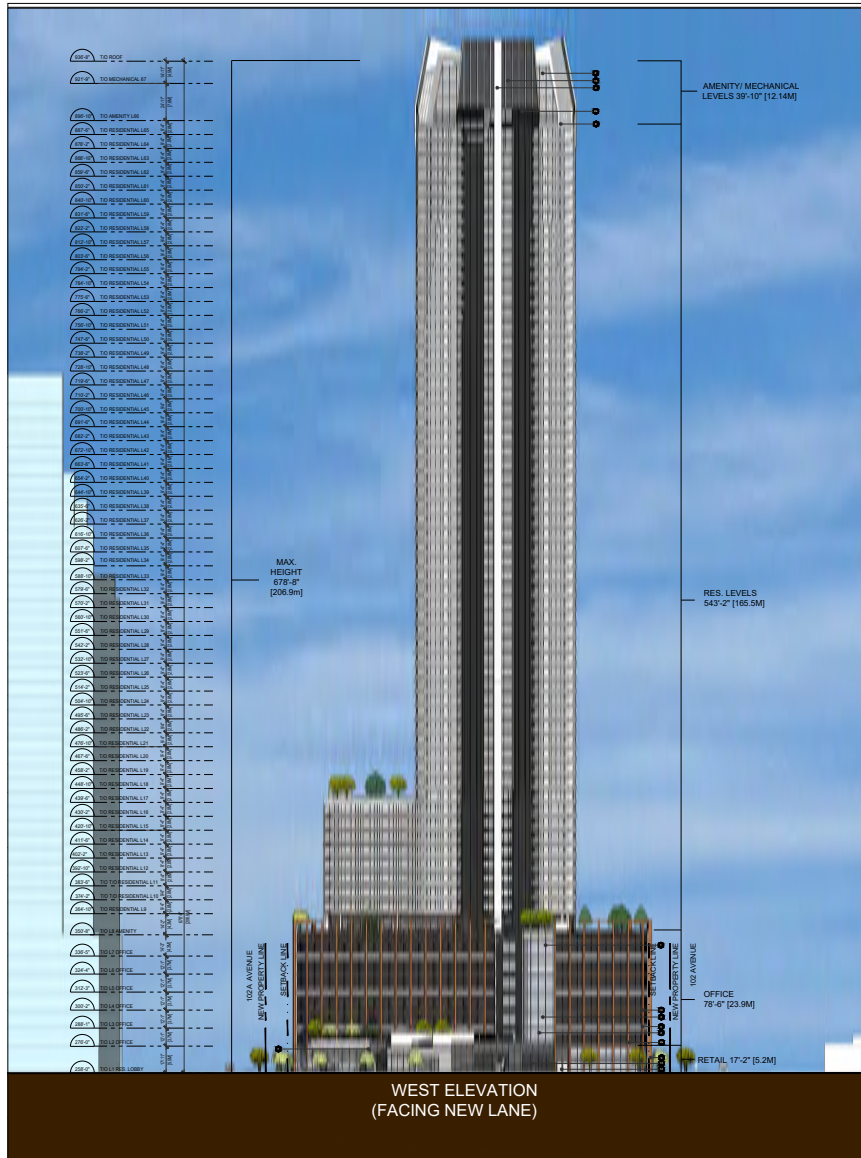
SOUTH ELEVATION
(FACING 102 AVE.)



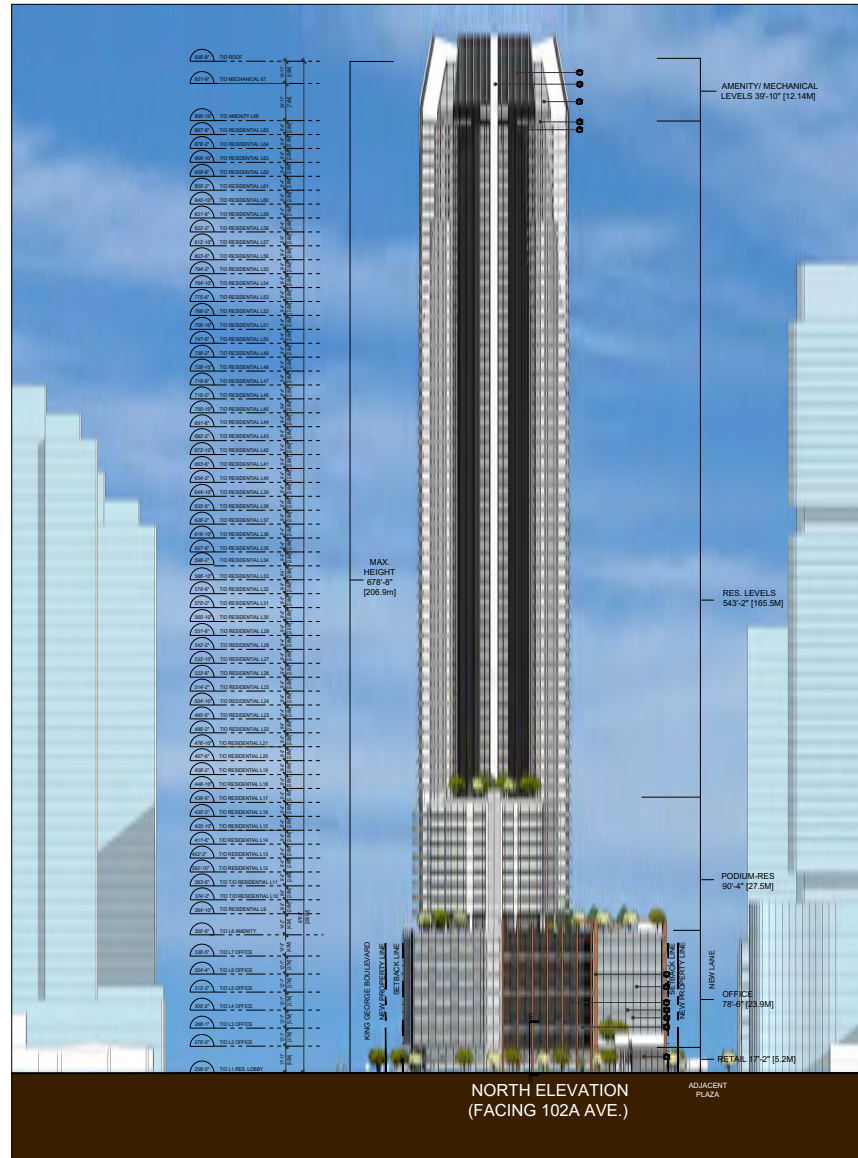
EAST ELEVATION
(FACING KING GEORGE BLVD)

MATERIAL LEGEND

- 1 ALUMINUM WINDOW WALL/CURTAIN WALL FRAME:
IRON MOUNTAIN GREY
- 2 VISION GLASS:
SUPERNATURAL 54 ON CLEAR 1" DOUBLE GLAZING
- 2a VISION GLASS - WITH GREY TINT
CLEAR 1" DOUBLE GLAZING WITH GREY TINT
- 3 METAL PANEL-DARK GREY:
COLOR TO MATCH IRON ORE SW 7069
- 3a METAL PANEL-PEARL WHITE:
COLOR TO MATCH PEARLY WHITE SW 7009
- 4 PAINT FINISH CONCRETE-PEARL WHITE:
COLOR TO MATCH PEARLY WHITE SW 7009
- 4a PAINT FINISH CONCRETE-LIGHT GREY:
COLOR TO MATCH BM MISTY GREY 2124-60
- 5 METAL SPANDREL- GREY:
IRON MOUNTAIN GREY
- 6 INSULATED SOFFIT:
METAL GLAZ INSULATED SOFFIT COLOR TO MATCH PEARL WHITE.
- 7 STONE CLADDING:
VENEER LIMESTONE PANELS
- 8 GUARD RAIL:
IRON MOUNTAIN GREY FRAME & TEMPERED SAFETY CLEAR GLASS WITH GREY TINT
- 9 GROUND FLOOR CANOPIES:
METAL AND GLASS CANOPY
- 9a TOWER LOBBY CANOPY-WHITE:
METAL PANEL, COLOR TO MATCH PEARLY WHITE SW 7009
- 10 TRAFFIC COATING:
COLOR TO MATCH ADJACENT PAINTED WALL
- 12 EXIT DOORS:
METAL DOORS-IRON MOUNTAIN GREY.
- 13 OPEN GRILL GARAGE DOOR:
IRON MOUNTAIN GREY.
- 14 METAL PANEL-COPPER:
COLOR TO MATCH COPPER KETTLE 1218 BM
- 15 SOLAR PANEL
COLOR TREATED GLASS FOR PHOTOVOLTAIC (PV)
SOLAR PANEL



WEST ELEVATION
(FACING NEW LANE)



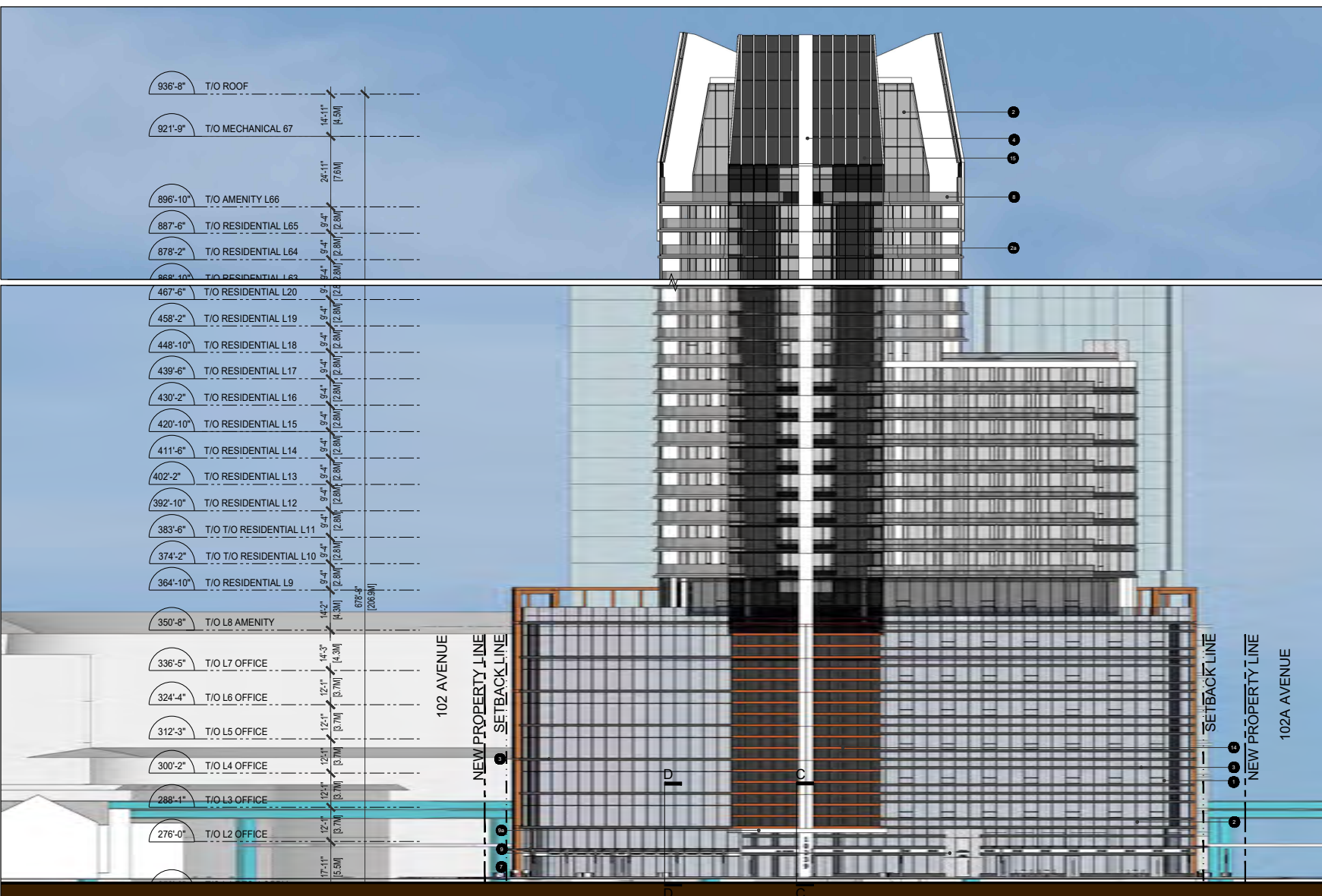
NORTH ELEVATION
(FACING 102A AVE.)

MATERIAL LEGEND

- 1 ALUMINUM WINDOW WALL/CURTAIN WALL FRAME: IRON MOUNTAIN GREY
- 2 VISION GLASS: SUPERNATURAL 54 ON CLEAR 1" DOUBLE GLAZING
- 2a VISION GLASS - WITH GREY TINT CLEAR 1" DOUBLE GLAZING WITH GREY TINT
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- 3a METAL PANEL-PEARL WHITE: COLOR TO MATCH PEARLY WHITE SW 7009
- 4 PAINT FINISH CONCRETE-PEARL WHITE: COLOR TO MATCH PEARLY WHITE SW 7009
- 4a PAINT FINISH CONCRETE-LIGHT GREY: COLOR TO MATCH BM MISTY GREY 2124-02
- 5 METAL SPANDREL- GREY: IRON MOUNTAIN GREY
- 6 INSULATED SOFFIT: METAL CLAD INSULATED SOFFIT COLOR TO MATCH PEARL WHITE.
- 7 STONE CLADDING: VENEER LIMESTONE PANELS
- 8 GUARD RAIL: IRON MOUNTAIN GREY FRAME & TEMPERED SAFETY CLEAR GLASS WITH GREY TINT
- 9 GROUND FLOOR CANOPIES: METAL AND GLASS CANOPY
- 9a TOWER LOBBY CANOPY-WHITE: METAL PANEL COLOR TO MATCH PEARLY WHITE SW 7009
- 10 TRAFFIC COATING: METAL TO MATCH ADJACENT PAINTED WALL
- 12 EXIT DOORS: METAL DOORS-IRON MOUNTAIN GREY.
- 13 OPEN GRILL GARAGE DOOR: IRON MOUNTAIN GREY.
- 14 METAL PANEL-COPPER: COLOR TO MATCH COPPER KETTLE 1218 BM
- 15 SOLAR PANEL COLOR TREATED GLASS FOR PHOTOVOLTAIC (PV) SOLAR PANEL

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- 15 SOLAR PANEL
COLOR TREATED GLASS FOR PHOTOVOLTAIC (PV)
SOLAR PANEL

936'-8"	T/O ROOF	14'-11"	[4.5M]
921'-9"	T/O MECHANICAL 67	24'-11"	[7.6M]
896'-10"	T/O AMENITY L66	9'-4"	[2.8M]
887'-6"	T/O RESIDENTIAL L65	9'-4"	[2.8M]
467'-6"	T/O RESIDENTIAL L20	9'-4"	[2.8M]
458'-2"	T/O RESIDENTIAL L19	9'-4"	[2.8M]
448'-10"	T/O RESIDENTIAL L18	9'-4"	[2.8M]
439'-6"	T/O RESIDENTIAL L17	9'-4"	[2.8M]
430'-2"	T/O RESIDENTIAL L16	9'-4"	[2.8M]
420'-10"	T/O RESIDENTIAL L15	9'-4"	[2.8M]
411'-6"	T/O RESIDENTIAL L14	9'-4"	[2.8M]
402'-2"	T/O RESIDENTIAL L13	9'-4"	[2.8M]
392'-10"	T/O RESIDENTIAL L12	9'-4"	[2.8M]
383'-6"	T/O T/O RESIDENTIAL L11	9'-4"	[2.8M]
374'-2"	T/O T/O RESIDENTIAL L10	9'-4"	[2.8M]
364'-10"	T/O RESIDENTIAL L9	9'-4"	[2.8M]
350'-8"	T/O L8 AMENITY	14'-2"	[4.3M]
336'-5"	T/O L7 OFFICE	14'-3"	[4.3M]
324'-4"	T/O L6 OFFICE	12'-1"	[3.7M]
312'-3"	T/O L5 OFFICE	12'-1"	[3.7M]
300'-2"	T/O L4 OFFICE	12'-1"	[3.7M]
288'-1"	T/O L3 OFFICE	12'-1"	[3.7M]
276'-0"	T/O L2 OFFICE	12'-1"	[3.7M]
258'-0"	T/O L1 RES. LOBBY	17'-11"	[5.5M]
		67'-5"	[206.9M]

KING GEORGE BOULEVARD

--- NEW PROPERTY LINE

SETBACK LINE

SETBACK LINE

--- NEW PROPERTY LINE

NEW LANE

MATERIAL LEGEND

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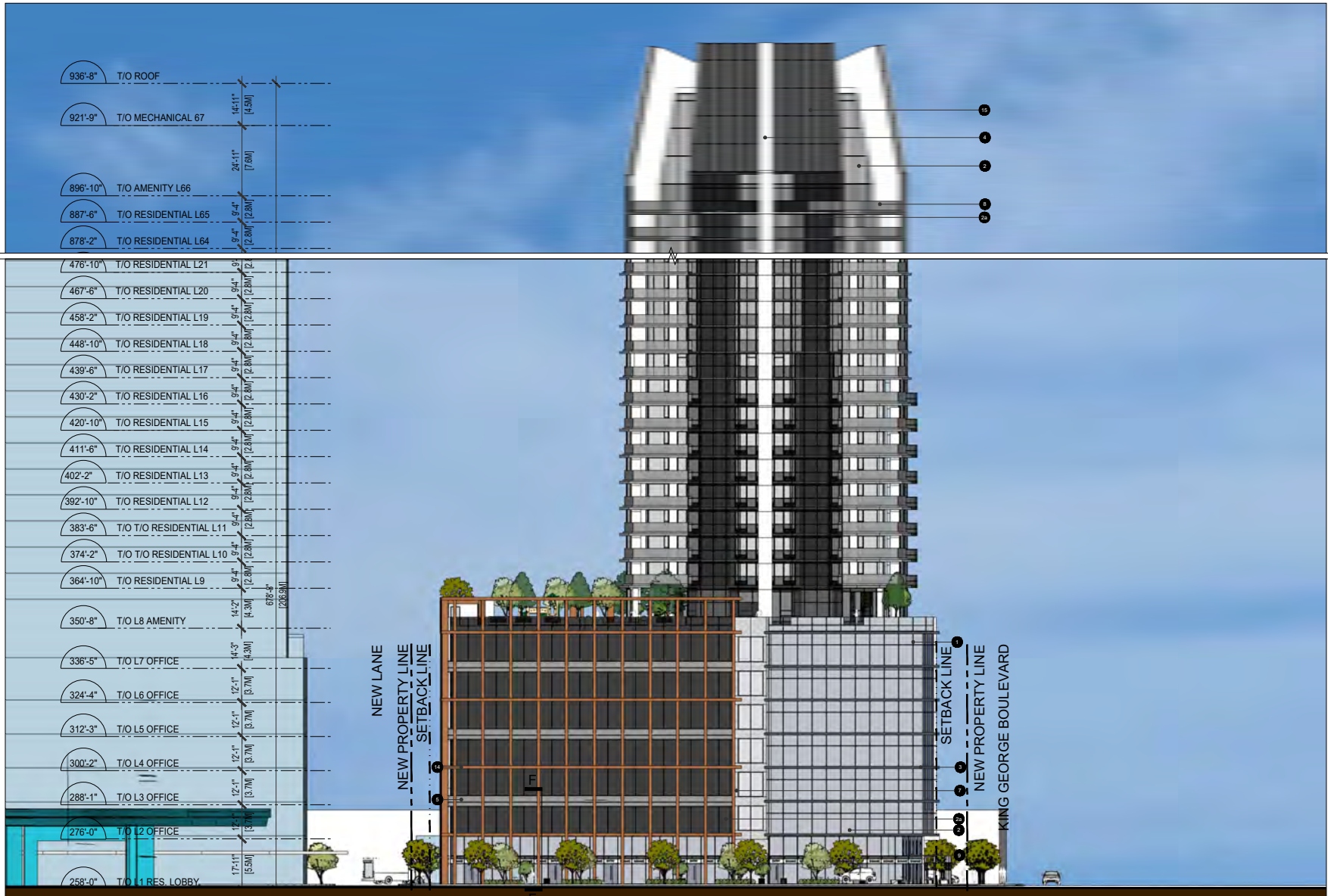
Mixed-Use Development
10201 - 10239 KING GEORGE BLVD
SURREY, BC

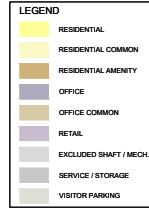
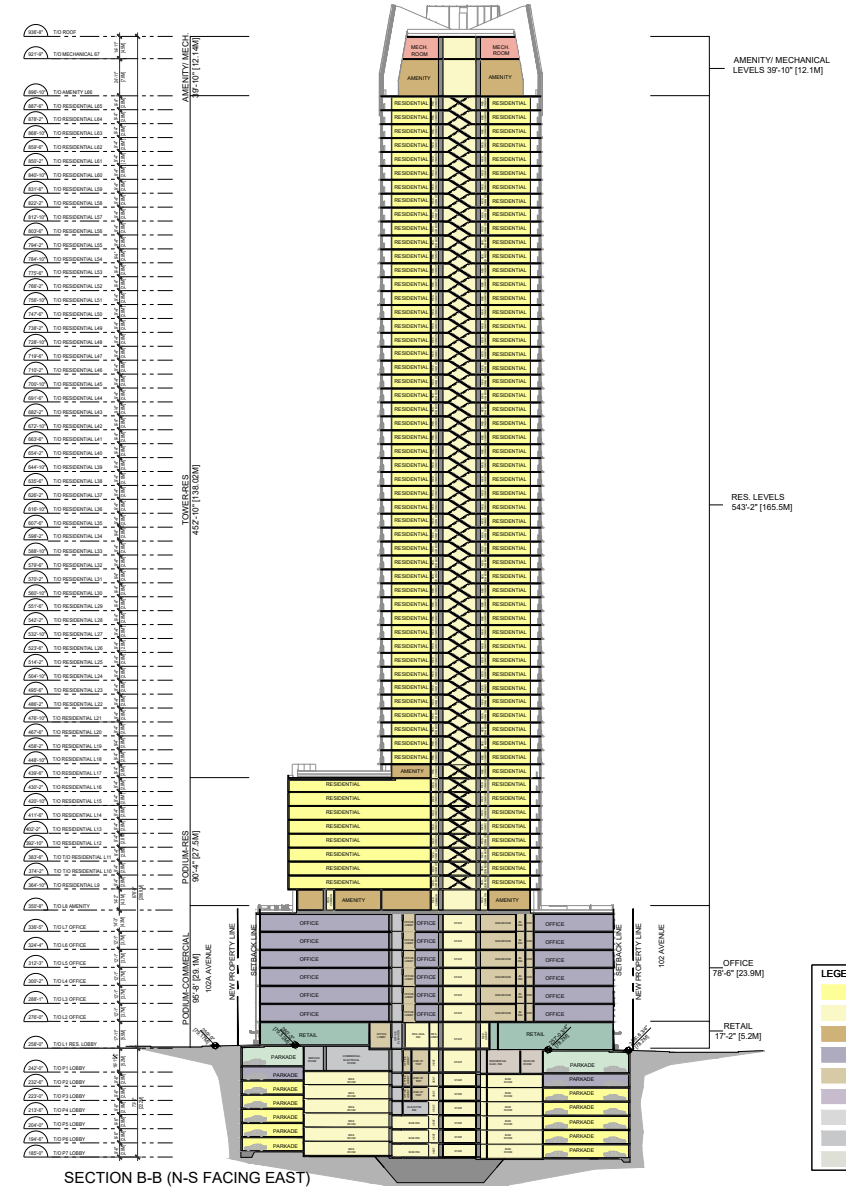
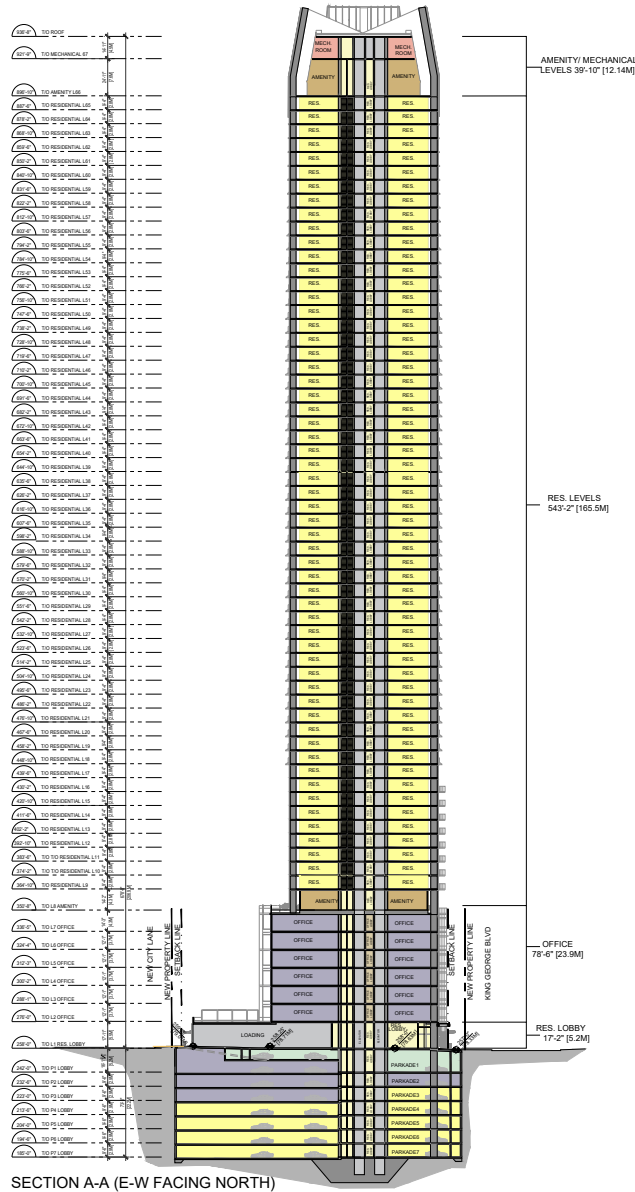
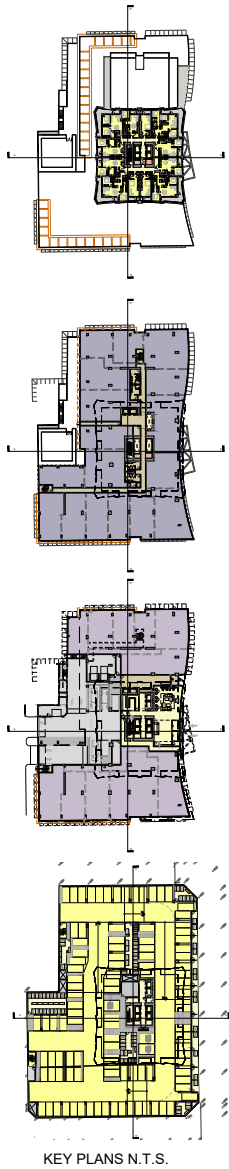
ENLARGED NORTH ELEVATION

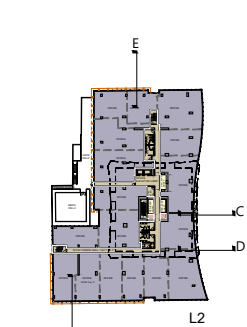
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ISSUED FOR REZONING & DP
NOVEMBER 4, 2022

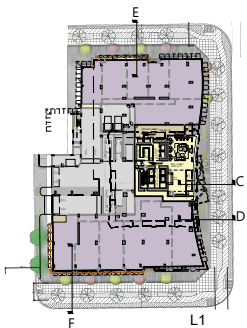
A304



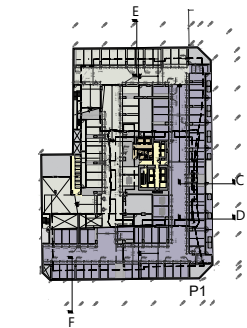




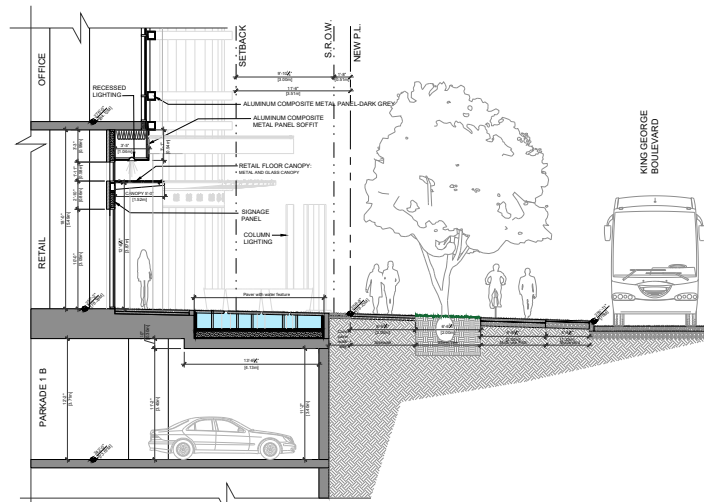
L2



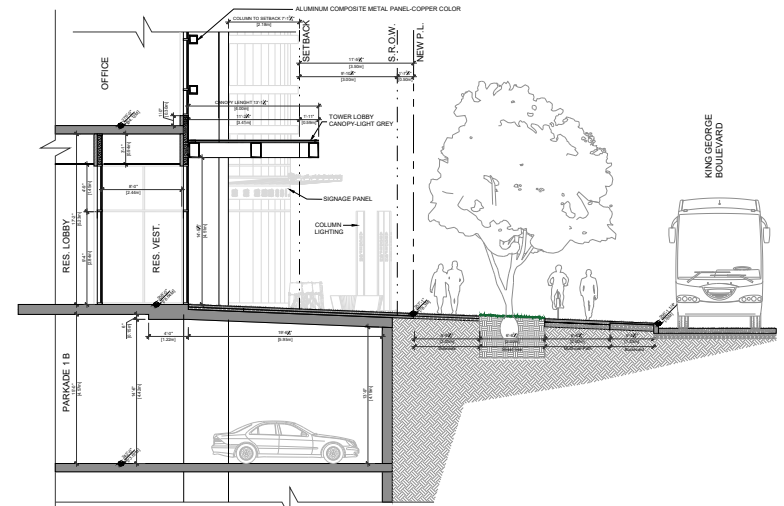
L1



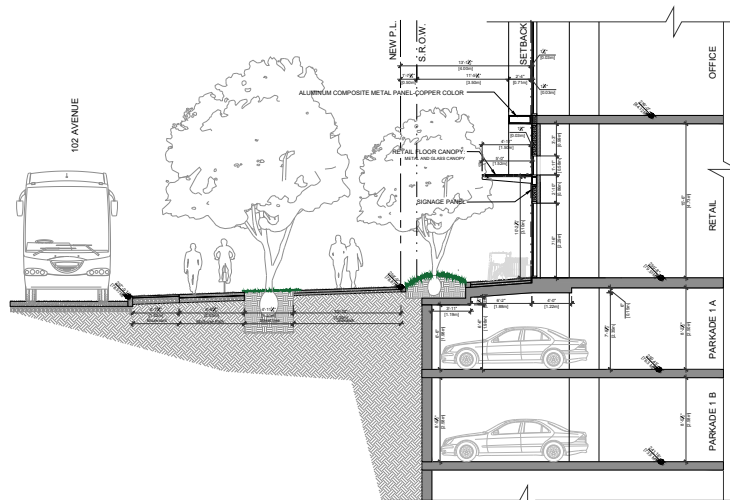
KEY PLANS N.T.S.



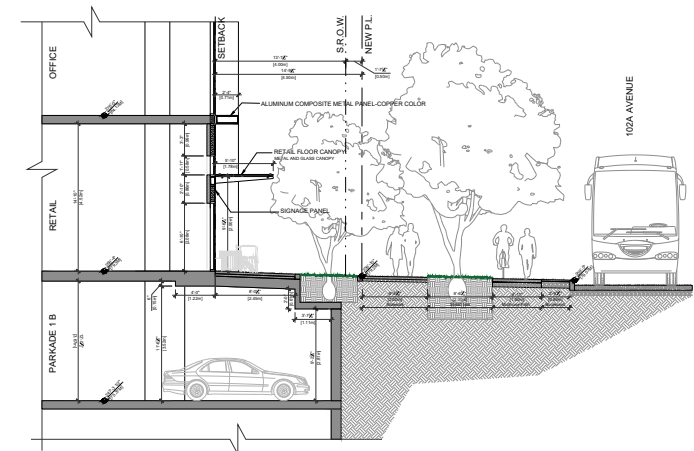
SECTION D: INTERFACE BETWEEN EASTERN RETAIL, PLAZA, AND KING GEORGE BOULEVARD



SECTION C: INTERFACE BETWEEN RESIDENTIAL LOBBY AND KING GEORGE BOULEVARD



SECTION F: INTERFACE BETWEEN SOUTHERN RETAIL AND 102 AVENUE



SECTION E: INTERFACE BETWEEN NORTHERN RETAIL AND 102A AVENUE



Mixed-Use Development
10201 - 10239 KING GEORGE BLVD
SURREY, BC

ENLARGED SECTIONS

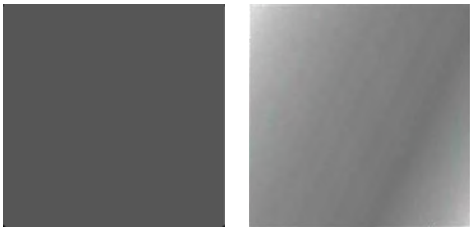
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WHEN PLOTTED AT SHEET SIZE 22"X34"

ISSUED FOR REZONING & DP

NOVEMBER 4, 2022

A401



1 5 12 13

2a 8



3a 4 6a

4a 9a



3

4b



7

14



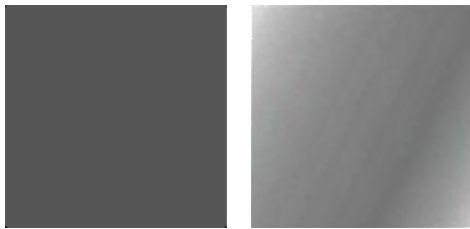
Podium View from 102A Ave



Podium View from 102 Ave

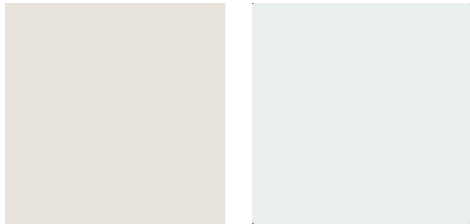
MATERIAL LEGEND

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1 5 12 13

2a 8



3a 4 5a

4a 9a



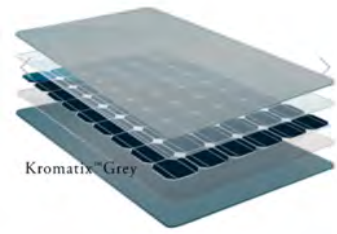
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4b



7

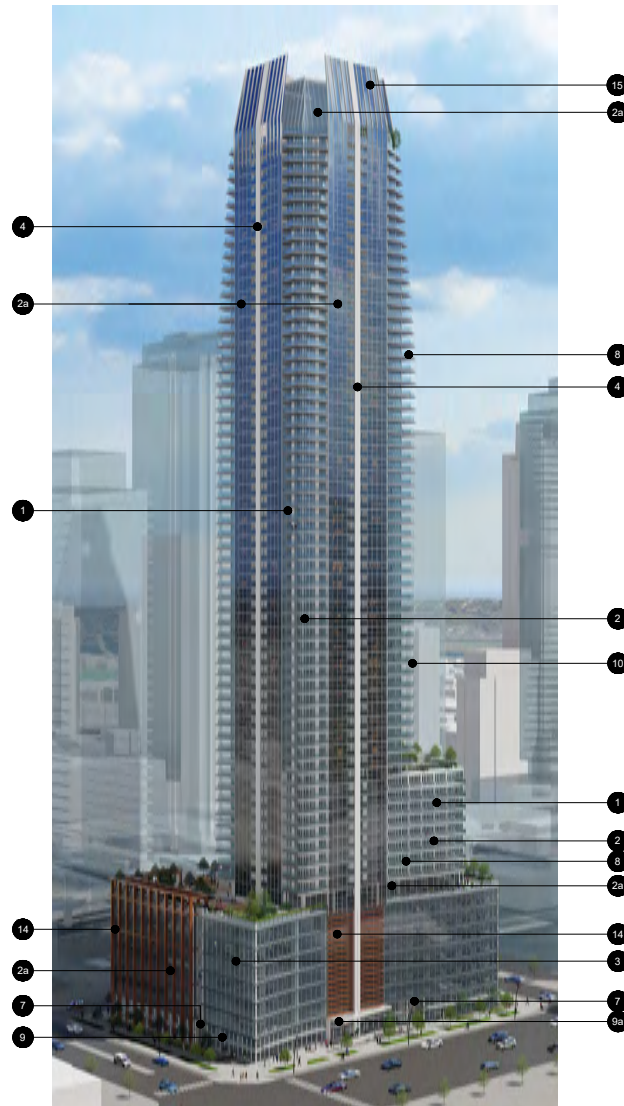
14



Kromatix™ Grey

15

Kromatix™ Technology



Project View from 102 Ave and King George Blvd.

MATERIAL LEGEND

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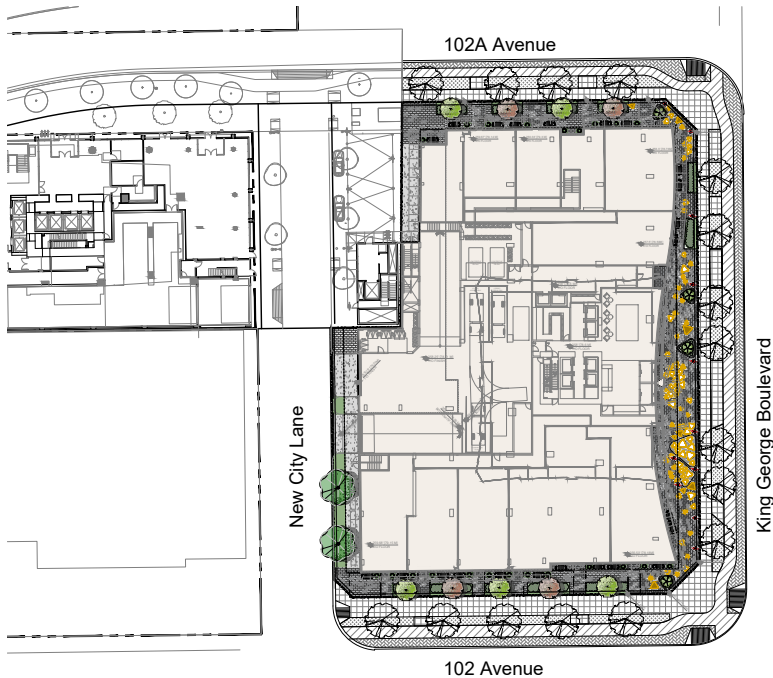
Mixed Use Development

Issued for Rezoning/DP

Contact Information	Other Key Contacts:	
VDZ+A Project Landscape Architecture Fort Langley Studio 102 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-355 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Micole Wu Landscape Architect micole@vdz.ca o. 604.546.0926 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	Westland Corp. Project Owner 2-8431 Granville St. Vancouver, BC, Canada, V6P 4Z9 604 556 6888 www.westlandliving.ca	Chris Dikeakos Architects Project Building Architecture 1635 W Broadway Vancouver, B.C. V6J 1W9 604 291 2669
Legal Address and Description: Lot 162 Section 27 Block 5 North Range 2 West NWD Plan 54302 PID: 005-210-232.		

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE MANAGEMENT PLAN
L-03	OVERALL LANDSCAPE PLAN
L-04A	LANDSCAPE PLAN - NORTH
L-04B	LANDSCAPE PLAN - SOUTH
L-05	LANDSCAPE PLAN - LEVEL 2
L-06	LANDSCAPE PLAN - LEVEL 8
L-07	LANDSCAPE PLAN - LEVEL 17
LS-01	SECTIONS
LS-02	SECTIONS
LD-01	DETAIL
LD-02	DETAIL
LD-03	DETAIL
LD-04	DETAIL
LD-05	DETAIL



1 SITE PLAN OVERVIEW
 Scale 1:400



2 LOCATION MAP
 NTS

No.	By:	Description	Date
7	MW	For Rezoning/DP	Nov 04, 2022
6	MW	For Rezoning/DP	Aug 25, 2022
5	MW	For Rezoning/DP	Jun 14, 2022
4	MW	For Rezoning/DP	May 26, 2022
3	MW	For Review	May 19, 2022
2	MW	For Rezoning/DP	Apr 13, 2022
1	MW	For Rezoning/DP	Oct 18, 2021

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

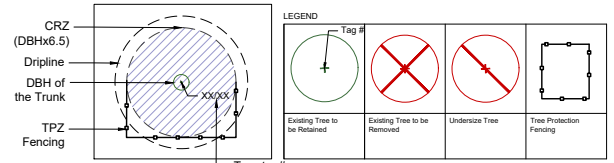
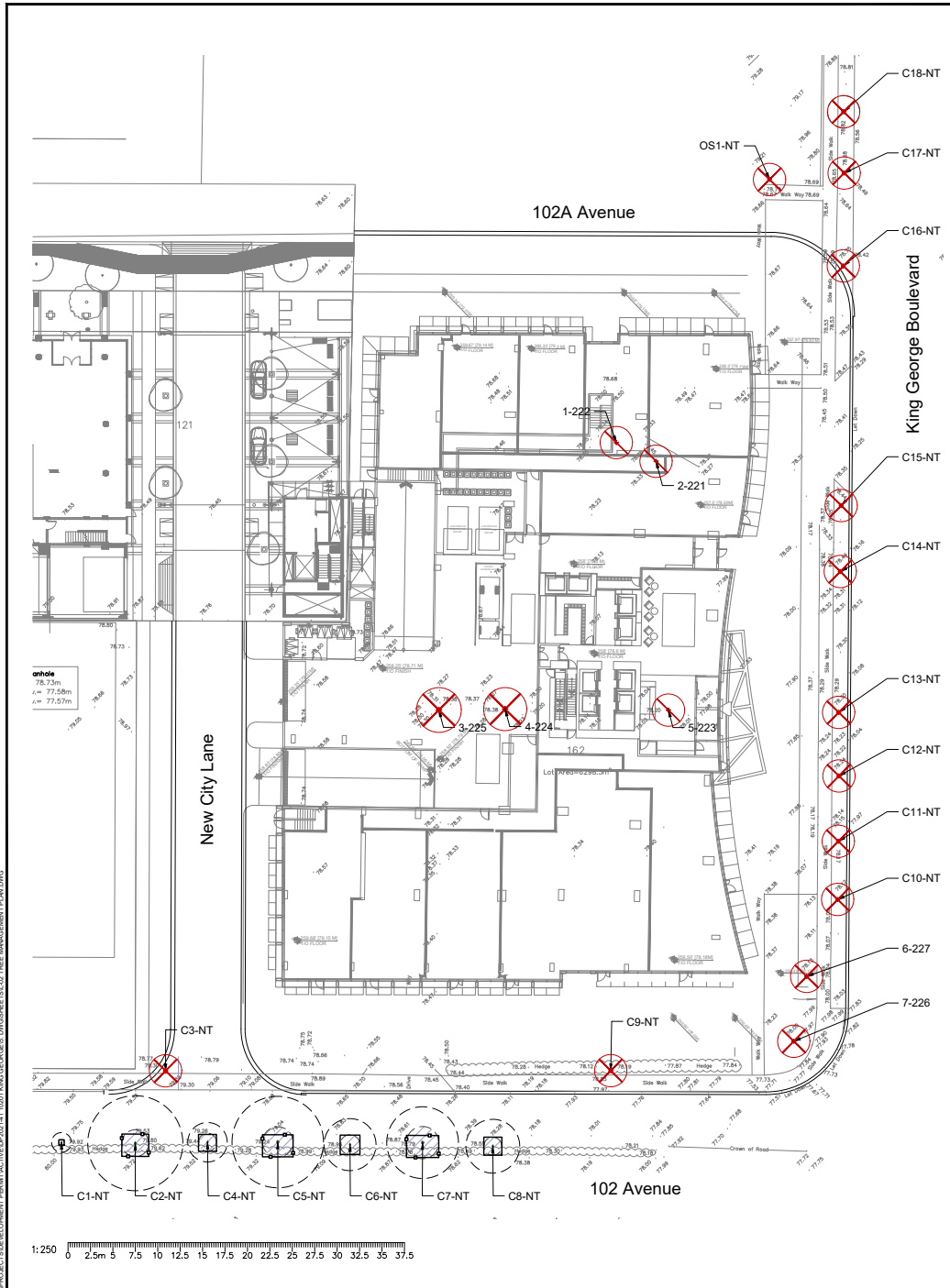
Project:
Mixed Use Development

Location:
10201-10239 King George Boulevard, Surrey, B.C. V3T 2W6

Drawn: BF	Stamp:
Checked: MW	
Approved:	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF VDZ+A AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES TO THIS DRAWING MUST BE PRECEDED BY CONSTRUCTION LABELS ISSUED FOR TENDER/CONSTRUCTION.

Z:\PROJECTS\2022\PERMIT\ACT\VDZ\10201-10239 KING GEORGE BLVD\10201-10239 COVER SHEET.DWG



- Note:**
1. Contact VDZ+A Project Arborist for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
 2. Read this plan together with the arborist report prepared by VDZ+A.
 3. An additional 1m setback is shown for all hand-plotted trees to be retained
 4. If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
 5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - *Locating TPZ Fencing
 - *Locating Work Zone and Machine access corridors where required
 - *Reviewing the Report with the project foreman or site supervisor.

Specifications for Construction
 Failure to meet these specifications will result in inspection failure and subsequent delay in issuance of other permits:

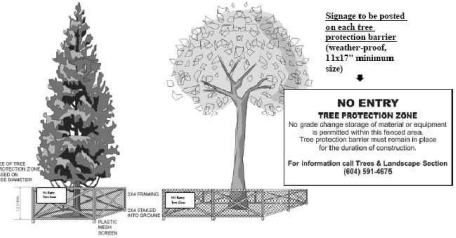
1. 1.2 m (-4') height
2. 2"x 4" to be used for vertical posts, top and bottom rails and cross-bracing (in an "X"); round, untreated vertical posts may be used with a minimum diameter of 9 cm
3. Spacing between vertical posts to be no further apart than 3.7 m (12') on centre
4. Structure must be sturdy with vertical posts driven firmly into the ground
5. Continuous plastic mesh screening (e.g. orange snow fencing)
6. Posted with visible signage advising that encroachment inside the protected area is forbidden
7. Located at distances based on tree diameter, use table below:

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum fence distance from the tree
20 cm (7.9")	1.2 m (3.9')
25 cm (9.8")	1.5 m (4.9')
30 cm (11.8")	1.8 m (5.9')
35 cm (13.8")	2.1 m (6.9')
40 cm (15.7")	2.4 m (7.9')
45 cm (17.7")	2.7 m (8.9')
50 cm (19.7")	3.0 m (9.8')
55 cm (21.7")	3.3 m (10.8')
60 cm (23.6")	3.6 m (11.8')
75 cm (29.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')

• For distances not on this table divide the DBH (in cm) by 16.6
 • Example: 80 cm ÷ 16.6 = 4.8 m

If There Are Obstacles to Installation Underneath Tree
 If the critical root zone of any tree is within an existing building, asphalt or accessory building, an independent Certified Arborist must be on-site during demolition. The barrier then must be constructed at the appropriate distance before the Building Permit will be issued.

- Shared Ownership Trees and Neighbour's Trees**
- The distance table above must be used to determine location of tree protection fencing for shared trees and trees on adjacent properties, of any size.
 - Barriers for shared trees and trees on adjacent property must be installed to the property line.
 - Where shared trees and trees on adjacent property may require removal, written authorization from the neighbours must be obtained before applying for a tree cutting permit.



No.	By:	Description	Date
7	MW	For ReznoringOP	Nov 04, 2022
6	MW	For ReznoringOP	Aug 25, 2022
5	MW	For ReznoringOP	Jun 14, 2022
4	MW	For ReznoringOP	May 26, 2022
3	MW	For Review	May 18, 2022
2	MW	For ReznoringOP	Apr 13, 2022
1	MW	For ReznoringOP	Oct 18, 2021

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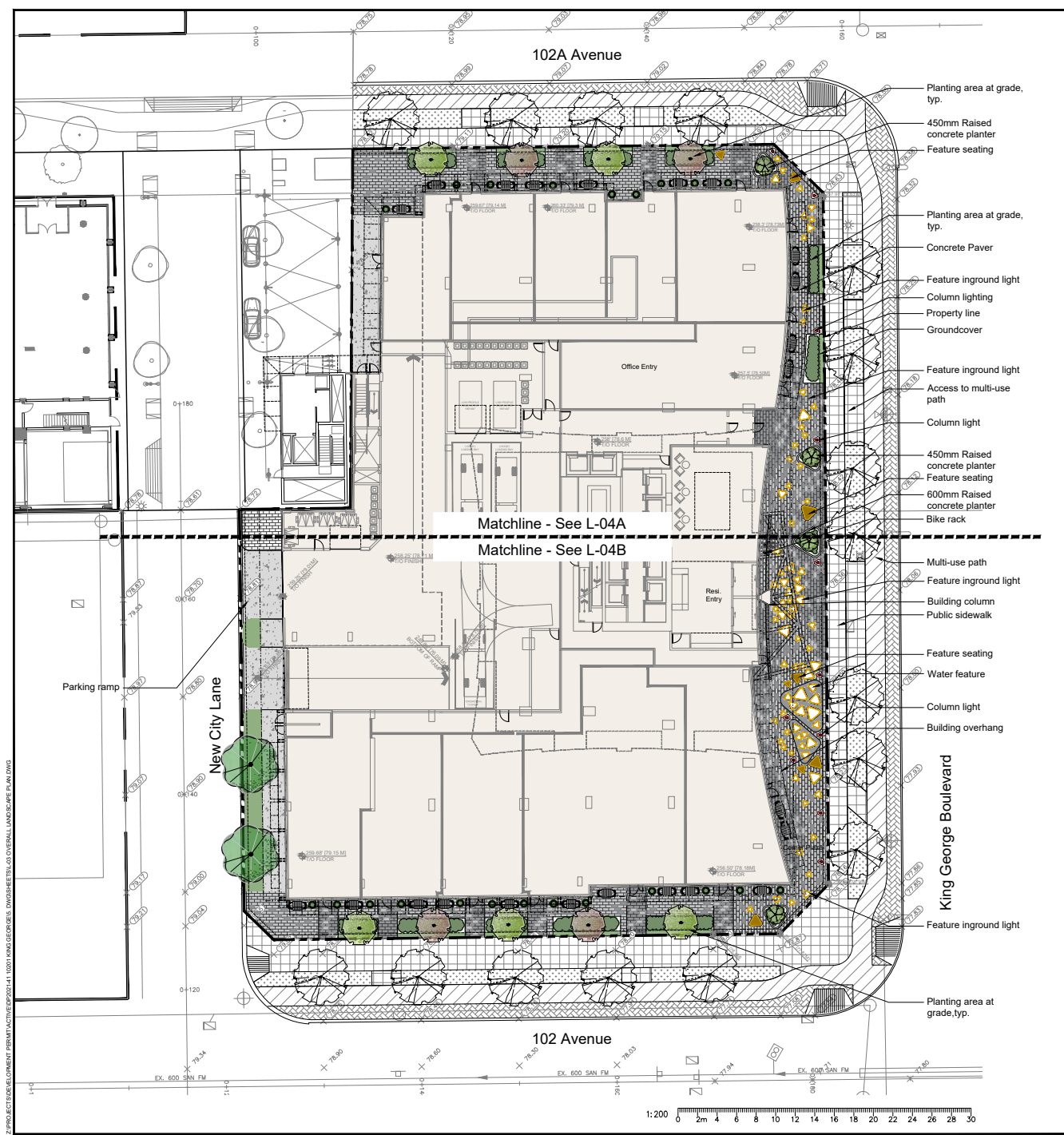
No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project: Mixed Use Development
 Location: 10201-10239 King George Boulevard, Surrey, B.C. V3T 2W6

Drawn: AL BF	Stamp:
Checked: KM	
Approved:	
Original Sheet Size: 24"x36"	

Scale: 1:250
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MATERIALS LEGEND

KEY	REF.	DESCRIPTION
[Pattern]		CONCRETE PAVERS OFF SITE
[Pattern]		SAWCUT CONCRETE OFF SITE
[Pattern]		SOD OFF SITE
[Symbol]		STREET TREE OFF SITE
[Pattern]		MULTI-USE PATH OFF SITE
[Symbol]	4 LD-02	CONCRETE PAVER Colour: Light, Dark Pattern: running band
[Symbol]	2 LD-02	CONCRETE PAVING
[Symbol]	5 LD-07	PERENNIAL AND SHRUB PLANTING
[Symbol]		SOD
[Symbol]	1,2,3 LD-07	PROPOSED TREE

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
[Symbol]	8 LD-03	BIKE RACK
[Symbol]	1 LD-03	TABLE AND CHAIRS
[Symbol]	8 LD-04	MOVEABLE PLANTER/POT

No.	By:	Description	Date
7	MW	For Reasoning/DP	Nov 04, 2022
6	MW	For Reasoning/DP	Aug 25, 2022
5	MW	For Reasoning/DP	Jun 14, 2022
4	MW	For Reasoning/DP	May 26, 2022
3	MW	For Review	May 19, 2022
2	MW	For Reasoning/DP	Apr 13, 2022
1	MW	For Reasoning/DP	Oct 18, 2021

REVISIONS TABLE FOR DRAWINGS
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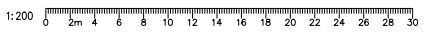
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REVISIONS TABLE FOR SHEET			

Project:
Mixed Use Development

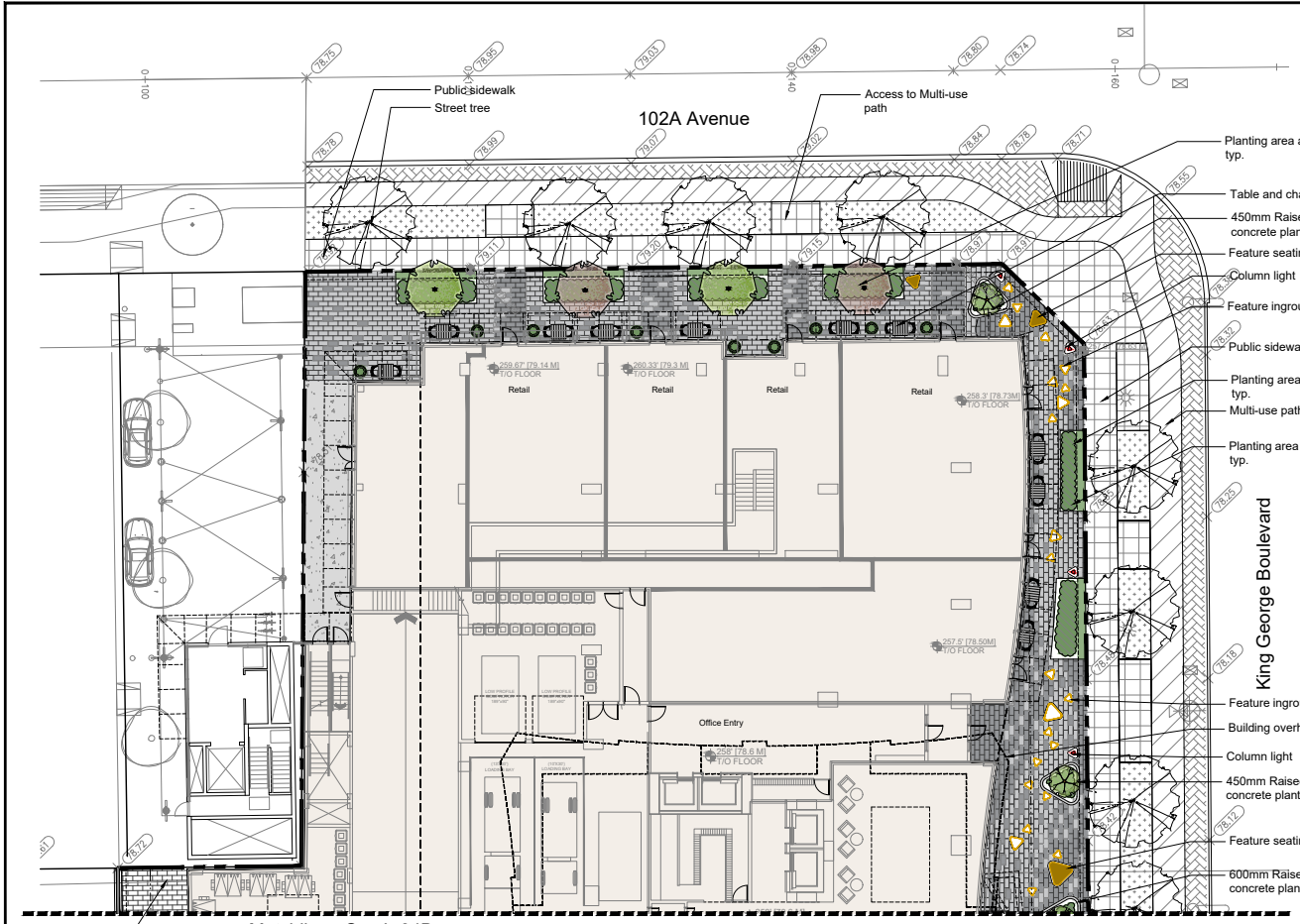
Location:
10201-10239 King George
Boulevard, Surrey, B.C.
V3T 2W6

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Approved:	
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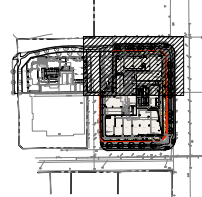
PROJECT DEVELOPMENT PERMIT ACTIVE 2022-11-10001 KING GEORGE B.C. DIVISION ITEM 4.03 OVERALL LANDSCAPE PLAN 2/20



MATERIALS LEGEND

KEY	REF.	DESCRIPTION
		CONCRETE PAVERS OFF SITE
		SAWCUT CONCRETE OFF SITE
		SOD OFF SITE
		STREET TREE OFF SITE
		MULTI-USE PATH OFF SITE
	4 LD-02	CONCRETE PAVER Colour: Light Dark Pattern: running bond
	2 LD-02	CONCRETE PAVING
	5 LD-01	PERENNIAL AND SHRUB PLANTING
		SOD
	1,2,3 LD-01	PROPOSED TREE

Key Map (NTS)



SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	8 LD-03	BIKE RACK
	1 LD-03	TABLE AND CHAIRS
	8 LD-04	MOVEABLE PLANTER/POT

No.	By	Description	Date
7	MW	For Re-zoning/DP	Nov 04, 2022
6	MW	For Re-zoning/DP	Aug 25, 2022
5	MW	For Re-zoning/DP	Jun 14, 2022
4	MW	For Re-zoning/DP	May 26, 2022
3	MW	For Review	May 19, 2022
2	MW	For Re-zoning/DP	Apr 13, 2022
1	MW	For Re-zoning/DP	Oct 18, 2021

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
 Mixed Use Development

Location:
 10201-10239 King George
 Boulevard, Surrey, B.C.
 V3T 2W6

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Scale: 1:150

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PLANT SCHEDULE











TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B & B	6cm cal	4
	Cercidiphyllum japonicum / Katsura Tree	B&B	6cm cal	2
	Fagus sylvatica 'Dawcyk Gold' / European Beech	B & B	6cm cal; 1.8m std.	5
	Fagus sylvatica 'Dawcyk Purple' / Dawcyk Purple European Beech	B&B	6cm cal, 1.8m std.	4

PROJECT LOCATION: 10201-10239 KING GEORGE BOULEVARD, SURREY, BC. DRAWING TITLE: LANDSCAPE PLAN, ARCHITECTURE

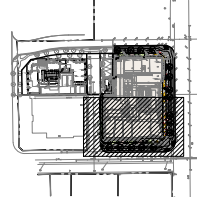
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B & B	6cm cal	4
	Cercidiphyllum japonicum / Katsura Tree	B&B	6cm cal	2
	Fagus sylvatica 'Dawyc Gold' / European Beech	B & B	6cm cal; 1.8m std.	5
	Fagus sylvatica 'Dawyc Purple' / Dawyc Purple European Beech	B&B	6cm cal, 1.8m std.	4




MATERIALS LEGEND

KEY	REF.	DESCRIPTION
		CONCRETE PAVERS OFF SITE
		SAWCUT CONCRETE OFF SITE
		SOD OFF SITE
		STREET TREE OFF SITE
		MULTI-USE PATH OFF SITE
	4 LD-02	CONCRETE PAVER Colour: Light, Dark Pattern: running bond
	2 LD-02	CONCRETE PAVING
	5 LD-01	PERENNIAL AND SHRUB PLANTING
		SOD
	1,2,3 LD-01	PROPOSED TREE

Key Map (NTS)



SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	8 LD-03	BIKE RACK
	1 LD-03	TABLE AND CHAIRS
	8 LD-04	MOVEABLE PLANTER/POT

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
7	MW	For Reasoning/DP	Nov 04, 2022
6	MW	For Reasoning/DP	Aug 25, 2022
5	MW	For Reasoning/DP	Jun 14, 2022
4	MW	For Reasoning/DP	May 26, 2022
3	MW	For Review	May 18, 2022
2	MW	For Reasoning/DP	Apr 13, 2022
1	MW	For Reasoning/DP	Oct 18, 2021

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
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Project:
 Mixed Use Development

Location:
 10201-10239 King George
 Boulevard, Surrey, B.C.
 V3T 2W6

Drawn:
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Stamp:

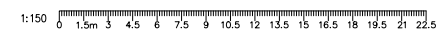

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Approved:


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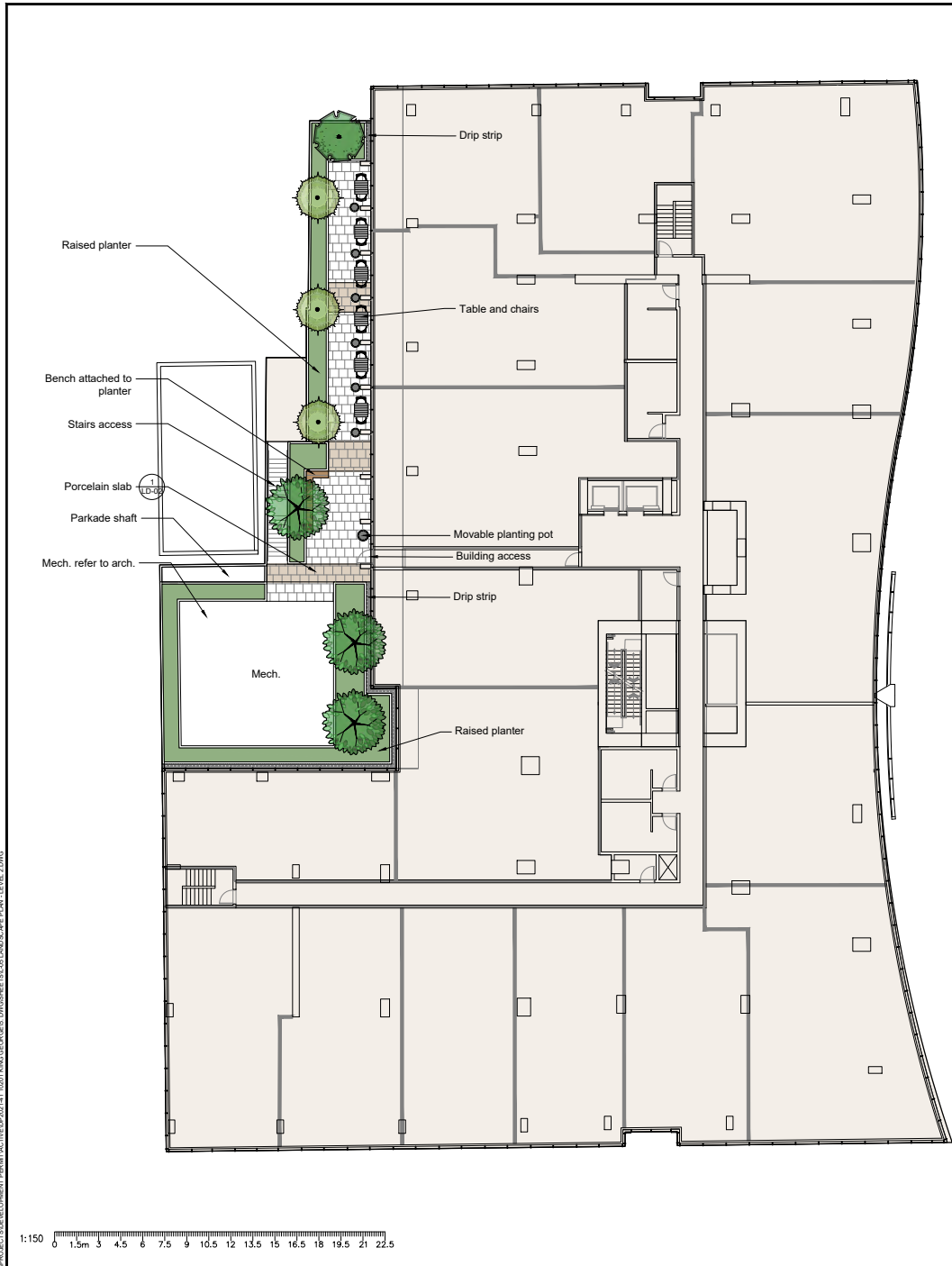
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PROJECT DEVELOPMENT PERMIT ACTIVE 2021-11-10001 KING GEORGE B.C. DIVISION OF LAND USE PLANNING AND DEVELOPMENT

Z:\PROJECT DEVELOPMENT\PERMIT ACTIVITY\2024\11-10001 KING GEORGE B.C. DWG\DWG\11-10001 KING GEORGE B.C. LANDSCAPE PLAN - LEVEL 2.DWG



PLANT SCHEDULE

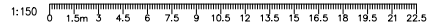
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Cornus nuttallii / Western Flowering Dogwood	B & B	6cm cal	3
	Fagus sylvatica 'Dawyck Gold' / European Beech	B & B	6cm cal; 1.8m std.	1
	Pinus contorta 'Contorta' / Shore Pine	B & B	3.0m ht	3

MATERIALS LEGEND

KEY	REF.	DESCRIPTION
	5 LD-02	PORCELAIN SLAB Panel Type: Anisotek Series Pattern: 1/3 Offset Running Bond, Color: Coffee Drift, Glacier Granite Size: 900mm x 1800mm
		DRIP STRIP
	4 LD-01	PERENNIAL AND SHRUB PLANTING
	3 LD-01	PROPOSED TREE

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	1 LD-03	TABLE AND CHAIRS
	8 LD-04	MOVEABLE PLANTER/POT
		SEAT WALL



VDZ+A
 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
 102-9181 Church St | 102-355 Kingsway
 Fort Langley, BC | Vancouver, BC
 V3M 2R8 | V3T 3J7
 www.vdz.ca | 604-882-0024

No.	By:	Description	Date
7	MW	For Reasoning/DP	Nov 04, 2022
6	MW	For Reasoning/DP	Aug 25, 2022
5	MW	For Reasoning/DP	Jun 14, 2022
4	MW	For Reasoning/DP	May 26, 2022
3	MW	For Review	May 18, 2022
2	MW	For Reasoning/DP	Apr 13, 2022
1	MW	For Reasoning/DP	Oct 18, 2021

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Mixed Use Development

Location:
10201-10239 King George
Boulevard, Surrey, B.C.
V3T 2W6






Drawn: BF	Stamp:
Checked: MW	
Approved:	

Original Sheet Size:
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Scale:
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





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PLANT SCHEDULE




TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	
	Cornus nuttallii / Western Flowering Dogwood	B	B-	6cm cal	7
	Fagus sylvatica 'Dawycck Gold' / European Beech	B	B-	6cm cal; 1.8m std.	3
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree Uniform branching, nursery grown, dense tree, 1.5m (5') std.	BB-		6cm cal	4
	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	B	B-	6cm cal; 1.8m std.	3
	Pinus contorta 'Contorta' / Shore Pine	B	B-	3.0m ht	5



MATERIALS LEGEND

KEY	REF.	DESCRIPTION
	5 LD-02	PORCELAIN SLAB Flower Type Anasakti Series Pattern: 53 Other Flooring Bond, Cokkur Coffee Cream, Glacier Granite Size: 900mm x 900mm
	6 LD-02	RUBBER SURFACING
	7 LD-02	DECKING
		GRAVEL
		SOD
	4 LD-01	PERENNIAL AND SHRUB PLANTING
	3 LD-01	PROPOSED TREE


SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	1 LD-03	TABLE AND CHAIRS
		SEAT WALL
	8 LD-04	MOVEABLE PLANTER/POT

REVISIONS TABLE FOR DRAWINGS			
No.	By:	Description	Date
7	MW	For Reasoning/DP	Nov 04, 2022
6	MW	For Reasoning/DP	Aug 25, 2022
5	MW	For Reasoning/DP	Jun 14, 2022
4	MW	For Reasoning/DP	May 26, 2022
3	MW	For Review	May 18, 2022
2	MW	For Reasoning/DP	Apr 13, 2022
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Project: Mixed Use Development

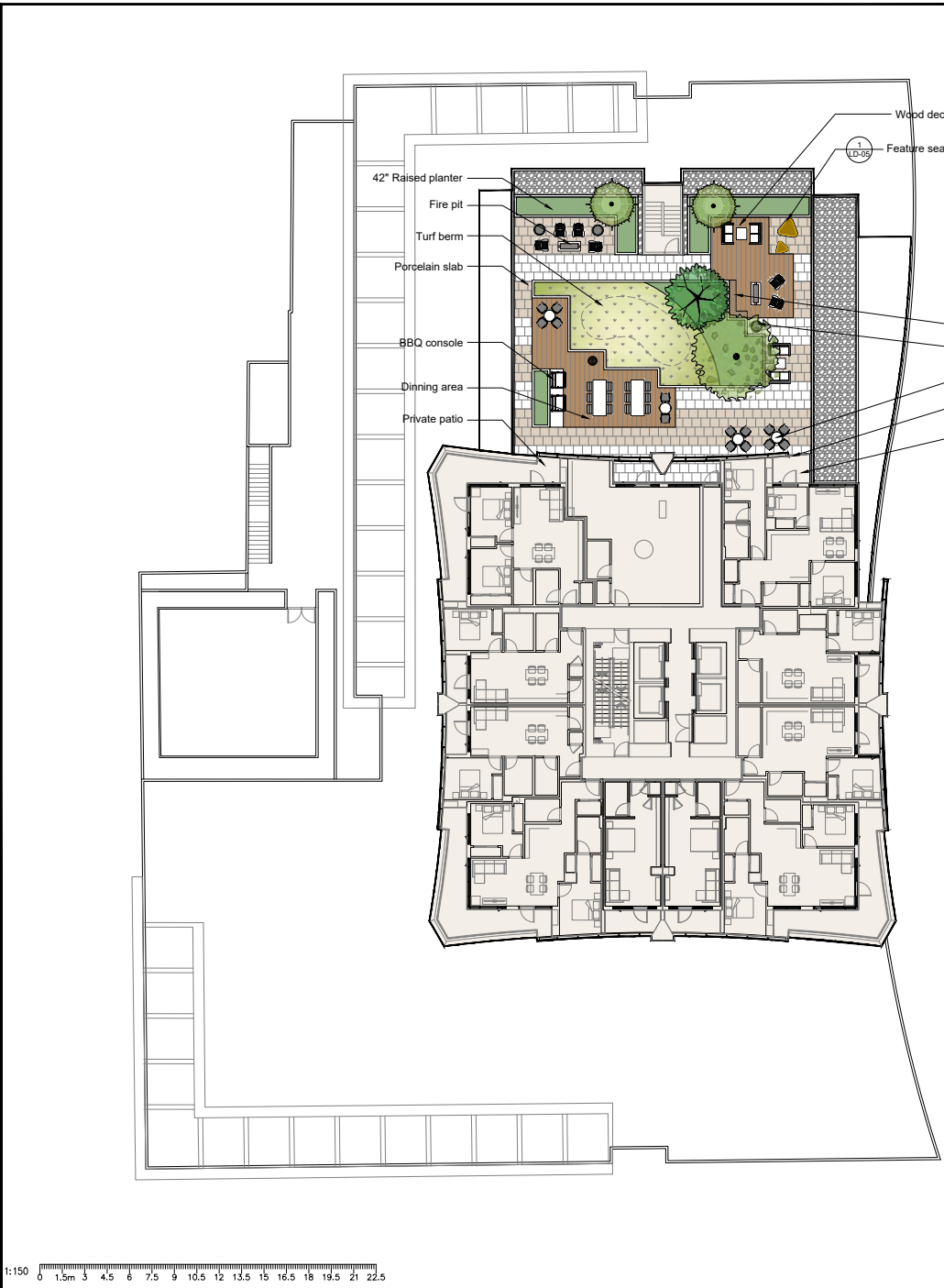
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PROJECT DEVELOPMENT PERMIT ACTIVE/DP/2021-11-10001 KING GEORGE BL. (V3T) SHEET 06 LANDSCAPE PLAN - LEVEL 2/NDG



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	6cm cal; 1.8m std.	1
	Cornus nuttallii / Western Flowering Dogwood	B & B	6cm cal	1
	Pinus contorta 'Contorta' / Shore Pine	B & B	3.0m ht	2

MATERIALS LEGEND

KEY	REF.	DESCRIPTION
	5 LD-02	PORCELAIN SLAB Paver Type: Ardesiac Stone Pattern: 1/2 Colored Running Bond, Colour: Coffee Cream, Glacier Granite Size: 500mm x 500mm
		GRAVEL
	7 LD-02	DECKING
		SEAT WALL
		SOD
	4 LD-01	PERENNIAL AND SHRUB PLANTING
	3 LD-01	PROPOSED TREE

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	1 LD-03	TABLE AND CHAIRS
	6 LD-04	MOVEABLE PLANTER/POT

No.	By:	Description	Date
7	MW	For Reasoning/DP	Nov 04, 2022
6	MW	For Reasoning/DP	Aug 25, 2022
5	MW	For Reasoning/DP	Jun 14, 2022
4	MW	For Reasoning/DP	May 26, 2022
3	MW	For Review	May 16, 2022
2	MW	For Reasoning/DP	Apr 13, 2022
1	MW	For Reasoning/DP	Oct 18, 2021

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Project:
Mixed Use Development

Location:
10201-10239 King George
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V3T 2W6

Drawn: BF
 Checked: MW
 Approved:

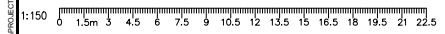
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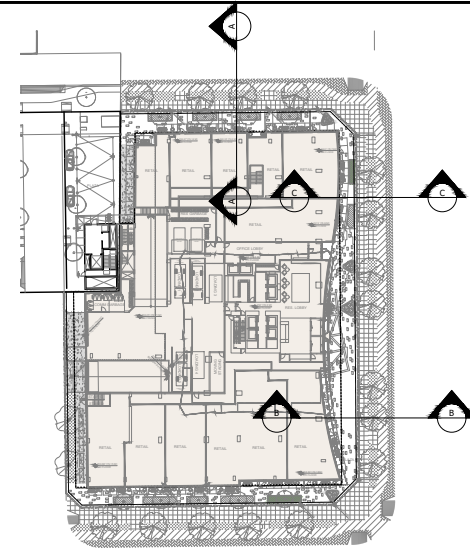
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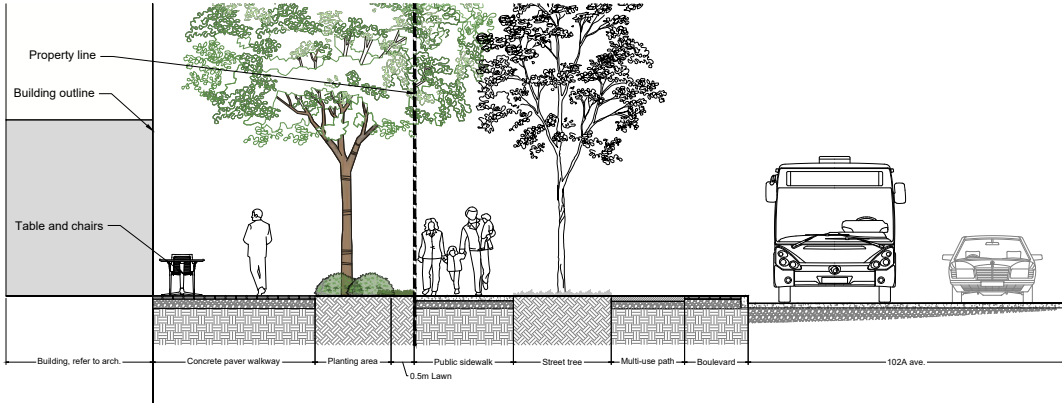
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PROJECT DEVELOPMENT PERMIT ACTIVE 2021-11-10 10:00 AM 10239 KING GEORGE BOULEVARD STATION 07 LANDSCAPE PLAN - LEVEL 00 DWG

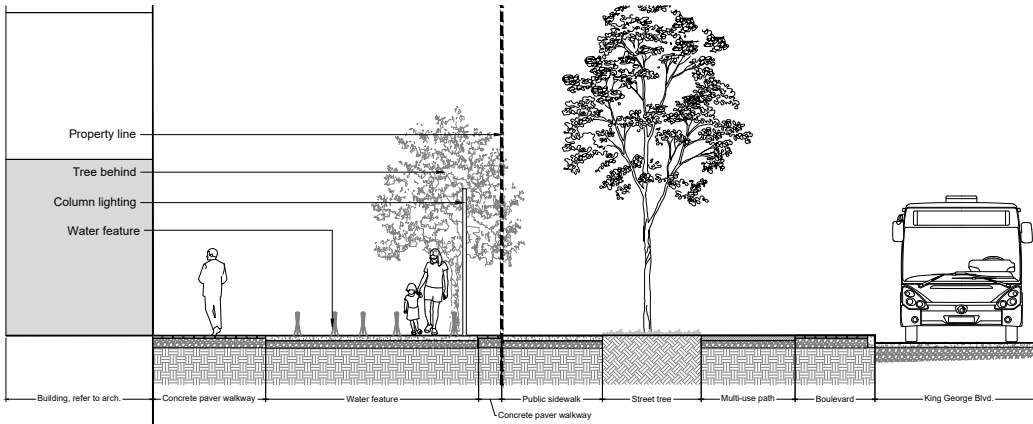




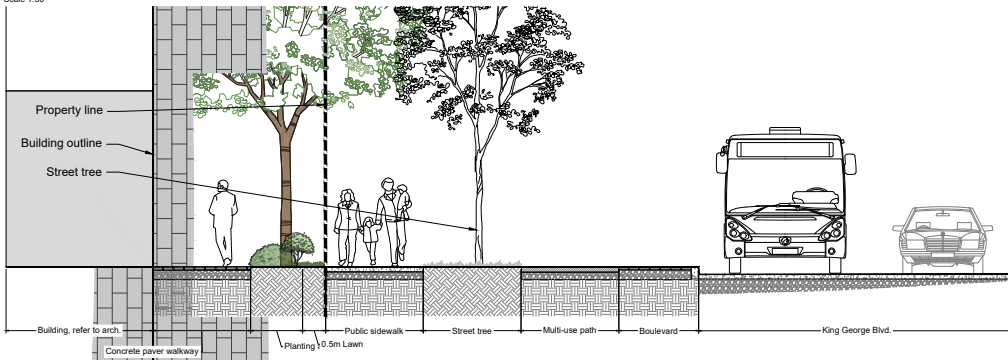
1 KEY MAP
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2 SECTION A
Scale 1:50



3 SECTION B
Scale 1:50



4 SECTION C
Scale 1:50

No.	By:	Description	Date
7	MW	For Reasoning/DP	Nov 04, 2022
6	MW	For Reasoning/DP	Aug 25, 2022
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3	MW	For Review	May 18, 2022
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1	MW	For Reasoning/DP	Oct 18, 2021

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
Mixed Use Development

Location:
10201-10239 King George
Boulevard, Surrey, B.C.
V3T 2W6

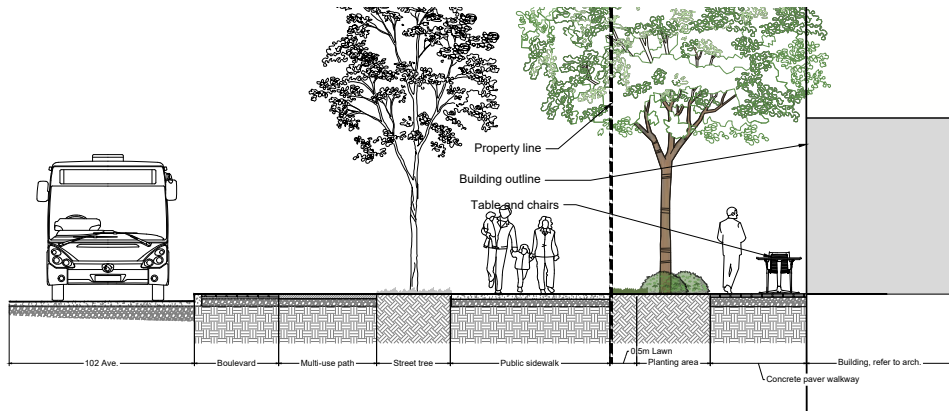
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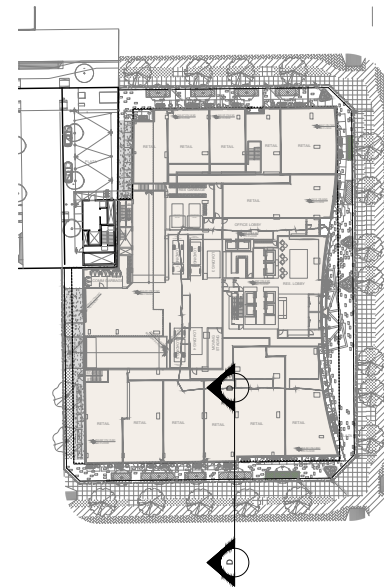
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Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2022\14_10201 KING GEORGE BL. DWG\B21611411 SECTIONS.DWG



2 SECTION D
Scale 1:50



1 KEY MAP
Scale 1:500

No.	By:	Description	Date
7	MW	For Reasoning/DP	Nov 04, 2022
6	MW	For Reasoning/DP	Aug 25, 2022
5	MW	For Reasoning/DP	Jun 14, 2022
4	MW	For Reasoning/DP	May 26, 2022
3	MW	For Review	May 16, 2022
2	MW	For Reasoning/DP	Apr 13, 2022
1	MW	For Reasoning/DP	Oct 18, 2021


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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Mixed Use Development

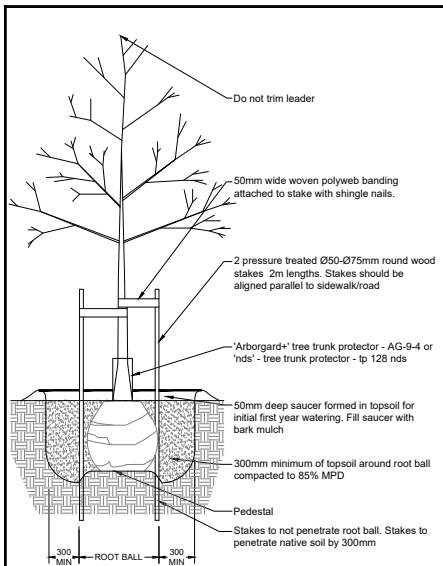
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V3T 2W6

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Scale:
1:50

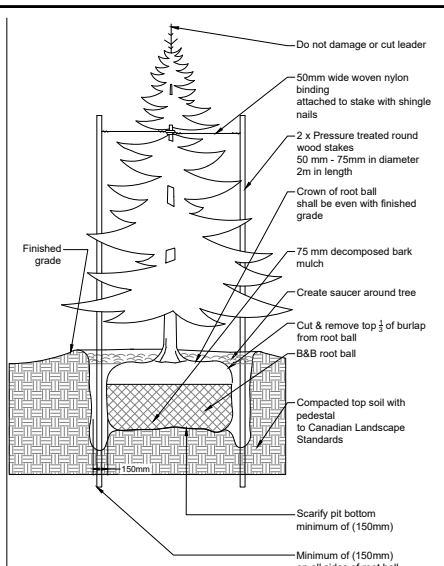
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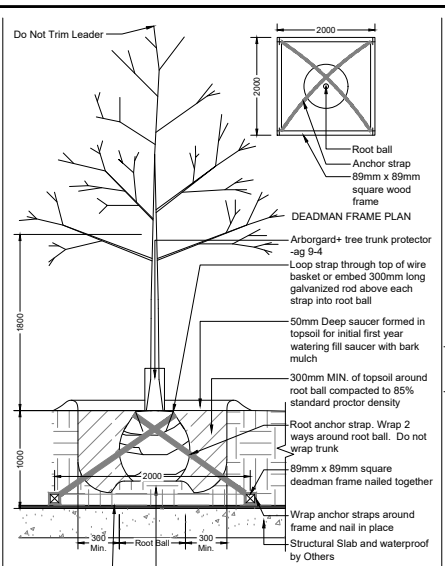
Notes:
 1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. All string, twine, etc to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem

1 DECIDUOUS TREE
 Scale 1:25



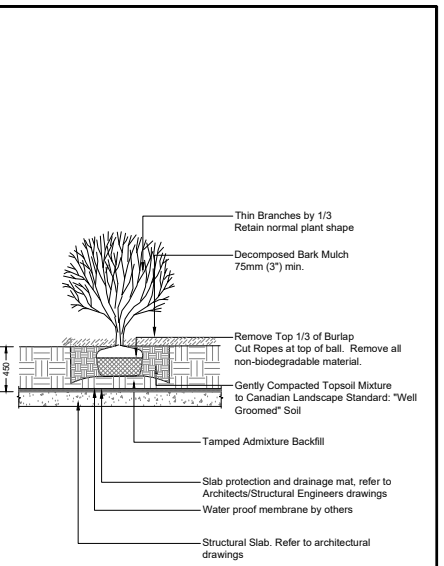
Notes:
 1. Do not damage main roots or destroy root ball when installing tree stake.
 2. Water thoroughly after installation.
 3. Remove tree rings and stakes two years after installations
 4. Provide drainage for planting pit in impermeable soil

2 CONIFEROUS TREE
 Scale 1:25



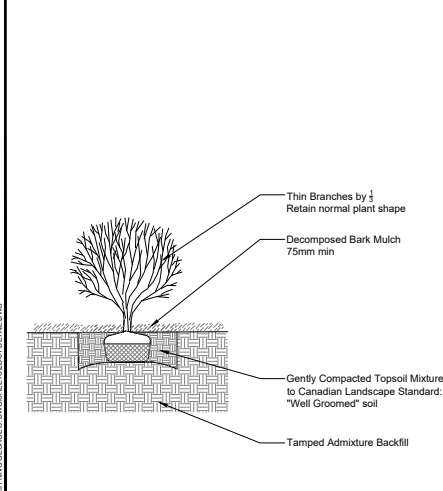
Notes:
 1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. All string, twine, etc to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem unless specified otherwise.

3 TREE ON SLAB WITH ANCHOR
 Scale 1:25



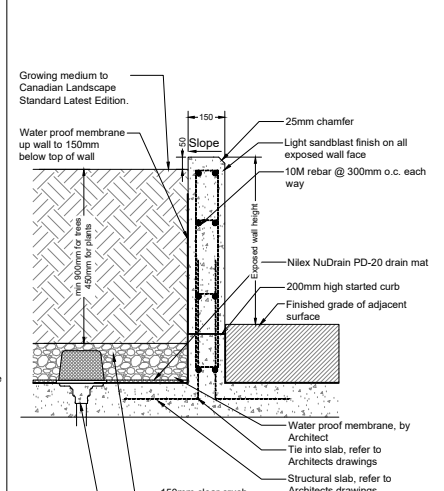
Notes:
 1. Remove all string, twine, pots, tags from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. O.C. spacing per planting plan.

4 SHRUB PLANTING ON SLAB
 Scale 1:25



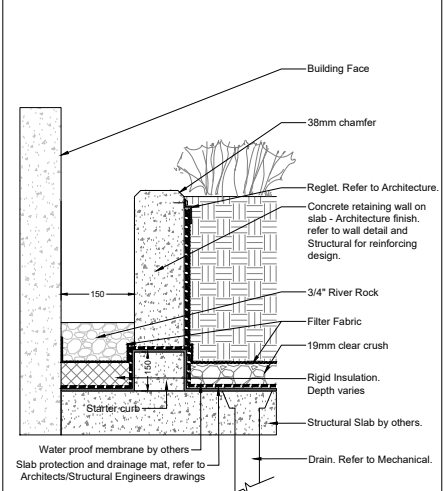
Notes:
 1. Remove all string, twine, pots, tags from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. O.C. spacing per planting plan.

5 SHRUB PLANTING
 Scale 1:25



Notes:
 1. Coordinate wall tie in to slab with Architect and Structural Engineer.
 2. All walls over 1.2m in height will need to be Structurally Engineered.
 3. All planters to be connected to Slab drainage system.
 4. All planter walls on ground level to have anti-skate deterrent to be approved by Landscape Architect
 5. Vertical control joints every 3000mm-5000mm, centered between wall mount lights.

6 RAISED PLANTER ON SLAB TYP.
 Scale 1:10



Notes:
 1. Vertical Control Joints every 3000mm on center.
 2. Provide block out every 1m for water to flow under walls to designated drain. Refer to Mechanical for drain system.
 3. Sandblast finish walls

7 DRIP STRIP
 Scale 1:10



8 FEATURE PAVING AT CORNER PLAZA
 Scale 1:10

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1	MW	For Reasoning/DP	Oct 18, 2021

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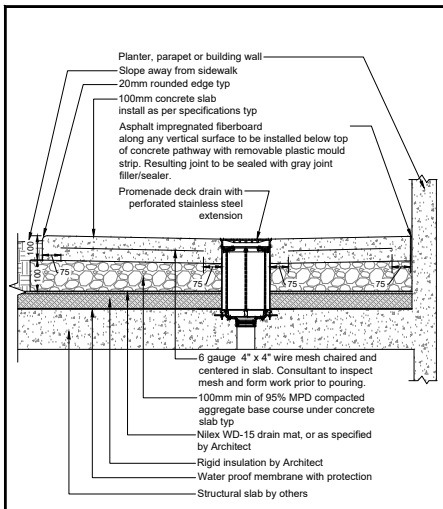
No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 Mixed Use Development

Location:
 10201-10239 King George
 Boulevard, Surrey, B.C.
 V3T 2W6

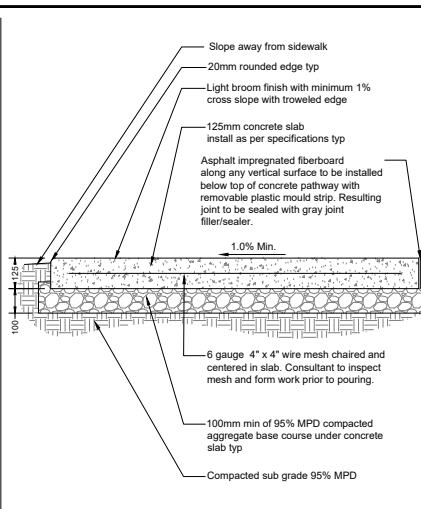
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Checked: MW	
Approved:	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF VDD+A. ALL DIMENSIONS AND SPECIFICATIONS ON DRAWINGS MUST NOT BE PRECEDED BY OR CONSIDERED AS LABELS ISSUED FOR TENDER/CONSTRUCTION.

Z:\PROJECTS\DEVELOPMENT\PERMIT\ACTIVATION\PROJ\11-10001\KING GEORGE B.C. DWG\BETWEEN DTD\1.DWG



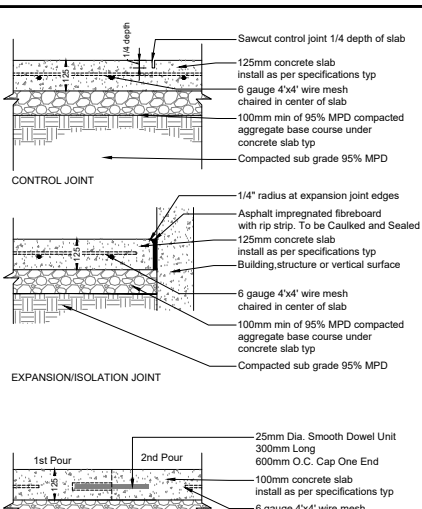
- Notes:
- Contractor to provide expansion joints where concrete meets all vertical structures.
 - Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 - Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 - All components as specified or approved alternate.
 - Concrete to slope to drain.
 - Expansion joint every 3000mm o.c. both ways.

1 CONCRETE ON SLAB
Scale 1:10



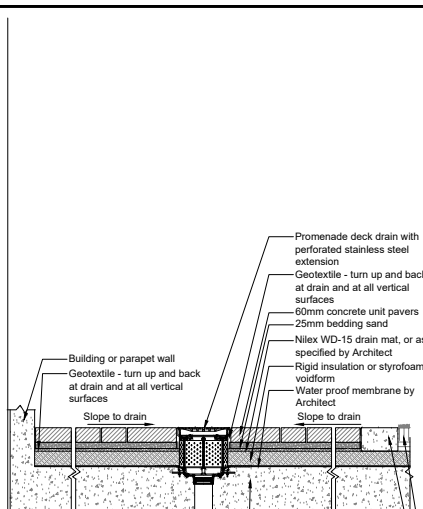
- Notes:
- Contractor to provide expansion joints where concrete meets all vertical structures.
 - Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 - Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 - All components as specified or approved alternate.
 - Concrete to slope to drain.
 - Expansion joint every 3000mm o.c. both ways.
 - Contractor to contact Landscape Architect for scoreline approval prior to cutting.

2 CONCRETE PAVING
Scale 1:10



- Notes:
- Contractor to provide expansion joints where concrete meets all vertical structures.
 - Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 - Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 - All components as specified or approved alternate.
 - Concrete to slope to drain.
 - Expansion joint every 3000mm o.c. both ways.
 - Contractor to contact Landscape Architect for scoreline approval prior to cutting.

3 CONCRETE JOINTS
Scale 1:10

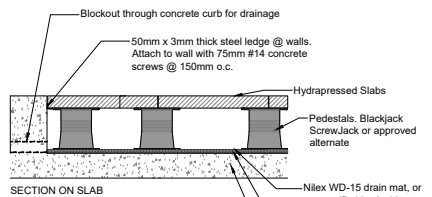


- Notes:
- All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
 - All joint sand to meet ASTM C144 or CSA A179.
 - All components as specified or approved alternate.
 - Contractor to provide cut sheets of all components for Landscape Architect approval.
 - Contractor to ensure no visible pooling occurs on paver surface.
 - All joints to be tight fit.
 - All paver cuts to be minimum 1/2 Paver.

4 UNIT PAVERS OVER OCCUPIED SPACE
Scale 1:10

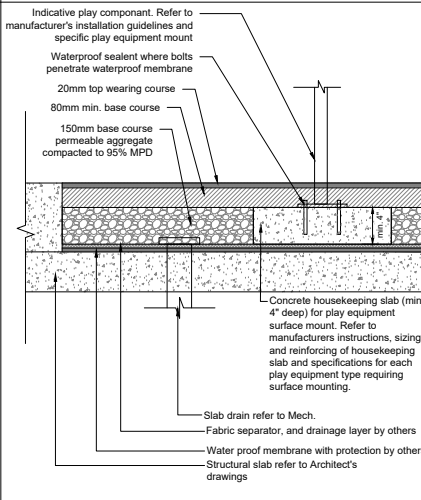


REFERENCE IMAGE



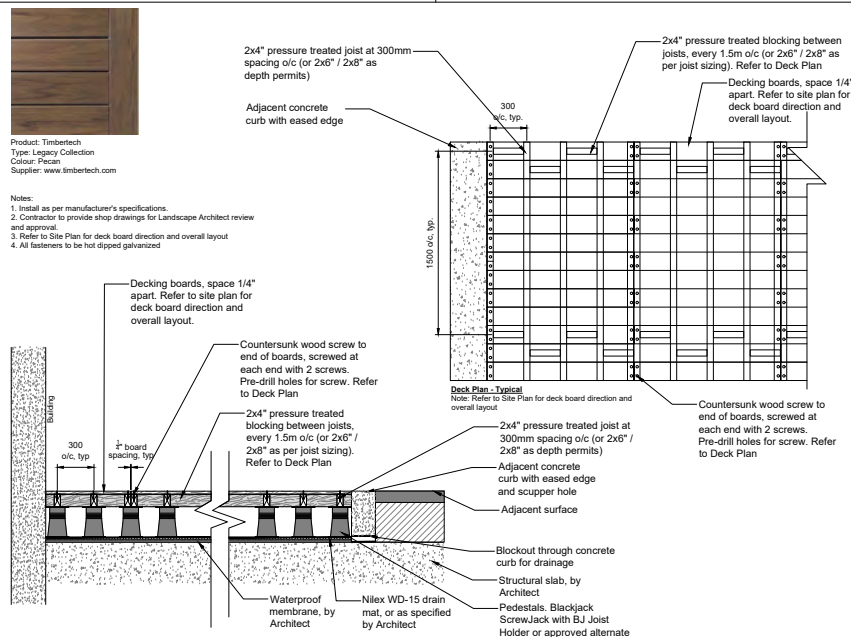
Porcelain details:
Type: Aristokrat Series
Pattern: 1/3 Offset Running Bond,
Colour: Coffee Cream, Glacier Granite
Size: 598mm x 598mm

5 HYDRAPRESSED SLAB ON SLAB
Scale 1:10



- Note:
- Refer to Architect's drawings for floor assemblies.
 - Refer to manufacturer's guides to confirm housekeeping slab size and play toy installation requirements prior to rubber installation.
 - Refer to manufacturer's installation instructions for poured rubber installation.

6 RUBBER ON SLAB
Scale 1:10



7 WOOD DECK ON SLAB
Scale 1:20

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Project:
Mixed Use Development

Location:
10201-10239 King George
Boulevard, Surrey, B.C.
V3T 2W6

Drawn: BF	Stamp:
Checked: MW	
Approved:	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

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CAFE TABLE AND CHAIRS:
 Type: Foro Chair Series FR1700-MSF
 Side Arms
 Colour: Silver Gloss
 Manufacturer: Maglin
<https://www.maglin.com>
 1 (800) 716-5506
 or Approved Equal

1 CAFE TABLE & CHAIRS
 NTS



DINNING TABLE AND CHAIRS:
 Type: 1000 Series 1050 Table
 Colour: Fine Textured Silver
 Material: IPE
 Manufacturer: Maglin
<https://www.maglin.com>
 1 (800) 716-5506
 or Approved Equal

2 DINING TABLE & BENCH
 NTS



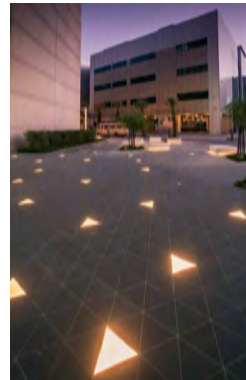
3 LOUNGE CHAIR
 NTS



4 TRELLIS
 NTS



5 PUTTING GREEN TURF
 NTS



6 FEATURE PAVING W/ LIGHTING AT CORNER PLAZA
 NTS



OUTDOOR KITCHEN:
 Type: SC
 Colour: Weathered Slate
 Components: 1 Sink, 1 Grill, 2 Cabinets
 Manufacturer: New Age Products
www.newageproducts.ca
 or Approved Equal

7 OUTDOOR KITCHEN
 Scale 1:20



BIKE RACK:
 Type: SC
 Colour: Fine Textured Silver
 Manufacturer: Maglin
<https://www.maglin.com>
 1 (800) 716-5506
 or Approved Equal

8 BIKE RACK
 Scale NTS

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1 PLAYGROUND
NTS



2 OUTDOOR FITNESS
NTS



3 TURF BERM
NTS



4 WATER FEATURE AT CORNER PLAZA
NTS



5 COLUMN LIGHTING AT CORNER PLAZA
NTS



6 FIRE PIT
NTS



WASTE RECEPTACLE:
Type: MAGLIN 600Series 8
Colour: Fine Textured Silver
Mount: Surface Mount
Manufacturer: Maglin
<https://www.maglin.com>
1 (800) 716-5506
or Approved Equal

7 WASTE RECEPTACLE
Scale 1:20



PLANTER:
Type: 400 Series
Colour: Fine Textured Silver
Manufacturer: Maglin
<https://www.maglin.com>
1 (800) 716-5506
or Approved Equal

8 PLANTER
Scale 1:10

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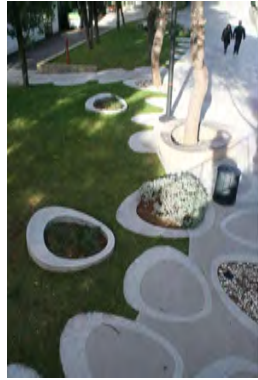
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V3T 2W6

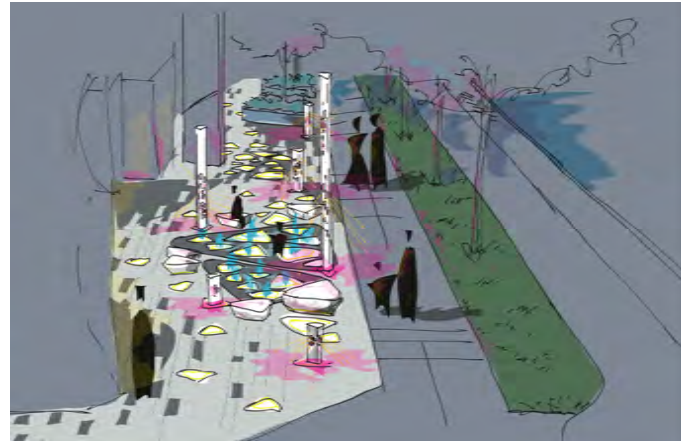
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1 FEATURE BENCH AT CORNER PLAZA
NTS



2 FEATURE PLANTER AT CORNER PLAZA
NTS



3 BIRD'S EYE VIEW OF CORNER PLAZA
NTS

No.	By:	Description	Date
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LAND DEVELOPMENT ENGINEERING REVIEW

(Commercial/Multi-Family)

File: 7821-0313-00

Location: 10227 King George Boulevard

Applicant: Chris Dikeakos Architects Inc.
Address: 1635 W Broadway , Vancouver, BC
Phone: 604-291-2660
Fax: 604-291-2667
Email: nadia.s@dikeakos.com
Owner: Aimforce Surrey Centre 1 Ltd.

- OCP Amendment DVP ALR Exclusion
 Rezone LUC Amendment Subdivision
 Existing Land Use: C-8 Existing Lots: 1
 Proposed Land Use: CD Proposed Lots: 1
 DP City Centre Plan Amendment

Land Development Engineering Contacts:

Harvinder Bains, Development Services Project Supervisor
 604-591-4755, HBains@surrey.ca@surrey.ca
 Jeff Pang, P.Eng., Development Services Manager
 604-591-4690, jpang@surrey.ca

Attachments:

Project Layout
 Key Plan
 Road Right-of-Way Requirements Sketch

Distribution:

Applicant
 Transportation Planning Manager
 Sewer Engineer
 Water Engineer
 Drainage Planning Manager
 Development Services Project Supervisor
 Parks Planning Analyst

1	November 21, 2022	Original
No.	Date	Revision

LAND DEVELOPMENT ENGINEERING REVIEW

File 7821-0313-00, Map #021

Background

The applicant is proposing the following:

- Official Community Plan (OCP) text amendment to increase density from 7.5 FAR to 10.9 FAR.
- City Centre Plan amendment to increase density from 7.5 FAR to 10.9 FAR.
- Rezone from C-8 to CD.
- General Development Permit (DP) to construct one (1) 67 storey mixed building consisting of 7 storey commercial and office podium including 19,422 square metres of commercial and office space, an 8 storey residential podium and residential tower consisting of 746 residential dwelling units, with underground parking.

The review is based on the attached site plan–level 1 drawing A104 dated June 23, 2022, prepared by Chris Dikeakos Architects Inc. and from the key plan, file number 21252 dated July 9, 2021, prepared by Creus Engineering.

The development site is located within the Surrey City Centre Plan. The applicant will be required to service the site in accordance with the Surrey City Centre servicing and standards.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

Property and Right-of-Way Requirements

The following road right-of-way dedication and statutory rights-of-way (SRW), as illustrated on the Road Right-of-Way Requirements sketch attached, is required on existing roads fronting the site:

- Dedicate varying dedication between 3.064m (north end) and 3.605 (south end) along King George Boulevard for the ultimate 42.0m arterial road standard.
- Dedicate 5.856m along 102 Avenue for the ultimate 30.0m arterial road standard.
- Dedicate 5.0m x 5.0m corner cut at King George Boulevard and 102 Avenue intersection.
- Provide 0.5m wide SRW along King George Boulevard and 102 Avenue.

The following road right-of-way dedication and SRW is required for proposed road within the site:

- Dedicate 12.0m along 102A Avenue for the ultimate 24.0m collector road standard.
- Dedicate 12.0m for the ultimate north-south Green Lane.
- Dedicate 5.0m x 5.0m corner cut at King George Boulevard and 102A Avenue intersection.
- Dedicate 3.0m x 3.0m corner cuts at the Green Lane and 102 Avenue intersection.
- Provide 0.5m wide SRW along Green Lane.

The applicant should address all road dedication and rights-of-way issues prior to finalizing layout or commencing legal survey or detailed design.

Servicing Requirements

The applicant submitted attached key plan, file number 21252 dated July 9, 2021, prepared by Creus Engineering. The design and construction of the required ultimate works and services are not captured fully in the key plan, and will be finalized through the detailing stage.

These Works are required as a condition of this Rezone.

Transportation/Traffic Management

The applicant is to implement the recommendations of Traffic Impact Assessment (TIA), as required by the City Transportation Division. ***Traffic Signal requirements will be reviewed further in conjunction with the TIA and will be finalized during detailing stage.***

The following road works are required on existing roads fronting the site:

King George Boulevard arterial road per modified CCSD-5a to 5d:

- Construct west side of King George Boulevard to the City Centre arterial road standard complete with acceptable travel lanes, bike friendly barrier curb and gutter, +/-1.8m wide curb side boulevard with ornamental street lighting based on opposite configuration and street trees, 2.0m wide protected bike lane with soil cells and/or structural soil, 2.0m boulevard with standalone pedestrian lighting based on opposite configuration and street trees, and 2.0m wide concrete sidewalk at the property line.
- Pay cash-in-lieu (CIL) for ultimate barrier curb and gutter if the existing curb will remain at its current location on interim basis.
- Pay CIL for 50% of the construction cost of the ultimate centre median if not being constructed with the development.
- Submit details on achieving the required soil volume for the boulevard trees.
- Submit benklebeam report to address the road work requirements.
- Ensure grading at property line is within +/- 300mm of the ultimate centerline elevation.
- Finalize the ultimate cross-section design through detailing stage.

102 Avenue arterial road per CCSD-6a to 6d:

- Construct north side of 102 Avenue to the City Centre arterial road standard complete with minimum 6.4m wide pavement, bike friendly barrier curb and gutter, 0.9m curb side boulevard, 2.0m wide bike lane with soil cells and/or structural soil, 2.0m wide boulevard with ornamental street lighting and street trees, 2.0m wide concrete sidewalk at property line.
- Pay CIL for 50% of the construction cost of the ultimate centre median if not being constructed with the development. Add design details confirming ultimate location and its impact to the existing raised median. Confirm if the existing trees within the raised median will get impacted.
- Submit details on achieving the required soil volume for the boulevard trees.
- Submit benklebeam report to address the road work requirements.
- Ensure grading at property line is within +/- 300mm of the ultimate centerline elevation.
- Finalize the ultimate cross-section design through detailing stage.

Traffic Signalization:

- Modify the existing traffic signal at the intersection of 102 Avenue and King George Boulevard, if recommended by TIA. Upgrading the existing traffic signal to current City Centre standards will be required at the minimum.

The following road works are required on proposed roads within the site:

102A Avenue collector road per CCSD-7a to 7d:

- Construct south side of 102A Avenue to the City Centre collector interim half road standard complete with minimum 6.0m wide pavement, barrier curb and gutter, 1.0m curb side boulevard, 1.5m wide bike lane with soil cells and/or structural soil, 2.0m wide boulevard with ornamental street lighting and street trees, 2.0m wide concrete sidewalk at property line.
- Pay CIL for the removal of any interim works being constructed and for the construction of the ultimate works.
- Submit details on achieving the required soil volume for the boulevard trees.
- Submit geotechnical report to address the road work requirements.
- Ensure grading at property line is within +/- 300mm of the ultimate centerline elevation.
- Finalize the ultimate cross-section design through detailing stage. Refer to the cross-section proposed under project 7820-0071-00.

Green Lane per CCSD-9b:

- Construct full Green Lane complete with 8.0m pavement, barrier curbs and gutters on both sides, 0.5, boulevard on the east side, 2.0m wide west boulevard with ornamental street lighting and street trees, and 1.5m wide concrete sidewalk at the property line.
- Submit geotechnical report to address the road work requirements.
- Finalize the ultimate cross-section design through detailing stage.

Traffic Signalization:

- Construct traffic signal at the intersection of 102A Avenue and King George Boulevard. The applicant is to confirm with the City about the availability of 50% CIL to be submitted by project 7820-0071-00 for the construction of the traffic signal.

Access:

- Construct 7.3 m concrete letdowns to the Green Lane.

Driveway access is not permitted to King George Boulevard, 102 Avenue and 102A Avenue; the lot fronting these roads must have access from the Green Lane.

Completion of the onsite hard surface area between the sidewalk at property line and the building, fronting onto King George Boulevard, 102 Avenue, 102A Avenue and the Green Lane will need to be coordinated between the applicant and the City Planning Department and will be part of the Development Permit landscaping details.

Drainage/Environmental

The following City storm drainage facilities are located in the vicinity to the site:

- 1500mm storm main fronts the site along King George Boulevard.
- 750mm storm main fronts the site along 102 Avenue.

- 200mm storm main fronts the site on the north side of 102 Avenue. This main does not meet the current minimum pipe size requirement.
- 450mm east-west storm main exists within the development site. This main is located within the SRW, and the property west of the development site is likely connected to this storm main. The applicant is required to provide design details confirming how will the storm main section located within the development site be decommissioned and how will the required flows for the west property be maintained.

City records are not complete for King George Boulevard drainage systems installed while the road was under the jurisdiction of the Ministry of Transportation. The developer's civil consultant must verify the existing drainage system.

The following storm drainage facilities are required:

- Construct storm main along new 102A Avenue for road drainage, as applicable.
- Construct storm main within the new Green Lane for road drainage, as applicable.
- Upgrade undersized storm main along 102 Avenue as applicable.
- Provide an adequately sized service connection, complete with inspection chamber, to the lot.
- Abandon surplus connection(s), if any.

The City Centre Plan area has specific stormwater management requirements:

- Provide 0.5 cubic metres of free draining topsoil for every square metre of impervious area, as applicable. Direct runoff to the landscaped area in an acceptable manner to allow flows to infiltrate. If there are insufficient native soil areas available for the placement of a reasonable depth of topsoil to meet the above requirement then on-site detention must be provided for the remainder of the site.
- Provide detention for the remaining area not mitigated by topsoil. The detention volumes required are as below:
 - ❖ 0.05 cubic metres of detention for every square meter of bare plain impervious surface.
 - ❖ 0.02 cubic metres of storage for every square metre of landscaped area on top of an impervious surface such as a parkade or rooftop.

Maximum release rate of detained water is 3 l/s per hectare of area treated. A restrictive covenant (RC) must be registered on title for this and all other on-site drainage features.

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment. The applicant is required to confirm downstream capacity from all fronting storm mains to the nearest trunk storm main (>20 ha catchment area), as applicable.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the off-site works and services for this site and as part of on-site work prior to issuance of the Building Permit.** The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during site servicing and building construction.

Water

The following City water facilities are located in the vicinity to the site:

- 300mm water main fronts the site on the west side of King George Boulevard.
- 350mm water main fronts the site on the south side of 102 Avenue.
- 200mm water main fronts the site on the south side of 102 Avenue.

Submit fire flow calculations and daily water demand analysis to determine the required water main pipe sizes and to confirm velocity requirements being met.

The following water facilities are required:

- Construct/upgrade water main if determined by fire flow calculations.
- Relocate the existing hydrants fronting the site on 102 Avenue and King George Boulevard if these conflict with the ultimate city infrastructure. Confirm the existing hydrant meets the current city standards.
- Provide an adequately sized metered service connection complete with backflow preventer to the lot. Connection to be off 350mm water main on 102 Avenue.
- Abandon surplus connection(s), if any.

Metering features can be located at the property line or within the building (if the service is 75mm or greater), in accordance with the Water Meter Design Criteria Manual & Supplementary Specifications. Calculations are to be submitted to confirm the size of the metered domestic service connection and the size of the fire service required for the proposed development..

Through normal processing by the Planning and Development Department - Building Division, the on-site fire protection requirements will be reviewed at building permit application stage and may require additional improvements to the building to meet the B.C. Building Code.

Sanitary Sewer

The following City sanitary sewer facilities are located in the vicinity to the site:

- 600mm sanitary force main fronts the site on the north side of 102 Avenue.
- 100mm sanitary force main located within SRW on property 13551 – 102 Avenue.

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application up to tie-in point with 1050mm sanitary interceptor along University Drive near 105 Avenue due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. Sewer capacity analysis to use scenario: NCP zoning + Instream. The applicant will be required to resolve any downstream pipe capacity constraints.

Project 7820-0071-00 is proposing to construct new 200mm dry sanitary force main along the new green lane up to new 102A avenue, new 375mm sanitary main located with SRW on 10252 City Parkway and to upgrade the existing sanitary main from 10277 King George Boulevard to Central Avenue. The subject site should be connecting to the LPS main in the green lane proposed by project 7820-0071-00. Developer to double bond for sanitary works proposed by 7820-0071-00 and provide off-site SRW as applicable. Submit sanitary servicing details and coordinate design with project 7810-0071-00.

The following sanitary sewer facilities are required:

- Construct sanitary force main along the green lane with tie-in to the proposed sanitary force main by project 7820-0071-00. Register RC for sanitary pump connection for the maintenance of the on-site pump by the property owner.
- Provide an adequately sized service connection, complete with inspection chamber, to the lot.
- Abandon surplus connection(s), if any.

District Energy

Surrey City Council has authorized the establishment of a district energy utility that will distribute thermal energy for heating and cooling of buildings and provision of domestic hot water. District energy systems are being planned and developed in the City Centre area. This development falls within the projected service area and, as such, the City is seeking to coordinate connection of this site to district energy. Please contact **Jason Owen, Manager, Sustainability and Energy Services** for further information.

Commercial Utilities

The development must be serviced with hydro, gas, telecommunication and cablevision in accordance with utility company requirements and City standards. ***The applicant must contact Hydro at early stage of design to confirm if on-site vista switch will be required to service the development. A written confirmation from Hydro will be required. The development must provide ultimate Hydro/Tel/Cable duct bank along King George Boulevard and along 102 Avenue, if required to achieve the ultimate third party utility servicing strategy within the City Centre.***

Project Management

A Servicing Agreement must be executed before the proposed Rezone can be completed.

The following legal documents are known at this time to be required for this project:

- SRW along site frontages.
- RC for sustainable drainage features.

All Engineering legal documents required for this project must be executed prior to issuance of the Servicing Agreement.

Financial

A processing fee of \$134,214.08 (GST included) is required for the Servicing Agreement.

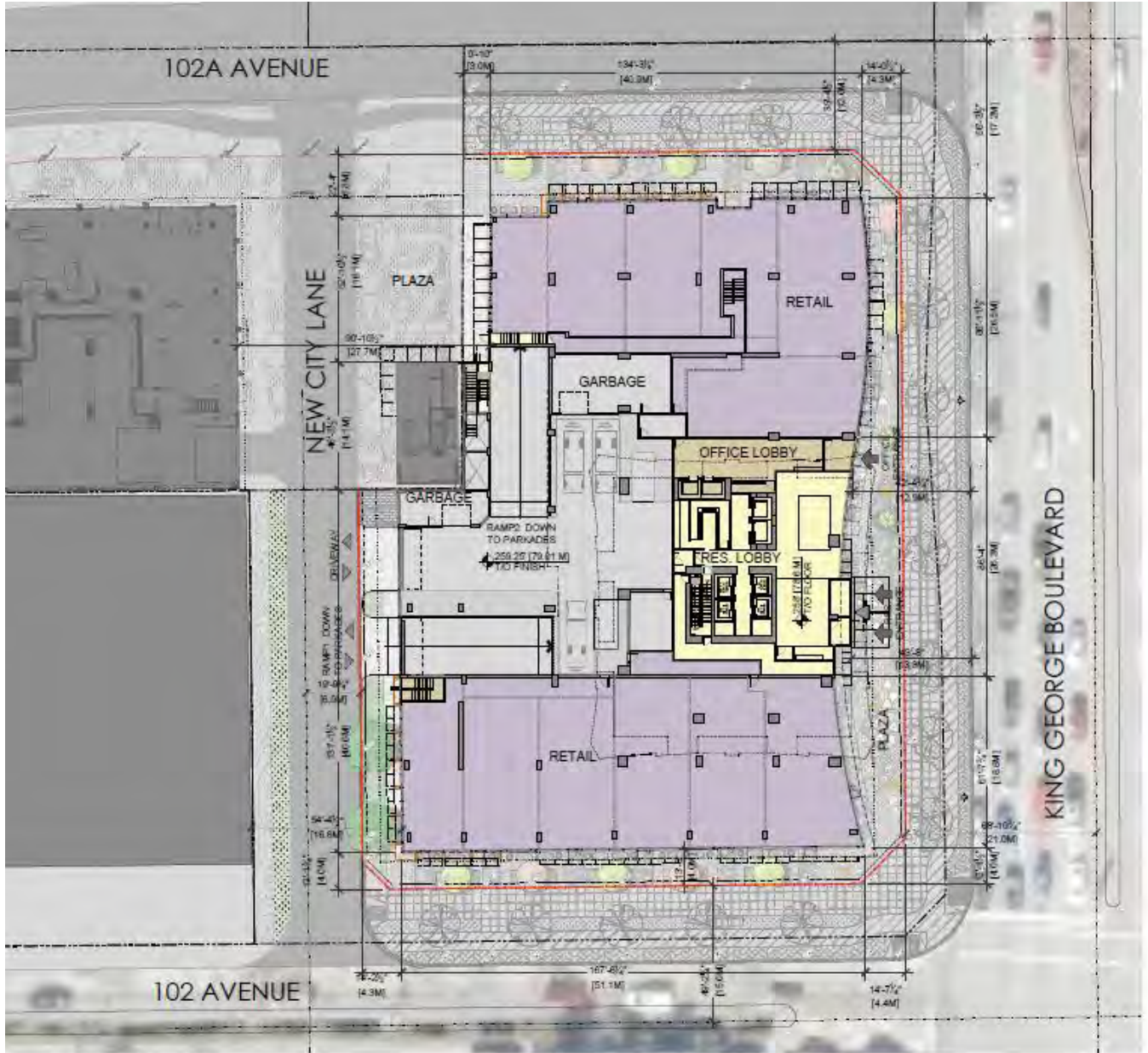
The following charges and levies must be paid as a condition of the Servicing Agreement:

- Amenity charge for undergrounding existing overhead electrical and telecommunication infrastructure.

An application fee of \$2,200.00 (GST exempt) is required for administration of the ESC Permit process. ***A separate ESC processing fee will be required for off-site works and on-site building permit works.***

Project Layout

(Excerpt from site plan – level 1 drawing A104 dated June 23, 2022, prepared by Chris Dikeakos Architects Inc.)



SITE PLAN - LEVEL 1

Scale: 1:250

WHEN PLOTTED AT SHEET SIZE 22"x34"

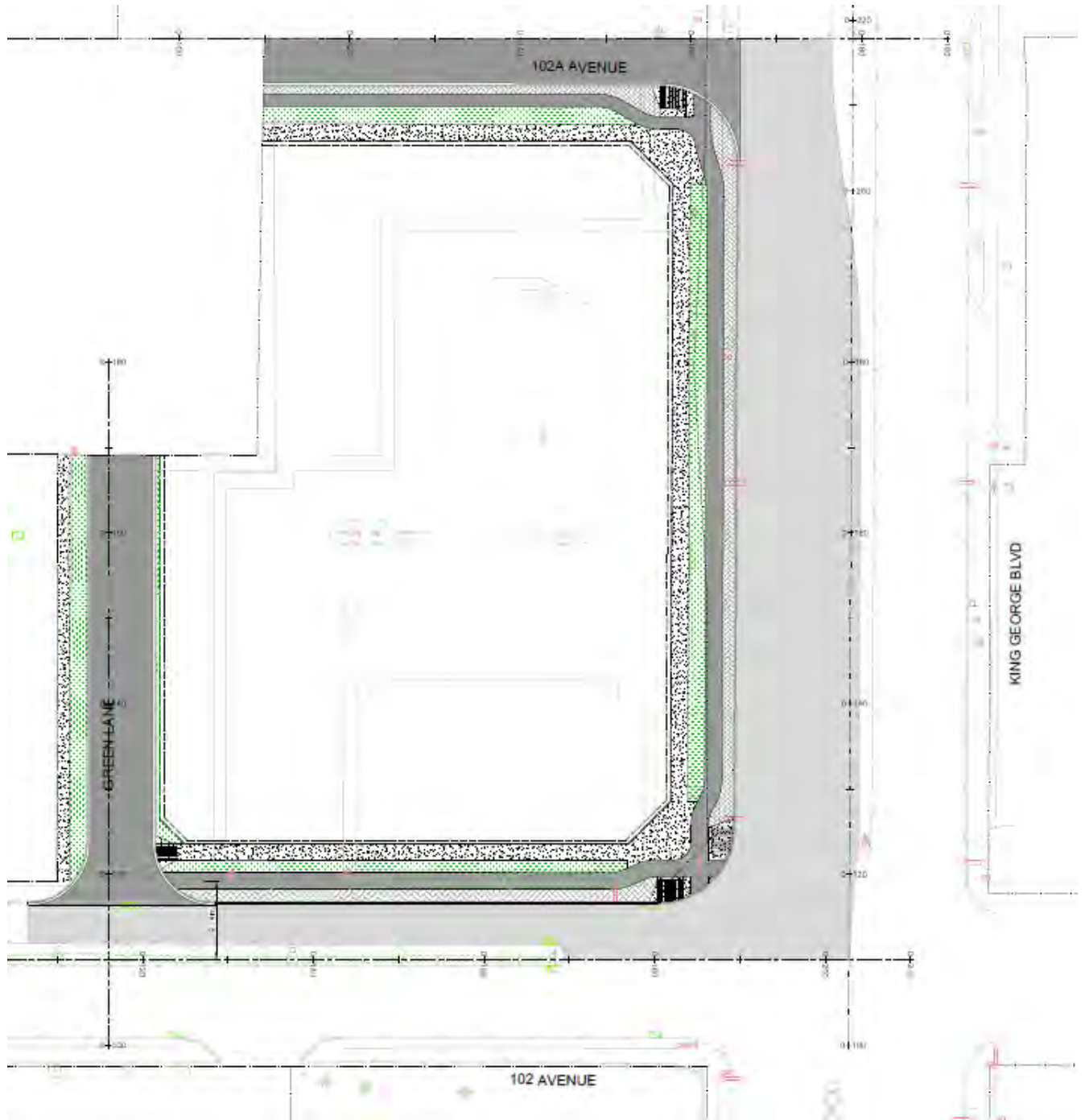
ISSUED FOR REZONING - DP

JUNE 23, 2022

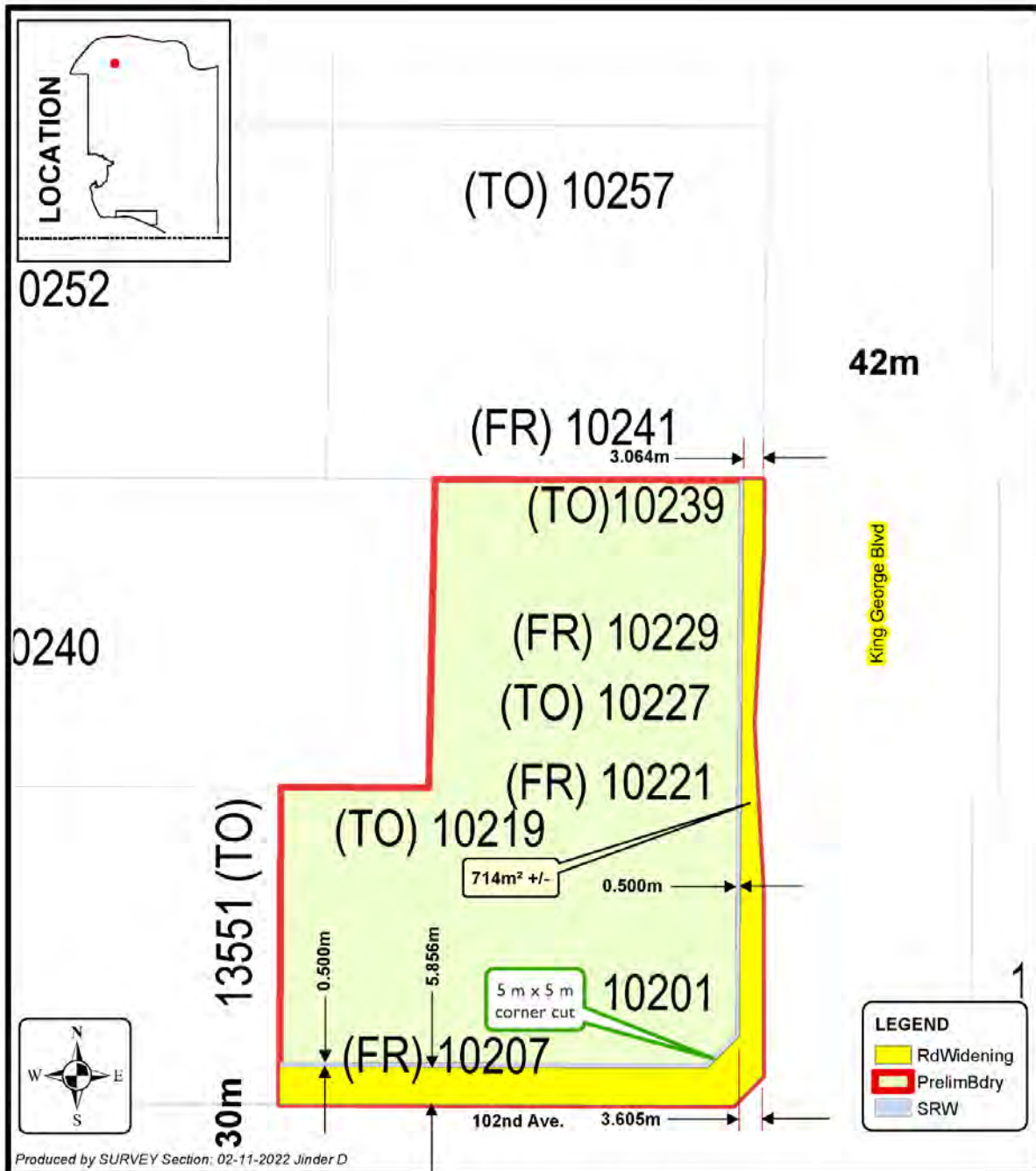


Key Plan

(Excerpt from key plan, file number 21252 dated July 9, 2021, prepared by Creus Engineering)



Road Right-of-Way Requirements Sketch



SUBJECT PROPERTY
10227 King George Boulevard
PROJECT: 7821-0313-00

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.



September 6, 2022

Planning

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Old Yale Road catchment serves the central business district of Surrey. The timing of future high rise development in this area, with good market conditions could impact the enrolment growth upwards from the projections below. As of September 2021, the elementary was operating at 99% capacity. The school requires 2 portables to manage this growth. This catchment is being monitored over the next several years as the projected growth in the area has yet to arrive as projected last year. As part of the 2023/24 Capital Plan, the District is requesting a 10-classroom addition. No capital funding has been approved at this time.

As of September 2021, Kwantlen Park Secondary is currently operating at 122% with 13 portables on site used for enrolling classes. In March 2020, the Ministry of Education supported a 300-capacity addition to move from capital plan request to preparation of a feasibility study.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0313 00

SUMMARY

The proposed 746 highrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	72
Secondary Students:	69

September 2021 Enrolment/School Capacity

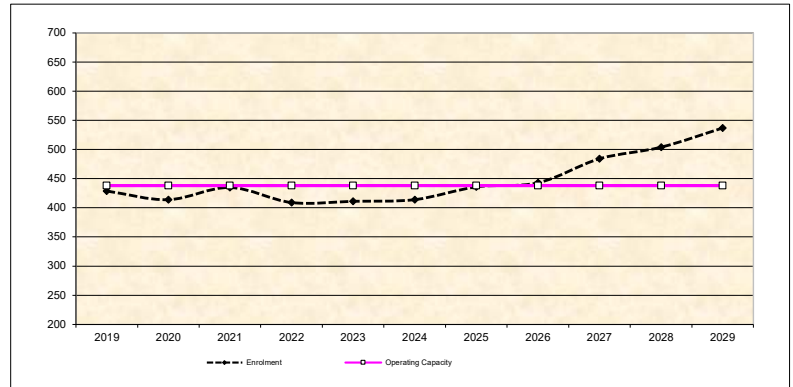
Old Yale Road Elementary	
Enrolment (K/1-7):	47 K + 388
Operating Capacity (K/1-7)	19 K + 419
Kwantlen Park Secondary	
Enrolment (8-12):	1462
Capacity (8-12):	1200

Projected population of school-age children for this development:	179
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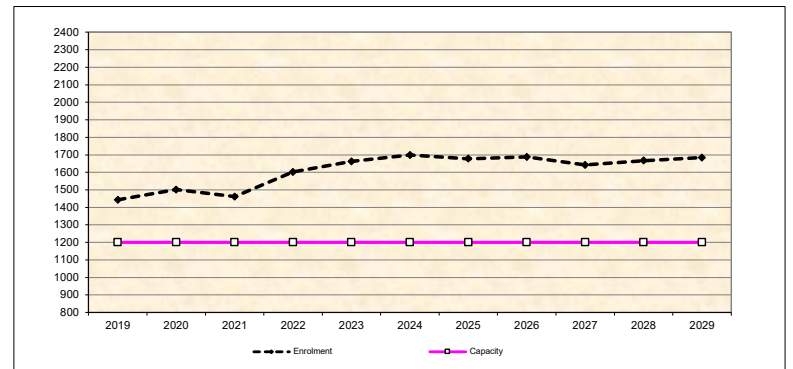
Population: The projected population of children aged 0-19 Impacted by the development.

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

Old Yale Road Elementary



Kwantlen Park Secondary

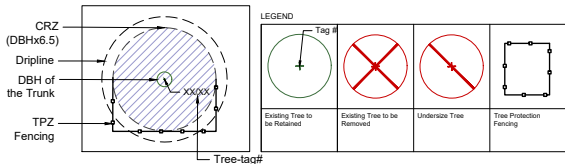
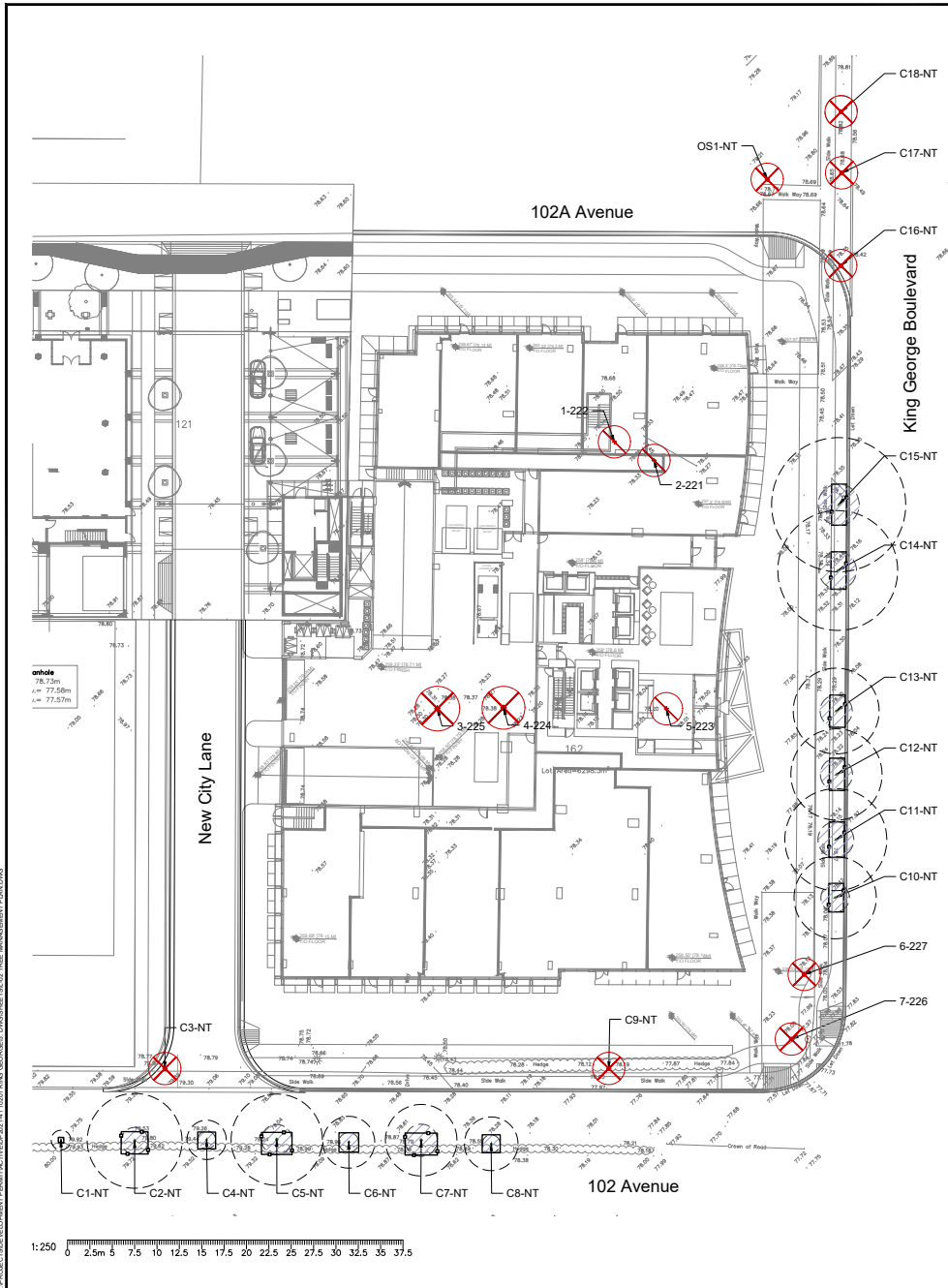


* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Table 1 : Tree Preservation Summary

Surrey Project No: TBD
Address: 10201-10239 King George Boulevard, Surrey, BC
Registered Arborist: D. Glyn Romaine - ISA Certified Arborist PN-7929A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
Protected Trees to be Removed	9
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	13
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$ All other Trees Requiring 2 to 1 Replacement Ratio $9 \times \text{two (2)} = 18$	18
Replacement Trees Proposed	44
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$ All other Trees Requiring 2 to 1 Replacement Ratio $1 \times \text{two (2)} = 2$	2
Replacement Trees Proposed	16
Replacement Trees in Deficit	0



Tree Tag Legend
 X-X - Tag number
 C-X-X - Monoculture tree
 OS-X-X - Ornate tree
 S-X-X - Stranding tree. Written permission required from owner to remove trees.
 XX-NT - No Tag
 WPC+ - Western Red Cedar
 BLM+ - Big Leaf Maple
 RA+ - Red Alder

VDZ+A
 FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 102-9181 Church St | 202-355 Kingsway
 Fort Langley, BC | Mount Pleasant, BC
 V1M 2K6 | V1T 3J7
 www.vdz.ca 604-882-0024

- Note:
- Contact VDZ+A Project Arborist for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
 - Read this plan together with the arborist report prepared by VDZ+A.
 - An additional 1m setback is shown for all hand-plotted trees to be retained
 - If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
 - It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - *Locating TPZ Fencing
 - *Locating Work Zone and Machine access corridors where required
 - *Reviewing the Report with the project foreman or site supervisor.
 - Arborist supervision required for the 1.5 m from Tree protection zone including the excavation and sub-grading for the proposed sidewalk.

Specifications for Construction
 Failure to meet these specifications will result in inspection failure and subsequent delay in issuance of other permits:

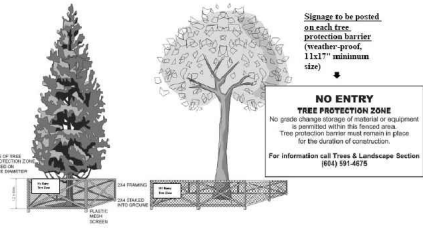
- 1.2 m (-4') height
- 2" x 4" to be used for vertical posts, top and bottom rails and cross-bracing (in an "X"); round, untreated vertical posts may be used with a minimum diameter of 9 cm
- Spacing between vertical posts to be no further apart than 3.7 m (12') on centre
- Structure must be sturdy with vertical posts driven firmly into the ground
- Continuous plastic mesh screening (e.g. orange snow fencing)
- Posted with visible signage advising that encroachment inside the protected area is forbidden
- Located at distances based on tree diameter, see table below.

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum fence distance from the tree
20 cm (7.9")	1.2 m (3.9')
25 cm (9.8")	1.5 m (4.9')
30 cm (11.8")	1.8 m (5.9')
35 cm (13.8")	2.1 m (6.9')
40 cm (15.7")	2.4 m (7.9')
45 cm (17.7")	2.7 m (8.9')
50 cm (19.7")	3.0 m (9.8')
55 cm (21.7")	3.3 m (10.8')
60 cm (23.6")	3.6 m (11.8')
75 cm (29.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')

• For distances not on this table divide the DBH (in cm) by 16.6
 • Example: 80 cm = 16.6 = 4.8 m

If There Are Obstacles to Installation Underneath Tree
 If the critical root zone of any tree is within an existing building, asphalt or accessory building, an independent Certified Arborist must be on-site during demolition. The barrier then must be constructed at the appropriate distance before the Building Permit will be issued.

Shared Ownership Trees and Neighbour's Trees
 • The distance table above must be used to determine location of tree protection fencing for shared trees and trees on adjacent properties, of any size.
 • Barriers for shared trees and trees on adjacent property must be installed on the property line.
 • Where shared trees and trees on adjacent property may require reserved, written authorization from the neighbours must be obtained before applying for a tree cutting permit.



No.	By	Description	Date
7	MW	For Re zoning DP	Nov 04, 2022
6	MW	For Re zoning DP	Aug 25, 2022
5	MW	For Re zoning DP	Jun 14, 2022
4	MW	For Re zoning DP	May 26, 2022
3	MW	For Review	May 19, 2022
2	MW	For Re zoning DP	Apr 13, 2022
1	MW	For Re zoning DP	Oct 18, 2021

REVISIONS TABLE FOR DRAWINGS
 • Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project: Mixed Use Development

Location: 10201-10239 King George Boulevard, Surrey, B.C. V3T 2W6

Drawn: AL
 BF

Checked: KM

Approved: Original Sheet Size: 24"x36"

Scale: 1:250

CONTRACTOR SHALL CHECK ALL CONDITIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL VARIATIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL NEIGHBOURHOODS MUST BE NOTIFIED FOR CONSTRUCTION (PLEASE LABELLED ISSUED FOR TREE PROTECTION)



DATE	August 25, 2022
PROJECT	10201-10239 King George Blvd Mixed-use Development in Surrey, BC
ATTENTION	Ingrid Matthews, Special Projects Planner
ADDRESS	Area Planning and Development – North Division 13
FROM	Nadia Said, Architect AIBC
RE:	Response to Advisory Design Panel Comments

Dear Ingrid,

Please find below our written response to the Advisory Design Panel comments.

Key Points

- Consider providing greater differentiation between the residential and office lobbies.
This item was addressed by revising both the residential and office lobbies. For the residential lobby, the vestibule massing was pushed back and aligned with the podium curve. For the office lobby, the vestibule was recessed into the massing to create an indentation and definition. Refer to sheets A104 and A210 for site and level 1 plans respectively, A300 and A302 for east elevations, and the 3D perspectives.
- Create stronger connections between the indoor and outdoor amenities.
A total of eight access points were added on the level 8 amenity deck to facilitate a stronger connection between the indoors and outdoors. Refer to sheet A213 for the level 8 amenity plan.
- Consider providing sliding doors in lieu of swing doors to optimize the usable space of smaller balconies for more usability.
Sliding doors may be provided if air filtration requirements are met. In lieu, the balconies' door swing could be reversed towards the interior. Refer to sheets A214-A218 for residential floor plans of levels 9-65.
- Consider reconciling the geometry between the podium arc and the centerline of the tower above.
The podium arc and tower curvature have been reconciled to align at the centerline by adjusting the commercial podium's curve. Refer to sheets A104 and A210-A214 for the podium and tower's geometric overlay in the podium plans.
- Consider extending the copper façade treatment along south façade eastward, replacing the treatment of the middle volume, reducing three volumes to two.
The copper framing on the south façade has been extended eastward. Additionally, in response to City of Surrey staff feedback, the copper framing was extended vertically to act as a functional trellis on level 8. Refer to sheets A09 for the façade treatment diagram, A300, A304, and A305 for elevations, and 3D perspectives.

- Consider terminating the vertical white feature at the base of the tower top taper.
Extending the vertical white feature to the tower top is part of the architectural design intention to define the tower's silhouette.
- Consider toning down the contrast of the mid-tower columns.
As discussed during the Advisory Design Panel presentation, the glass colour shown in the renderings displayed darker than intended which led to higher contrast. Refer to 3D perspectives for colour correction.
- Consider specifying more transparent glass at the office podium façade.
Higher transparency in the office podium's glazing has been provided, refer to the 3D perspectives.
- Consider removing the bump out and recessing the lobby along King George; liberate the triangle column feature from the façade at grade.
The projecting residential lobby entrance has been removed so that the lobby's façade aligns with the podium's curvature, exposing the triangular column to be featured as part of the streetscape. Refer to sheets A104 and A210 for site and podium plans of level 1 respectively, and the 3D perspectives.
- Consider replacing opaque material adjacent to King George Boulevard lobby with continuity of the glazing system and maintain the flow of the façade in lieu of flattening the geometry.
The opaque material was replaced with glazing. Refer to sheets A104 and A210 for site and podium plans of level 1 respectively, and the 3D perspectives.
- Consider further development of the white volumes along the lane; simplify the volumes.
The white volumes are part of the adjacent property. Coordination efforts are being pursued to unify the architectural expression of the proposed development and adjacent development by providing a continuous canopy and using similar colour schemes for integration.
- Give further design consideration to the 'second' plaza on the northwest corner.
VDZ+A: we will get information from the adjacent project and modify our design to integrate the landscape design between the two properties.
- Consider using energy and thermal comfort modelling to inform your design development. Use future climate files (2050/2080) to best understand the impact of shock events and overall resiliency of the project.
Energy modelling is required as part of BCBC Step Code compliance and will commence in the design development phase.
- Consider specifying curtain wall for the entire building.
This item has been noted; curtain wall systems will be provided for the proposed project.
- Consider providing passive ventilation for the office spaces.
Passive ventilation has been provided on levels 2-7 of the commercial podium, and on the level 8 amenity facade. Refer to sheets A300-A305 for elevations, and the 3D perspectives.

-
- Consider engaging your mechanical engineer as early as possible.
The mechanical engineer was engaged in the early preliminary design stage.
 - Consider specifying thermally broken balcony connections.
Thermally broken balconies will be considered in the next phase of design development.

Site

- The proposed setbacks appear appropriate
This item has been noted.
- Further review King George public realm, the pavement, lighting, public art, and landscaping.
VDZ+A: we will work with City staff to further develop the King George public realm.

Form and Character

- The treatment of lower retail or office floors is good. The tower is simple yet striking. It will make a significant contribution to City Centre skyline.
This item has been noted.
- Reconsider the tower location to the corner of the site to enhance gateway junctions.
During initial design stages, the tower location was determined by future tower separation requirements. The tower was carefully positioned with City staff approval based on the required tower separation.
- Reconsider the white vertical strip fin in the middle of tower facades on the top and bottom
The architectural design intention to extend the vertical strip fin to the top and bottom is to define the tower's silhouette. Refer to sheets A300-A305 for elevations, and the 3D perspectives.
- Consider the changes to the exterior elevations as the proportions of glazed to insulated panel wall changes to conform to code requirements from 70% currently proposed.
Additional insulated and opaque panels will be introduced, if required, to conform to the applicable code.

Landscape

- Consider providing multiple accesses from indoor amenity space to outdoor amenity space.
VDZ+A: we will work with the architect to address this comment.
- Consider further design development of the secondary plaza on the northwest to better integrate the plaza space for both buildings. Grading will need to be carefully reviewed to ensure that minimum slopes of 2% are able to be maintained between the two buildings.
VDZ+A: we will get information from adjacent project and modify our design to integrate the landscape design between the two properties.

CPTED

- No specific issues were identified.
Noted.

Sustainability

- Provide sustainable strategy for this 'Super Highrise' tower, which has more stringent energy requirements. A heat pump system may be required for heating and cooling each unit which will require the unit layout to further develop and will change the facade side of the building.
A sustainable strategy will be provided in the next phase of design development. Heat pumps will be one of the items considered for this tower.
- Consider engaging your mechanical engineer as early as possible for cooling and heating for this significant project.
The mechanical engineer was engaged in the early preliminary design stage.
- Recommend reducing window to wall ratio to reach energy performance codes.
Additional insulated and opaque panels will be introduced, if required, to reach energy performance codes.

Accessibility

- Consider accessible facilities in amenities spaces such as accessible playground structures.
VDZ+A: all public amenities will be accessible.
- Provide adaptable units within the project.
Suite 02 in the tower floor plan will be modified as an adaptable unit in the next phase. A total of 41 adaptable units will be provided between levels 18-58. Refer to sheet A216.

Per

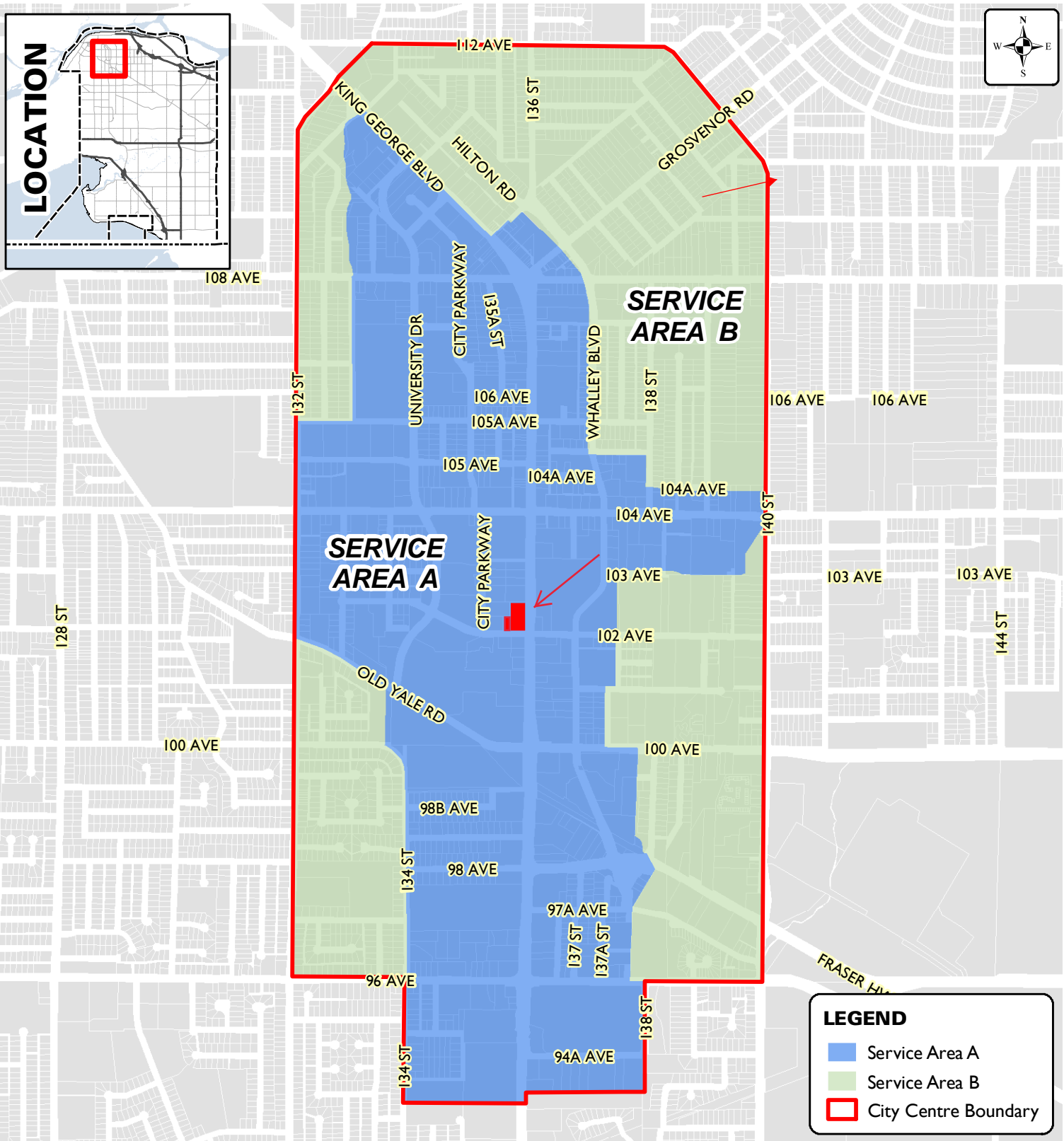
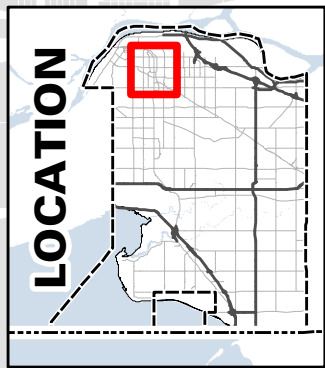


Nadia Said

Architect AIBC, AAA

Chris Dikeakos Architects Inc.

FIGURE 1



LEGEND

- Service Area A
- Service Area B
- City Centre Boundary

Produced by GIS Section: May 31, 2012, CS/AW8



DISTRICT ENERGY SERVICE AREA (SERVICE AREA A & SERVICE AREA B)

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.