

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0322-00

Planning Report Date: October 3, 2022

PROPOSAL:

- **LAP Amendment** from Commercial to Mixed-Use Commercial-Residential
- **Rezoning** from RF to CD
- **Development Permit**

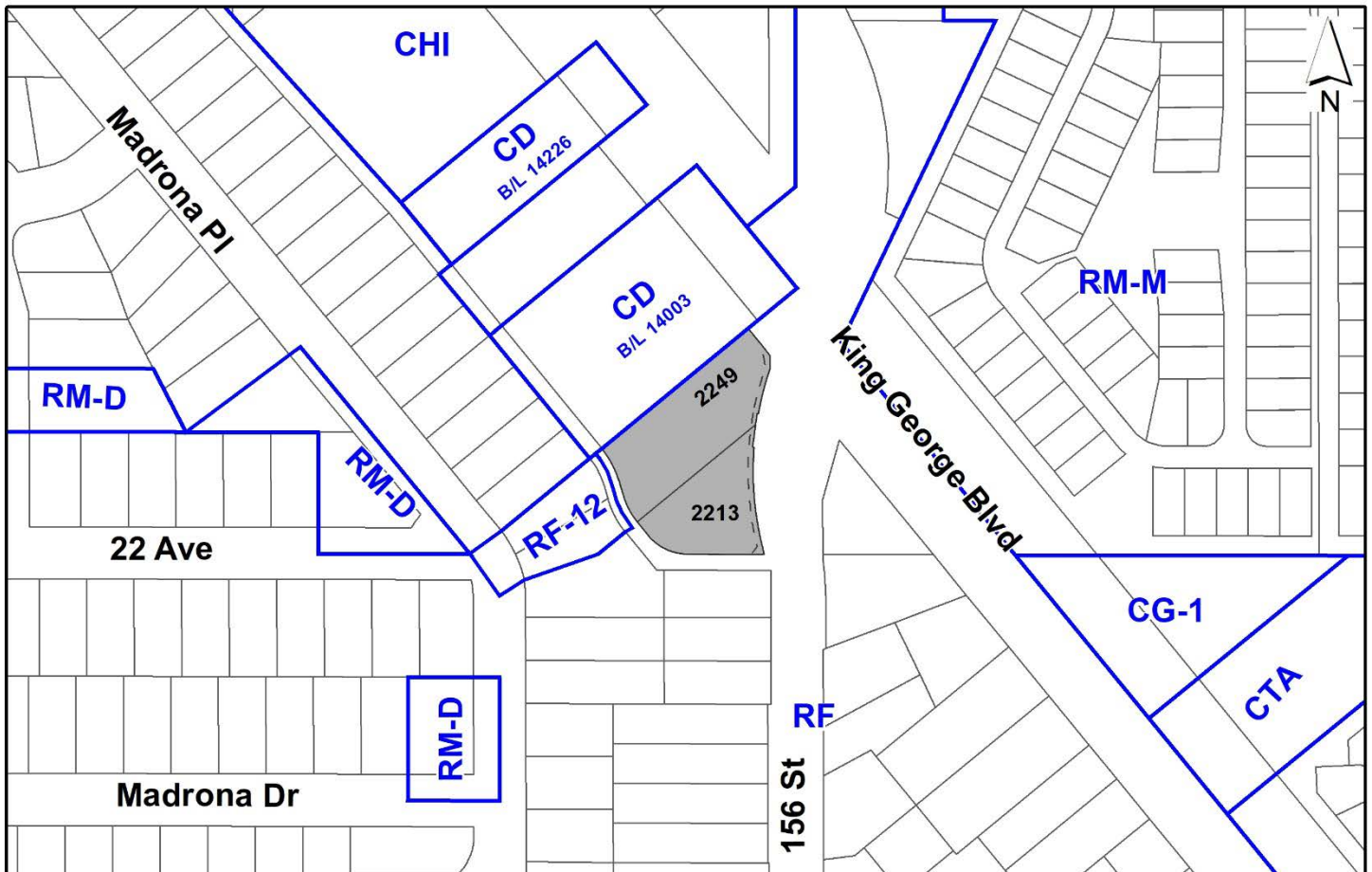
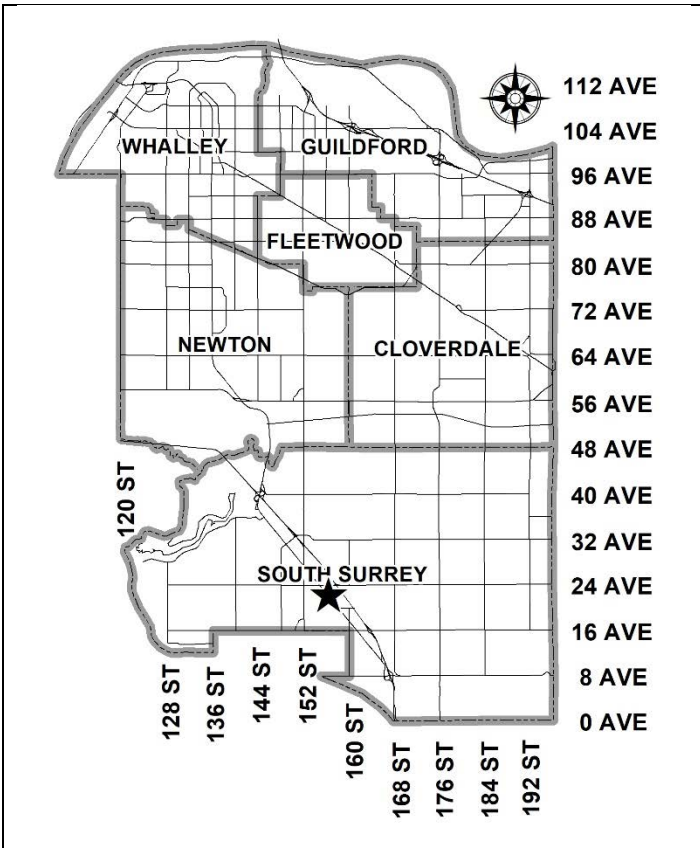
to permit the development of a four-storey mixed-use building with a child care centre and commercial units on the ground floor, and 34 residential units above.

LOCATION: 2213 - 156 Street
 2249 - King George Boulevard

ZONING: RF

OCP DESIGNATION: Commercial

LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

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

RATIONALE OF RECOMMENDATION

- The proposal complies with the Commercial designation in the Official Community Plan (OCP), which permits residential uses on the upper floors of commercially designated sites provided the ground floor of the development is fully commercial in nature.
- The King George Highway Corridor LAP is an older plan (1995) that does not account for mixed-use development. The "Commercial" designation under the current plan does note that high density residential uses could be supported in proximity to the existing commercial node at the intersection of 24 Avenue and King George Boulevard, and thus provides a rationale for the proposal. It is also noted that since the time the plan was enacted in 1995, City practices and policies have evolved to encourage more density and mixed-use forms of development.
- A similar mixed-use development across King George Boulevard, on the north-west corner of the intersection of King George Boulevard and 156 Street, under Development Application No. 7919-0032-00, received 3rd Reading on June 14, 2021.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the King George Highway Corridor Local Area Plan (LAP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed density and building form are appropriate for this part of King George Boulevard and has a strong street presence along 156 Street, which will contribute to a more vibrant pedestrian environment. The subject site is located in an area that is well served by transit, and the proposed use and density can further support transit.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0322-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) submission of an acoustical report for the residential units and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (j) 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 Department.
4. Council pass a resolution to amend the King George Highway Corridor Plan to re-designate the site from "Commercial" to "Mixed-Use Commercial-Residential" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Single Family Residential	Commercial/Commercial	Commercial
North:	Commercial	Commercial/Commercial	CD
North (across King George Boulevard):	Vacant lot	Commercial/Commercial (Development Application No. 7919-0032-00 proposes redesignation to Mixed-Use Commercial-Residential)	CHI (Development Application No. 7919-0032-00 proposes rezoning to CD)
East (Across King George Boulevard/156 Street):	Multi-family Residential and Single Family Residential	Urban/Single Family Residential (6 upa)	RM-M, RF
South (Across lane):	Single Family Residential	Urban/Single Family Residential (6 upa)	RF
West (Across lane):	Single Family Residential	Urban/ Single Family Residential (6 upa)	RF, RF-12

Context & Background

- The subject site is approximately 0.35 hectares (0.85 acres) in area and is zoned "Single Family Residential Zone (RF)." The property is designated Commercial in the Official Community Plan (OCP) and Commercial in the King George Highway Corridor Plan.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a development permit for the construction of a four-storey mixed-use building.
- The proposed Comprehensive Development (CD) Zone will be based on the "Community Commercial (C-8) Zone" and the "Multiple Residential 70 (RM-70) Zone."
- The proposed development will have 1,281 square metres of commercial space on the ground floor, which includes an approximately 800 square metre child care centre, with a combined total of approximately 3,453 square metres of residential floor area above. The overall building represents a floor area ratio (FAR) of 1.49.
- The applicant proposes two levels of underground parking, with 8 additional surface parking stalls located to the north-west of the building, away from the primary street frontage.

Proposed	
Lot Area	
Gross Site Area:	3,499.3 square metres
Road Dedication:	329.8 square metres
Net Site Area:	3,169.5 square metres
Number of Lots:	2
Building Height:	15 metres
Unit Density:	106 units per hectare / 44 units per acre
Floor Area Ratio (FAR):	1.49
Floor Area	
Residential:	3,453 square metres
Commercial:	1,281.1 square metres
Total:	4,734.5 square metres
Residential Units:	
1-Bedroom:	18
2 and 3-Bedroom:	16
Total:	34

Referrals

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

School District: The School District has advised that there will be approximately 14 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

5 Elementary students at Jessie Lee Elementary School
5 Secondary students at Earl Marriott Secondary School

(Appendix IV)

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

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

Parks, Recreation & Culture:	The closest active park is Gratitude Garden and is 115 metres away, and the closest natural area is Jessie Lee Park and is 480 metres away.
Fraser Health Authority:	Fraser Health has reviewed the proposed plans for the child care centre. The proposal meets the requirements of the Provincial Child Care Licensing Regulation, subject to Licensing inspection of the space and subject to any renovations, upgrades, or improvements being completed.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval is granted for the rezoning and development permit for one year pursuant to section 52(3)(a) of the Transportation Act.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on July 14, 2022 and was conditionally 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

- Vehicular access to the site will be provided via a driveway off the rear lane.
- A total of 98 parking spaces are proposed, representing 48 residential spaces, 46 commercial spaces, 2 visitor parking spaces, and 2 accessible parking spaces, which is in compliance with the Zoning Bylaw requirements.
- The applicant proposes to provide 90 parking spaces within the two levels of underground parking, and 8 additional surface parking spaces for commercial customers and residential visitors. Access to the underground parking is from a driveway off the lane, at the rear of the building.
- There will be pedestrian walkways around the perimeter of the building and connections to the sidewalks on King George Boulevard and 156 Street, as well as a walkway along the lane to improve access to existing and future developments to the north. The walkway along the lane will also improve the pedestrian environment for new and existing residents in the area.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The site is designated Commercial in the Official Community Plan (OCP).
- The proposal complies with the Commercial designation in the OCP, which permits residential uses on the upper floors of commercially designated sites provided the ground floor of the development is fully commercial in nature.

Secondary Plans

Land Use Designation

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

Amendment Rationale

- The King George Highway Corridor Plan is an older plan that does not account for mixed-use development. The Commercial designation under the current plan does note that high density residential uses could be supported in proximity to the existing commercial node at the intersection of 24 Avenue and King George Boulevard and thus supports the proposal. It is also noted that since the time that the plan was enacted in 1995, City practices and policies have evolved to encourage more mixed-use forms of development.
- The proposed density and building form are appropriate for this part of King George Boulevard and the building will have a strong street presence along 156 Street, which will contribute to a more vibrant pedestrian environment. The subject site is located in an area that is well-served by transit, and the proposed use and density can further support transit usage.
- The proposed building form and scale are appropriate for this area in South Surrey, as it has frontage on two major arterial roads. The provision of Commercial space on the ground floor will support achieving the intent of the original LAP commercial designation, whereas the provision of apartment units on the upper floors will help support the viability of the commercial units.

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use building on the subject site. The proposed CD By-law identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)" and the "Community Commercial Zone (C-8)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, C-8 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 23)	C-8 Zone (Part 36)	Proposed CD Zone
Unit Density:	111 uph	n/a	n/a
Floor Area Ratio:	1.50	0.8	1.50
Lot Coverage:	33%	50%	45%
Yards and Setbacks	7.5 m from all lot lines	7.5 m from all lot lines	Front (King George Boulevard): 4.0 m Rear (Lane): 5.5 m Side (North): 3.3 m Street Side (156 Street): 4.0 m
Principal Building Height:	50 m	12 m	15 m
Permitted Uses:	Principal Uses: 1. Multiple unit residential buildings and ground-oriented multiple unit residential buildings. Accessory Uses: 2. Child care centres, provided that such centres: (a) Do not constitute a singular use on the lot; and (b) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulations, as amended.	Principal Uses: 1. Retail stores excluding the following: (a) Adult entertainment stores; and (b) Secondhand stores and pawnshops. 2. Personal service uses excluding body rub parlours. 3. General service uses excluding funeral parlours and drive-through banks.	1. <i>Multiple unit residential buildings</i> , provided that no residential uses are located on the ground floor. 2. <i>Retail stores</i> excluding the following: (a) <i>Adult entertainment stores</i> ; and (b) <i>Secondhand stores</i> and <i>pawnshops</i> . 3. <i>Personal service uses</i> excluding <i>body rub parlours</i> . 4. <i>General service uses</i> excluding funeral parlours and <i>drive-through banks</i> . 5. <i>Beverage container return centres</i> provided that: (a) The use is confined to an enclosed <i>building</i> or a part of an enclosed <i>building</i> ; and (b) The <i>beverage container return centre</i> does not exceed a <i>gross floor area</i> of 418 sq. m.

<p>Permitted Uses:</p>		<p>4. Beverage container return centres provided that the use is confined to an enclosed building or a part of an enclosed building and is pursuant to Section D.3 of this Zone. 5. Eating establishments excluding drive-through restaurants. 6. Neighbourhood pubs, regulated under the Liquor Control and Licensing Act, as amended. 7. Liquor store. 8. Office uses excluding the following: (a) Social escort services; (b) Methadone clinics; and (c) Marijuana dispensaries. 9. Parking facilities. 10. Automotive service uses of vehicles less than 5,000 kg G.V.W., provided that such use is associated with a retail store (Section B.1 of this Zone). 11. Indoor recreational facilities. 12. Entertainment uses excluding arcades and adult entertainment stores. 13. Assembly halls. 14. Community services. 15. Child care centres; regulated under the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended. 16. Cultural Uses. Accessory Uses: 17. One caretaker unit per lot.</p>	<p>6. <i>Multiple unit residential buildings</i>, provided that no residential uses are located on the ground floor. 7. <i>Retail stores</i> excluding the following: (c) <i>Adult entertainment stores</i>; and (d) <i>Secondhand stores and pawnshops</i>. 8. <i>Personal service uses</i> excluding <i>body rub parlours</i>. 9. <i>General service uses</i> excluding funeral parlours and <i>drive-through banks</i>. 10. <i>Beverage container return centres</i> provided that: (c) The use is confined to an enclosed <i>building</i> or a part of an enclosed <i>building</i>; and (d) The <i>beverage container return centre</i> does not exceed a <i>gross floor area</i> of 418 sq. m. 11. <i>Eating establishments</i> excluding <i>drive-through restaurants</i>. 12. <i>Neighbourhood pubs</i>, regulated under the <u>Liquor Control and Licensing Act</u>, as amended. 13. <i>Liquor store</i>. 14. Office uses excluding the following: (a) <i>Social escort services</i>; (b) <i>Methadone clinics</i>; and (c) <i>Marijuana dispensaries</i>. 15. <i>Indoor recreational facilities</i>. 16. <i>Entertainment uses</i> excluding <i>arcades</i> and <i>adult entertainment stores</i>. 17. <i>Community services</i>. 18. <i>Child care centres</i>, regulated under the <u>Community Care and Assisted Living Act</u>, as amended, and the <u>Child Care Licensing Regulation</u>, as amended. 19. <i>Cultural uses</i>.</p>
<p>Amenity Space</p>			
<p>Indoor Amenity:</p>	<p>102 m²</p>	<p>n/a</p>	<p>The proposed 99.0 m² + CIL of \$2,500 meets the Zoning By-law requirement.</p>

Outdoor Amenity:	102 m ²	n/a	The proposed 114.2 m ² meets the Zoning By-law requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		15.0	15
Child Care Centre		27.3	28
Residential:		47.4	48
Residential Visitor:		6.8	7
Total:		97	98
Bicycle Spaces			
Residential Secure Parking:		40.8	42
Residential Visitor:		6.0	6

- All of the commercial uses that are permitted in the C-8 Zone will be included in the CD Zone except for parking facilities, automotive services, and assembly halls.
- The proposed floor area ratio (FAR) of 1.50 is consistent with the permitted density under the RM-70 Zone and the OCP Commercial designation. It is also consistent with the proposed density for Development Application No. 7919-0032-00 across King George Boulevard.
- The proposed lot coverage of 45% is greater than the 33% lot coverage permitted under the RM-70 Zone but is less than the 50% lot coverage permitted under the C-8 Zone.
- Setbacks have been customized to the proposal through a review of the site's form and character. The reduced setbacks on the 156 Street frontage and sides of the building allow for a more pedestrian-oriented, urban character to the development.
- The height of the proposed building is limited to four storeys and is proposed to be 14.9 metres.

Signage

- Business signage is permitted on the 156 Street frontages of the commercial units, but no business signage will be permitted on the rear of the building. Signage on the rear of the building will be restricted to unit numbers only.
- Detailed signage is not proposed as part of this application and will instead be considered through a separate application in the future or must comply with the Sign By-law.

Guidelines for Location and Siting of Child Care Centres

- In 1990, the City completed a report entitled "Guidelines for Location and Siting of Child Care Centres". The following illustrates how the proposed application adheres to the various locational and siting guidelines outlined in the report:
 - Locate child care facilities with maximum enrollment exceeding 25 children in close proximity to multi-family residential development, community facilities and public amenities such as a school, a community or district park, etc.

- The surrounding neighbourhood includes a mix of proposed multi-family residential and existing single family residential developments.
- The subject site is within close proximity of Jessie Lee Elementary school and Jessie Lee Park, which are approximately 480 metres away.
- If located along an arterial street, conditions will apply.
 - The proposed child care centre is located along King George Boulevard, which is an arterial road.
 - The outdoor play area is proposed in the rear (north-west) corner of site, located away from King George Boulevard. The play area will be screened from view along King George Boulevard and 156 Street, which is a collector road, by the building. Landscaping will be planted along the lane for additional buffering and screening of the play area. The play area is proposed to be fenced and secured.
- Avoid undue concentration of childcare centres.
 - The guidelines recommend that childcare facilities should be located in areas that are currently underserved to avoid an undue concentration of facilities.
 - Demand for child care continues to be high throughout the City and the proposed child care centre will support the increased demand for childcare from the proposed multi-family residential units above and other new residential developments in the area.
 - With approval of the subject application, child care space for an additional 98 children will be provided.
- Provide adequate on-site parking for employees and parents.
 - The applicant will provide a total of 28 parking spaces on-site for the child care centre, which complies with the parking requirements under the Zoning By-law No. 12000.
- Provide adequate fencing, screening, setbacks, and outdoor play areas.
 - The proposed child care centre will be located on the ground floor of the proposed mixed-use building and will have direct access to the outdoor play area.
 - As the attached layout (Appendix I) illustrates, the outdoor play area will be located in the rear (north-west) corner of the site, screened by the building, and will be fenced and secured. Additional landscape buffering will be provided along the lane and surface parking area. The play area is situated away from the drive aisle and parking ramp to the underground parking.

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 Final Subdivision Approval. The current rate is \$4,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

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 January 28, 2022, and the Development Proposal Signs were installed on December 22, 2021. Staff received no responses.

DEVELOPMENT PERMITS

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 King George Corridor South Local Area Plan (LAP).

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the King George Corridor South Local Area Plan (LAP).
- The applicant has worked with staff to enhance the pedestrian experience in and around the site and create a strong street-presence along the two main frontages on 156 Street and King George Boulevard. Double sidewalks will be provided along 156 Street and King George Boulevard, and a plaza space will be located along the King George Boulevard frontage. A pedestrian walkway has been included along the lane for additional access to the proposed development, as well as to improve access and connectivity to existing and future developments to the north of the subject site.
- The horizontal building massing is visually split at the ground level with a balcony extending along the 156 Street frontage, creating separation between the commercial uses on the ground floor and residential units above. The horizontality of the glazed ground floor commercial space opens up the ground plane with transparency into the building's commercial activity, while the more private residential floors above are further stepped back from the street and balanced by vertical articulation of the residential units.
- The proposed residential fenestration is a balance between maximizing daylight into the building and minimizing heat loss. The residential units along the south facing 156 Street are recessed within the covered balcony space.
- The commercial fenestration has been maximized for exposure. A substantial overhang from the balcony above along the 156 Street frontage assists in minimizing the solar gain from the summer sun. In addition, existing and new trees will assist in minimizing solar heat gain in the summer and will maximize daylight penetration in the winter months.
- Proposed materials and colours include translucent storefront glazed panels, light grey and charcoal fibre-cement panel siding, grey metal panels, and grey metal flashing.

Landscaping

- Landscaping is comprised of planters along 156 Street at the commercial frontage, a landscape buffer along the lane at the rear of the site, a landscape buffer along the length of the north property line adjacent to a commercial lot, and an open plaza area along the King George Boulevard frontage. The child care centre outdoor play area will occupy most of the rear yard area and will be surrounded by planted shrubs.
- The landscaping will consist of a variety of new trees on the site including Columnar Red Japanese Maple, Sweetgum, Bruns Serbian Spruce, Green Pillar Pin Ak, and a variety of shrubs, grasses and perennials.

Indoor Amenity

- The Zoning By-law requires that 102 square metres of indoor amenity space be provided for the residential units, based on the requirement of 3 square metres per dwelling unit.

- The applicant is proposing 99 square metres of indoor amenity space plus cash-in-lieu to meet the requirements of the Zoning By-Law. The indoor amenity space is located on the 3rd floor, adjacent the outdoor amenity space, at the north end of the building facing towards King George Boulevard and 156 Street.
- The indoor amenity space opens directly into the roof deck outdoor amenity space. The amenity space will have an accessible washroom.

Outdoor Amenity

- The Zoning By-law requires that 102 square metres of outdoor amenity space be provided for the residential units, based on the requirement of 3 square metres per dwelling unit. The applicant is proposing a total of 114 square metres of outdoor amenity space, which exceeds the area required under the Zoning By-Law.
- The outdoor amenity is located on the roof deck at the north end of the building, facing King George Boulevard, and is connected to the indoor amenity space.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally involve the coordination of drawings and for additional detailing, consideration of the proposed balcony material treatment and for further review of the surface parking area.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- D. Glyn Romaine, ISA Certified Arborist of Van Der Zalm & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Cherry	2	2	0
Flowering Ash	4	1	3
Horse Chestnut	1	1	0
Weeping Willow	1	1	0
Coniferous Trees			
Serbian Spruce	3	3	0
Scotch Pine	1	1	0
Western Red Cedar	13	13	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	27	24	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		41	
Total Retained and Replacement Trees		44	
Contribution to the Green City Program		\$3,850	

- The Arborist Assessment states that there are a total of 27 mature trees on the site, and no Alder and Cottonwood trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 48 replacement trees on the site. Since only 41 replacement trees can be accommodated on the site, the deficit of 7 replacement trees will require a cash-in-lieu payment of \$3,850, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 156 Street. 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 Columnar Red Japanese Maple, Sweetgum, Bruns Serbian Spruce, and Green Pillar Pin Ak.
- In summary, a total of 44 trees are proposed to be retained or replaced on the site with a contribution of \$3,850 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, 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. NCP Plan
- Appendix VI. ADP Comments and Response

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

EM/cm



PROPOSED MIXED-USE BUILDING

**2223 - 156TH STREET
SURREY, B. C.**

[FILE NUMBER 15-455]

LEGAL DESCRIPTION:

LOT 14 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PALN 47096
SECONDLY: PART DEDICATED ROAD ON PLAN BCP31209 SECTION 14
TOWNSHIP 1 N.W.D. PLAN 8443 AND
LOT 150 SECTION 14 TOWNSHIP 1 N.W.D. PLAN 50823
EXCEPT PLANS BCP32793 AND EPP32498



Architect | AIBC | MRAIC

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No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per DRG Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022

Mixed-Use Building

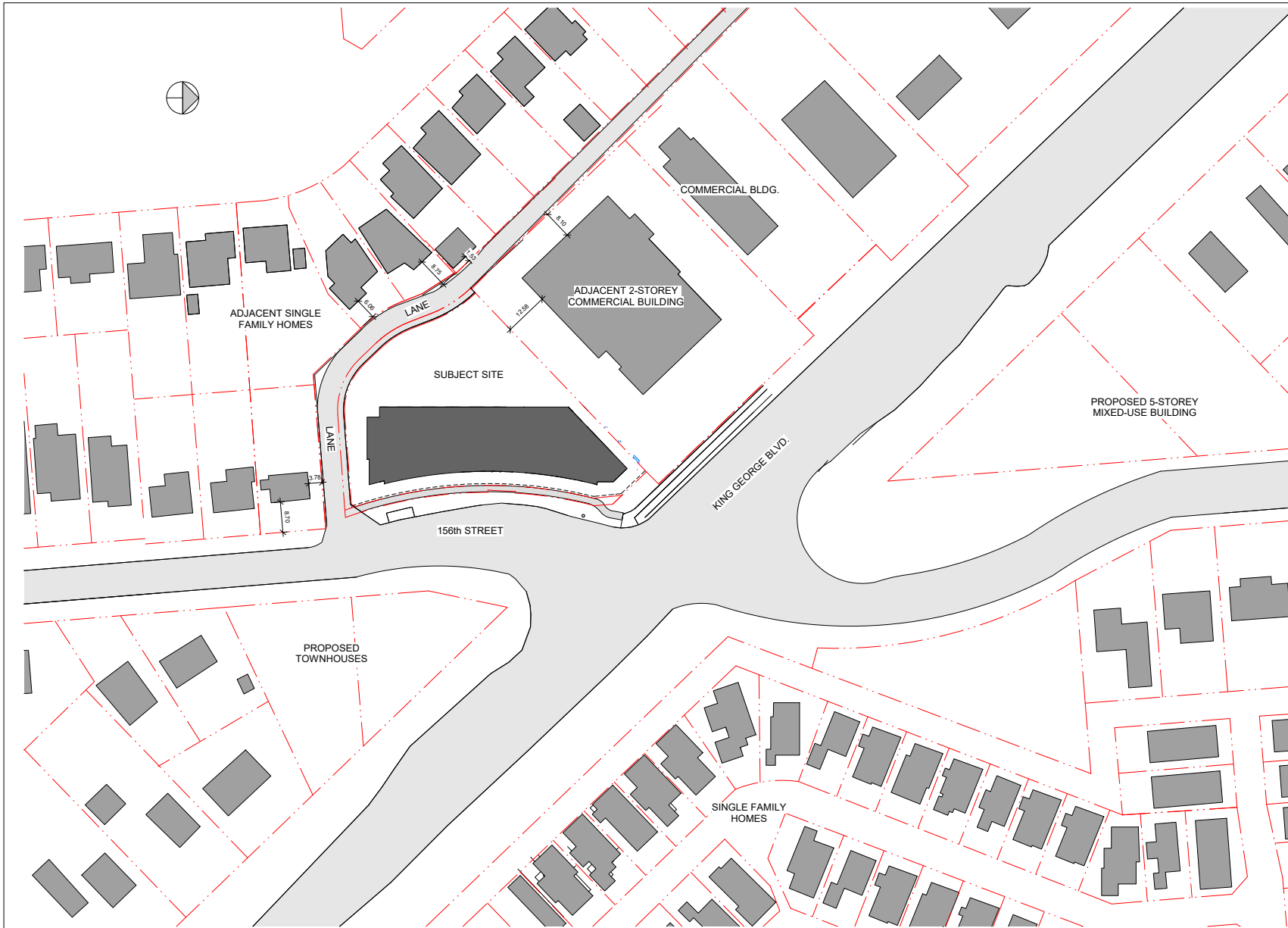
2223 - 156th Street, Surrey

Cover Sheet

Project number	2101
Date	June 28, 2021
Drawn by	JYT
Checked by	RAS

A100

Scale: N / A



Architect | AIBC | MRAIC

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No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per DRG Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022

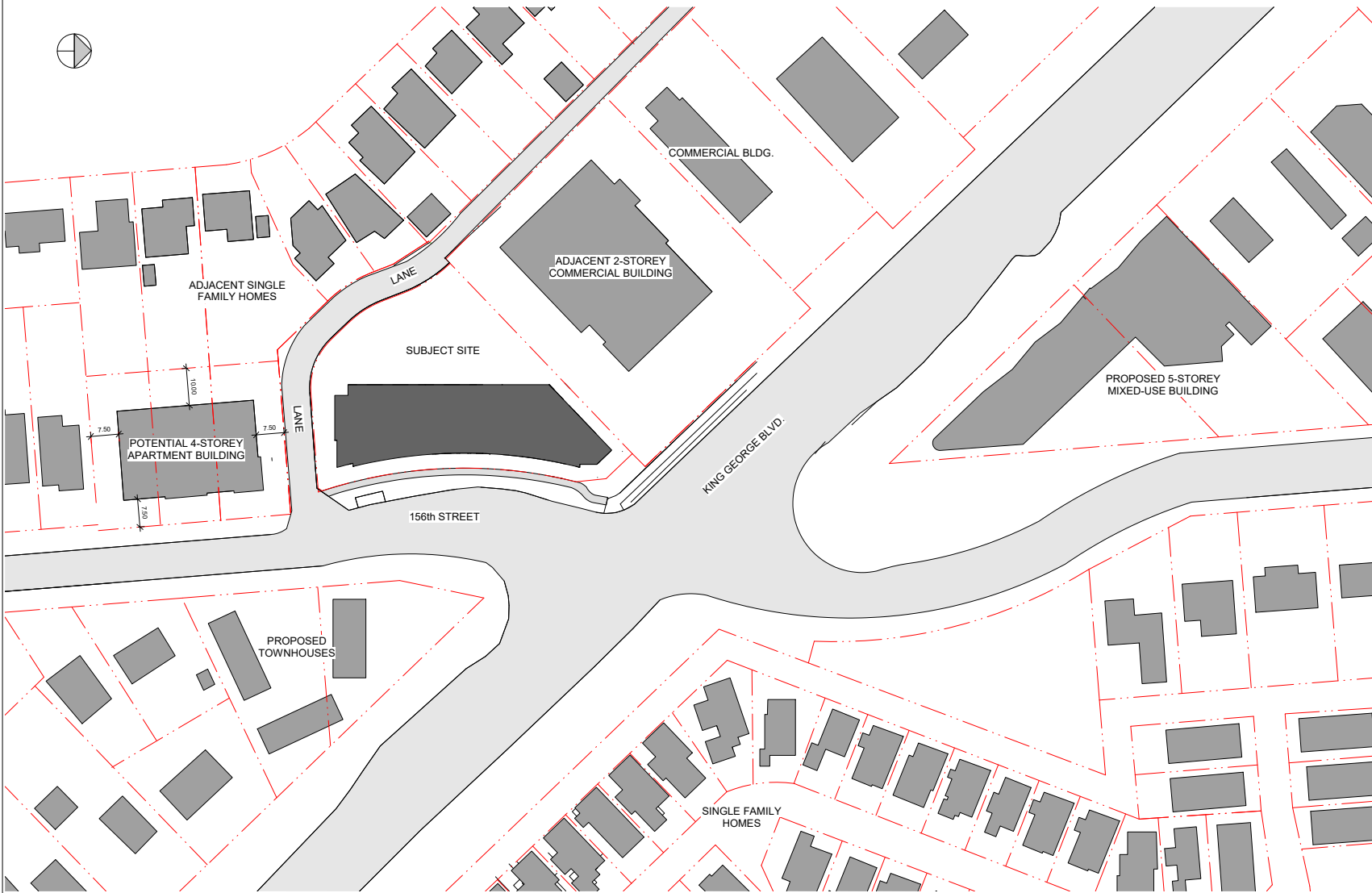
Mixed-Use Building
 2223 - 156th Street, Surrey

Context Plan

Project number 2101
 Date June 28, 2021
 Drawn by JYT
 Checked by RAS

A100.1
 Scale 1 : 500

2022/06/06 10:30:53 PM



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No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per DRG Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022

Mixed-Use Building
2223 - 156th Street, Surrey

Concept Development Scenario
Project number: 2101
Date: June 28, 2021
Drawn by: Author
Checked by: Checker

A100.2

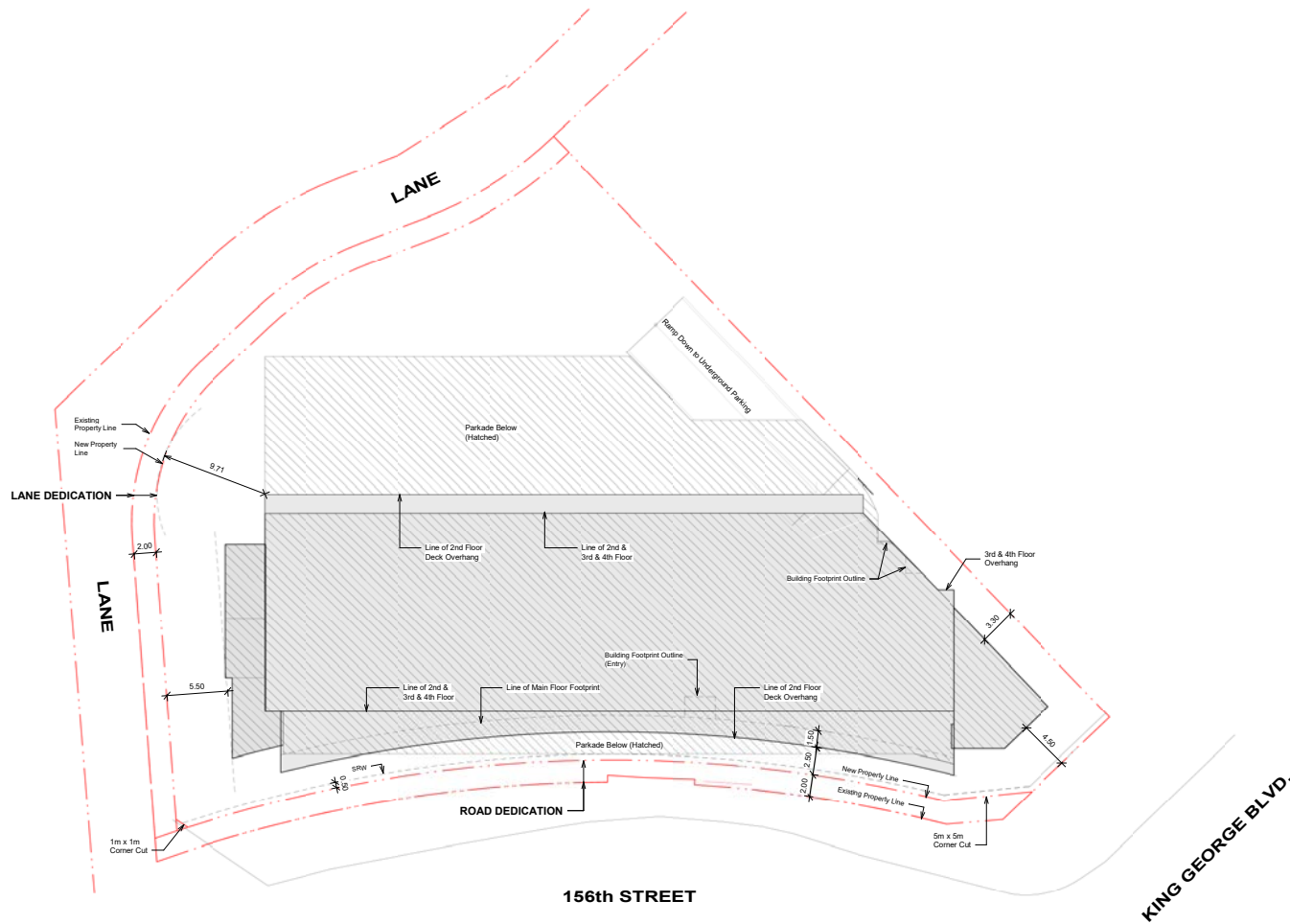
Scale: 1 : 500

2022.06.08 10:02:29 PM



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3	Revisions per Planning Comments	April 18, 2022

Mixed-Use Building
 2223 - 156th Street, Surrey

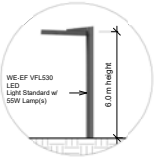
Site Base Plan

Project number	2101
Date	June 28, 2021
Drawn by	ML, JYT
Checked by	RAS

A101

Scale: 1 : 200

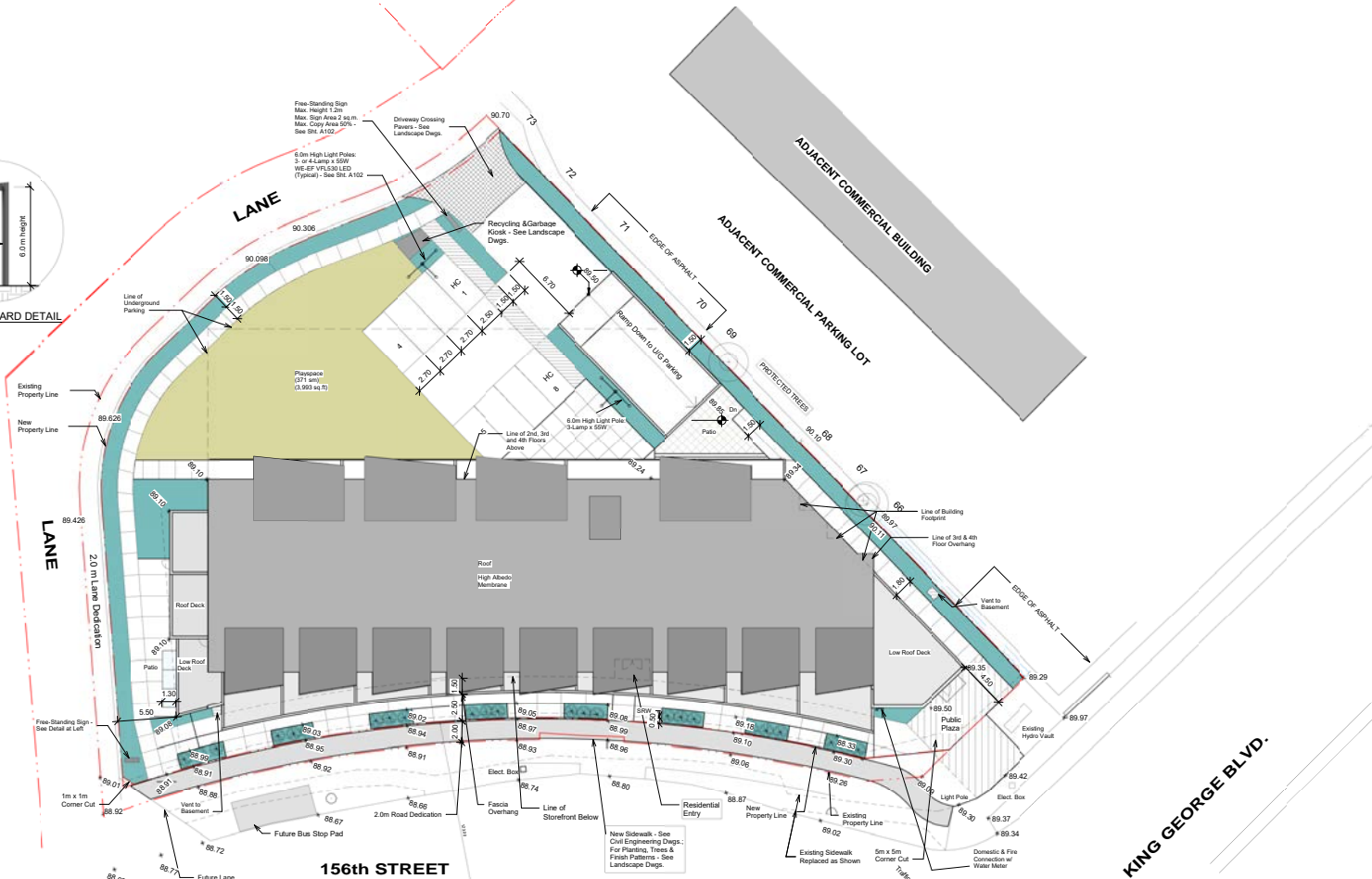
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LIGHT STANDARD DETAIL



ADJACENT SINGLE FAMILY HOMES



ZONING:

Current Zoning: R-F
Proposed Zoning: CD

NEW LOT AREA:

Total of Both Existing Lots 3,499.3 sq.m.
Minus Lane Dedication 3,169.5 sq.m.
Minus Street Corner Cuts 3,169.5 sq.m.

GROSS FLOOR AREAS:

Ground Floor 1,281.1 sq.m.
Second Floor 1,217.6 sq.m.
Third Floor 1,129.1 sq.m.
4th Floor 1,106.7 sq.m.

Total GFA 4,734.5 sq.m.

FAR 4,734.5 / 3,170 = 1.49

LOT COVERAGE:

1,281.1 / 3,170 = 0.40

BUILDING HEIGHT : 15.4m

Required

Indoor Amenity Area 34 units x 3 = 102 sq.m.
Outdoor Amenity Area 34 units x 3 = 102 sq.m.
Total Provided: 204 sq.m.
Indoor Amenity Area 99.0 sq.m.
Outdoor Amenity Area 114.2 sq.m.

BUILDING SETBACKS:

Front Yard (156th Street) 10.0m
South Side Yard (Lane) 4.50m
Rear Yard (Lane) 17.80m to 40.98m
North Side Yard (P.L.) 3.30m
Front (N.E. Corner) 3.00m
Front (K. G. Hwy.) 4.50m

PARKING REQUIRED CALCULATION:

Daycare: Daycare + Daycare (2F) = 798.3 sq.m.
Parking required:
18 Students 0.15 per student Total of 14.7 spaces
18 Teachers 0.70 per teacher Total of 12.6 spaces
Total of 27.3 spaces
Commercial: CRU + CRU (2F) = 493.2 sq.m.
Parking required: 499.9 / 33.3 = 15.0 spaces
Apartment 16 2 & 3-Bedroom Units 16 x 1.5 = 24.0 spaces
Parking required: 16 x 1.5 = 24.0 spaces
Apartment 18 1-Bedroom Unit 18 x 1.3 = 23.4 spaces
Parking required: 34 x 0.2 = 6.8 spaces
Visitors 34 x 0.2 = 6.8 spaces

Total Parking Required 97 spaces

PARKING PROVIDED:

Surface Parking 8 spaces
(8 customers + 2 visitors)
Underground Secured Parking 90 spaces
(48 residents + 2 HC+ 40 others)
Total Parking Provided 98 spaces

BICYCLE REQUIRED:

Units 34
Surface Bicycle Spaces (Visitors) 6 spaces
Underground Secured Spaces 34 x 1.2 = 40.8 spaces
Total Bicycle Required 46.8 spaces

BICYCLE PROVIDED:

Visitors (surface) 6 spaces
Underground Spaces 42 spaces
Total Bicycle Provide 48 spaces

LANDSCAPING AREA:

Building footprint 1,315.3 sq.m.
Soft landscape area 781.3 sq.m.
Hard landscape area 1,072.9 sq.m.
Ratio of soft to hard landscape area 72.8%



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156th STREET

D.P. PROJ. ADJAC.

No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per DRG Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022
4	Issued for ADP Meeting	June 30, 2022
5	Issued for ADP Meeting - Revision	Aug. 15, 2022

Mixed-Use Building

2223 - 156th Street, Surrey

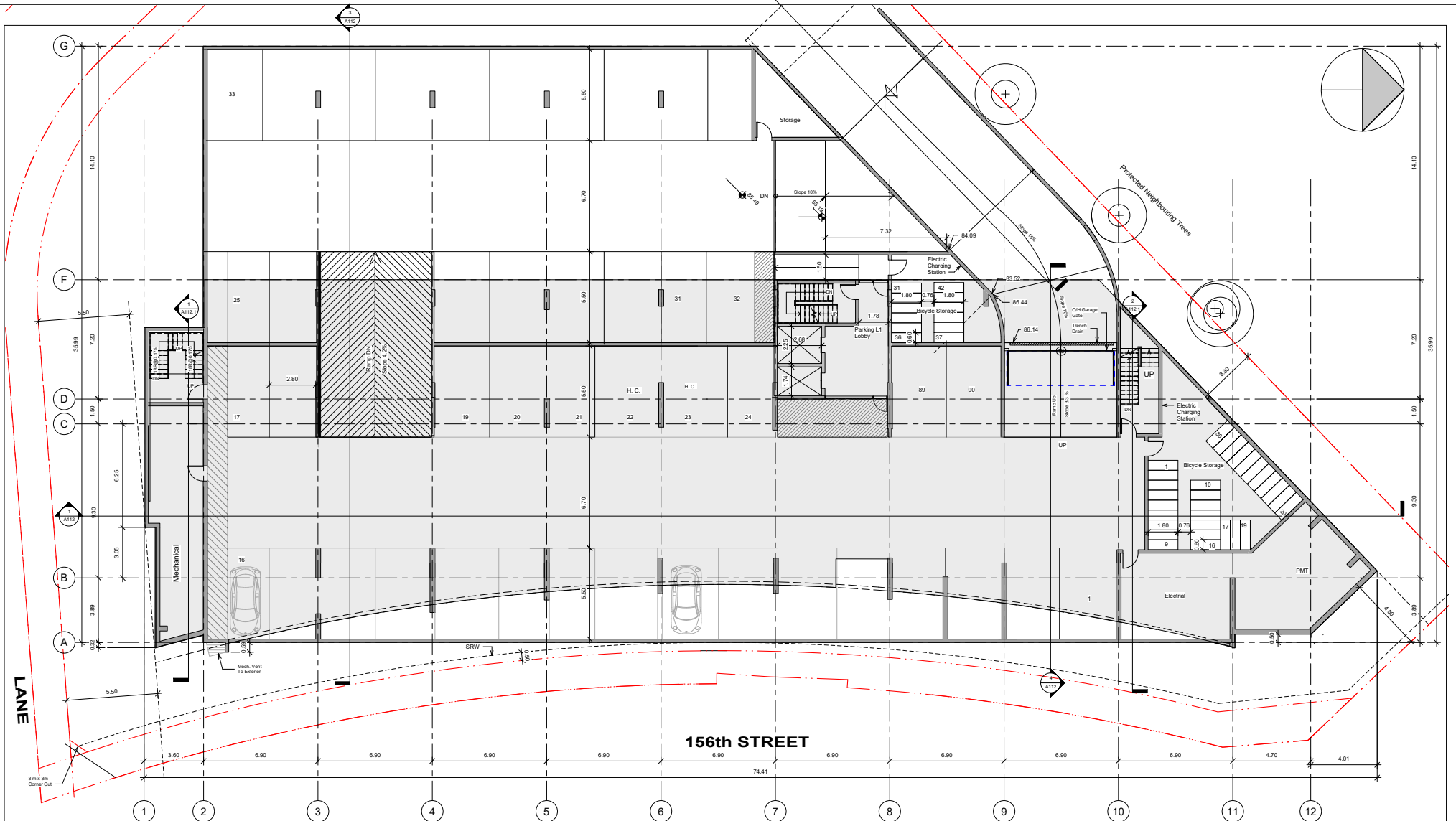
Site Plan

Scale 1 : 200

Project number	2101
Date	June, 28, 2021
Drawn by	ML, BGA, JYT
Checked by	RAS

A102

6/16/2022 10:07:35 PM



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No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per DRG Comments	March 2, 2022
3	Revisions per Planning Comments	April 16, 2022

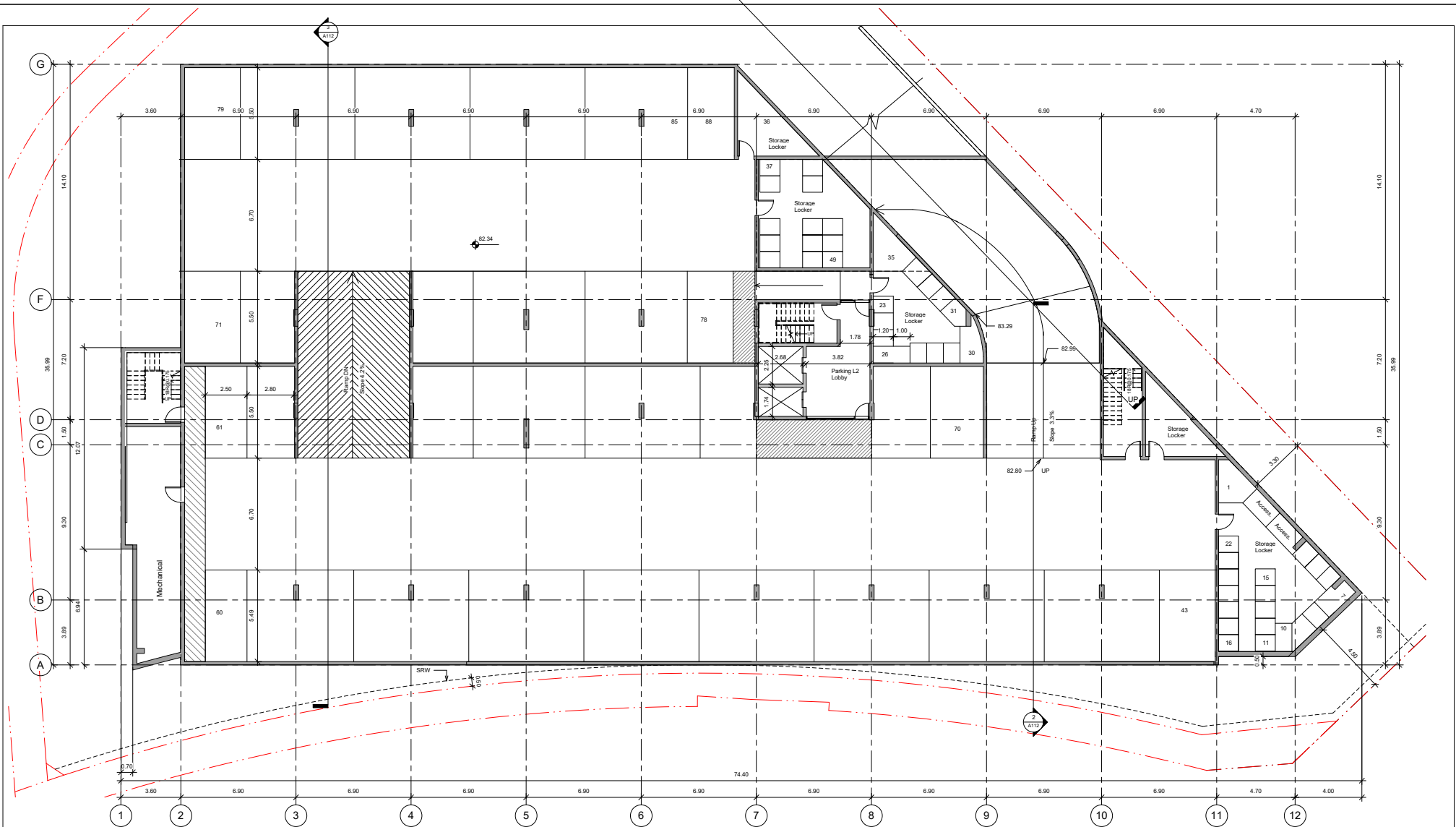
Mixed-Use Building
 2223 - 156th Street, Surrey

Parking L1

Project number	2101
Date	June 28, 2021
Drawn by	JYT
Checked by	RAS

A103

Scale 1 : 100



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No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per DRG Comments	March 2, 2022
3	Revisions per Planning Comments	April 16, 2022

Mixed-Use Building

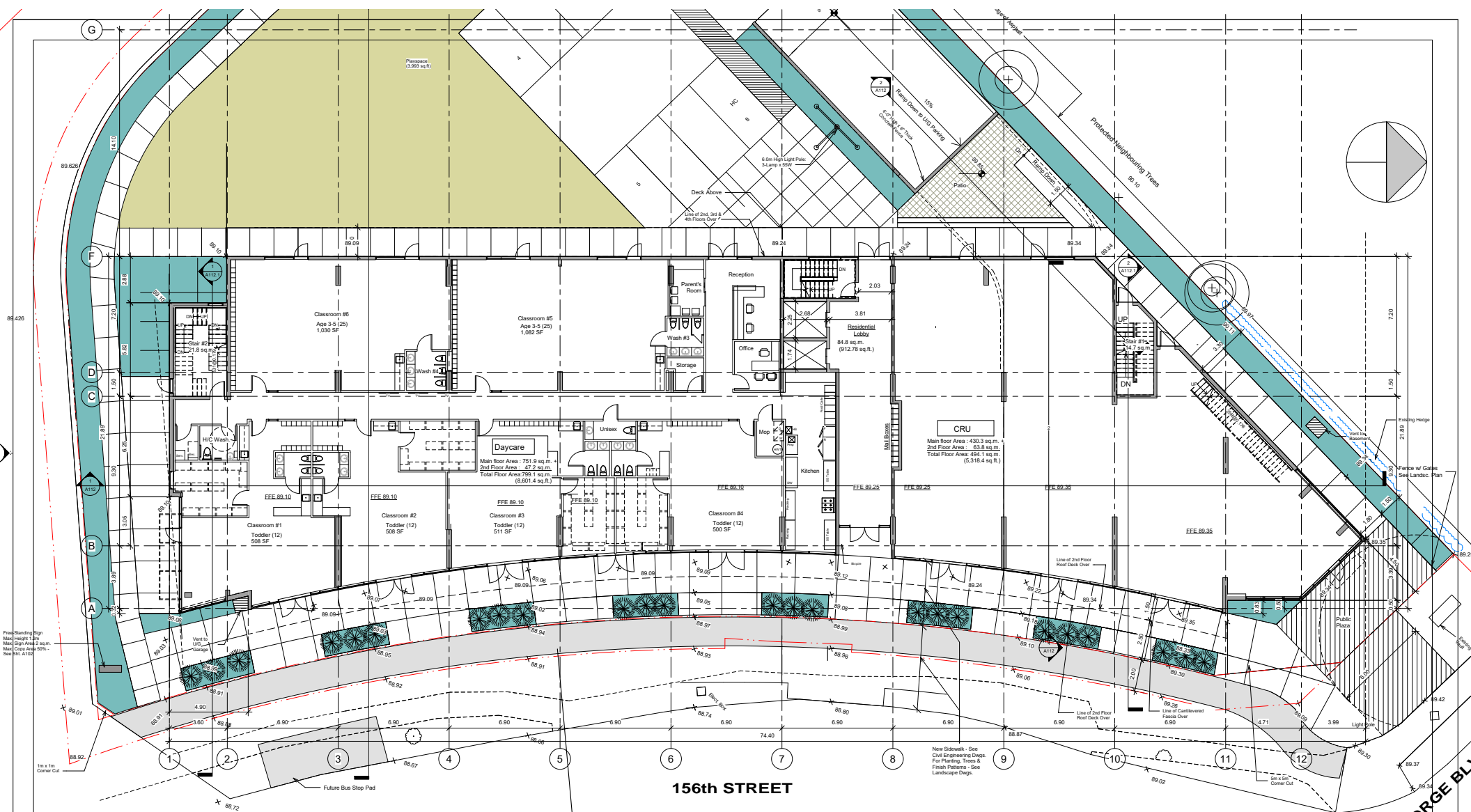
2223 - 156th Street, Surrey

Scale 1 : 100

Project number	2101
Date	June 28, 2021
Drawn by	Author
Checked by	Checker

A104

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156th STREET

KING GEORGE BLVD



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4	Issued for ADP Meeting	June 30, 2022
5	Issued for ADP Meeting - Revision	Aug. 15, 2022

Mixed-Use Building

2223 - 156th Street, Surrey

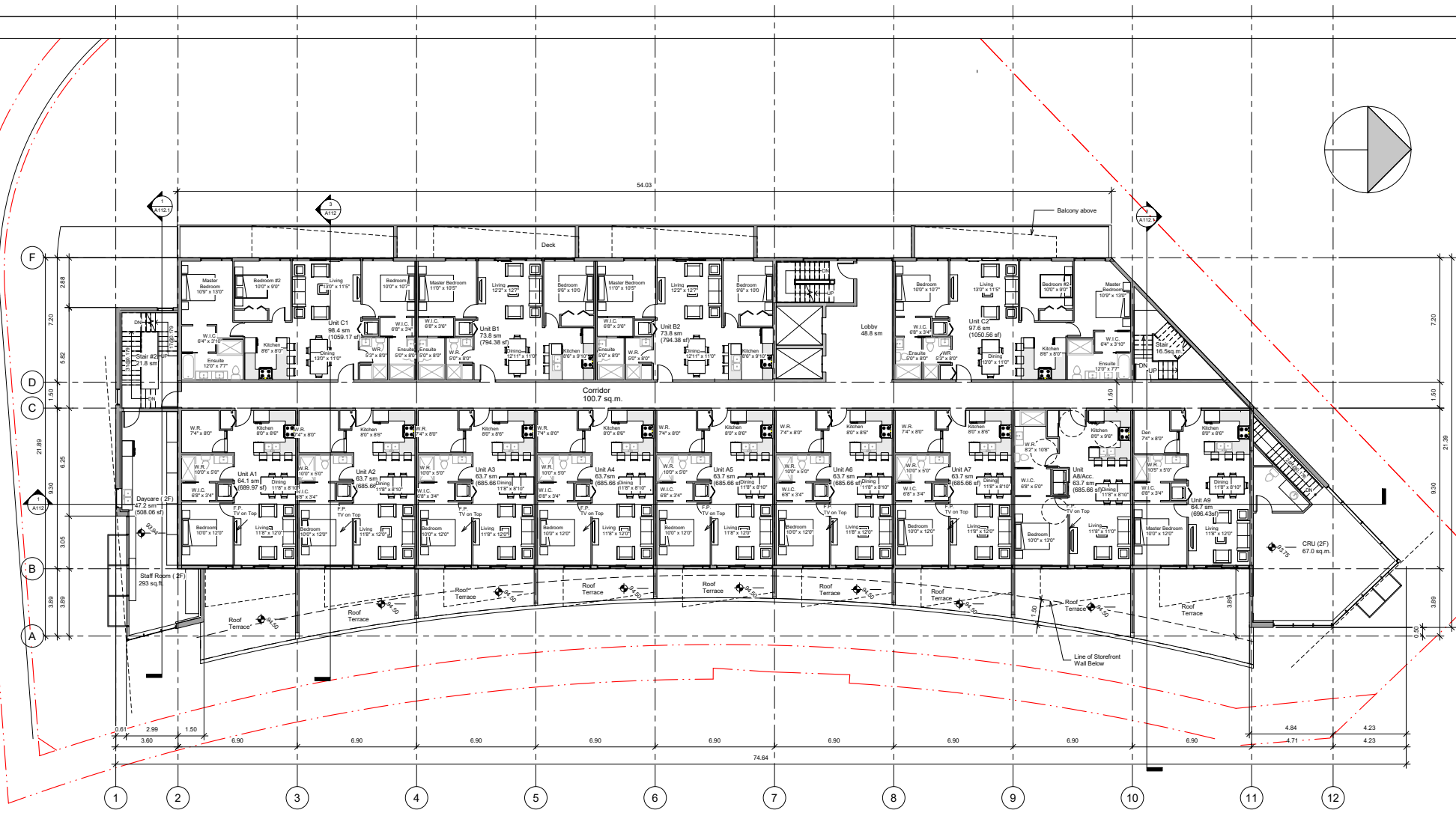
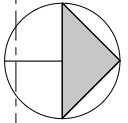
Main Floor Plan

Scale 1 : 100

Project number	Date	Drawn by	Checked by
	June 2021	JYT	RAS

A105

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156th STREET

LANE



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No.	Description	Date
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**Mixed-Use
Building**

2223 - 156th Street, Surrey

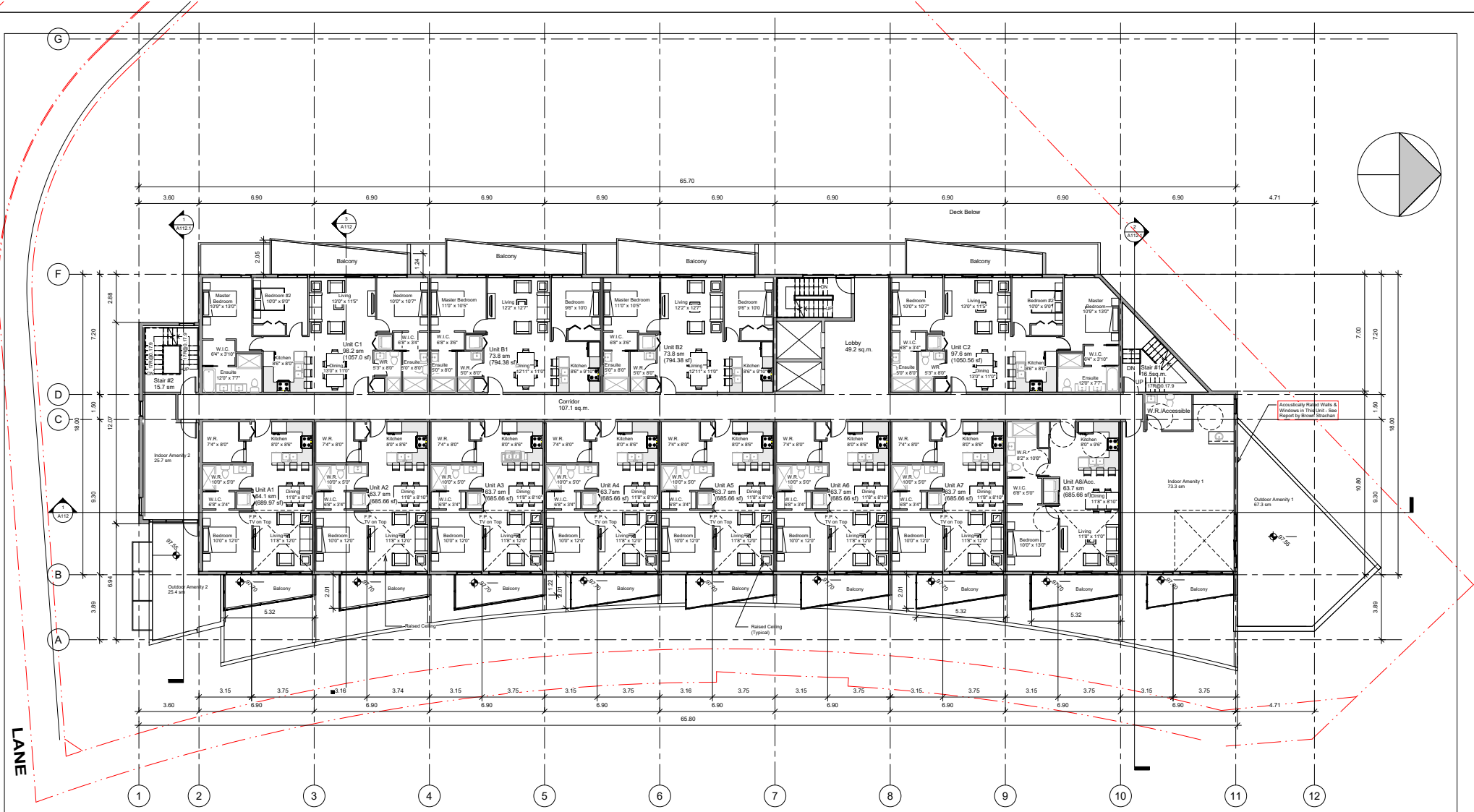
Second Floor Plan

A106

Project number	2101
Date	June, 28, 2021
Drawn by	JYT
Checked by	RAS

Scale 1 : 100

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156th STREET



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No.	Description	Date
1	Revised Project Submission	July 23, 2021
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3	Revisions per Planning Comments	April 18, 2022
4	Issued for ADP Meeting	June 30, 2022
5	Issued for ADP Meeting - Revision	Aug. 15, 2022

Mixed-Use Building

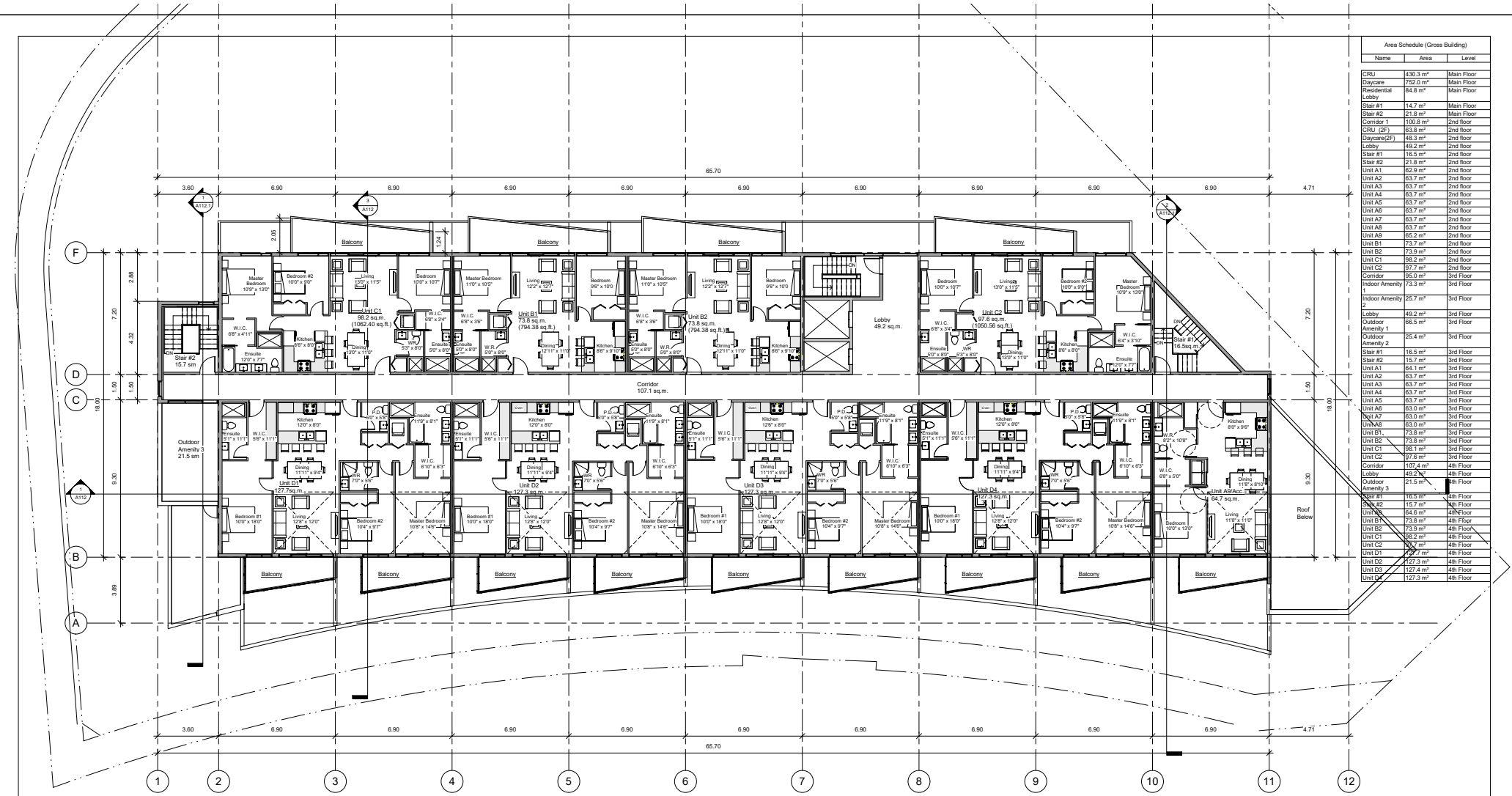
2223 - 156th Street, Surrey

Third Floor Plan

Project number	2101
Date	June, 28, 2021
Drawn by	JYT
Checked by	RAS

A107

Scale: 1 : 100



Area Schedule (Gross Building)		
Name	Area	Level
GRU	430.3 m²	Main Floor
Daycare	752.0 m²	Main Floor
Residential Lobby	84.6 m²	Main Floor
Stair #1	14.7 m²	Main Floor
Stair #2	21.8 m²	Main Floor
Corridor 1	100.8 m²	2nd Floor
GRU (2F)	63.8 m²	2nd Floor
Daycare(2F)	48.3 m²	2nd Floor
Lobby	48.2 m²	2nd Floor
Stair #1	16.5 m²	2nd Floor
Stair #2	21.8 m²	2nd Floor
Unit A1	62.9 m²	2nd Floor
Unit A2	63.7 m²	2nd Floor
Unit A3	63.7 m²	2nd Floor
Unit A4	63.7 m²	2nd Floor
Unit A5	63.7 m²	2nd Floor
Unit A6	63.7 m²	2nd Floor
Unit A7	63.7 m²	2nd Floor
Unit A8	63.7 m²	2nd Floor
Unit A9	65.2 m²	2nd Floor
Unit B1	73.7 m²	2nd Floor
Unit B2	73.9 m²	2nd Floor
Unit C1	98.2 m²	2nd Floor
Unit C2	97.7 m²	2nd Floor
Corridor	95.0 m²	3rd Floor
Indoor Amenity 1	73.3 m²	3rd Floor
Indoor Amenity 2	25.7 m²	3rd Floor
Lobby	49.2 m²	3rd Floor
Outdoor Amenity 1	86.5 m²	3rd Floor
Outdoor Amenity 2	25.4 m²	3rd Floor
Stair #1	16.5 m²	3rd Floor
Stair #2	15.7 m²	3rd Floor
Unit A1	64.7 m²	3rd Floor
Unit A2	63.7 m²	3rd Floor
Unit A3	63.7 m²	3rd Floor
Unit A4	63.7 m²	3rd Floor
Unit A5	63.7 m²	3rd Floor
Unit A6	63.0 m²	3rd Floor
Unit A7	63.0 m²	3rd Floor
Unit A8	63.0 m²	3rd Floor
Unit B1	73.8 m²	3rd Floor
Unit B2	73.6 m²	3rd Floor
Unit C1	98.1 m²	3rd Floor
Unit C2	97.6 m²	3rd Floor
Corridor	107.4 m²	4th Floor
Lobby	49.2 m²	4th Floor
Outdoor Amenity 3	21.5 m²	4th Floor
Stair #1	16.5 m²	4th Floor
Stair #2	15.7 m²	4th Floor
Unit A1	84.6 m²	4th Floor
Unit A2	73.6 m²	4th Floor
Unit B2	73.9 m²	4th Floor
Unit C1	98.2 m²	4th Floor
Unit C2	98.2 m²	4th Floor
Unit D1	127.4 m²	4th Floor
Unit D2	127.3 m²	4th Floor
Unit D3	127.4 m²	4th Floor
Unit D4	127.3 m²	4th Floor

156th STREET



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Mixed-Use
Building

2223 - 156th Street, Surrey

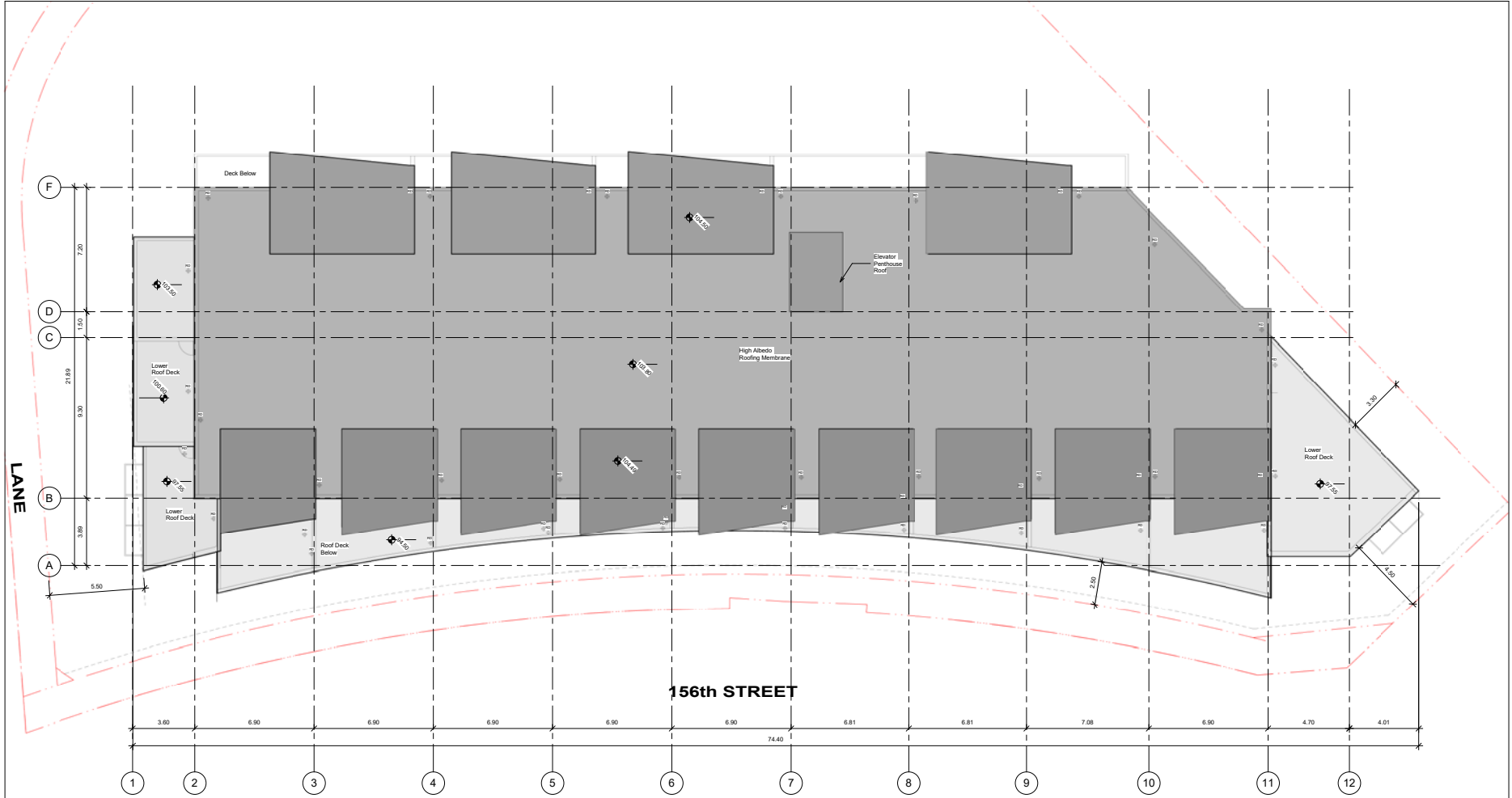
Project number	2101
Date	June 28, 2021
Drawn by	JYT
Checked by	RAS

4th Floor Plan

A108

Scale 1 : 100

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No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per DMO Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022

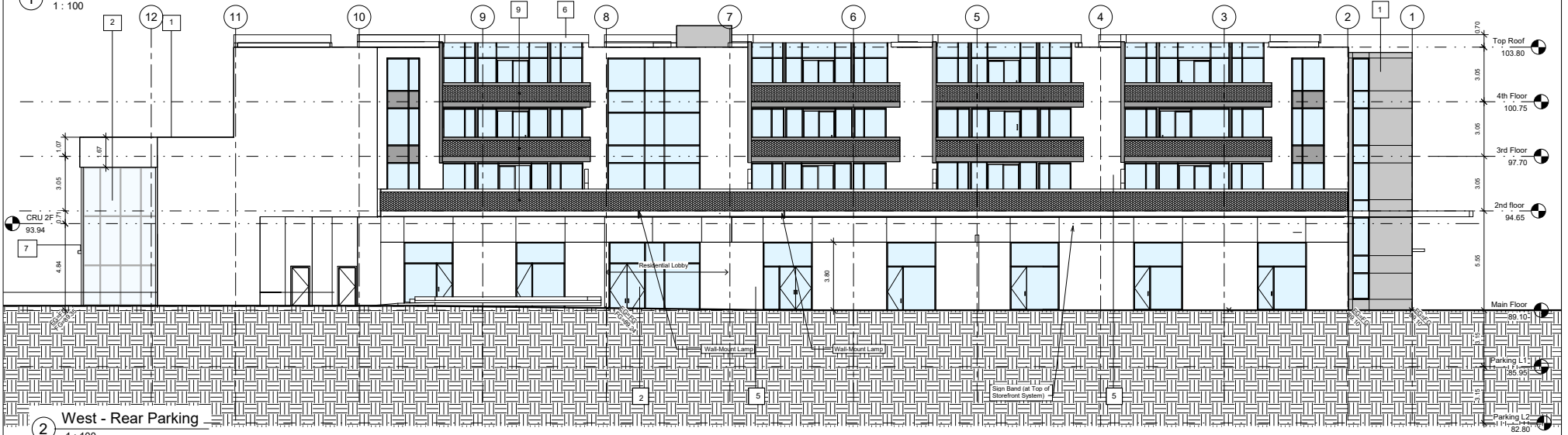
Mixed-Use Building

2223 - 156th Street, Surrey

Project number	2101
Date	June 28, 2021
Drawn by	JYT
Checked by	RAS
Roof Plan	
A109	
Scale	1 : 100



1 East - 156th Street
1:100



2 West - Rear Parking
1:100



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No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per DRG Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022
4	Issued for ADP Meeting	June 30, 2022
5	Issued for ADP Meeting - Revision	Aug. 15, 2022

Mixed-Use
Building

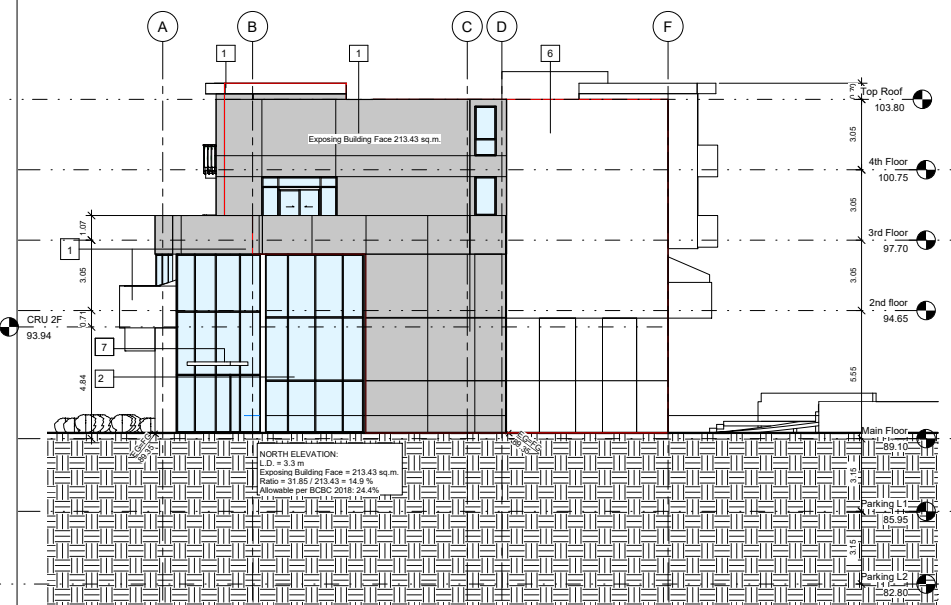
2223 - 156th Street, Surrey

E. & W. Elevations

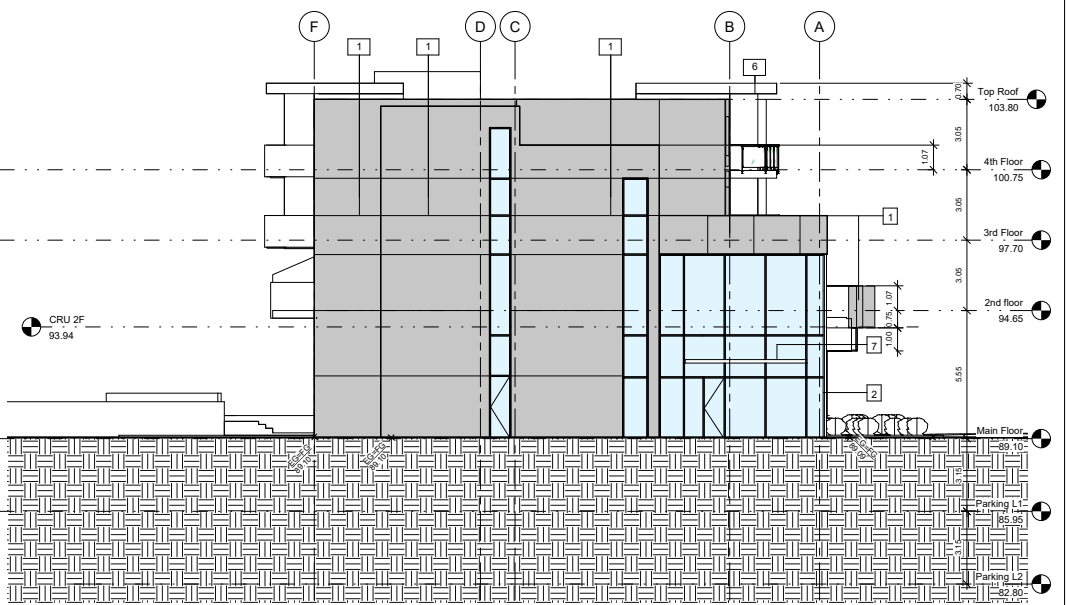
A110

Scale 1:100

Project number	2101
Date	June 28, 2021
Drawn by	JYT
Checked by	RAS



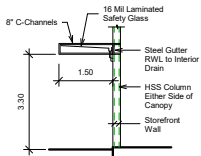
① North - King George Blvd.
1 : 100



② South - Lane
1 : 100



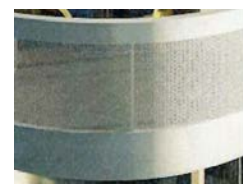
Sign Band Precedent



Canopy Detail

Exterior Finish Materials:

1. Metal Panels - Gray
2. Clear Glazing Storefront & Doors - Clear Anodized Aluminum Frame
3. Translucent Storefront Glazed Panels
4. Pre-painted Metal Door - Gray
5. Fibre-Cement Panel Siding - Light Gray / Charcoal
6. Pre-painted Metal Flashing - Gray
7. Clear Glazed Canopy
8. Clear Glazed Guards w/ Metal Railing - Clear Anodized Aluminum
9. Approved Perforated Metal Panel Between Top & Bottom Rail



Perforated Metal Panel Between Top & Bottom Rail



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Mixed-Use Building

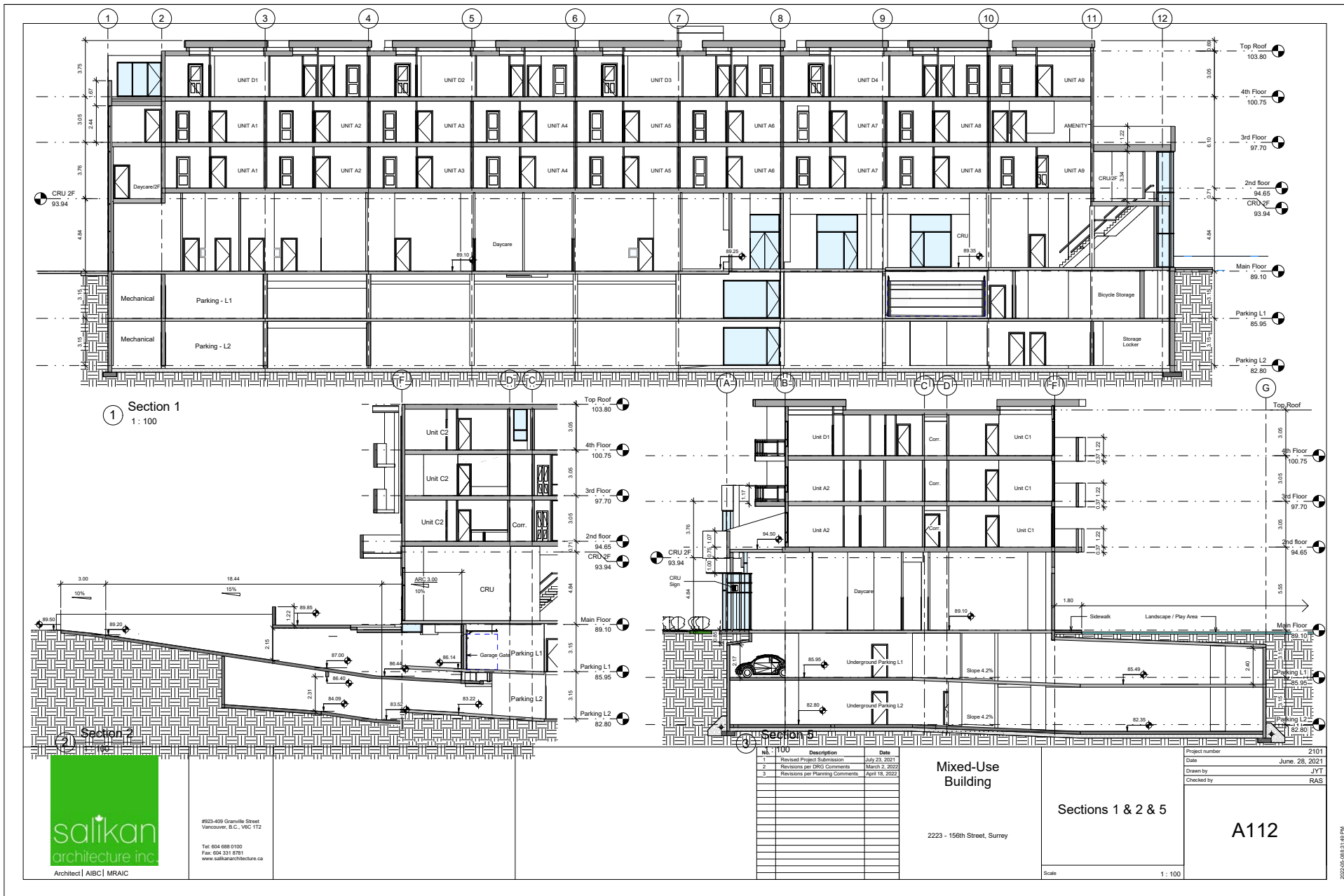
2223 - 156th Street, Surrey

N. & S. Elevations

A111

Project number	2101
Date	June, 28, 2021
Drawn by	JYT
Checked by	RAS

Scale 1 : 100



1 Section 1
1 : 100

2 Section 2
1 : 100

No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per DRU Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022

Mixed-Use Building
2223 - 156th Street, Surrey

Sections 1 & 2 & 5

Project number	2101
Date	June 28, 2021
Drawn by	JYT
Checked by	RAS

A112

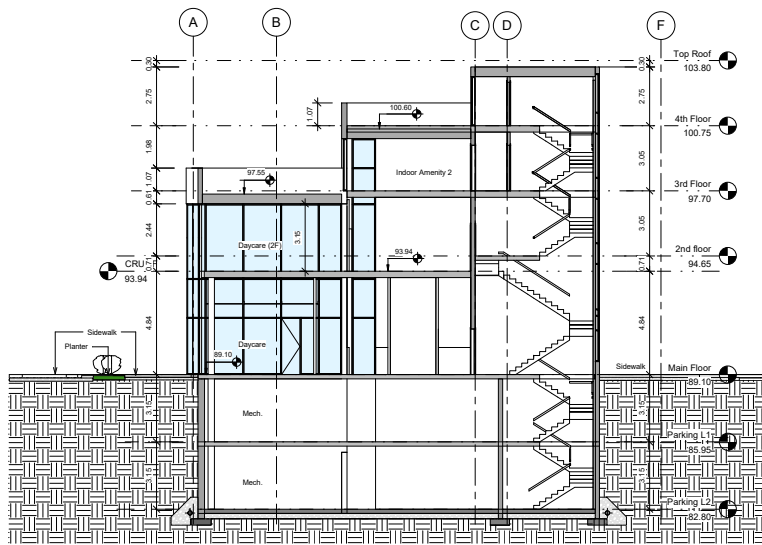


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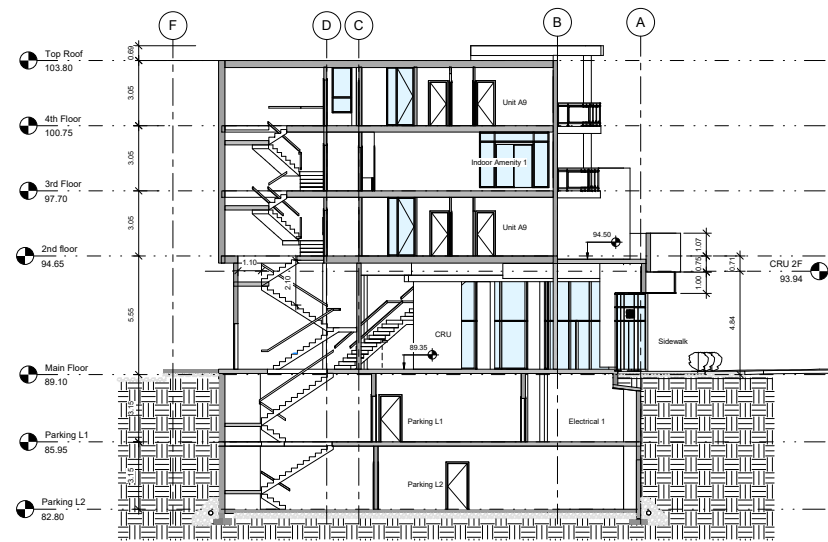
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Scale 1 : 100

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① Section 6
1 : 100



② Section 7
1 : 100



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No.	Description	Date
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3	Revisions per Planning Comments	April 18, 2022

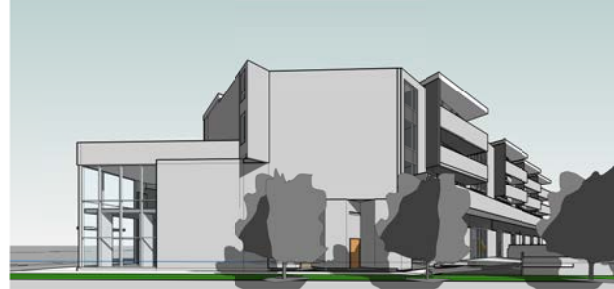
Mixed-Use Building

2223 - 156th Street, Surrey

Project number		2101
Date		June 28, 2021
Drawn by		JYT
Checked by		RAS
Section 6-7		
A112.1		
Scale		1 : 100



Rear View from S.W.



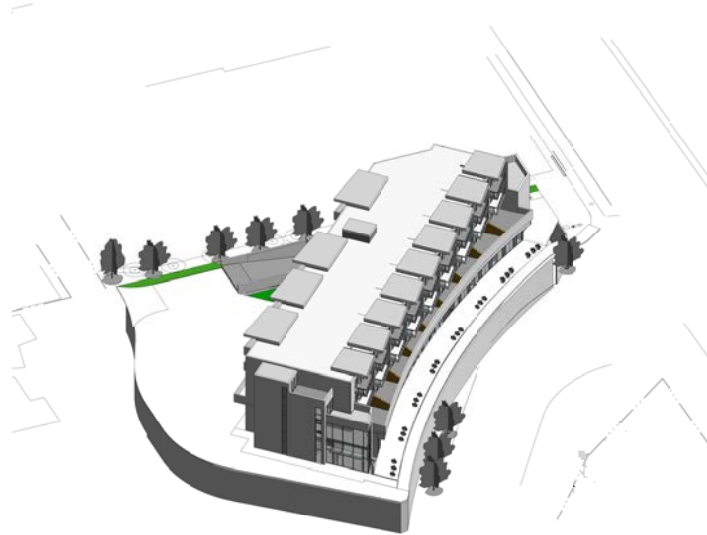
Rear View from N.W.



Front View from S.E.



Front View from N.E.



Aerial View from S.



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No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per BRCC Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022

Mixed-Use Building

2223 - 156th Street, Surrey

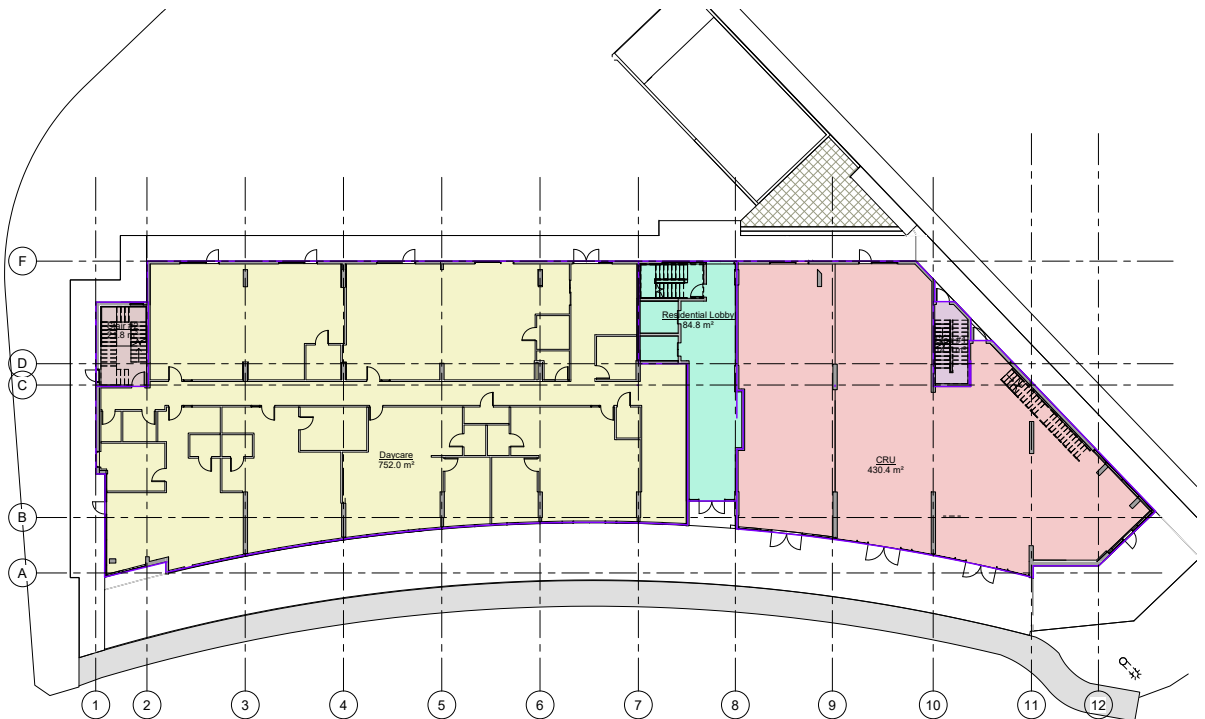
3D Massing Views

Project number	2101
Date	June, 28, 2021
Drawn by	JTT
Checked by	RAS

A114

Scale

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Building Area Legend

- CRU
- Daycare
- Residential Lobby
- Stair #1
- Stair #2



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No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per DHO Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022

Mixed-Use Building

2223 - 156th Street, Surrey

**Area Plan
Main Floor**

Scale 1 : 150

Project number	2101
Date	June 28, 2021
Drawn by	JYT
Checked by	RAS

A119

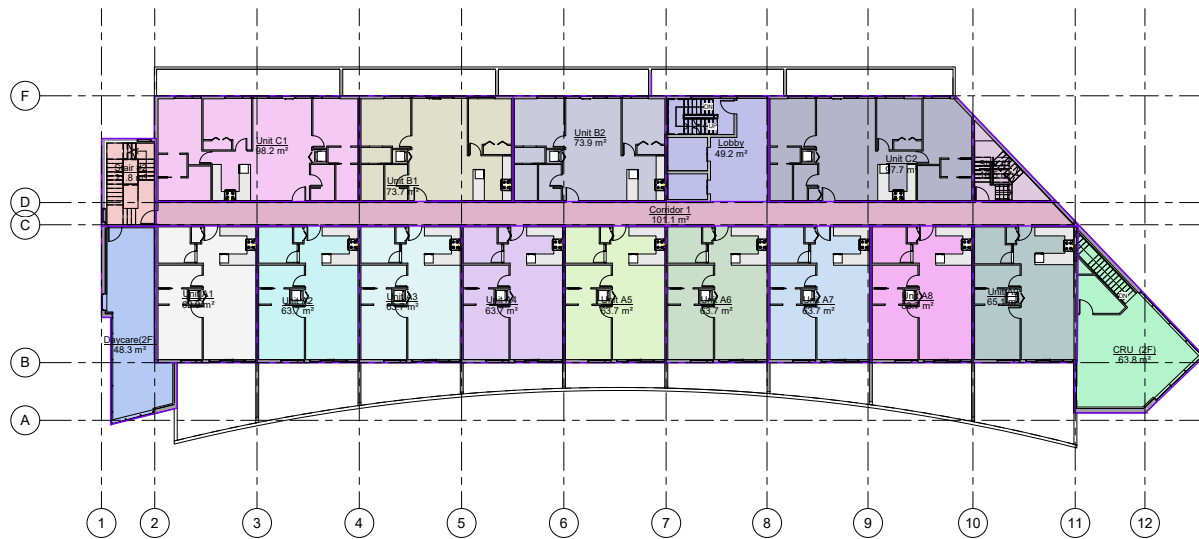
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Building Area Legend

Corridor 1	101.2 sq.m.
CRU (2F)	67.0 sq.m.
Daycare(2F)	48.3 sq.m.
Lobby	49.2 sq.m.
Stair #1	16.5 sq.m.
Stair #2	21.8 sq.m.
Unit A1	62.9 sq.m.
Unit A2	63.7 sq.m.
Unit A3	63.7 sq.m.
Unit A4	63.7 sq.m.
Unit A5	63.7 sq.m.
Unit A6	63.7 sq.m.
Unit A7	63.7 sq.m.
Unit A8	63.7 sq.m.
Unit A9	64.6 sq.m.
Unit B1	73.8 sq.m.
Unit B2	73.8 sq.m.
Unit C1	98.2 sq.m.
Unit C2	97.6 sq.m.

TOTAL SECOND FLOOR AREA **1220.8 sq.m.**

No.	Description	Date
1	Revised Project Submission	July 29, 2021
2	Revisions per BRCC Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022

Mixed-Use Building

2223 - 156th Street, Surrey

**Area Plan
Second Floor**

Project number	2101
Date	June 28, 2021
Drawn by	JTT
Checked by	RAS

A120

Scale 1 : 150

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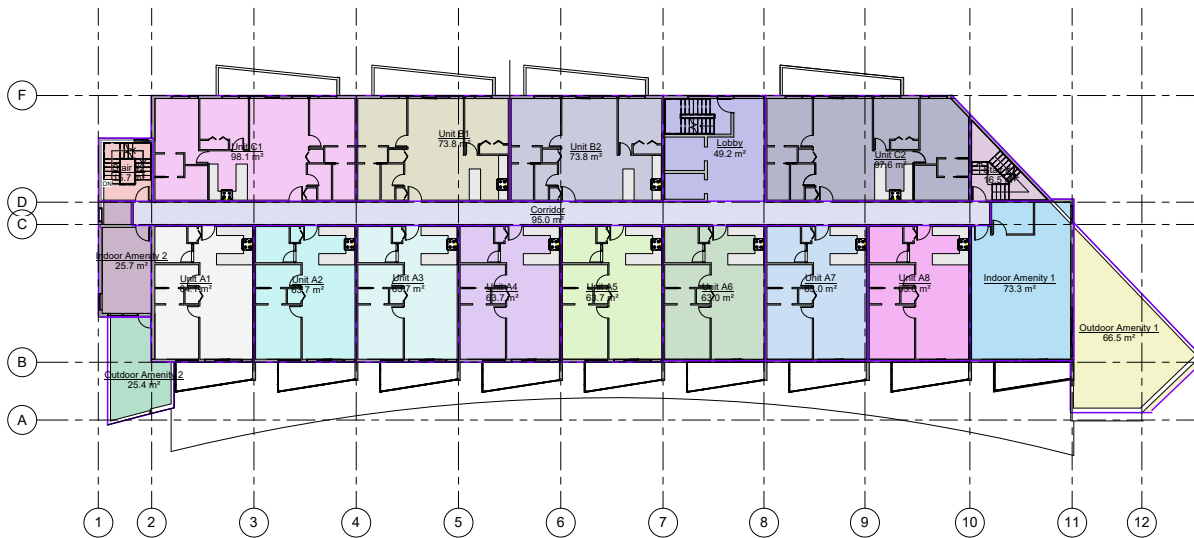


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Building Area Legend

- Corridor
- Indoor Amenity 1
- Indoor Amenity 2
- Lobby
- Outdoor Amenity 1
- Outdoor Amenity 2
- Stair #1
- Stair #2
- Unit A1
- Unit A2
- Unit A3
- Unit A4
- Unit A5
- Unit A6
- Unit A7
- Unit A8
- Unit B1
- Unit B2
- Unit C1
- Unit C2



No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per DRIC Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022

Mixed-Use Building

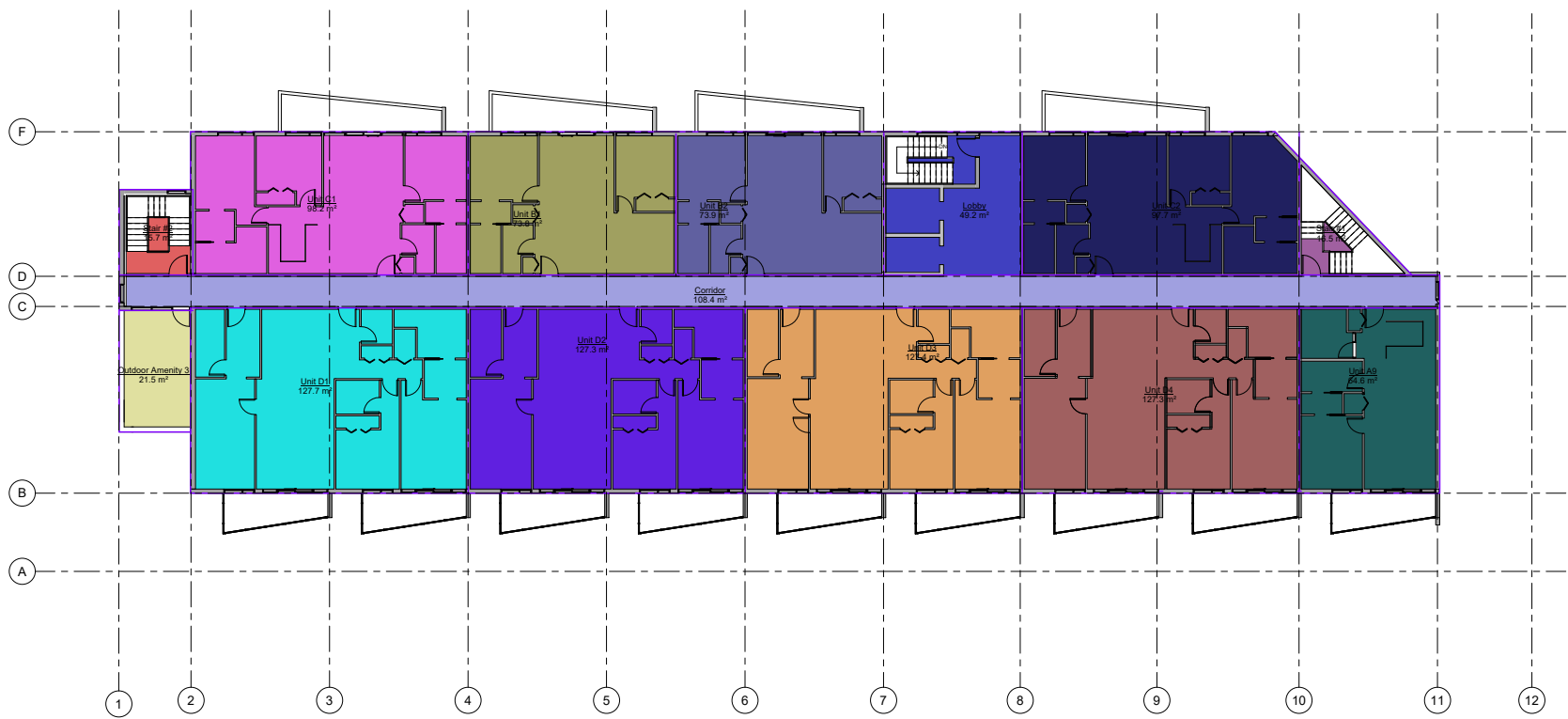
2223 - 156th Street, Surrey

**Area Plan
Third Floor**

Project number	2101
Date	June 28, 2021
Drawn by	JTT
Checked by	RAS

A121

Scale 1 : 150



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#923-409 Granville Street
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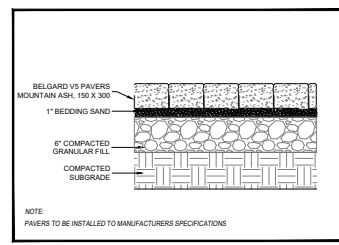
No.	Description	Date
1	Revised Project Submission	July 23, 2021
2	Revisions per URDC Comments	March 2, 2022
3	Revisions per Planning Comments	April 18, 2022

Mixed-Use Building

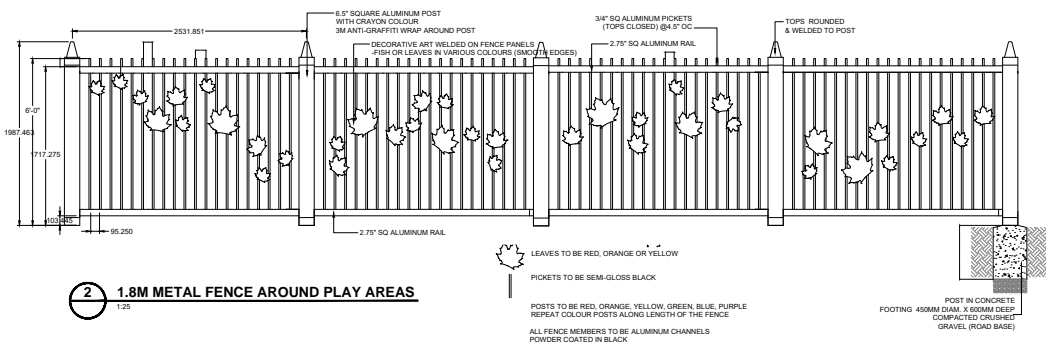
2223 - 156th Street, Surrey

Project number	2101
Date	June 28, 2021
Drawn by	JYT
Checked by	RAS
A122	
Scale	1 : 100

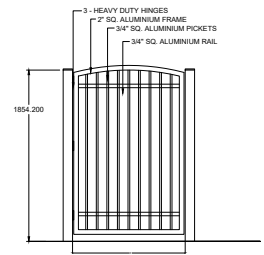
SEAL:



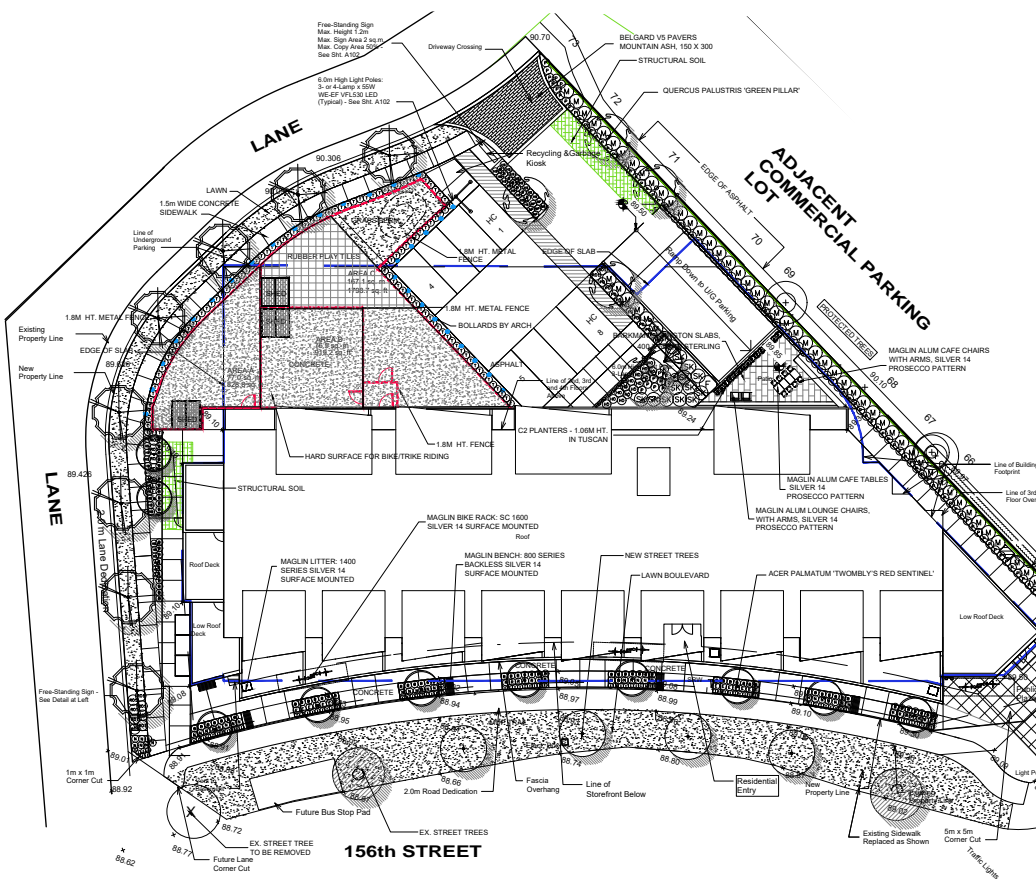
1 PAVERS ON GRADE
1:10



2 1.8M METAL FENCE AROUND PLAY AREAS
1:25



ALUMINUM FENCE TO BE POWDERED COATED SEMI-GLOSS BLACK, 2 COATS.



PLANT SCHEDULE				PMG PROJECT NUMBER: 21-199
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
10		ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUNNAR RED JAPANESE MAPLE	6CM CAL: 1.5M STD: B&B
8		LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL: 2M STD: B&B
5		NEW STREET TREES	-	-
1		PICEA OMBRICA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT: B&B
5		QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL: 1.8M STD: B&B
101		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT: 25CM
1		FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT: 60CM
81		MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#3 POT: 50CM
16		ROSA MIDLAND 'TERDY'	MIDLAND ROSE, CORAL PINK	#2 POT: 40CM
14		SKIMMIA JAPONICA 'MACROPHYLLA'	LARGE LEAF JAPANESE SKIMMIA	#3 POT: 50CM
111		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT: B&B
24		ACORUS GRAMINEUS 'ODDON'	GOLDEN VAREGATED SWEETFLAG	#1 POT
34		HELICTOTRICHON SEMIPERVIRENS	BLUE OAT GRASS	#1 POT
11		PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
36		STIPA TENUSSIMIA	MEXICAN FEATHER GRASS	#1 POT
14		HELLEBORUS x HYBRIDUS	LENTER ROSE	15CM POT
14		HOSTA UNDLATA	WAYF LEAF HOSTA	#1 POT; 1 EYE
81		BERIS SEMIPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTF	50CM POT
6		NEPETA x FAASSENTI 'DROPMORE'	BLUE CATMINT	15CM POT
14		RUDEBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDEBECKIA, YELLOW	15CM POT
114		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. IDENTIFICATION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NO.	DATE	REVISION DESCRIPTION	DR.
1	22 AUG 25	ADP COMMENTS	MM
2	22 JUN 26	REV OFFLINE	MM
2	22 JUN 25	OFFLINE	MM
1	22 MAY 20	NEW SITE PLAN, BLDG/DRIVEWAY ADDED	MM

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT
156 & KING GEORGE BOULEVARD
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 21 DEC 22 DRAWING NUMBER:
SCALE: 1:200
DRAWN: MM
DESIGN: MM
CHKD: MCY OF 3

PMG PROJECT NUMBER: 21-199

ADJACENT SINGLE FAMILY HOMES

KING GEORGE BLVD.



L1

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 • f. 604 294-0022

SEAL:



MAGLIN LITTER: 1400 SERIES, SILVER 14 SURFACE MOUNTED



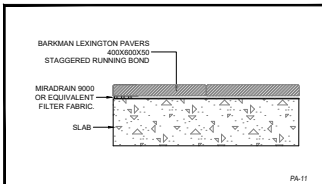
MAGLIN BIKE RACK: SC 1600, SILVER 14 SURFACE MOUNTED



MAGLIN BENCH: 800 SERIES - BACKLESS SILVER 14, SURFACE MOUNTED



MAGLIN ALUM CAFE TABLES/ CAPE CHAIRS & LOUNGE CHAIRS IN PROSECCO PATTERN SILVER 14



3 PAVERS ON SLAB

NO.	DATE	REVISION DESCRIPTION	DR.
1	22.MAY.20	NEW SITE PLAN	NM

CLIENT:

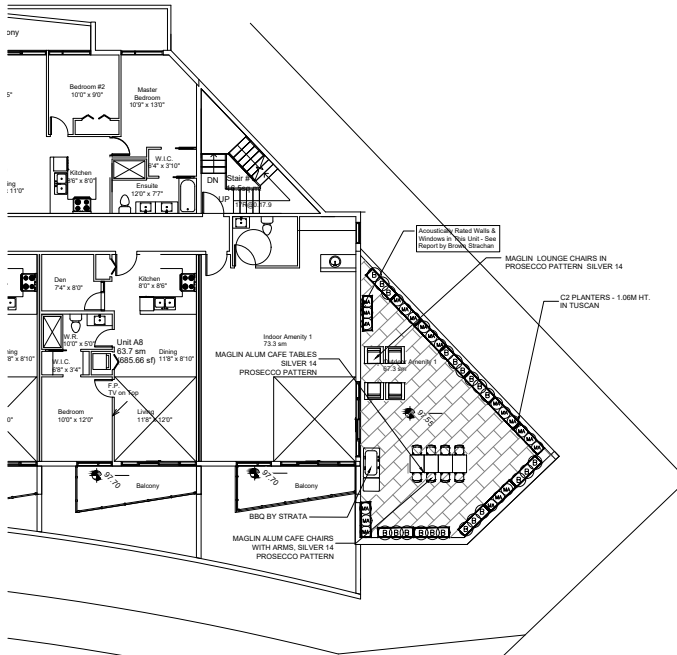
PROJECT:
MIXED USE DEVELOPMENT
156 & KING GEORGE BOULEVARD
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE IMAGES

DATE:	21.DEC.22	DRAWING NUMBER:
SCALE:		
DRAWN:	MM	L2
DESIGN:	MM	
CHKD:	MCY	

OF 3

SEAL:



PLANT SCHEDULE					PMG PROJECT NUMBER: 21-199
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
(G)	21	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM	
(C)	21	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#1 POT	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLS STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DERIVED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



C3 PLANTER



BARKMAN LEXINGTON SLABS, 400 X 600, IN STERLING



MAGLIN ALUM CAFE TABLES / CAPE CHAIRS & LOUNGE CHAIRS IN PROSECCO PATTERN, SILVER 14

NO.	DATE	REVISION DESCRIPTION	DR.

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

156 & KING GEORGE BOULEVARD
SURREY, B.C.

DRAWING TITLE:
**LANDSCAPE
PLAN - 3RD FLOOR**

DATE: 21.DEC.22 DRAWING NUMBER:
SCALE: 1:100
DRAWN: MM
DESIGN: MM
CHKD: MCY

L3

OF 3

PMG PROJECT NUMBER: 21-199



21199-4.rvt

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

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

DATE: **September 12, 2022** PROJECT FILE: **7821-0322-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 2249 King George Blvd**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.0m along 156 St.
- Dedicate 2.0m along the lane.
- Dedicate required corner cuts.
- Register 0.5m statutory right-of-way (SRW) along King George Blvd and 156 St.

Works and Services

- Construct the west side of 156 St.
- Widen the lane, reinstate speed humps and construct driveway letdown.
- Construct 250mm sanitary main along King George Blvd and lane.
- Complete sanitary catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Provide storm, sanitary and water service connection to each lot. Abandon all existing service connections no longer required.
- Provide on-site mitigation features as determined through detailed design.
- Register restrictive covenant (RC) for the installation and maintenance of on-site mitigation features and water quality/sediment control systems.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

IJ

NOTE: Detailed Land Development Engineering Review available on file



August 25, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0322 00

SUMMARY

The proposed 34 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	5
Secondary Students:	5

September 2021 Enrolment/School Capacity

Jessie Lee Elementary	
Enrolment (K/1-7):	57 K + 338
Operating Capacity (K/1-7)	38 K + 373
Earl Marriott Secondary	
Enrolment (8-12):	1411
Capacity (8-12):	1500

Projected population of school-age children for this development:	14
--	-----------

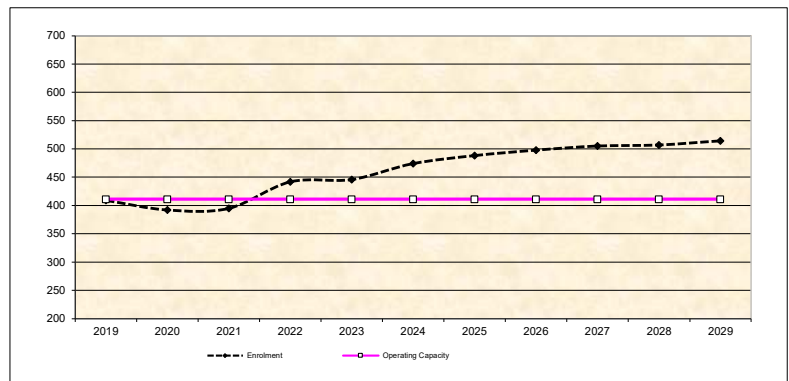
Population: The projected population of children aged 0-19 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

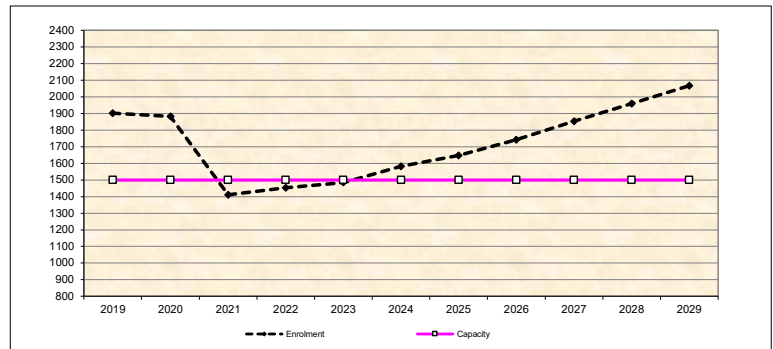
Actual enrollment to Jessie Lee Elementary has grown modestly the past five years. The 10-year projections support continuing growth at a similar modest pace. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.

Grandview Heights Secondary opened September 2021. This new facility relieves the overcrowding at Earl Marriott Secondary. Newly adopted secondary boundary changes have come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.

Jessie Lee Elementary



Earl Marriott 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.

REPLACEMENT TREE REQUIREMENTS



Table 2: Tree Replacement Summary

Surrey Project No: 15-445

Address: 2249 King George Boulevard and 2213 156th Street, Surrey, BC

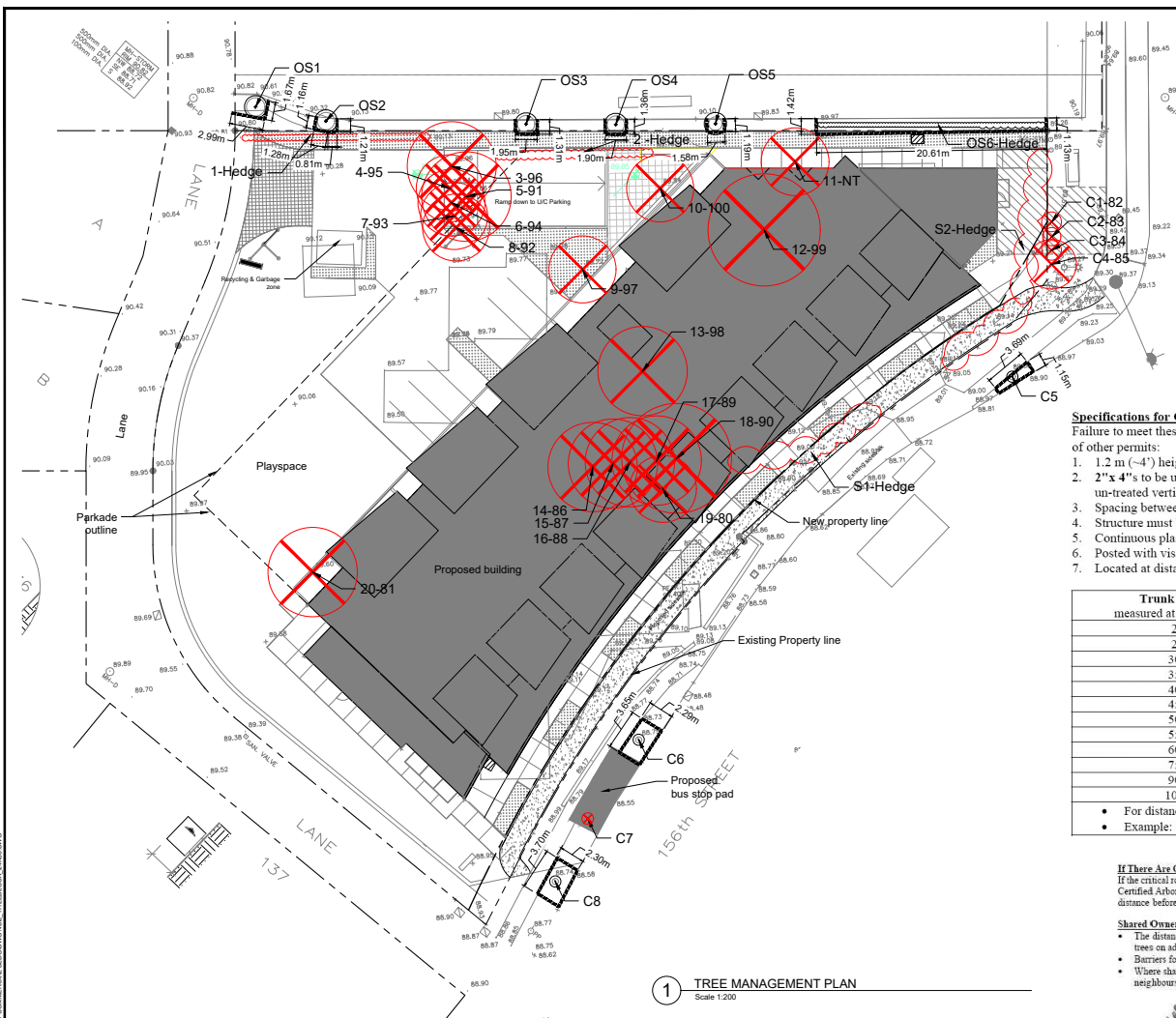
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	27
Protected Trees to be Removed	24
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	48
- All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = 48	
Replacement Trees Proposed	41
Replacement Trees in Deficit	7
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	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio 15 X two (2) = 30	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Off-Site Trees to be Retained	6

Summary, report, and plan prepared and submitted by:

Project Arborist

June 14, 2022

Date



KING GEORGE BLVD

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" s 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')

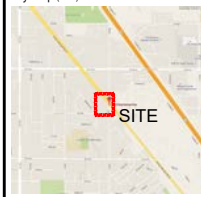
- For distances not on this table divide the DBH (in cm) by 16.6
- Example: 80 cm ÷ 16.6 = 4.8 m

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.

Key Map (N.T.S)



No.	By	Description	Date
10	JW	Issue for ADP	2022.06.14
10	JW	Re-issue for DP Re-submission	2021.03.01
9	JW	Re-issue for DP Re-submission	2021.01.28
8	DJ	Issue for BP	2020.03.26
7	DJ	Re-issue for DP Re-submission	2020.02.13
6	JW	Re-issue for Reasoning and DP	2018.11.19
5	JW	Re-issue for Reasoning and DP	2018.08.23
4	JW	Re-issue for Reasoning and DP	2018.04.23
3	JW	Issue for Reasoning and DP	2017.05.11
2	JW	City Review	2017.04.19
1	JW	Issue for ADP	2017.01.18

REVISIONS TABLE FOR DRAWINGS
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Project:
 Commercial Development

Location:
 2223 - 156th Street, Surrey, BC

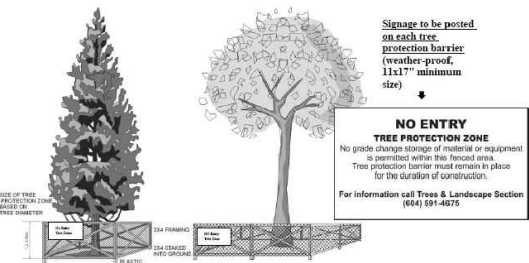
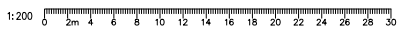
Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:200	CONTRACTOR SHALL OBTAIN ALL DIMENSIONS ON THE WORK AND VERIFY ACCURACY TO THE CONSULTANT BEFORE PROCEEDING. NO DIMENSIONS SHALL BE RELIED UPON EXCLUSIVE PROPERTY OF THE OWNER AND MADE AS BELIEVED AT THE COMPLETION OF THE WORK. ALL RECORDING/DRAWING/PRINTING DIMENSIONS MUST NOT BE PRECEDED BY CONSTRUCTION DIMENSIONS LABELED ISSUED FOR TENDERS/CONSTRUCTION.

LEGEND

KEY	DESCRIPTION
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE

Note:
 1. Contact Arborist (Glyn Romaine, 604 841 9977, glyn@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone.
 2. Read this plan together with the arborist report prepared by VDZ+A and dated June 14, 2022.

1 TREE MANAGEMENT PLAN
 Scale 1:200



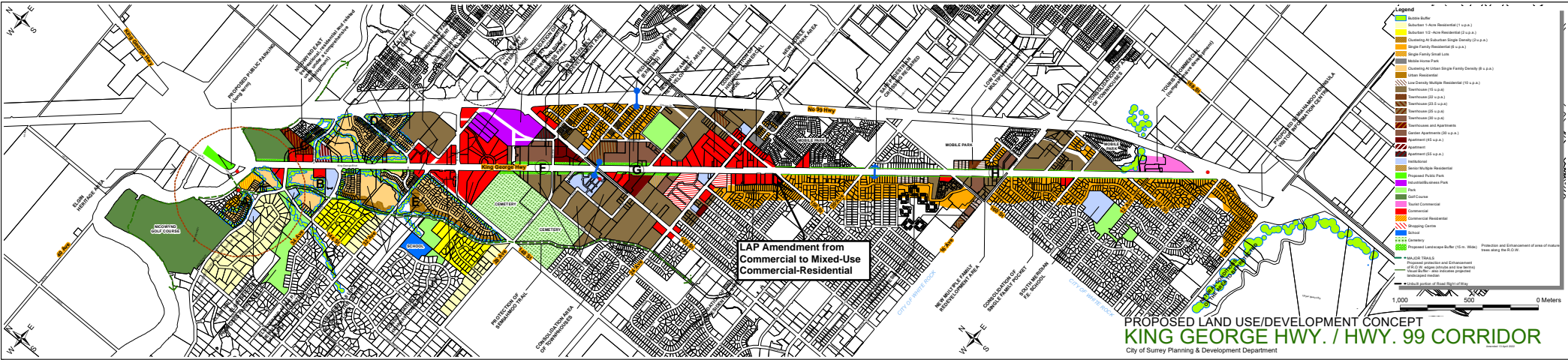
Drawing Title: TREE MANAGEMENT PLAN



VDZ Project #: DP2016-14

Drawing #: L-02

C:\PROJECTS\2016\DP2016-14\TREE MANAGEMENT\DRAWINGS\TREE MGMT\TREE MGMT PLAN.DWG



Responses to the ADP meeting of July 14, 2022:

The Panel recommended that the applicant give careful consideration to the operations of the child daycare, particularly congestion associated with the peak drop off and pick up times.

[The surface parking layout has been reconfigured so that it is clearly visible and directly accessible off the driveway entrance from the lane. The number of parking spaces for drop-off and other uses has been increased to 8 spaces.]

Key Points

- Consider the drop-off and pick-up demand on the parking lot for the childcare uses.
[As per above, the number of surface parking spaces has been increased to 8 spaces.]
- Consider providing more dedication to allow for parallel parking on lane; or have more parking underground, the current stalls are not feasible.
[As per above, the surface parking layout has been reconfigures so that it is clearly visible and directly accessible off the driveway entrance from the lane.]

Site

- Consider relocating the surface parking underground or working with the city to parallel park along the lane; or consider the option of direct access off the parkade driveway.
[Direct parking access is provided off the parkade driveway - see above.]
- Southern (left-hand) stall isn't usable for many vehicles, and there are concerns about safety and visibility for vehicles exiting the surface parking into driveway.
[The surface parking layout is reconfigured – see above.]

Form and Character

- Consider applying metal panel cladding to all three volumes along the south elevation. South elevation to be designed to the same level of detail as east and west elevations
[Metal panel cladding is continued on all three volumes of the south elevation (same level of detail as per east and west elevations.]
- Consider having a curved balcony to the deck detail.
[We are not sure of this intent, but have provided the other items listed.]
- Consider providing translucent glazing in lieu of opaque at the west-facing balconies.
[The solid guardrails on the west-facing balconies are replaced with perforated metal panels so that they are translucent.]
- Consider reducing the number of window mullions.
[We will work with the glazing supplier to make glazing panels as large as practically possible.]

- Consider projecting the features binding the balconies on the east side, from the face of the balcony slab/guardrail.
[In the building permit drawings, we will detail the L-bracket forms that frame the balconies on the east façade to project min. 8" past the edge of the balconies (to give greater definition from the balconies) .]

Landscape

- Consider increasing the amount of planted landscaping screening between the childcare and 156th Street.
[There are already planters and trees proposed along the 156th Street double sidewalk. It is not recommended to change this from the city's design guidelines for this commercial sidewalk.]

CPTED

- No specific issues were identified.

Sustainability

- 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.
[We will request our MEP engineers to consider this as much as practically possible, and hope to achieve highest standards.]
- Consider providing cooling to the suites.
[We will request our MEP engineers and client to consider this.]

Accessibility

- Consider providing more adaptable units.
[Three adaptable units are provided, one on each residential floor.]
- Consider placing an elevator on the 2nd level
[We are not able to provide an elevator to the small 2nd floor commercial space at the north end of the building (it is not required per code).]
- Consider incorporating universally accessible washrooms
[Accessible washrooms are provided in the large daycare space.]