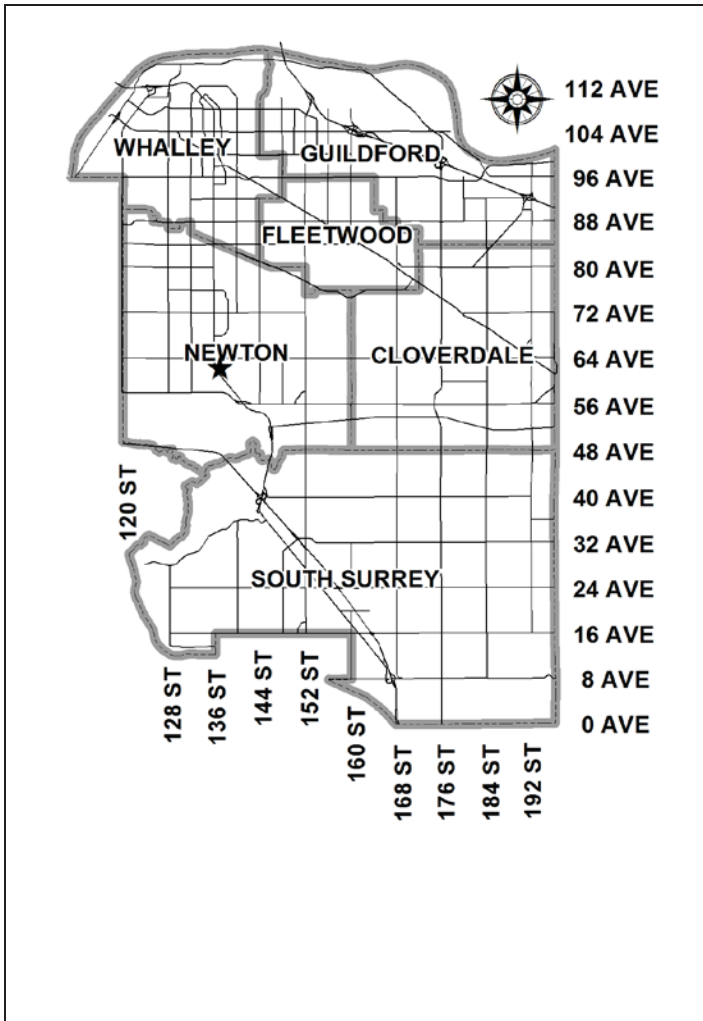


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0035-00

Planning Report Date: October 3, 2016



PROPOSAL:

- **OCP Amendment** from “Commercial” to “Multiple Residential”
- **NCP Amendment** from “Mixed Commercial/Residential Apartments” and “Creeks and Riparian Setback” to “Apartment/Townhouse”
- **Rezoning** from CD (By-law No. 10667) to CD (based on RM-45)
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 36 apartment units and 40 townhouse units.

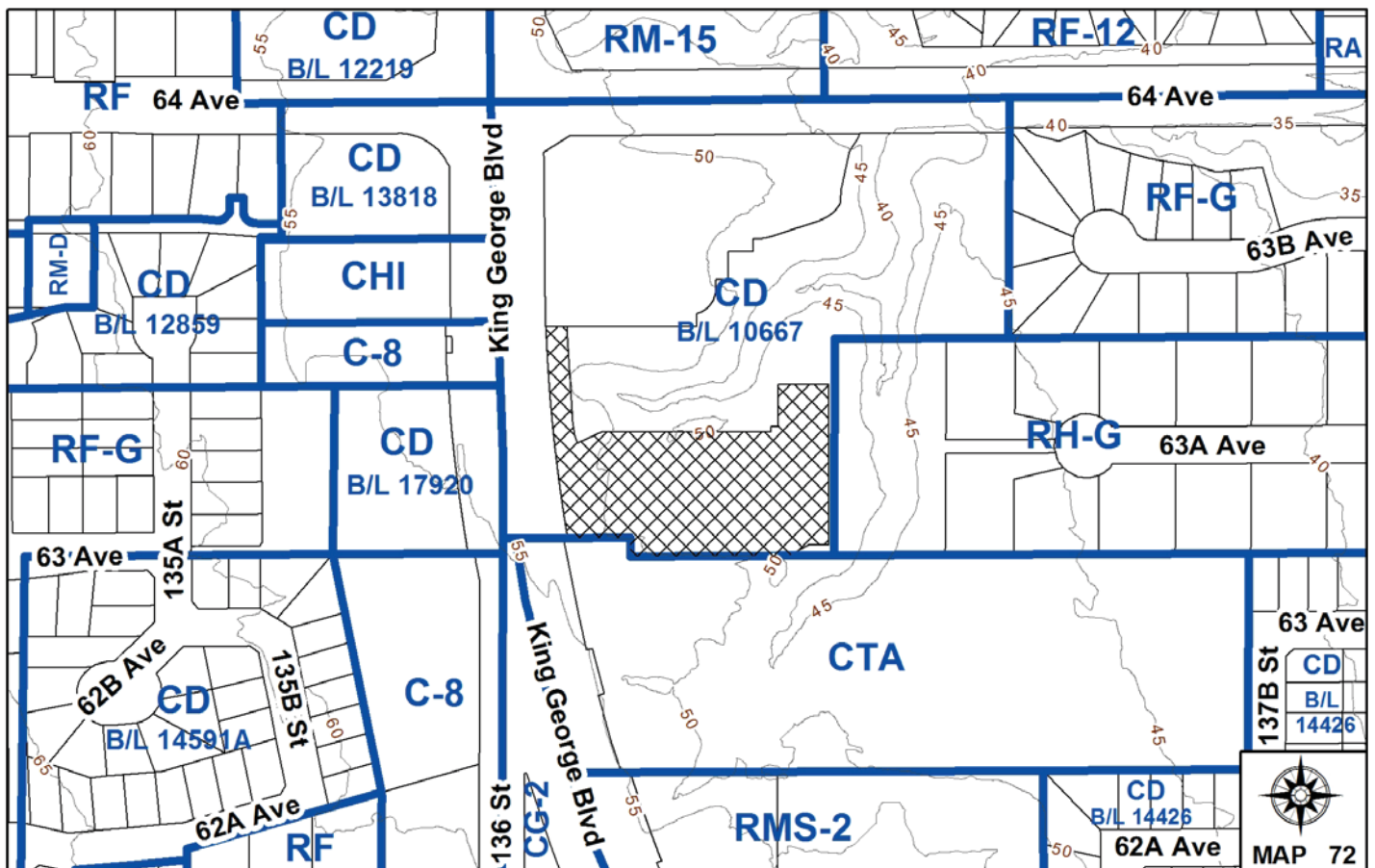
LOCATION: 6388 King George Boulevard

OWNER: 1022081 BC Ltd.

ZONING: CD (By-Law No. 10667)

OCP DESIGNATION: Commercial

NCP DESIGNATION: Mixed Commercial/Residential Apartments and Creeks and Riparian Setback



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Official Community Plan (OCP) Amendment; and
 - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an OCP amendment from Commercial to Multiple Residential and a Neighbourhood Concept Plan (NCP) amendment from Mixed Commercial/Residential Apartments and Creeks and Riparian Setback to Apartment/Townhouse.
- The applicant is seeking to reduce the required indoor amenity space from 228 square metres (2,450 sq.ft.) to 170 square metres (1,830 sq.ft.), and pay cash-in-lieu for the deficiency.
- The applicant is proposing to reduce the required streamside setback of Surrey Zoning By-law No. 12000.

RATIONALE OF RECOMMENDATION

- The proposed development will revitalize the southerly portion of the old Surrey Public Market site, which has sat vacant for many years. The Public Market building is proposed to be demolished and the existing concrete parking structure is proposed to be retained. The applicant is proposing to place apartment and townhouse units on top of the existing parkade structure.
- The proposal includes both OCP and NCP amendments for multi-family residential use and excludes the provision of any commercial uses which is considered appropriate for a variety of reasons. The site is a mid-block location and sits below the level of King George Boulevard, which will limit exposure for commercial tenants. Furthermore, access from King George Boulevard is not direct – rather, the driveway on King George Boulevard will be located approximately 60 metres (200 ft.) to the north, and will be shared with the future access for the northerly portion of the old Surrey Public Market site, which is a separate legal parcel at 6396 King George Boulevard. The proposed townhouse and apartment units will support transit plans along the King George Boulevard by providing density along a future transit corridor. The intersection of King George Boulevard and 64 Avenue is envisioned as a future rapid transit stop.

-
- It is anticipated that the northerly portion of the old Surrey Public Market site (now a separate parcel at 6396 King George Boulevard) will be a mixed use site, and meet the intent of both the OCP and NCP through the provision of commercial space. This parcel has better exposure for commercial uses than does the subject site.
 - The proposed NCP amendment also includes the deletion of the Creeks and Riparian Setback designation on the subject site. The riparian area to the north of the subject site was conveyed to the City for the purposes of riparian protection in 2014 as part of Development Application No. 7911-0301-00. The riparian protection area was established during the Environmental Review Committee (ERC) process, which included the Department of Fisheries and Oceans (DFO). The riparian area to the east of the site was conveyed to the City for \$1.00 in 1985 for the protection of riparian habitat.
 - The deficiency for the required indoor amenity space is supportable given that the reduced indoor amenity space will be functional, and with the remainder of the shortfall to be addressed through a cash-in-lieu contribution in accordance with City policy.
 - The Surrey Public Market building was constructed in the early 1990s, and the applicant is proposing to retain the concrete parkade structure as part of the proposed redevelopment of the site. A variance to the recently adopted streamside setbacks is required to permit the retention of the existing parkade structure.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7915-0035-00 from Commercial to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone" (CD) (By-Law No. 10667) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7915-0035-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance from the top of bank from a Class A stream from 30.0 metres (100 ft.) to 5.0 metres (16 ft.) at the closest point to allow for retention of the existing parkade structure and proposed multi-family building.
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 228 square metres (2,450 sq.ft.) to 170 square metres (1,830 sq.ft.).
6. Council authorize staff to draft Development Permit (No. 7915-0035-00) for Form and Character, for Hazard Lands, and for Sensitive Ecosystems generally in accordance with the attached drawings (Appendix II).
7. 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) demolition of existing buildings and structures, with the exception of the parkade structure, to the satisfaction of the Planning and Development Department;
 - (e) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (f) 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;
 - (g) the applicant adequately address the impact of reduced indoor amenity space;
 - (h) completion of a Development Permit for Hazard Lands, including completion of a Development Feasibility Study to the satisfaction of the General Manager, Planning & Development Department;
 - (i) completion of the P-15 agreement associated with Development Application No. 7911-0301-00; and
 - (j) completion of a Sensitive Ecosystem Development Permit, including submission of an Ecosystem Development Plan to the satisfaction of the General Manager, Planning & Development Department.
8. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Mixed Commercial/Residential Apartments" and "Creeks and Riparian Setback" to "Apartment/Townhouse" when the project is considered for final adoption.

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: **Projected number of students from this development:**
 16 Elementary students at North Ridge Elementary School
 5 Secondary students at Panorama Ridge School
 (Appendix IV)
 The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 2018.
- Parks, Recreation & Culture: No concerns.
- Surrey Fire Department: No concerns.

Ministry of Environment: The site received a Certificate of Compliance dated October 15, 2009. The Certificate of Compliance states that “a qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site”. This will be a requirement of the Servicing Agreement, and the Building Permit, as applicable.

SITE CHARACTERISTICS

Existing Land Use: The site contains the old Surrey Public Market building, which is proposed to be demolished. The existing concrete parking structure is proposed to be retained and utilized as part of the proposed development.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	City-owned riparian parcel and a vacant parcel.	Commercial/ Creeks and Riparian Set-back and Mixed Com/Res Apartments	CD (By-law No. 10667)
East:	City-owned riparian parcel.	Urban/ Creeks and Riparian Set-back	RH-G
South:	White Oak mobile home park.	Urban/Mixed Com/Res Apartments and Creeks and Riparian Set-back	CTA
West (Across King George Boulevard):	Commercial businesses.	Urban	C-8 and CD (By-law Nos. 17920 and 18494)

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an Official Community Plan (OCP) amendment from Commercial to Multiple Residential and an amendment to the South Newton Neighbourhood Concept Plan (NCP) from Mixed Commercial/Residential Apartments and Creeks and Riparian Setback to Apartment/Townhouse.
- The proposed development will revitalize the southerly portion of the old Surrey Public Market site, which has been vacant for many years. The Public Market building is proposed to be demolished and the existing concrete parking structure is proposed to be retained and utilized for parking. The applicant is proposing to place apartment and townhouse units on top of the existing parkade structure.

- The OCP and NCP amendments which will allow for multi-family residential uses while excluding any commercial uses is considered appropriate for a variety of reasons. The site is a mid-block location and sits below the level of King George Boulevard, which will limit exposure for commercial tenants. Furthermore, access from King George Boulevard is not direct – rather, the driveway on King George Boulevard will be located approximately 60 metres (200 ft.) to the north, and will be shared with the future access for the northerly portion of the old Surrey Public Market site, which is a separate legal parcel at 6396 King George Boulevard. The proposed uses will support transit plans along the portion of the King George Boulevard by providing density along a future rapid transit corridor. It should also be noted that the intersection of King George Boulevard and 64 Avenue is envisioned as a future rapid transit stop.
- It is anticipated that the northerly portion of the old Surrey Public Market site (now a separate parcel at 6396 King George Boulevard) will be a mixed use site, and thus meet the intent of the OCP and NCP. This parcel has better exposure for commercial uses than does the subject site.
- The proposed NCP amendment also includes the deletion of the Creeks and Riparian Setback designation on the subject site. The riparian area to the north of the subject site was conveyed to the City for the purposes of riparian protection in 2014 as part of Development Application No. 7911-0301-00. The riparian protection area was established during the Environmental Review Committee (ERC) process, which included the Department of Fisheries and Oceans (DFO). The riparian area to the east of the site was conveyed to the City for \$1.00 in 1985 for the protection of riparian habitat.
- No concerns were expressed by residents in the vicinity for the proposed OCP and NCP amendments and rezoning.

PUBLIC CONSULTATION PROCESS FOR 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.

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject 0.69-hectare (1.72 acres) site consists of one parcel located at 6388 King George Boulevard. The site is zoned "Comprehensive Development" (CD) (By-law No. 10667) and is designated Commercial in the OCP and Mixed Commercial/Residential Apartments in the South Newton NCP.

- The old Surrey Public market site was recently subdivided (File No. 7911-0301-00) in 2014 into 3 parcels: the subject site, the riparian parcel which is owned by the City, and the northerly parcel at the intersection of King George Boulevard and 64 Avenue (6396 King George Boulevard). As part of Development Application No. 7911-0301-00, the riparian setbacks were established and the creek area was conveyed to the City. In addition, the old Public Market bridge structure over the creek was removed.
- The applicant is proposing:
 - an OCP amendment from Commercial to Multiple Residential;
 - an amendment to the South Newton NCP from Mixed Commercial/Residential Apartments and Creeks and Riparian Setback to Apartment/Townhouse;
 - to rezone the site from CD By-law No. 10667 to CD (based on the “Multiple Residential 45 Zone” [RM-45]); and
 - a Development Permit to allow the development of 36 apartment units and 40 townhouse units (including 10 adaptable units), also including provisions for development in areas defined as “Hazard Lands” and “Sensitive Ecosystems” in the OCP.

Proposed CD Zone

- The applicant is proposing a CD Zone for the site, which is based on the RM-45 Zone. The table below outlines the differences between the RM-45 Zone and the proposed CD Zone:

	RM-45 Zone	Proposed CD Zone
Maximum Floor Area Ratio (FAR)	1.30	1.34
Lot Coverage	45%	65%
Setbacks	7.5m (25 ft.) from all property lines.	Front yard (west) – 15.0m (49 ft.). Rear yard (east) – 4.0m (13 ft.). Side yard (north) – 3.0m (10 ft.). Side yard (south) – 1.0m (3 ft.).
Height	15m (50 ft.)	17m (56 ft.)

- The CD Zone proposes a slightly higher floor area ratio (FAR) of 1.34 than the 1.30 FAR permitted in the RM-45 Zone. The proposed density is within the density permitted by the proposed Multiple Residential OCP designation, and is appropriate along the King George Boulevard transit corridor.
- The proposed lot coverage of 65% results from the riparian dedications that were recently provided under Application No. 7911-0301-00 which significantly decreased the overall lot size. The applicant proposes to retain the existing parkade structure, and thus the footprint of the development is largely pre-determined.
- The proposed setback relaxations are also a reflection of the riparian area dedications recently provided and the utilization of the existing parking structure.

Access, Pedestrian Circulation and Parking

- Vehicular access to the site from King George Boulevard and 64 Avenue will be from the property to the north (6396 King George Boulevard), and an access easement is in place to facilitate this.
- The site previously had direct access to King George Boulevard which has been eliminated. The previous access, if made operational again, would conflict with the parcel to the south's (6280 King George Boulevard) existing access due to the close proximity of both access points. The subject site and the property to the north (6396 King George Boulevard) were historically one parcel, and have always functioned together as a single development site.
- Two pedestrian connections to the sidewalk along King George Boulevard are proposed to facilitate pedestrian access and egress to the site.
- The applicant is proposing to provide 134 resident parking spaces and 15 visitor parking spaces, which meets the parking requirements of 149 parking spaces. With the exception of 3 proposed surface visitor parking spaces near the apartment lobby, all of the parking is proposed to be located in the existing parking structure.

Amenity Space

- The Zoning By-law requires that 228 square metres (2,450 sq. ft.) of both indoor and outdoor amenity space be provided, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 170 square metres (1,830 sq. ft.) of indoor amenity space, which is less than the 228 square metres (2,450 sq. ft.) required under the Zoning By-Law. In accordance with City Policy, the applicant will be required to address the shortfall of indoor amenity space through a cash-in-lieu compensation. The deficit in the indoor amenity space is supportable given that the reduced indoor amenity space will be functional.
- The proposed indoor amenity space is proposed to be centrally located on the site, on the ground floor of the apartment building, adjacent to the outdoor amenity area. The proposed amenity space contains kitchen facilities, lounge areas and a games area. The mailbox area is proposed to be near the lobby to the apartment building.
- The applicant is proposing to provide a 231 square metres (2,490 sq. ft.) outdoor amenity space adjacent to the proposed indoor amenity area. This will be comprised of a children's play area including raised grass mounds, climbing logs, a slide, a sand pit and a tunnel. In addition, the applicant is proposing a landscaped seating area on the eastern portion of the development, close to the City-owned riparian area.

Hazard Land Development Permit (Steep Slope)

- A Development Permit (DP) for Hazard Lands is required under the OCP due to the steep creek ravine slopes along the north and east boundaries of the site. In order to address this requirement, the applicant has submitted a geotechnical report.

- The geotechnical report, prepared by Geopacific Consultants and dated September 6, 2016, with an addendum letter dated September 22, 2016, states that the site is considered safe for the continued support of the parkade structure and the proposed multi-family building.
- Staff have reviewed the geotechnical report, and found it to be generally acceptable, subject to the geotechnical engineer reviewing and accepting the final building designs.
- Upon approval of the documents associated with the Development Feasibility Study, they will be included in the finalized Hazard Land Development Permit.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that building plans comply with the recommendations in the approved geotechnical report.

Sensitive Ecosystem Development Permit

- On September 12, 2016, Council adopted amendments to the OCP to create a new Sensitive Ecosystem Development Permit Area. The subject site is located within the Sensitive Ecosystem Development Permit Area.
- The riparian area to the north of the subject site was conveyed to the City for the purposes of riparian protection in 2014 as part of Development Application No. 7911-0301-00. The riparian protection area was established following the Environmental Review Committee (ERC) process, which included the Department of Fisheries and Oceans (DFO). The riparian area to the east of the site was conveyed to the City for \$1.00 in 1985 for the protection of riparian habitat.
- The Surrey Public Market building was constructed in the early 1990s, and the applicant is proposing to retain the concrete parkade structure as part of the proposed redevelopment of the site. A variance to the recently adopted streamside setbacks is required to allow the retention of the existing parkade structure and proposed multi-family building.
- Given the history of the various riparian protection mechanisms employed on the site previously and the existing parkade structure that will be retained, the Sensitive Ecosystem Development Permit will need to be adapted to fit the conditions of the site. The applicant will be required to complete an Ecosystem Development Plan which acknowledges the site's history, and which will then be incorporated into the Sensitive Ecosystem Development Permit.

DESIGN PROPOSAL AND REVIEW

Building and Site Design

- The applicant proposes to retain the existing concrete parking structure of the old Surrey Public market, and to place new buildings on top of this structure. The development will include one 4-storey apartment building containing 36 apartment units and six townhouse buildings containing 40 townhouse units. The apartment units will range in size from 107 square metres (1,160 sq.ft.) to 132 square metres (1,420 sq.ft.) and townhouse units will range in size from 102 square metres (1,095 sq.ft.) to 184 square metres (1,980 sq.ft.).

- The required residential parking for the proposed units is located in the existing parking structure, which is located under the units. This parking area will be accessible via stairs and an elevator in the apartment building.
- The buildings are organized around a central courtyard area containing hard landscaping, vegetation, seating areas and a children's play area. The hardscaped portion of the central courtyard also acts as a fire access lane, as there is no other at-grade access to the majority of the units, given that the units are located on top of the existing parking structure.
- The 3-storey townhouse units are proposed on the south side of the central courtyard, with the 4-storey apartment proposed on the north side, to maximize the sunlight penetration into the interior of the site. In addition, the location of the townhouse buildings has been designed to maximize views through the site to the surrounding City-owned riparian parcels.

Apartment Design

- For the apartment building, the applicant is proposing a contemporary design utilizing clear lines and articulation along the building face. The proposed exterior materials include hardieplank siding (white, taupe, black), cedar siding, and glass guardrails. Extensive glazing is proposed at the corners of the building to enhance the visually prominent corner facades.
- A double height lobby with extensive glazing is proposed for the southwest corner of the apartment building. This location faces King George Boulevard and is also close to the visitor parking area in front of the building and allows for a landscaped entrance forecourt to the building.

Townhouse Design

- For the townhouse buildings, the applicant is proposing a contemporary design utilizing clear lines and articulation along the building face. The proposed exterior materials include hardieplank siding (white, taupe, black), cedar siding, and glass guardrails.
- The applicant is proposing roof decks for each townhouse unit which will provide significant private outdoor amenity space for the residents.

Landscaping

- Landscaping plans have been received and found to be generally acceptable. The landscaping includes a mix of trees, shrubs, and ground cover. Decorative paving is proposed extensively throughout the site, to enhance the aesthetics of building on top of an existing parking structure and due to the requirement for a fire lane through the centre of the proposed development. Various seating areas are provided throughout the site, and a large children's play area is also proposed, as discussed above.

ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on August 6, 2015 and November 26, 2015 (Appendix VI). The ADP comments and suggestions have been satisfactorily addressed.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Oak	6	0	6
Total (excluding Alder and Cottonwood Trees)	6	0	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		54	
Total Retained and Replacement Trees		60	
Contribution to the Green City Fund		n/a	

- The Arborist Assessment states that there are a total of 6 protected trees on the site, excluding Alder and Cottonwood trees. It was determined that 6 trees can be retained as part of this development proposal.
- The applicant is proposing 54 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including katsura, spruce, dogwood and cherry trees.
- In summary, a total of 60 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 22, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
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Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located within the South Newton NCP area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal includes a mixture of townhouse and apartment units.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The applicant is proposing to use dry swales. Recycling and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Bike parking will be provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> CPTED principles will be followed. 10 adaptable units are proposed. Playground equipment and both outdoor and indoor amenity space are proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification to area residents has occurred, in the form of a development proposal sign being erected on the property and pre-notification letters being mailed out to area residents.

PRE-NOTIFICATION

Pre-notification letters were sent on January 20, 2016 and staff received no correspondence or phone calls.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setback distance from the top of bank from a Class A stream from 30.0 metres (100 ft.) to 5.0 metres (16 ft.) at the closest point to allow for retention of the existing parkade structure and proposed multi-family building.

Staff Comments:

- The riparian area to the north of the subject site was conveyed to the City for the purposes of riparian protection in 2014 as part of Development Application No. 7911-0301-00. The riparian protection area was established during the Environmental Review Committee (ERC) process, which at the time included the Department of Fisheries and Oceans (DFO) as a member. The riparian area to the east of the site was conveyed to the City for \$1.00 in 1985 for the protection of riparian habitat.
- The Surrey Public Market building was constructed in the early 1990s, and the applicant is proposing to retain the concrete parkade structure as part of the proposed redevelopment of the site.

- The application was in process when the proposed Streamside Protection regulations were adopted on September 12, 2016 (Corporate Report No. R188).
- Given the history of the various riparian protection mechanisms employed on the site in the past and the existing parkade structure that will be retained, staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and Applicant's Response
Appendix VII.	NCP Redesignation Map
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Proposed CD By-law
Appendix X.	Development Variance Permit No. 7915-0035-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/dk

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Wilson Chang, Wilson Chang Architect Inc.
 Address: 288 West 8th Avenue
 Vancouver, BC V5Y 1N5

 Tel: 604-630-9488

2. Properties involved in the Application

(a) Civic Address: 6388 King George Blvd

(b) Civic Address: 6388 King George Blvd
 Owner: 1022081 BC Ltd.

Director Information:
Eddie Chiu

Officer Information as at March 16, 2016:
Eddie Chiu (Director)

PID: 029-450-632
 Lot 2 Section 9 Township 2 New Westminster District Plan
 EPP41278

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Proceed with Public Notification for Development Variance Permit No. 7915-0035-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,948 sq.m.
Road Widening area		
Undevelopable area		
Net Total		6,948 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	65%	64%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (west)	15.0m	15.0m
Rear (east)	4.0m	4.0m
Side #1 (north)	3.0m	3.0m
Side #2 (south)	1.0m	1.0m
BUILDING HEIGHT (in metres/storeys)		
Principal	17.0m	17.0m
Accessory	4.5m	4.5m
NUMBER OF RESIDENTIAL UNITS		
Townhouse units		40
Apartment units		36
Total		76
FLOOR AREA: Residential		9882 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		9882 sq.m.

* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	111 uph/ 45 upa	111 uph/ 45 upa
FAR (gross)		
FAR (net)	1.34	1.34
AMENITY SPACE (area in square metres)		
Indoor	228 sq.m.	170 sq.m.
Outdoor	228 sq.m.	231 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Apartment Residential (3 bedroom)	54	54
Townhouse Residential	80	80
Residential Visitors	15	15
Institutional		
Total Number of Parking Spaces	149	149
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	15/10%	8/5%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Appendix II

Architect

200-45 E 6th Ave
Vancouver, BC V5T 1J3
T 604.630.9488

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CONSULTANT:

PROJECT TITLE:

6388
KING GEORGE BLVD
SURREY, BC

DEVELOPMENT APPLICATION:
7915-0035-00

NO.	DATE	REMARKS
1	AUG 6, 2015	FIRST SUBMISSION TO ADP
2	NOV 18, 2015	SECOND SUBMISSION TO ADP
3	JAN 22, 2016	RESUBMISSION FOR DP
4	APR 1, 2016	RESUBMISSION FOR DP

KEY PLAN:

DRAWING TITLE:

GENERAL INFORMATION

PROJECT NO: W1415
SCALE:
DRAWN: Author
CHECKED: WC

DRAWING NO:

A001



DRAWING LIST

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A501	TOWNHOUSE UNIT PLAN - TYPE E1
A502	TOWNHOUSE UNIT PLAN - TYPE E2
A503	TOWNHOUSE UNIT PLAN - TYPE E3
A504	TOWNHOUSE UNIT PLAN - TYPE F1
A505	TOWNHOUSE UNIT PLAN - TYPE F2
A506	TOWNHOUSE UNIT PLAN - TYPE G1, G2
A507	TOWNHOUSE UNIT PLAN - TYPE H1, H2
A600	SHADOW STUDY

PROJECT DATA

PROJECT WORK
CONSTRUCT NEW FOUR STORY MULTIPLE FAMILY RESIDENTIAL BUILDING AND 6 TOWNHOUSE BUILDING OVER EXISTING UNDERGROUND PARKING.

CIVIC ADDRESS
6388 KING GEORGE BLVD

LOT AREA
74864 SF / 6955.09 SM

NET LOT AREA
74864 SF / 6955.09 SM

ZONE
CD BASED ON RM 45

LOT COVERAGE
63.8%

SETBACKS

SOUTH SETBACK	1.10M (AT EASEMENT) - 7.80M
WEST SETBACK	4.00M PLUS 15.00M BUFFER
NORTH SETBACK	3.25M
EAST SETBACK	3.50M

STOREYS
4

HEIGHT
16.61M

DENSITY

UPH
MAXIMUM ALLOWED: 111 (RM-45)
PROPOSED: 109.27 UNITS/SHA

FLOOR AREA RATIO
MAXIMUM ALLOWED: 1.3 (RM-45)
PROPOSED: 1.335

UNIT TYPES/ FLOOR AREA

APARTMENT (ALL 3- BEDROOM):

TYPE A:	9 X 1210 SF =	10890 SF
TYPE B:	8 X 1157 SF =	9256 SF
TYPE C:	9 X 1157 SF =	10413 SF
TYPE D:	9 X 1250 SF =	11250 SF
TYPE D1:	1 X 1417 SF =	1417 SF

TOTAL SELLABLE: 36 43226 SF
CIRCULATION: 4190 SF
TOTAL 47416 SF / 4405.1 SM

TOWNHOUSE:

TYPE E1:	11 X 1413SF =	15543 SF
TYPE E2:	2 X 1363SF =	2726 SF
TYPE E3:	11 X 1335SF =	14685 SF
TYPE F1:	1 X 1983SF =	1983 SF
TYPE F2:	1 X 1895SF =	1895 SF
TYPE G1:	8 X 1100SF =	8800 SF
TYPE G2:	2 X 1094SF =	2188 SF
TYPE H1:	2 X 1203SF =	2406 SF
TYPE H2:	2 X 1136SF =	2272 SF

TOTAL: 40 52498 SF / 4877.2 SM

TOTAL FLOOR AREA COMBINED: 99914 SF / 9882.3 SM

INDOOR AMENITY (EXCLUDED) 1835 SF / 170.4 SM
OUTDOOR AMENITY 2490 SF / 231.3 SM

OFF STREET PARKING FOR TOTAL 76 UNITS

	REQUIRED	PROPOSED
TOWNHOUSES	80 (40 X 2 SPACES/UNIT)	80
APARTMENT	54 (36 X 1.5 SPACES/UNIT)	54
TOTAL:	134	134

VISITOR	15.2	15
TOTAL	149.2	149

BICYCLE STORAGE FOR 76 UNITS

	REQUIRED	PROPOSED
	91.2 (104X1.2)	111



DRAWING NO:

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① 3D VIEWS - OVERVIEW



② 3D VIEWS - WEST



③ 3D VIEWS - SOUTH WEST



2 3D VIEWS - OVERVIEW WEST



1 3D VIEWS B Copy 1

NO.	DATE	REMARKS
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4	APR 1, 2016	RESUBMISSION FOR DP



② 3D VIEWS - AMENITY AREA



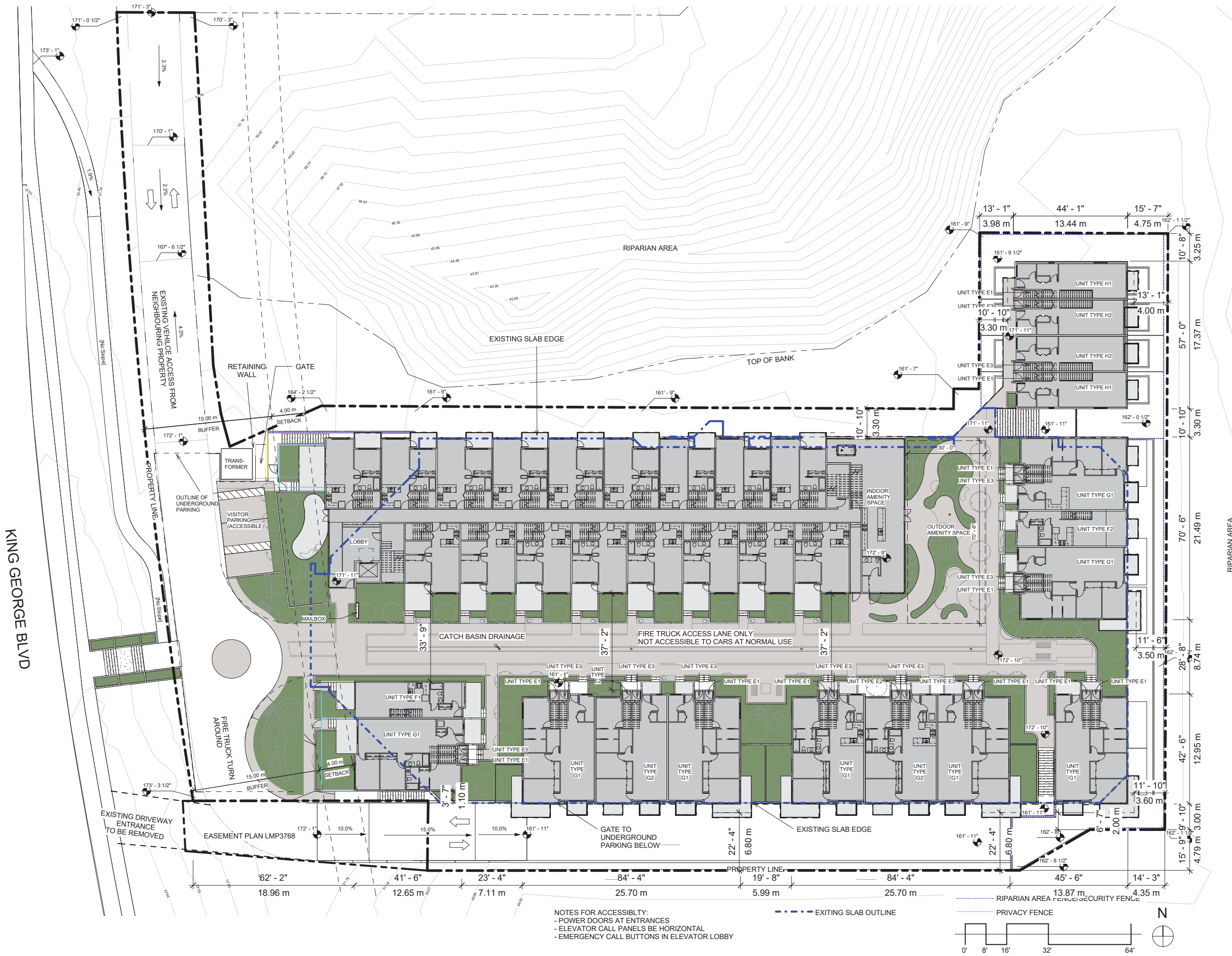
① 3D VIEWS - SOUTH EAST



③ 3D VIEWS - ENTRANCE

NO.	DATE	REMARKS
1	AUG 6, 2015	FIRST SUBMISSION TO ADP
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4	APR 1, 2016	RESUBMISSION FOR DP

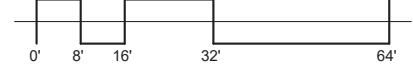
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4	APR 1, 2016	RESUBMISSION FOR DP



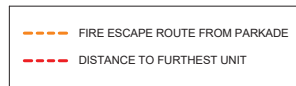
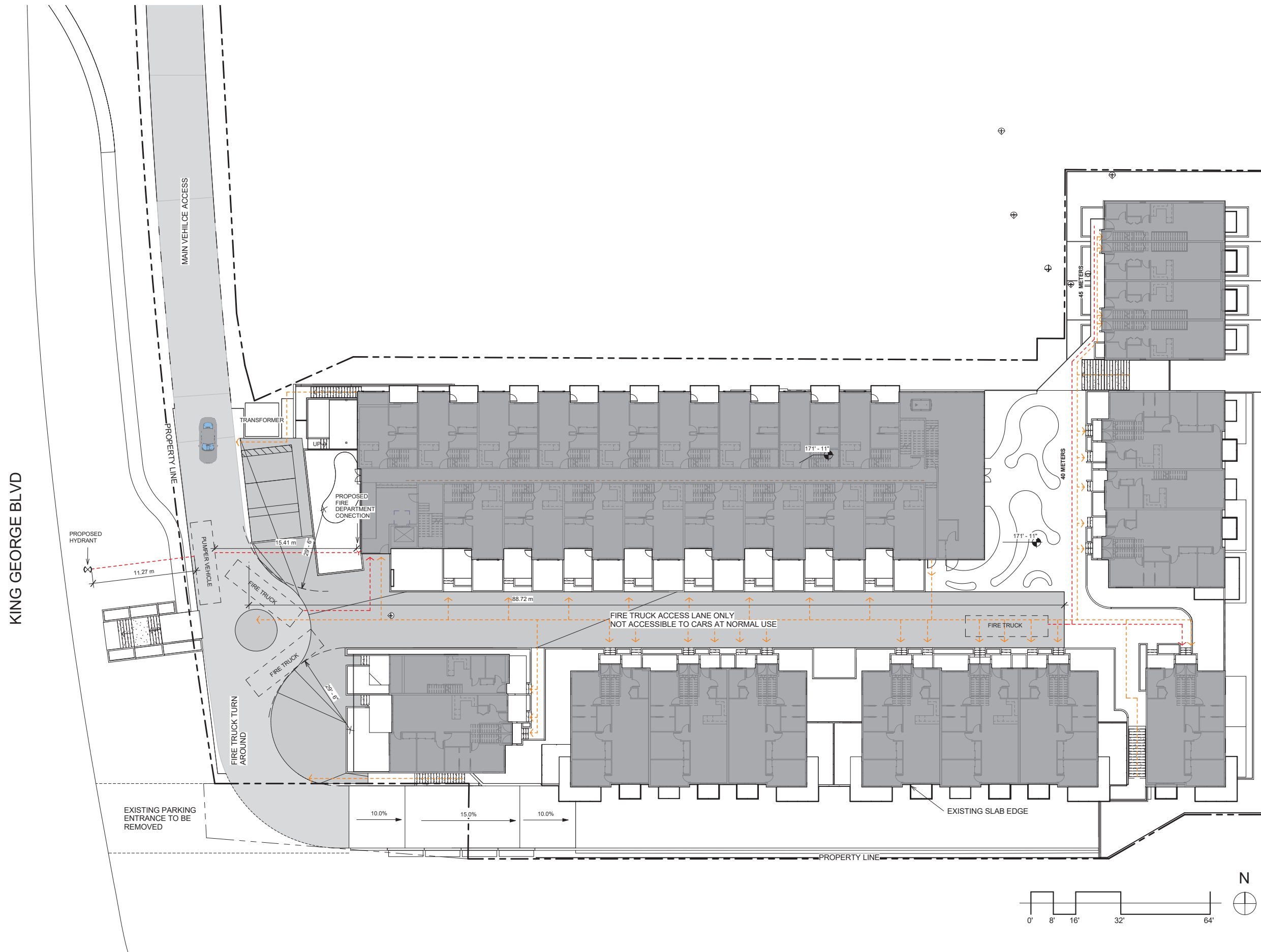
NOTES FOR ACCESSIBILITY:
- POWER DOORS AT ENTRANCES
- ELEVATOR CALL PANELS BE HORIZONTAL
- EMERGENCY CALL BUTTONS IN ELEVATOR LOBBY

--- EXISTING SLAB OUTLINE

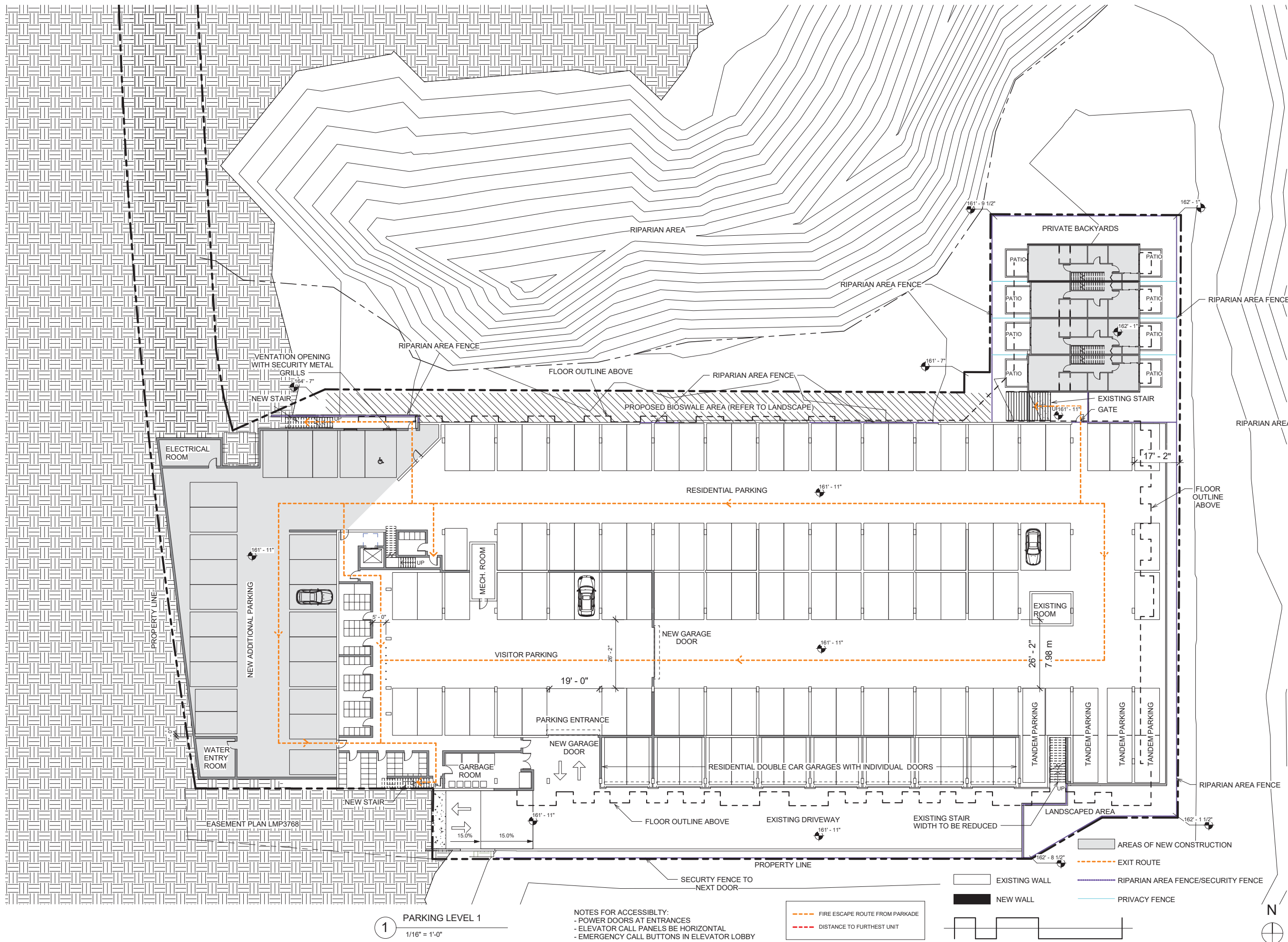
--- RIPARIAN AREA FENCE/SECURITY FENCE



NO.	DATE	REMARKS
1	AUG 6, 2015	FIRST SUBMISSION TO ADP
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4	APR 1, 2016	RESUBMISSION FOR DP



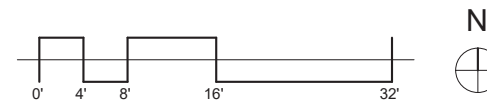
NO.	DATE	REMARKS
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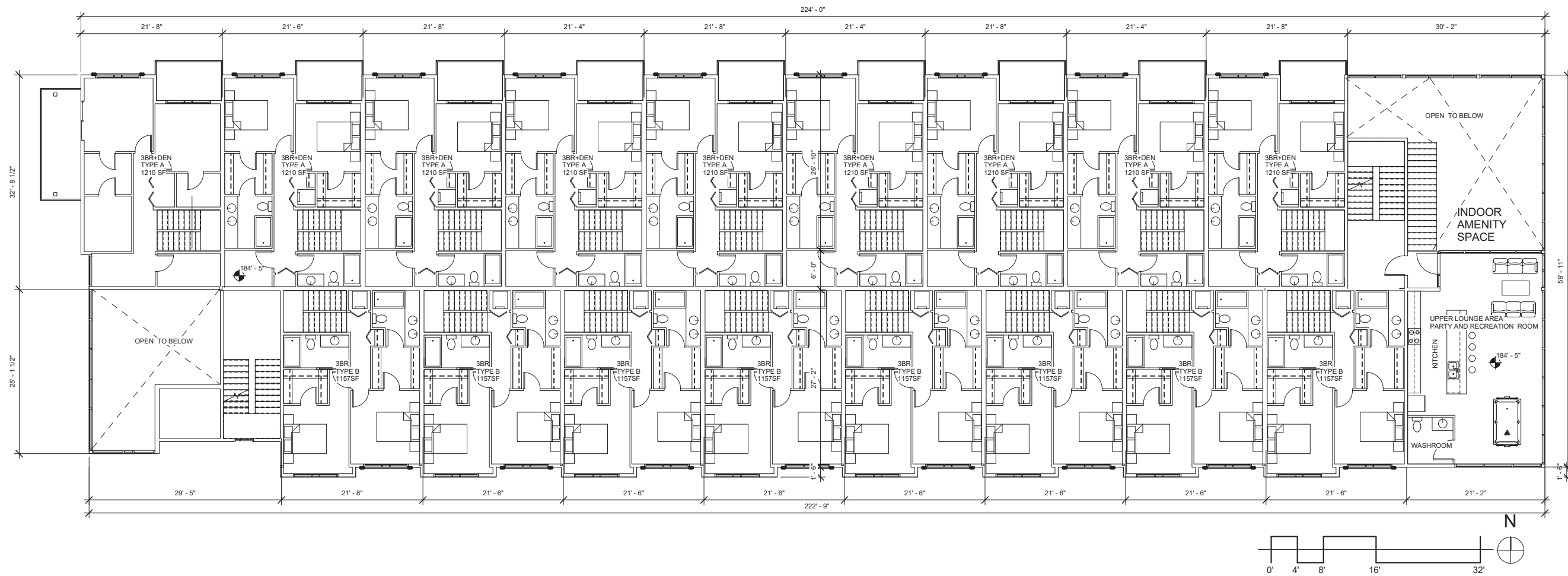


NOTES FOR ACCESSIBILITY:
 - POWER DOORS AT ENTRANCES
 - ELEVATOR CALL PANELS BE HORIZONTAL
 - EMERGENCY CALL BUTTONS IN ELEVATOR LOBBY



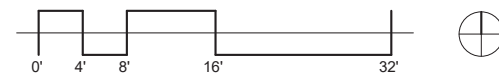
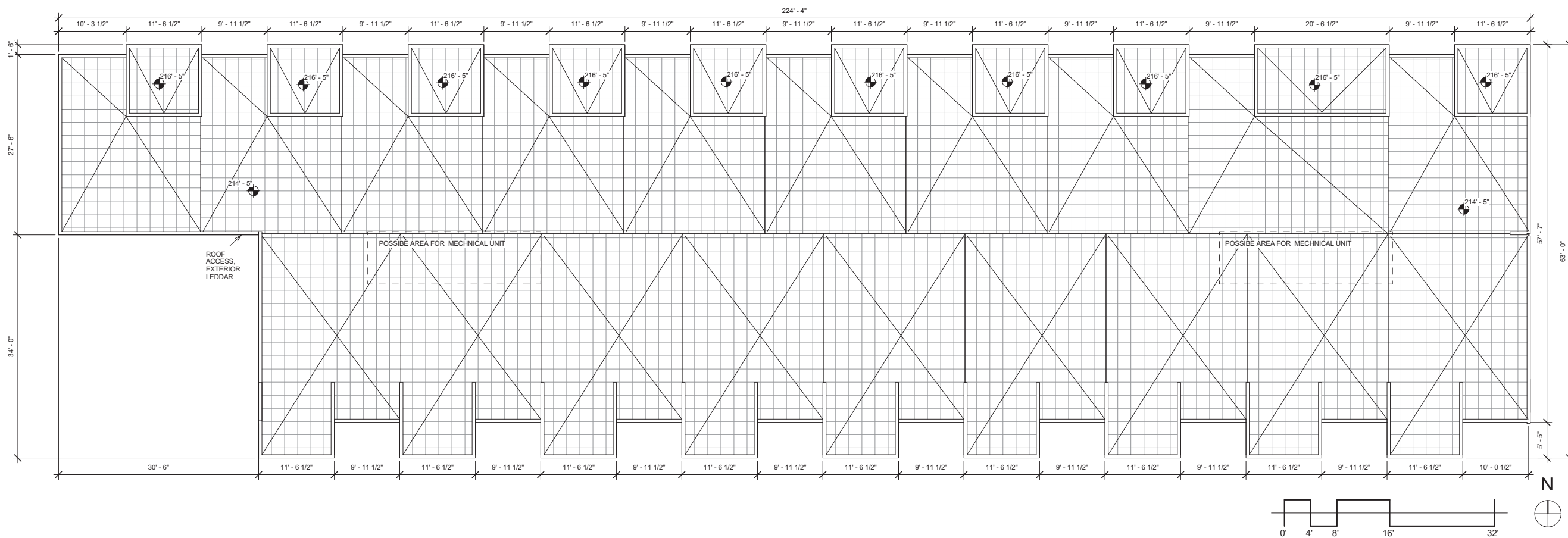
1 APARTMENT BUILDING FIRST FLOOR
1/8" = 1'-0"

NO.	DATE	REMARKS
1	AUG 6, 2015	FIRST SUBMISSION TO ADP
2	NOV 18, 2015	SECOND SUBMISSION TO ADP
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1 APARTMENT BUILDING SECOND FLOOR
1/8" = 1'-0"

NO.	DATE	REMARKS
1	AUG 6, 2015	FIRST SUBMISSION TO ADP
2	NOV 18, 2015	SECOND SUBMISSION TO ADP
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4	APR 1, 2016	RESUBMISSION FOR DP



2 APARTMENT BUILDING - ROOF
1/8" = 1'-0"

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CONSULTANT:

PROJECT TITLE:

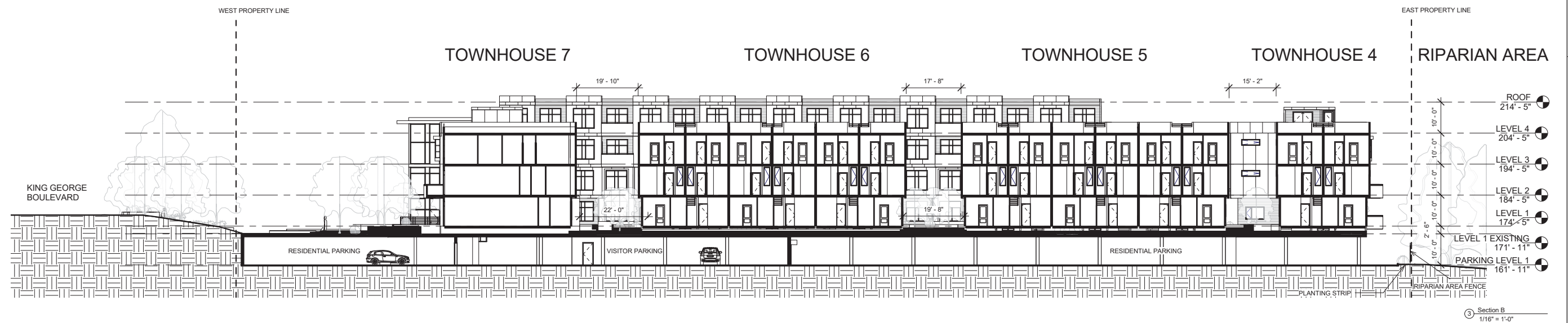
6388
KING GEORGE BLVD
SURREY, BC

DEVELOPMENT APPLICATION:
7915-0035-00

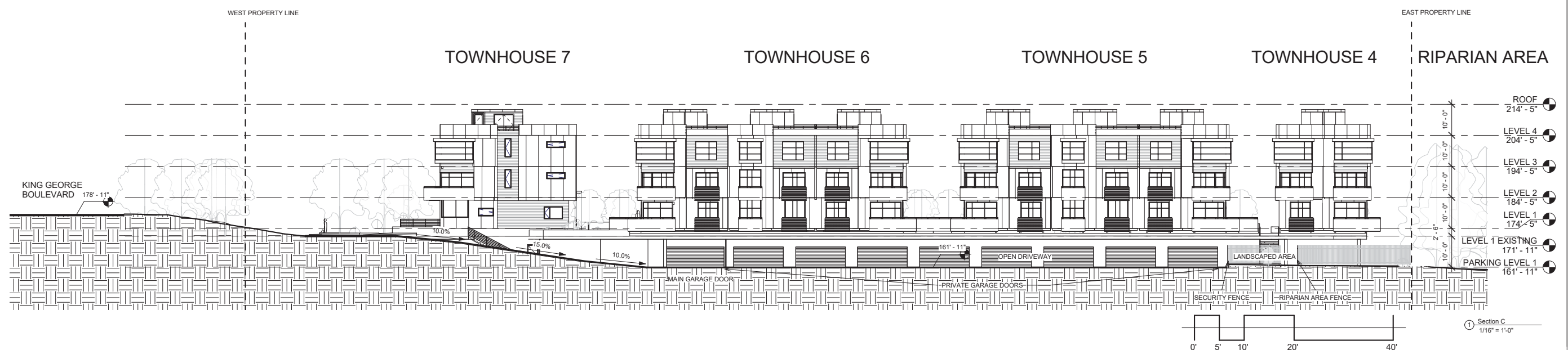
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Section A
1/16" = 1'-0"

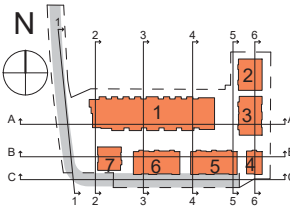


Section B
1/16" = 1'-0"



Section C
1/16" = 1'-0"

KEY PLAN:



DRAWING TITLE:
WEST-EAST SECTIONS
A,B,C

PROJECT NO: W1415
SCALE: As Indicated
DRAWN: WJ
CHECKED: WC

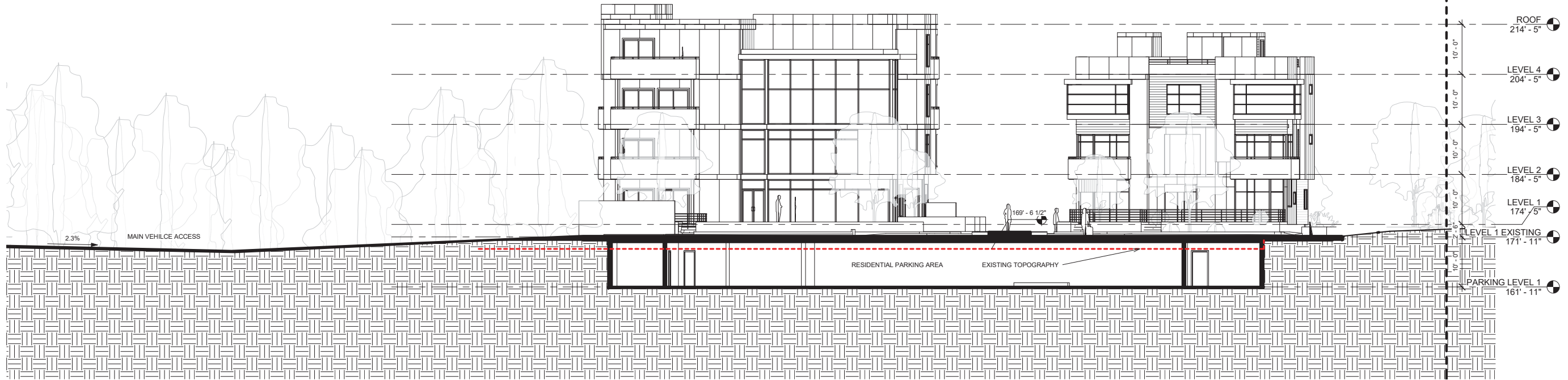
DRAWING NO:

A301

APARTMENT BUILDING

TOWNHOUSE 7

SOUTH PROPERTY LINE



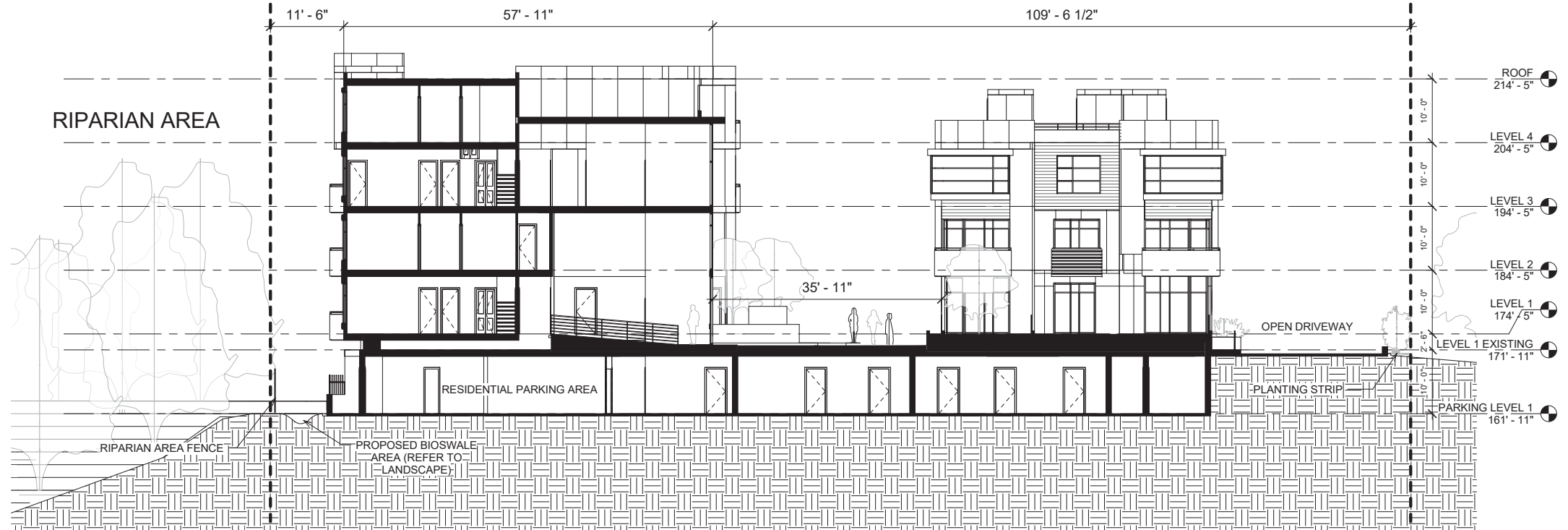
① Section 1
1" = 10'-0"

APARTMENT BUILDING

TOWNHOUSE 7

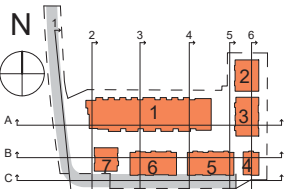
NORTH PROPERTY LINE

SOUTH PROPERTY LINE

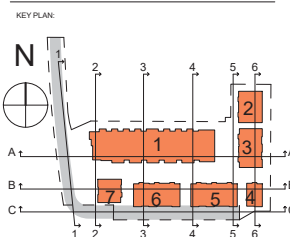
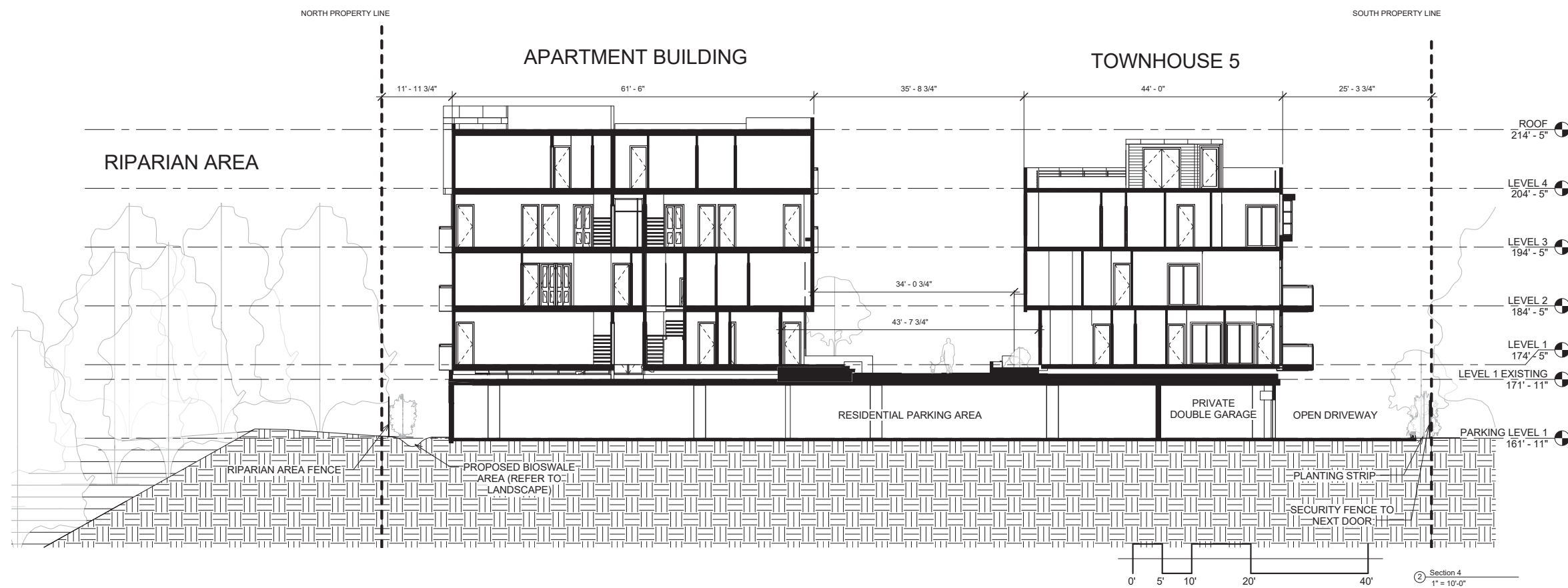
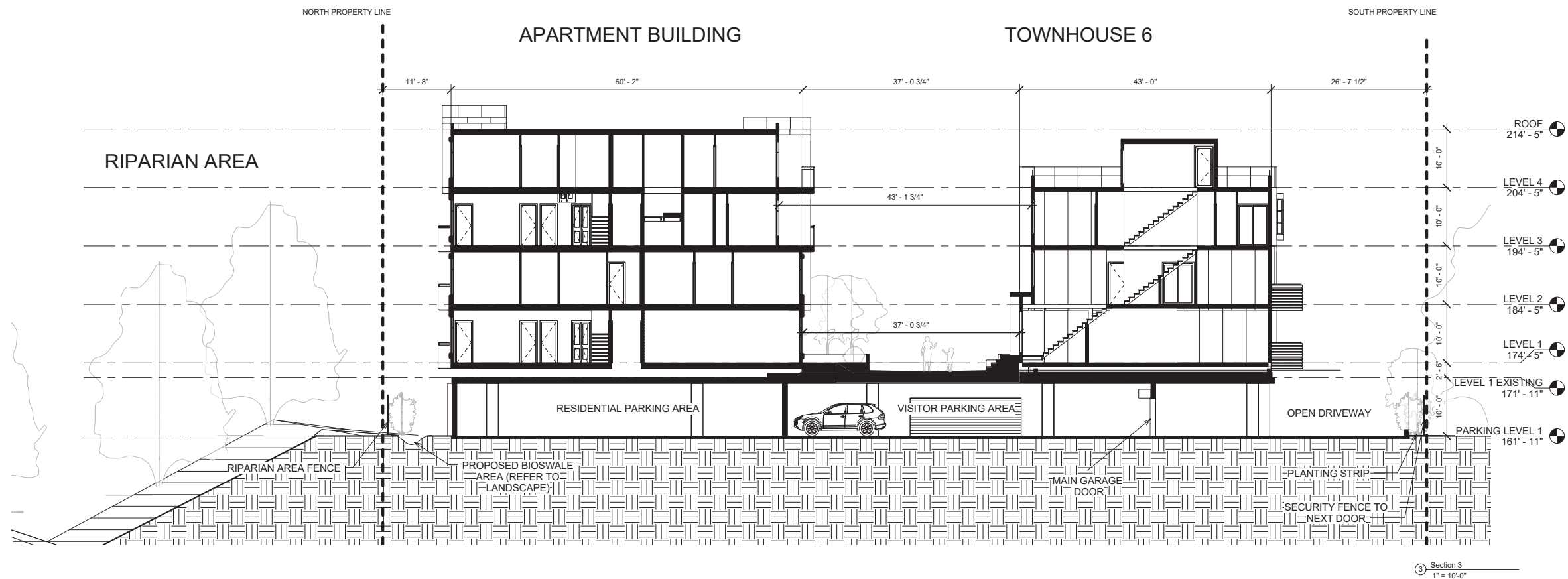


② Section 2
1" = 10'-0"

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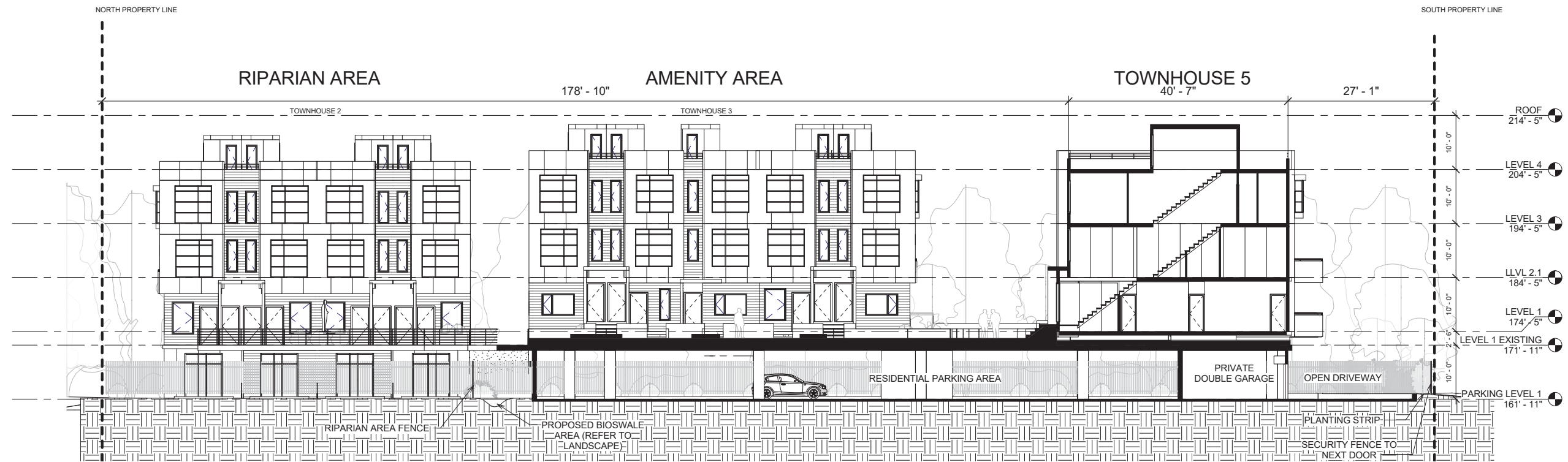
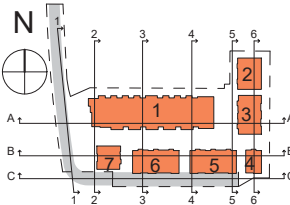


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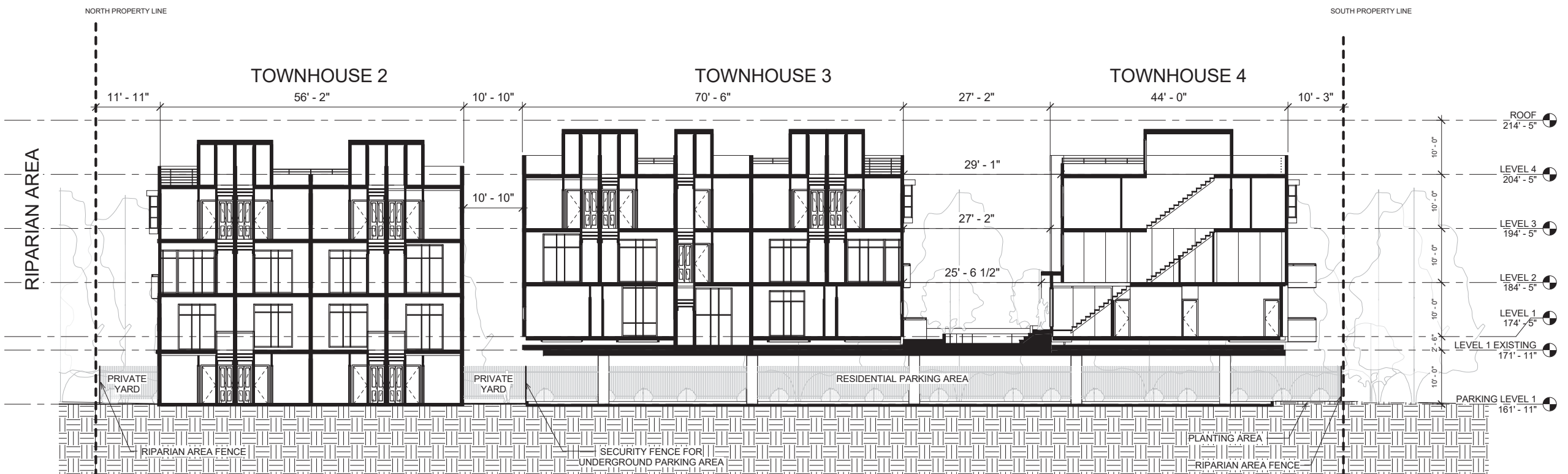


DRAWING TITLE:
NORTH-SOUTH
SECTIONS 3,4

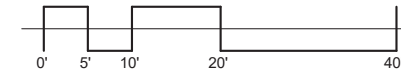
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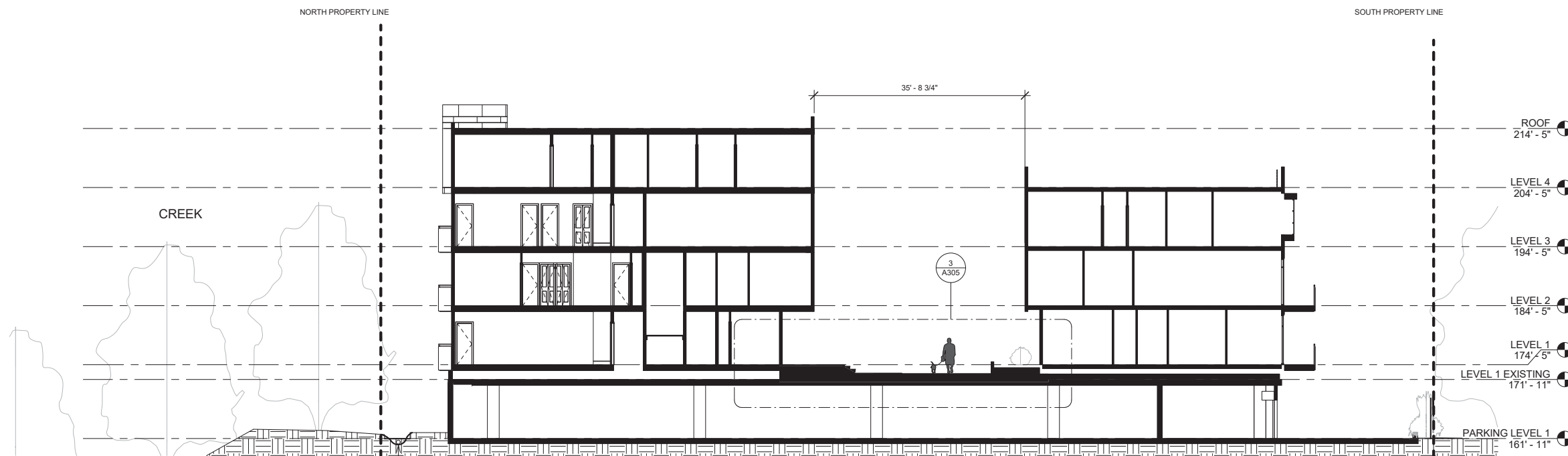
Section 5
1" = 10'-0"



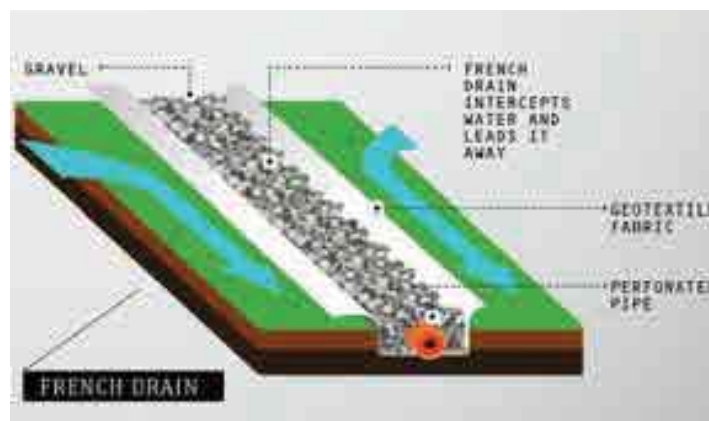
Section 6
1" = 10'-0"



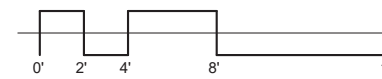
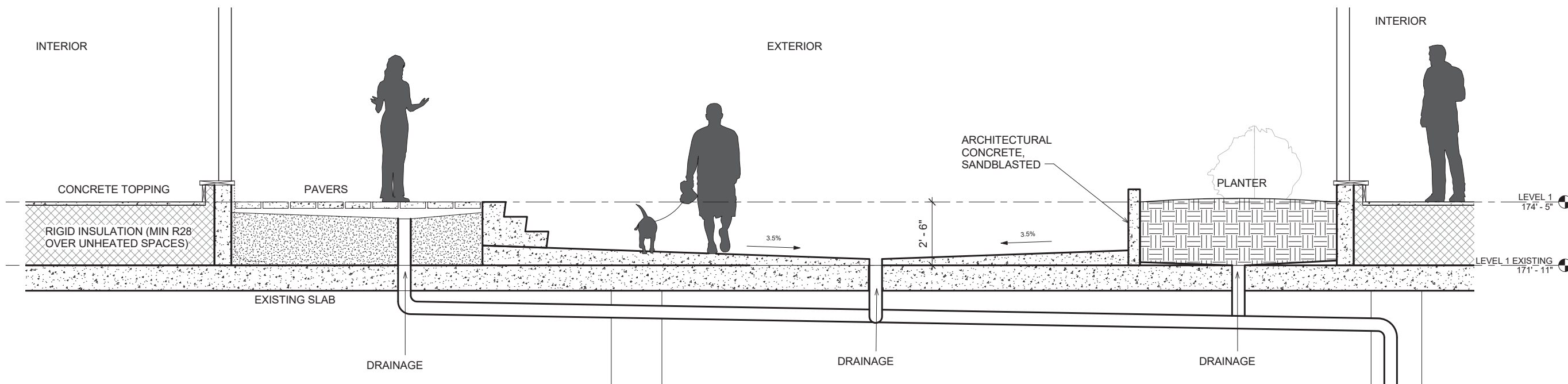
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FRENCH DRAIN ALONG PROPERTY LINE NEXT TO CREEK TO CONTROL WATER RUN OFF DURING CONSTRUCTION

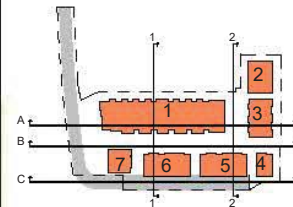


1 TYPICAL SECTION
1" = 10'-0"



3 TYPICAL DETAIL
1/2" = 1'-0"

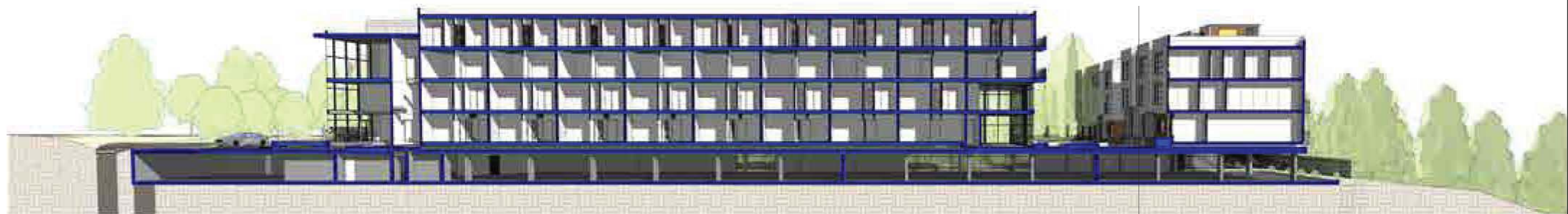
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① WEST-EAST SECTION 3D 1



② LONG SECTION 3D B



③ LONG SECTION 3D C

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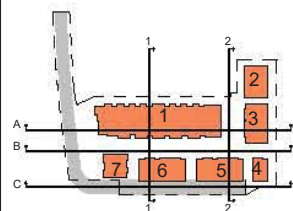


1 NORTH-SOUTH SECTION 3D 1



3 NORTH-SOUTH SECTION 3D 2

KEY PLAN:



DRAWING TITLE:

3D SECTION VIEWS
-NORTH-SOUTH

PROJECT NO: W1415
SCALE: 1" = 160' 0"
DRAWN: AJR
CHECKED: WC

DRAWING NO:

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CONSULTANT:

PROJECT TITLE:

6388
KING GEORGE BLVD
SURREY, BC

DEVELOPMENT APPLICATION:
7915-0035-00

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④ Building 1, West Elevation
3/32" = 1'-0"



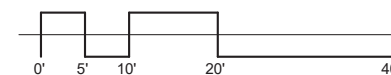
③ Building 1, South Elevation
3/32" = 1'-0"



① Building 1, East Elevation
3/32" = 1'-0"



② Building 1, North Elevation
3/32" = 1'-0"



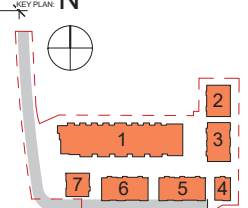
MATERIAL LEGEND

- ① HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: ARCTIC WHITE)*
- ② HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: MONTEREY TAUPE)*
- ③ CEDAR SIDING
- ④ HARDIE TRIM (COLOR: MONTEREY TAUPE)
- ⑤ GLASS GUARDRAIL (WITH WOOD ACENT WHERE APPLICABLE)
- ⑥ EXPOSED CONCRETE
- ⑦ HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: 'black')

*ALL HARDIE AREAS TO HAVE METAL TRIM WITH BACKED ON COLOR TO MATCH

45'-0"
13.72 m

KEY PLAN N

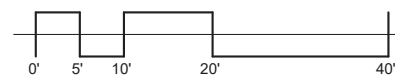


DRAWING TITLE:
BUILDING 1 ELEVATIONS

PROJECT NO: W1415
SCALE: As Indicated
DRAWN: Author
CHECKED: WC

DRAWING NO:

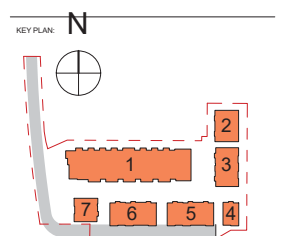
NO.	DATE	REMARKS
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MATERIAL LEGEND

- ① HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: ARCTIC WHITE)*
- ② HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: MONTEREY TAUPE)*
- ③ CEDAR SIDING
- ④ HARDIE TRIM (COLOR: MONTEREY TAUPE)
- ⑤ GLASS GUARDRAIL (WITH WOOD ACENT WHERE APPLICABLE)
- ⑥ EXPOSED CONCRETE
- ⑦ HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: "black")

*ALL HARDIE AREAS TO HAVE METAL TRIM WITH BACKED ON COLOR TO MATCH



DRAWING TITLE:
BUILDING 2 ELEVATIONS

PROJECT NO: W1415
SCALE: As indicated
DRAWN: WJ
CHECKED: WC
DRAWING NO:

NO.	DATE	REMARKS
1	AUG 6, 2015	FIRST SUBMISSION TO ADP
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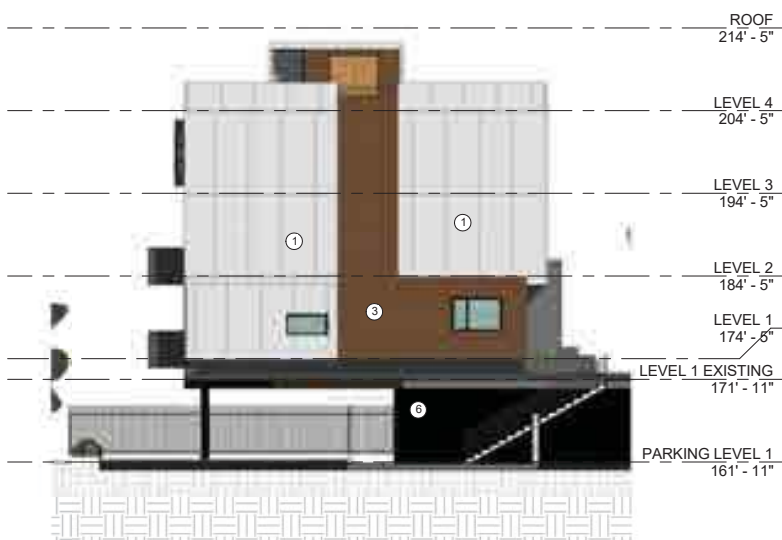
④ Building 3, West Elevation
3/32" = 1'-0"



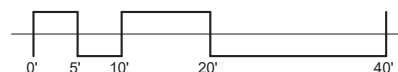
③ Building 3, South Elevation
3/32" = 1'-0"



① Building 3, East Elevation
3/32" = 1'-0"



② Building 3, North Elevation
3/32" = 1'-0"

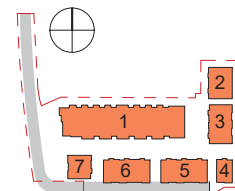


MATERIAL LEGEND

- ① HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: ARCTIC WHITE)*
- ② HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: MONTEREY TAUPE)*
- ③ CEDAR SIDING
- ④ HARDIE TRIM (COLOR: MONTEREY TAUPE)
- ⑤ GLASS GUARDRAIL (WITH WOOD ACENT WHERE APPLICABLE)
- ⑥ EXPOSED CONCRETE
- ⑦ HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: 'black')*

*ALL HARDIE AREAS TO HAVE METAL TRIM WITH BACKED ON COLOR TO MATCH

KEY PLAN: N



DRAWING TITLE:
BUILDING 3 ELEVATIONS

PROJECT NO: W1415
SCALE: As indicated
DRAWN: Author
CHECKED: WC

DRAWING NO:

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CONSULTANT:

PROJECT TITLE:

6388
KING GEORGE BLVD
SURREY, BC

DEVELOPMENT APPLICATION:
7915-0035-00

NO.	DATE	REMARKS
1	AUG 6, 2015	FIRST SUBMISSION TO ADP
2	NOV 18, 2015	SECOND SUBMISSION TO ADP
3	JAN 22, 2016	RESUBMISSION FOR DP
4	APR 1, 2016	RESUBMISSION FOR DP



② Building 4, North Elevation
3/32" = 1'-0"



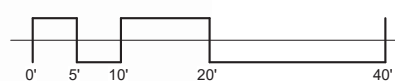
① Building 4, East Elevation
3/32" = 1'-0"



③ Building 4, South Elevation
3/32" = 1'-0"



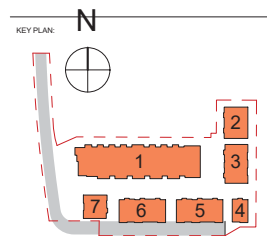
④ Building 4, West Elevation
3/32" = 1'-0"



MATERIAL LEGEND

- ① HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: ARCTIC WHITE)*
- ② HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: MONTEREY TAUPE)*
- ③ CEDAR SIDING
- ④ HARDIE TRIM (COLOR: MONTEREY TAUPE)
- ⑤ GLASS GUARDRAIL (WITH WOOD AGENT WHERE APPLICABLE)
- ⑥ EXPOSED CONCRETE
- ⑦ HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: 'black')*

*ALL HARDIE AREAS TO HAVE METAL TRIM WITH BACKED ON COLOR TO MATCH



DRAWING TITLE:
BUILDING 4 ELEVATIONS

PROJECT NO: W1415
SCALE: As indicated
DRAWN: WJ
CHECKED: WC

DRAWING NO:

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CONSULTANT:

PROJECT TITLE:

6388
KING GEORGE BLVD
SURREY, BC

DEVELOPMENT APPLICATION:
7915-0035-00

NO.	DATE	REMARKS
1	AUG 6, 2015	FIRST SUBMISSION TO ADP
2	NOV 18, 2015	SECOND SUBMISSION TO ADP
3	JAN 22, 2016	RESUBMISSION FOR DP
4	APR 1, 2016	RESUBMISSION FOR DP



② Building 5, North Elevation
3/32" = 1'-0"



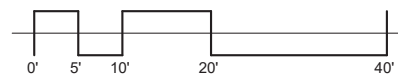
① Building 5, East Elevation
3/32" = 1'-0"



③ Building 5, South Elevation
3/32" = 1'-0"



④ Building 5, West Elevation
3/32" = 1'-0"

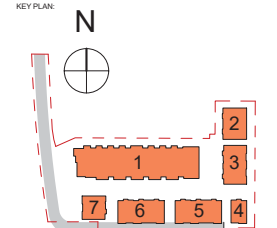


MATERIAL LEGEND

- ① HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: ARCTIC WHITE)*
- ② HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: MONTEREY TAUPE)*
- ③ CEDAR SIDING
- ④ HARDIE TRIM (COLOR: MONTEREY TAUPE)
- ⑤ GLASS GUARDRAIL (WITH WOOD ACENT WHERE APPLICABLE)
- ⑥ EXPOSED CONCRETE
- ⑦ HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: 'black')*

*ALL HARDIE AREAS TO HAVE METAL TRIM WITH BACKED ON COLOR TO MATCH

KEY PLAN:



DRAWING TITLE:

BUILDING 5 ELEVATIONS

PROJECT NO: W1415
SCALE: As indicated
DRAWN: Author
CHECKED: WC

DRAWING NO:

A405

NO.	DATE	REMARKS
1	AUG 6, 2015	FIRST SUBMISSION TO ADP
2	NOV 18, 2015	SECOND SUBMISSION TO ADP
3	JAN 22, 2016	RESUBMISSION FOR DP
4	APR 1, 2016	RESUBMISSION FOR DP



① Building 6, North Elevation
3/32" = 1'-0"



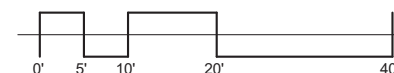
③ Building 6, East Elevation
3/32" = 1'-0"



② Building 6, South Elevation
3/32" = 1'-0"



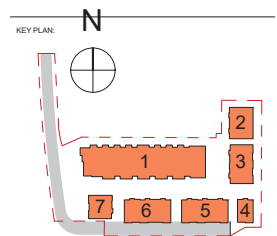
④ Building 6, West Elevation
3/32" = 1'-0"



MATERIAL LEGEND

- ① HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: ARCTIC WHITE)*
- ② HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: MONTEREY TAUPE)*
- ③ CEDAR SIDING
- ④ HARDIE TRIM (COLOR: MONTEREY TAUPE)
- ⑤ GLASS GUARDRAIL (WITH WOOD ACENT WHERE APPLICABLE)
- ⑥ EXPOSED CONCRETE
- ⑦ HARDIPLANK SIDING (TEXTURE: SMOOTH; COLOR: 'black')*

*ALL HARDIE AREAS TO HAVE METAL TRIM WITH BACKED ON COLOR TO MATCH



DRAWING TITLE:
BUILDING 6 ELEVATIONS

PROJECT NO: W1415
SCALE: As indicated
DRAWN: Author
CHECKED: WC

DRAWING NO:

NO.	DATE	REMARKS
1	AUG 6, 2015	FIRST SUBMISSION TO ADP
2	NOV 18, 2015	SECOND SUBMISSION TO ADP
3	JAN 22, 2016	RESUBMISSION FOR DP
4	APR 1, 2016	RESUBMISSION FOR DP



① Building 7, East Elevation
3/32" = 1'-0"



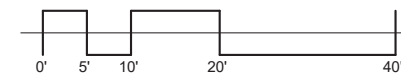
② Building 7, North Elevation
3/32" = 1'-0"



④ Building 7, West Elevation
3/32" = 1'-0"



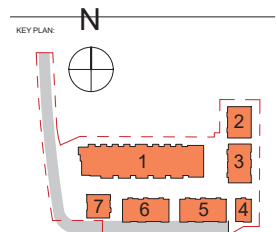
③ Building 7, South Elevation
3/32" = 1'-0"



MATERIAL LEGEND

- ① HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: ARCTIC WHITE)*
- ② HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: MONTEREY TAUPE)*
- ③ CEDAR SIDING
- ④ HARDIE TRIM (COLOR: MONTEREY TAUPE)
- ⑤ GLASS GUARDRAIL (WITH WOOD ACENT WHERE APPLICABLE)
- ⑥ EXPOSED CONCRETE
- ⑦ HARDIEPLANK SIDING (TEXTURE: SMOOTH; COLOR: 'black')*

*ALL HARDIE AREAS TO HAVE METAL TRIM WITH BACKED ON COLOR TO MATCH



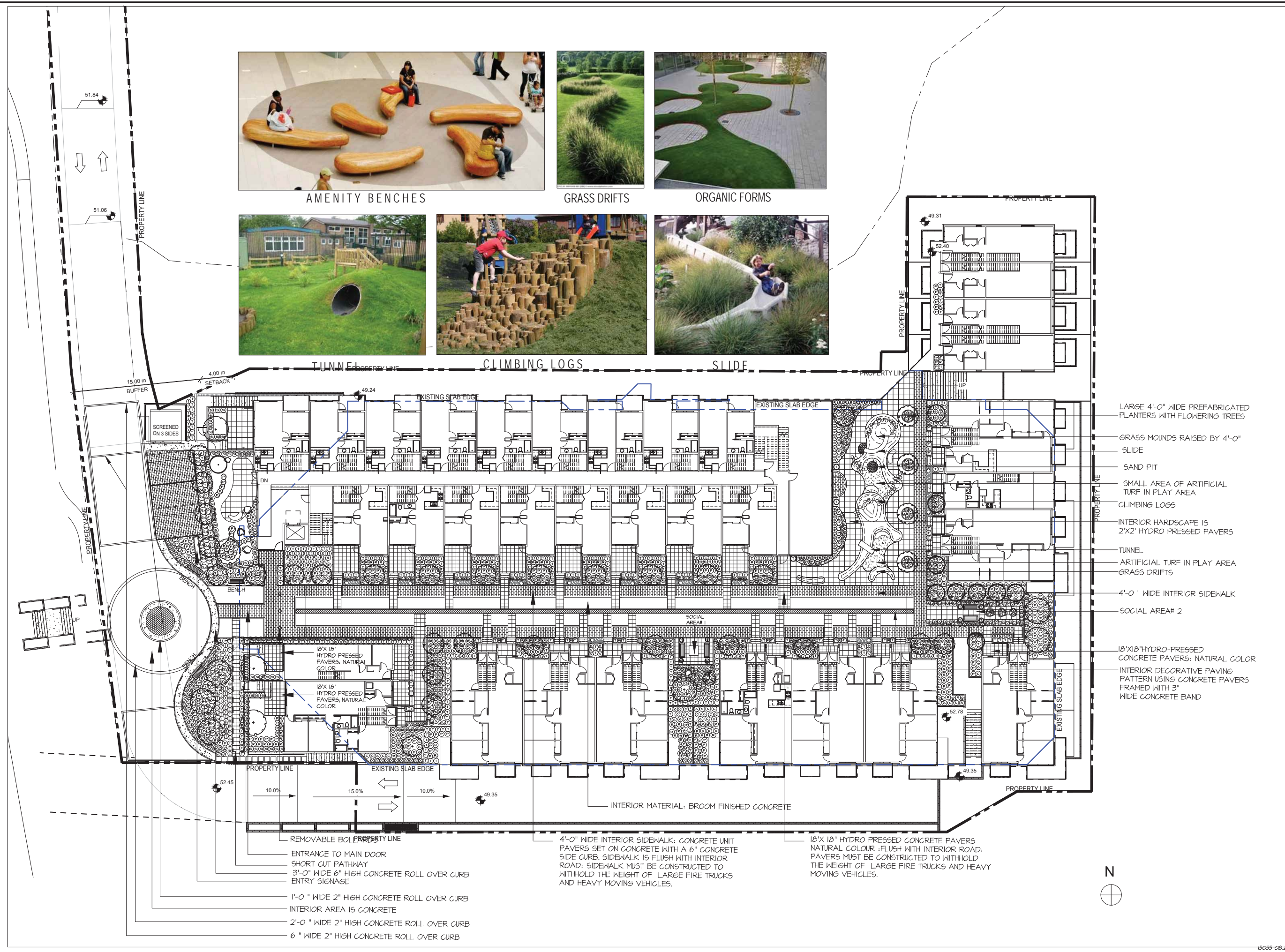
DRAWING TITLE:
BUILDING 7 ELEVATIONS

PROJECT NO: W1415
SCALE: As Indicated
DRAWN: Author
CHECKED: WC

DRAWING NO:



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



NO.	DATE	REVISION DESCRIPTION	DR.
9	SEPT 1 2014	NORTH FL. REMOVED RAIN GARDEN	TK
8	AUG 24 2014	REV AS PER CITY COMMENTS	BN
7	MAY 2 2014	REV PERIMETER FENCE PER CITY COMMENTS	TK
6	APR 26 2014	SCREENING FENCE DETAIL	TK
5	JAN 14 2014	PER NEW CITY COMMENTS	TK
4	JAN 13 2014	PER ARCHITECTS COMMENTS	TK
3	JAN 12 2014	REVISIONS PER ADP COMMENTS	TK
2	DEC 2013	2ND ADP PRESENTATION	TK
1	OCT 2013	FIRST ADP PRESENTATION	TK

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:
MULTI-FAMILY RESIDENTIAL
 6388 KING GEORGE BLVD
 SURREY, BC

DRAWING TITLE:
SITE PLAN

DATE: 15 JULY 6TH	DRAWING NUMBER:
SCALE: 1/16TH	L1
DRAWN: TK	
DESIGN: TK	
CHK'D: -	

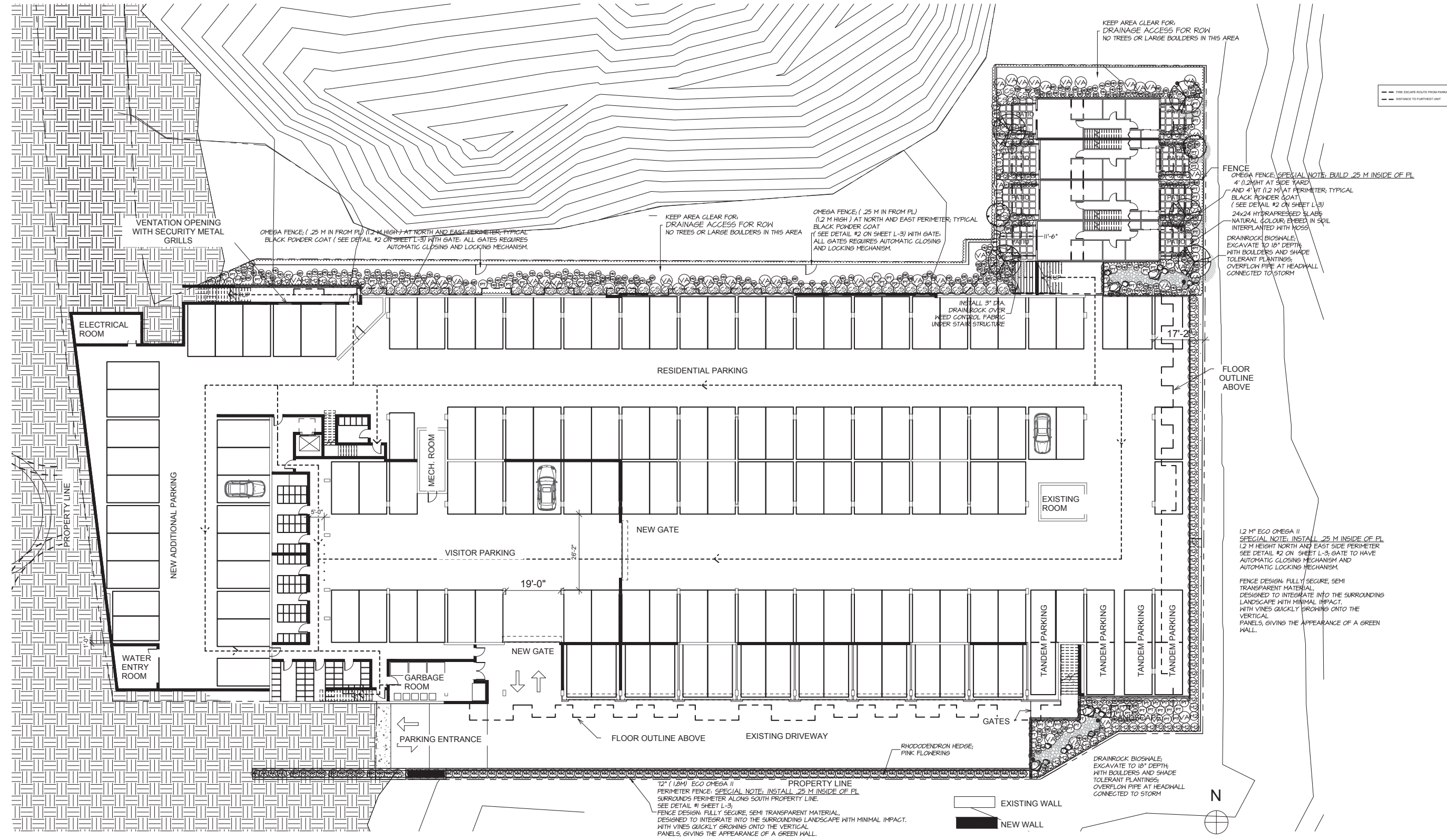
PLANT SCHEDULE

M2 JOB NUMBER: 15055

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5	ACER CIRCINATUM	VINE MAPLE	3M HT; B4B; 3 STEM CLUMP
2	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	2.5 M STANDARD FORM
58	CORNUS SERICEA FLAVIRAMEA	YELLOWTHORN DOGWOOD	#2 POT; 50CM
98	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM
87	RHODODENDRON 'COTTON CANDY'	RHODODENDRON PINK TRUSSES	#3 POT; 50CM
44	VACCINIUM PARVIFOLIUM	RED HICKLEBERRY	#3 POT; 60CM
45	DICENTRA FORMOSA	PACIFIC BLEEDING HEART	#1 POT
174	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 60CM O.G.
15	MAIANTHEMUM DILATATUM	FALSE LILY OF THE VALLEY	#1 POT; 20CM
91	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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New Westminster, British Columbia
V3M 3L7
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Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
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SEAL:

1.2 M ECO OMEGA II
SPECIAL NOTE: INSTALL .25 M INSIDE OF PL
1.2 M HEIGHT NORTH AND EAST SIDE PERIMETER
SEE DETAIL #2 ON SHEET L-3; GATE TO HAVE
AUTOMATIC CLOSING MECHANISM AND
AUTOMATIC LOCKING MECHANISM.

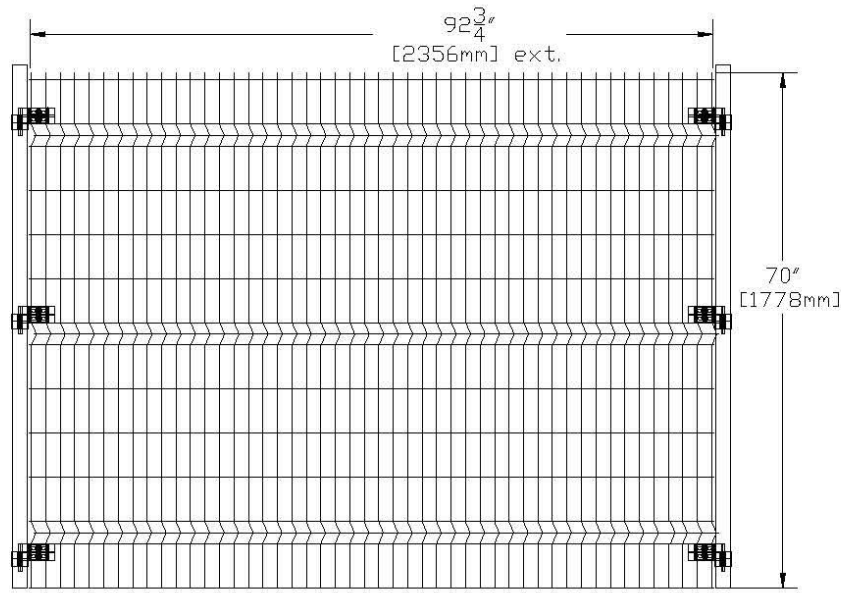
FENCE DESIGN: FULLY SECURE, SEMI
TRANSPARENT MATERIAL,
DESIGNED TO INTEGRATE INTO THE SURROUNDING
LANDSCAPE WITH MINIMAL IMPACT.
WITH VINES QUICKLY GROWING ONTO THE
VERTICAL
PANELS, GIVING THE APPEARANCE OF A GREEN
WALL.

PROJECT:
**MULTI-FAMILY
RESIDENTIAL**
6388 KING GEORGE BLVD
SURREY, BC

DRAWING TITLE:
PARKING LEVEL

DATE: 15 JULY 6TH	DRAWING NUMBER:
SCALE: 1/16TH	L2
DRAWN: TK	
DESIGN: TK	
CHK'D: -	OF 4
M2LA PROJECT NUMBER: 15-055	

Panel / Panneau 6' (42 lbs/19.1 kg)



A AESTHETIC	Robust panels with a modern ornamental look
B CAPS	Choose between two styles: square or square with ball
C SQUARE POST	2" x 2" or 3" x 3" with angle brackets (±1 1/2" slot allowance).
D SPF (SPECIAL PANEL FITTING)	Versatile brackets adapt to many special applications.
E APPEALING REINFORCING BENDS	Gives strength to the fence
F HORIZONTAL WIRE	6 GA (4.88 mm)
G VERTICAL WIRE	6 GA (4.88 mm)
H MESH OPENING	1.97" x 6" (50 mm x 150 mm), center to center
I STANDARD HEIGHT	4', 5', 6', 8' (1245 mm, 1549 mm, 1778 mm, 2464 mm)
J STANDARD LENGTH	7' 9" (2356 mm)

1 72" (1.8 M) SOUTH PERIMETER FENCE
SCALE: 1/2" = 1'-0"

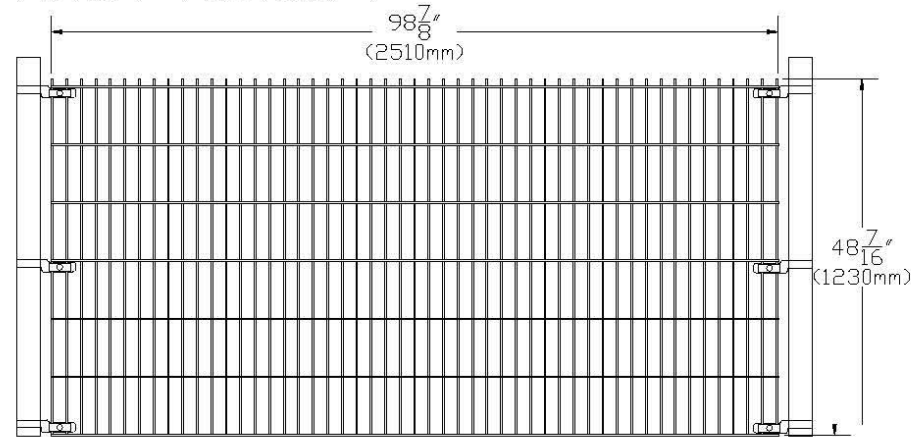
72" EGO OMEGA II PERIMETER FENCE:
SURROUNDS SOUTH PERIMETER ALONG PROPERTY LINE.

FENCE DESIGN: FULLY SECURE, SEMI TRANSPARENT MATERIAL,
DESIGNED TO INTEGRATE INTO THE SURROUNDING LANDSCAPE
WITH MINIMAL IMPACT; VINES QUICKLY GROW ONTO THE VERTICAL
PANELS, GIVING THE APPEARANCE OF A GREEN WALL.

2 72" (1.8 M) SOUTH PERIMETER FENCE
SCALE: 1/2" = 1'-0"

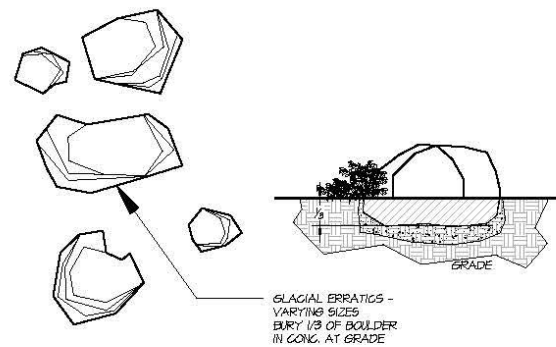
OMEGA II - FENCE SYSTEMS
PHONE: 1 800 836 6342 / 450 686-9600 (MONDAY TO FRIDAY, 8:00 AM TO 5:00 PM EST.)
EMAIL: CUSTOMERSERVICE@OMEGATWO.COM

Panel / Panneau 4'



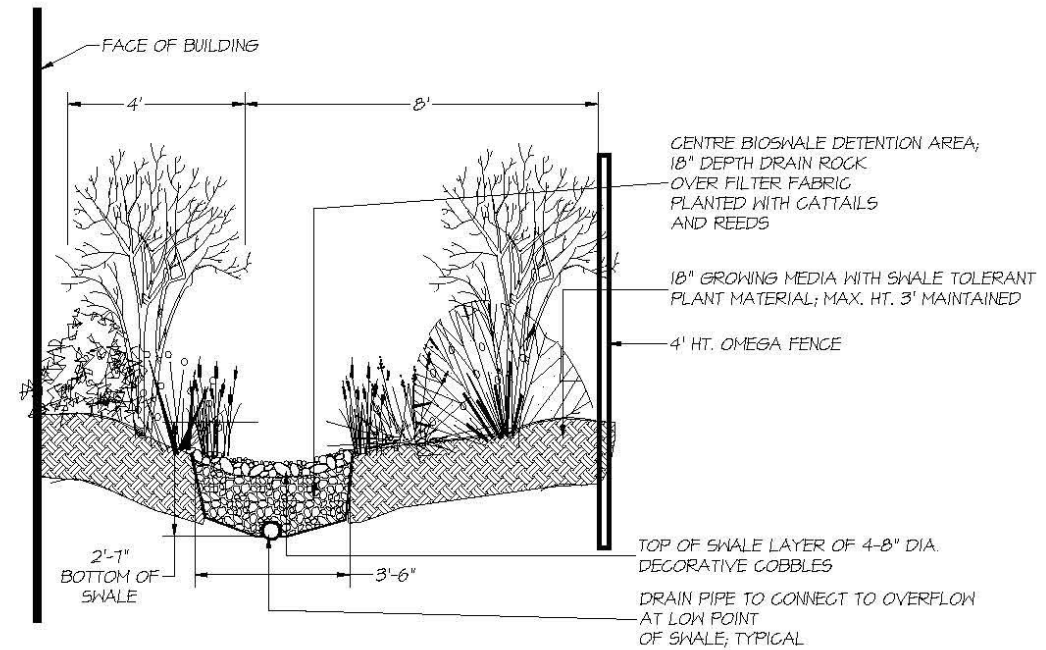
2 4'-0" NORTH AND EAST PL (1.2 M) FENCE
SCALE: 1" = 1'-0"

1.2 M EGO OMEGA II PERIMETER FENCE:
SURROUNDS EAST AND NORTH PERIMETER ALONG PROPERTY LINE.



4 BOULDER DETAIL
SCALE: 1/4" = 1'-0"

(FOR SW AND NW CORNERS ONLY)
NORTHERN PL. MUST BE KEPT FREE OF TREES AND BOULDERS FOR ROW
ONLY SMALL SHRUBS ARE PERMITTED IN ROW



5 SECTION BIOSWALE
SCALE: 1/2" = 1'-0" (FOR SW AND NW CORNERS ONLY)



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NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:
MULTI-FAMILY RESIDENTIAL
6388 KING GEORGE BLVD
SURREY, BC

DRAWING TITLE:
DETAILS

DATE: 15 JULY 16TH	DRAWING NUMBER:
SCALE: 1/8TH	L3
DRAWN: TK	
DESIGN: TK	
CHKD: -	

M2LA PROJECT NUMBER: 15-055

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

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

DATE: **September 28, 2016** PROJECT FILE: **7815-0035-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 6388 - King George Blvd**

OCP AMENDMENT/NCP AMENDMENT

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide a 0.5 metre ROW fronting King George Boulevard.
- Provide access easement through 6396 King George Boulevard.

Works and Services

- Construct access through 6396 King George Boulevard.
- Construct sanitary sewer main on King George Boulevard to service the development.
- Provide Geotechnical Report in favor of development.
- Provide service connections to development.
- Provide necessary access to City infrastructure and Riparian areas through detail design process.
- Re-instate King George Boulevard fronting site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
LRt



Wednesday, August 31, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0035 00

SUMMARY 36 Apartments
 The proposed 40 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	16
Secondary Students:	5

September 2015 Enrolment/School Capacity

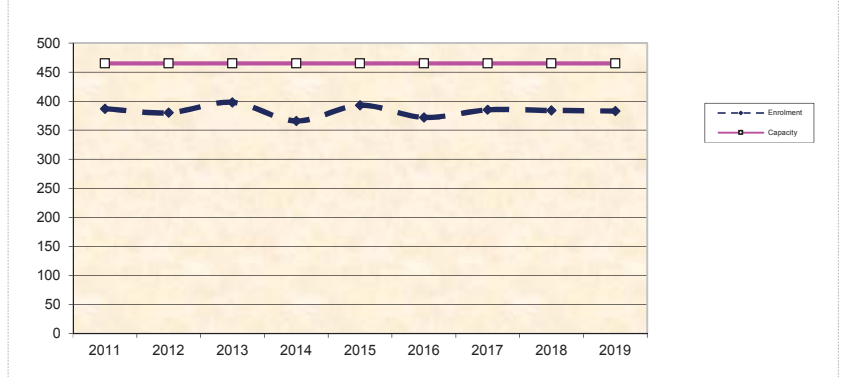
North Ridge Elementary	
Enrolment (K/1-7):	42 K + 351
Capacity (K/1-7):	40 K + 425
Panorama Ridge Secondary	
Enrolment (8-12):	1551
Nominal Capacity (8-12):	1475
Functional Capacity*(8-12):	1593

School Enrolment Projections and Planning Update:

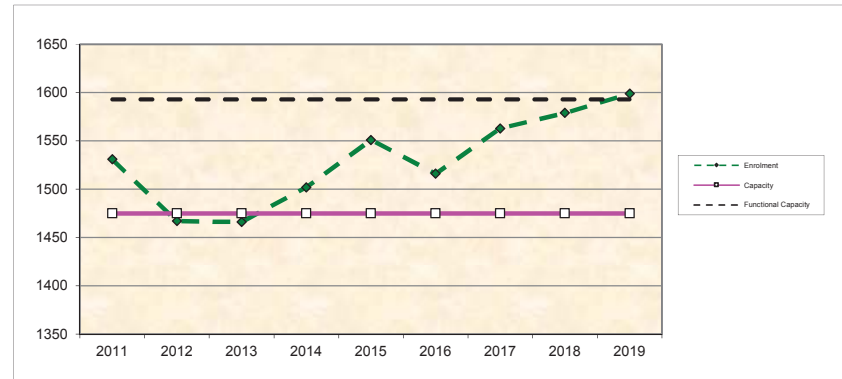
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The North Ridge Elementary catchment is within the Panorama Ridge Secondary catchment. Enrolment at North Ridge is currently under capacity however in September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) that will slowly add to enrolment. There are some enrolment pressures at Panorama Ridge but a recent addition to increase the capacity from 1100 to 1475 (plus a Neighbourhood Learning Centre) has helped to reduce secondary space shortages.

North Ridge Elementary



Panorama Ridge Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

Tree Preservation Summary

Surrey Project No: 15-0035-000

Address: 6388 King George Blvd, Surrey, BC

Registered Arborist: Peter Mennel

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)	6
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	54
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 	0
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist:	Date: May 27, 2016
------------------------	--------------------



A 68-unit apartment building and 34 townhouse units on top of existing 1 storey parkade (was the Newton Public Market site)

File No. 7915-0035-00

Response to ADP comments from meeting on November 26th, 2015

(Responses in *bold italic*)

STATEMENT OF REVIEW COMMENTS

The Panel considered the applicant responded positively to the previous recommendations by the Panel and commended the applicant for improvements to the project and the effort to reuse a structure and revitalize the site. The area of concern for the Panel was the landscape design.

Site

- While the change to the site plan by flipping the townhouse/apartment blocks was commended, the landscape design and treatment of the fire access needed significant design development.

Landscape design has been revised significantly (Please refer to L1 and A200)

Changes include:

- *Circular pattern and roll over curbs at entry*
- *Hardscape materials added at entry sequence*
- *Added larger, delineated entry path to main lobby*
- *Added removable bollards at entry*
- *Removal of wave pattern on interior road, replaced with linear pattern*
- *Added interior road sidewalks*
- *Added screening around the transformer*
- *Straightening out the entry path to the North West unit*
- *Eliminating any overlap onto the PL*
- *Added 3 benches at entry area*
- *Removed water features*
- *Developed amenity layout to better reflect child friendly/ usable spaces (integrated natural play)*
- *Developed amenity to incorporate much more green space and trees*
- *Added a short cut pathway from entry area to southern walkway*
- *Added entry signage*
- *Re-aligned lobby entry path*
- *Connected north/south brick pattern flanking both ends of interior road*

- *Re-located retaining walls on western frontage units*
- *Added planting between visitor parking and retaining walls*
- *Added two social areas*
- *Expanded green area and reduced hardscape in the south eastern exit stairway location*
- *Extended all pathways to meet the new interior brick pattern continues line*

Building Form and Character

- Locating of the apartment building on the north and the townhouses on the south is the key to the overall improvement to the plan. It allows spaces between the buildings to the south to open up and provide some light to the fire access lane.

Thank you. No changes required.

- The indoor amenity space needs further development with consideration of things to draw people in such as a fireplace, A/V, kitchen, etc.

Programming and Furniture has been added to plans (Please refer to A210 and A211)

- Consider lowering the roofline above the indoor amenity to allow for more sun exposure in the outdoor amenity area.

Roofline cannot be lowered without significant loss of floor area. However we believe the distance between the buildings 1 and 3, the north-south direction of the space and limited height of buildings 4-6 will ensure adequate sun exposure for the outdoor amenity area all year around (Please refer to A102 and A600)

- The larger units should be designed for families with storage and adequately sized living spaces.

Storage areas have been added. Living spaces range from 17.5' to 21' clear in length and should be adequate (Please refer to A500-A504)

- Storage seems to be lacking in the parkade.

Due to the site constrain for parking area, storages cannot be added to the parkade. However we will included storage rooms within the units (Please refer to A500-A504)

Landscaping

- Although the landscaping is described as “playful”, it is not engaging and the landscaping of the central courtyard along the fire access lane is incongruous.

The amenity “engagement” question has been addressed by adding natural play forms to the mounds and significantly increasing the green space and reducing the hardscape areas.

- More control is needed at the west end of the fire access which appears to be arbitrary. Recommend bollards (removable) are used to keep vehicles out day to day. Consider vehicular arrival such as an auto court drop off.

Several changes were done at this location:

Changes include:

- *Circular pattern and roll over curbs at entry*
- *Hardscape materials added at entry sequence*
- *Added larger, delineated entry path to main lobby*
- *Added removable bollards at entry*
- *Removal of wave pattern on interior road, replaced with linear pattern*
- *Added interior road sidewalks*
- *Added screening around the transformer*
- *Straightening out the entry path to the North West unit*
- *Eliminating any overlap onto the PL*
- *Added 3 benches at entry area*

- The water feature is not successful.

Removed water feature

- Consider revisiting the surfacing of the fire lane to provide better scale such as panels rather than the curved feature. The stamped paving may not be smooth enough for stroller wheels etc.

The circular paving pattern was replaced with a linear pattern, added sidewalk forms flanking either side of internal road and extended the entry pathway form to meet internal linear pattern. Also, added a social gathering area in that location.

- The development proposal has changed to accommodate families with more 3 – 4 bedroom units and the amount of useful open space should be proportional.

In response to the development changes regarding family accommodation, Landscape design modifications include the following:

- *Adding organic play structures to the whole amenity area*
- *Adding two social areas with benches and chairs.*
- *Expanding green space and reducing hardscape space*
- *Developing individual nodes for play, activity and contemplation, while developing layers of pedestrian flow to interact with each node.*
- *Maintaining the multi-functional amenity possibilities with the interior road while simultaneously softening the “road feel”*

- Need to consider more opportunity for play for all age groups. The mounds may not be useful.

Please see answers above

CPTED

- No comments regarding CPTED.
No changes required.

Accessibility

- Recommend 5% of apartment units be wheelchair accessible.
Due to the nature of the 2 level apartment units we designated the 10 ground level townhouses as adaptable. (Please refer to A001 and A503)
- Recommend power doors at entrances.
Will be included; Note added to plans (Please refer to A200/A201/A210)
- Recommend elevator call panels be horizontal.
Will be included; Note added to plans (Please refer to A200/A201/A210)
- Recommend emergency call buttons in elevator lobby.
Will be included; Note added to plans (Please refer to A200/A201/A210)
- Recommend wheelchair accessible washroom in indoor amenity space.
Washroom has been added (Please refer to A210)
- Recommend wheelchair accessible parking underground. ‘
Accessible stall annotated underground. (Please refer to A201)
- Recommend providing good access to the amenity space.
Amenity ground floor is designed barrier free (the smaller inaccessible upper portion has the same use) (Please refer to A200, A210 and A211)

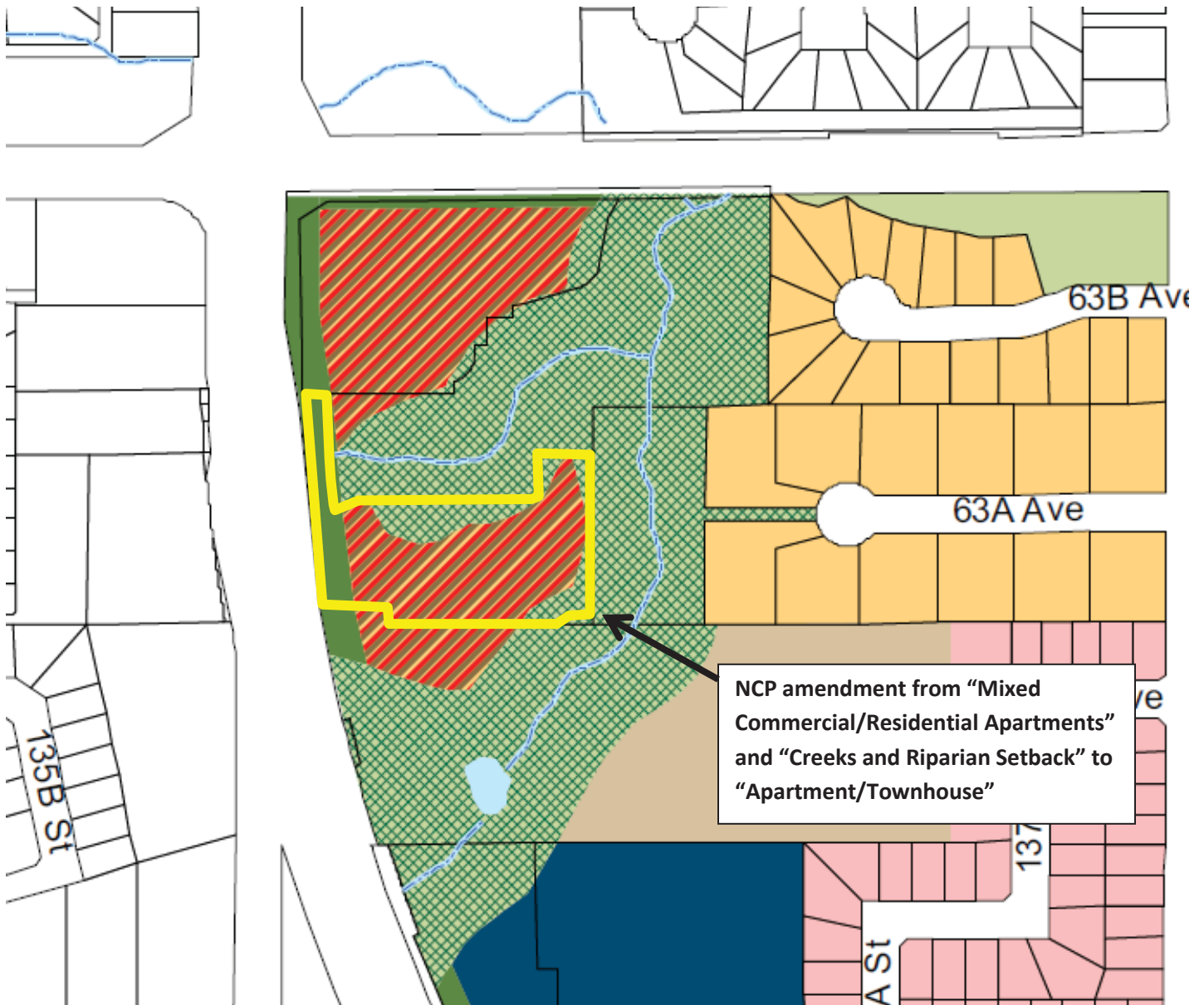
Sustainability

- Building elevation drawings don't clearly show operable windows; however, they are noted in the response to previous comments. Recommend maximizing these.
Window opening sizes will be determined with Window supplier and will be maximised to ensure best liveability.

Regards,

Wilson Chang, ARCHITECT AIBC
Wilson Chang Architect Inc

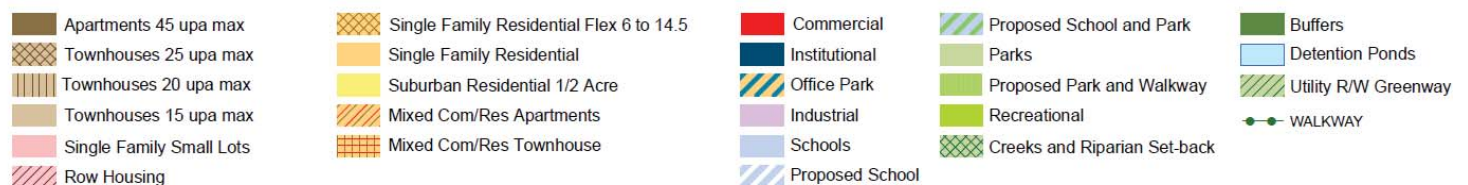
Proposed NCP Amendment: 7915-0035-00

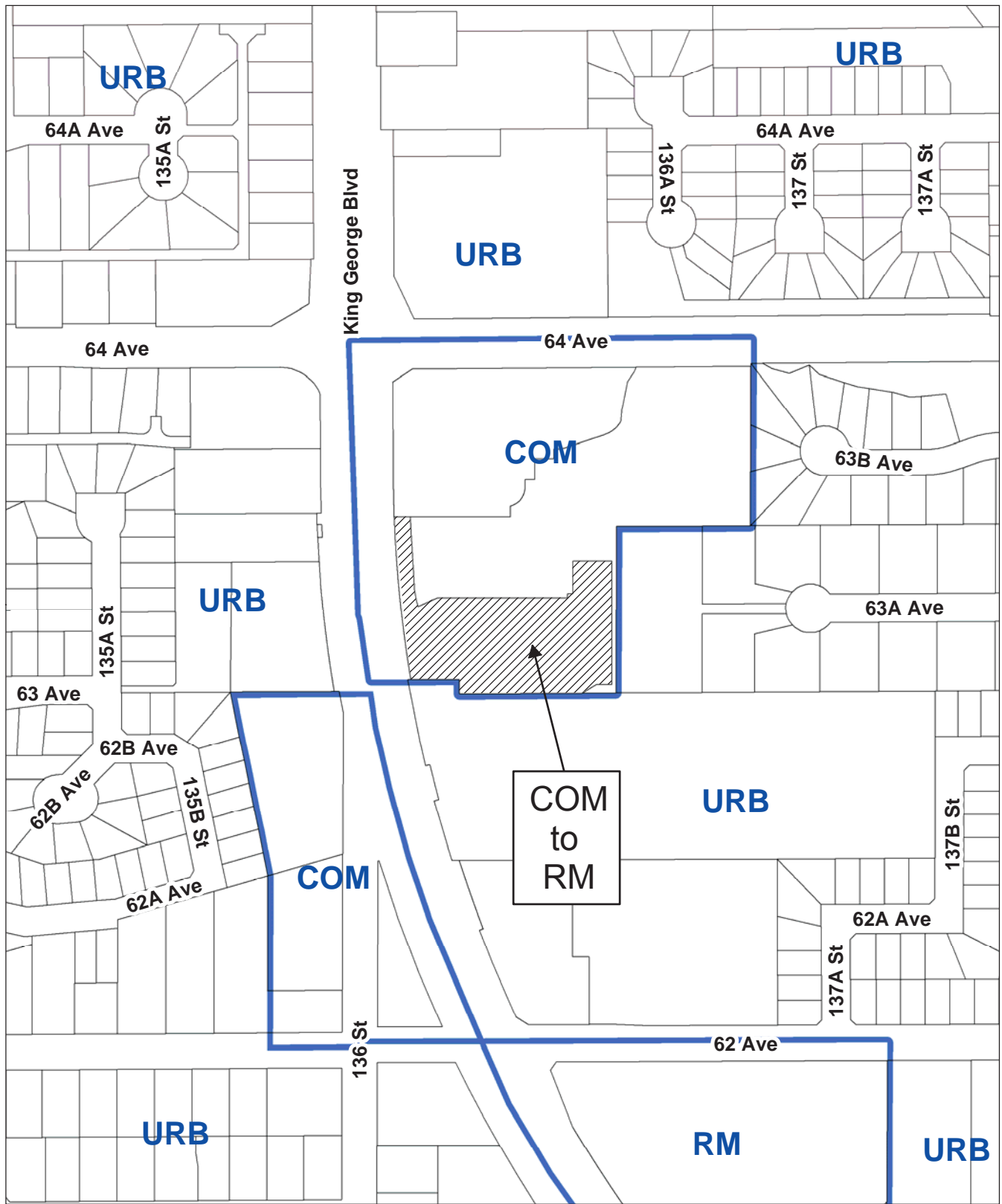


SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN

City of Surrey Planning & Development Department





OCP Amendment 7915-0035-00
Proposed amendment from Commercial to Multiple Residential



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (BY-LAW NO. 10667)
 (SURREY ZONING BY-LAW, 1979, NO. 5942, AMENDMENT BY-LAW,
 1990, NO. 10667)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 029-450-632
Lot 2 Section 9 Township 2 New Westminster District Plan EPP41278
6388 King George Boulevard

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings, ground-oriented multiple unit residential buildings* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*

2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or *unit density* of 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
 - (a) The *floor area ratio* shall not exceed 1.34; and
 - (b) The *unit density* shall not exceed 111 *dwelling units* per hectare [45 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 65%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i> (West)	<i>Rear Yard</i> (East)	<i>Side Yard</i> (North)	<i>Side Yard</i> (South)
<i>Principal Buildings and Accessory Buildings and Structures</i>		15.0 m. [49 ft.]	3.5 m. [12 ft.]	3.0 m. [10 ft.]	1.0 m. [3 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 17 metres [56 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted as follows:
 - (a) For *underground parking*, a maximum of ten percent (10%) of all required resident *parking spaces* may be provided as *tandem parking spaces*; and
 - (b) Both *tandem parking spaces* must be held by the same owner.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:

- (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
- (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m. [1 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

- 1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-45 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

MAYOR

CLERK

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0035-00

Issued To: 1022081 B.C. Ltd.

(the Owner)

Address of Owner: 110-223 West Broadway
Vancouver, BC V5Y 1P5

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-450-632
Lot 2 Section 9 Township 2 New Westminster District Plan EPP41278
6388 King George Boulevard

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended in Section B.1 of Part 7A, is varied as follows:
 - (a) to reduce the minimum setback distance from the top of bank from a Class A stream from 30.0 metres (100 ft.) to 5.0 metres (16 ft.) at the closest point to allow for retention of the existing parkade structure and proposed multi-family building.
4. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Schedule A

PROJECT TITLE:

**6388
KING GEORGE BLVD
SURREY, BC**

DEVELOPMENT APPLICATION:
7915-0035-00

NO.	DATE	REMARKS
1	AUG 6, 2015	FIRST SUBMISSION TO ADP
2	NOV 18, 2015	SECOND SUBMISSION TO ADP
3	JAN 22, 2016	RESUBMISSION FOR DP
4	APR 1, 2016	RESUBMISSION FOR DP
5	SEP 9, 2016	RESUBMISSION FOR DP

KEY PLAN:

DRAWING TITLE:

T.O.B. SETBACKS

PROJECT NO: W1415
SCALE: 1" = 20'-0"
DRAWN: PM
CHECKED: WC

DRAWING NO:

