

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0445-00

Planning Report Date: November 19, 2018

PROPOSAL:

- **Rezoning** from RF to CD (based on RM-45 and C-8)
- **Development Permit**
- **LAP Amendment** to introduce "Mixed-Use Commercial-Residential" as a new land use designation.
- **LAP Amendment** to re-designate subject site from "Commercial" to "Mixed-Use Commercial-Residential."

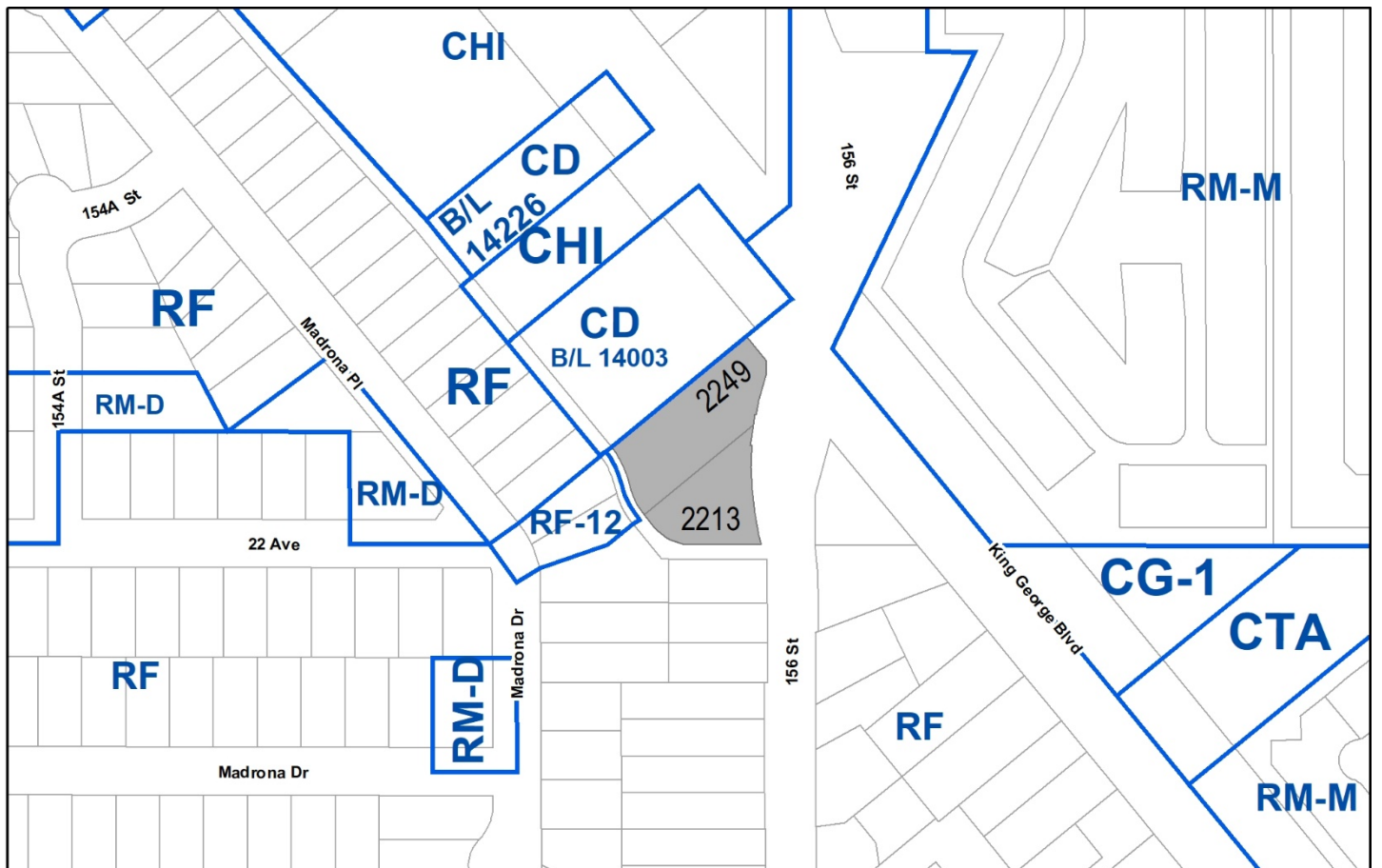
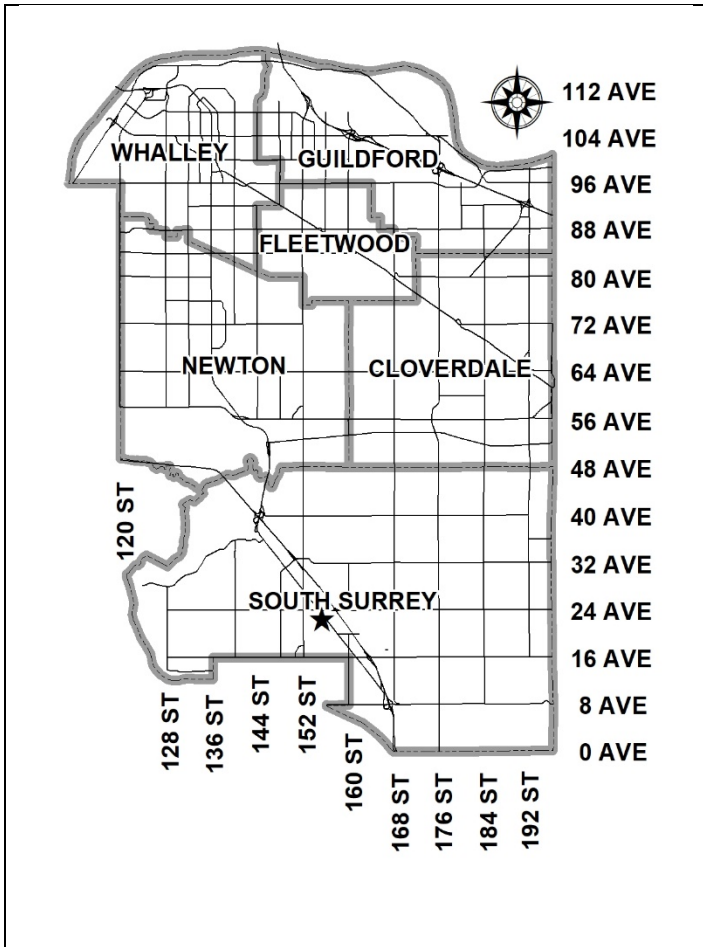
to permit the development of a three-storey mixed-use building with commercial units on the ground floor and nine residential units above.

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.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the King George Highway Corridor Neighbourhood Concept Plan to incorporate the following:
 - Introduction of a new land use designation: Mixed-Use Commercial-Residential.
 - Amendment of 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 under 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 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 does give a rationale for 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.
- Staff anticipate that this area is likely to see additional proposals for mixed-use development in the future so it is appropriate to introduce the new designation (Mixed-Use Commercial-Residential). This designation will support the subject application and also ensure that the appropriate mechanism is in place to support future similar development along this portion of King George Boulevard.
- 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. 7915-0445-00 generally in accordance with the attached drawings (Appendix II).
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 road dedication plan 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (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;
 - (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
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to introduce a new land use designation, "Mixed-Use Commercial-Residential," in the King George Highway Corridor Plan and 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.

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:**

2 Elementary students at Jessie Lee Elementary School
1 Secondary student at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the fall of 2020.

Parks, Recreation & Culture: The Parks Department has no concerns with the proposed development.

The applicant volunteers a parks amenity contribution, calculated on a per-unit basis.

Ministry of Transportation & Infrastructure (MOTI): The Ministry of Transportation and Infrastructure has granted preliminary approval to the proposal.

Surrey Fire Department: The Fire Department has no concerns with the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Two single-family lots.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
Northwest:	Two-storey commercial development	Commercial	CD (Bylaw No. 14003)
East (Across 156 Street):	Vacant single family lots currently under development application (No. 7915-0332-00) for a townhouse proposal, at Third Reading.	Single Family Residential (6 upa), under application for re-designation to Townhouses (15 upa)	RF
South and west (Across lane):	Single family residential lots.	Single Family Residential (6 upa)	RF and RF-12

DEVELOPMENT CONSIDERATIONSContext

- 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.

Proposal

- 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 three-storey mixed-use building.
- The proposed Comprehensive Development (CD) Zone will be based on the "Community Commercial (C-8) Zone" and the "Multiple Residential 45 (RM-45) Zone."
- The proposed development will have 854 square metres (9,190 sq.ft.) of commercial space on the ground floor with a combined total of approximately 1,600 square metres (17,200 sq.ft.) of residential floor area above, which represents a floor area ratio (FAR) of 0.74.
- The applicant proposes one level of underground parking, with additional surface parking on the northwest side of the building, away from the primary street frontage.
- Nine residential units are proposed: eight three-bedroom units and one one-bedroom unit. The three-bedroom units are each two-level townhouse-style homes approximately 160 square metres (1,725 sq.ft.) in size. These units are accessed directly from an open walkway on the northwest side of the building and each has an outdoor terrace on the first level facing 156 Street.

- The ninth residential unit is a smaller one-bedroom home on the third floor and is approximately 88 square metres (945 sq.ft.)
- The ground floor commercial area is envisioned as commercial retail space with the northern-most unit being designed to accommodate a restaurant.

Proposed CD Zone

- The Zoning Bylaw does not have a zone that will allow for a mixed-use development of the size and scope that is being proposed. A rezoning to a "Comprehensive Development Zone (CD)" is therefore required.
- The proposed CD Bylaw (Appendix VIII) is based on the "Multiple Residential (45) Zone (RM-45)" and the "Community Commercial Zone (C-8)." A comparison of the key criteria of the RM-45 Zone, the C-8 Zone, and the proposed CD Zone is outlined in the table below:

	C-8	RM-45	CD Zone
Permitted uses	-Variety of commercial uses including, retail, office, personal service, eating establishments, neighbourhood pubs, and recreational facilities.	-Low-rise residential apartments.	-All commercial uses permitted in the C-8 Zone are included. -Residential units are permitted above the ground floor.
FAR	0.8	1.30	0.8
Lot coverage	50%	45%	35%
Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	-3.5 m (12 ft.) on 156 Street, with minimum setback for second-floor overhang at 2.0 m (7 ft.) -7.5 m (25 ft.) from lane -3.0 m (10 ft.) from north property line, with minimum setback for second- and third-floor overhang at 2.2 m (7 ft.) -4.0 m (13 ft.) on King George Boulevard
Building height	12 m (40 ft.)	15 m (49 ft.)	12.5 m (41 ft.)

- All of the commercial uses that are permitted in the C-8 Zone will be included in the CD Zone.

- The proposed floor area ratio (FAR) is 0.8, which is consistent with the C-8 Zone and less than the permitted density of the RM-45 Zone.
- The proposed lot coverage of 35% is lower than the maximum coverage permitted under either the C-8 or the RM-45 Zone.
- Setbacks have been customized to the proposal through a review of the site's form and character. The reduced setbacks on the front (east) 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 three storeys and is proposed to be 12.5 metres (40 ft.).

DESIGN PROPOSAL AND REVIEW

Site and Building Design

- The proposed building is oriented towards 156 Street, with one level of underground parking and some surface parking in the rear.
- The building has a strong street-presence and the ground-floor commercial units are designed with primary frontages along 156 Street. The street-fronting units are designed with glazing and unit entrances accessed from a split commercial sidewalk.
- The ground floor commercial level is separated into two sections, with an open passageway in between that will provide access between the building front on 156 Street and the surface parking lot at the rear of the building.
- A patio is proposed in association with the northern-most commercial unit, which could accommodate a restaurant.
- Nine residential units are proposed on the second and third floors of the development. Eight are three-bedroom, two-storey townhouse units and the ninth is a one-bedroom, one-level unit.
- Entrances to the residential units are from an open walkway on the rear of the building. All two-storey units have an exterior terrace on the first level that overlooks 156 Street, providing an animated façade. Also contributing to the street presence of the building are additional balconies on the second level of all residential units.
- The applicant proposes to meet the minimum requirements for 27 square metres (290 sq.ft.) each of indoor and outdoor amenity space. An amenity room is provided for the residents on the second floor of the building, with an adjoining outdoor patio.
- The building design is contemporary, with clean lines and extensive glazing. The curve of 156 Street is mirrored in the curved second-floor overhang, which encompasses the residential terraces.

- Glass canopies below the projection provide weather protection for the commercial units.
- Proposed exterior materials include clear and translucent glazing, metal panels in blue, and fibre-cement panel siding in a vertical wood pattern.

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, facing the parking lot. Signage on the rear of the building will be restricted to unit numbers only.

Access, Pedestrian Circulation, and Parking

- Vehicular access to the site is provided via two driveways off the rear lane.
- A total of 59 parking spaces, representing 15 residential spaces and 44 commercial spaces are proposed, in compliance with the minimum Zoning Bylaw requirement.
- The applicant proposes to provide 24 parking spaces on one level of underground parking. Underground spaces are designed for residents and for employees of the commercial units. Access to the underground parking is from the parking lot, which is at the rear of the building.
- 35 parking spaces for customers, visitors to the residences, and additional employee parking are provided in the surface lot.
- Pedestrians can use the ground-level open passageway to walk between the parking lot and the front entrances of the units on 156 Street.

Landscaping

- The landscaping includes a mix of trees, shrubs, and groundcover. Landscaping is used to enhance the pedestrian streetscape on 156 Street and to provide greening around the building and in the rear parking area.
- The applicant proposes to plant approximately 42 trees on the site, consisting of beech, spruce, and linden.
- An inside row of trees is proposed to complement the city boulevard trees. When combined, these will create a double row of trees along 156 Street to enhance the pedestrian experience for residents and visitors to the site. Additional tree planting is proposed around the perimeter of the site and within the surface parking lot.
- Decorative paving is proposed at the two driveway entrances, at commercial unit entrances, and within the open ground-level passageway through the building. Bicycle racks and benches are proposed within the split commercial sidewalk.

PRE-NOTIFICATION

Pre-notification letters were sent on December 7, 2016 to 136 addresses within 100 metres (328 ft.) of the subject site. Staff received one comment from a nearby resident who requested additional information and also expressed some concerns about increased traffic in the lane and loss of privacy.

(Vehicle access to the new development will be from two proposed driveways on the rear lane. As such, residents may expect to see a moderate increase in traffic along this portion of the lane only. Full turning movements are available at the intersection of King George Boulevard and 156 Street, so vehicular impacts should be limited primarily to this end of the lane.

The building was designed sensitively to minimize privacy concerns from neighbours. The building is situated immediately adjacent to 156 Street, with residential balconies overlooking 156 Street only. This orientation maximizes the distance between the building and residential neighbours who back on to the subject property.)

TREES

- Kelly Koome, ISA Certified Arborist of Van Der Zalm & Associates Inc. 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
Alder and Cottonwood Trees			
Alder and Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Cherry	2	2	0
Hazelnut	1	1	0
Horse chestnut	1	1	0
Weeping willow	1	1	0
Coniferous Trees			
Western red cedar	15	15	0
Total (excluding Alder and Cottonwood Trees)	22	22	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		41	
Total Retained and Replacement Trees		41	
Contribution to the Green City Fund		\$1,200	

- The Arborist Assessment states that there are a total of 22 protected trees on the site. There are no alder or cottonwood trees. It was determined that no trees can be retained as part of this development proposal. Consideration of retention took into account 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 44 replacement trees on the site. Since only 41 replacement trees can be accommodated on the site, the deficit of 3 replacement trees will require a cash-in-lieu payment of \$1,200, representing \$400 per tree, to the Green City Fund in accordance with the City's Tree Protection Bylaw.
- The new trees on the site will consist of beech, spruce, and linden.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposed development is located within the King George Corridor Local Area Plan and is in keeping with the Commercial plan designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The mixed-use proposal contributes to the walkability of the neighbourhood by placing residents near amenities.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal includes natural landscaping and sediment control devices. • The site does not contain any environmentally sensitive features.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development will contribute positively to the pedestrian environment in this community with the split commercial sidewalk, street trees, animated building façade, weather protection, street furniture, and bicycle racks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • n/a
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • n/a

ADVISORY DESIGN PANEL

The application was presented to the Advisory Design Panel (ADP) on April 7, 2016 and again on January 26, 2017. The ADP comments and suggestions have been satisfactorily addressed (Appendix VI).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	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
Appendix VII.	LAP Plan
Appendix VIII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Salikan Architecture Inc. and Van Der Zalm and Associates Inc., respectively, dated November 13, 2018 and August 23, 2018.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MJ/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-8 and RM-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,499 sq.m.
Road Widening area		155 sq.m.
Net Total		3,344 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		33%
Paved & Hard Surfaced Areas		50%
Total Site Coverage		83%
SETBACKS (in metres)		
Front (156 Street)		3.5 m
Rear (lane)		7.5 m – 41 m
North side		3.0 m
East side (King George Boulevard)		4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		12.0 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		1
Two Bedroom		
Three Bedroom +		8
Total		9
FLOOR AREA: Residential		1,597 sq.m.
FLOOR AREA: Commercial		854 sq.m.
FLOOR AREA: Industrial		0
FLOOR AREA: Institutional		0
TOTAL BUILDING FLOOR AREA		2,451 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)		26 uph / 11 upa
# of units/ha /# units/acre (net)		27 uph / 10.8 upa
FAR (gross)		0.70
FAR (net)		0.73
AMENITY SPACE (area in square metres)		
Indoor	27 sq.m.	27.6 sq.m.
Outdoor	27 sq.m.	27.0 sq.m.
PARKING (number of stalls)		
Commercial	44	44
Residential 1-Bedroom	1.3	
3-Bedroom	12.0	
Residential Visitors	1.8	
Total Residential	15	15
Total Number of Parking Spaces	59	59
Number of accessible stalls		4
Number of small cars		5

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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PROPOSED MIXED-USE BUILDING

**2249 KING GEORGE HIGHWAY
SURREY, B. C.**

[FILE NUMBER 15-455]



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No.	Description	Date
1	Submission to ADP	17-01-18
2	DP / Rezoning Resubmission	18-04-24
3	DP / Rezoning Resubmission	18-08-24
4	Submission to Council	18-11-13

**Mixed-Use
Building**

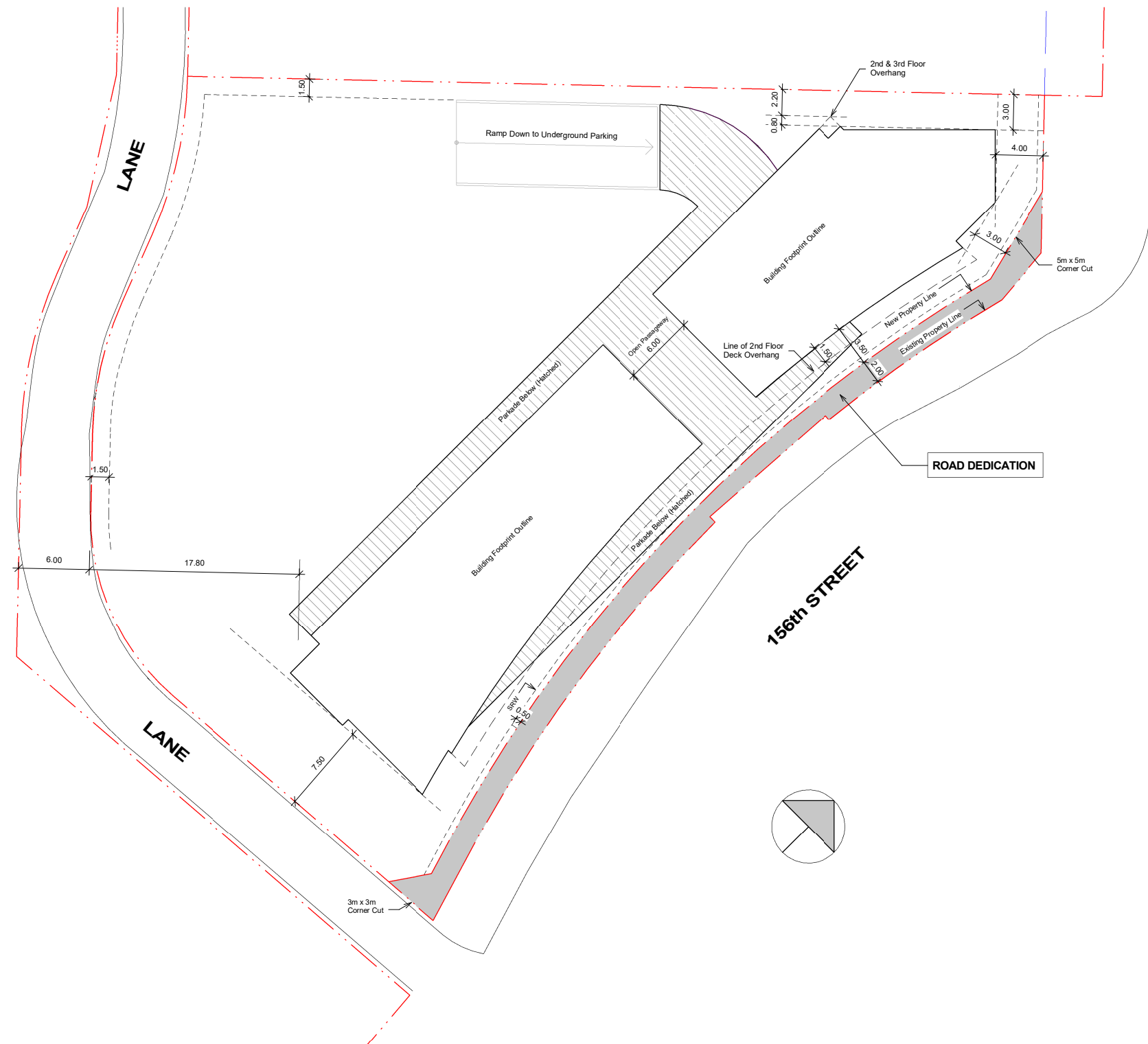
2249 King George Boulevard

Cover Sheet

Project number 1507
Date Jul. 18, 2017
Drawn by ML, BGA
Checked by RAS

A100

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KING GEORGE BLVD.

156th STREET



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Mixed-Use Building

2249 King George Boulevard

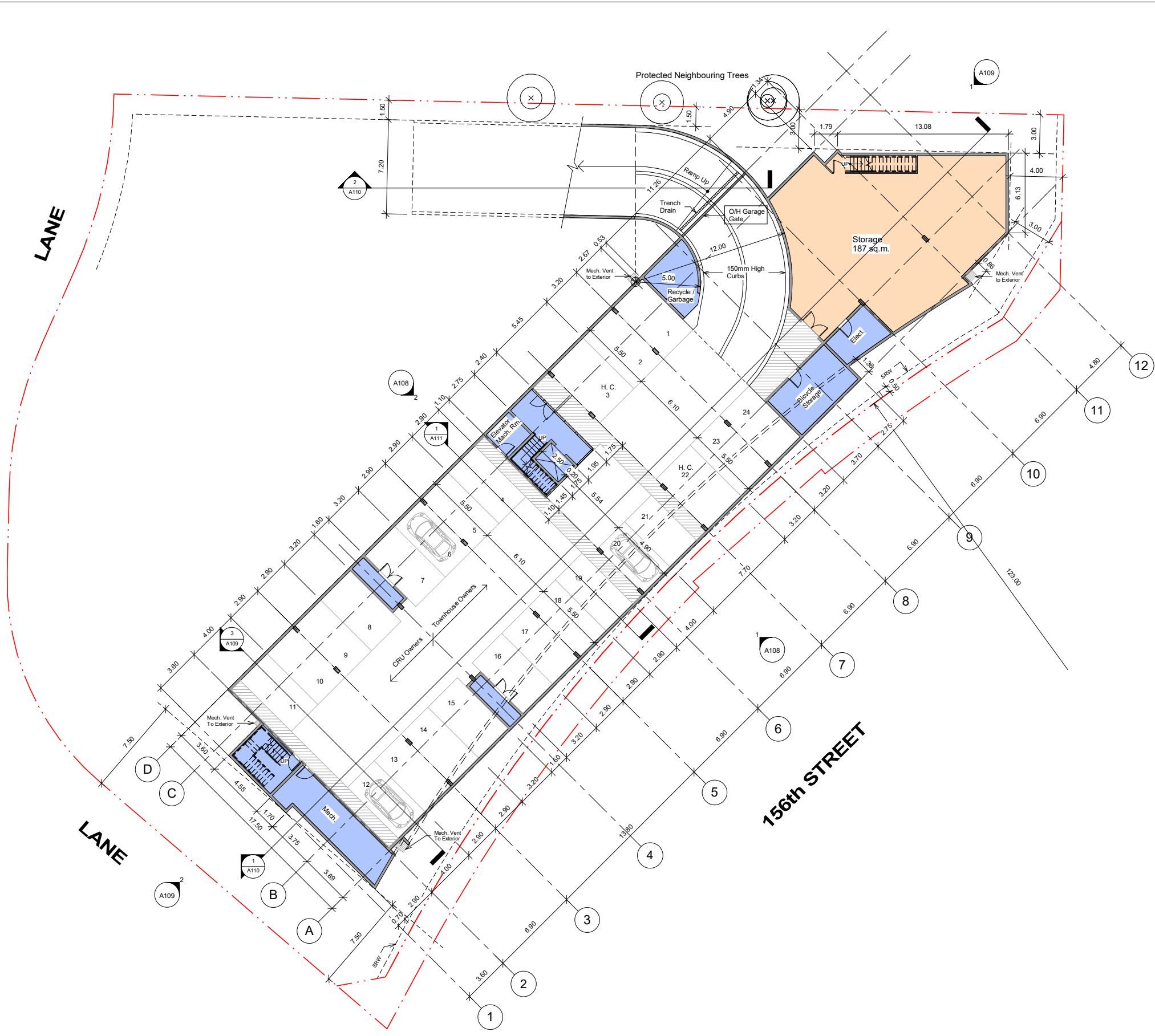
Site Base Plan

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Date	Jul. 18, 2017
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LANE

KING GEORGE BLVD.

156th STREET

LANE



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Mixed-Use Building

2249 King George Boulevard

Basement Plan

Project number 1507
Date Jul. 18, 2017
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Mixed-Use Building

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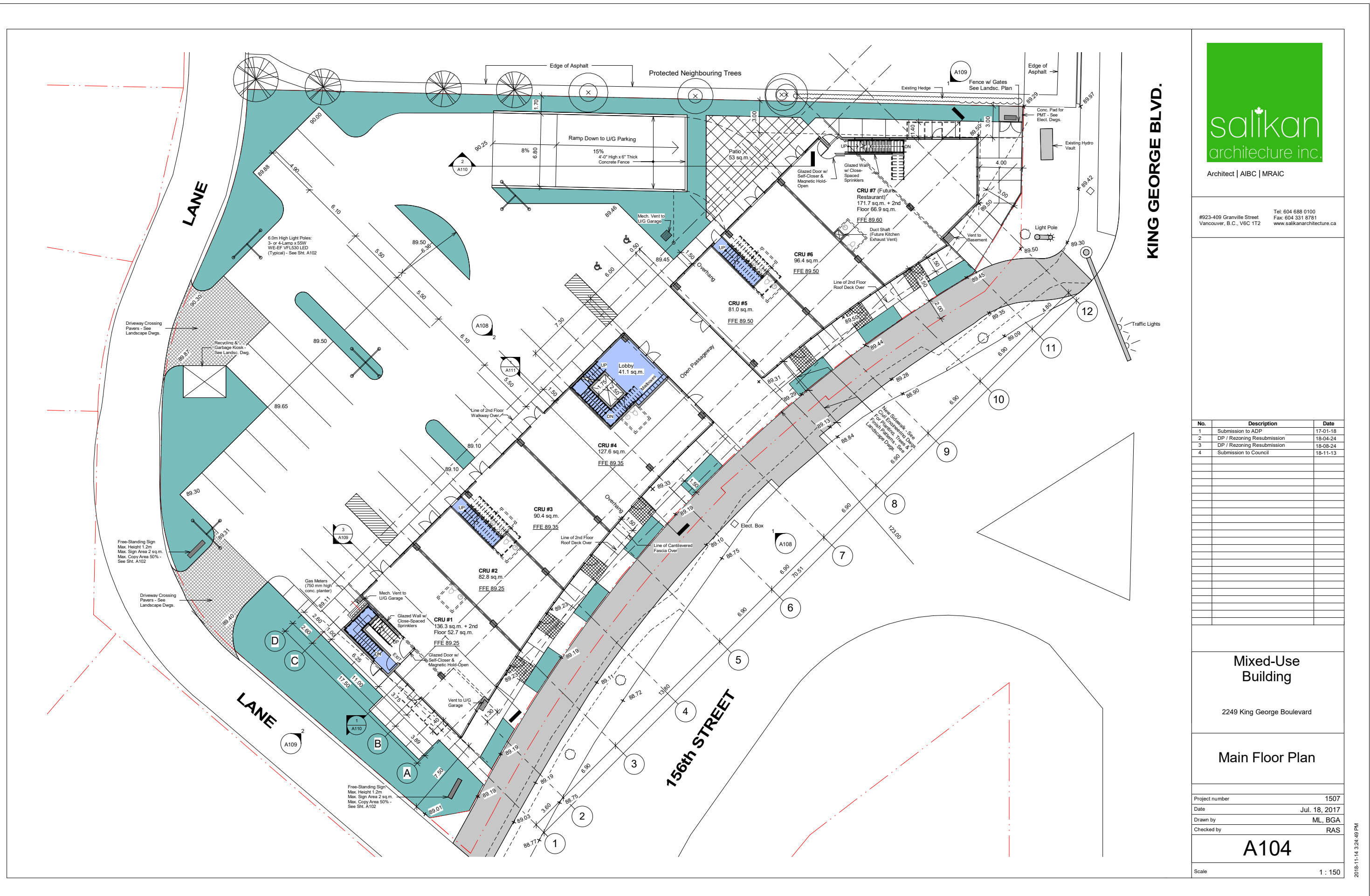
Main Floor Plan

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KING GEORGE BLVD.

156th STREET

LANE

LANE



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Mixed-Use Building

2249 King George Boulevard

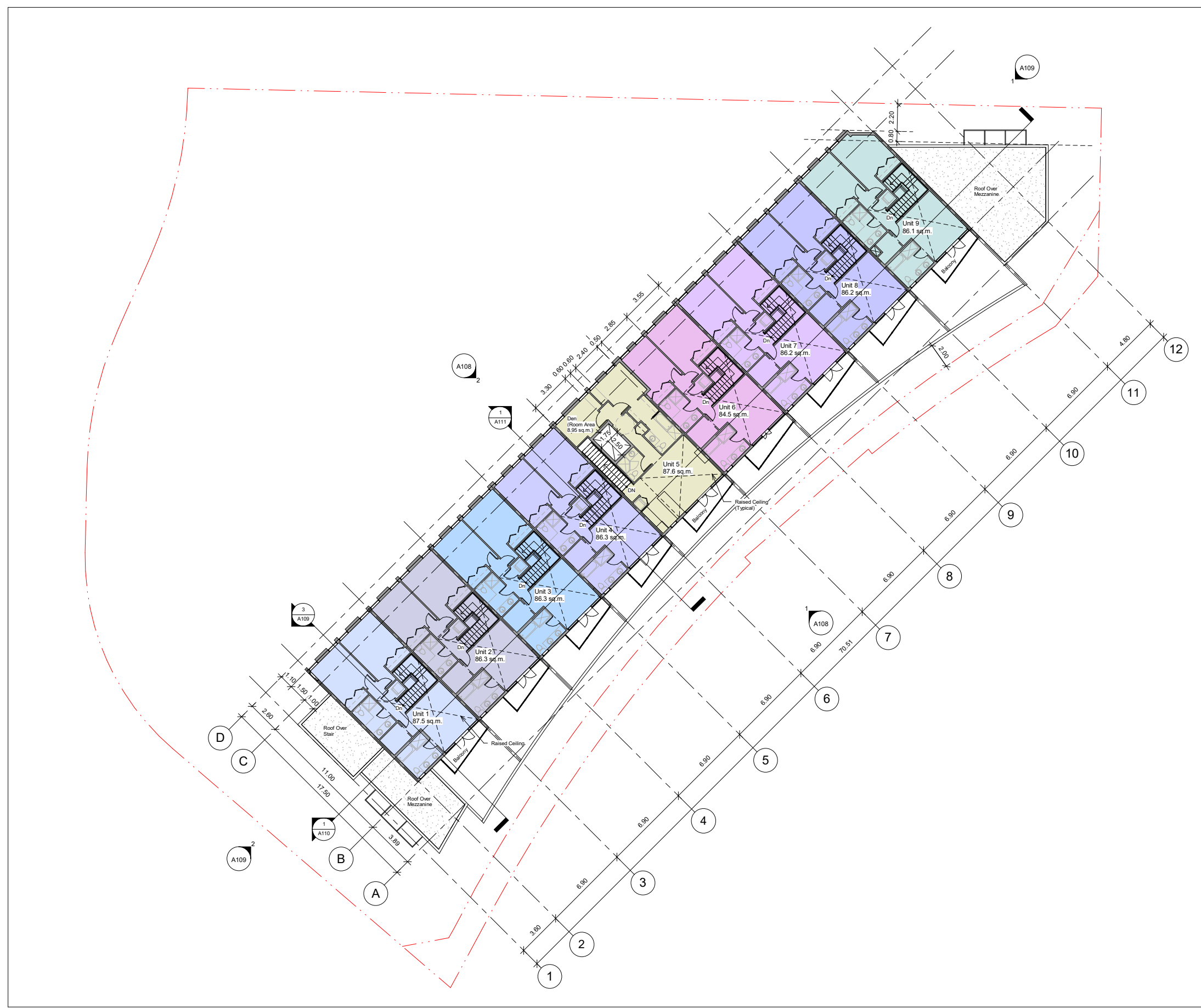
Third Floor Plan

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Mixed-Use Building

2249 King George Boulevard

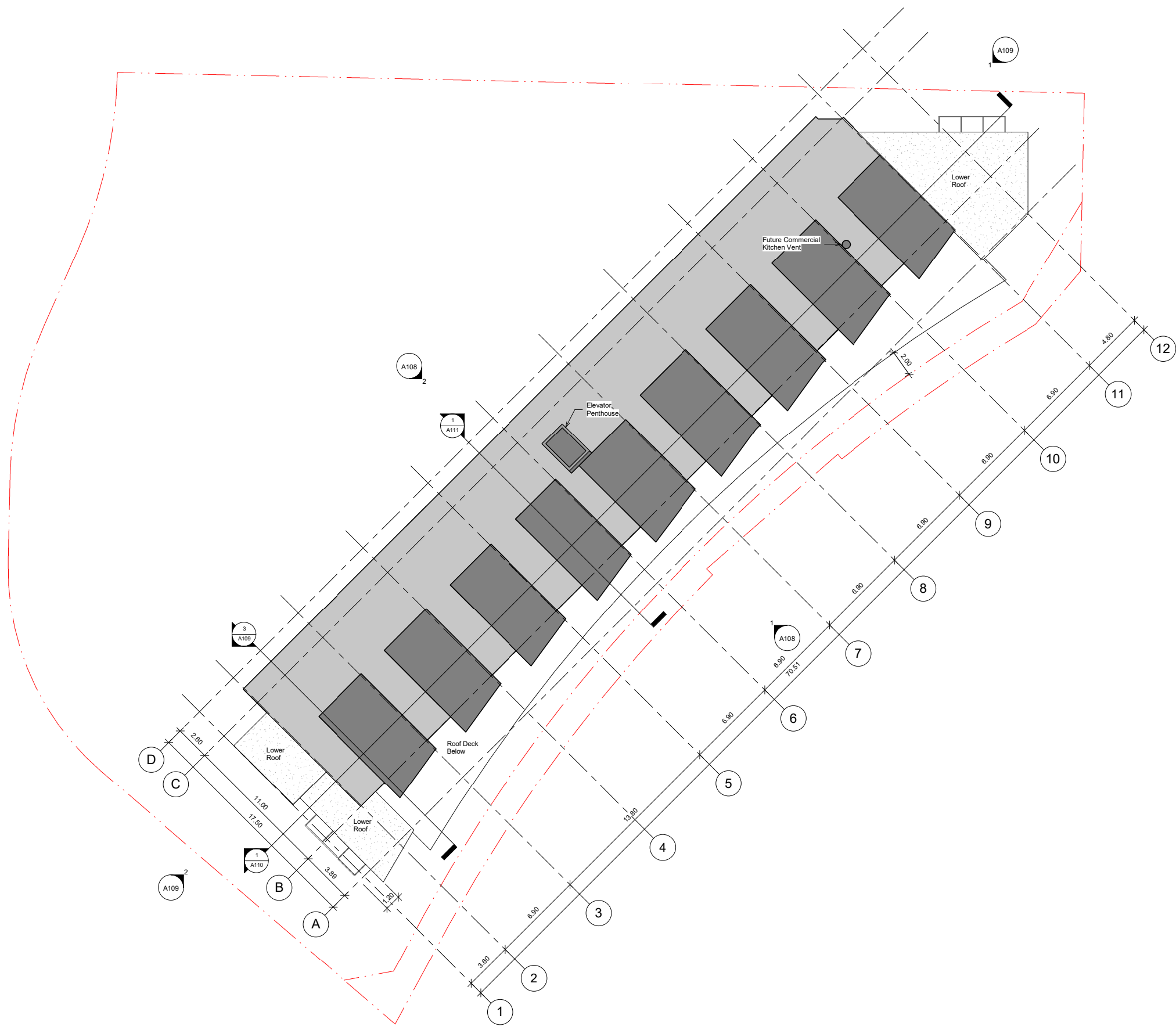
Roof Plan

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Date	Jul. 18, 2017
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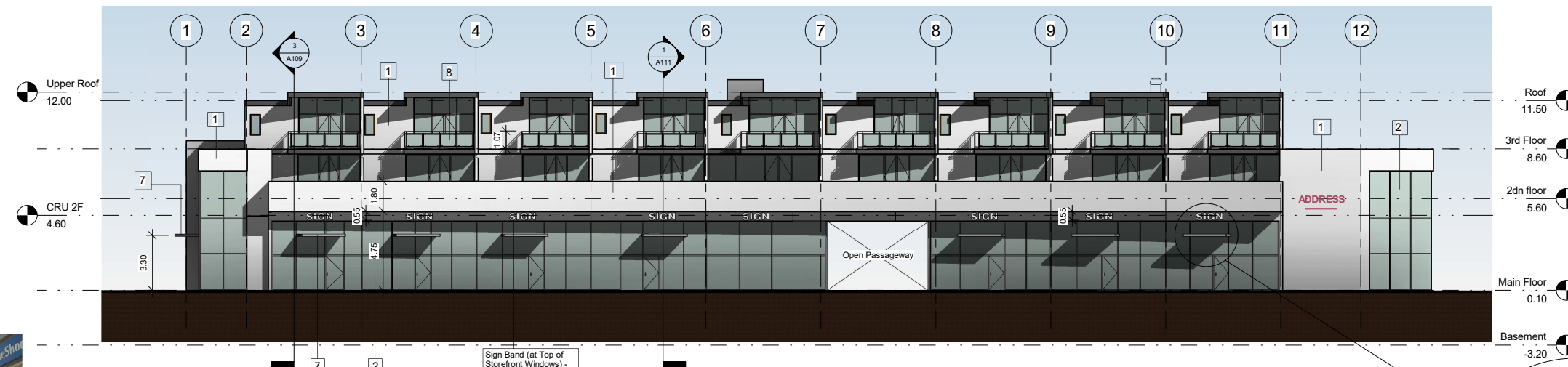
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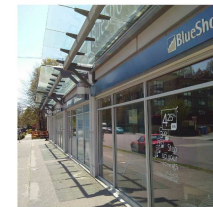
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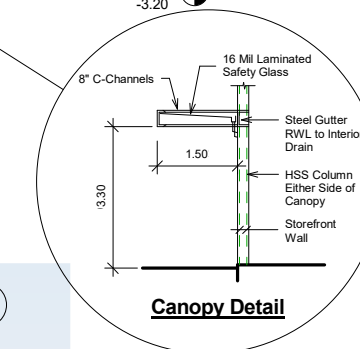


1 East - 156th Street
1 : 150

Exterior Finish Materials -
See Legend on Sheet A109



Sign Band Precedent



Canopy Detail



2 West - Rear Parking
1 : 150

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Mixed-Use Building

2249 King George Boulevard

E. & W. Elevations

Project number	1507
Date	Jul. 18, 2017
Drawn by	ML, BGA
Checked by	RAS

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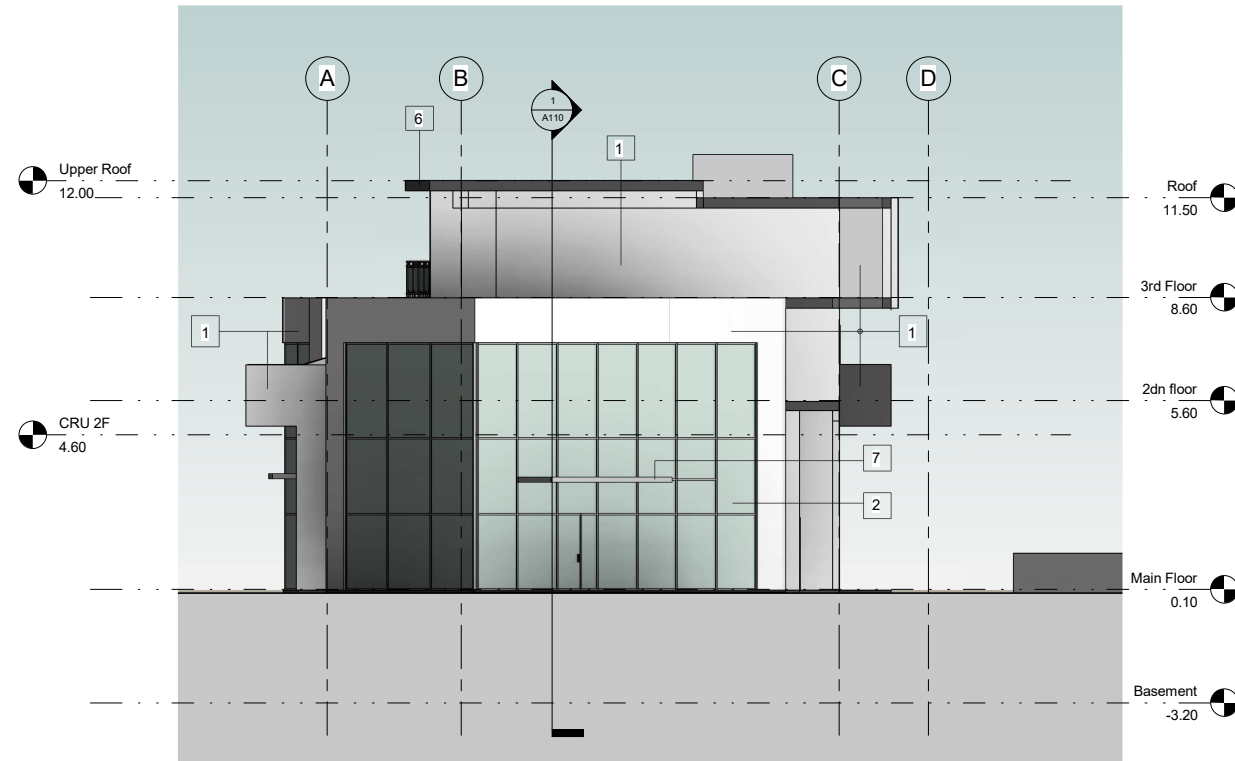
N. & S. Elevations Sections

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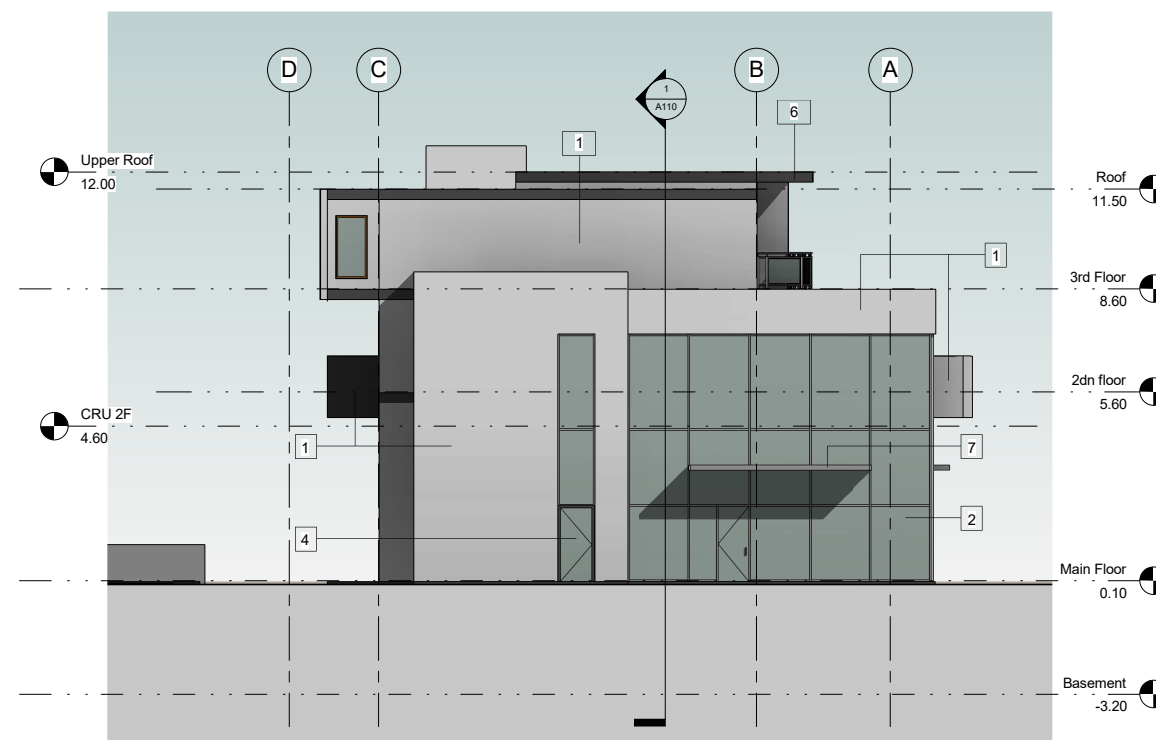
A109

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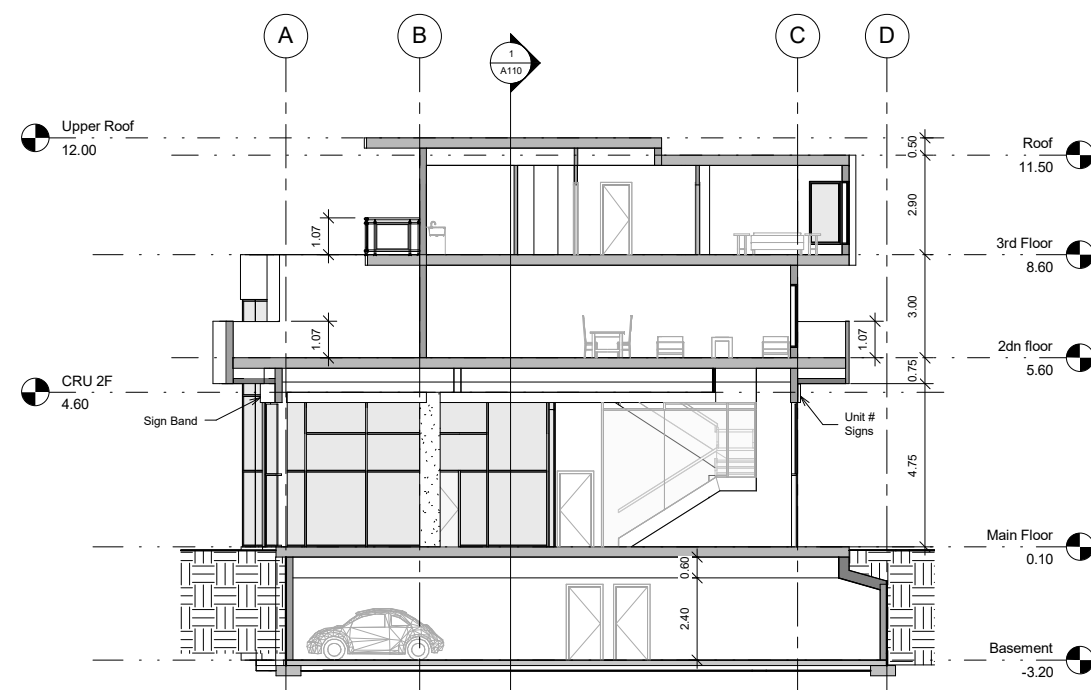
2018-11-14 3:26:14 PM



1 North - King George Blvd.
1 : 100



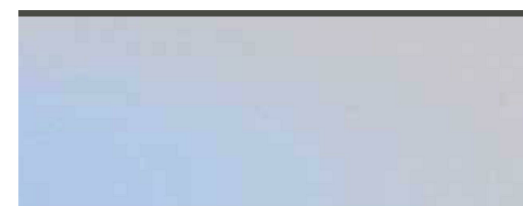
2 South - Lane
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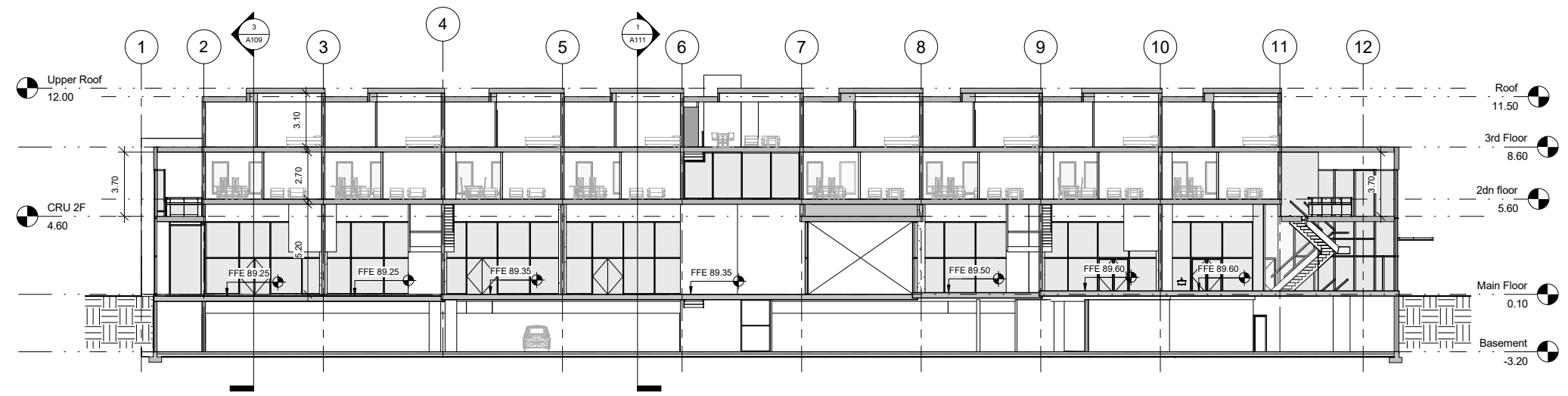
3 Section 3
1 : 100

Exterior Finish Materials:

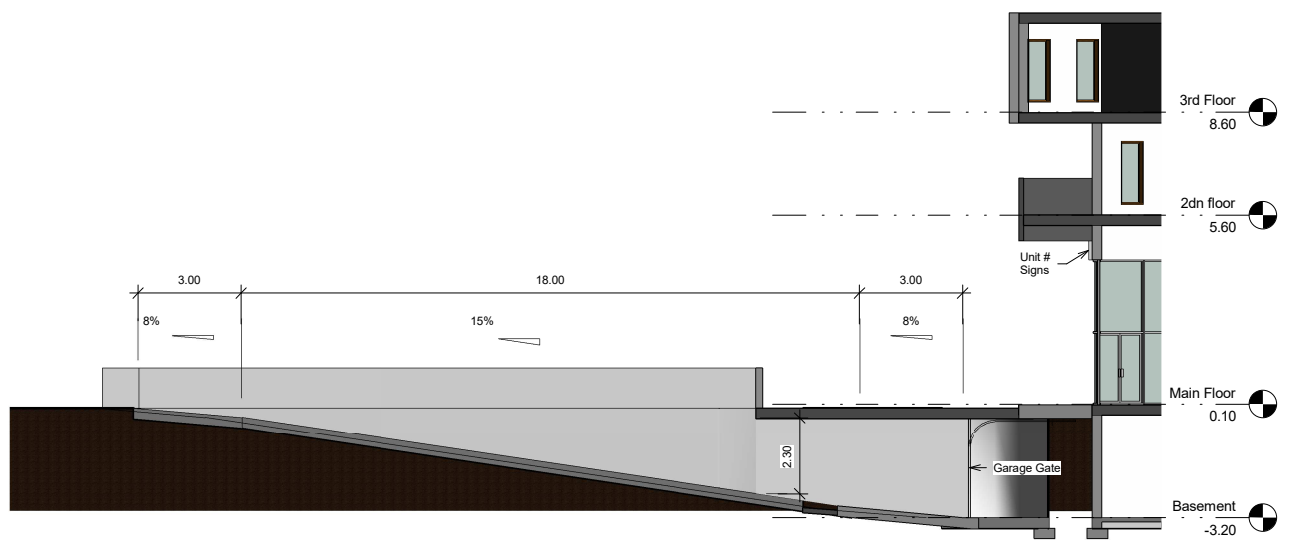
1. Metal Panels - Alucobond "Spectra Blue" (or approved equivalent)
2. Clear Glazing Storefront & Doors - Clear Anodized Aluminum Frame
3. Translucent Storefront Glazed Panels
4. Pre-painted Metal Door - Benjamin Moore "Summer Blue" 2067-50
5. Fibre-Cement Panel Siding - Vertical Wood Siding Pattern
6. Pre-painted Metal Flashing - Benjamin Moore "Summer Blue" 2067-50
7. Clear Glazed Canopy
8. Clear Glazed Guards w/ Metal Railing - Clear Anodized Aluminum



Metal Panels - Alucobond "Spectra Blue"
(or approved equivalent)



1 Section 1
1 : 150



2 Section 2
1 : 100



3 3D View Rear



Architect | AIBC | MRAIC

#923-409 Granville Street
Vancouver, B.C., V6C 1T2
Tel: 604 688 0100
Fax: 604 331 8781
www.salikanarchitecture.ca

No.	Description	Date
1	Submission to ADP	17-01-18
2	DP / Rezoning Resubmission	18-04-24
3	DP / Rezoning Resubmission	18-08-24
4	Submission to Council	18-11-13

Mixed-Use
Building

2249 King George Boulevard

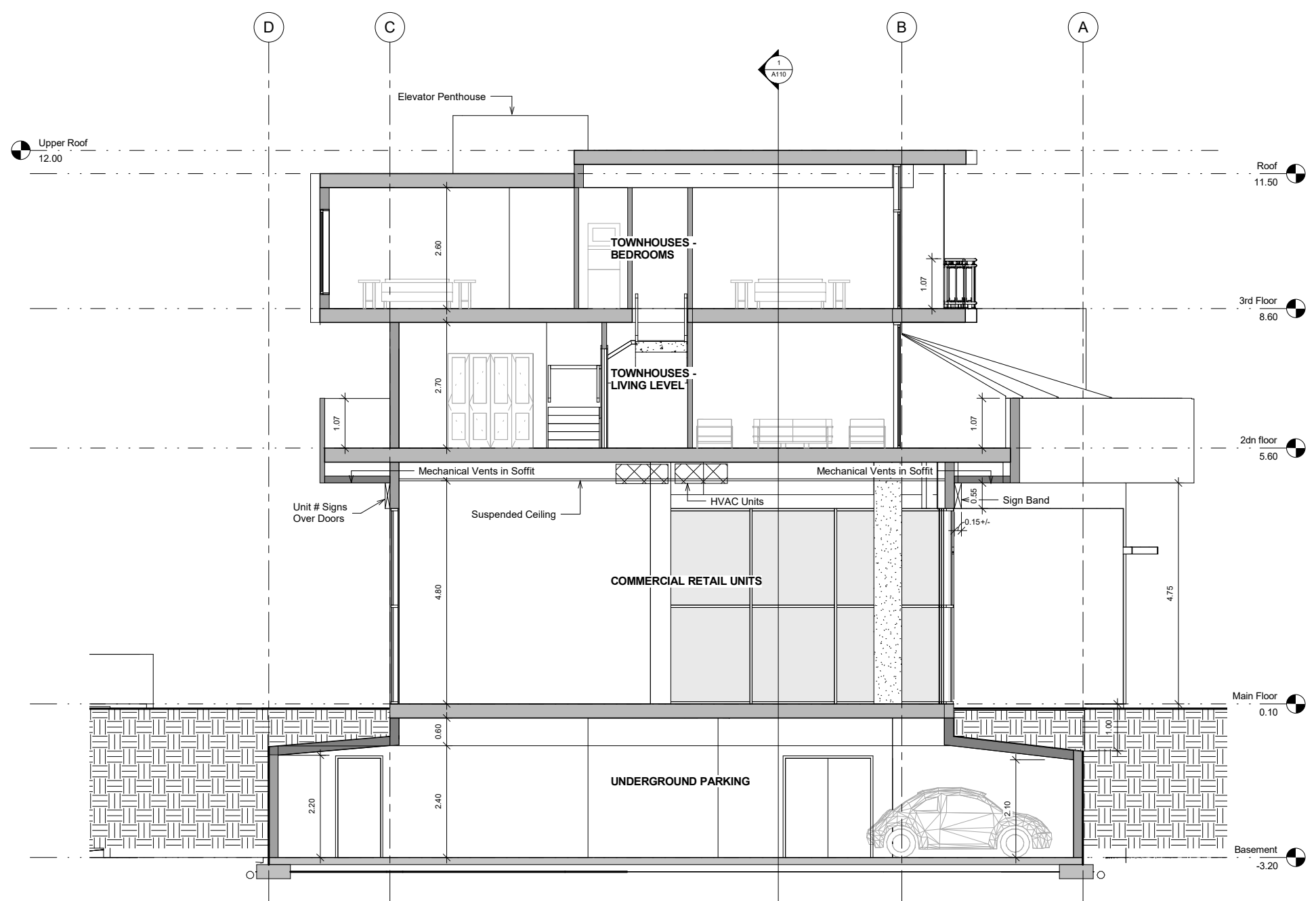
Sections 1 & 2

Project number	1507
Date	Jul. 18, 2017
Drawn by	ML, BGA
Checked by	RAS

A110

Scale As indicated

2018-11-14 3:26:26 PM



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Vancouver, B.C., V6C 1T2

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2	DP / Rezoning Resubmission	18-04-24
3	DP / Rezoning Resubmission	18-08-24
4	Submission to Council	18-11-13

Mixed-Use
Building

2249 King George Boulevard

Cross Section

Project number	1507
Date	Jul. 18, 2017
Drawn by	ML, BGA
Checked by	RAS

A111

Scale	1 : 50
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2018-11-14 3:26:29 PM



Rear View from S.W.



Rear View from N.W.



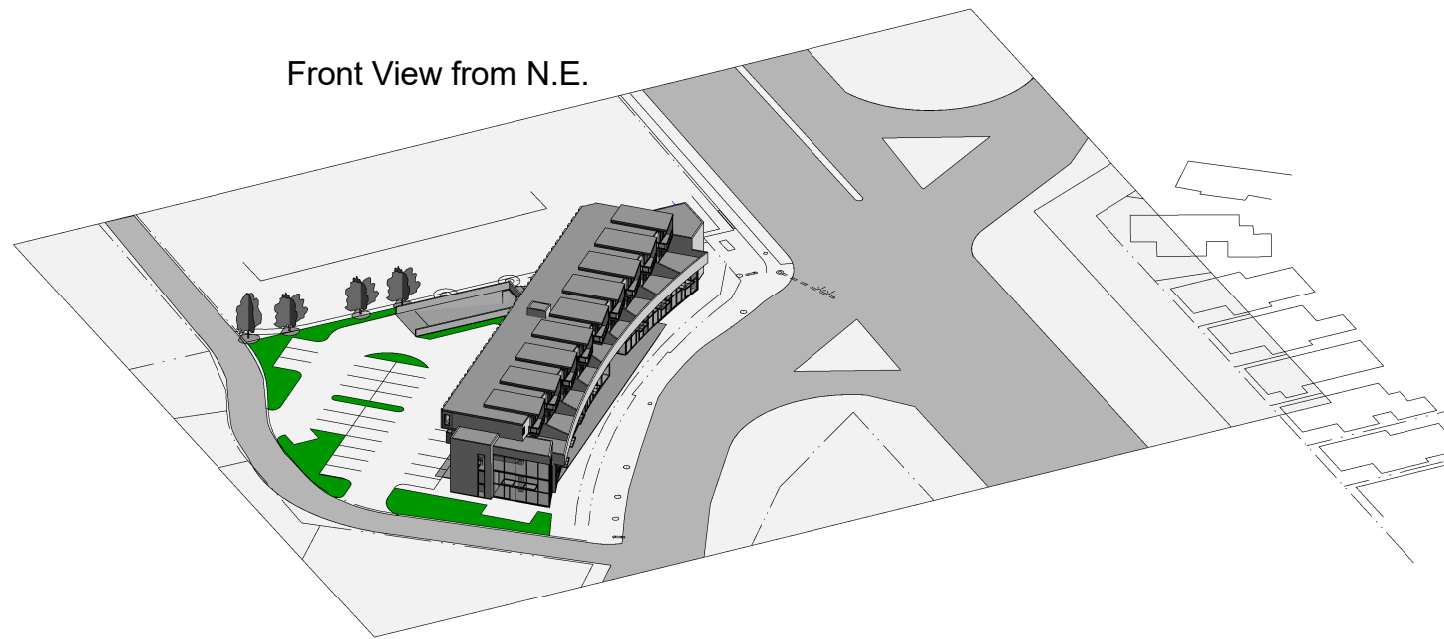
Front View from S.E.



Front View from N.E.



Front View from N.E.



Aerial View from S.



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#923-409 Granville Street
Vancouver, B.C., V6C 1T2

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No.	Description	Date
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2	DP / Rezoning Resubmission	18-04-24
3	DP / Rezoning Resubmission	18-08-24
4	Submission to Council	18-11-13

Mixed-Use Building

2249 King George Boulevard

3D Massing Views

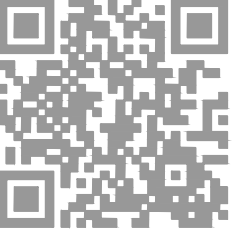
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Date	Jul. 18, 2017
Drawn by	ML, BGA
Checked by	RAS

A112

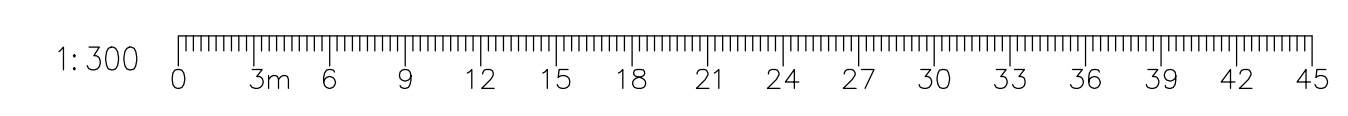
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Commerical Development

Re-Issue for Rezoning and Development Permit



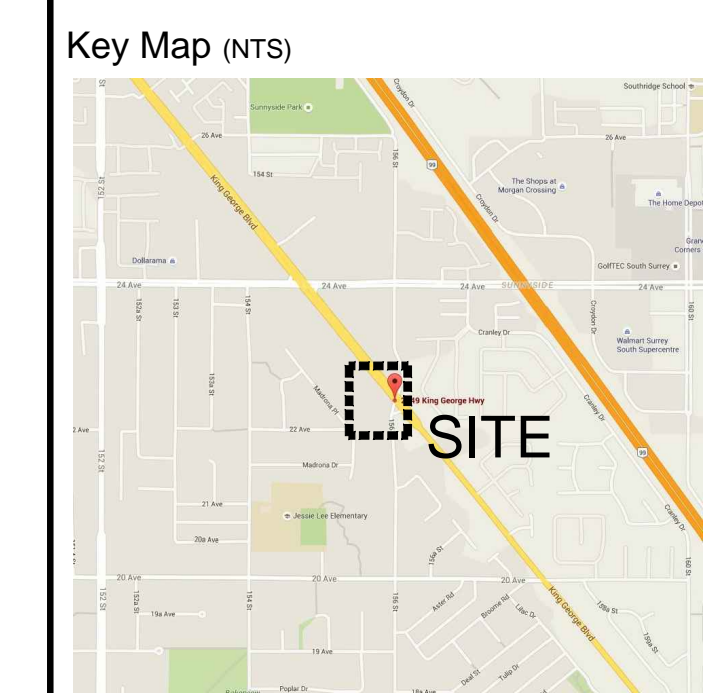
1 SITE PLAN OVERVIEW
 Scale 1:300



Contact Information van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Jennifer Wall jennifer@vdz.ca 604 546 0934 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604546 0920	Other Key Contacts: Salikan Architecture Inc. Project Building Architecture Robert Salikan #923 - 409 Granville Street Vancouver, British Columbia, V6C 1T2 604 688 0100
Legal Address and Description: Lot 14 except: Firstly; part subdivided by plan 47096 Secondly; part dedicated road on plan BCP31209 Section 14 Township 1 New Westminster District Plan 8443 and Lot 150 Section 14 Township 1 New Westminster District Plan 50823 except plans BCP32793 and EPP32498	

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE PROTECTION PLAN
L-03	SITE PLAN
L-04	PLANTING PLAN A
L-05	PLANTING PLAN B
LD-01	DETAILS
LD-02	DETAILS



REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date
5	JW	Re-issue for Rezoning and DP	2018.08.23
4	JW	Re-issue for Rezoning and DP	2018.04.23
3	JW	Issue for Rezoning and DP	2017.05.11
2	JW	City Review	2017.04.19
1	JW	Issue for ADP	2017.01.18

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Project:
 Commercial Development

Location:
 2249 King George Hwy.
 Surrey, B.C.

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	
Scale: 1:300	Original Sheet Size: 24"x36"

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Drawing Title: COVER SHEET
 Vdz Project #: DP2016-14
 Drawing #: L-01

W:\DZ\SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2016-14 KG AND 156TH STREET COMMERCIAL BUILDINGS\SHEETS\L-01 COVER SHEET.DWG

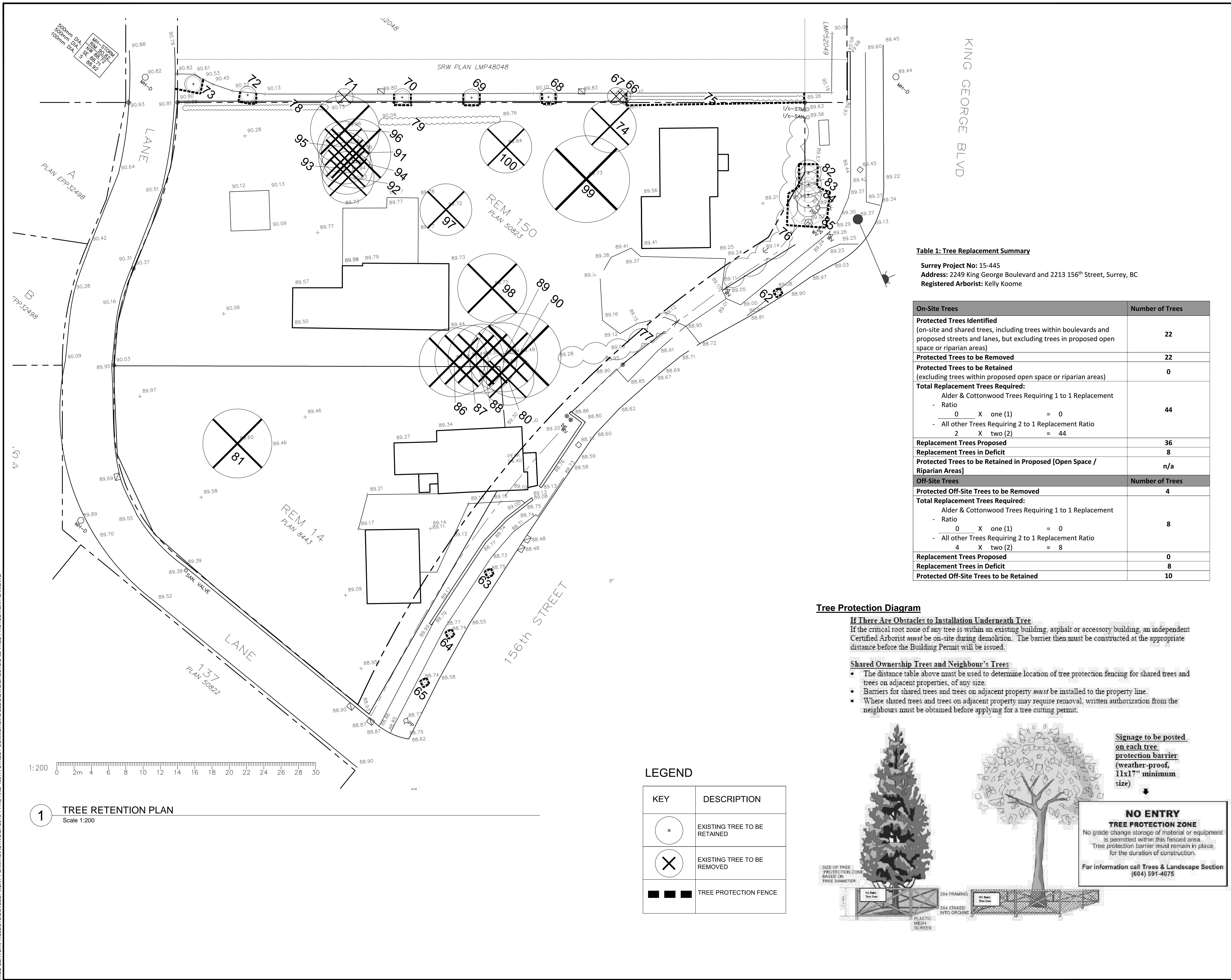
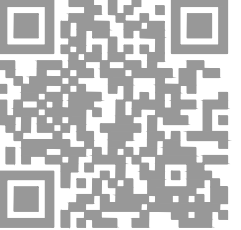
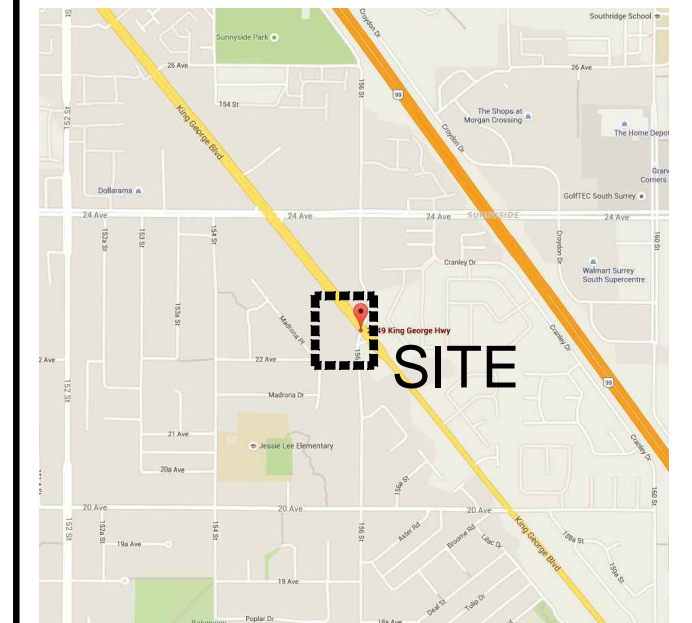


Table 1: Tree Replacement Summary

Surrey Project No: 15-445
 Address: 2249 King George Boulevard and 2213 156th Street, Surrey, BC
 Registered Arborist: Kelly Koome

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
Protected Trees to be Removed	22
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
- 0 X one (1) = 0	44
- All other Trees Requiring 2 to 1 Replacement Ratio	
- 2 X two (2) = 44	
Replacement Trees Proposed	36
Replacement Trees in Deficit	8
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	4
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
- 0 X one (1) = 0	8
- All other Trees Requiring 2 to 1 Replacement Ratio	
- 4 X two (2) = 8	
Replacement Trees Proposed	0
Replacement Trees in Deficit	8
Protected Off-Site Trees to be Retained	10

Key Map (NTS)

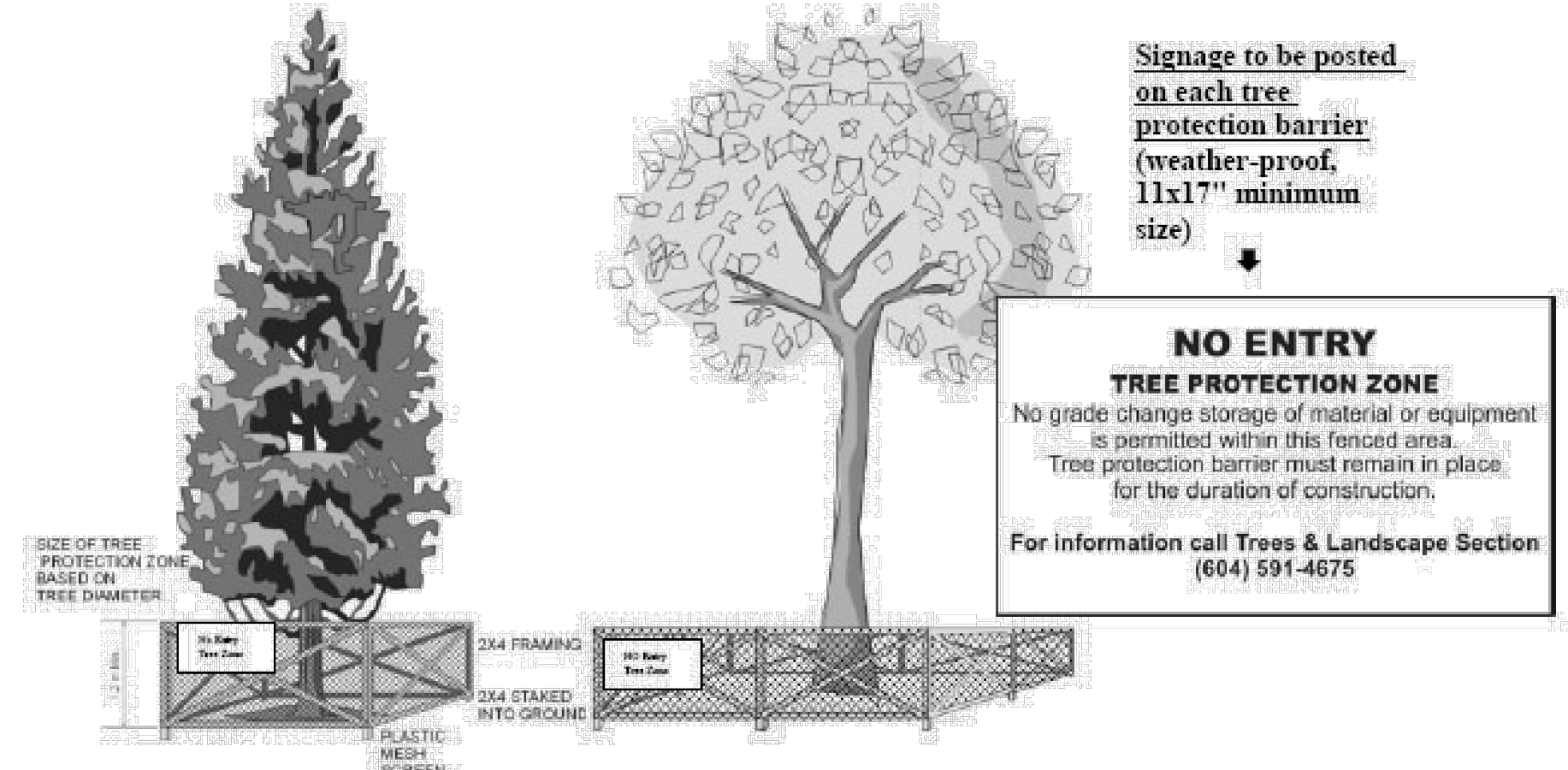


Tree Protection Diagram

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.



LEGEND

KEY	DESCRIPTION
(circle with 'x')	EXISTING TREE TO BE RETAINED
(circle with 'X')	EXISTING TREE TO BE REMOVED
(solid black rectangle)	TREE PROTECTION FENCE

1 TREE RETENTION PLAN
 Scale 1:200

No.	By:	Description	Date
5	JW	Re-issue for Rezoning and DP	2018.08.23
4	JW	Re-issue for Rezoning and DP	2018.04.23
3	JW	Issue for Rezoning 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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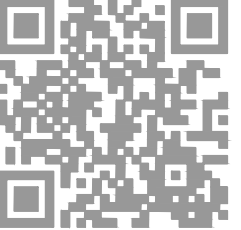
Project:
 Commercial Development

Location:
 2249 King George Hwy.
 Surrey, B.C.

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:200	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/PA/HP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



\\VDZ-SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVE\DP2016-14 KG AND 156TH STREET COMMERCIAL BUILDINGS\SHEET\02 TREE PROTECTION PLAN.DWG



HARDSCAPE MATERIALS

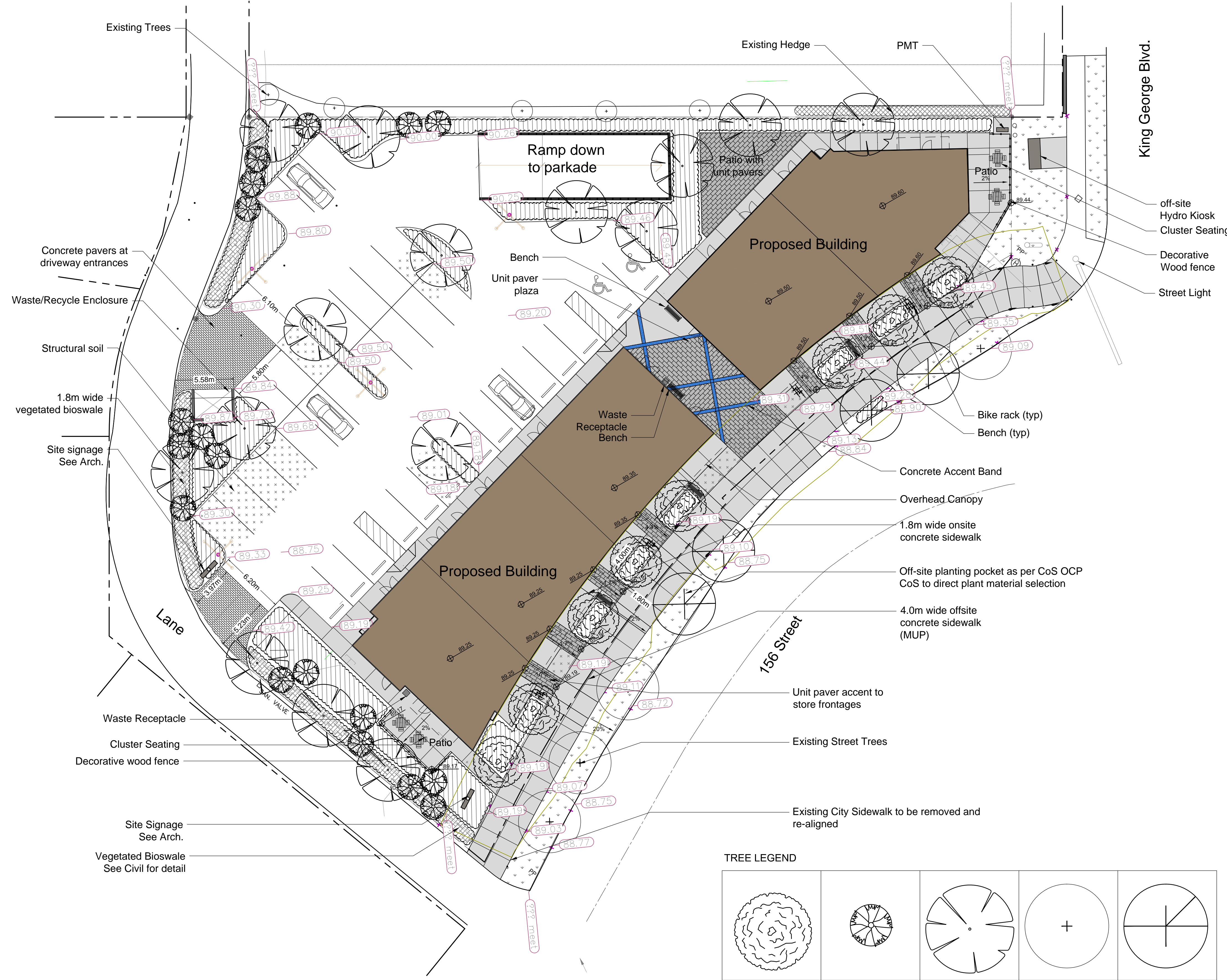
KEY	REF.	DESCRIPTION
	1-2 LD-02	SAWCUT CONCRETE SIDEWALK
	1 LD-01	CONCRETE PAVERS Pattern: Broadway Colour: Natural. Size: 600x300x100mm Manufacturer: Barkman Concrete
	3 LD-02	
	1-2 LD-02	CONCRETE ACCENT BAND
	4 LD-02	VEHICULAR PAVERS Pattern: Broadway Colour: Natural. Size: 300x150x100mm Manufacturer: Barkman Concrete
		STRUCTURAL SOIL SureBASE structural soil by Veratec or approved equal

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREE TO BE RETAINED
		EXISTING LANDSCAPING TO BE RETAINED
	5-6 LD-02	PROPOSED TREE
		SOD
	7 LD-02	PLANT BED
		BIOSWALE

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	7 LD-01	BENCH Model #: ML8700B Colour: Silver14 Finetex Manufacturer: Maglin Mount: Surface
	4 LD-01	TABLE AND CHAIRS Model #: ML7400-DB-W Colour: Silver14 Finetex Manufacturer: Maglin Mount: Embedded
	5 LD-01	LITTER RECEPTACLE Model #: MLWR400-25 Material: PE Wood Colour: Silver14 Finetex Manufacturer: Maglin Mount: Surface
	6 LD-01	BIKE RACK Model #: SCB1600 Colour: Silver14 Finetex Manufacturer: Maglin Mount: Surface
	3 LD-01	DECORATIVE WOOD FENCE

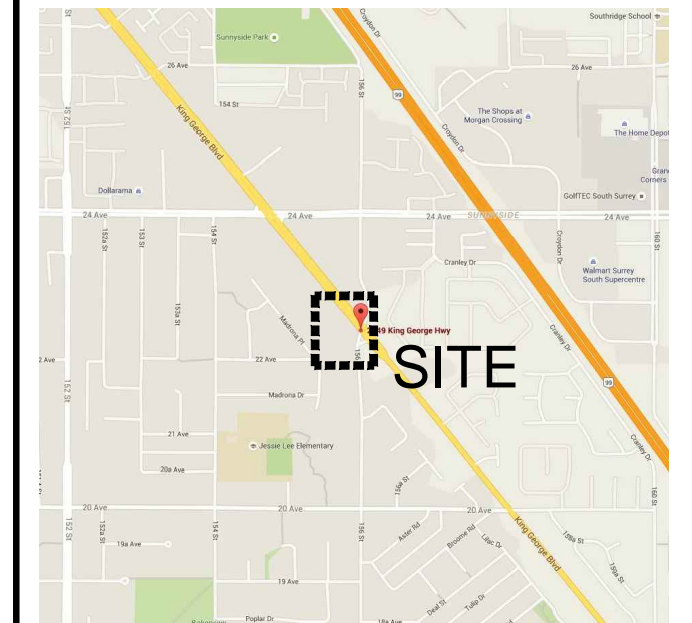


TREE LEGEND

Columnar Beech	Hoopsii Blue Spruce	Greenspire Littleleaf Linden	Existing Tree	Proposed off-site tree - specie TBD

TREES

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
8	see legend	Fagus sylvatica fastigiata	Columnar Beech	B&B; 6cm caliper; 1.2m std	As shown
18	see legend	Picea pungens glauca 'Hoopsii'	Hoopsii Blue Spruce	B*B; 3.0m Height; Single Leader	As shown
16	see legend	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B; 6cm caliper; 2.0m std	As shown



No.	By:	Description	Date
5	JW	Re-issue for Rezoning and DP	2018.08.23
4	JW	Re-issue for Rezoning and DP	2018.04.23
3	JW	Issue for Rezoning and DP	2017.05.11
2	JW	City Review	2017.04.19
1	JW	Issue for ADP	2017.01.18

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Project:
Commercial Development

Location:
2249 King George Hwy.
Surrey, B.C.

Drawn: JW
Checked: DJ
Approved: MVDZ
Scale: 1:200

Stamp:
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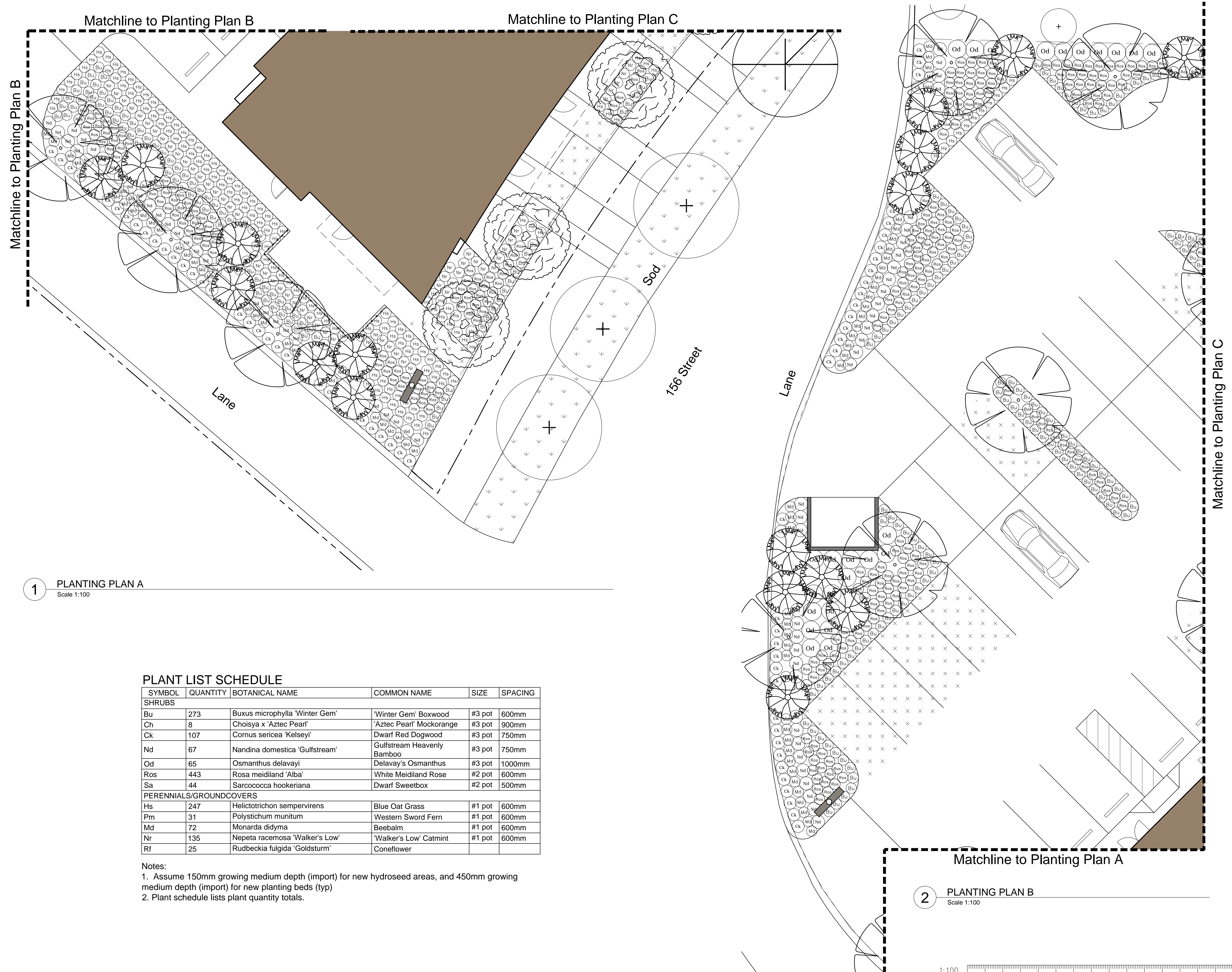
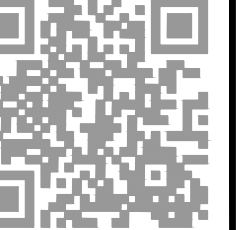
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SITE PLAN



VDZ Project #:
DP2016-14

Drawing #:
L-03

MVDZ-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2016-14 KG AND 156TH STREET COMMERCIAL BUILDINGS\SHEET\03 SITE PLAN.DWG



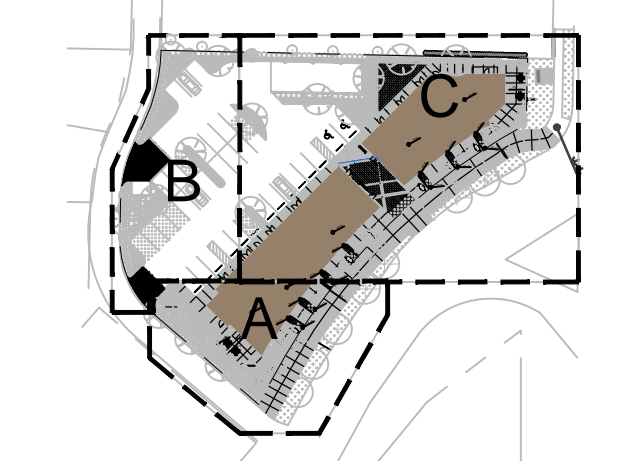
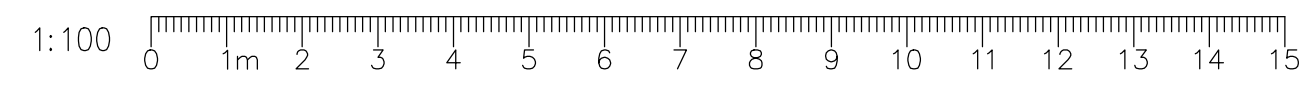
1 PLANTING PLAN A
 Scale 1:100

2 PLANTING PLAN B
 Scale 1:100

PLANT LIST SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Bu	273	Buxus microphylla 'Winter Gem'	'Winter Gem' Boxwood	#3 pot	600mm
Ch	8	Choisya x 'Aztec Pearl'	'Aztec Pearl' Mockorange	#3 pot	900mm
Ck	107	Cornus sericea 'Kelsey'	Dwarf Red Dogwood	#3 pot	750mm
Nd	67	Nandina domestica 'Gulfstream'	Gulfstream Heavenly Bamboo	#3 pot	750mm
Od	65	Osmanthus delavayi	Delavay's Osmanthus	#3 pot	1000mm
Ros	443	Rosa meidiland 'Alba'	White Meidiland Rose	#2 pot	600mm
Sa	44	Sarcococca hookeriana	Dwarf Sweetbox	#2 pot	500mm
PERENNIALS/GROUNDCOVERS					
Hs	247	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	600mm
Pm	31	Polystichum munitum	Western Sword Fern	#1 pot	600mm
Md	72	Monarda didyma	Beebalm	#1 pot	600mm
Nr	135	Nepeta racemosa 'Walker's Low'	'Walker's Low' Catmint	#1 pot	600mm
Rf	25	Rudbeckia fulgida 'Goldsturm'	Coneflower		

Notes:
 1. Assume 150mm growing medium depth (import) for new hydroseed areas, and 450mm growing medium depth (import) for new planting beds (typ)
 2. Plant schedule lists plant quantity totals.



No.	By:	Description	Date
5	JW	Re-issue for Rezoning and DP	2018.08.23
4	JW	Re-issue for Rezoning and DP	2018.04.23
3	JW	Issue for Rezoning and DP	2017.05.11
2	JW	City Review	2017.04.19
1	JW	Issue for ADP	2017.01.18

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 Location:
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 Surrey, B.C.

Drawn: JW	Stamp:
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Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/HP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

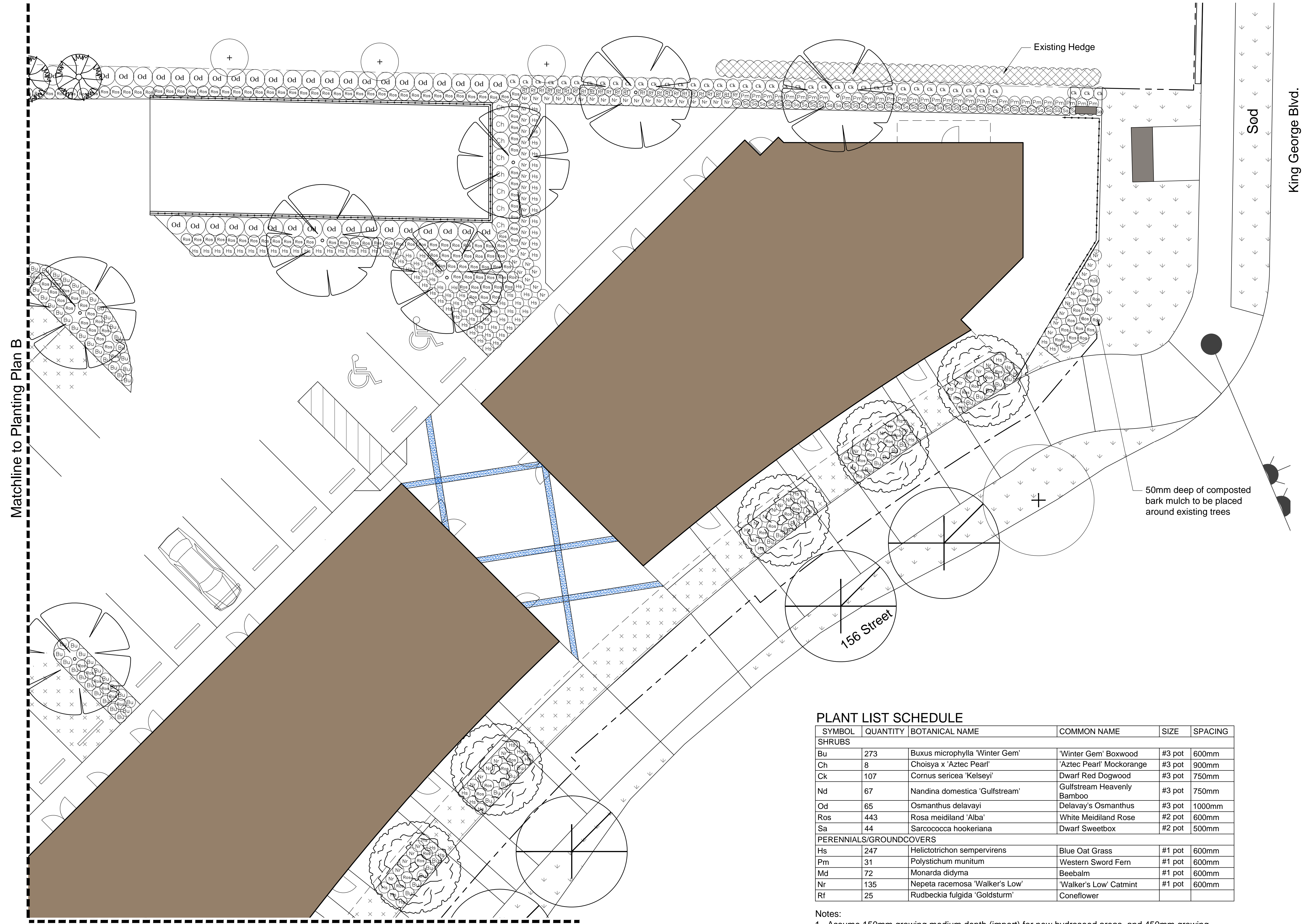
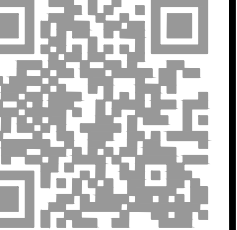
Drawing Title:
PLANTING PLAN A



VDZ Project #:
DP2016-14

Drawing #:
L-04

\\VDZ-SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVE\DP2016-14_KG AND 156TH STREET COMMERCIAL BUILDINGS\SHEETS\L-04 PLANTING PLAN A.DWG



Matchline to Planting Plan B

Detail Box/Matchline to Planting Plan A



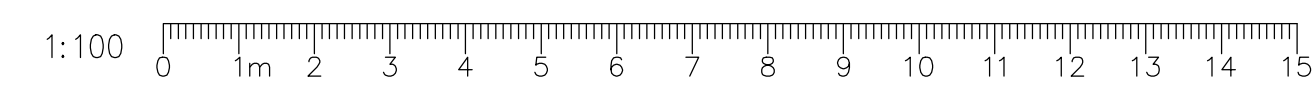
King George Blvd.

50mm deep of composted bark mulch to be placed around existing trees

PLANT LIST SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Bu	273	Buxus microphylla 'Winter Gem'	'Winter Gem' Boxwood	#3 pot	600mm
Ch	8	Choisya x 'Aztec Pearl'	'Aztec Pearl' Mockorange	#3 pot	900mm
Ck	107	Cornus sericea 'Kelsey'	Dwarf Red Dogwood	#3 pot	750mm
Nd	67	Nandina domestica 'Gulfstream'	Gulfstream Heavenly Bamboo	#3 pot	750mm
Od	65	Osmanthus delavayi	Delavay's Osmanthus	#3 pot	1000mm
Ros	443	Rosa meidiland 'Alba'	White Meidiland Rose	#2 pot	600mm
Sa	44	Sarcococca hookeriana	Dwarf Sweetbox	#2 pot	500mm
PERENNIALS/GROUNDCOVERS					
Hs	247	Helictotrichon sempervirens	Blue Oat Grass	#1 pot	600mm
Pm	31	Polystichum munitum	Western Sword Fern	#1 pot	600mm
Md	72	Monarda didyma	Beebalm	#1 pot	600mm
Nr	135	Nepeta racemosa 'Walker's Low'	'Walker's Low' Catmint	#1 pot	600mm
Rf	25	Rudbeckia fulgida 'Goldsturm'	Coneflower		

- Notes:
 1. Assume 150mm growing medium depth (import) for new hydroseed areas, and 450mm growing medium depth (import) for new planting beds (typ)
 2. Plant schedule lists plant quantity totals.



No.	By:	Description	Date
5	JW	Re-issue for Rezoning and DP	2018.08.23
4	JW	Re-issue for Rezoning and DP	2018.04.23
3	JW	Issue for Rezoning and DP	2017.05.11
2	JW	City Review	2017.04.19
1	JW	Issue for ADP	2017.01.18

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Project:
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 Location:
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Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
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1 PLANTING PLAN C
 Scale 1:100

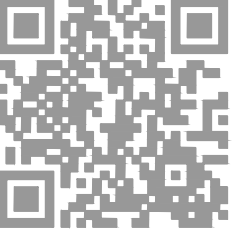
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PLANTING PLAN B



VDZ Project #:
DP2016-14

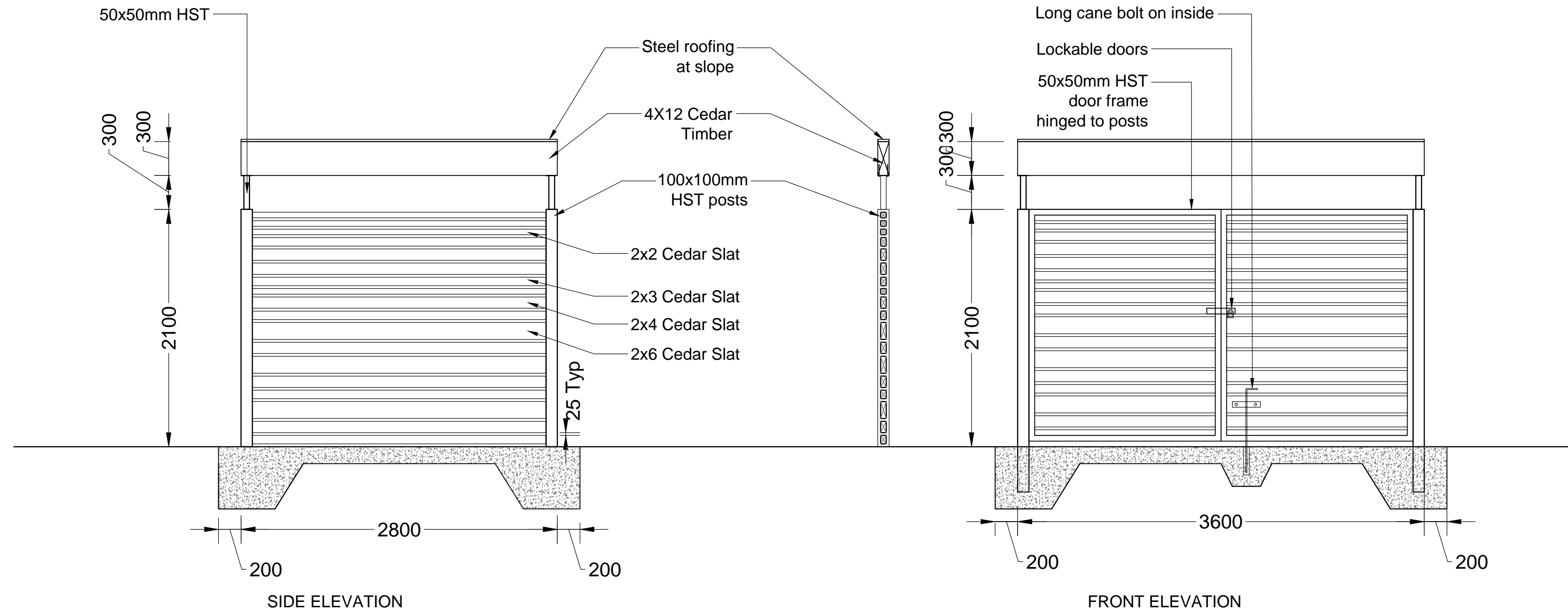
Drawing #:
L-05

\\VDZ-SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVE\DP2016-14 KG AND 156TH STREET COMMERCIAL BUILDINGS\SHEET\05 PLANTING PLAN B.DWG



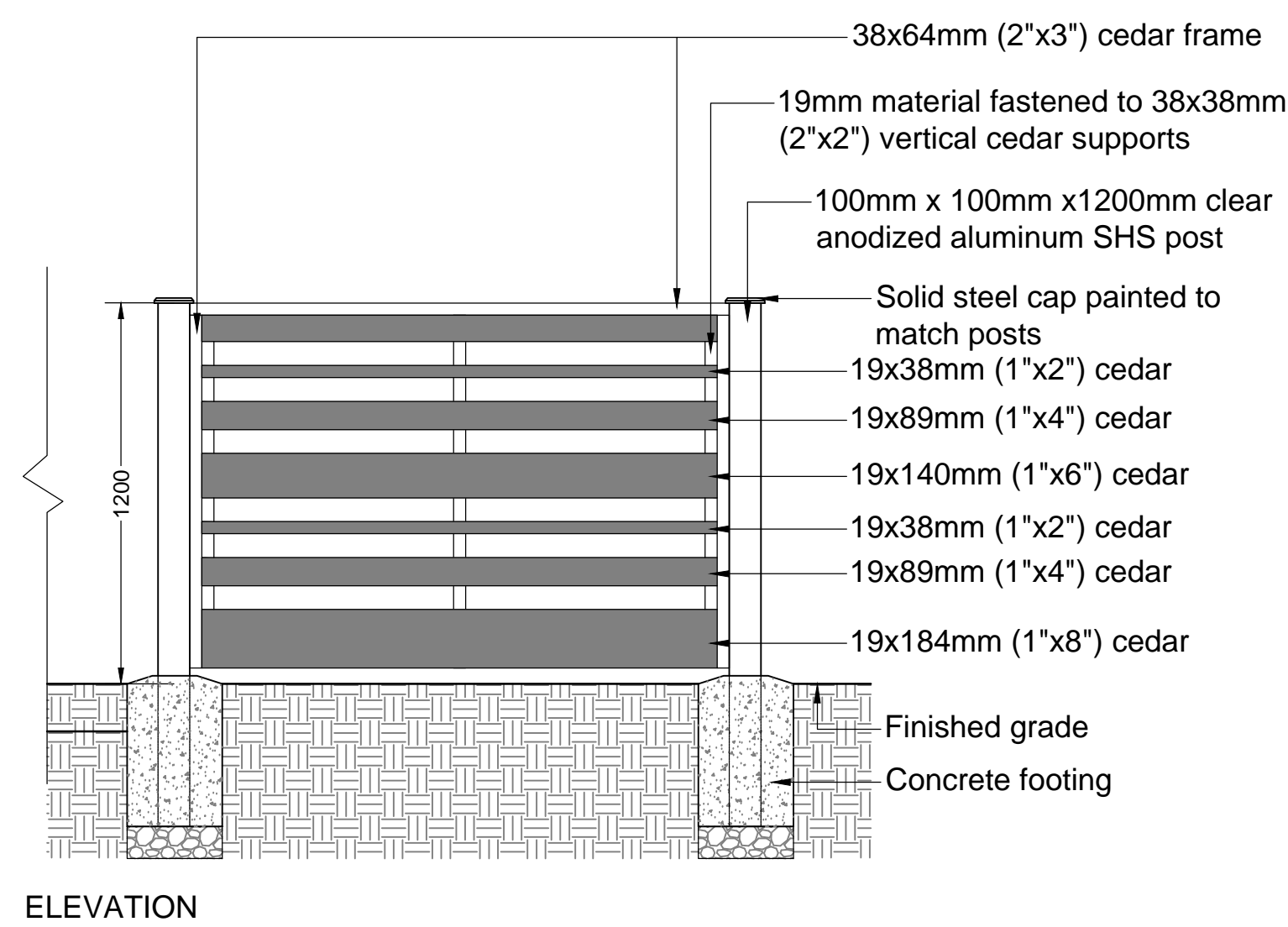
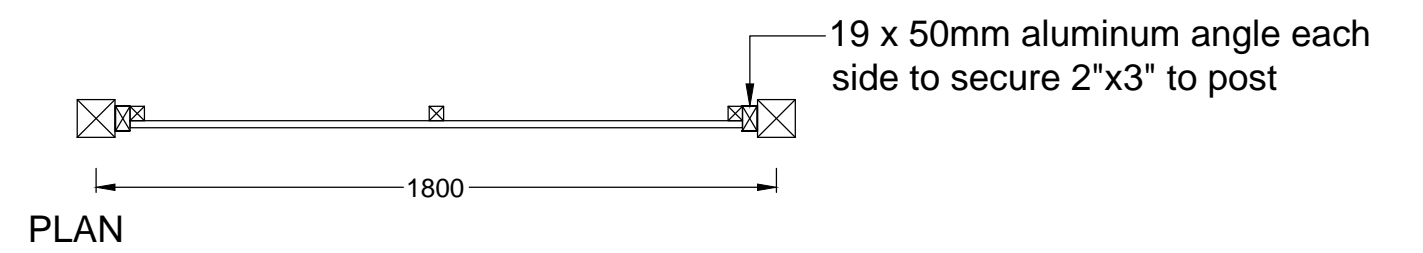
Model: Broadway
 Colour: Charcoal
 Manufacturer: Barkman Concrete

1 PAVER PRECEDENT
 Scale N.T.S.



- Notes:**
1. All steel material to be black powder coated.
 4. All hardware to be S/S
 5. No site welding.
 6. Shop drawings to be provided.
 7. All wood material to be stained with Sikksens Translucent Mahogany

2 GARBAGE ENCLOSURE
 Scale 1:30



- Notes:**
1. Spacing between wooden slats to be 75mm.
 3. All aluminum material to be black powder coated.
 4. All hardware to be S/S
 5. No site welding.
 6. Shop drawings to be provided.
 7. All wood material to be stained with Sikksens Translucent Mahogany

3 DECORATIVE WOOD FENCE
 Scale 1:20



Model #: MLPT400-DB-W
 Colour: Silver14 Finetex
 Manufacturer: Maglin
 Mount: Embedded

4 TABLE AND CHAIR
 Scale N.T.S.



Model #: MLWR400-25
 Material: IPE Wood
 Colour: Silver14 Finetex
 Manufacturer: Maglin
 Mount: Surface Mount

5 LITTER RECEPTACLE
 Scale N.T.S.



Model #: SCB1600
 Colour: Silver14 Finetex
 Manufacturer: Maglin
 Mount: Surface Mount

6 BIKE RACK
 Scale N.T.S.



Model #: MLB700B
 Colour: Silver14 Finetex
 Manufacturer: Maglin
 Mount: Surface Mount

7 BENCH
 Scale N.T.S.

No.	By:	Description	Date
5	JW	Re-issue for Rezoning and DP	2018.08.23
4	JW	Re-issue for Rezoning and DP	2018.04.23
3	JW	Issue for Rezoning and DP	2017.05.11
2	JW	City Review	2017.04.19
1	JW	Issue for ADP	2017.01.18

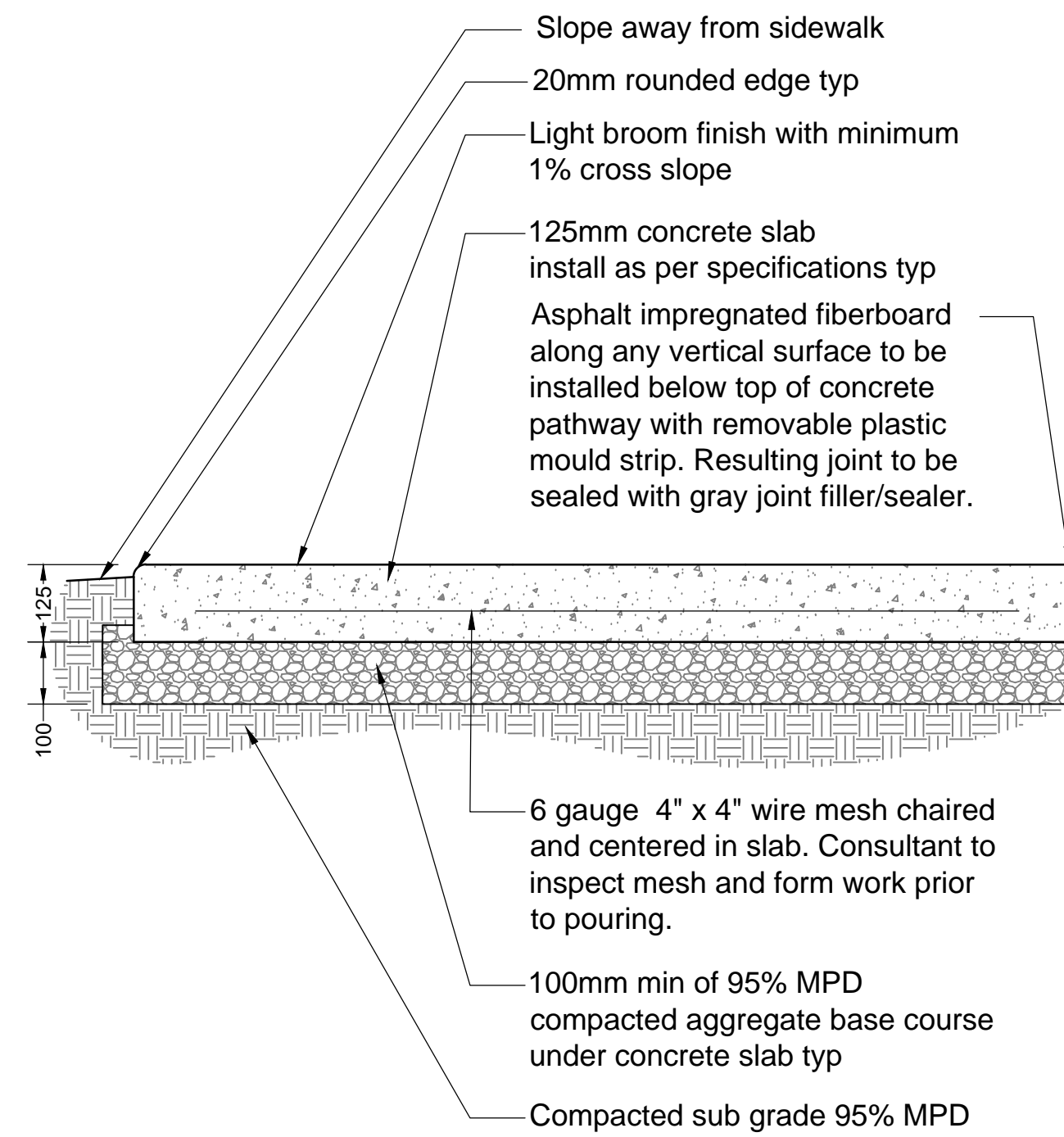
REVISIONS TABLE FOR DRAWINGS
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Project:
 Commercial Development

Location:
 2249 King George Hwy.
 Surrey, B.C.

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BBP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

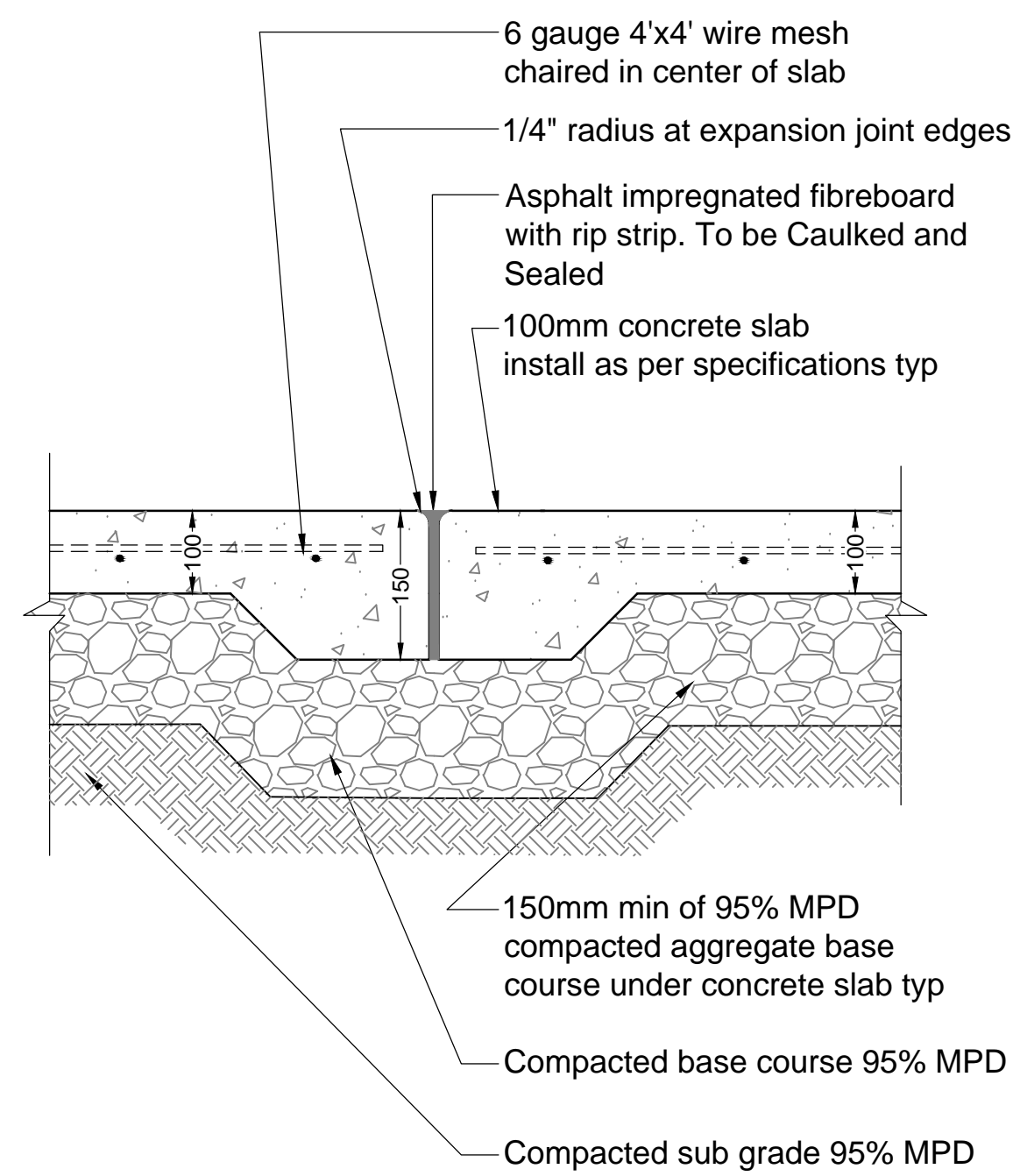
V:\02-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2016-14 KG AND 196TH STREET COMMERCIAL BLDG\SHEETS\LD-01 DETAILS.DWG



- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
 2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

1 CONCRETE SIDEWALK DETAIL

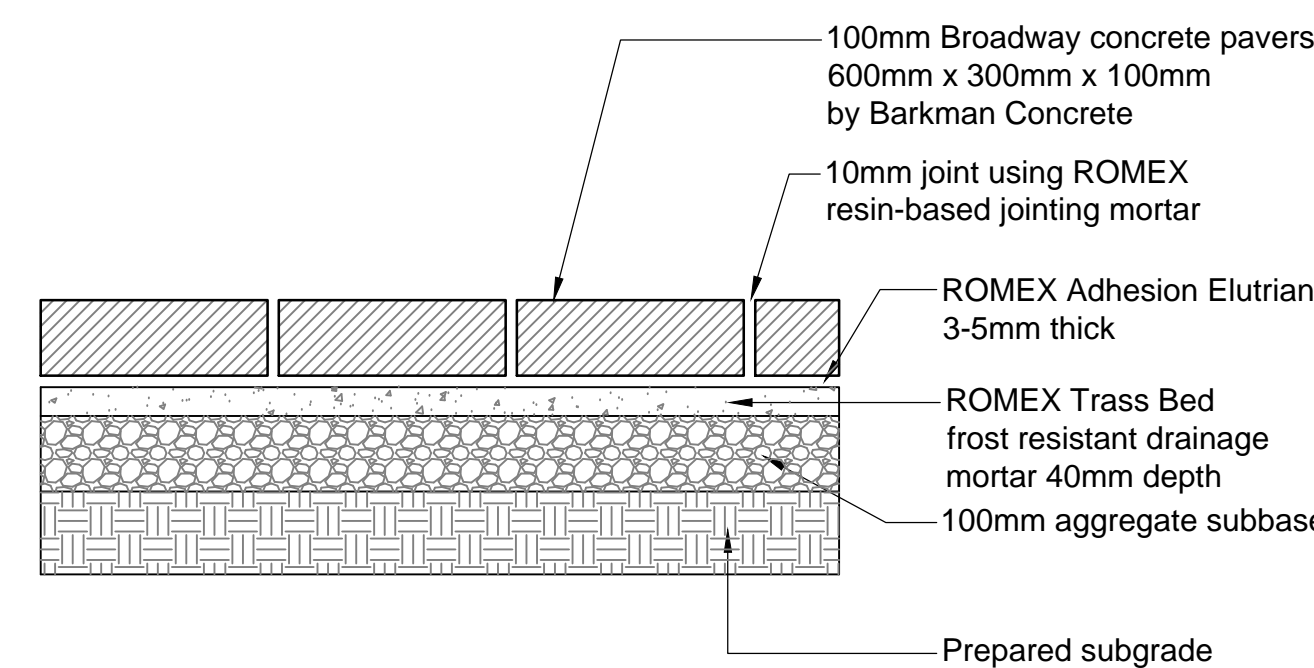
Scale 1:10



NOTE:
Expansion joint at Dry Deck to Wet Deck Transition

2 EXPANSION JOINT DETAIL

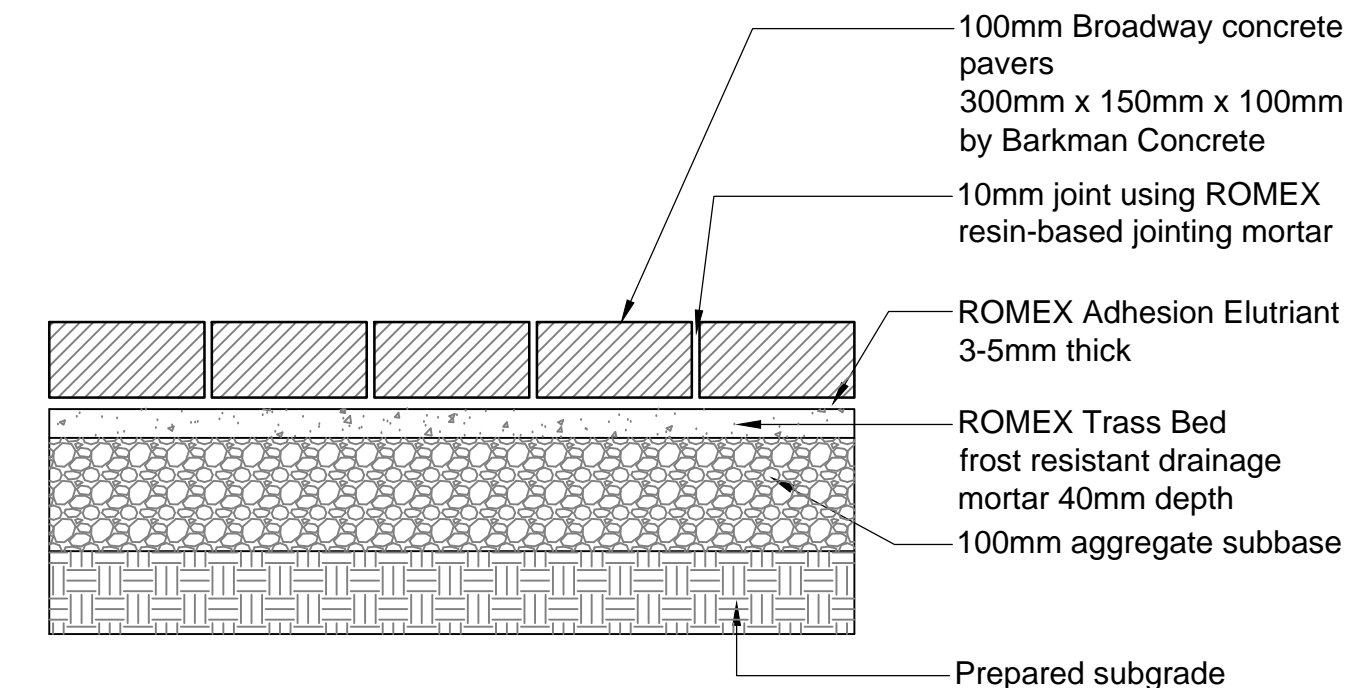
Scale 1:10



SECTION

3 UNIT PAVER PLAZA DETAIL

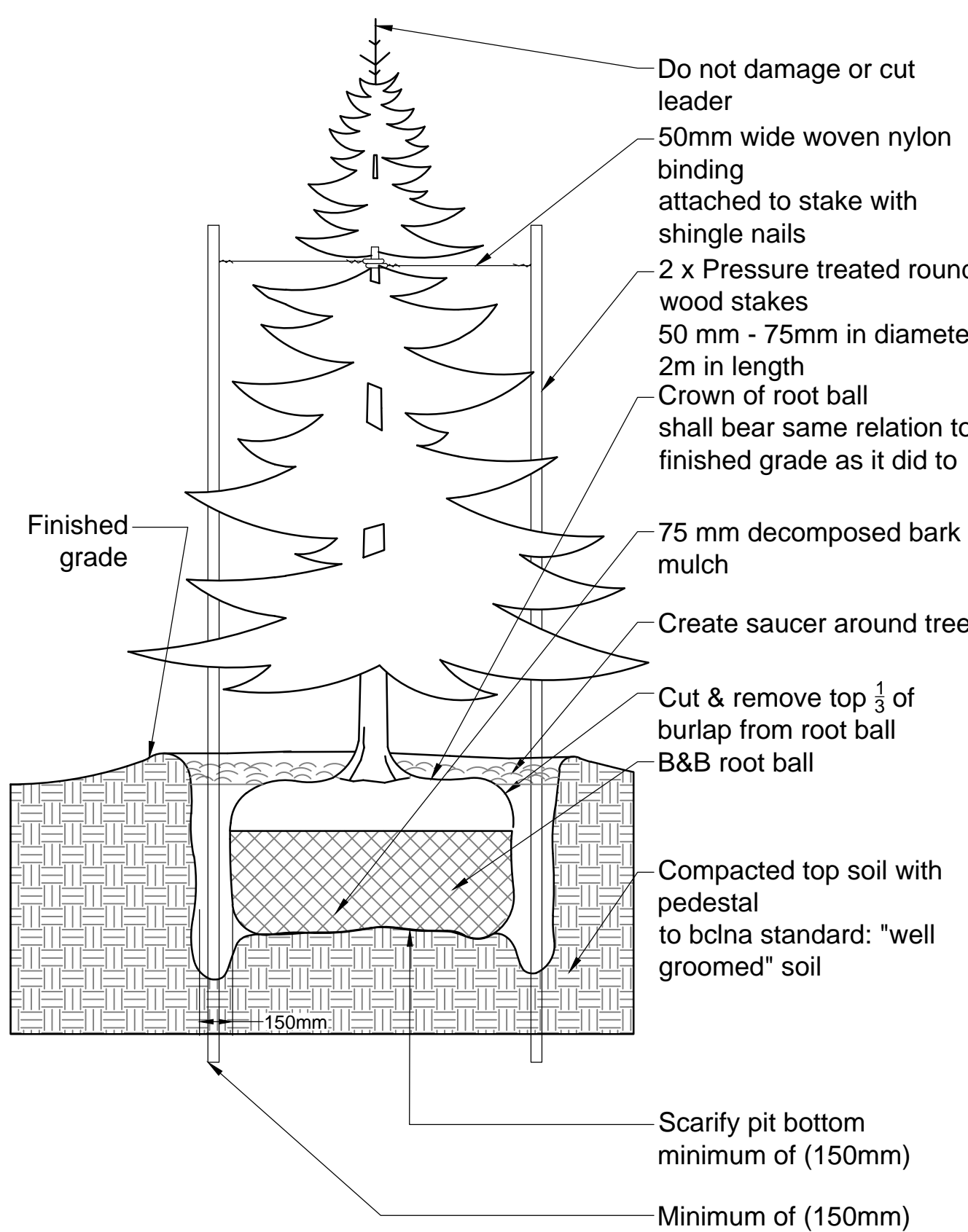
Scale 1:10



SECTION

4 VEHICULAR UNIT PAVER DETAIL

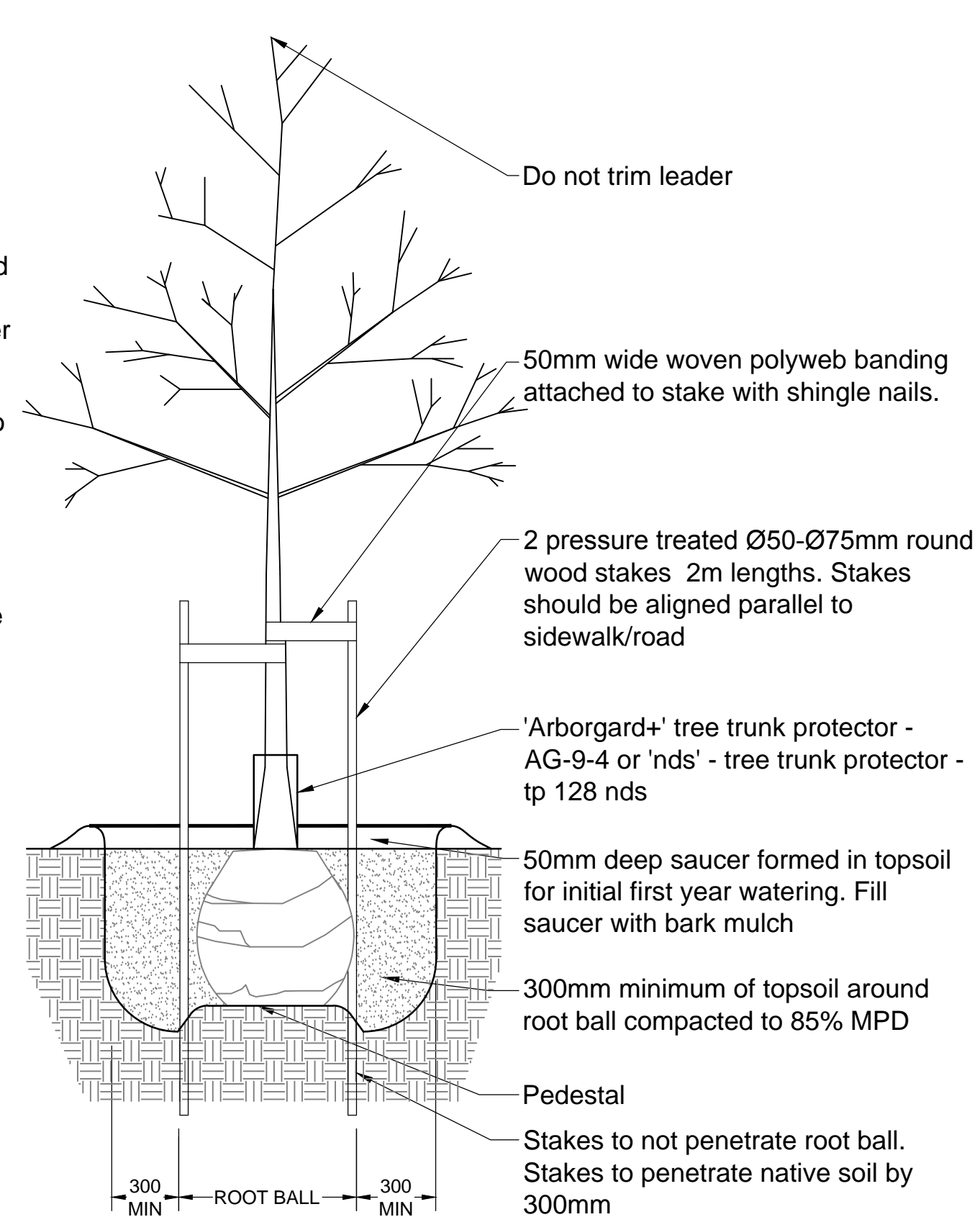
Scale 1:10



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

5 CONIFEROUS TREE PLANTING DETAIL

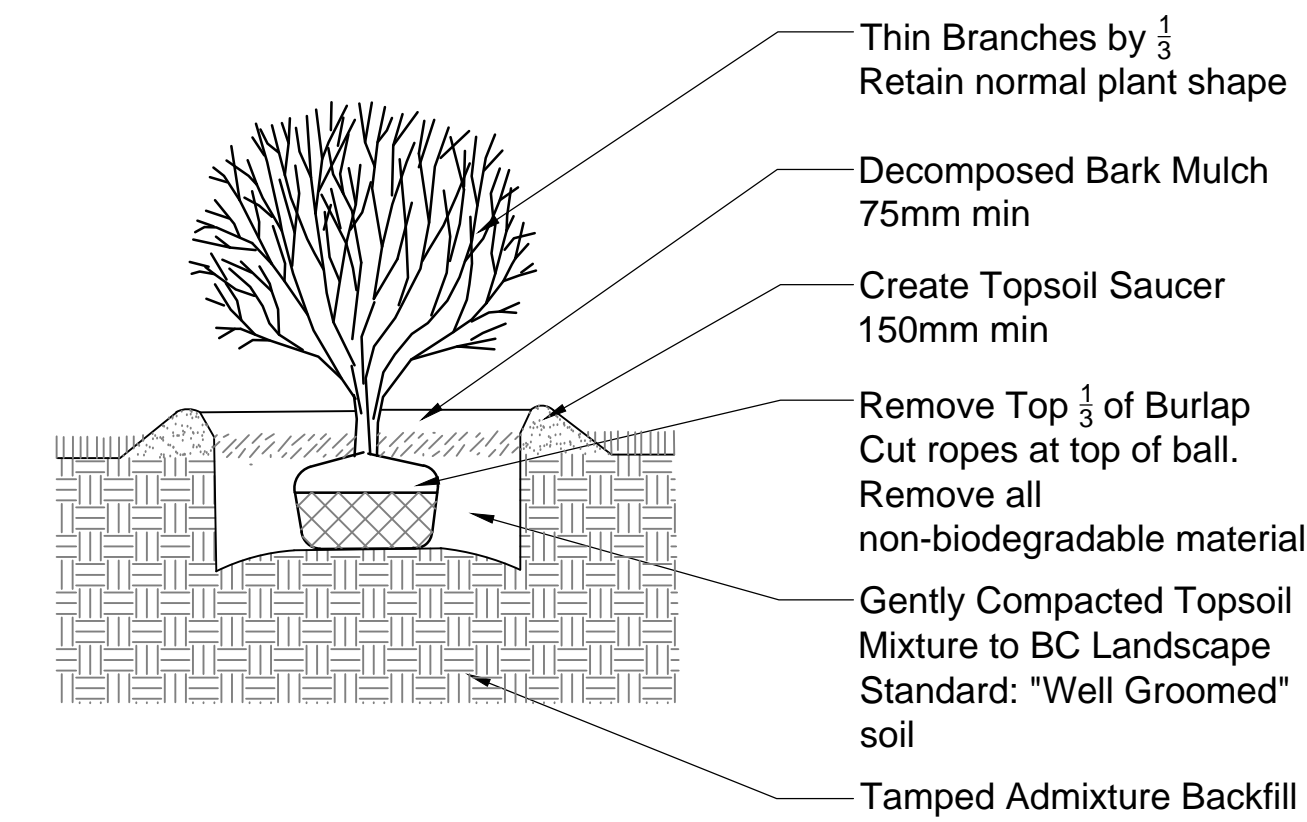
Scale 1:25



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

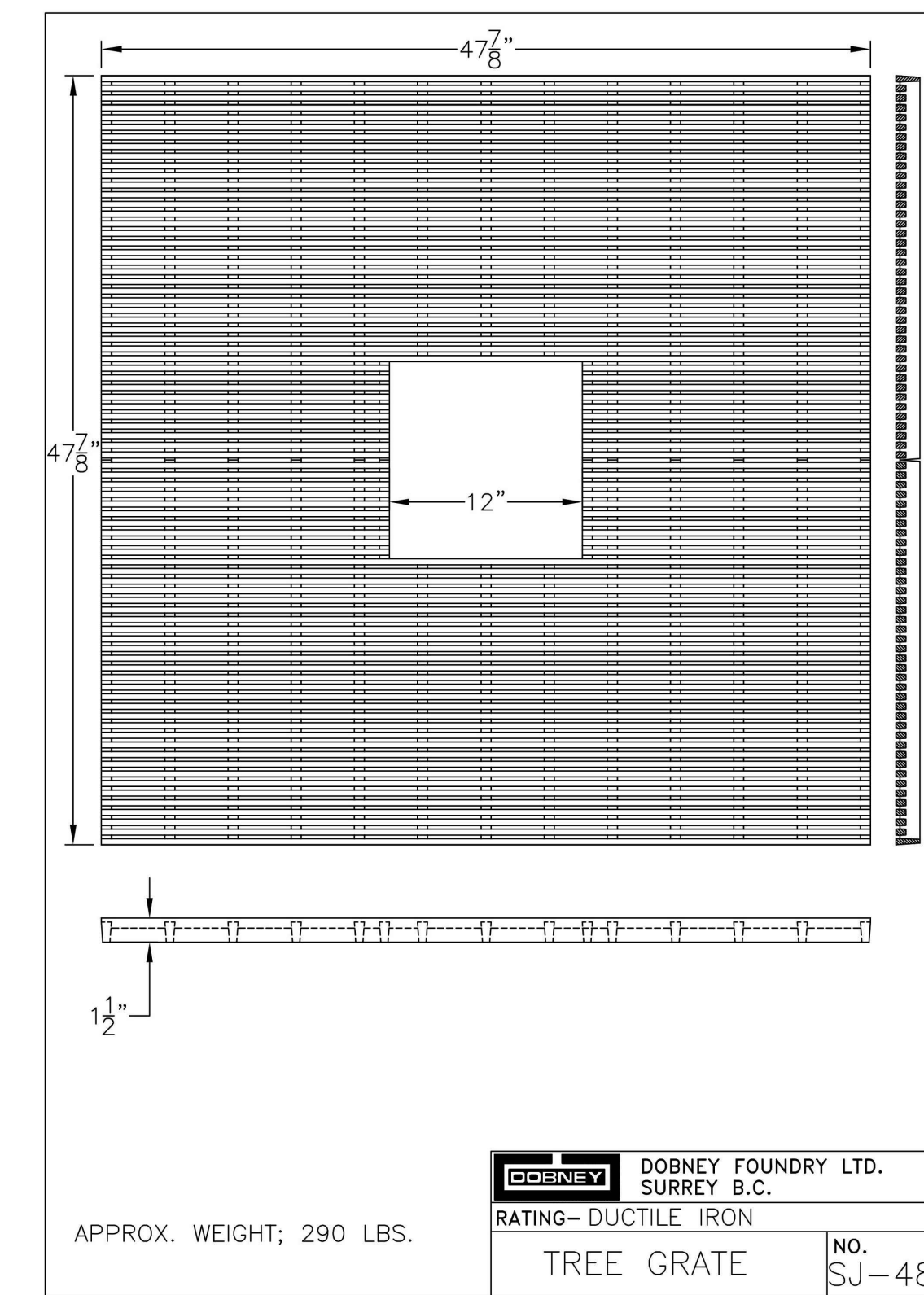
6 DECIDUOUS TREE PLANTING DETAIL

Scale 1:25



7 SHRUB PLANTING DETAIL

Scale 1:25



8 TREE GRATE PRECEDENT

Scale N.T.S.

No.	By:	Description	Date
5	JW	Re-issue for Rezoning and DP	2018.08.23
4	JW	Re-issue for Rezoning and DP	2018.04.23
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Commercial Development

Location:
2249 King George Hwy.
Surrey, B.C.

Drawn: JW	Stamp:
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Approved: MVDZ	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/PA/PA/PP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
DETAILS

VDZ Project #:
DP2016-14

Drawing #:
LD-02

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Sep 24, 2018** PROJECT FILE: **7815-0445-00**

RE: **Engineering Requirements
Location: 2249 King George Blvd**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 metres on 156 Street.
- dedicate a 3.0m x 3.0m corner cut at the intersection of 156 Street and the lane.
- provide a 0.5 metre ROW for service connections and sidewalk maintenance.

Works and Services

- provide adequate service connections in support of proposed development.
- remove existing driveway on 156 Street and reinstate boulevard.
- re-align a portion of sidewalk along 156 Street to adjacent property line.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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


For Tommy Buchmann, P.Eng.
Acting Development Services Manager

LR₁



November 15, 2018
Planning

School Enrolment Projections and Planning Update:

As of September 2017, actual enrolment at Jessie Lee Elementary has significantly increased from what was projected in 2016. This may be an indication that the projected growth trend is happening faster than what was previously projected. Based on this, Jessie Lee Elementary could be at 100% capacity as early as 2020. Currently, there are no capital plan project requests for the school.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0445 00 (updated)

SUMMARY

The proposed 8 townhouse units and 1 lowrise units are estimated to have the following impact on the following schools:

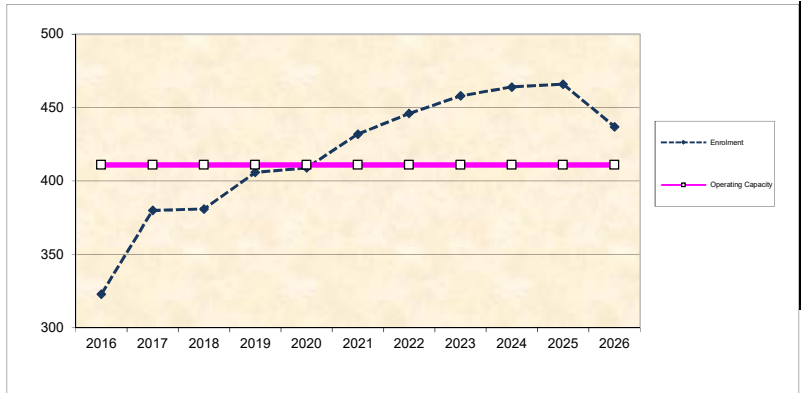
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

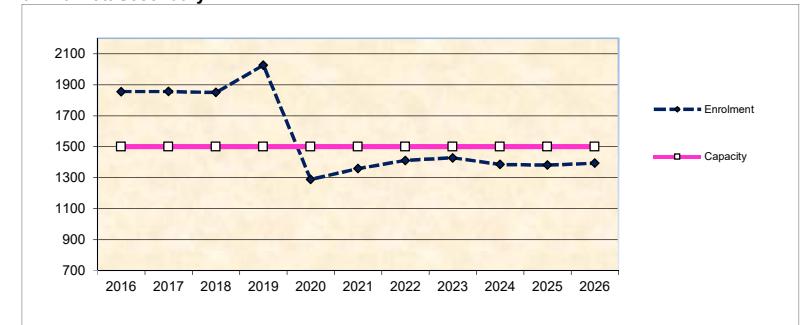
September 2018 Enrolment/School Capacity

Jessie Lee Elementary	
Enrolment (K/1-7):	47 K + 334
Operating Capacity (K/1-7)	38 K + 373
Earl Marriot Secondary	
Enrolment (8-12):	1851
Capacity (8-12):	1500

Jessie Lee Elementary



Earl Marriot 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.



van der Zalm + associates inc.

Table 1: Tree Replacement Summary**Surrey Project No:** 15-445**Address:** 2249 King George Boulevard and 2213 156th Street, Surrey, BC**Registered Arborist:** Kelly Koome

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
Protected Trees to be Removed	22
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement - Ratio $\frac{0}{2} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\frac{0}{2} \times \text{two (2)} = 0$	44
Replacement Trees Proposed	4 ¹
Replacement Trees in Deficit	3
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	4
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement - Ratio $\frac{0}{4} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\frac{4}{2} \times \text{two (2)} = 8$	8
Replacement Trees Proposed	0
Replacement Trees in Deficit	8
Protected Off-Site Trees to be Retained	10

Summary, report and plan prepared and submitted by:

Project Arborist

April 04, 2018

Date

- Suggest painting rear doors to match panel colours.
- Bike racks on P1 impede/encroach on stall #26.

Landscaping

- Green screens not well integrated with building. One idea was to treat the screens as a more sculptural element and add backlighting.
- Consider designing develop guard and lower concrete upstand along vehicular ramp.

CPTED

- Green screens may cause CPTED issues.

Accessibility

- Recommend power doors at entrances.
- Recommend re-location of the disabled parking space underground closer to the elevator.
- Recommend emergency call button in parking lobby.

Sustainability

- Consider how vestibules would be accommodated if combination of CRV spaces triggers this Energy Code requirement.
- Maximize landscape areas where possible. Entire development is primarily paved or hard roof areas.

2. 4:45 PM

File No.:	7915-0445-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning to C-8 and DP for a 3 - storey commercial building
Address:	2249 King George Boulevard and 2213 156 St.
Developer:	Raymond Leung and David Tam
Architect:	Robert Salikan (Salikan Architecture Inc.)
Landscape Architect:	David Jerke (van der Zalm & Associates Inc.)
Planner:	Luci Moraes
Urban Design Planner:	Nathan Chow

The **Urban Designer** provided an overview of the site plan, building plans and streetscape highlighting the following:

- This subject site is on King George Boulevard along 156 Street and is a triangular crescent shaped lot at the end of the commercial area. Surrounding is lower density residential.
- The height and density is near the maximum of the target C8 zoning.
- The floor heights appear low with 3m height for commercial.
- This proposal features a long double floor span. This allows more surface parking which is not an objective of the OCP and directs parking to be interface along the street, rather than active retail.
- The siting of the building as seen going south on King George Boulevard will project in front of the adjacent buildings.
- Staff have questions on how realistic the scheme is given the issues noted.

The **Project Architect** presented an overview of the site plan, building plans and streetscapes and highlighted the following:

- The lot is the last remaining remnant of undeveloped commercial property along this block of King George Boulevard.
- There will be no vehicular access to the site except from the lane due to proximity of the nearby major intersection.
- The project was designed in accordance to the C-8 Zoning and parking requirements.

The **Landscape Architect** provided an overview of the landscape plans and highlighted the following:

- The landscaping is simple to meet with the building design which is commercial development.
- Due to future road widening, the design was unable to meet the standards on site that requires a “continuous landscaping strip of not less than 1.5 m in width...within a lot”. The project however, exceeds the minimum requirements by landscaping from the property line to the existing sidewalk offsite.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
Rezoning to C-8 and DP for a 3 - storey commercial building
File No. 15-0445-00

It was

Moved by D. Staples

Seconded by K. Johnston

That the Advisory Design Panel (ADP)

recommends B - that the applicant address the following issues to the satisfaction of the Planning & Development Department and re-submit to ADP.

Carried

STATEMENT OF REVIEW COMMENTS

The Design Panel considered the proposal too unresolved and that some elements should be reconsidered.

Site

- Challenging site with shape and on the corner. The proposed plan provides an efficient resolution. The parking at the rear is good.
- The area under the spanned-over building should be better resolved with less parking and more like a pedestrian-active plaza.
- The building over above creates an uncomfortable space. Rather than all parking below cover, it should be made to have more of a “plaza” feel, rather than just a parking lot.
- Suggest improving vehicular circulation in the parking area (avoid dead end circulation).
- The turning radius in the parking lot may not work.
- Confirm if 5.8 m and 6.0 m drive aisle are permitted.

Building Form and Character

- Grave concerns with structural resolution which does not appear to be viable. Structure is identified as very “thin”.
- Floor to floor heights are not viable for commercial uses given the mechanical requirements. Perhaps the 3rd floor should be deleted which would reduce the parking to allow for better space under the building.
- Good that the building anchors the corners.
- The north east corner of the building has high visibility but appears to be treated as the back of the building. Suggest developing the corner of the building as seen from King George Boulevard. Could be an opportunity.
- Support architectural expression idea but with significant design development. Too unresolved.
- The rendering expresses a different architectural resolution than the remainder of the package.
- Suggest design develop fenestration design on all four sides of building.
- Coloured elevations should have been included in the package to help explain the design but still appears to be unresolved.

Landscaping

- Areas under the building tend to be dark and daunting. Important for some people to see were the parking might be with a glimpse but too much is shown.
- Treatments such as lighting, stormwater landscapes and trees should be considered.
- Trees on site taken out don't appear to have been replaced appears to be a deficit overall.

CPTED

- Note that it is dark under overhang.

Accessibility

- Recommend power doors at entrances.
- Recommend elevator button panel be horizontal.
- Recommend disabled parking. (Identify the 2 spaces indicated by the applicant).

Sustainability

- Recommend clearly identifying sustainable strategies including storm water management.
- Consider operable windows for office spaces.

4:45 PM

File No.:	16-0076-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	DP for two 4-storey apartment buildings
Address:	3350 – 151 Street Harvard Gardens Rosemary Heights West
Developer:	Kevin Shoemaker-Polygon
Architect:	Smiljka Stankovic – Rositch Hemphill Architects
Landscape Architect:	Hapa
Planner:	Melissa Johnson
Urban Design Planner:	Nathan Chow

The **Urban Designer** noted that this project consists of two apartment buildings which will complete the final phase of development in the Harvard Gardens. Staff support the proposal in general and don't have specific issues with the project.

The **Project Architect** provided an overview of the site plan, building plan, streetscapes and highlighted the following:

- The buildings are U-shaped defining a large central courtyard.
- The challenge with this project was dealing with the grade.

CPTED

- No comments provided specific to CPTED.

Accessibility

- Recommend 5% of the buildings be accessible.
- Recommend a minimum of 2 disabled parking stalls per building.
- Recommend call buttons be horizontal at entrance.
- Recommend emergency call button in parking lobbies.
- Recommend elevator buttons are replaced horizontally.

Sustainability

- Consider opportunities for rainwater management and water absorption between existing forest and rooftops/hardscapes.

2. **4:55 PM**

File No.:	7915-0445-00
New or Resubmit:	Resubmit
Last Submission Date:	April 7, 2016
Description:	Rezoning and Development Permit for a mixed-use building with commercial retail units on the ground floor and nine two-storey residential units above. Since last ADP review the proposal has changed from upper-storey office to upper-story residential.
Address:	2249 King George Boulevard and 2213-156 Street, South Surrey
Developer:	Sao Sim Kuan and David Tam, 0767713 BC Ltd. and 10120000 BC Ltd.
Architect:	Robert Salikan, Salikan Architecture Inc.
Landscape Architect:	David Jerke, Van der Zalm & Associates Inc.
Planner:	Melissa Johnson
Urban Design Planner:	Nathan Chow

The **Project Architect** presented an overview of the revised site plan, building plans and elevations. The following was highlighted:

- The proposal has changed to residential on the upper floors rather than office.
- Building materials are simple; proposed metal panel throughout with spectra blue and glass.
- The Panel was previously concerned about parking showing through to the street and the passage way is 6 m which effectively eliminates the view to the parking lot.

The **Landscape Architect** highlighted the changes to the original plan.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning and Development Permit for a mixed-use building with commercial retail units on the ground floor and nine two-storey residential units above. Since last ADP review the proposal has changed from upper-storey office to upper-story residential.

File No. 7916-0214-00

It was

Moved by D. Staples

Seconded by R. Solivar

That the Advisory Design Panel (ADP)

recommends C – that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

The Panel noted the change in use was an improvement; however considered the proposal requires significant design development and specifically in relation to the building code resolution, the building structure, waste management, a storage room for bikes and mechanical units.

The drawing submission could be improved to be more readable with more labelling.

Site

- There appears to be more parking than required. This can solve a number of the concerns with the surface parking area:
 - confirm that drive aisles and turning radii are wide enough
 - insufficient manoeuvring for several stalls
 - increase universal access parking stalls
 - add landscaping/trees.

Building Form and Character

- The residential units above the commercial create a nice repetition and the stepping down of massing at the ends responds well to the context.
- The rear elevation needs more articulation and improved material treatments similar to the front.
- There appears to be significant building code issues such as dead end corridors and access to the unit at the elevator.
- Incorporate details of privacy screens which will be visible to the streetscape.
- Replace upstand wall with more open railing at ramp.
- Consider privacy specifically for overlook to bathrooms.

Landscaping

- The south amenity space appears forced and could be better used for water retention, raw garden, “headwaters”.
- Consider integral lighting to illuminate darker central walk thru.
- The north walkway around the building appears forgotten and should be opened up with activated retail wrapping, specialty paving etc.
- Consider screening underground parking lot entry at north plaza.
- Grading plan would help to see if “bioswale’ concept works.

CPTED

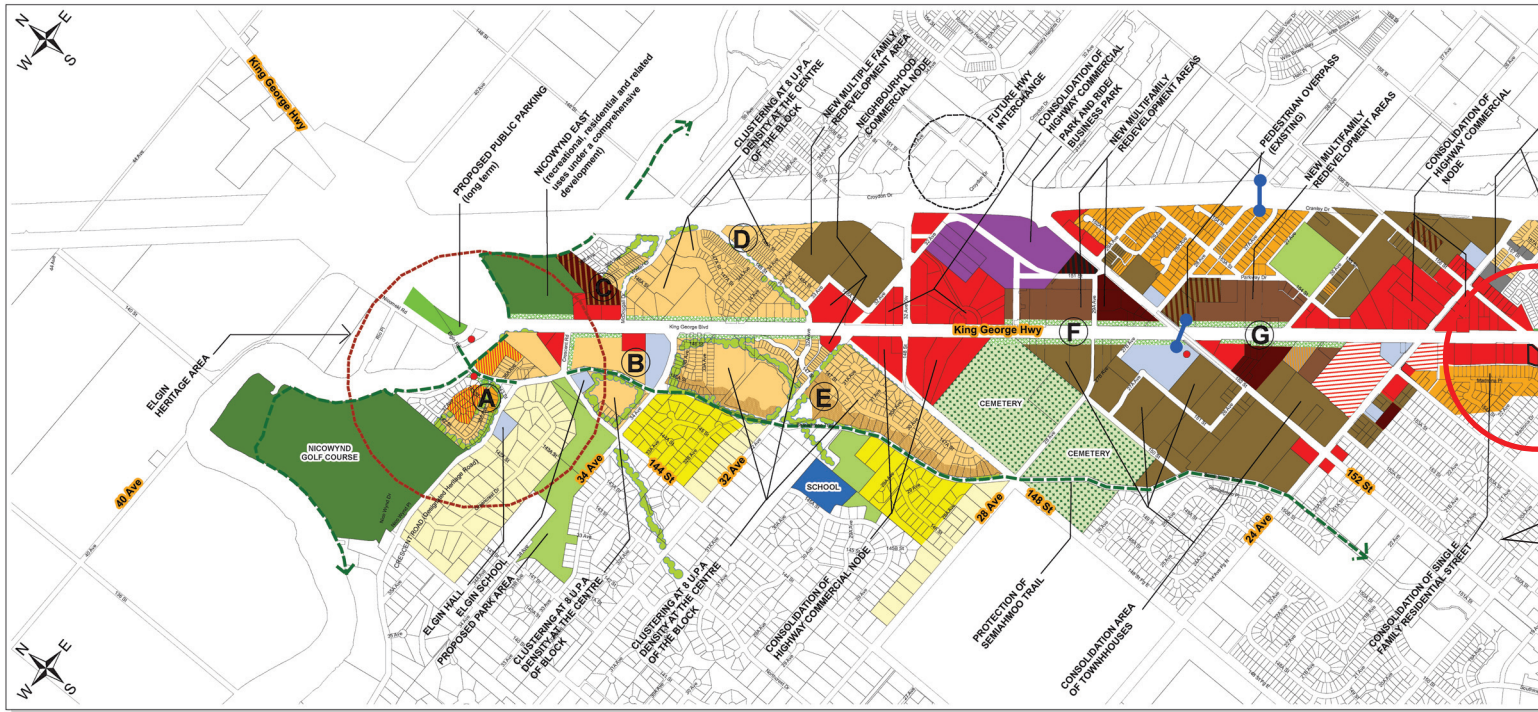
- Suggest security gates.

Accessibility

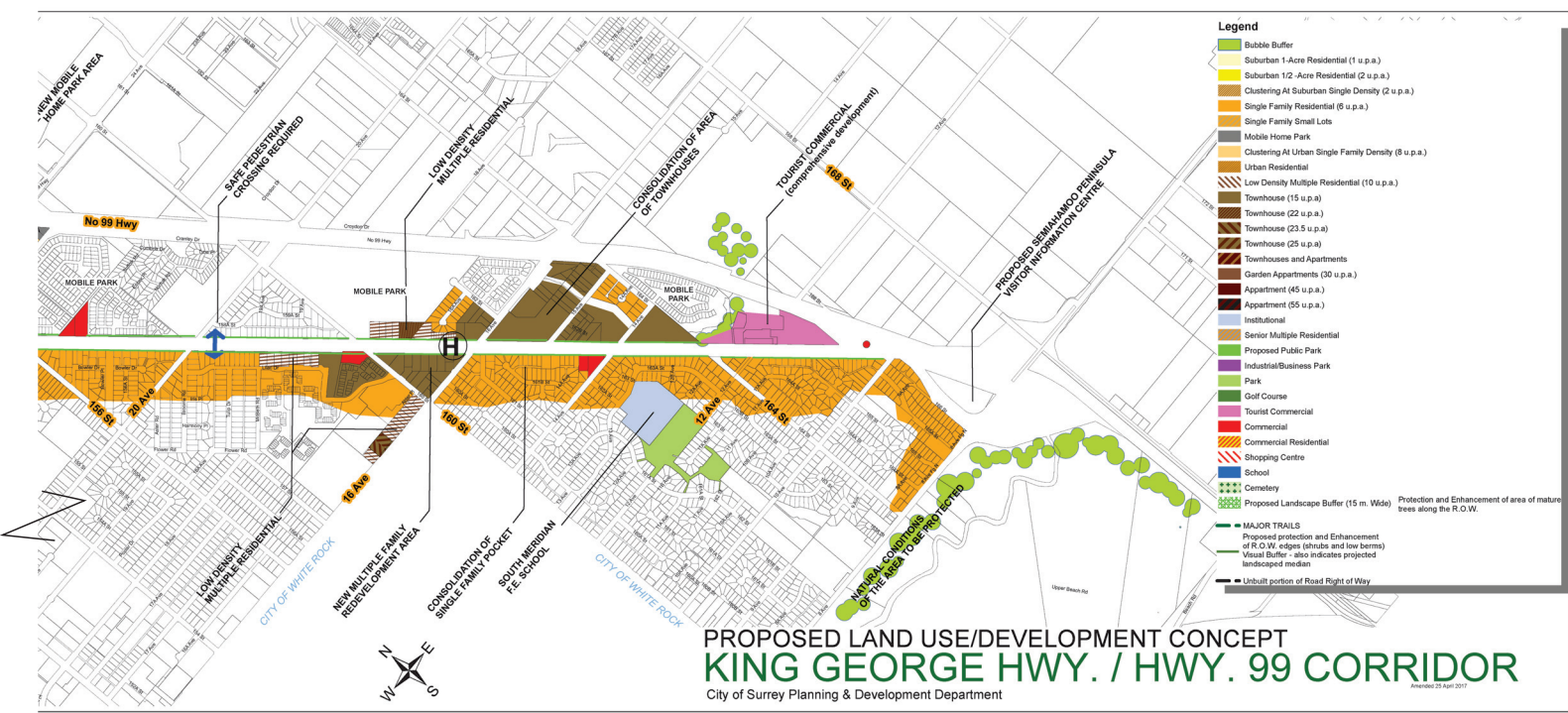
- Recommend 1 disabled parking stall for residential area, 1 disabled stall for commercial area.
- Recommend call buttons be horizontal.
- Recommend power doors for the commercial areas.

Sustainability

- No specific comments.



LAP Amendment from Commercial to Mixed-Use Commercial-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: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 004-657-357

Lot 14: Except: Firstly; Part Subdivided by Plan 47096, Secondly; Part Dedicated Road on Plan BCP31209 Section 14 Township 1 New Westminster District Plan 8443

2213 - 156 Street

Parcel Identifier: 004-207-629

Lot 150 Section 14 Township 1 New Westminster District Plan 50823 Except Plans BCP32793 and EPP32498

2249 - 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 a mixed-use development consisting of community commercial uses *multiple unit residential buildings* with related *amenity spaces*, 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 building*, provided that no residential uses are located on the ground floor.
2. *Retail stores* excluding *adult entertainment stores* and *second-hand stores* and *pawnshops*.
3. *Personal service uses* excluding *body rub parlours*.
4. *General service uses* excluding funeral parlours and *drive-through banks*.
5. *Beverage container return centres* provided that:
 - a) The use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - b) The *beverage container return centre* does not exceed a *gross floor area* of 418 sq.m.
6. *Eating establishments* excluding *drive-through restaurants*.
7. *Neighbourhood pubs*.
8. *Liquor store*.
9. Office uses excluding the following:
 - a) *Social escort services*
 - b) *Methadone clinics*
 - c) *Marijuana dispensaries*
10. *Indoor recreational facilities*.
11. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
12. *Assembly halls*.
13. *Community services*.
14. *Child care centres*.
15. *Cultural uses*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 0.80.
2. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1 of this Zone.
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

1. The *lot coverage* shall not exceed 35%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

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

Setback	Side yard on Flanking Street (156 Street)	Rear Yard (Lane)	Side Yard (North)	Front Yard (King George Boulevard)
Use				
<i>Principal and Accessory Buildings and Structures</i>	3.5 m* (11 ft.)	7.5 m (25 ft.)	3.0 m** (10 ft.)	4.0 m (13 ft.)

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

*Except that the second-floor overhang may have a minimum setback of 2.0 metres (7 ft.).

**Except that the second-floor and third-floor overhangs may have a minimum setback of 2.2 metres (7 ft.).

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m (0 ft.).

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 Building*: The *building height* shall not exceed 12.5 metres (41 ft.).
2. *Accessory Buildings and Structures*: The *building height* shall not exceed 4.5 metres (15 ft.).

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with 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*.

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. 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*.
3. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

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 have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres per *dwelling unit*, whichever is greater.

K. Subdivision

1. *Lots* created through subdivision in this Zone shall have a minimum *lot* size of 3,000 square metres (32, 290 sq.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.
2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

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 Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone for the residential portion and the C-8 Zone for the commercial portion.
- 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 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 S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
- 12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 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