

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0641-00

Planning Report Date: September 11, 2017

PROPOSAL:

- **NCP Amendment** for a portion from Creeks and Riparian Setback and Buffers to Mixed Commercial/Residential Apartments
- **Rezoning** from CD (By-law No. 10667) to CD
- **Development Permit**
- **Development Variance Permit**

to permit the development of a mixed use development consisting of approximately 2,341 square metres (25,200 sq.ft.) of commercial floor area and 82 apartment units.

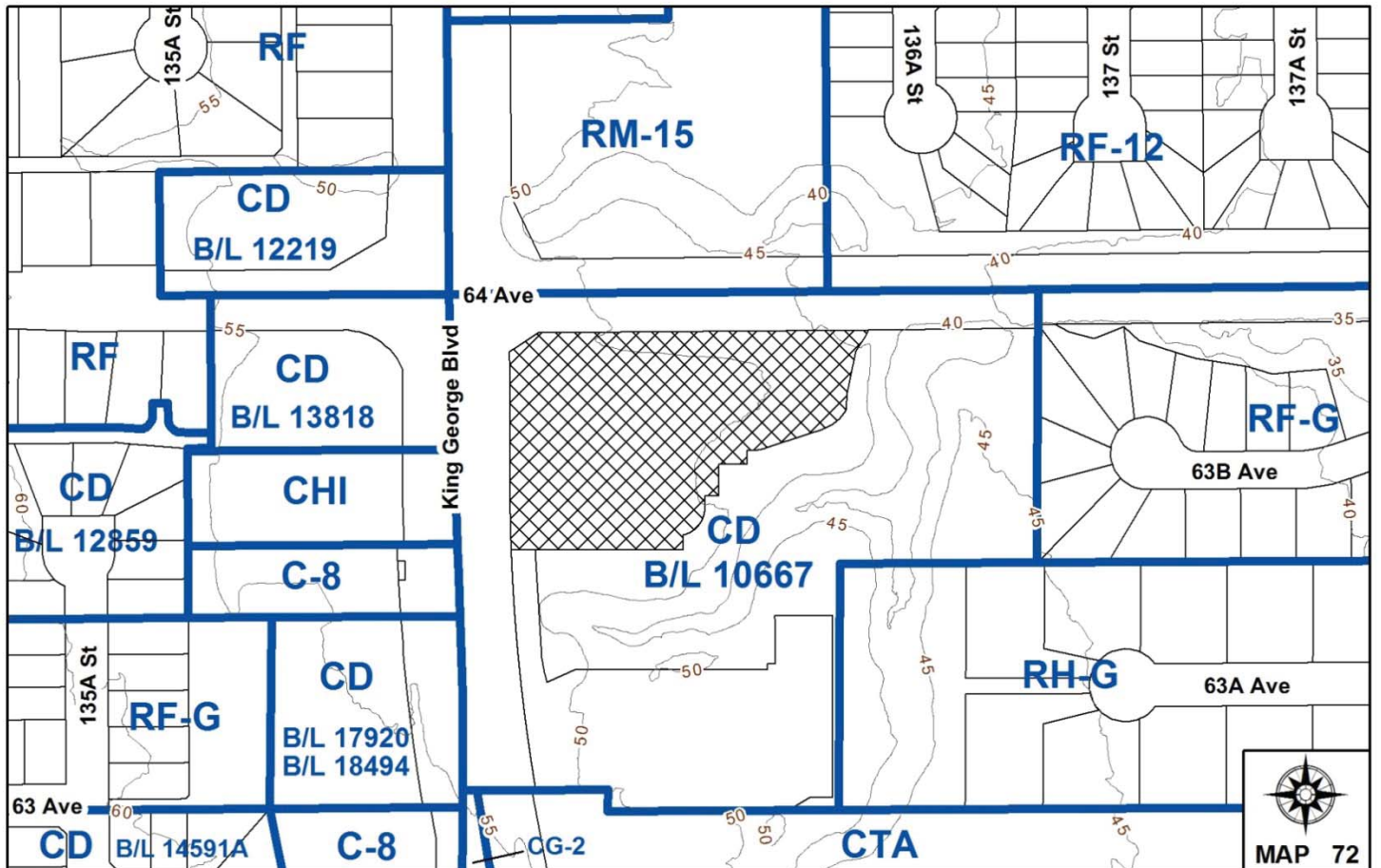
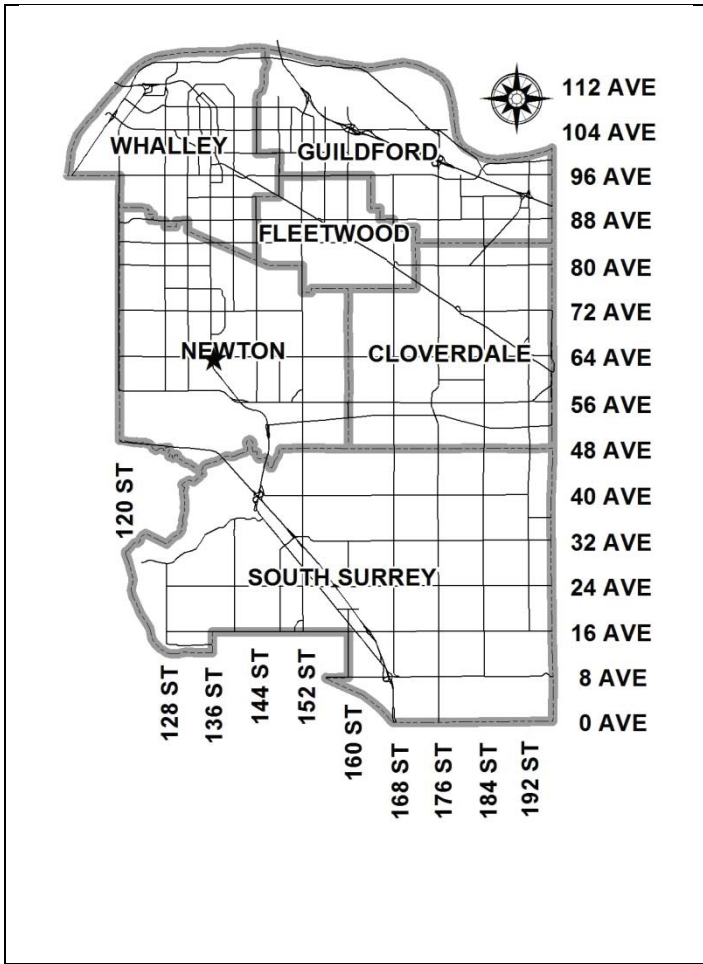
LOCATION: 6396 - King George Boulevard

OWNER: Yorkton Place Development Corporation

ZONING: CD (By-law No. 10667)

OCP DESIGNATION: Commercial

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



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- 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 a Neighbourhood Concept Plan (NCP) amendment for a portion of the site from Creeks and Riparian Setback and Buffers to Mixed Commercial/Residential Apartments.
- The applicant is proposing to reduce the required streamside setback of Surrey Zoning By-law No. 12000.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) Commercial designation.
- The proposed development will revitalize the northern portion of the Surrey Public Market site, which has been vacant for many years. The Public Market building on the southern portion of the old Surrey Public Market site is proposed to be demolished under Development Application No. 7915-0035-00 and replaced with an apartment and townhouse project. This project received Third Reading of OCP Amendment By-law No. 18885 and Rezoning By-law No. 18886 at the Regular Council – Public Hearing meeting of October 24, 2016.
- The proposal supports the existing Frequent Transit Network (FTN) service on King George Boulevard, and future B-line service as identified in the Mayor's Council Transit Plan and potential Rapid Transit on King George Boulevard.
- The proposed NCP amendment for a portion of the site formalizes the riparian dedication south and east of the subject site that was conveyed to the City in 2014 as part of Development Application No. 7911-0301-00. The introduction of street-oriented commercial units along King George Boulevard negates the need for the 15-metre (49 ft.) wide buffer that was originally envisioned in the South Newton NCP. The current proposal provides for a more active and engaging street presence along King George Boulevard which will support transit along King George Boulevard and enliven the streetscape at this location.
- The riparian area east and south of the subject site was conveyed to the City in 2014 under Development Application No. 7911-0301-00. The riparian protection area was established through the City's former Environmental Review Committee (ERC) process, which included participation of staff from the Department of Fisheries and Oceans (DFO).

RECOMMENDATION

The Planning & Development Department recommends that:

1. 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.
2. Council authorize staff to draft Development Permit (No. 7916-0641-00) for Form and Character, for Hazard Lands, and for Sensitive Ecosystems generally in accordance with the attached drawings (Appendix II) and the reports prepared by Envirowest Consultants Inc., Horizon Engineering Inc. and LaCas Consultants Inc.
3. Council approve Development Variance Permit No. 7916-0641-00 (Appendix VII), 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 narrowest point, to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) 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) submission of an acoustical report for the units adjacent to King George Boulevard and 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of the noise mitigation measures;
 - (e) 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
 - (f) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the Development Feasibility Study.
5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from Creeks and Riparian Setback and Buffers to Mixed Commercial/Residential Apartments 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:**

- 4 Elementary students at North Ridge Elementary School
- 2 Secondary students at Panorama Ridge 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 December 2019.

Parks, Recreation & Culture: 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 parking lot for the old Surrey Public Market and is vacant.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 64 Avenue):	Townhouse development.	Urban	RM-15
East:	City-owned riparian parcel.	Commercial/ Creeks and Riparian Setback	CD (By-law No. 10667)

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	City-owned riparian parcel and the Surrey Public Market building, which is proposed to be demolished under Development Application No. 7915-0035-00 (which is at Third Reading) to allow for an apartment and townhouse project.	Commercial/ Creeks and Riparian Set-back, Buffers, and Mixed Commercial/Residential Apartments	CD (By-law No. 10667)
West (Across King George Boulevard):	Commercial businesses.	Urban	CHI and CD (By-law No. 13818)

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing a Neighbourhood Concept Plan (NCP) amendment on a portion of the site from Creeks and Riparian Setback and Buffers to Mixed Commercial/Residential Apartments (Appendix VI) to formalize the riparian dedication south and east of the subject site that was conveyed to the City in 2014 as part of Development Application No. 7911-0301-00. The riparian protection area was established during the City's former Environmental Review Committee (ERC) process, which included participation of staff from the Department of Fisheries and Oceans (DFO).
- The introduction of street-oriented commercial units along King George Boulevard negates the need for the 15-metre (49 ft.) wide buffer that was originally envisioned in the South Newton NCP. The current proposal provides for a more active and engaging street presence along King George Boulevard which will support transit along King George Boulevard and enliven the streetscape at this location.
- The proposed development will revitalize the northern portion of the Surrey Public Market site, which has been vacant for many years. The Public Market building on the southern portion of the old Surrey Public Market site is proposed to be demolished under Development Application No. 7915-0035-00 and replaced with an apartment and townhouse project. This project received Third Reading of OCP Amendment By-law No. 18885 and Rezoning By-law No. 18886 at the Regular Council – Public Hearing meeting of October 24, 2016.
- The proposal supports 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 bus rapid transit stop on the bus rapid transit route that will connect to the terminus of the future Light Rail station located nearby in the Newton Town Centre.

DEVELOPMENT CONSIDERATIONS

Site Context and Background

- The subject 0.88-hectare (2.16 acres) site consists of one parcel located at 6396 - King George Boulevard. The site is zoned "Comprehensive Development Zone" (CD) (By-law No. 10667) and is designated Commercial in the Official Community Plan (OCP) and Mixed Commercial/Residential Apartments, Creeks and Riparian Setback and Buffers in the South Newton Neighbourhood Concept Plan (NCP).
- The old Surrey Public Market site was recently subdivided (Development Application No. 7911-0301-00) in 2014 into 3 parcels: the subject site, a riparian parcel which is owned by the City, and the parcel south of the watercourse at 6388 - 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 parcel at 6388 - King George Boulevard is under application for 36 apartment units and 40 townhouse units (Development Application No. 7915-0035-00) and is currently at Third Reading.
- The proposal anticipates a total floor area of approximately 9,922 square metres (106,800 sq.ft.), representing a floor area ratio (FAR) of 1.13. Of this approximately 2,341 square metres (25,200 sq.ft.) of commercial floor area and 7,581 square metres (81,600 sq.ft.) of residential floor area is proposed.

Proposed Development

- The applicant is proposing:
 - a Neighbourhood Concept Plan (NCP) amendment on a portion of the site from Creeks and Riparian Setback and Buffers to Mixed Commercial/Residential Apartments;
 - rezoning the site from "Comprehensive Development Zone (CD)" (By-law No. 10667) to CD (based on the "Multiple Residential 70 Zone [RM-70]" and the "Neighbourhood Commercial Zone [C-5]");
 - a Development Permit to allow the development of approximately 82 apartment units in a six-storey mixed use building and three one-storey commercial retail buildings, including provisions for development in areas defined as "Hazard Lands" and "Sensitive Ecosystems" in the OCP; and
 - a Development Variance Permit 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 narrowest point.

- The applicant is proposing 3 one-storey commercial buildings and 1 six-storey mixed use commercial/residential building with a gross commercial floor area of approximately 2,341 square metres (25,200 sq.ft.) and 82 apartment units. The proposed commercial units include a bank, a drive-through eating establishment, and various commercial retail units (CRUs). The apartment building will consist of 9 bachelor/one-bedroom units, 10 one-bedroom plus den units, 59 two-bedroom units and 4 three-bedroom units, ranging in size from 44 square metres (475 sq.ft.) to 99 square metres (1,065 sq.ft.).

Proposed CD By-law

- The applicant is proposing a "Comprehensive Development Zone" (CD) for the site. The CD Zone will be based on the "Multiple Residential 70 Zone" (RM-70) and the "Neighbourhood Commercial Zone" (C-5). The table below outlines the differences between the C-5 and RM-70 Zones and the proposed CD Zone:

	C-5 Zone	RM-70 Zone	Proposed CD Zone
Uses	Various - see Zoning By-law No. 12000.	Various - see Zoning By-law No. 12000.	Permits multiple unit residential buildings and a mixture of the retail/personal service, general service, office, recreational uses associated with the C-5 Zone.
Maximum Floor Area Ratio (FAR)	0.50	1.50	1.15
Maximum Lot Coverage	50%	33%	40%
Setbacks	7.5 metres (25 ft.) from all property lines.	7.5 metres (25 ft.) from all property lines.	Front yard (west) – 4.0 metres (13 ft.); Rear yard (east) – 5.9 metres (19 ft.); Side yard (south) – 10.0 metres (33 ft.); and Side yard on flanking street (north) – 6.0 metres (20 ft.)
Principal Building Height	9.0 metres (30 ft.)	50.0 metres (164 ft.)	29 metres (95 ft.)
Minimum Parcel Size	2,000 sq.m. (0.5 acres)	2,000 sq.m. (0.5 acres)	4,000 sq.m. (0.99 acres)

- The CD Zone permits multiple unit residential buildings and a mixture of retail/personal service, general service, office, and recreational uses associated with the C-5 Zone. The CD Zone is structured so that the commercial uses are contingent on the provision of a multiple unit residential building, to encourage density at the key intersection of King George Boulevard and 64 Avenue, which is proposed for a rapid transit stop in the future.
- The CD Zone proposes a lower floor area ratio (FAR) of 1.15 and a lower building height of 29 metres (95 ft.) than the 1.50 FAR and 50-metre (164 ft.) building height permitted in the RM-70 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 setbacks are a reflection of the riparian area dedications recently provided and also an attempt to improve and enliven the streetscape by bringing the buildings closer to King George Boulevard and 64 Avenue.

Hazard Land Development Permit (Steep Slope)

- A Development Permit (DP) for Hazard Lands is required under the Official Community Plan (OCP) due to the steep creek ravine slopes along the south and east boundaries of the site. In order to address this requirement, the applicant has submitted a number of geotechnical reports from Horizon Engineering Inc. and LaCas Consultants Inc. The reports conclude that “the subject site is considered suitable for developments of the type proposed and it is expected that the developments will be safe for the intended use”.
- Staff have reviewed the geotechnical reports only to confirm that the Development Permit Area requirements for Steep Slopes identified in the OCP have been considered and are relying on the findings of the applicant’s geotechnical engineer as stated in the geotechnical reports.
- The documents associated with the Development Feasibility Study will be included in the finalized Hazard Land Development Permit. Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the Development Feasibility Study is required as a condition of final adoption.
- 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 reports.

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 east and south 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 City’s former Environmental Review Committee (ERC) process, which included participation of staff from the Department of Fisheries and Oceans (DFO).
- An Ecosystem Development Plan and Impact Mitigation Plan dated May 26, 2017 was prepared by Ian Whyte of EnviroWest Consultants Inc. and found to be generally acceptable by staff. The report indicates that no impact is proposed to existing trees and vegetation within the City-owned riparian land and recommends using green roof technologies on proposed Buildings 2 and 4. The finalized report and recommendations will be incorporated in the Development Permit.

DESIGN PROPOSAL AND REVIEW

Site and Building Design

- The site design reflects an effort to locate buildings along the street frontage (as opposed to the interior of the site), to reduce the amount of parking that is visible from the street and to provide an attractive interface with the public realm. The street-fronting buildings are oriented to the street with glazing and doors on the street-facing elevations.
- The applicant is providing 3 plaza areas on the site, 2 of which are located along the street frontages and provide for a pleasant pedestrian entry to the site from both King George Boulevard and 64 Avenue. The applicant is also providing a large outdoor seating area south of the proposed drive-through restaurant in Building 4. The plaza areas enhance the human-scale of the development and add to the vitality of the site. The pedestrian environment is further reflected in the attention to the variation of walking surfaces and the provision of outdoor seating.
- The drive-through proposed for Building 4 has been designed to be located as far away from the public realm as possible. The drive-through aisle will be largely screened from King George Boulevard and 64 Avenues by Buildings 1 and 3.
- The mixed commercial/residential building is proposed to have the residential floors (floors 2-6) cantilevered over the commercial ground floor on all the elevations. The cantilever allows for building articulation, differentiation between the commercial and residential portions of the building and also allows for a large open-air covered outdoor plaza/seating area on the west elevation.
- The mixed commercial/residential building utilizes a contemporary design with clear lines and articulation along the building face. The residential lobby entrance on 64 Avenue is highlighted through the use of materials to define the sense of entry for the residential portion of the building. The proposed exterior materials include clear glass and tinted glass, wood-like cementitious panels (brown), metal panels (white), brick veneer (dark brown) and glass guardrails. Fin sunshades are proposed on all of the elevations to provide solar screening and visual interest.
- The single storey commercial buildings are well designed and provide visual interest through the use of high quality finishing materials. The proposed finishing materials include cementitious panels (brown), metal panels (white), brick veneer (dark brown). Metal and glass weather canopies further enhance the building design and provide pedestrian weather protection which will encourage pedestrian activity on the site.
- The 3 one-storey commercial buildings are proposed to have green roofs which will reduce the heat island effect from the site and should be more visually appealing for the residents of the proposed apartment units. The mechanical units on the roof will be screened.

Access, Pedestrian Circulation and Parking

- Vehicular access to the site is proposed from King George Boulevard and 64 Avenue. There is an access easement on the site that provides access through the site to King George Boulevard and 64 Avenue for the property to the south (6388 King George Boulevard) which was part of

the original Surrey Public Market site. A wayfinding sign for the future residents of 6388 King George Boulevard is proposed at the King George Boulevard entrance to guide residents to that development.

- Pedestrian connections are provided throughout the site, with linkages to the surrounding sidewalks on King George Boulevard and 64 Avenue, and also to the 3 pedestrian plaza areas on the site.
- The applicant is proposing to provide 2-levels of underground parking for the mixed use building, in the form of resident and visitor parking. All commercial parking is to be provided at grade.
- The applicant is proposing to provide 81 commercial parking spaces onsite, which exceeds the Zoning By-law requirements of 76 commercial parking spaces. The applicant is also proposing to provide 122 resident parking spaces and 17 visitor parking spaces, for a total of 139 residential parking spaces, which exceeds the Zoning By-law requirements of 136 residential parking spaces.
- The parking count includes 8 disabled spaces and 29 small car spaces. The applicant is also providing bike parking spaces for each apartment unit and also a number of bike racks throughout the site.
- The 2 loading areas are located far from public view from King George Boulevard and 64 Avenue. Building 4 is proposed to have a drive-through restaurant. The drive-through will have queuing storage for up to 8 cars..

Amenity Space

- The Zoning By-law requires that 246 square metres (2,650 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 249 square metres (2,680 sq. ft.) of indoor amenity space, which exceeds the Zoning By-Law requirements. The indoor amenity space is to be located in two rooms on the second floor of the mixed use building. The larger amenity room will have kitchen facilities, bathrooms, a meeting space and recreation space. The smaller amenity room will be provided as a suite that is available for visiting family and friends of strata members to use on a short-term basis.
- The applicant is proposing to provide a 271 square metres (2,920 sq. ft.) of outdoor amenity space, which exceeds the Zoning By-law requirements. Approximately 45 square metres (484 sq.ft.) of the outdoor amenity area consists of patio space that is connected with the 2 indoor amenity rooms. This outdoor area will enhance the function of the indoor amenity space.
- The larger outdoor amenity space (226 square metres/ 2,430 sq.ft.) is proposed to be on the roof of the mixed use building, accessible by elevator and stairs. This outdoor space is proposed to be enclosed by a 1.8-metre (6-ft.) high non-climbable safety fence, and is situated near the middle of the roof. The applicant is proposing a community garden area, 2 barbeque and seating areas, a children's play area with a play structure and landscaping.

Signage

- The applicant is proposing a free-standing sign along 64 Avenue that provides signage for the proposed onsite tenants. Another free-standing wayfinding sign is proposed near the King George Boulevard entrance for the proposed residential development at 6388 King George Boulevard, to guide residents to that parcel.
- The free-standing sign along 64 Avenue is proposed to be 3.65 metres (12 ft.) in height and utilize the same materials (brick veneer, metal panels) as are proposed for the buildings on the site. The signage lettering consists of recessed illuminated LED channel letters. The wayfinding free-standing sign is proposed to be 1.2 metres (3.5 ft.) in height, with a finished architectural concrete base, a finished architectural sign area painted white with brushed aluminum lettering painted brown.
- The applicant is proposing fascia signs for the buildings. The fascia signage is generally 0.6 metres (2 ft.) in height with the exception that the logos proposed on Building 2 are 0.76 metres (2.5 ft.) in height. The signs are proposed to be individually illuminated channel letter signs. There are no box type signs proposed.
- The mixed use building is proposed to have an identification sign for the residential portion of the building above the residential lobby area on the north elevation and also on the eastern elevation.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept is to provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year. The applicant is also proposing green roofs on the three 1-storey commercial buildings.
- The applicant is proposing to plant approximately 138 trees on the site, including maples, dogwoods, junipers, sweet gums, and Serbian spruce. The applicant is proposing an inside row of trees along all the street frontages, which, when combined with the street trees, will create a double row of trees along the street frontages. The double row of trees will enhance the pedestrian experience for residents and visitors to the site.
- Decorative paving is proposed at the site entrances and for the various pedestrian pathways through the site. Various seating areas are provided throughout the site, in the 3 plaza areas and along the street frontages.
- Two garbage enclosures are proposed and the materials will be in keeping with the character of the proposed buildings.

ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on June 15, 2017. The ADP comments and suggestions have been satisfactorily addressed (Appendix IX).

TREES

- Aelicia Otto, ISA Certified Arborist of M2 Landscape Architecture 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)			
Paper Birch	1	1	0
English Oak	1	1	0
Coniferous Trees			
Western Red Cedar	1	1	0
Douglas-fir	2	2	0
Total (excluding Alder and Cottonwood Trees)	5	5	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		138	
Total Retained and Replacement Trees		138	
Contribution to the Green City Fund		n/a	

- The Arborist Assessment states that there are a total of 5 protected trees on the site, excluding Alder and Cottonwood trees. It was determined that no trees could be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of building footprints and parking lot construction.
- 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 10 replacement trees on the site. The applicant is proposing 138 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including maples, dogwoods, junipers, sweet gums, and Serbian spruce.
- In summary, a total of 138 trees are proposed to be replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 18, 2016. 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 site is located within the South Newton Neighbourhood Concept Plan (NCP) area and the proposed use is overall consistent with the site's NCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal includes a mixture of commercial and residential uses. Bachelor, 1 bedroom, 2 bedroom and 3 bedroom units are proposed.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Green roofs are proposed on three of the four buildings. The applicant is proposing to use absorbent soils > 300 mm (1 ft.) in depth, on-lot infiltration trenches or sub-surface chambers, vegetated swales/rain gardens/bio-swales, dry swales, natural landscaping, and sediment control devices. The applicant is proposing to plant 138 replacement trees. 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. On-site walkways will be connected to City sidewalks. Outdoor covered waiting areas are provided. The site is adjacent to a bus stop on 64 Avenue and the intersection of King George Boulevard and 64 Avenue is envisioned as a future rapid transit stop.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> CPTED principles will be followed. 9 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 mailed out on May 31, 2017 and staff also provided information on the proposed application to the ReNewton community group and the Panorama Neighbourhood Association. To date staff have received 1 phone call and 1 email. Both respondents supported the proposed development.

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 narrowest point to allow for the proposed development.

Staff Comments:

- The riparian area to the east and south 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 City's former Environmental Review Committee (ERC) process, which at the time included participation of staff from the Department of Fisheries and Oceans (DFO).
- The site was paved in the past as it was used as a parking lot for the Surrey Public Market building. The conveyance of the riparian area in 2014 generally followed the outline of the disturbed (i.e. paved) portion of the site.
- The proposed setback relaxation is 5.0 metres (16 ft.) at the narrowest point and is 16 metres (52 ft.) at the widest point.
- The proposed variance is similar in nature to the variance presented to Council in October 2016 under Development Application No. 7915-0035-00, which is for the proposed development located on the southern half of the Surrey Public Market site, south of the creek. The applicant requested a variance 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. This variance was supported at the October 24, 2016 Regular Council – Public Hearing meeting.
- Given the history of riparian protection on the subject site, 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 Renderings
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7916-0641-00
Appendix VIII.	Proposed CD By-law
Appendix IX.	June 15, 2017 ADP Comments and Applicant's Response

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Barry Richard Weih
 Wensley Architecture Ltd.
 Address: Suite 301, 1444 - Alberni Street
 Vancouver, BC V6G 2Z4

2. Properties involved in the Application
 - (a) Civic Address: 6396 - King George Boulevard

 - (b) Civic Address: 6396 - King George Boulevard
 Owner: Yorkton Place Development Corporation
 PID: 029-450-616
 Lot 1 Section 9 Township 2 New Westminster District Plan EPP41277

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7916-0641-00 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 C-5 and RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,780 sq.m.
Road Widening area		
Undevelopable area		
Net Total		8,780 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	37%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (west – King George Blvd)	4.0m	4.0m
Rear (east)	5.9m	5.9m
Side (south)	10.0m	10.0m
Side yard flanking street (north – 64 Ave)	6.0m	6.0m
BUILDING HEIGHT (in metres/storeys)		
Principal	29m	29m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		5
One Bed		14
Two Bedroom		59
Three Bedroom +		4
Total		82
FLOOR AREA: Residential		7,581 sq.m.
FLOOR AREA: Commercial		2,341 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		9,922 sq.m.

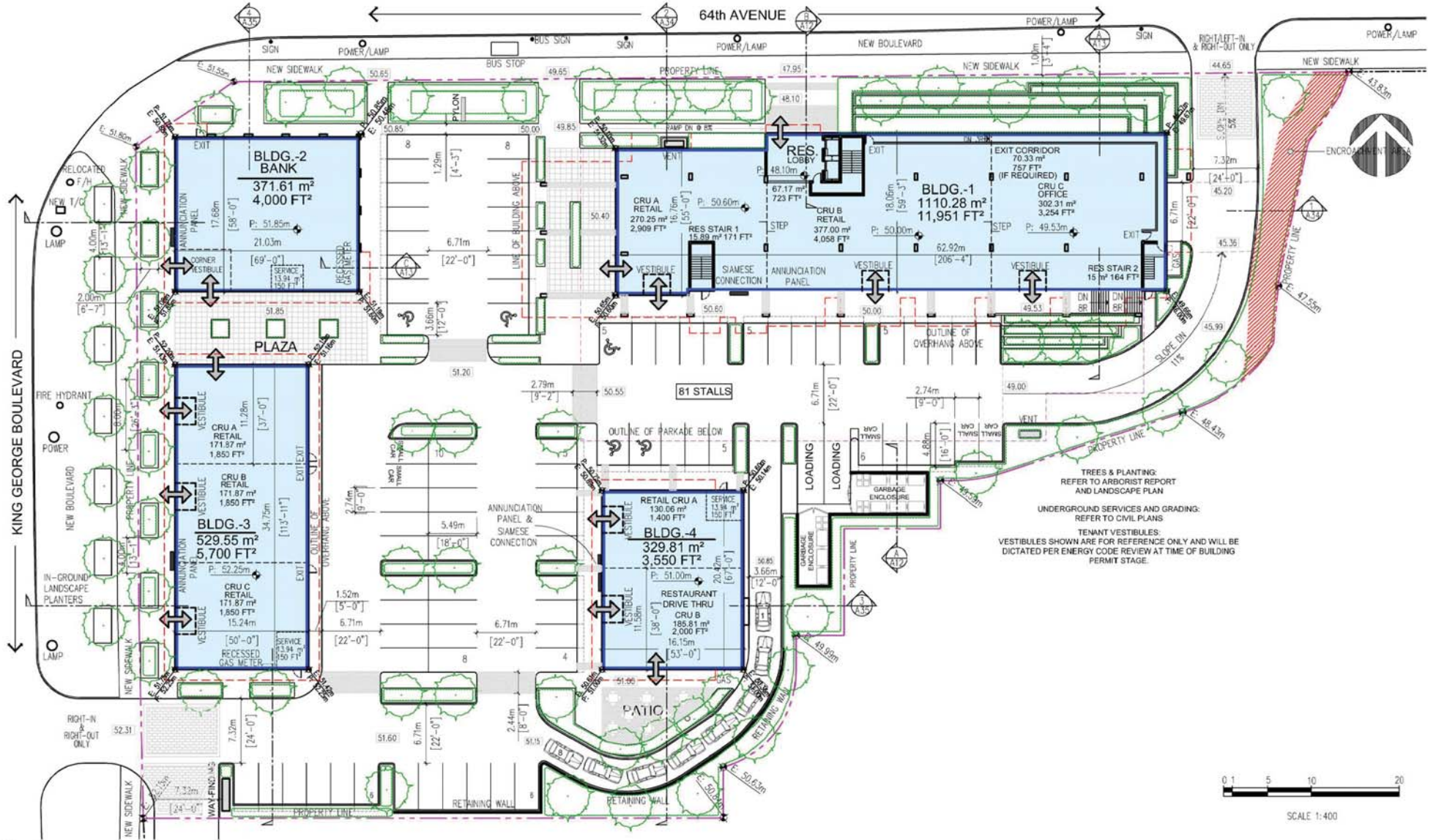
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

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)		
FAR (gross)		
FAR (net)	1.15	1.13
AMENITY SPACE (area in square metres)		
Indoor	246 sq.m.	249 sq.m.
Outdoor	246 sq.m.	271 sq.m.
PARKING (number of stalls)		
Commercial	77	81
Industrial		
Residential	119	122
Residential Visitors	16	17
Residential Total	135	139
Total Number of Parking Spaces	176	182
Number of accessible stalls	2	8
Number of small cars	34 (25%)	29 (18%)
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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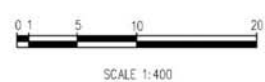




TREES & PLANTING:
REFER TO ARBORIST REPORT
AND LANDSCAPE PLAN

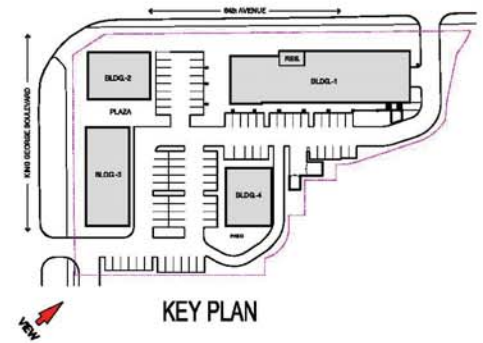
UNDERGROUND SERVICES AND GRADING:
REFER TO CIVIL PLANS

TENANT VESTIBULES:
VESTIBULES SHOWN ARE FOR REFERENCE ONLY AND WILL BE
DICTATED PER ENERGY CODE REVIEW AT TIME OF BUILDING
PERMIT STAGE.





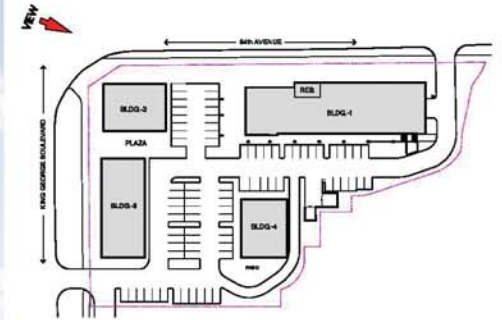
NORTH/EAST FROM KING GEORGE



KEY PLAN



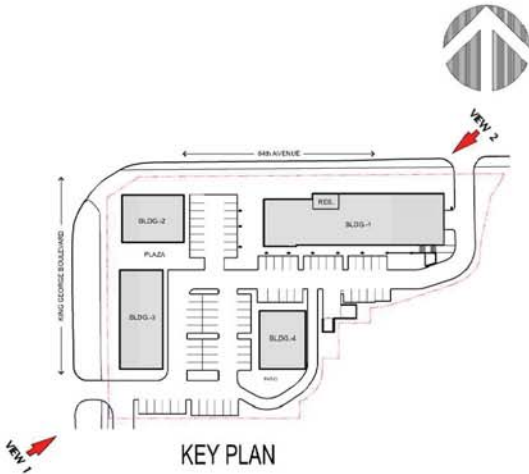
NORTH/EAST FROM CORNER OF KING GEORGE AND 64TH AVE (BUILDINGS 4 & 1)



KEY PLAN



VIEW 1 - LOOKING NORTH/EAST FROM KING GEORGE BOULEVARD ENTRY



VIEW 2 - LOOKING SOUTH/WEST FROM 64TH AVENUE ENTRY

* SIGNS FOR ILLUSTRATION PURPOSES ONLY



VIEW 2 - LOOKING FROM 64TH AVENUE

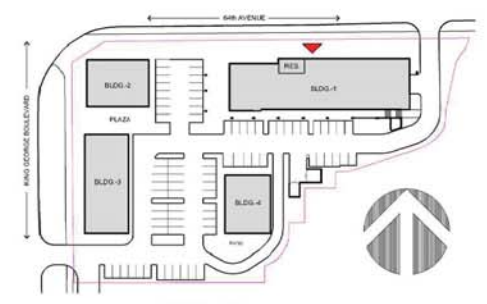


VIEW 1 - LOOKING FROM KING GEORGE BOULEVARD

* SIGNS FOR ILLUSTRATION PURPOSES ONLY



BUILDING 1 - NORTH ELEVATION (64TH AVE.)



KEY PLAN

* SIGNS FOR ILLUSTRATION PURPOSES ONLY

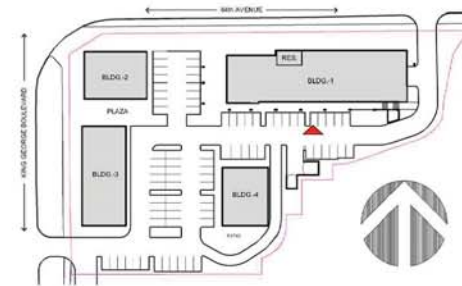
MATERIAL LEGEND	
①	CLEAR GLASS
②	BRICK VENEER
③	WOOD-LIKE CEMENTITIOUS PANEL
④	GALVANIZED METAL PANEL
⑤	METAL PANEL - WHITE
⑥	SUNSHADE FIN - WOOD-LIKE COLOR
⑦	TINTED GLASS
⑧	BACK PAINTED SPANDREL GLASS
⑨	SEALED CONCRETE
⑩	METAL BARQUETTES
⑪	GLASS CANOPY



BUILDING 1 - SOUTH ELEVATION (PLAZA)

0 1 5 10
SCALE 1"=1/24"

* SIGNS FOR ILLUSTRATION PURPOSES ONLY



KEY PLAN

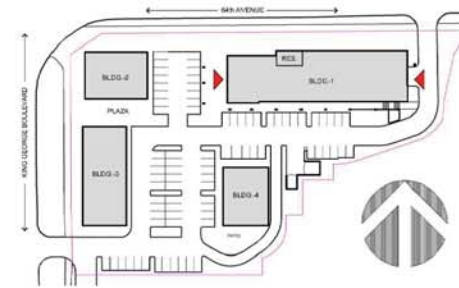
MATERIAL LEGEND	
①	CLEAR GLASS
②	BRICK VENEER
③	WOOD-LIKE CEMENTITIOUS PANEL
④	GALVANIZED METAL PANEL
⑤	METAL PANEL - WHITE
⑥	SUNSHADE FIN - WOOD-LIKE COLOR
⑦	TINTED GLASS
⑧	BACK PAINTED SPANDREL GLASS
⑨	SEALED CONCRETE
⑩	METAL BAGUETTES
⑪	GLASS CANOPY



BUILDING 1 - WEST ELEVATION (PLAZA PARKING)



BUILDING 1 - EAST ELEVATION



KEY PLAN

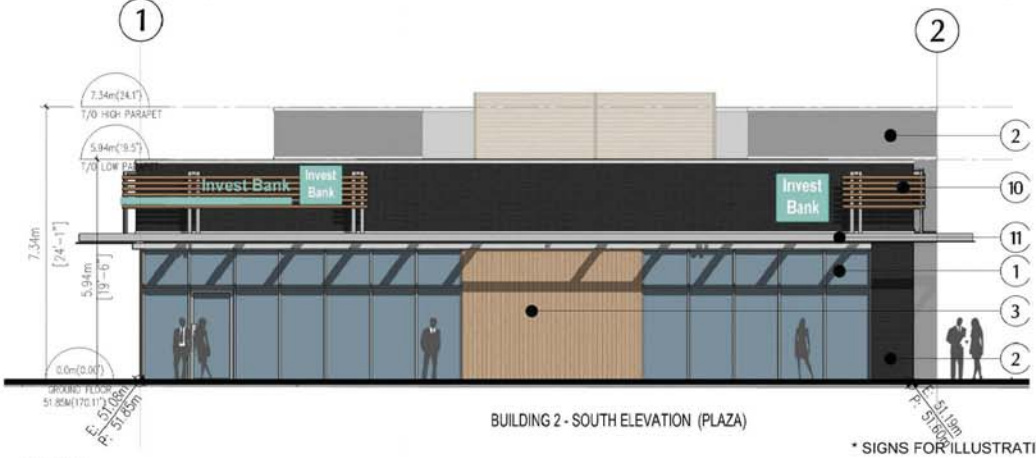
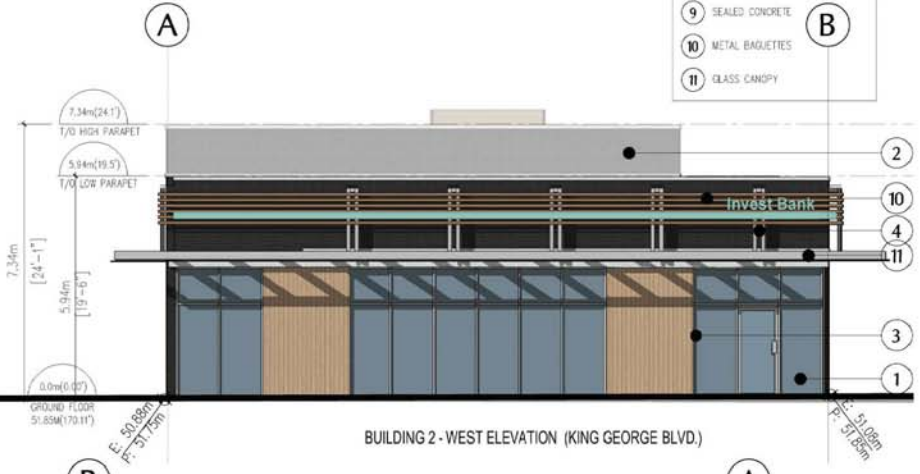
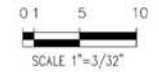
MATERIAL LEGEND	
①	CLEAR GLASS
②	BRICK VENEER
③	WOOD-LIKE CEMENTITIOUS PANEL
④	GALVANIZED METAL PANEL
⑤	METAL PANEL - WHITE
⑥	SUNSHADE FIN - WOOD-LIKE COLOR
⑦	TINTED GLASS
⑧	BACK PAINTED SPANDREL GLASS
⑨	SEALED CONCRETE
⑩	METAL BAGUETTES
⑪	GLASS CANOPY

01 5 10
SCALE 1"=1/24"

* SIGNS FOR ILLUSTRATION PURPOSES ONLY

MATERIAL LEGEND

- ① CLEAR GLASS
- ② BRICK VENEER
- ③ WOOD-LIKE CEMENTITIOUS PANEL
- ④ GALVANIZED METAL PANEL
- ⑤ METAL PANEL - WHITE
- ⑥ SUNSHADE FIN - WOOD-LIKE COLOR
- ⑦ TINTED GLASS
- ⑧ BACK PAINTED SPANDREL GLASS
- ⑨ SEALED CONCRETE
- ⑩ METAL BAGUETTES
- ⑪ GLASS CANOPY

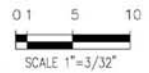


* SIGNS FOR ILLUSTRATION PURPOSES ONLY



MATERIAL LEGEND

1	CLEAR GLASS
2	BRICK VENEER
3	WOOD-LIKE CEMENTITIOUS PANEL
4	GALVANIZED METAL PANEL
5	METAL PANEL - WHITE
6	SUNSHADE FIN - WOOD-LIKE COLOR
7	TINTED GLASS
8	BACK PAINTED SPANDREL GLASS
9	SEALED CONCRETE
10	METAL BAGUETTES
11	GLASS CANOPY

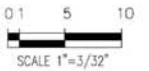


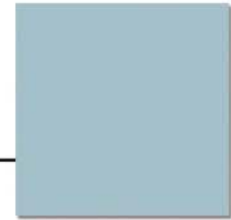
MATERIAL LEGEND

- 1 CLEAR GLASS
- 2 BRICK VENEER
- 3 WOOD-LIKE CEMENTITIOUS PANEL
- 4 GALVANIZED METAL PANEL
- 5 METAL PANEL - WHITE
- 6 SUNSHADE FIN - WOOD-LIKE COLOR
- 7 TINTED GLASS
- 8 BACK PAINTED SPANDREL GLASS
- 9 SEALED CONCRETE
- 10 METAL BAGUETTES
- 11 GLASS CANOPY



* SIGNS FOR ILLUSTRATION PURPOSES ONLY





SPANDREL PANEL



WOOD LIKE METAL



SEALED CONCRETE



WHITE METAL PANEL



GALVANIZED METAL PANEL



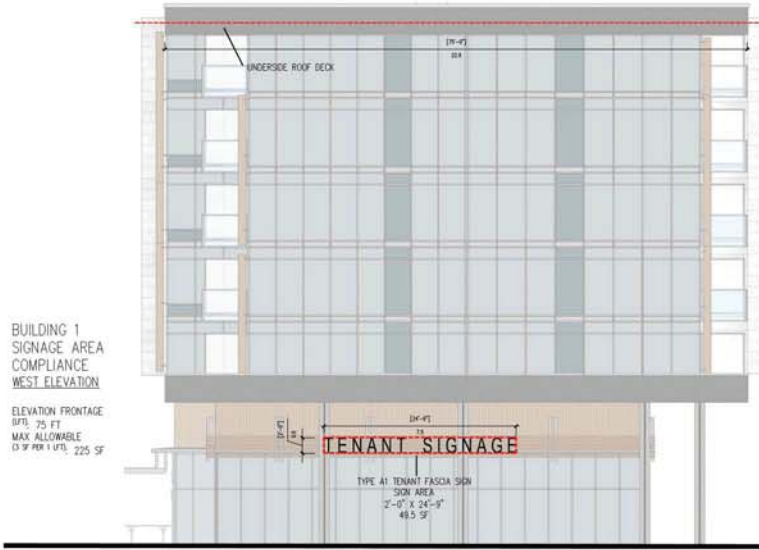
CEMENTITIOUS PANEL
- VINTAGE WOOD: CEDAR



BRICK VENEER
- ONYX IRONSPOT

BUILDING 1
SIGNAGE AREA
COMPLIANCE
WEST ELEVATION

ELEVATION FRONTAGE
OPT. 75 FT
MAX ALLOWABLE
0.9 SF PER 1 UFT, 225 SF



BUILDING 1 - WEST ELEVATION (PLAZA PARKING)
SCALE 1/16" = 1'-0"

BUILDING 1
SIGNAGE AREA
COMPLIANCE
NORTH ELEVATION

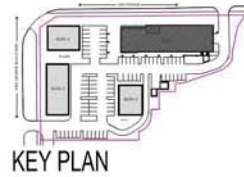
ELEVATION FRONTAGE
OPT. 250'-5"
MAX ALLOWABLE
0.9 SF PER 1 UFT, 751.25 SF



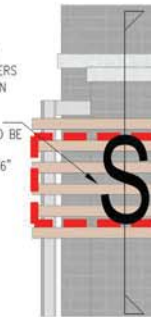
BUILDING 1 - NORTH ELEVATION (64TH AVE)
SCALE 1/16" = 1'-0"

GENERAL NOTE:

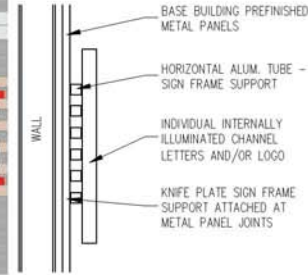
TENANT SIGNAGE SHOWN IS REPRESENTATIVE ONLY AND DOES NOT EXPRESS FUTURE TENANT SIGN REQUIREMENTS. TENANT SIGNAGE WILL BE SUBJECT TO CHANGE THROUGH FUTURE SIGN PERMITTING.



1. INDIVIDUALLY INTERNALLY ILLUMINATED CHANNEL LETTERS AND/OR LOGOS MOUNTED ON BASE BUILDING SIGNAGE FRAMEWORK
2. ALL CONDUIT/CABLING TO BE CONCEALED.
3. MAXIMUM PROJECTION: 1'6" FROM THE BUILDING FACE IMMEDIATELY BEHIND IT.

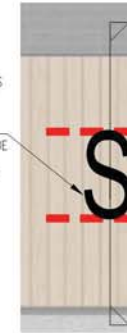


TYPE A1: TYPICAL TENANT FASCIA SIGNAGE - ON SIGN FRAME

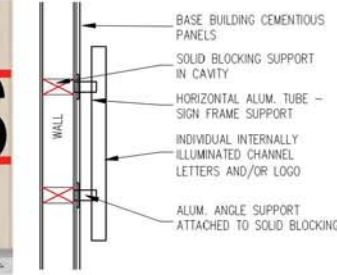


TYPE A1: TYPICAL TENANT FASCIA SIGNAGE SECTION DETAIL - ON SIGN FRAME

1. INDIVIDUALLY INTERNALLY ILLUMINATED CHANNEL LETTERS AND/OR LOGOS MOUNTED ON BASE BUILDING SIGNAGE FRAMEWORK
2. ALL CONDUIT/CABLING TO BE CONCEALED.
3. MAXIMUM PROJECTION: 1'6" FROM THE BUILDING FACE IMMEDIATELY BEHIND IT.



TYPE A2: TYPICAL TENANT FASCIA SIGNAGE - FACE MOUNTED



TYPE A2: TYPICAL TENANT FASCIA SIGNAGE SECTION DETAIL - FACE MOUNTED

BUILDING 1
SIGNAGE AREA
COMPLIANCE
EAST ELEVATION

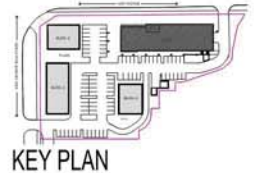
ELEVATION FRONTAGE
8 FT 3 7/8 IN. (25 FT)
MAX ALLOWABLE
13 SF PER 1 FT², 225 SF



BUILDING 1 - EAST ELEVATION
SCALE 1/16" = 1'-0"

GENERAL NOTE:

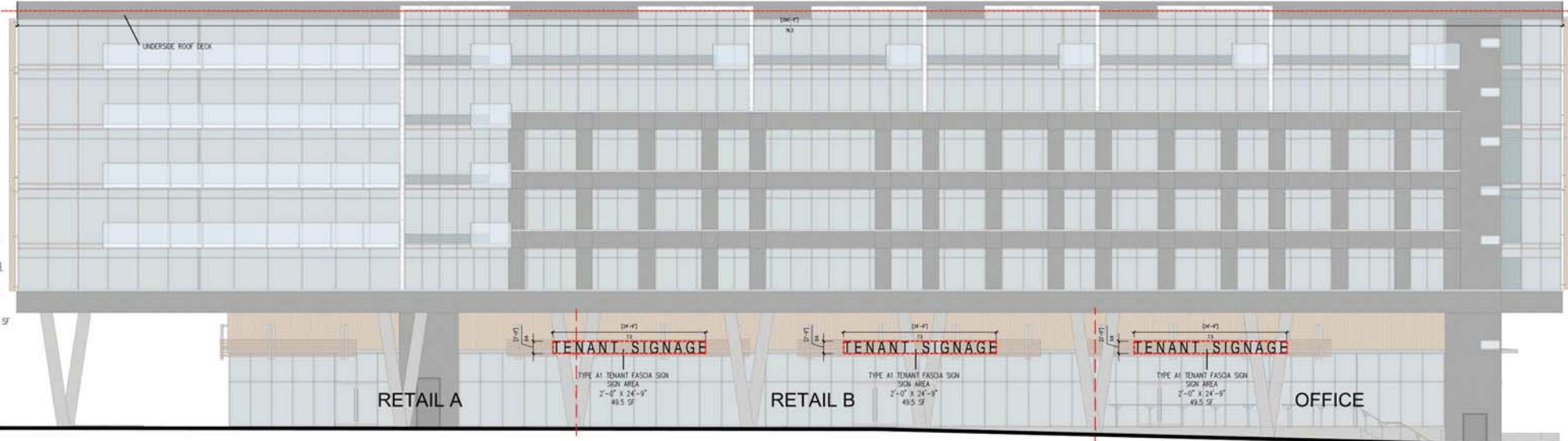
TENANT SIGNAGE SHOWN IS REPRESENTATIVE ONLY AND DOES NOT EXPRESS FUTURE TENANT SIGN REQUIREMENTS. TENANT SIGNAGE WILL BE SUBJECT TO CHANGE THROUGH FUTURE SIGN PERMITTING.



KEY PLAN

BUILDING 1
SIGNAGE AREA
COMPLIANCE
SOUTH ELEVATION

ELEVATION FRONTAGE
8 FT 3 7/8 IN. (250'-5")
MAX ALLOWABLE
13 SF PER 1 FT², 751.25 SF



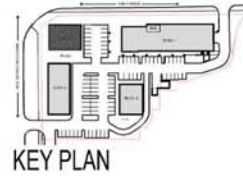
BUILDING 1 - SOUTH ELEVATION (PLAZA)
SCALE 1/16" = 1'-0"

KING GEORGE MIXED-USE
6396 KING GEORGE BOULEVARD, SURREY, BC

BUILDING 1 SIGN ELEVATIONS 2
A-S02

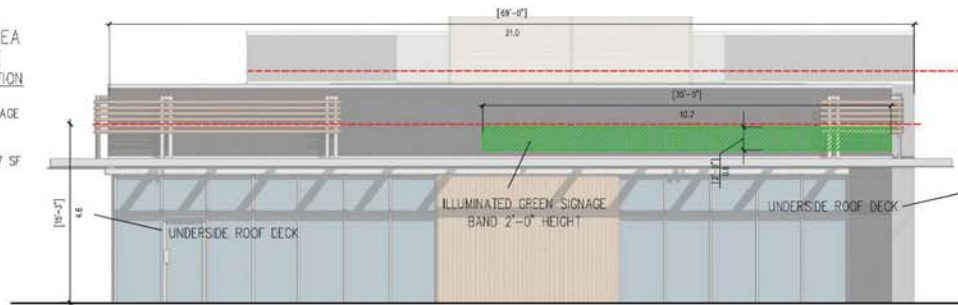
GENERAL NOTE:

TENANT SIGNAGE SHOWN IS REPRESENTATIVE ONLY AND DOES NOT EXPRESS FUTURE TENANT SIGN REQUIREMENTS. TENANT SIGNAGE WILL BE SUBJECT TO CHANGE THROUGH FUTURE SIGN PERMITTING.



BUILDING 2
SIGNAGE AREA
COMPLIANCE
SOUTH ELEVATION

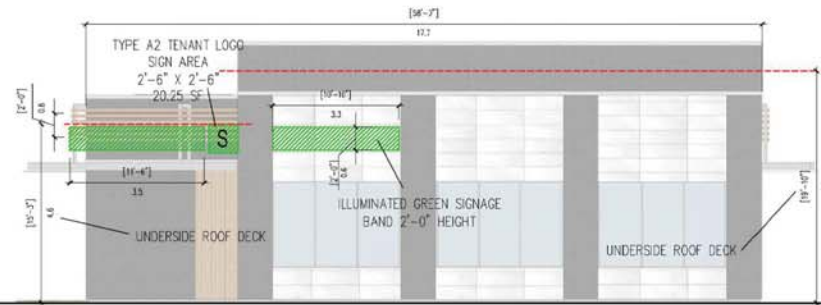
ELEVATION FRONTAGE
(FT): 69 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 207 SF



BUILDING 2 - SOUTH ELEVATION (PLAZA)
SCALE 1/16" = 1'-0"

BUILDING 2
SIGNAGE AREA
COMPLIANCE
EAST ELEVATION

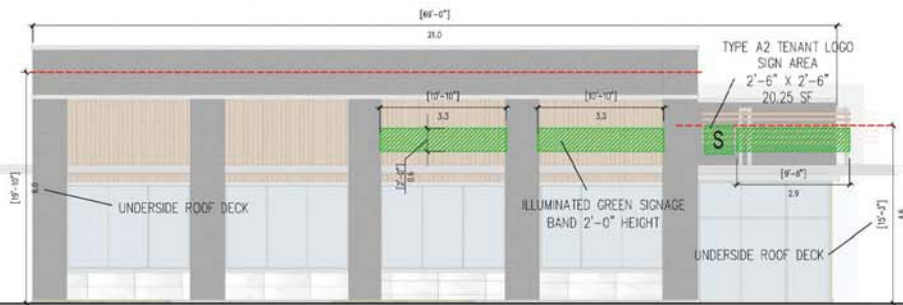
ELEVATION FRONTAGE
(FT): 58 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 174 SF



BUILDING 2 - EAST ELEVATION (PARKING PLAZA)
SCALE 1/16" = 1'-0"

BUILDING 2
SIGNAGE AREA
COMPLIANCE
NORTH ELEVATION

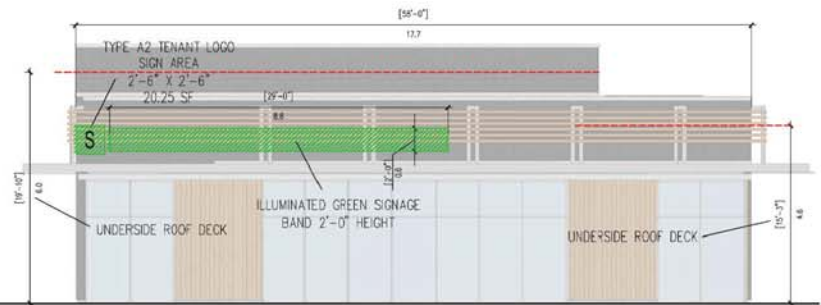
ELEVATION FRONTAGE
(FT): 68.11 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 206.75 SF



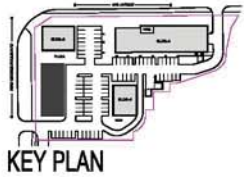
BUILDING 2 - NORTH ELEVATION (64TH AVE)
SCALE 1/16" = 1'-0"

BUILDING 2
SIGNAGE AREA
COMPLIANCE
WEST ELEVATION

ELEVATION FRONTAGE
(FT): 58 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 174 SF

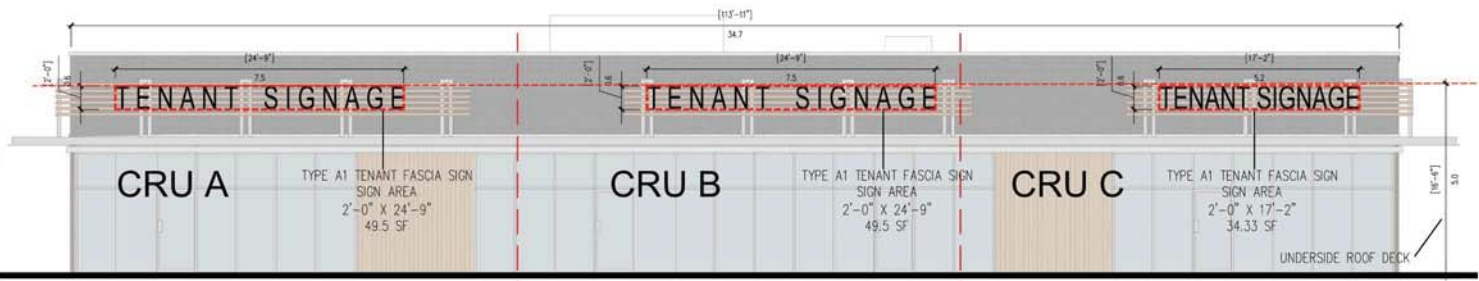


BUILDING 2 - WEST ELEVATION (KING GEORGE BLVD.)
SCALE 1/16" = 1'-0"



BUILDING 3
SIGNAGE AREA
COMPLIANCE
WEST ELEVATION

ELEVATION FRONTAGE
(0 FT): 113.92 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 341.75 SF

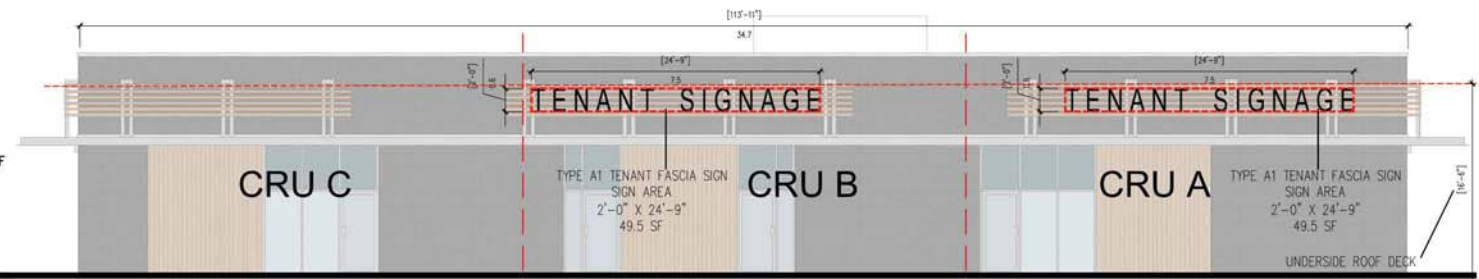


BUILDING 3 - WEST ELEVATION (KING GEORGE BLVD.)
SCALE 1/16" = 1'-0"

GENERAL NOTE:
TENANT SIGNAGE SHOWN IS REPRESENTATIVE ONLY AND DOES NOT EXPRESS FUTURE TENANT SIGN REQUIREMENTS. TENANT SIGNAGE WILL BE SUBJECT TO CHANGE THROUGH FUTURE SIGN PERMITTING.

BUILDING 3
SIGNAGE AREA
COMPLIANCE
EAST ELEVATION

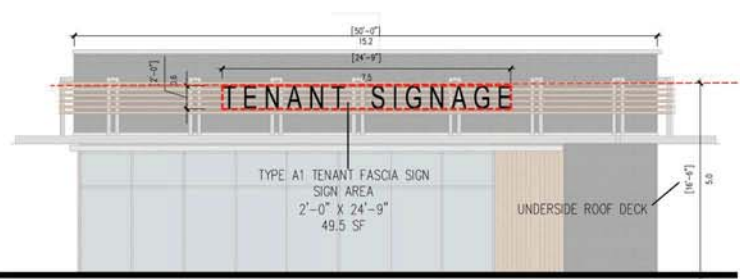
ELEVATION FRONTAGE
(0 FT): 113.92 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 341.75 SF



BUILDING 3 - EAST ELEVATION (PARKING PLAZA)
SCALE 1/16" = 1'-0"

BUILDING 3
SIGNAGE AREA
COMPLIANCE
SOUTH ELEVATION

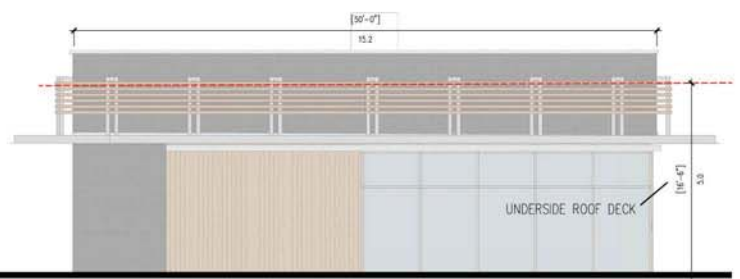
ELEVATION FRONTAGE
(0 FT): 50 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 150 SF



BUILDING 3 - SOUTH ELEVATION (PARKING PLAZA ENTRANCE)
SCALE 1/16" = 1'-0"

BUILDING 2
SIGNAGE AREA
COMPLIANCE
NORTH ELEVATION

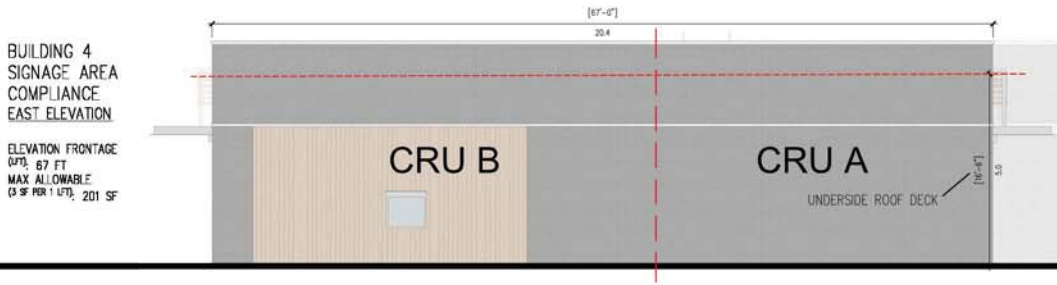
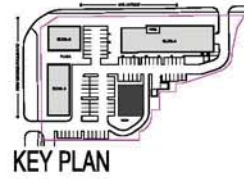
ELEVATION FRONTAGE
(0 FT): 50 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 150 SF
TOTAL SIGN AREA
SHOWN: 0 SF



BUILDING 3 - NORTH ELEVATION (PLAZA)
SCALE 1/16" = 1'-0"

GENERAL NOTE:

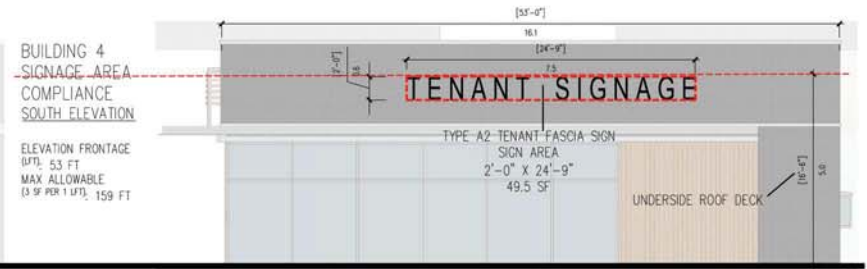
TENANT SIGNAGE SHOWN IS REPRESENTATIVE ONLY AND DOES NOT EXPRESS FUTURE TENANT SIGN REQUIREMENTS. TENANT SIGNAGE WILL BE SUBJECT TO CHANGE THROUGH FUTURE SIGN PERMITTING.



**BUILDING 4
SIGNAGE AREA
COMPLIANCE
EAST ELEVATION**

ELEVATION FRONTAGE
(FT): 67 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 201 SF

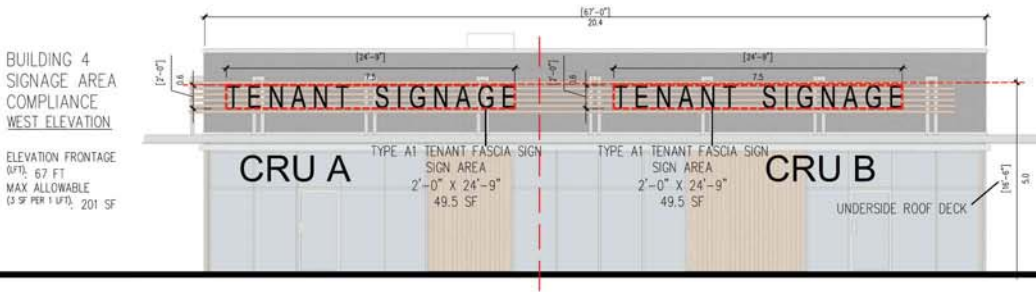
BUILDING 4 - EAST ELEVATION (DRIVE THROUGH)
SCALE 1/16" = 1'-0"



**BUILDING 4
SIGNAGE AREA
COMPLIANCE
SOUTH ELEVATION**

ELEVATION FRONTAGE
(FT): 53 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 159 SF

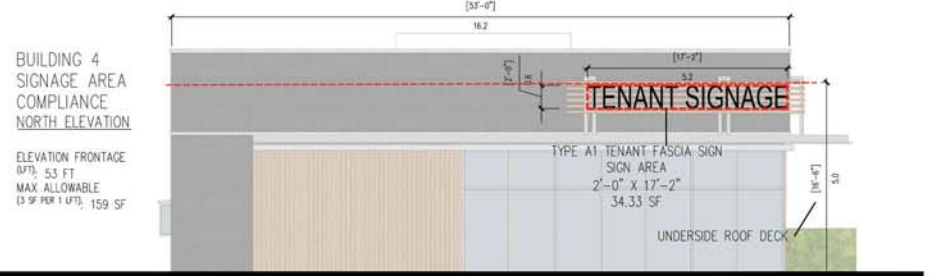
BUILDING 4 - SOUTH ELEVATION (PATIO)
SCALE 1/16" = 1'-0"



**BUILDING 4
SIGNAGE AREA
COMPLIANCE
WEST ELEVATION**

ELEVATION FRONTAGE
(FT): 67 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 201 SF

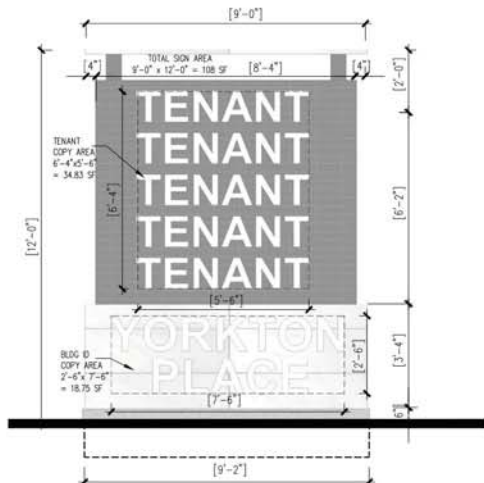
BUILDING 4 - WEST ELEVATION (PARKING PLAZA)
SCALE 1/16" = 1'-0"



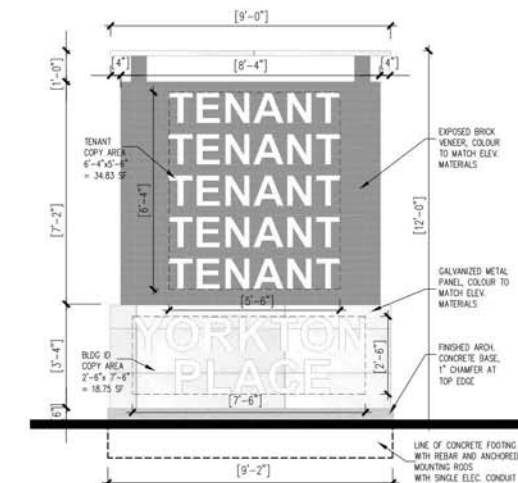
**BUILDING 4
SIGNAGE AREA
COMPLIANCE
NORTH ELEVATION**

ELEVATION FRONTAGE
(FT): 53 FT
MAX ALLOWABLE
(3 SF PER 1 FT): 159 SF

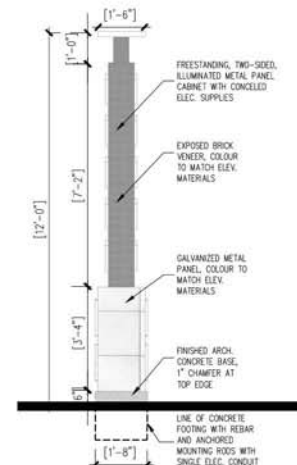
BUILDING 4 - NORTH ELEVATION (PARKING PLAZA)
SCALE 1/16" = 1'-0"



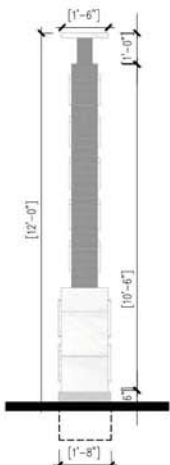
KING GEORGE MIXED-USE PYLON SIGN - FRONT ELEVATION (TYPE C1) SCALE 1/4" = 1'-0"



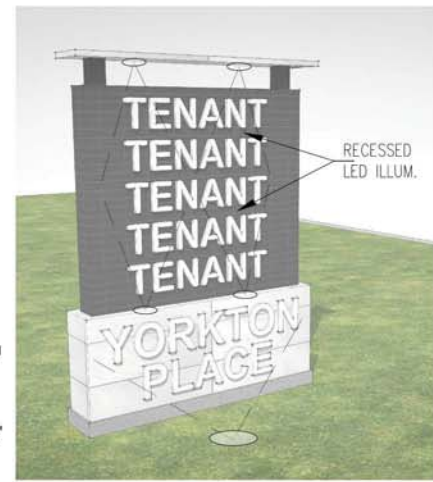
KING GEORGE MIXED-USE PYLON SIGN - BACK ELEVATION (TYPE C1) SCALE 1/4" = 1'-0"



KING GEORGE MIXED-USE PYLON SIGN - END ELEVATIONS (TYPE C1) SCALE 1/4" = 1'-0"



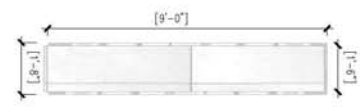
KING GEORGE MIXED-USE PYLON SIGN - END ELEVATIONS (TYPE C1) SCALE 1/4" = 1'-0"



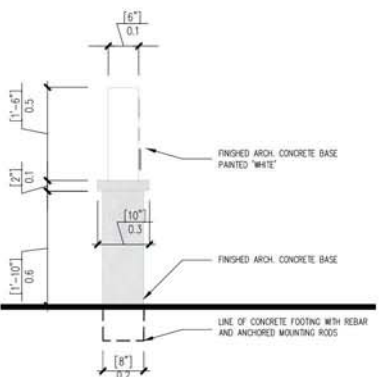
KING GEORGE MIXED-USE PYLON SIGN - CONCEPT RENDERING (TYPE C1)

TYPE C1 KING GEORGE MIXED-USE PYLON SIGN (2-SIDED)
 TOTAL SIGN AREA: $2 \times (9'-0" \times 12'-0") = 216 \text{ SF}$
 TOTAL COPY AREA (MAX ALLOWABLE = 500):
 $2 \times (18.75 \text{ SF} + 34.83 \text{ SF}) = 107.2 \text{ SF}$

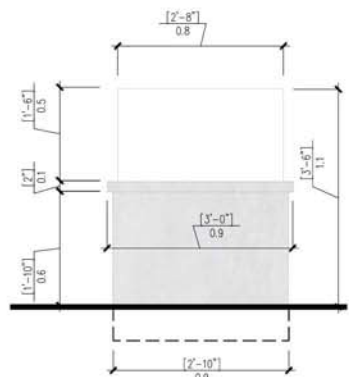
TYPE C2 6388 KING GEORGE BLVD. WAYFINDING SIGN
 TOTAL SIGN AREA: $32" \times 42" = 9.33 \text{ SF}$
 TOTAL COPY AREA (MAX ALLOWABLE = 500):
 $14" \times 28" = 2.72 \text{ SF}$



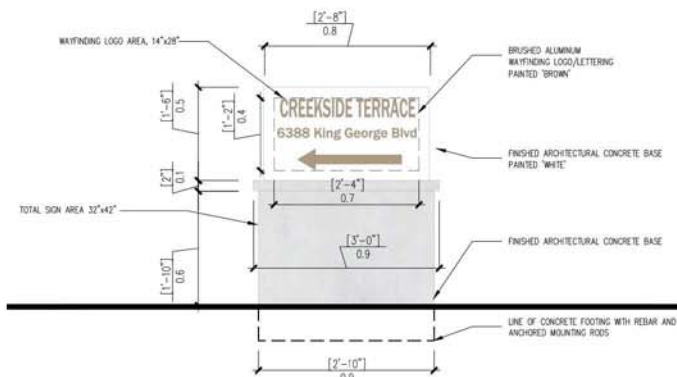
KING GEORGE MIXED-USE MONUMENT SIGN - PLAN DETAIL (TYPE C1) SCALE 1/4" = 1'-0"



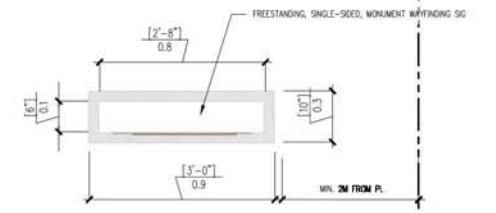
6388 KING GEORGE BLVD. WAYFINDING SIGN - END ELEVATION (TYPE C2) SCALE 1/2" = 1'-0"



6388 KING GEORGE BLVD. WAYFINDING SIGN - BACK ELEVATION (TYPE C2) SCALE 1/2" = 1'-0"



6388 KING GEORGE BLVD. WAYFINDING SIGN - FRONT ELEVATION (TYPE C2) SCALE 1/2" = 1'-0"

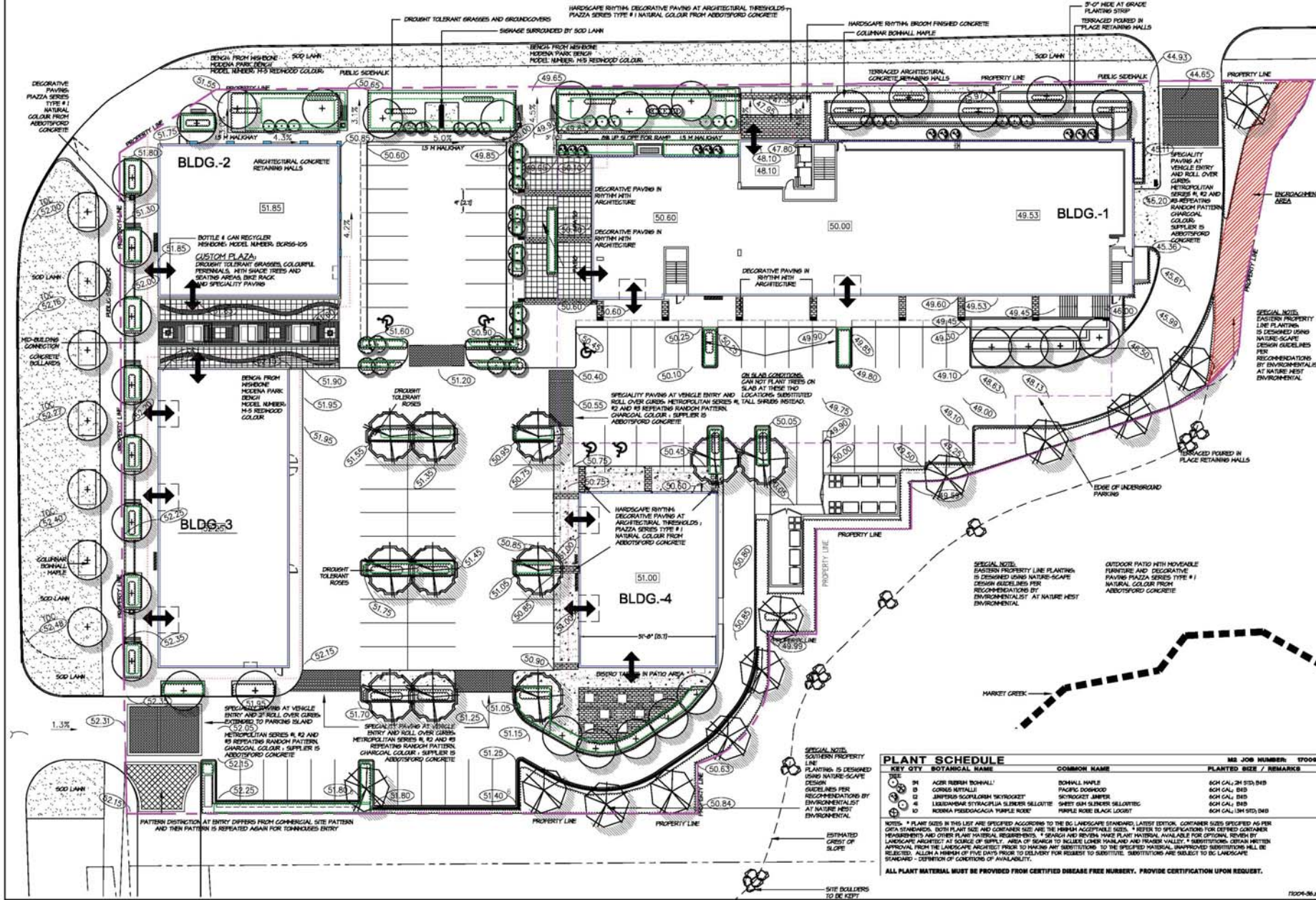


6388 KING GEORGE BLVD. WAYFINDING SIGN - PLAN DETAIL SCALE 1/2" = 1'-0"



6388 KING GEORGE BLVD. WAYFINDING SIGN - CONCEPT RENDERING (TYPE C2)

RHYTHM AND LAYERS: FOR TREES, SHRUBS AND PAVING



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



SPECIAL NOTES
EASTERN PROPERTY LINE PLANTING IS DESIGNATED USING NATURAL SCAPE DESIGN GUIDELINES PER RECOMMENDATIONS BY ENVIRONMENTALIST AT NATURE NEST ENVIRONMENTAL.

NO.	DATE	REVISION DESCRIPTION	DR.
1	2024.08.01	REV. AS PER AEC'S COMMENTS	DR
2	2024.08.01	REV. AS PER CITY COMMENTS	DR
3	2024.08.01	REV. AS PER CITY COMMENTS	DR
4	2024.08.01	CPM AND RESUBMISSION APPLICATION	DR
5	2024.08.01	REVISED PER AEC COMMENTS	DR
6	2024.08.01	REVISED PER GRADES AND SLOPES	DR
7	2024.08.01	REV. PER NEW ARCHITECT PLAN	DR
8	2024.08.01	REV. PER ACP COMMENTS	DR
9	2024.08.01	ACP SUBMISSION	DR
10	2024.08.01	REV. PER NEW ARCHITECT SITE PLAN	DR
11	2024.08.01	REV. PER NEW ARCHITECT SITE PLAN	DR
12	2024.08.01	INITIAL LAYOUT PLAN	DR
13	2024.08.01	INITIAL LAYOUT PLAN	DR
14	2024.08.01	CARIBBEAN LANDSCAPE PULGERS	DR

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT: KING GEORGE RETAIL
6396 KING GEORGE HWY
SURREY, BC

MR. JOB NUMBER: 17009
DRAWING TITLE: **SITE PLAN**

DATE: 17.AUG.2024
SCALE: 1/8"=1'-0"
DRAWN: TK
DESIGN: TK
CHKD: MNH
MOLA PROJECT NUMBER: JOB NO 17 009

PLANT SCHEDULE

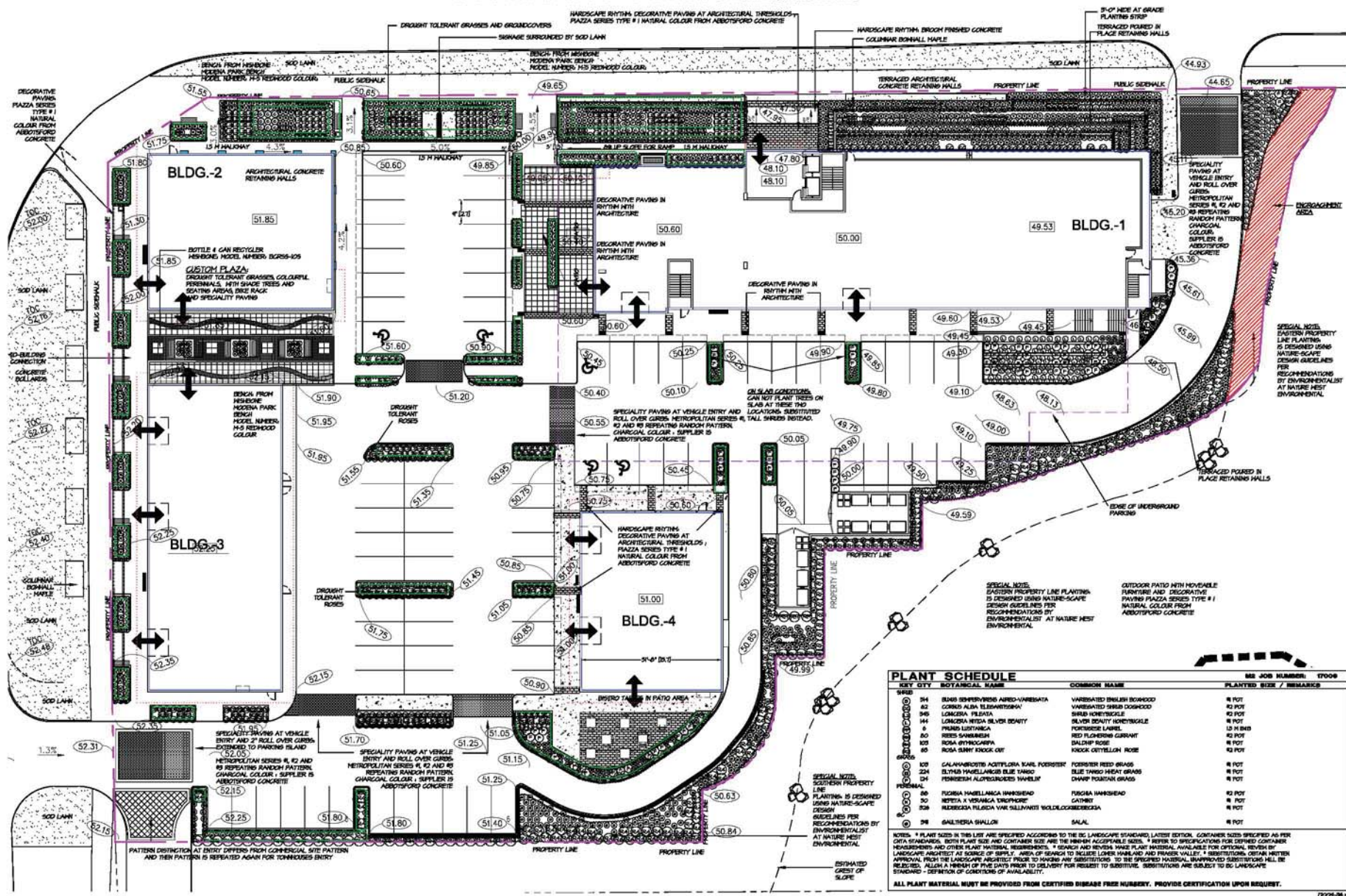
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	30	ACER RUBRA BONHALLI	BONHALL MAPLE	60H GAL/24 STD 5/8"
2	10	CORNUS MEXICANA	PACIFIC DOGWOOD	60H GAL/ 6/8"
3	10	JUNIPERUS SCOPULORUBRA HYRTRICOIDES	SCYTHOIDEET JUNBER	60H GAL/ 6/8"
4	10	LEUCONARBE SYRIACA/OLIVA SILVERIAE/ETIA	SWEET GUM SILVERBELL	60H GAL/ 6/8"
5	10	ROBINIA PSEUDOACACIA PURPLE ROSE	PURPLE ROSE BLACK LOCUST	60H GAL/18H STD/ 6/8"

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MATERIALS AND OTHER PLANT MATERIAL REQUIREMENTS. * GRASSES AND BIRDS FEED PLANT MATERIAL, AVAILABLE FOR OPTIONS. REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF DESIGN TO INCLUDE LOWER HIGHLAND AND TRAMWAY VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIALS, UNAPPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

17009-06-19

RHYTHM AND LAYERS: FOR TREES, SHRUBS AND PAVING



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#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.
1	2024.08.01	REV. AS PER ARCH COMMENTS	DT
2	2024.08.01	REV. AS PER CITY COMMENTS	DT
3	2024.08.01	REV. AS PER CITY COMMENTS	DT
4	2024.08.01	CP AND DESIGN APPLICATION	DT
5	2024.08.01	REV. FOR A/C COMMENTS	DT
6	2024.08.01	REV. FOR GRASSES AND SLOPES	DT
7	2024.08.01	REV. FOR ARCHITECTURE PLAN	DT
8	2024.08.01	REV. FOR A/C COMMENTS	DT
9	2024.08.01	ACP SUBMISSION	DT
10	2024.08.01	REV. FOR ARCH SITE PLAN	DT
11	2024.08.01	REV. FOR ARCHITECTURE SITE PLAN	DT
12	2024.08.01	REV. FOR ARCHITECTURE SITE PLAN	DT
13	2024.08.01	REV. FOR ARCHITECTURE SITE PLAN	DT
14	2024.08.01	REV. FOR ARCHITECTURE SITE PLAN	DT
15	2024.08.01	REV. FOR ARCHITECTURE SITE PLAN	DT
16	2024.08.01	REV. FOR ARCHITECTURE SITE PLAN	DT
17	2024.08.01	REV. FOR ARCHITECTURE SITE PLAN	DT
18	2024.08.01	REV. FOR ARCHITECTURE SITE PLAN	DT
19	2024.08.01	REV. FOR ARCHITECTURE SITE PLAN	DT
20	2024.08.01	REV. FOR ARCHITECTURE SITE PLAN	DT

PLANT SCHEDULE	COMMON NAME	SIZE	JOB NUMBER	TP008
01	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
02	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
03	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
04	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
05	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
06	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
07	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
08	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
09	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
10	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
11	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
12	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
13	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
14	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
15	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
16	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
17	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
18	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
19	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12
20	SEMI-DECIDUOUS BROADLEAF	VARIOUS	12	12

PROJECT: KING GEORGE RETAIL
6396 KING GEORGE HWY SURREY, BC

DRAWING TITLE: SHRUB PLAN

DATE: 17/04/24
SCALE: 1/8"=1'-0"
DRAWN BY: [Name]
DESIGN: TK
CHECK: MHM
MILA PROJECT NUMBER: JOB NO 17 000

DRAWING NUMBER: L5

OF 18



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



ROOFTOP INSPIRATION



CURVED TRELLIS



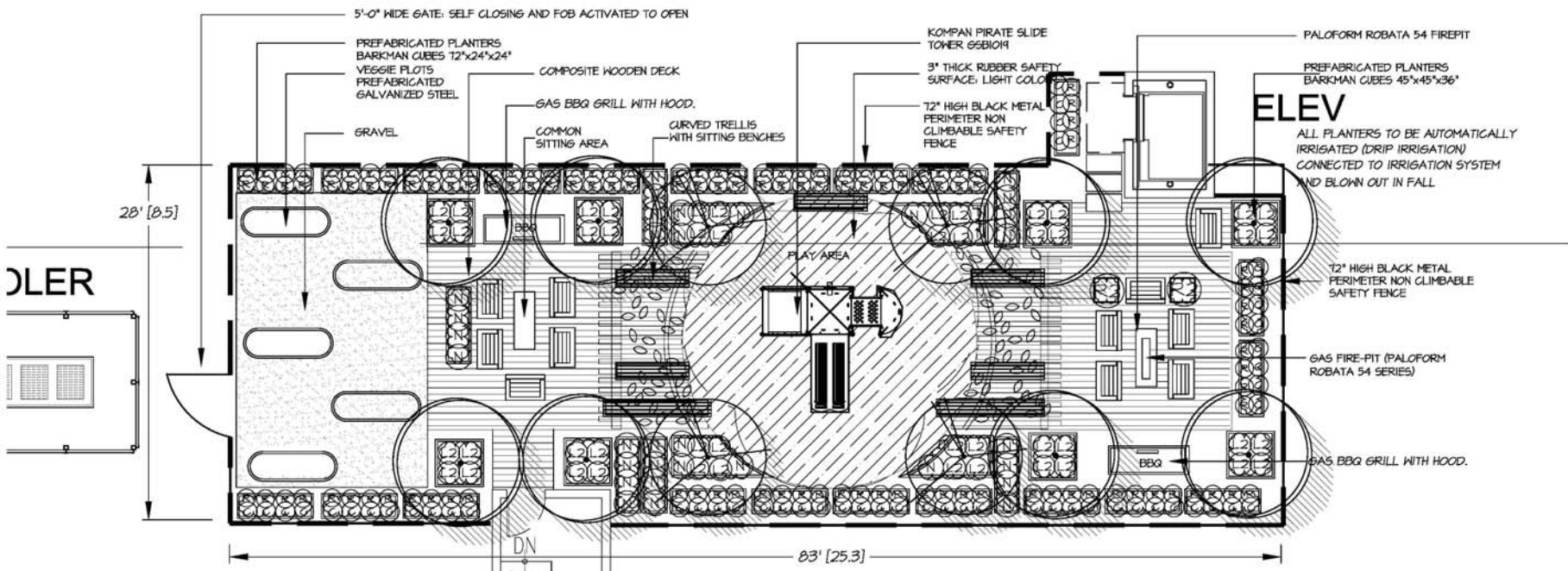
VEGGIE PLOTS
 GALVANIZED ALUMINUM



PERIMETER PLANTING
 GRASSES AND PERENNIALS



OUTDOOR FIREPIT



OLER



NO.	DATE	REVISION DESCRIPTION	DR.
1	2024-08-20	REV. AS PER AEC'S COMMENTS	DR
2	2024-08-20	REV. AS PER CITY COMMENTS	DR
3	2024-08-20	REV. AS PER CITY COMMENTS	DR
4	2024-08-20	CP AND RESUBMIT APPLICATION	TC
5	2024-08-20	REVISED PER ACP COMMENTS	TC
6	2024-08-20	REVISED PER GRASSES AND FLORES	TC
7	2024-08-20	REV. PER NEW ARCHITECT PLAN	CL
8	2024-08-20	REV. PER ACP COMMENTS	DR
9	2024-08-20	ACP SUBMISSION	TC
10	2024-08-20	PER NEW ARCHIT. SITE PLAN	TC
11	2024-08-20	PER NEW ARCHITECT'S SITE PLAN	CL
12	2024-08-20	INITIAL LAYOUT PLAN	CL
13	2024-08-20	CURRENT LANDSCAPE PLOT PLAN	DR

PROJECT: KING GEORGE RETAIL
 6396 KING GEORGE HWY
 SURREY, BC

DRAWING TITLE: ROOFTOP AMENITY

DATE: 17/04/2024	DRAWING NUMBER: L7
SCALE: 1/4"=1'-0"	DESIGN: TK
DRAWN: TK	CHECK: MN
MOJA PROJECT NUMBER: 17009-86-1P	JOB NO 17 009

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 17009	PLANTED SIZE / REMARKS
TR	0	CORNUS FLORIDA 'DOCKRIDGE CRISP'	RED FLOWERING DOGWOOD		504 CAL 2.3M HT, 84B
TR	4	MAGNOLIA GRANDIFLORA 'SARIEL SOMMER'	SOUTHERN MAGNOLIA		24 HT, 84B
GR	40	LONGERA PILICATA	SWEET HENNYBICKLE		#2 POT
GR	2	ROSA 'SUNNY KNOCK OUT'	KNOCK OUT/TELLON ROSE		#2 POT
PER	24	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTNER'	FORSTNER REED GRASS		#1 POT
PER	24	HEPETA X VERANCA 'DROPHORE'	CATHART		#1 POT
PER	24	REDIBEGIA HILGEDIA VARI SULLIVANTI 'SOLDILOCKREDIBEGIA'			#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA SHEETS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DERIVED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVEAL MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRIVER 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 STANDARDS - RESTRICTION OF CONDITIONS OF AVAILABILITY.

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

CONTEXT PLAN (SCALE 1" = 32'-0")

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

FROM: Development Services Manager, Engineering Department

DATE: July 19, 2017 **PROJECT FILE: 7816-0641-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 6396 King George Blvd**

REZONE

Property and Right-of-Way Requirements

- confirm 0.5m ROW fronting King George Boulevard and 64 Avenue.
- provide right-in/right-out restrictive covenants for both accesses.
- confirm/provide access easement for property located at 6388 King George Boulevard.

Works and Services

- re-construct sidewalks along King George Boulevard and 64 Avenue.
- re-construct median and left turn bay on 64 Avenue to accommodate access from 64 Avenue to be evaluated during detailed design and monitored after construction.
- provide a restrictive covenant for environmental monitoring of the property as per the Certificate of Compliance.
- Provide service connections.
- Ensure Geotechnical conditions are met with respect to erosion and slope stability along watercourse.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit beyond those noted above



Rémi Dubé, P.Eng.
Development Services Manager
LRi



Wednesday, May 31, 2017
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0641 00

SUMMARY

The proposed 82 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2016 Enrolment/School Capacity

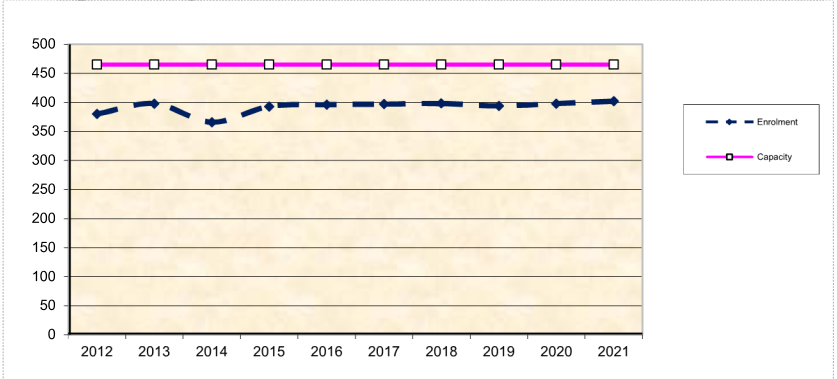
North Ridge Elementary	
Enrolment (K/1-7):	39 K + 357
Capacity (K/1-7):	40 K + 425
Panorama Ridge Secondary	
Enrolment (8-12):	1603
Nominal Capacity (8-12):	1475
Functional Capacity*(8-12):	1593

School Enrolment Projections and Planning Update:

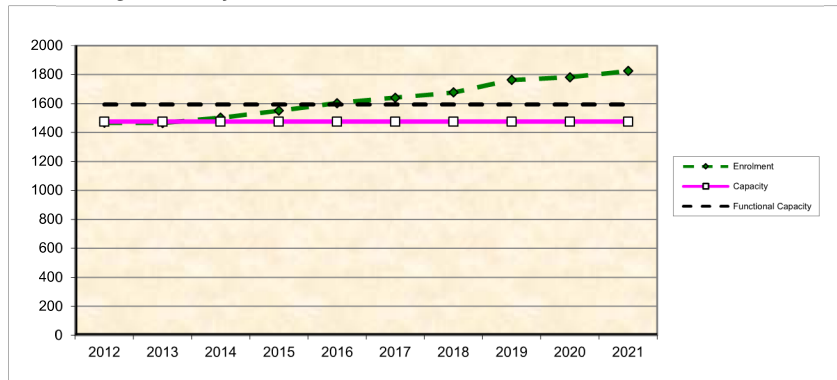
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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. An addition is also planned at neighbouring Sullivan Heights Secondary School and at Woodward Hill Elementary. The School District will review secondary school boundaries to reduce projected long term overcrowding at Panorama Ridge Secondary.

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:

Address: 6396 King George Blvd

Registered Arborist: Aelicia Otto, PN 2019A

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)	5
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\hspace{2cm}} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{5} \times \text{two (2)} = 10$ 	10
Replacement Trees Proposed	138
Replacement Trees in Deficit	
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

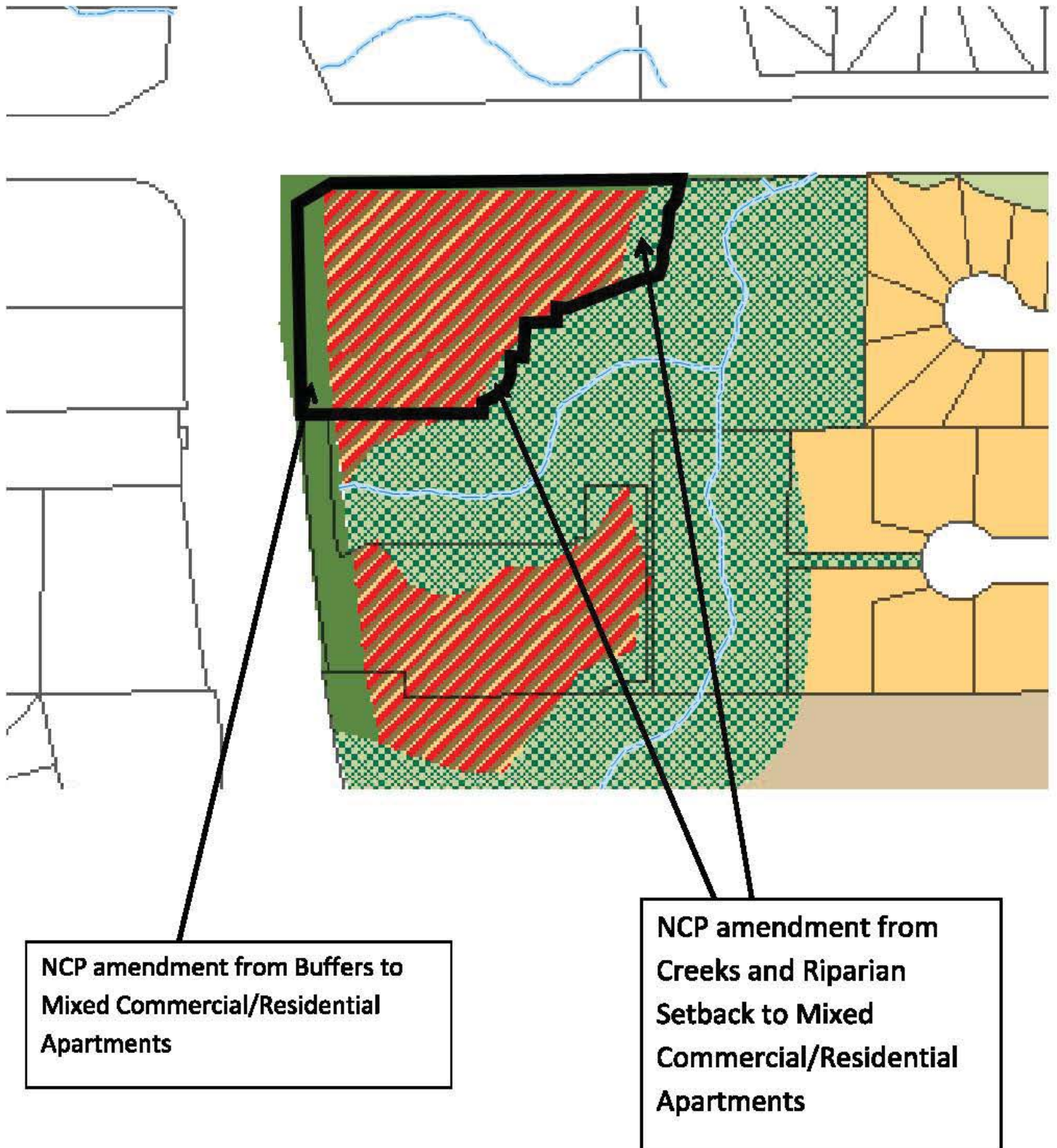
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\hspace{2cm}} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement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

Summary, report and plan prepared and submitted by:

 _____

9-Feb-17 _____
Date

7916-0641-00 NCP Amendment Map



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0641-00

Issued To: YORKTON PLACE DEVELOPMENT CORPORATION
(the "Owner")

Address of Owner: 203, 4545 - 10th Avenue W.
Vancouver, BC V6R 4N2

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: 029-450-616
Lot 1 Section 9 Township 2 New Westminster District Plan EPP41277
6396 - King George Boulevard

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied 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 narrowest point to allow for the proposed development.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7916-0641-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
5. This development variance permit applies to only that 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.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. 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.

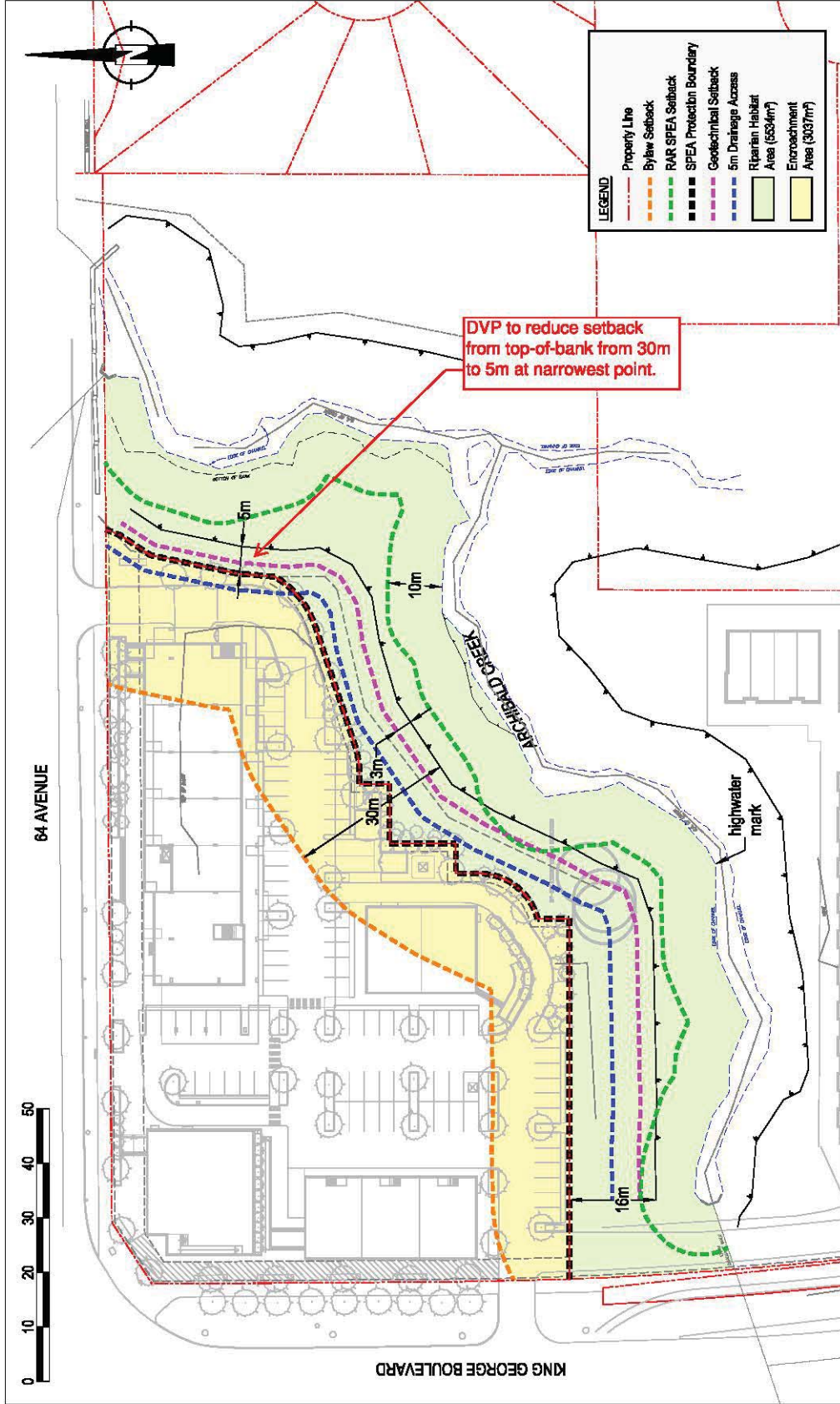
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. 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



SETBACKS

DESIGN TA	DRAWN	CHECKED	REVISIONS	DATE
1750	CEV/SCN	IMV	02	May 01, 2017
SERIE	1750		PROJECT NUMBER:	2330-01-02
DATE:	March 24, 2017			

envirowest consultants inc.
 Suite 101 - 1616 Broadway Street
 Port Courtenay, British Columbia
 Canada V9C 6K2
 office: 804-944-0502
 fax: 804-944-0077
 www.envirowest.ca



YORKTON PLACE DEVELOPMENT CORPORATION
SURREY PUBLIC MARKET
 6396 KING GEORGE BOULEVARD
 Surrey, BC

- REFERENCE DRAWINGS**
1. Email: 4036-1-REV17 (2017-02-28) (Consultant).dwg, Received March 01, 2017; Worsley Architecture Ltd.
 2. Email: 1304-Eng George Retail - Plng_25JAN17.dwg, Received February 16, 2017; Worsley Architecture Ltd.
 3. Email: 1304-Topographic-T - MAY22 2013.dwg, Received February 16, 2017; Worsley Architecture Ltd.

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: 029-450-616
 Lot 1 Section 9 Township 2 New Westminster District Plan EPP41277

6396 - 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 *multiple unit residential buildings*, with related *amenity spaces*, and commercial uses, which are developed in accordance with a *comprehensive design*, when *density bonus* is provided.

- B. **Permitted Uses**

The *Lands* and *structures* shall be used for the following uses provided such uses are part of a *comprehensive design*:

- 1. *Multiple unit residential buildings.*

2. The following uses are permitted, provided that any one of these uses, or a combination thereof, are in addition to a use permitted under Section B.1 of this Zone:
 - (a) *Retail stores excluding adult entertainment stores, secondhand stores and pawnshops;*
 - (b) *Personal service uses excluding body rub parlours;*
 - (c) *General service uses excluding funeral parlours, drive-through banks and vehicle rentals;*
 - (d) *Eating establishments including drive-through restaurants;*
 - (e) *Neighbourhood pubs;*
 - (f) *Liquor stores;*
 - (g) *Office uses excluding social escort services and methadone clinics;*
 - (h) *Indoor recreational facilities;*
 - (i) *Child care centres; and*
 - (j) *Community services.*

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 a floor area of 300 square metres [3,230 sq.ft], whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 1.15 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
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 Sub-section D.1 of this Zone.
3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. The *lot coverage* shall not exceed 40%.
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*:

<i>Setback</i>	<i>Front Yard (West)</i>	<i>Rear Yard (East)</i>	<i>Side Yard (South)</i>	<i>Side Yard on Flanking Street (North)</i>
<i>Use</i>				
<i>Principal Buildings</i>	4.0 m.	5.9 m.	10.0 m.	6.0 m.
<i>Accessory Buildings and Structures</i>	[13 ft.]	[19 ft.]	[33 ft.]	[20 ft.]

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

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 metre [0 ft.].
3. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs with more than three risers may encroach into the *setbacks*.

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 29 metres [95 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped. 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. 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 [50 sq.ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

1. *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.

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-70 Zone for the residential portion and the C-5 Zone for the commercial portion 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, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion and the C-5 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

Present:

Chair – Leroy Mickelson
M. Enns
S. Forrest
K. Johnston
M. Lesack
A. Scott
R. Solivar
M. Younger

Guests:

B. Weih, Wensley Architecture Ltd.
M. Mitchell, M2 Landscape Architecture Ltd.
M. Dembek, Barnett Demeck Architecture Ltd.
S. Chan, Ionic Architecture Inc.
C. Kavolinas, C. Kavolinas & Associates Inc.

Staff Present:

M. Rondeau, Acting City Architect, Planning & Development
N. Chow, Urban Designer, Planning & Development
L. Luaifoa, Legislative Services

A. RECEIPT OF MINUTES

It was

Moved by S. Forrest

Seconded by A. Scott

That the minutes of the Advisory Design

Panel meeting of April 27, 2017 be received.

Carried

B. NEW SUBMISSIONS**1. 4:05 PM**

File No.:

7916-0641-00

New or Resubmit:

New

Last Submission Date:

N/A

Description:

Rezoning to CD. Development Permit to allow three 1-storey commercial buildings and one 6-storey mixed use (commercial/residential) building with underground parking. Total commercial floor area = 2,200 sq. m. Total apartment units = 82 units.

Address:

6396 King George Boulevard; South Newton

Developer:

Manuel da Silva, Yorkton Place Department Corporation Ltd.

Architect:

Barry Weih, Wensley Architecture Ltd.

Landscape Architect:

Meredith Mitchell, M2 Landscape Architecture Ltd.

Planner:

Keith Broersma

Urban Design Planner:

Nathan Chow

The **Urban Design Planner** provided the following comments:

- Whereas the frontage along King George Boulevard strives for a strong commercial interface with the street, there is no expectation for this along 64 Avenue.
- Staff is seeking commentary from the Panel on the sense of arrival for the residential entry on 64 Avenue.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations.

The **Landscape Architect** presented an overview of the general concept for the Landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning to CD. Development Permit to allow three 1-storey commercial buildings and one 6-storey mixed use (commercial/residential) building with underground parking. Total commercial floor area = 2,200 sq. m. Total apartment units = 82 units.

File No. 7916-0641-00

It was

Moved by A. Scott

Seconded by M. Younger

That the Advisory Design Panel (ADP)

supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

The panel was overall supportive of the site concept and layout.

Site

- Encourage public art be done on site (i.e. at the corner exposure).
- Encourage more opportunities for pedestrian nodes within the larger whole.
- Recommend the median at 64 Avenue be extended to deter illegal left-hand turns.
- Consider the car fumes where the restaurant patio is located.
- Consider spreading apart the two commercial garbage bins for more even site access.
- The two PMT locations should be confirmed with BC Hydro for access.

Building Form and Character

- Good material palette, but suggest reducing to one fake wood material.

- Reconsider the use and need for the smaller amenity room, which could be combined with the western one. Concern with potential privacy issues between the amenity patios and adjacent units.
- Recommend providing a roof over the elevator lobby at the roof top amenity level.
- Unit mix could be more diversified and recommend more 3-bedroom units.
- Concern with residential deck narrowness. Inconsistency of deck projections over ground floor should be clarified.
- Recommend the elevator be set farther inside and provide two.
- The corridors have excess floor area and could be more efficient.
- Recommend more glazing on street elevation of Building 1.
- Consider the potential for more height at Building 2 as a prominent corner.
- Consider raising the parapet of the one-storey buildings or provide better quality screening.
- Recommend screening from above for roof mechanical with open slats.
- Recommend showing service rooms more realistically in each building.
- Confirm exiting from the underground parkade.

Landscaping

- Consider wrapping the north planters to the east elevation of Building 1.
- Consider larger caliper sizes for trees for more shade at install due to the large parking area.
- Recommend using on-site storm water management as features at grade for planters or permeable paving.
- Suggest extending the patio pavers to the columns at the west side of Building 1.
- Consider naturalized play elements for the roof using Archibald Creek as inspiration.

CPTED

- No comments provided specific to CPTED.

Accessibility

- Recommend 5% of the units be wheel chair accessible.
- Recommend re-location of parking stall location.
- Recommend call buttons be placed horizontally at entrance.
- Recommend elevator buttons are placed horizontally.
- Recommend emergency call buttons in parking lobbies.
- Recommend power doors at entrances.

Sustainability

- Commend the use of the green roofs.
- Recommend that rainwater collection on roof be channeled to planting beds.
- Suggest considering permeable paving system for vehicular areas that are not above slab.
- Recommend providing a thermal break at all slab extensions (decks and overhangs) and at solar shading fins to preserve envelope thermal performance.
- Recommend the use of Heat Recovery Ventilators and direct ventilation to suites.
- Consider how vestibules will be accommodated for Commercial Retail Units (CRU) to meet energy code requirements.

July 10th, 2017

6396 King George, Surrey
Project # 1304 – King George Mixed Use.
City File # 7916-0641-00

Attention: Keith Broersma – Planner

Regarding: Response to ADP Comments, and to City Comments (Received June 27th)

ADP COMMENTS.

SITE

- 1) Site; Encourage public art be done on site at the corner exposure.
 - ▶ We will meet the requirements of the Surrey Public Art policy for private development. At this stage we expect to make a contribution to the Surrey Public Art fund of 75% of the required Public Art value, as per City policy.
- 2) Encourage more opportunities for pedestrian nodes within the larger whole.
 - ▶ Landscape has revised the Plaza to be more open per City comments, Removed the retaining wall planters on 64th Avenue in front of Building 2 for better Pedestrian access through the site and increased site crosswalk widths from 5'-0" to 8'-0".
- 3) Recommended the median at 64th Avenue be extended to deter illegal left hand turns.
 - ▶ As discussed with City, the left turn is installed, and will remain as is. We note that the left turn is key to the viability of the project.
- 4) Consider the car fumes where the restaurant patio is located.
 - ▶ As discussed, the drive thru direction and queue requires that it remain as designed. That said we have a significant landscape buffer between the drive thru and the patio.
- 5) Consider spreading apart the two commercial garbage bins for more even site access.
 - ▶ The site is relatively small, and we believe that having a single localized garbage area that serves buildings 2, 3, and 4, is most efficient. We have increased the size of the garbage areas significantly to accommodate waste and recycling. We note that the garbage is closest to the restaurant use, which will produce the greatest amount of waste. The waste areas will be full screened from view, with gates. See updated Architectural set for details on Garbage enclosures as requested.
- 6) The two PMT locations should be confirmed with BC Hydro for access.
 - ▶ Subsequent to ADP we have been advised that we will need to install a unit substation at this site due to Hydro requirements. This will be located on a mezzanine in the P-1 level of building 1. No PMT units will be required, so they have been removed from the site plan.

BUILDING FORM AND CHARACTER

- 1) Good material palette, but suggest reducing to one fake wood material.
 - ▶ The two wood materials are different due to the application. We have one application on the building fascia, and a second application on the soffit areas. We think the two materials will not 'clash' as they are designed to fit their specific use.
- 2) Reconsider the use and need for the smaller amenity room, which could be combined with the western one. Concern with potential privacy issues between the amenity patios and the adjacent units.
 - ▶ As discussed, we will review the location of amenity rooms through the design development stage, after DP.
- 3) Recommend providing a roof over the elevator lobby at the roof top amenity level.



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- ▶ We have added weather protection at the elevator at the roof amenity level.
- 4) Unit mix could be more diversified and recommended more 3-bedroom units.
 - ▶ We currently have four 3 bedroom units (5%), as well as sixty-four 2 bedroom units (78%). A total of sixty-eight units (83%) of units would be suitable for families, which we think is a good ratio for the project at this stage, however we will review further at the design development stage, after DP.
 - 5) Concern with residential deck narrowness. Inconsistency of deck projections over ground floor should be clarified.
 - ▶ All residential decks/balconies have been revised to have a minimum width of 2.0 meters, with an area of at least 53SF per City requirements. Projections at the building face have been co-ordinated.
 - 6) Recommend the elevator be set farther inside the provided two.
 - ▶ We have reviewed this suggestion, and do not think that it is beneficial to shift the elevators. They are located in close proximity to the main street entrance, and are central to the parkade.
 - 7) The corridors have excess floor area and could be more efficient.
 - ▶ This is an item we will review as part of the ongoing design development, after completion of the development permit.
 - 8) Recommend more glazing on street elevation of Building 1.
 - ▶ The main floor of building 1 facing 64th Avenue is adjacent to an exit corridor. This corridor was provided at the City's request in order to avoid exterior doors facing 64th Avenue. We do not think it is appropriate to add glazing that only looks into a service-exit corridor. Exit corridor grades have been reviewed and do not interfere with parking.
 - 9) Consider the potential for more height at Building 2 as a prominent corner.
 - ▶ We have raised the height of building 2 at the corner of 64th and KGH by approximately 24".
 - 10) Consider raising the parapet of the one-storey buildings or provide better quality screening.
 - ▶ Overall, we have increased the parapet heights of the one storey buildings by approximately 12" to better screen roof equipment. Note principal rooftop HVAC systems are within a screened area.
 - 11) Recommend screening from above for roof mechanical with open slats.
 - ▶ We will review the feasibility of slats over the roof mechanical during the design development stage, once we have more input from the mechanical engineers. This will be after Development Permit.
 - 12) Recommend showing service rooms more realistically in each building.
 - ▶ The service rooms are shown on individual building floor plans, and are sized to suit anticipated mechanical and electrical requirements.
 - 13) Confirm exiting from the underground parkade.
 - ▶ We have reviewed the parkade exiting, and confirm that it will meet BCBC.

LANDSCAPING

- 1) Consider wrapping the north planters to the east elevation of Building 1.
 - ▶ We have wrapped the planter at the location noted.
- 2) Consider larger caliper sizes for trees for more shade at install due to the large parking area.
 - ▶ Tree calliper has been increased. Refer to planting plan.
- 3) Recommend using on-site storm water management as features at grade for planters or permeable paving.



-
- ▶ The civil engineer will be preparing a detailed storm water management plan at the BP stage. Our civil engineer has indicated that it is not clear at this juncture whether permeable pavers will be useful. It is likely that some landscape areas will be used to facilitate storm water drainage but it is not confirmed. This will be considered in detail at the BP stage.
- 4) Suggest extending the patio pavers to the columns at the west side of Building 1.
 - ▶ These pavers have been extended.
 - 5) Consider naturalized play elements for the roof using Archibald Creek as inspiration.
 - ▶ We will review this at the BP stage when we are specifying play equipment, in order to ensure the equipment is compatible with the proposed use.

ACCESSIBILITY:

- 1) Recommend 5% of the units be wheel chair accessible.
 - ▶ We agree that having accessible units as part of the design is important, and will include as part of our Design Development work, after DP.
- 2) Recommend re-location of the parking stall location.
 - ▶ We have added one HC parking space, as noted on the plans.
- 3) Recommend call buttons be placed horizontally at entrance.
 - ▶ We agree, and will provide as described in the design development and WD stage, after DP.
- 4) Recommend elevator buttons are placed horizontally.
 - ▶ We agree, and will provide as described in the design development and WD stage, after DP.
- 5) Recommend emergency call button in parking lobbies.
 - ▶ We agree, and will provide as described in the design development and WD stage, after DP.
- 6) Recommend power doors at entrances.
 - ▶ We agree, and will provide as described in the design development and WD stage, after DP.

SUSTAINABILITY:

- 1) Commend the use of the green roofs.
- 2) Recommended that rainwater collection on the roof be channeled to planting beds.
 - ▶ We will review potential rainwater collection for irrigation at the design development stage, after DP.
- 3) Suggest considering permeable paving system for vehicular areas that are not above slab.
 - ▶ As discussed with City, the site parking areas are generally small on site, and the impact-use of permeable pavers may be minimal. Maintenance for these pavers is significant. We will review the use of permeable pavers at the detail design stage to confirm they are of benefit.
- 4) Recommend providing a thermal break at all slab extensions (decks and overhangs) and at solar shading fins to preserve envelope thermal performance.
 - ▶ We agree, and will provide as described in the design development and WD stage, after DP.
- 5) Recommend the use of Heat Recovery Ventilator and direct Ventilation to suites.
 - ▶ The specifics of the HVAC system will be determined during the design development and WD stage, after DP.
- 6) Consider how vestibules will be accommodated for Commercial Retail Units (CRU) to meet energy code requirements.
 - ▶ We will review in the design development and WD stage, after DP.

