

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7916-0644-00

Planning Report Date: July 10, 2017

PROPOSAL:

• Development Permit

• Development Variance Permit

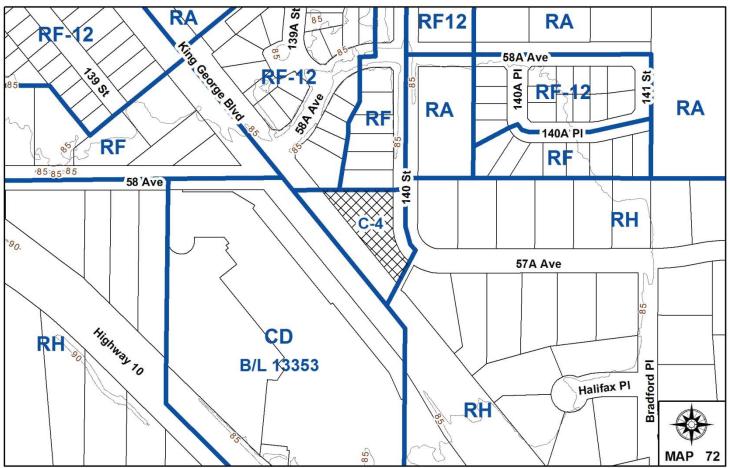
to permit the development of a commercial building.

LOCATION: 5760 - King George Boulevard

OWNER: 0784903 B.C. Ltd.

ZONING: C-4
OCP DESIGNATION: Urban

NCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• The applicant proposes a Development Variance Permit (DVP) for reduced setbacks.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation.
- The proposal complies with the South Newton NCP Designation.
- The subject property represents a small commercial node along King George Boulevard that
 offers limited commercial services to residents within the surrounding neighbourhood as well
 as passing motorists.
- The proposed building is attractive, well-designed and is well-integrated into the surrounding neighbourhood.
- The proposed relaxation to the front (west) yard setback is necessary due to the Special Building Setback requirement for lots fronting a major road, in accordance with Part 7 of the Zoning By-law. King George Boulevard is a major arterial road which requires an additional 3 metres (10 ft.) of road right-of-way for an ultimate road allowance of 42 metres (138 ft.).
- The setback proposed along the north boundary is to accommodate a double-garage for the caretaker's suite and reflects the 1.8 metre (6 ft.) side yard setback of the garage on the adjacent residential property.

RECOMMENDATION

The Planning & Development Department recommends that:

- 1. Council authorize staff to draft Development Permit No. 7916-0644-00 generally in accordance with the attached drawings (Appendix II).
- 2. Council approve Development Variance Permit No. 7916-0644-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (west) yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.); and
 - (b) to reduce the minimum side (north) yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).
- 3. Council instruct staff to resolve the following issues prior to final approval:
 - (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; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject

to the completion of Engineering servicing requirements as outlined

in Appendix III.

Parks, Recreation

& Culture:

No concerns.

Ministry of Transportation & Infrastructure (MOTI):

No concerns.

Fortis B.C.: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant Parcel

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family	Urban/Single Family	RF & RF-12
	residential	Residential, Single Family	
		Small Lots and Buffers	
South and East	Single family	Urban/Suburban	RH
(Across 140 Street):	residential	Residential ½ Acre and	
		Buffers	
West	Multi-family	Urban	CD (By-law
(Across King George Boulevard):	residential		No. 13353)

DEVELOPMENT CONSIDERATIONS

Background

- The property is located on the east side of King George Boulevard, south of 58A Avenue. The subject property is designated "Urban" in the Official Community Plan (OCP), "Commercial" in the South Newton Neighbourhood Concept Plan (NCP) and is zoned "Local Commercial Zone (C-4)".
- The property represents a small commercial node along King George Boulevard which offers local commercial services to passing motorists and residents within the South Newton area.
- The site was previously occupied by a small convenience store, which stood until 2006, at which time it was demolished.

Current Proposal

- The applicant is proposing a Development Permit to facilitate the development of a two-storey building with 763 square metres (8,213 sq. ft.) of floor space inclusive of ground-floor retail and a second-storey caretaker suite.
- The applicant is also proposing a Development Variance Permit for reduced setbacks.
- The proposed building will conform in all respects to the C-4 Zone except for the front (west) yard setback and side (north) yard setback. The applicant is proposing to reduce the minimum front yard setback along King George Boulevard from 7.5 metres (25 ft.) to 4 metres (13 ft.) and to reduce the minimum side (north) yard setback required from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) in order to accommodate a proposed double-car garage.
- The applicant is proposing a 188 square metre (2,024 sq. ft.) second-storey caretaker unit. The applicant has confirmed that this unit will be occupied by the owner or the owner's employee in accordance with the provisions of the C-4 Zone.

• The proposal has a gross floor area of approximately 763 square metres (8,213 sq. ft.) which represents a net Floor Area Ratio (FAR) of 0.35 which complies with the maximum 0.40 FAR permitted under the C-4 Zone.

• Staff anticipate that approximately 3 metres (10 ft.) of additional dedication will be required for future road widening on King George Boulevard to achieve the ultimate 42 metre (138 ft.) road allowance. According to Part 7, "Special Building Setbacks", of Zoning By-law No. 12000, the proposed building setback on King George Boulevard should be measured from centerline of the ultimate highway allowance. After future road dedication, the proposed building will be located 4 metres (13 ft.) from the future property line. The proposed front (west) yard setback is considered reasonable and will be heavily landscaped to ensure an attractive streetscape is provided along King George Boulevard.

DESIGN PROPOSAL AND REVIEW

Proposed Building

- The proposed commercial building will offer about 575 square metres (6,191 sq. ft.) of ground-floor retail space and a 188 square metre (2,020 sq. ft.) second-floor caretaker suite.
- The building materials include horizontal cementitious siding in Georgian Brick, Phillipsburg
 Blue and Marblehead Gold as well as built-up wood fascia boards, wood trim, wood canopies,
 double glazed vinyl windows and doorways, aluminum storefronts with double glazing as well
 as asphalt shingles in Cambridge Harvard Slate.
- The proposed building includes an undulating roof design, commercial window system with extensive glazing features, weather protection canopies, an upper-storey roof deck as well as a residential component that reflects the form, design and character of the commercial building while respecting the setbacks of the adjacent single family dwellings.

Driveway Access and On-site Parking

- The commercial retail portion will obtain driveway access from King George Boulevard. The driveway access will be limited to right-in/right-out given the presence of a heavily landscaped median that separates north-bound and south-bound traffic along King George Boulevard. No access will be permitted from 140 Street with the exception of a double-car garage for the exclusive use of the caretaker suite.
- A total of 18 parking spaces are required on-site based upon a combination of ground-floor retail space and the residential use. The applicant is proposing 18 parking spaces (including two parking stalls within the double-car garage) which complies with the Zoning By-law.

Proposed Landscaping and Pedestrian Connectivity

- A variety of trees, shrubs and groundcover are proposed along the perimeter of the subject
 property with several decorative features including a heavily planted bio-swale feature and
 decorative paving materials located at the driveway entrance on King George Boulevard and
 leading towards the double-car garage on 140 Street reserved for the second-floor caretaker
 suite.
- The proposed landscaping includes a heavily planted 6 metre (20 ft.) wide buffer along most of the north lot line to provide separation between the commercial development and existing single family residences.
- The applicant proposes a row of trees along the east, south and west lot line supplemented by low-level planting as well as a low-rail fence and pedestrian-scale lighting on the southern and eastern boundary of the subject property. The proposed landscaping will promote an attractive streetscape while keeping in mind Crime Prevention Through Environmental Design (CPTED) principles.

Proposed Signage

- The proposed fascia signage is limited to one sign per premise frontage, in accordance with the provisions in the Sign By-law, and will be located on the western and southern building elevation. In addition, the proposed fascia signage complies with the Sign By-law in terms of the maximum allowable sign area.
- The fascia signage will consist of individual internally illuminated channel letters mounted on a centered wiring raceway. The signage is located above the principal entrance on the southern building elevation and storefront windows on the western building façade.
- A free-standing sign is not being proposed as part of the subject application.

TREES

 Aelicia Otto, ISA Certified Arborist of M2 Landscape Architecture and Arboriculture Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	es Existing Remove		Retain	
Alder	and Cottonwood	d Trees		
Alder	7	7	0	
Cottonwood	1	1	0	
(excluding	Deciduous Tree Alder and Cotton			
Pacific Willow	1	1	0	
Sugar Maple	1	1	0	

Tree Species Existing		Remove	Retain		
Coniferous Trees					
Douglas Fir	2	2	0		
Total (excluding Alder and Cottonwood Trees) 4		4	0		
m 15 1 m 5	•				
Total Replacement Trees Prop (excluding Boulevard Street Trees		47			
Total Retained and Replacement Trees		47			
Contribution to the Green City Fund		N/A			

- The Arborist Assessment states that there are a total of 4 protected trees on the site, excluding Alder and Cottonwood trees. 8 existing trees, approximately 67% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 16 replacement trees on the site. The applicant is proposing 47 replacement trees thereby exceeding City requirements.
- The new trees on the site will consist of a variety of trees including White Wonder Dogwood, Golden Fastigiate Beech, Columnar Red Maple, Bruns Serbian Spruce and Western Red Cedar.
- In summary, a total of 47 trees are proposed to be replaced on the site which exceeds City requirements.

PRE-NOTIFICATION

The development proposal sign was installed on January 24, 2017 and staff received the following responses from adjacent property owners regarding the proposed commercial development:

• Five residents expressed concern that the commercial development may obtain access from 140 Street which could result in vehicles short-cutting through the surrounding neighbourhood.

(No vehicle access is permitted or proposed to/from the commercial development and 140 Street. In addition, the applicant proposes to install significant landscaping along the eastern boundary of the subject property which impedes vehicle traffic while providing additional screening of the on-site parking.)

• One resident expressed concern about public safety and suggested eliminating the existing walkway along the southern boundary of the subject property that connects 140 Street and King George Boulevard.

(The existing pedestrian walkway provides an important connection to King George Boulevard for local area residents and improves walkability throughout the surrounding neighbourhood. The applicant will provide low-level planting, low-rail fencing and pedestrian-scale lighting along the north side of the existing walkway in order to improve public safety, in keeping with CPTED principles.)

• Four residents expressed concern about public safety and pedestrian connectivity along the west side of 140 Street. In addition, the residents indicated the neighbourhood could benefit from extending the sidewalk, improved lighting and restrictive parking at the corner of 57A Avenue and 140 Street.

(The applicant is required to construct the west side of 140 Street to the local road standard with additional pavement, a 1.5 metre (5 ft.) wide concrete sidewalk located adjacent to the property line, street lighting and street trees. Staff are reviewing the on-street parking issue to determine if further changes to on-street parking are required at the corner of 57A Avenue and 140 Street.)

One resident expressed concern about noise from King George Boulevard.

(The subject property is currently vacant and occupied largely by poor quality deciduous trees. The applicant proposes to construct a two-storey commercial building and provide additional landscaping along the King George Boulevard as well as 140 Street frontages which will help to further mitigate traffic noise.)

 Two residents expressed concern about activities occurring as part of on-going day-to-day operations of the RCMP, Surrey Provincial Court and Pre-trial Centre located at 56 Avenue (No. 10 Highway) and 144 Street.

(City staff have worked extensively with the RCMP, Crown Council, Community Corrections and B.C. Corrections [Pre-Trial Centre] in order to address the concerns of adjacent property owners.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 20, 2017. 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	Sustainable Development Features Summary
Criteria	sustainable bevelopment reacures summary
1. Site Context & Location (A1-A2)	 The property is located within the South Newton NCP. The proposal complies with the OCP and NCP designation. The property is located within an existing Frequent Transit Network corridor and within close proximity to a proposed Light Rail Transit station.
2. Density & Diversity (B1-B7)	• The mixed-use proposal includes residential and commercial floor space.
3. Ecology & Stewardship (C1-C4)	 The proposal includes low-impact development standards (LIDS) in the form of: [1] roof downspout disconnection; [2] vegetated bio-swales; [3] absorbent soils; [4] sediment control devices; [5] permeable pavement; and [6] perforated pipe systems. The applicant is proposing to increase the amount of impervious surfaces and provide significant on-site landscaping. The residents/tenants have access to recycling, composting and organic waste disposal pick-up services.
4. Sustainable Transport & Mobility (D1-D2) 5. Accessibility & Safety (E1-E3)	 The applicant will provide visible and secure all-weather bicycle parking. The proposed building is connected to off-site pedestrian and multi-use pathways, provides pedestrian-specific lighting, offers direct pedestrian linkages to transit stops and provides bike racks and/or lockers. The proposal reflects CPTED principles by providing a clear distinction between public/private realms, encouraging surveillance of the parking areas from the second-storey residential dwelling unit, introducing low-
6. Green Certification	profile planting on-site and installing pedestrian-scale lighting along the existing public walkway on the south lot line. • N/A
(F1) 7. Education & Awareness (G1-G4)	• N/A

ADVISORY DESIGN PANEL

The proposal was not forwarded to the Advisory Design Panel (ADP) for comment but reviewed internally by City staff and deemed generally acceptable in terms of form, design and character.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front (west) yard setback under the C-4 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.); and
- To reduce the minimum side (north) yard setback under the C-4 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).

Applicant's Reasons:

• The proposed setback variances will increase the total floor area for the commercial component while enabling the applicant to achieve a functional building envelope.

Staff Comments:

- Staff anticipate that approximately 3 metres (10 ft.) of additional dedication will be required for future road widening on King George Boulevard to achieve the ultimate 42 metre (138 ft.) road allowance. According to Part 7, "Special Building Setbacks", of Zoning By-law No. 12000, the proposed building setback on King George Boulevard should be measured from centerline of the ultimate highway allowance. After future road dedication, the proposed building will be located 4.0 metres (13 ft.) from the future property line. The proposed front (west) yard setback is considered reasonable in order to provide a more functional building envelope, maximize the available retail space and maintain an attractive streetscape on King George Boulevard.
- The additional landscaping proposed along the west property line will provide a visual barrier and natural buffer to future commercial activities as well as screen the on-site parking.
- The proposed setback variance on the northern boundary of the subject property will accommodate a proposed double-car garage for the caretaker suite and reflects the 1.8 metre side yard setback of the double-car garage on the adjacent single family dwelling at 5815 140 Street.
- The applicant proposes to install a solid 6 metre (20 ft.) wide landscape buffer along the remainder of the northern building elevation in order to provide additional separation between the commercial development and existing single family residences.

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. Site Plan, Building Elevation Drawings and Landscape Plans

Appendix III. Engineering Summary

Appendix IV. Summary of Tree Survey and Tree Preservation Appendix V. Development Variance Permit No. 7916-0644-00

INFORMATION AVAILABLE ON FILE

 Complete Set of Architectural and Landscape Plans prepared by Ankenman Associates Architects Inc. and M2 Landscape Architecture, respectively, dated June 20, 2017 and June 15, 2017.

original signed by Ron Hintsche

Jean Lamontagne General Manager Planning and Development

MRJ/da

<u>Information for City Clerk</u>

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

1. (a) Agent: Name: Mark Lesack

Ankenman Associates Architects Inc.

Address: 12321 - Beecher Street, Suite 200

Surrey, BC V₄A₃A₇

2. Properties involved in the Application

(a) Civic Address: 5760 - King George Boulevard

(b) Civic Address: 5760 - King George Boulevard

Owner: 0784903 B.C. Ltd.

<u>Director Information:</u> Sukhwinder Sanghe

Officer Information as at March 8, 2016:

Sukhwinder Sanghe (President, Secretary)

PID: 012-221-066

Lot 1 Section 9 Township 2 New Westminster District Plan 79179

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification of Development Variance Permit No. 7916-0644-00 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 as well as execution by the Mayor and City Clerk in conjunction with the issuance and execution of the Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: C-4

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	2,565.66 sq. m.
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	26.5%
CETDACUC (in machine)		
SETBACKS (in metres) Front	7.5 m	- m
Rear	7.5 m.	7 m.
Side #1 (North)	7.5 m. 6.0 m.	7.5 m. 1.8 m.
Side #1 (North) Side #2 (South)	6.0 m.	
Side #2 (South)	0.0 III.	44.1 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m.	9 m.
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom	N/A	ı dwelling unit
FLOOR AREA: Residential	N/A	187.66 sq. m.
FLOOR AREA: Commercial		
Retail	N/A	575.16 sq. m.
	,)i) - T
FLOOR AREA: Industrial	N/A	N/A
FLOOD AREA Institution	NT/A	NT / A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	762.82 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)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	N/A	N/A
FAR (net)	0.40	0.35
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	15 spaces	15 spaces
Industrial	N/A	N/A
Residential (three bedroom)	3 spaces	3 spaces
Institutional	N/A	N/A
Total Number of Parking Spaces	18 spaces	18 spaces
Number of accessible stalls	N/A	1 space
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES







3D View - KING GEORGE BLVD



5760 KING GEORGE BLVD

PERSPECTIVES

1613 SCALE: JUNE 20, 2017

Appendix II

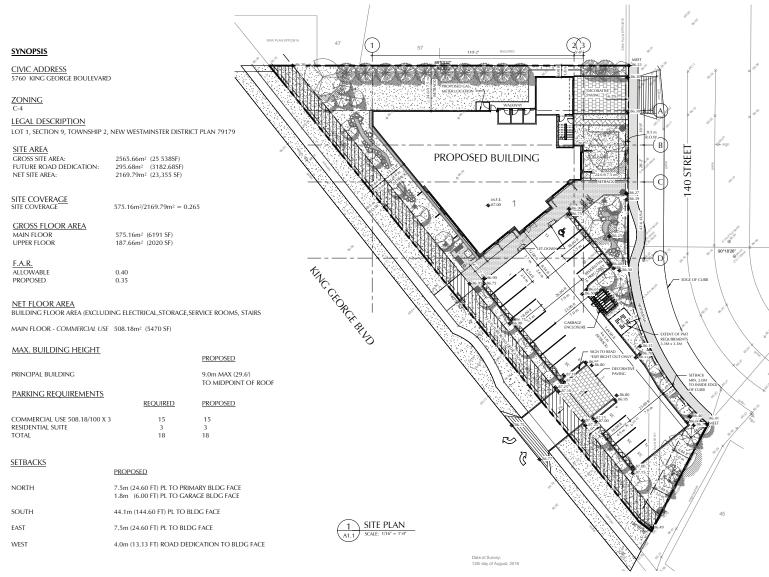






5760 KING GEORGE BLVD

CONTEXT PLAN 1613 SCALE: 1/32" = 1'-0"
JUNE 20, 2017





5760 KING GEORGE BLVD

SITE PLAN

JUNE 20 2017 ISSUSED FOR DVP & RE-ZONING ML EV DATE DESCRIPTION BY

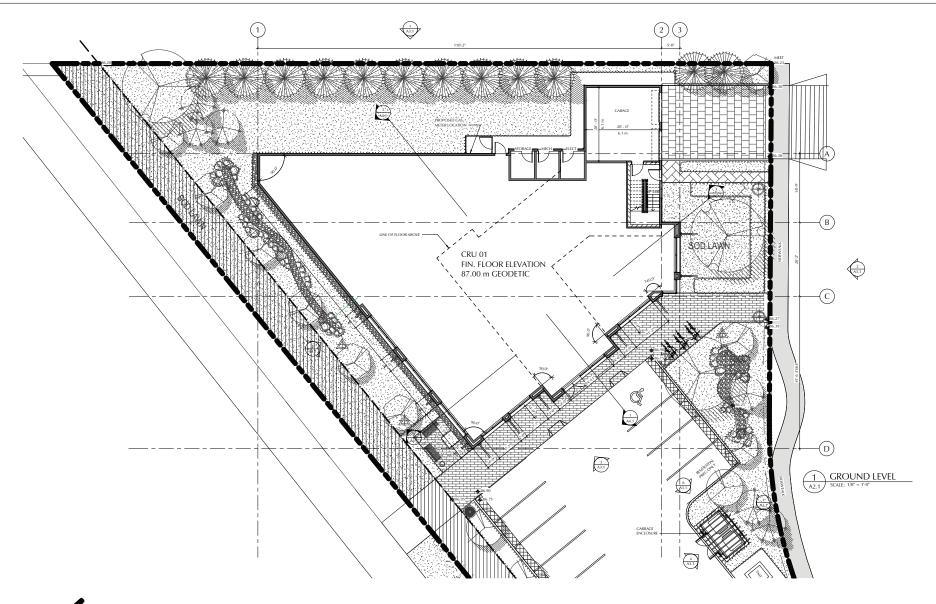
1613 SCALE: 1/16" = 1'-0"

JUNE 20, 2017

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

For AL MORTGAGELINE LTD

A1.1







5760 KING GEORGE BLVD

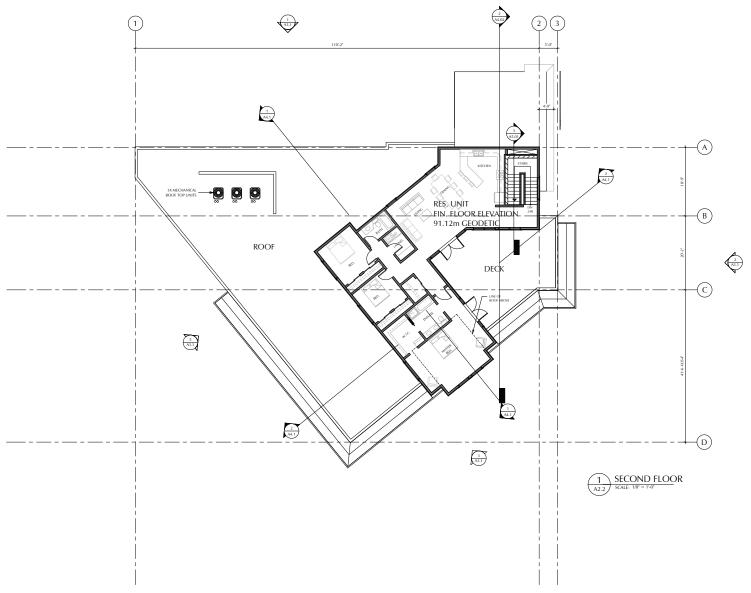
GROUND FLOOR

For AL MORTGAGELINE LTD

1613 SCALE: 1/8" = 1'-0"

JUNE 20, 2017

A2.1



COMMERCIAL DEVELOPMENT

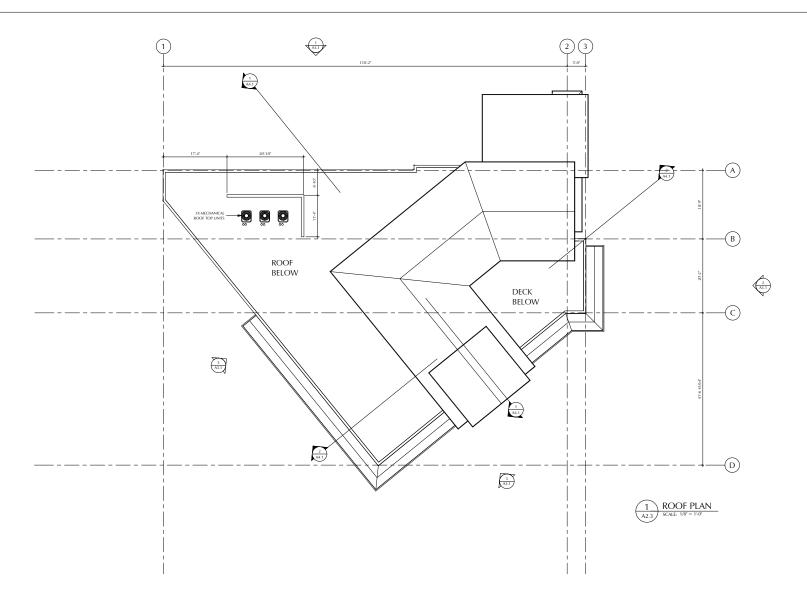
5760 KING GEORGE BLVD

SECOND FLOOR _________

JUNE 20 2017 ISSUSED FOR DVP & RE-ZONING

LEV DATE DESCRIPTION

CALE 1/0|| 1/0||







Ankenman Associates Architects Inc. 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

5760 KING GEORGE BLVD

For AL MORTGAGELINE LTD

ELEVATIONS

1613 SCALE: 1/8" = 1'-0"

JUNE 20, 2017



1: HORIZONTALLY INSTALLED
CEMENTITIOUS SIDING 8" EXPOSED FACE
COLOUR TO MATCH: BENJAMIN MOORE
HC 50 GEORGIAN BRICK

7: THERMALLY BROKEN ALUMINUM STORE FRONT FRAME C/W DOUBLE GLAZING GLAZING: CLEAR FRAME COLOUR: ANODIZED ALUMINUM

2: HORIZONTALLY INSTALLED
CEMENTITIOUS SIDING 8" EXPOSED FACE
COLOUR TO MATCH: BENJAMIN MOORE
HC 159 PHILLIPSBURG BLUE

8: VINYL WINDOW/DOOR FRAME C/W DOUBLE GLAZING GLAZING: CLEAR FRAME COLOUR: HC 11 CHELSEA GREY

3: HORIZONTALLY INSTALLED

CEMENTITIOUS SIDING 8" EXPOSED FACE

COLOUR TO MATCH: BENJAMIN MOORE

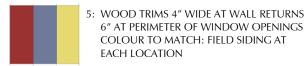
HC 11 MARBLEHEAD GOLD

9: EXPOSED CONCRETE UPSTAND C/W CLEAR SEALANT

4: BUILT UP WOOD FASCIA COLOUR TO MATCH: BENJAMIN MOORE HC 168 CHELSEA GREY



10:ASPHALT SHINGLES COLOUR TO MATCH: IKO CAMBRIDGE HARVARD SLATE



SIGN

11:INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTERS AND/OR LOGO MOUNTED ON RACEWAY WITH CENTERED WIRING RACEWAY. COLOUR TO MATCH FIELD SIDING FINISH (REFER TO SIGNAGE DETAIL ON SHEET A3.2)



6: BUILT UP WOOD CANOPY WOOD KNEE BRACING COLOUR TO MATCH: BENJAMIN MOORE 2125-10 BLACK PANTHER



12:CEMENTITIOUS (SMOOTH TEXTURED)
PANEL FLUSH WITH STOREFRONT
FRAMING (COLOUR TO MATCH FIELD
SIDING COLOUR)



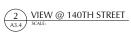


5760 KING GEORGE BLVD

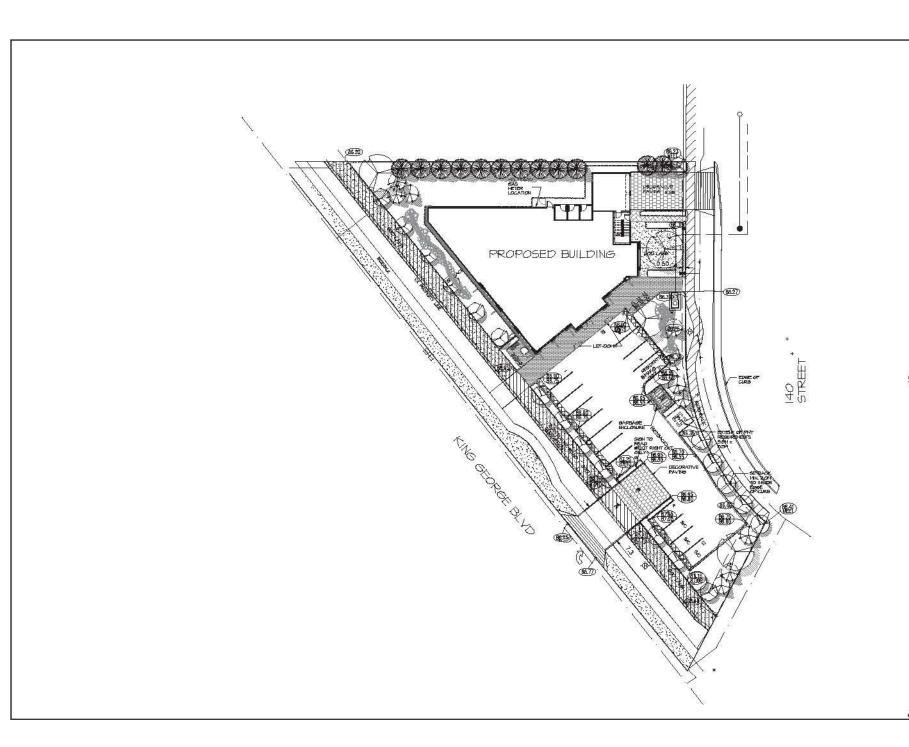
COLOUR BOARD

JUNE 20 2017 ISSUSED FOR DVP & RE-ZONING ML REV DATE DESCRIPTION BY









LANDSCAPE ARCHITECTURE

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



COMMERCIAL DEVELOPMENT

5760 KING GEORGE BLVD SURREY, BC

DRAWING TITLE:

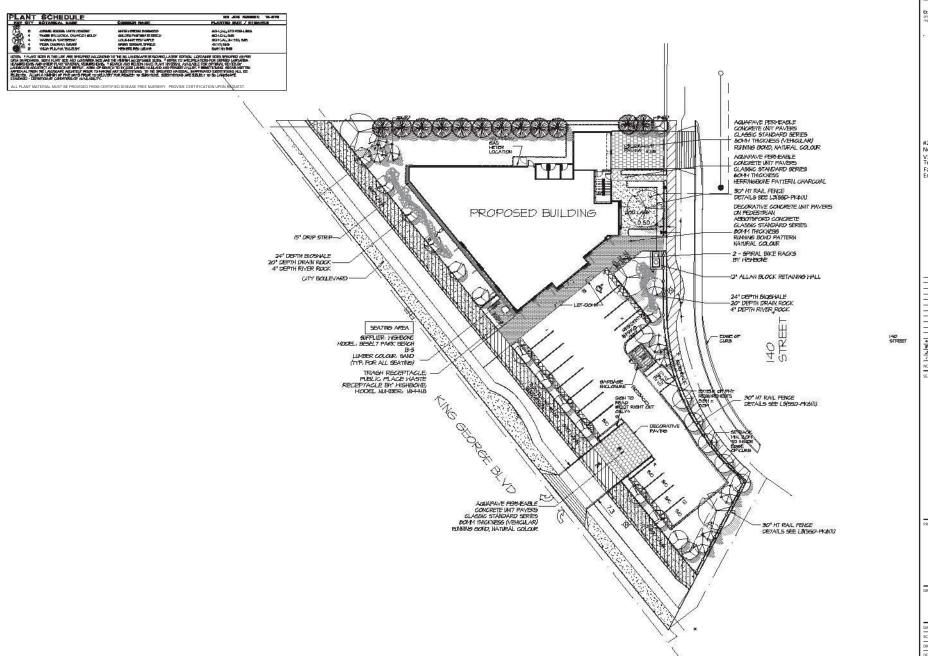
GRADING PLAN

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M2LA PROJECT NUMBER:

LO

JCB NO 16 078





LANDSCAPE ARCHITECTURE

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



COMMERCIAL DEVELOPMENT

5760 KING GEORGE BLVD SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	OLHAY SOIT	DRAWING NUMBER
SCALE:	110440	
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CHK'D:		1

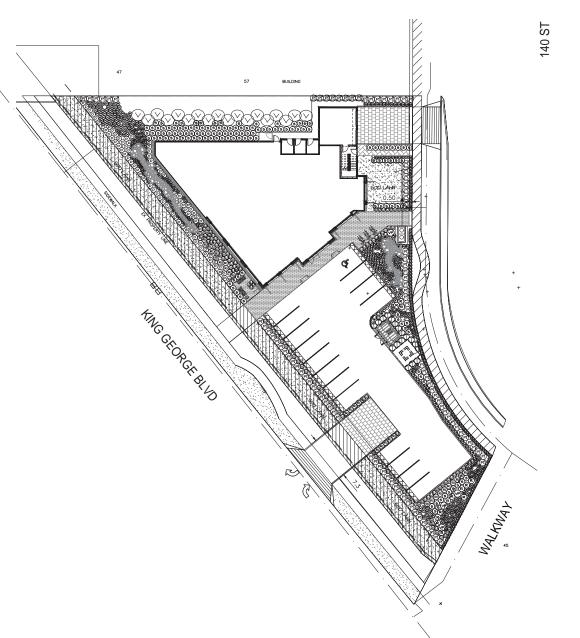
M2LA PROJECT NUMBER:

JOH NO 16 078

PLA	NT	SCHEDULE		M2 JOB NUMBER: 16-078
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
ര	81	LONGERA NITIDA 'SLVER BEAUTY'	BOX HONEYSUCKLE	#2 POT; BOCH
×	96	PRINIS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUNKEN LAUREL	#3 POT;
8	13	RHODODENDRON 'MIST MAIDEN'	HIST HAIDEN RHODODENDRON	#8 POT: TOCM
8	134	ROSA 'RED MEIDILAND'	RED HEIDILAND ROSE, OAH HATURE HT	R2 POT; 40CH
8	133	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRASRANT SARCOCOCCA	#2 POT, 300H
Ж	19	THUA OCCUPENTALIS 'SMARASD'	EMERALD GREEN CEDAR	2M HT: B4B
8	18	VIBURIUM P.T. MARIESII'	HARIE'S DOUBLE FILE VIBURIUM	R3 POT: 60CH
\$\$< 00000 000	4	VIBURIUM P.T. PINK BEAUTY*	PINK BEAUTY DOUBLE FILE VIBURNUM	IB POT, 60CH
ervise				
a	190	CAREX 1CE DANCE"	SLVER VAREGATED SEDGE	#I POT
8	24	HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRAGS	#2 POT
8	B	HISCANTHUS SINENSIS 'PURPURASCENS RED'	JAPANESE SILVER 6RASS	#I POT
1000m	13	OPHOPOSON PLANISCAPUS 'NISRESCENS'	HONDO GRASS	#I POT
PERM	IAL			
0	78	BRUNNERA HACROPHYLLA 'JACK FROST'	SIBBRIAN BUGLOSS	#I POT;
×	34	LAVENDULA ANGUSTIFICILIA	ENGLISH LAVENDER	#2 POT
8				
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#220 - 26 Lorne Mews New Westminster, British Columbia V3M 31.7 Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com

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PROJECT

COMMERCIAL DEVELOPMENT

5760 KING GEORGE BLVD SURREY, BC

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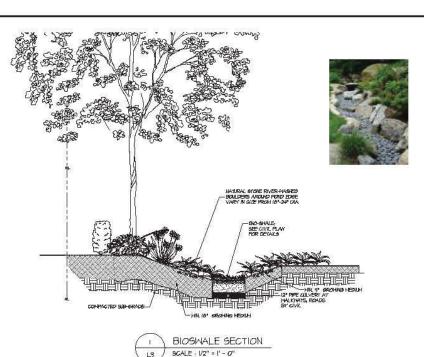
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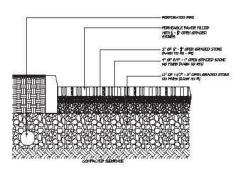
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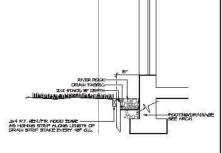
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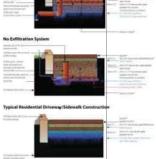
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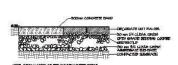
LANDSCAPE ARCHITECTURE

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CONCRETE UNIT PAVERS SCALE : N.T.S.



SPIRAL BIKE RACK (SBRGP-4) BY WISHBONE



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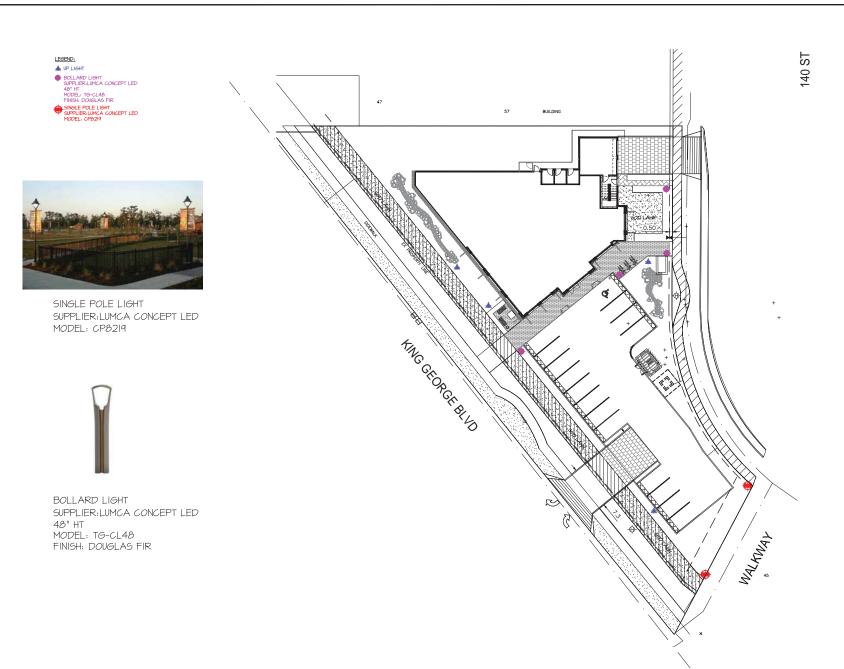
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COMMERCIAL DEVELOPMENT

5760 KING GEORGE BLVD SURREY, BC

LANDSCAPE



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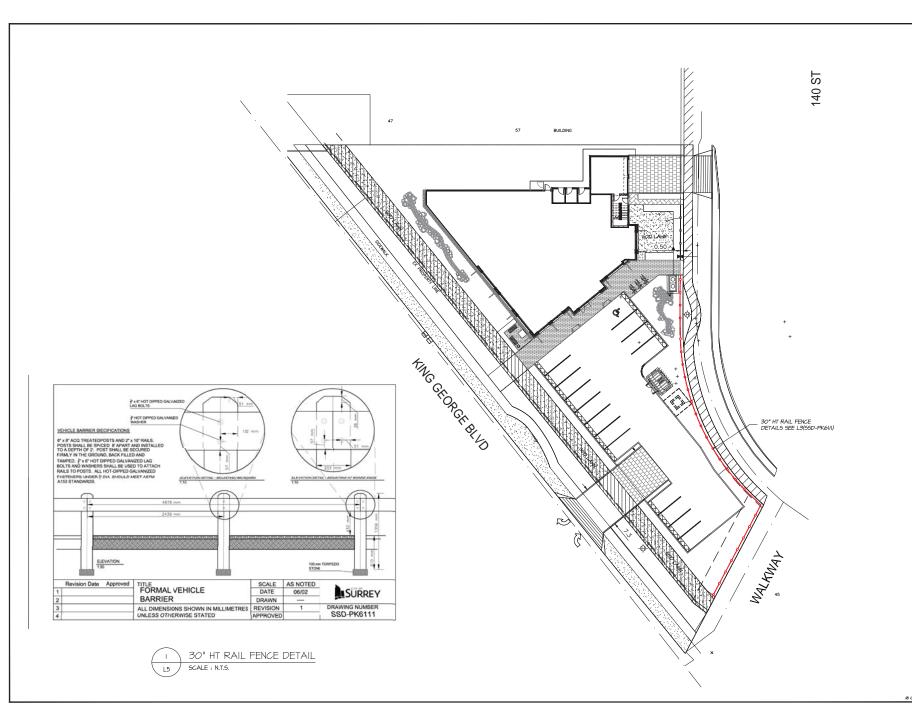
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COMMERCIAL DEVELOPMENT

5760 KING GEORGE BLVD SURREY, BC

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COMMERCIAL DEVELOPMENT

5760 KING GEORGE BLVD SURREY BC

LANDSCAPE SPECIFICATIONS

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LANDSCAPE ARCHITECTURE

New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044

#220 - 26 Lorne Mews

Email: office@m2la.com

Fax: 604.553.0045

CHK'D:

M2LA PROJECT NUMBER:



INTER-OFFICE MEMO

Appendix III

TO:

Manager, Area Planning & Development

- South Surrey Division

Planning and Development Department

FROM:

Development Services Manager, Engineering Department

DATE:

July 5, 2017

PROJECT FILE:

7816-0644-00

RE:

Engineering Requirements (Commercial/Industrial)

Location: 5760 King George Blvd

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted below.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

Property and Right-of-Way Requirements

• provide a 0.5 metre ROW fronting 140 Street and 57A Avenue.

Works and Services

- construct the west/south half of 140 Street/57A Avenue to a through local standard.
- provide pedestrian lighting on King George Boulevard walkway.
- construct 7.3 metre driveway to King George Boulevard
- construct a 6.0 metre driveway to 140 Street.
- construct sanitary sewer on 140 Street to service the development.
- construct watermain on 140 Street to service the development.
- provide on-site stormwater management features and corresponding Restrictive Covenants.

A Servicing Agreement is required prior to Building Permit. Building Occupancy will not be issued until works have been completed and accepted to the satisfaction of the City's Engineering Department.

Rémi Dubé, P.Eng.

Development Services Manager

LRi

Tree Preservation Summary

Surrey Project No: 7916-0644-00

Address: 5760 King George Blvd, Surrey, BC

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	12
and lanes, but excluding trees in proposed open space or riparian areas)	
Protected Trees to be Removed	12
Protected Trees to be Retained	0
(excluding trees within proposed open space or riparian areas)	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 8 X one (1) = 8 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	16
Replacement Trees Proposed	47
Replacement Trees in Deficit	-31
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
 Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0 	0
Replacement Trees Proposed	47
Replacement Trees in Deficit	0

Summary, report and	l plan	prepared	and	submitted	b	y:
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0644-00

Issued To: 0784903 B.C. LTD.

(the "Owner")

Address of Owner: 15355 – 24 Avenue, Suite 800

Box 228

Surrey, BC V4A 2H9

- 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: 012-221-066 Lot 1 Section 9 Township 2 New Westminster District Plan 79179

5760 - King George Boulevard

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

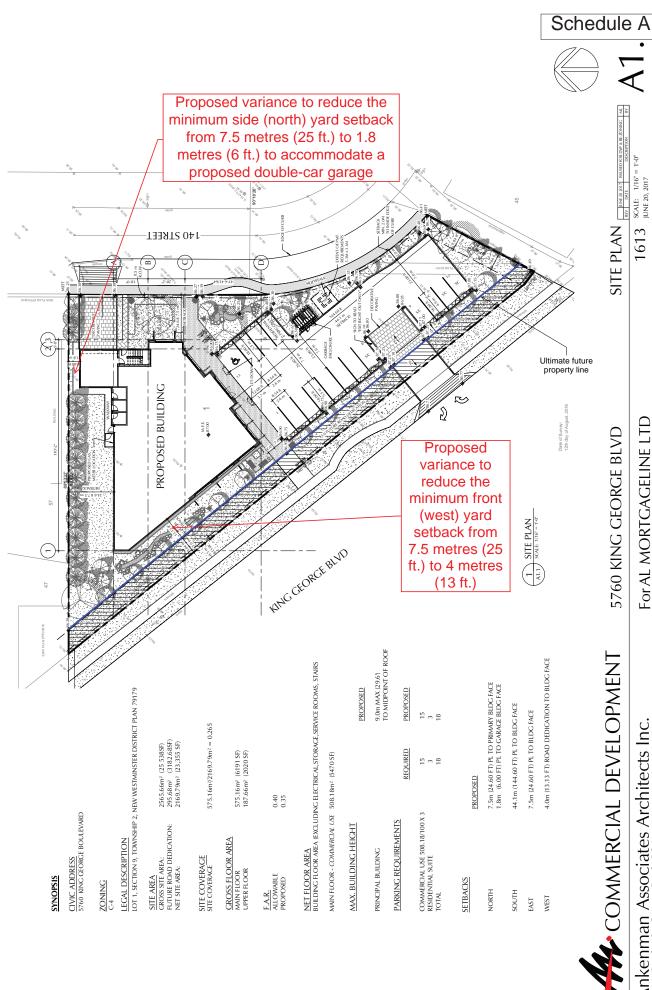
(b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - In Section F. of Part 34 Local Commercial Zone (C-4), the minimum front (west) yard setback requirement is reduced from 7.5 metres (25 ft.) to 4 metres (13 ft.); and

	• In Section F. of Part 34 Local Commercial Zone (C-4), the minimum side (north) yard setback requirement is reduced from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).
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.
3.	The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
).	This development variance permit is not a building permit.
	ORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

Mayor – Linda Hepner

City Clerk - Jane Sullivan



For AL MORTGAGELINE LTD

Ankenman Associates Architects Inc. 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600