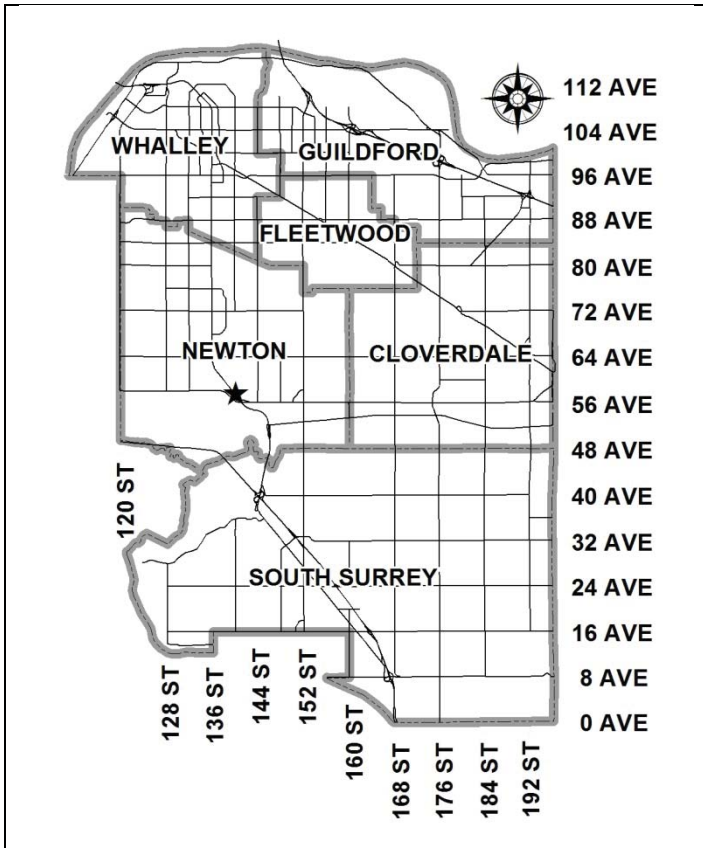


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0644-00

Planning Report Date: July 10, 2017



PROPOSAL:

- Development Permit
- Development Variance Permit

to permit the development of a commercial building.

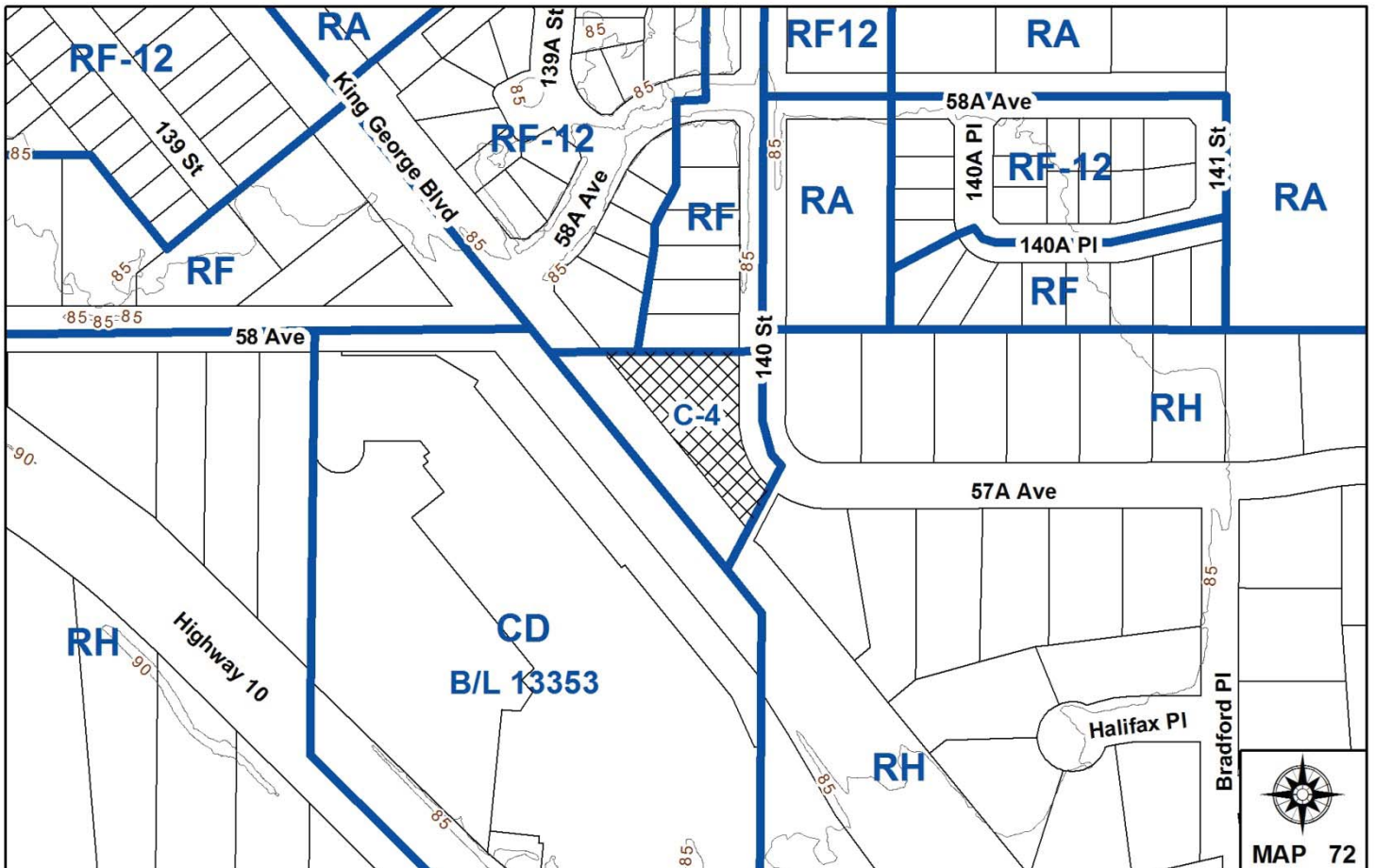
LOCATION: 5760 - King George Boulevard

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 CHARACTERISTICSExisting Land Use: Vacant ParcelAdjacent Area:

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

DEVELOPMENT CONSIDERATIONSBackground

- 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 | Existing | Remove | Retain |
|---|----------|--------|--------|
| Alder and Cottonwood Trees | | | |
| Alder | 7 | 7 | 0 |
| Cottonwood | 1 | 1 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| 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 |
| Total Replacement Trees Proposed (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 Fastigate 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 Criteria | Sustainable Development Features Summary |
|---|---|
| 1. Site Context & Location (A1-A2) | <ul style="list-style-type: none"> • 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) | <ul style="list-style-type: none"> • The mixed-use proposal includes residential and commercial floor space. |
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> • 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) | <ul style="list-style-type: none"> • 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. |
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> • 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-profile planting on-site and installing pedestrian-scale lighting along the existing public walkway on the south lot line. |
| 6. Green Certification (F1) | <ul style="list-style-type: none"> • N/A |
| 7. Education & Awareness (G1-G4) | <ul style="list-style-type: none"> • N/A |

ADVISORY DESIGN PANEL

The 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

Information for City Clerk

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 V4A 3A7
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.
 Director Information:
 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% |
| SETBACKS (in metres) | | |
| Front | 7.5 m. | 7 m. |
| Rear | 7.5 m. | 7.5 m. |
| Side #1 (North) | 6.0 m. | 1.8 m. |
| Side #2 (South) | 6.0 m. | 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 | 1 dwelling unit |
| FLOOR AREA: Residential | N/A | 187.66 sq. m. |
| FLOOR AREA: Commercial | | |
| Retail | N/A | 575.16 sq. m. |
| FLOOR AREA: Industrial | N/A | N/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 |



1 3D View - 140TH STREET
A0.0 SCALE:



2 3D View - KING GEORGE BLVD
A0.0 SCALE:

AA COMMERCIAL DEVELOPMENT

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

5760 KING GEORGE BLVD

For AL MORTGAGELINE LTD

PERSPECTIVES

1613

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

SCALE:
JUNE 20, 2017

A0.



1
A0.1 CONTEXT PLAN
SCALE: 1/32" = 1'-0"

AA COMMERCIAL DEVELOPMENT

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

5760 KING GEORGE BLVD

For AL MORTGAGELINE LTD

CONTEXT PLAN

1613

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

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



A0.1

SYNOPSIS

CIVIC ADDRESS
5760 KING GEORGE BOULEVARD

ZONING
C-4

LEGAL DESCRIPTION
LOT 1, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 79179

SITE AREA
GROSS SITE AREA: 2565.66m² (25 538SF)
FUTURE ROAD DEDICATION: 295.68m² (3182.68SF)
NET SITE AREA: 2169.79m² (23,355 SF)

SITE COVERAGE
SITE COVERAGE 575.16m²/2169.79m² = 0.265

GROSS FLOOR AREA
MAIN FLOOR 575.16m² (6191 SF)
UPPER FLOOR 187.66m² (2020 SF)

F.A.R.
ALLOWABLE 0.40
PROPOSED 0.35

NET FLOOR AREA
BUILDING FLOOR AREA (EXCLUDING ELECTRICAL, STORAGE, SERVICE ROOMS, STAIRS)

MAIN FLOOR - COMMERCIAL USE 508.18m² (5470 SF)

MAX. BUILDING HEIGHT

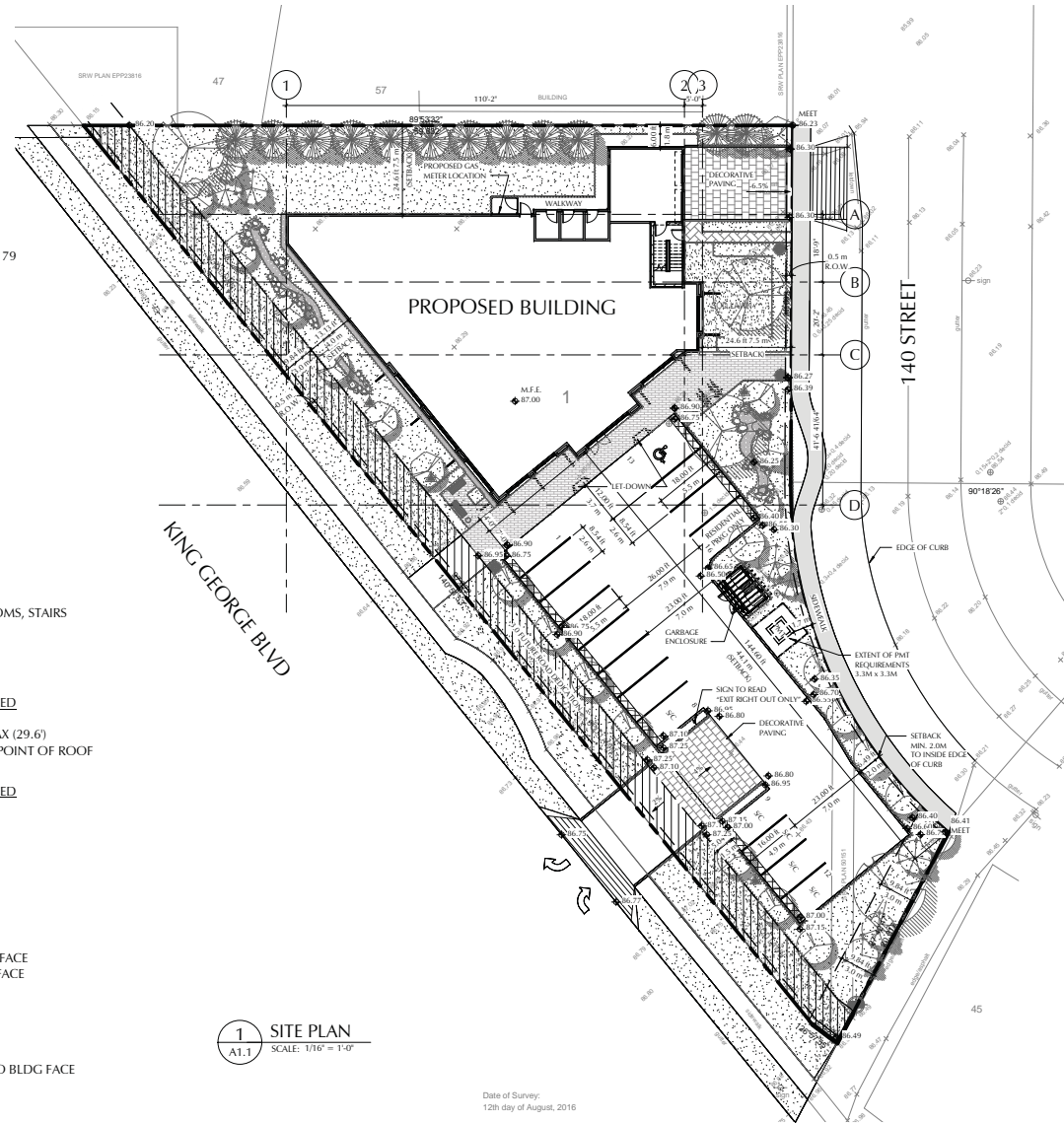
| | |
|--------------------|---|
| | <u>PROPOSED</u> |
| PRINCIPAL BUILDING | 9.0m MAX (29.6') TO MIDPOINT OF ROOF |

PARKING REQUIREMENTS

| | <u>REQUIRED</u> | <u>PROPOSED</u> |
|-------------------------------|-----------------|-----------------|
| COMMERCIAL USE 508.18/100 X 3 | 15 | 15 |
| RESIDENTIAL SUITE | 3 | 3 |
| TOTAL | 18 | 18 |

SETBACKS

| | <u>PROPOSED</u> |
|-------|--|
| NORTH | 7.5m (24.60 FT) PL TO PRIMARY BLDG FACE 1.8m (6.00 FT) PL TO GARAGE BLDG FACE |
| SOUTH | 44.1m (144.60 FT) PL TO BLDG FACE |
| EAST | 7.5m (24.60 FT) PL TO BLDG FACE |
| WEST | 4.0m (13.13 FT) ROAD DEDICATION TO BLDG FACE |

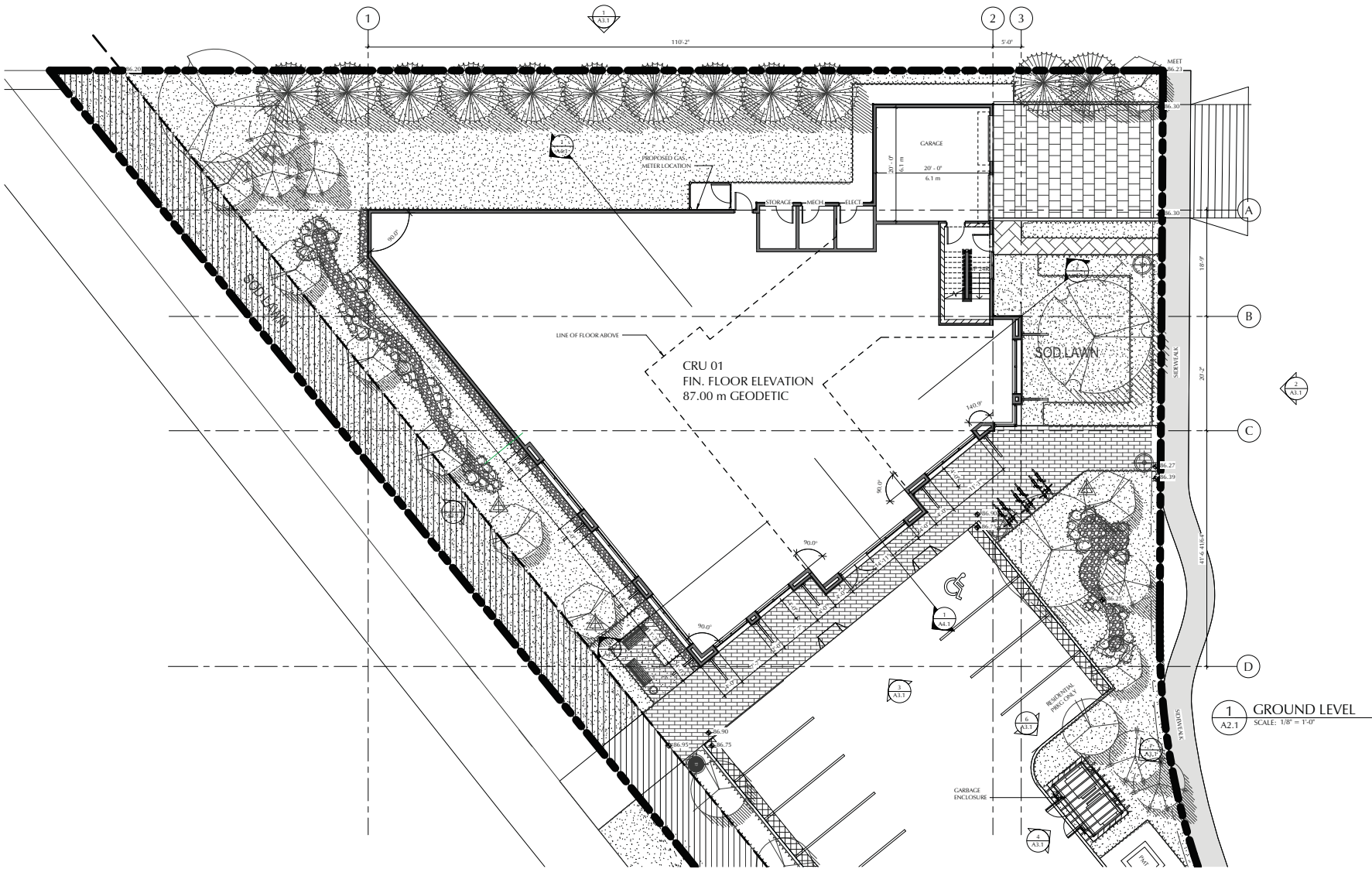


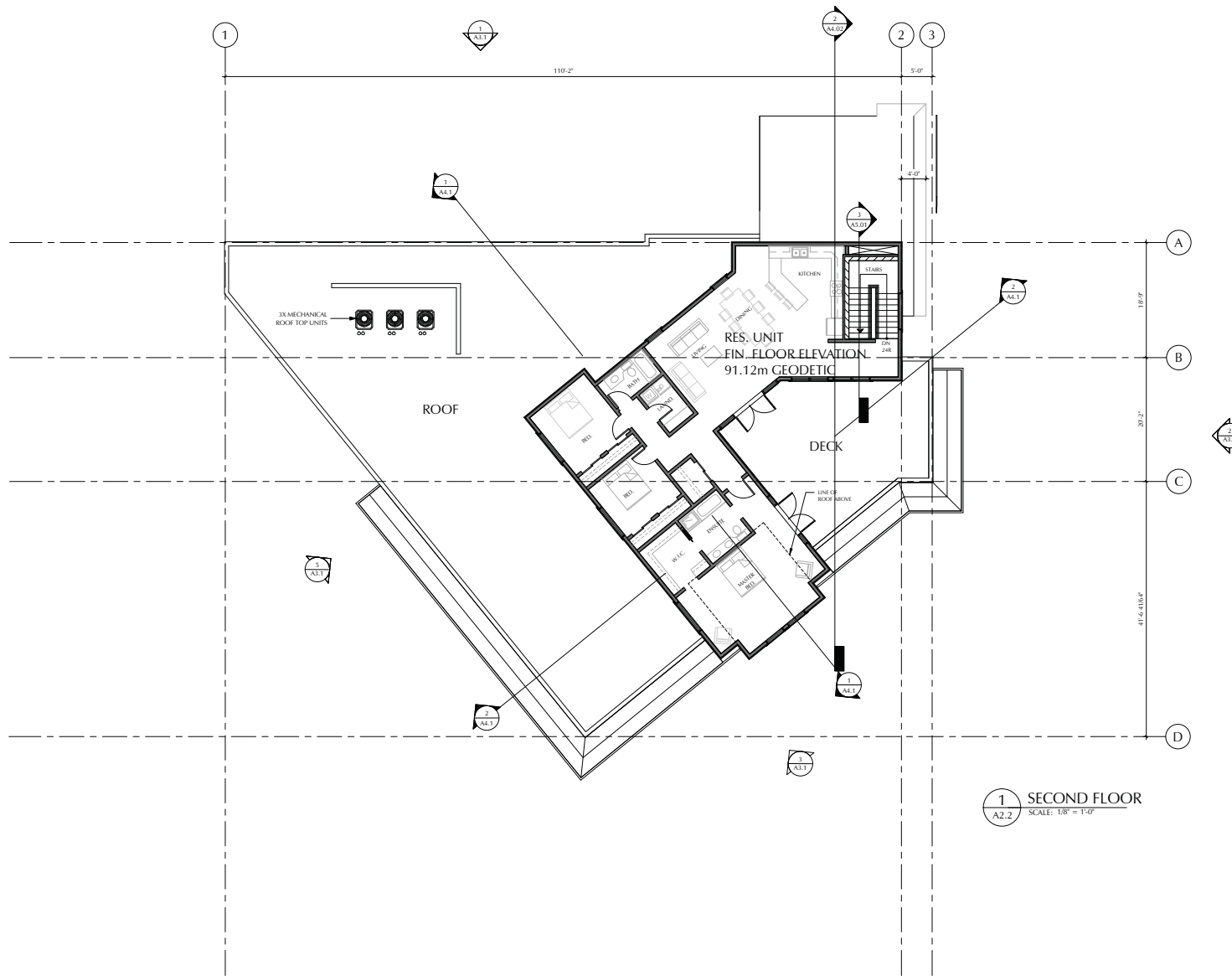
1 SITE PLAN
SCALE: 1/16" = 1'-0"

Date of Survey:
12th day of August, 2016

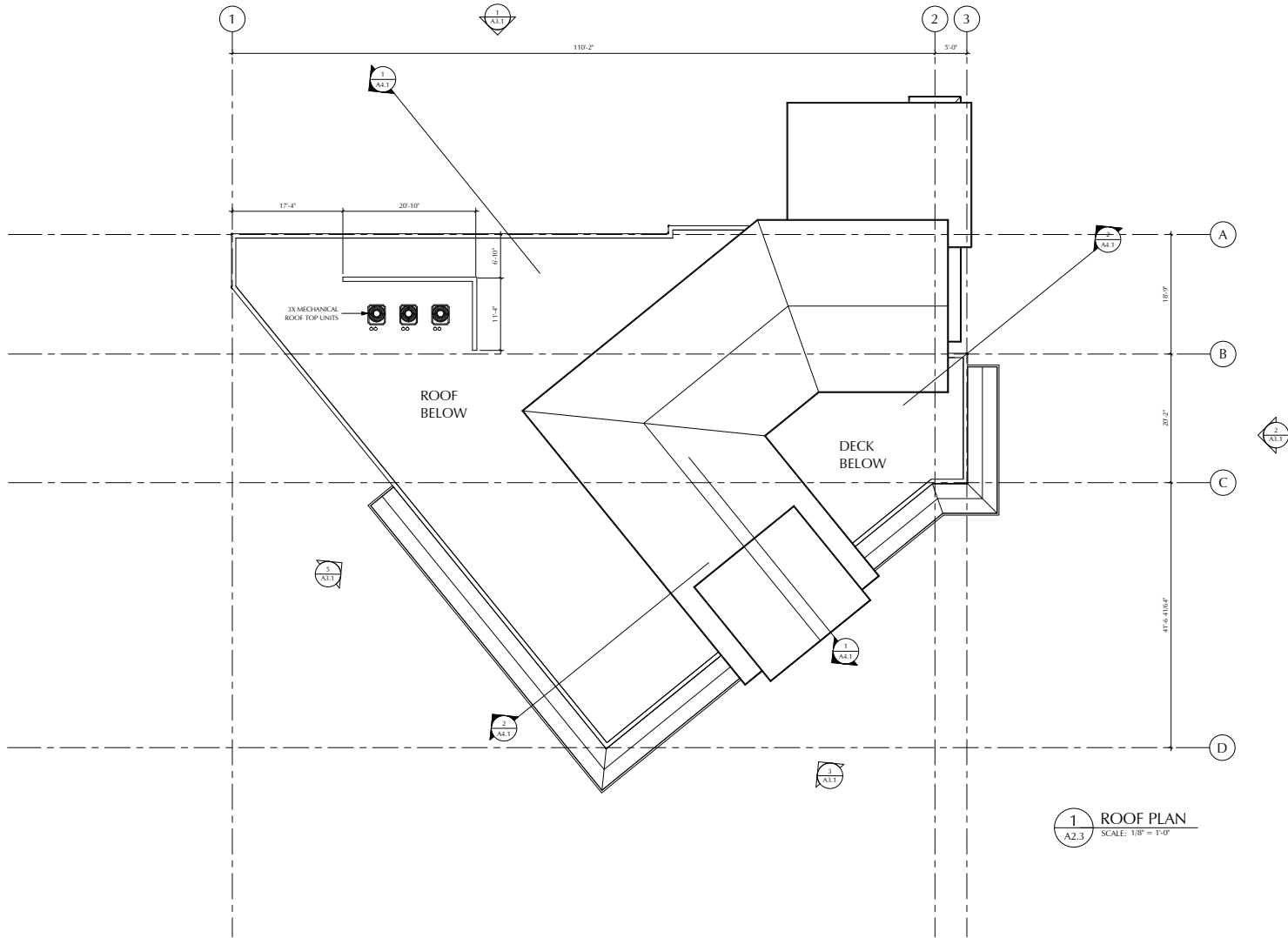
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|-----|--------------|--|-------|
| | JUNE 20 2017 | | |

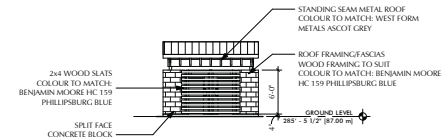
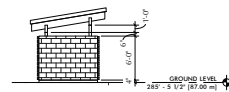
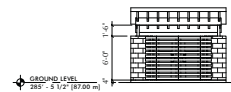
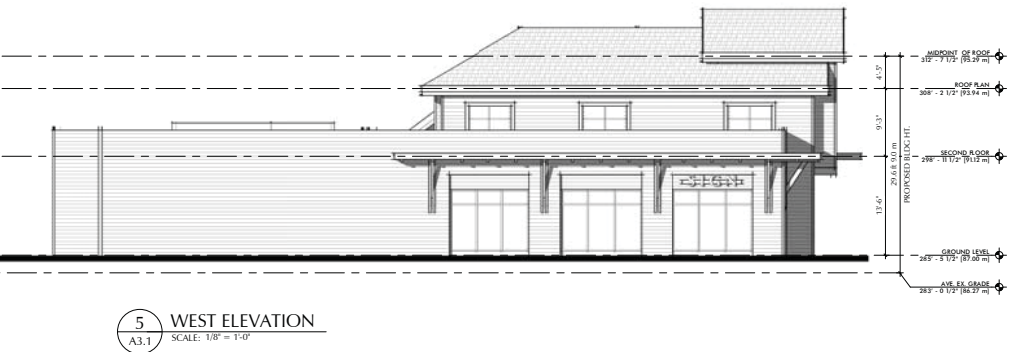
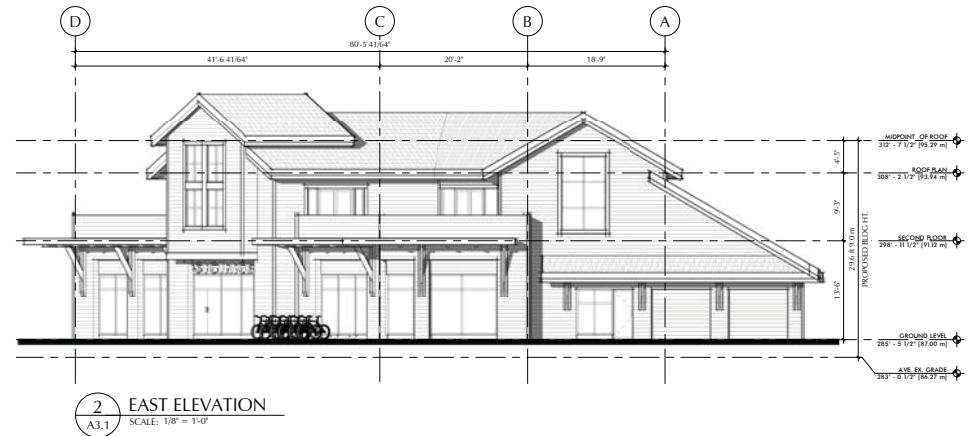
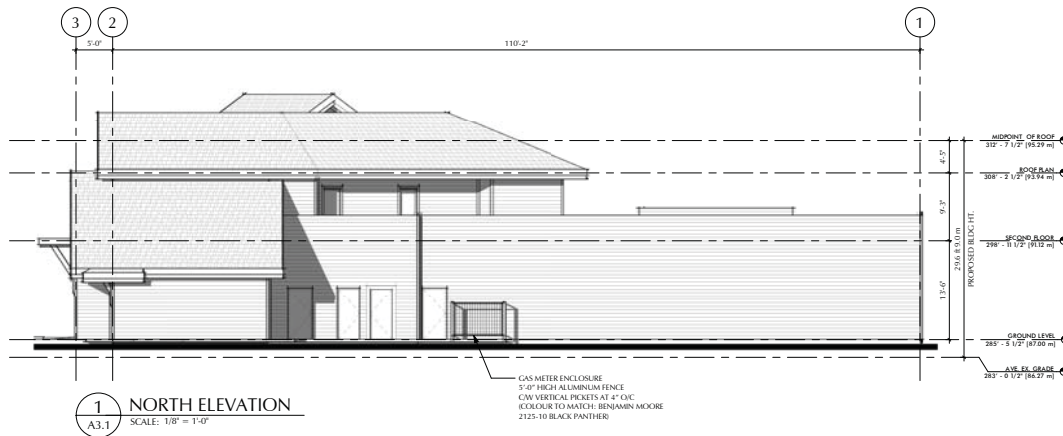


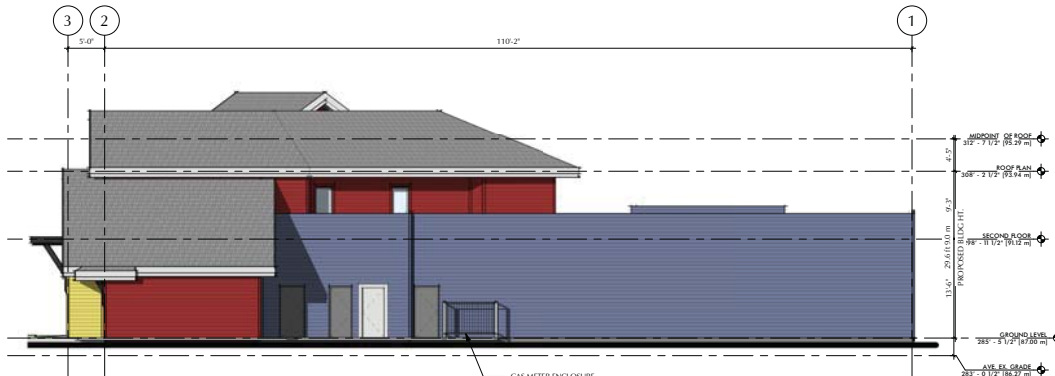




1 SECOND FLOOR
A2.2 SCALE: 1/8" = 1'-0"

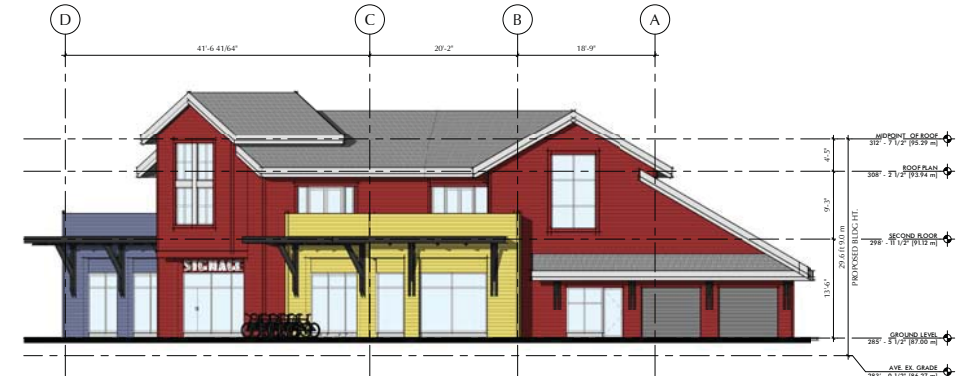






1 NORTH COLOURED ELEVATION
SCALE: 1/8" = 1'-0"

CAS METER ENCLOSURE
5'-0" HIGH ALUMINUM FENCE
CW VERTICAL PICKETS AT 4" O.C.
COLOUR TO MATCH: BENVENIN MOORE
2125-10 BLACK PANTHER



2 EAST COLOURED ELEVATION
SCALE: 1/8" = 1'-0"



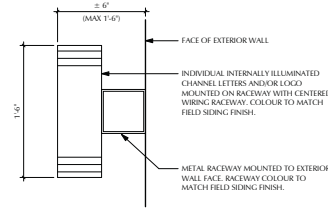
5 FASCIA SIGNAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
(EAST ELEVATION SIMILAR)

INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTERS AND/OR LOGOS MOUNTED ON RAFTERWAY WITH CENTERED WIRING; RAFTERWAY COLOUR TO MATCH FIELD SIDING FINISH.

NOTE:
2 SIGNS PER RETAIL PREMISE ALLOWED (1 ONLY PER FASCIA)

SIGNAGE AREA:
SOUTH ELEVATION: ELEVATION FRONTAGE 20.37' LINEAR METERS
MAXIMUM SIGNAGE AREA ALLOWED 20.37' SQM (COPY AREA NOT TO EXCEED 19.19' SQM)

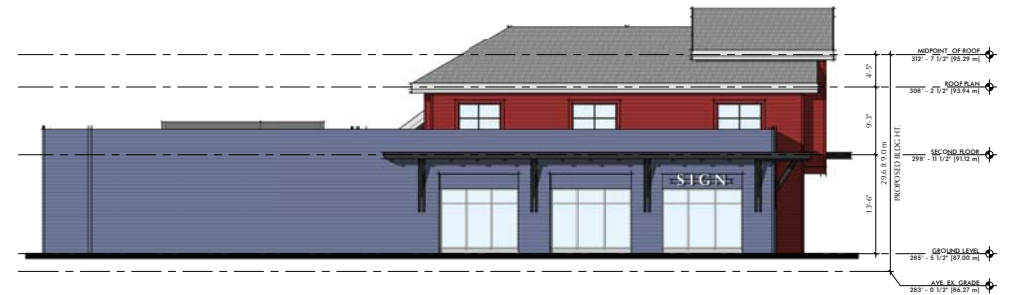
WEST ELEVATION: ELEVATION FRONTAGE 28.34' LINEAR METERS
MAXIMUM SIGNAGE AREA ALLOWED 28.34' SQM (COPY AREA NOT TO EXCEED 14.17' SQM)



6 SIGNBAND DETAIL
SCALE: 1 1/2" = 1'-0"



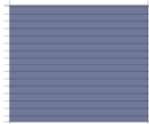
3 SOUTH COLOURED ELEVATION
SCALE: 1/8" = 1'-0"



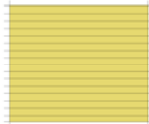
4 WEST COLOURED ELEVATION
SCALE: 1/8" = 1'-0"



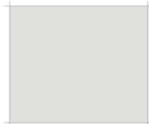
1: HORIZONTALLY INSTALLED
CEMENTITIOUS SIDING 8" EXPOSED FACE
COLOUR TO MATCH: BENJAMIN MOORE
HC 50 GEORGIAN BRICK



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



3: HORIZONTALLY INSTALLED
CEMENTITIOUS SIDING 8" EXPOSED FACE
COLOUR TO MATCH: BENJAMIN MOORE
HC 11 MARBLEHEAD GOLD



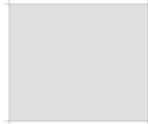
4: BUILT UP WOOD FASCIA
COLOUR TO MATCH: BENJAMIN MOORE
HC 168 CHELSEA GREY



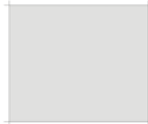
5: WOOD TRIMS 4" WIDE AT WALL RETURNS
6" AT PERIMETER OF WINDOW OPENINGS
COLOUR TO MATCH: FIELD SIDING AT
EACH LOCATION



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



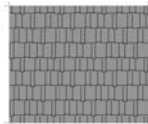
7: THERMALLY BROKEN ALUMINUM STORE
FRONT FRAME C/W DOUBLE GLAZING
GLAZING: CLEAR
FRAME COLOUR: ANODIZED ALUMINUM



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



9: EXPOSED CONCRETE UPSTAND
C/W CLEAR SEALANT



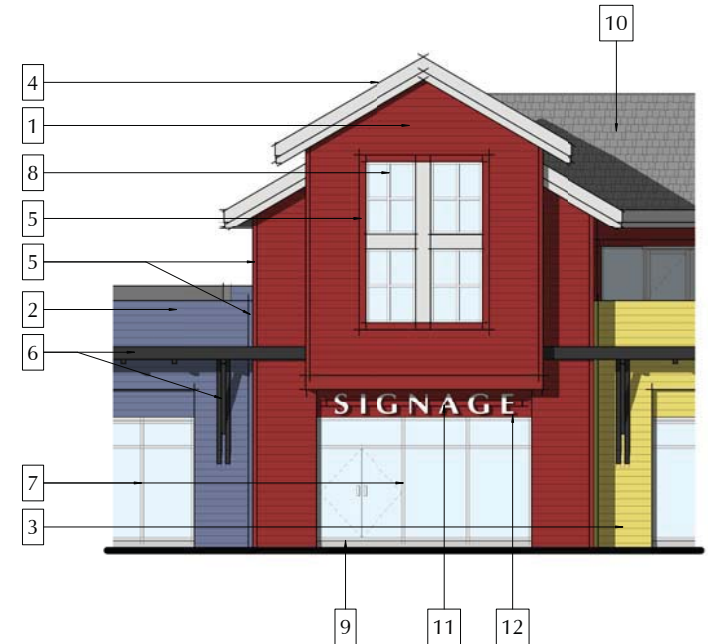
10: ASPHALT SHINGLES
COLOUR TO MATCH: IKO
CAMBRIDGE HARVARD SLATE



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)



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





2 VIEW @ 140TH STREET
A3.4 SCALE

AA COMMERCIAL DEVELOPMENT

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

5760 KING GEORGE BLVD

For AL MORTGAGELINE LTD

STREETSCAPE @ 140 ST

1613

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

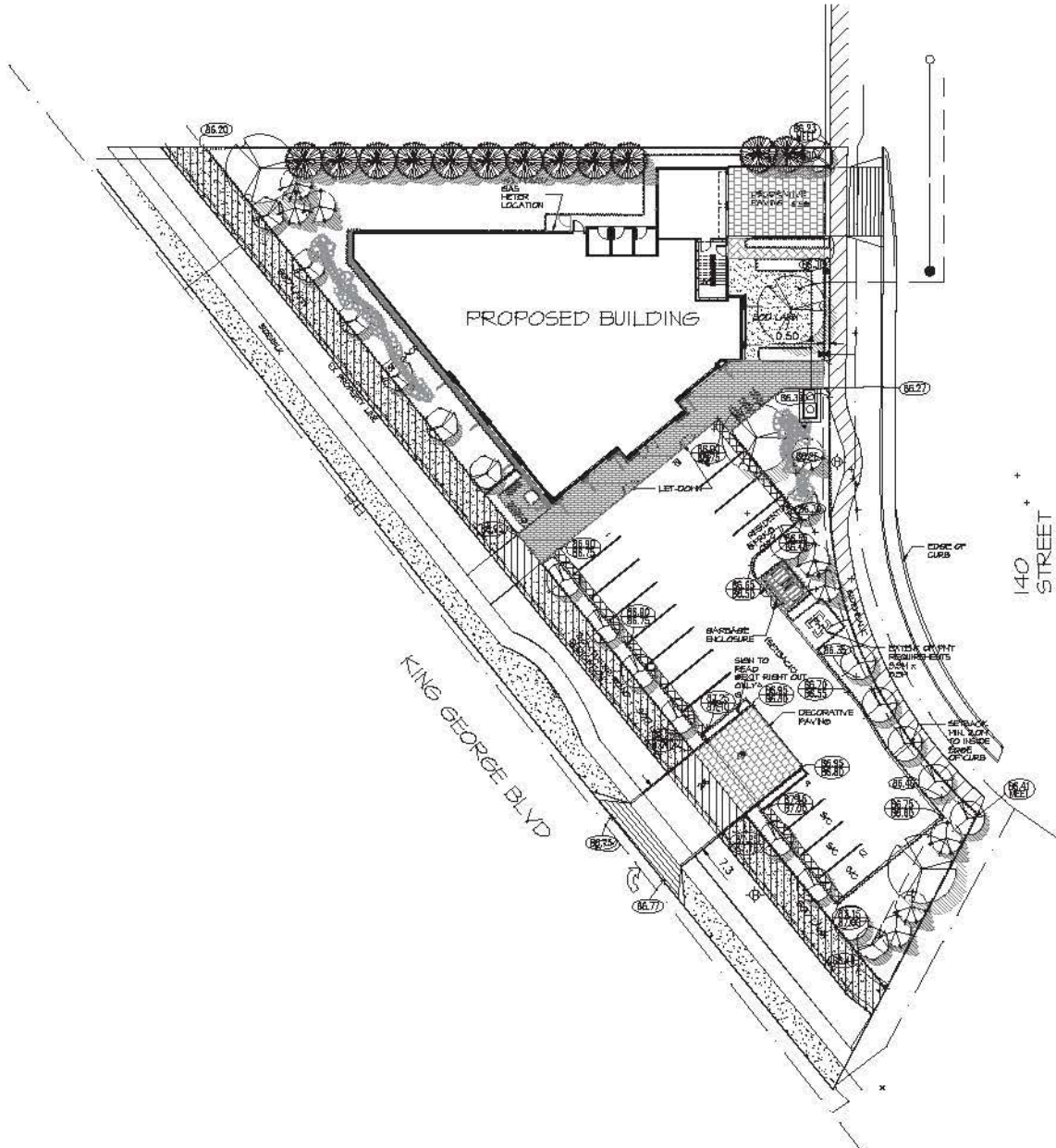
SCALE:
JUNE 20, 2017

A3.4

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| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|------------|------------------------------|-----|
| 6 | JULY 07 | REVISED FOR PERMITS PLAN | CL |
| 5 | JULY 07 | REVISED FOR PERMITS COMMENTS | CL |
| 4 | JANUARY 07 | REVISED FOR PERMITS | CL |
| 3 | JANUARY 07 | REVISED FOR PERMITS | CL |
| 2 | JANUARY 07 | REVISED FOR PERMITS | CL |
| 1 | JANUARY 07 | REVISED FOR PERMITS | CL |

SEAL:

PROJECT:
COMMERCIAL DEVELOPMENT
 5760 KING GEORGE BLVD
 SURREY, BC

DRAWING TITLE:
GRADING PLAN

DATE: 01/14/07 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0" **LO**
 DRAWN: CL
 DESIGN: CL
 CHKD: CL

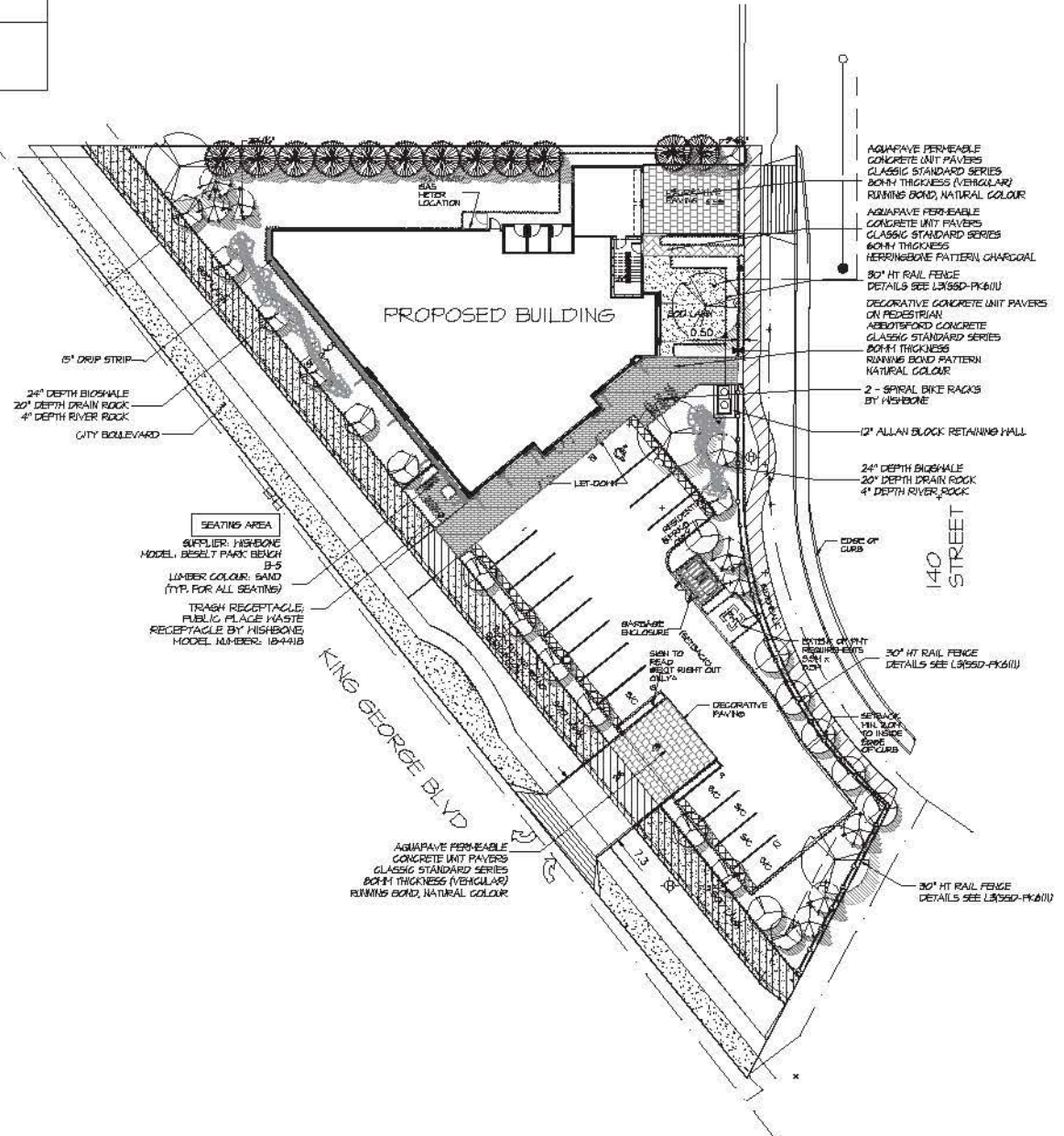
M2LA PROJECT NUMBER: JCR 02 16 078

07/01/07

| PLANT SCHEDULE | | |
|----------------|----------------------------------|-------------------|
| DBT | BOTANICAL NAME | COMMON NAME |
| 1 | SPRING BURNING WHITE FLOWER | WINTER GREEN |
| 2 | TRIPLE FLOUSICA QUINQUEFID BERRY | RED TWIG DOGWOOD |
| 3 | WINDMILL GARDENIA | WINDMILL GARDENIA |
| 4 | WINDMILL GARDENIA | WINDMILL GARDENIA |
| 5 | WINDMILL GARDENIA | WINDMILL GARDENIA |
| 6 | WINDMILL GARDENIA | WINDMILL GARDENIA |
| 7 | WINDMILL GARDENIA | WINDMILL GARDENIA |
| 8 | WINDMILL GARDENIA | WINDMILL GARDENIA |
| 9 | WINDMILL GARDENIA | WINDMILL GARDENIA |
| 10 | WINDMILL GARDENIA | WINDMILL GARDENIA |

NOTES: 1. PLANT SIZES IN THIS PLAN ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE REGULATIONS. LOCAL VARIATIONS IN PLANT SIZES SPECIFIED AS PER THE SUPPLIER'S CATALOGUE. 2. PLANT SIZES ARE SPECIFIED AS PER THE SUPPLIER'S CATALOGUE. 3. PLANT SIZES ARE SPECIFIED AS PER THE SUPPLIER'S CATALOGUE. 4. PLANT SIZES ARE SPECIFIED AS PER THE SUPPLIER'S CATALOGUE. 5. PLANT SIZES ARE SPECIFIED AS PER THE SUPPLIER'S CATALOGUE. 6. PLANT SIZES ARE SPECIFIED AS PER THE SUPPLIER'S CATALOGUE. 7. PLANT SIZES ARE SPECIFIED AS PER THE SUPPLIER'S CATALOGUE. 8. PLANT SIZES ARE SPECIFIED AS PER THE SUPPLIER'S CATALOGUE. 9. PLANT SIZES ARE SPECIFIED AS PER THE SUPPLIER'S CATALOGUE. 10. PLANT SIZES ARE SPECIFIED AS PER THE SUPPLIER'S CATALOGUE.

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



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| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|------|----------------------|-----|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
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| 9 | | | |
| 10 | | | |

PROJECT: COMMERCIAL DEVELOPMENT
5760 KING GEORGE BLVD
SURREY, BC

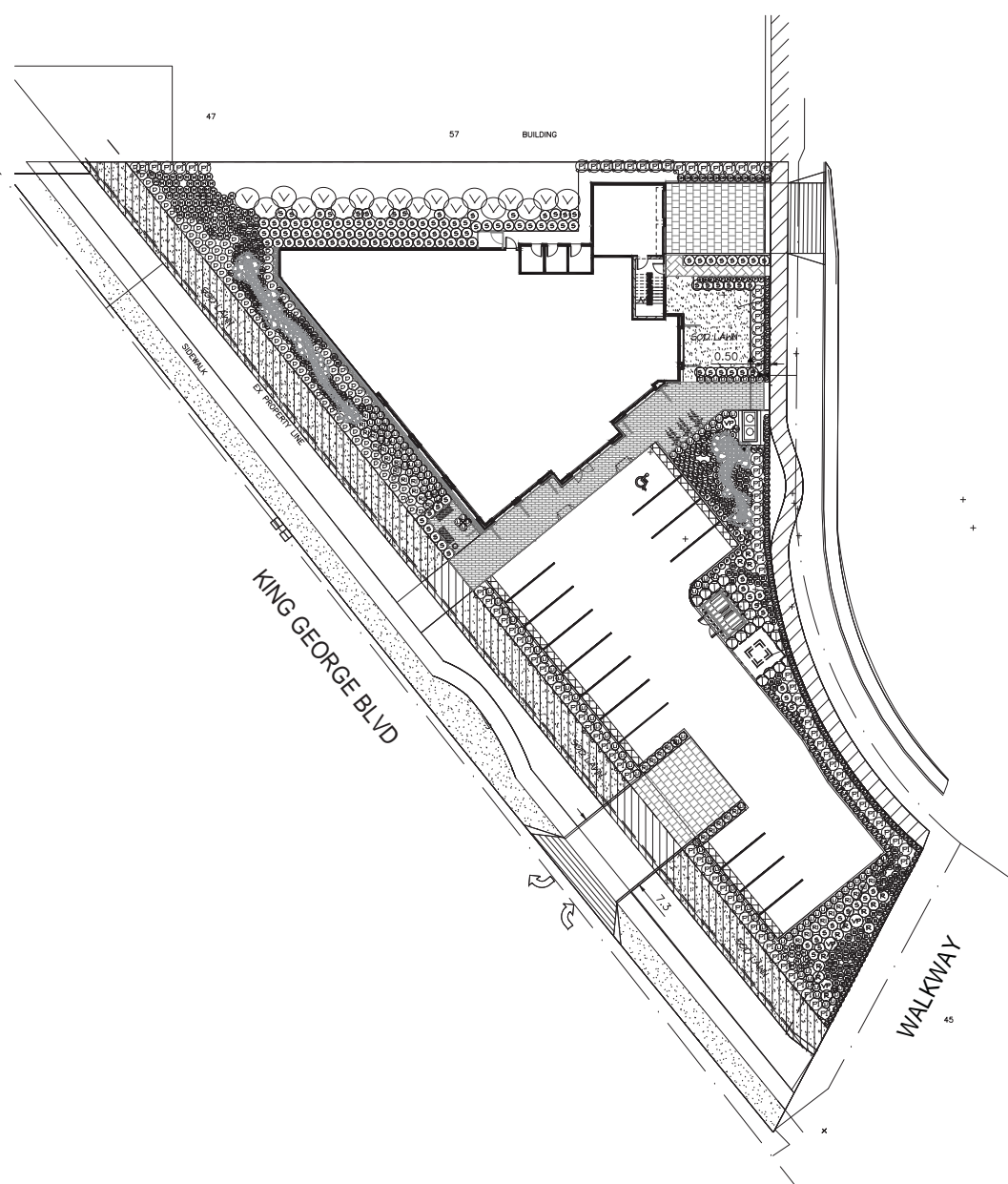
DRAWING TITLE: LANDSCAPE PLAN

| | |
|---------------------|--------------------|
| DATE: 08/04/2011 | DRAWING NUMBER: L1 |
| SCALE: 1/8" = 1'-0" | |
| DRAWN: CL | |
| DESIGN: CL | |
| CHKD: CL | |

| PLANT SCHEDULE | | | |
|------------------|--------------------------------------|----------------------------------|------------------------|
| KEY QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
| SHRUB | | | |
| 21 | LONGERA INTIDA 'SILVER BEAUTY' | BOX HONEYBUCKLE | 42 POT, 20CM |
| 16 | FRAXUS LANCEOLATA 'OTTO LITTECK' | OTTO LITTECK LARBE | 48 POT |
| 13 | RHOCCOEDERON 'MIST HAIDEN' | MIST HAIDEN RHOCCOEDERON | 48 POT, 20CM |
| 14 | ROSA 'RED HEDLAND' | RED HEDLAND ROSE, O/RH HATIRE HT | 48 POT, 20CM |
| 133 | SARGOLLOCHA HORSERANA 'RUSCIFOLIA' | FRAGRANT SARGOLLOCHA | 42 POT, 20CM |
| 11 | THALIA OCCIDENTALIS 'SHARADEE' | EMERALD GREEN CEDAR | 24 HT, 84D |
| 10 | VERBNA 'M.T. 'HARESH' | HARESH DOUBLE FILE VERBNA | 48 POT, 20CM |
| 4 | VERBNA 'M.T. 'PINK BEAUTY' | PINK BEAUTY DOUBLE FILE VERBNA | 48 POT, 20CM |
| PERENNIAL | | | |
| 10 | GAREX 'ICE DANCE' | SILVER VAREGATED SEDGE | 4 POT |
| 24 | HAKONEGLOSA 'MAKHA 'MILL GOLD' | JAPANESE FOREST GRASS | 42 POT |
| 13 | HISCANTHUS 'SIBERIS TURBRASCENS RED' | JAPANESE SILVER GRASS | 4 POT |
| 13 | OPHIOPOGON 'FLANSCARDI 'NARISCENS' | HOKKO GRASS | 4 POT |
| GRASS | | | |
| 10 | BRANBNA 'MAGROPHYLLA 'LACK PROST' | SIBERIAN BULLDOG | 4 POT |
| 14 | LAVERGOLA 'ANAGYLLA' | ENGLISH LAVENDER | 42 POT |
| HERB | | | |
| 12 | MAHONIA 'NERVOISA' | LONGLEAF MAHONIA | 4 POT |
| 14 | POLYSTICHUM 'HANTHUM' | WESTERN SWORD FERN | 4 POT, 25CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CIVIC STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SCENE OF SITE. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND TRAVEL VALLEY. * SUBSTITUTIONS, CERTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * ALIGN WITH THE CITY OF SURREY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD * DEFINITION OF CONDITIONS OF AVAILABILITY.

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



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| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|---------|---------------------------|-----|
| 4 | 18/2/21 | REV AS PER NEW CIVIL PLAN | CL |
| 3 | 18/2/21 | REV AS PER CITY COMMENTS | CL |
| 2 | 18/2/21 | ISSUED FOR EP | CL |
| 1 | 18/2/21 | PRELIMINARY DESIGN | CL |

SEAL:

PROJECT:

COMMERCIAL DEVELOPMENT

5760 KING GEORGE BLVD
 SURREY, BC

DRAWING TITLE:

SHRUB PLAN

DATE: 01/MAY/2017 DRAWING NUMBER:

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

DRAWN: CL

DESIGN: CL

CHK'D:

L2

OF 6



LANDSCAPE ARCHITECTURE

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 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
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| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|---------|----------------------------|-----|
| 4 | JUL2017 | REV AS PER NEW CIVIL PLAN | CL |
| 3 | JUN2017 | REV AS PER CITY'S COMMENTS | CL |
| 2 | MAY2017 | ISSUED FOR EP | CL |
| 1 | APR2017 | PRELIMINARY DESIGN | CL |

SEAL:

PROJECT:
COMMERCIAL DEVELOPMENT
 5760 KING GEORGE BLVD
 SURREY, BC

DRAWING TITLE:
LIGHTING PLAN

DATE: 01MAY2017 DRAWING NUMBER:
 SCALE: 1/8"=1'-0"
 DRAWN: CL
 DESIGN: CL
 CHK'D:
L4
 OF 6

LEGEND:

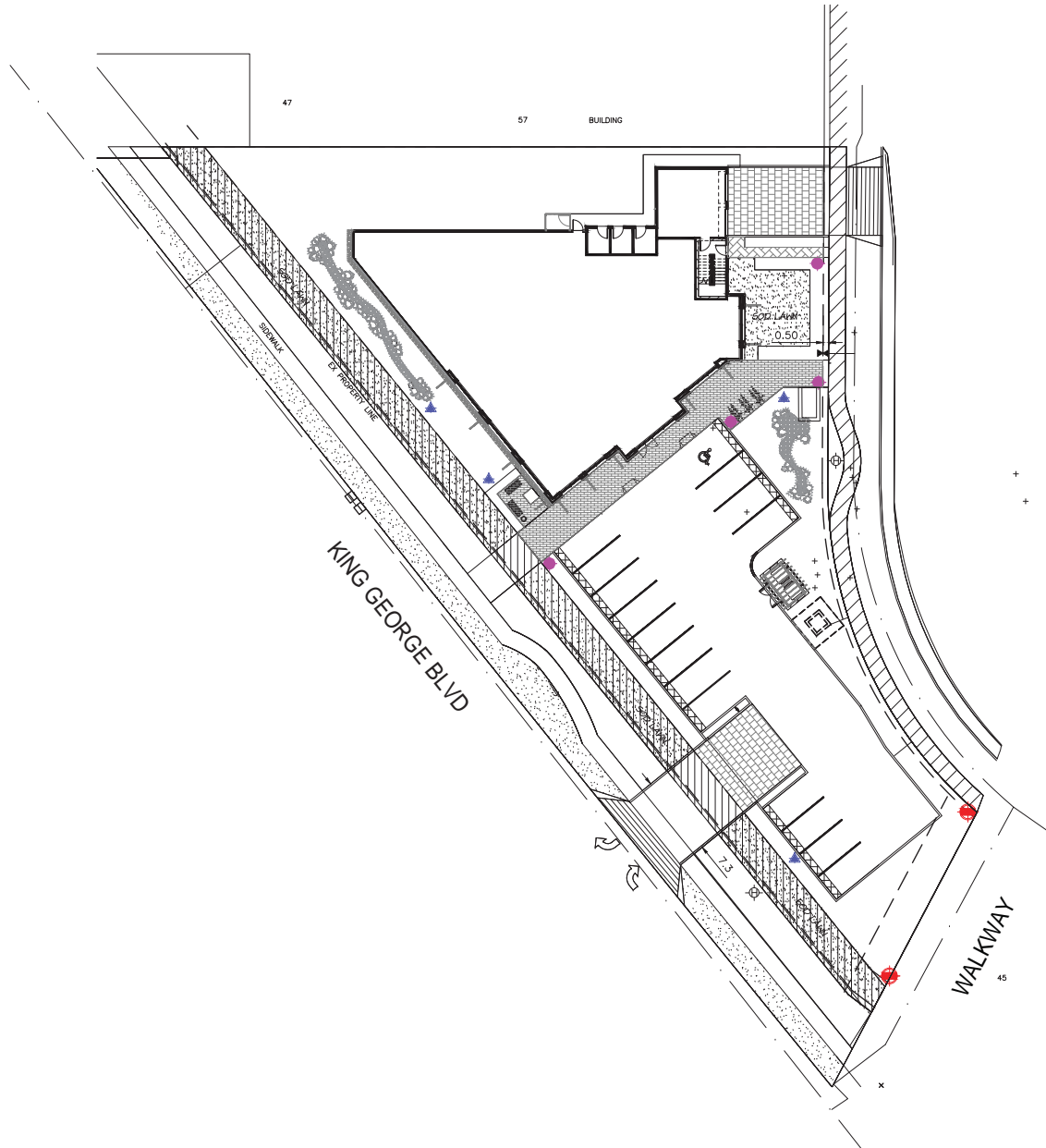
- ▲ UP LIGHT
- BOLLARD LIGHT
 SUPPLIER: LUMCA CONCEPT LED
 48" HT
 MODEL: TG-CL48
 FINISH: DOUGLAS FIR
- SINGLE POLE LIGHT
 SUPPLIER: LUMCA CONCEPT LED
 MODEL: CP8219



SINGLE POLE LIGHT
 SUPPLIER: LUMCA CONCEPT LED
 MODEL: CP8219



BOLLARD LIGHT
 SUPPLIER: LUMCA CONCEPT LED
 48" HT
 MODEL: TG-CL48
 FINISH: DOUGLAS FIR



140 ST

KING GEORGE BLVD

WALKWAY

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LANDSCAPE ARCHITECTURE

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 Fax: 604.553.0045
 Email: office@m2la.com

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-------------|---------------------------|-----|
| 4 | 18.JUN.2017 | REV AS PER NEW CIVIL PLAN | CL |
| 3 | 18.JUN.2017 | REV AS PER CITY COMMENTS | CL |
| 2 | 18.MAY.2017 | ISSUED FOR EP | CL |
| 1 | 18.MAR.2017 | PRELIMINARY DESIGN | CL |

SEAL:

PROJECT:

COMMERCIAL DEVELOPMENT

5760 KING GEORGE BLVD
 SURREY, BC

DRAWING TITLE:

LANDSCAPE FENCING PLAN

DATE: 18.JUN.2017 DRAWING NUMBER:

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

DRAWN: CL

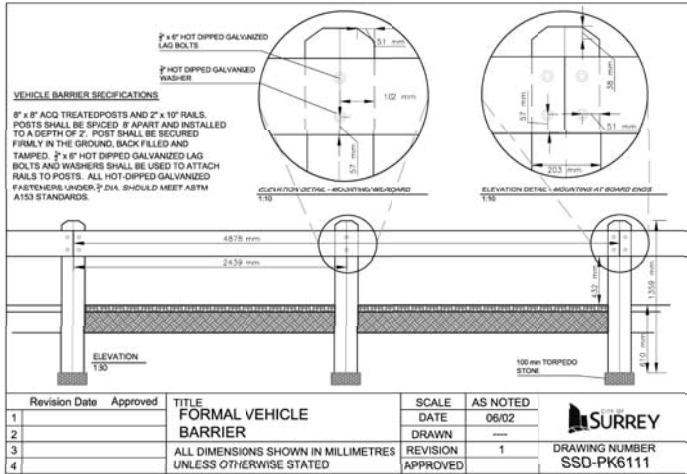
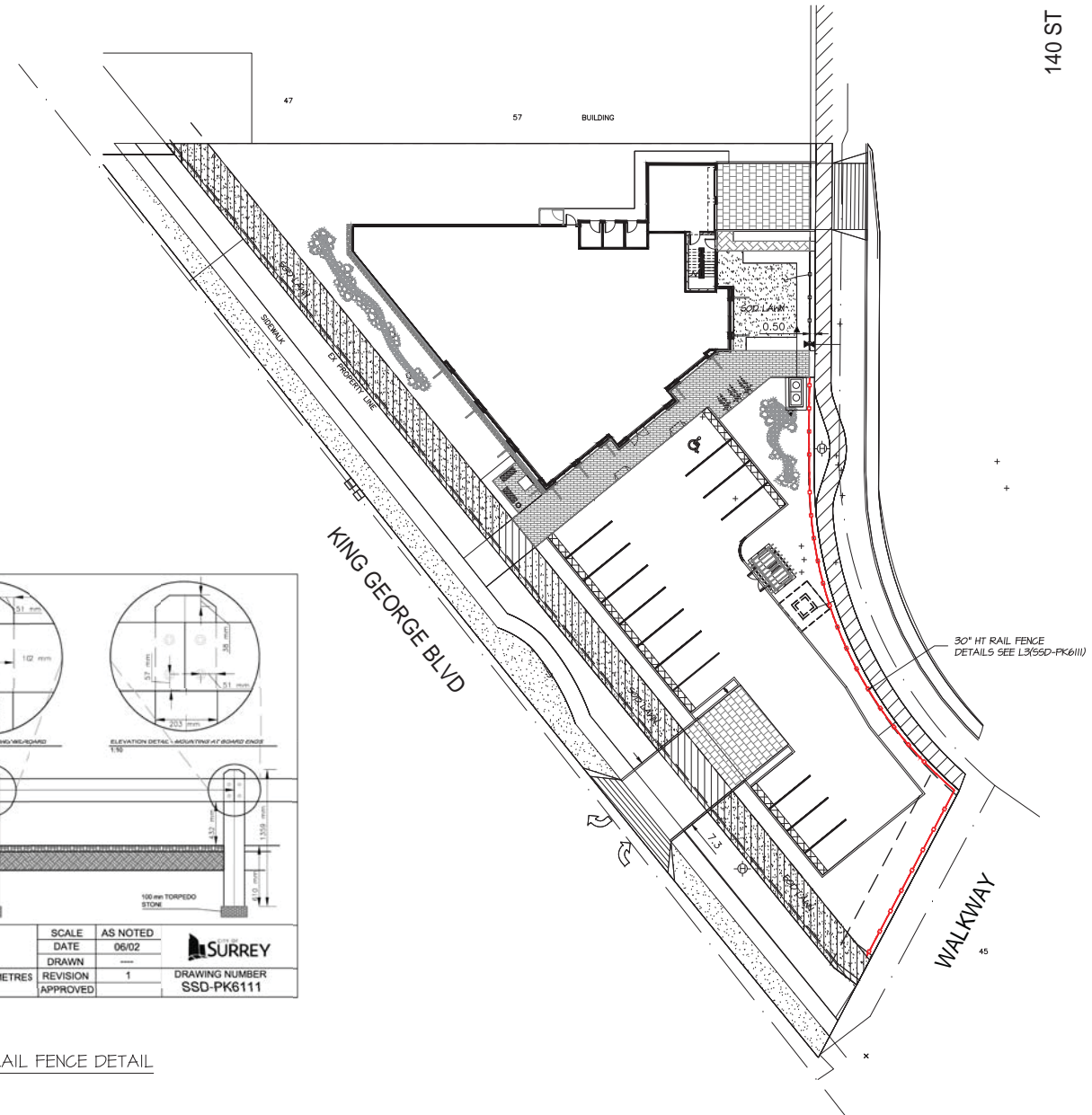
DESIGN: CL

CHK'D:

L5

OF 6

M2LA PROJECT NUMBER: JOB NO 18 078



1 30" HT RAIL FENCE DETAIL
 L5 SCALE : N.T.S.

| Revision Date | Approved | TITLE | SCALE | AS NOTED |
|---------------|----------|---|----------|----------|
| 1 | | FORMAL VEHICLE BARRIER | DATE | 06/02 |
| 2 | | | DRAWN | |
| 3 | | ALL DIMENSIONS SHOWN IN MILLIMETRES UNLESS OTHERWISE STATED | REVISION | 1 |
| 4 | | | APPROVED | |



DRAWING NUMBER
 SSD-PK6111

PART ONE GENERAL REQUIREMENTS

- 1.1 GENERAL NOTES
1.2 SITE INFORMATION
1.3 MATERIALS AND METHODS
1.4 MAINTENANCE AND WARRANTY
1.5 CONTRACT ADMINISTRATION
1.6 SPECIAL CONDITIONS

PART TWO SCOPE OF WORK

- 2.1 SCOPE OF WORK
2.2 MATERIALS
2.3 CONSTRUCTION METHODS

Table with 4 columns: Item No., Description, Quantity, Unit. Lists various landscape materials and their estimated quantities.

- 2.4 SPECIAL NOTES
2.5 CONTRACT ADMINISTRATION
2.6 SPECIAL CONDITIONS

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.1 SOFT LANDSCAPE DEVELOPMENT - CONT
3.2 PLANTING
3.3 MAINTENANCE AND WARRANTY

- 3.4 MAINTENANCE AND WARRANTY
3.5 SPECIAL CONDITIONS

PART FOUR HARD LANDSCAPE DEVELOPMENT - CONT

- 4.1 HARD LANDSCAPE DEVELOPMENT - CONT
4.2 MATERIALS AND METHODS
4.3 CONTRACT ADMINISTRATION

- 4.4 SPECIAL CONDITIONS

- 4.5 CONTRACT ADMINISTRATION
4.6 SPECIAL CONDITIONS

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.1 SOFT LANDSCAPE DEVELOPMENT - CONT
3.2 PLANTING
3.3 MAINTENANCE AND WARRANTY

- 3.4 MAINTENANCE AND WARRANTY
3.5 SPECIAL CONDITIONS

PART FOUR HARD LANDSCAPE DEVELOPMENT - CONT

- 4.1 HARD LANDSCAPE DEVELOPMENT - CONT
4.2 MATERIALS AND METHODS
4.3 CONTRACT ADMINISTRATION

- 4.4 SPECIAL CONDITIONS

- 4.5 CONTRACT ADMINISTRATION
4.6 SPECIAL CONDITIONS

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.1 SOFT LANDSCAPE DEVELOPMENT - CONT
3.2 PLANTING
3.3 MAINTENANCE AND WARRANTY

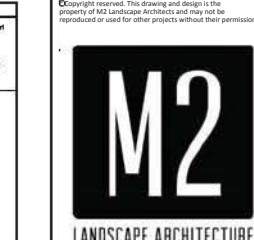
- 3.4 MAINTENANCE AND WARRANTY
3.5 SPECIAL CONDITIONS

PART FOUR HARD LANDSCAPE DEVELOPMENT - CONT

- 4.1 HARD LANDSCAPE DEVELOPMENT - CONT
4.2 MATERIALS AND METHODS
4.3 CONTRACT ADMINISTRATION

- 4.4 SPECIAL CONDITIONS

- 4.5 CONTRACT ADMINISTRATION
4.6 SPECIAL CONDITIONS



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Table with 4 columns: No., Description, Quantity, Unit. Lists various landscape materials and their estimated quantities.

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT: COMMERCIAL DEVELOPMENT
5760 KING GEORGE BLVD
SURREY, BC

DRAWING TITLE: LANDSCAPE SPECIFICATIONS

DATE: 04/14/2011 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CL
DESIGN: CL
CHECK:
CF 6
M2LA PROJECT NUMBER: JCR 101 10 078

**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
LR1

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 and lanes, but excluding trees in proposed open space or riparian areas) | 12 |
| Protected Trees to be Removed | 12 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 0 |
| Total Replacement Trees Required: | |
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 8 \quad} \times \text{one (1)} = 8$ | 16 |
| - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 4 \quad} \times \text{two (2)} = 8$ | |
| 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 $\underline{\quad \quad \quad} \times \text{one (1)} = 0$ | 0 |
| - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{two (2)} = 0$ | |
| Replacement Trees Proposed | 47 |
| Replacement Trees in Deficit | 0 |

Summary, report and plan prepared and submitted by:

 _____

5-Jul-17

 Date

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.

- 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



A1.

| LINE ID | DATE | ISSUED FOR DWP & RE-ZONING | AM | BY |
|---------|------|----------------------------|----|----|
| 1 | | | | |

SCALE: 1/16" = 1'-0"
JUNE 20, 2017

SITE PLAN

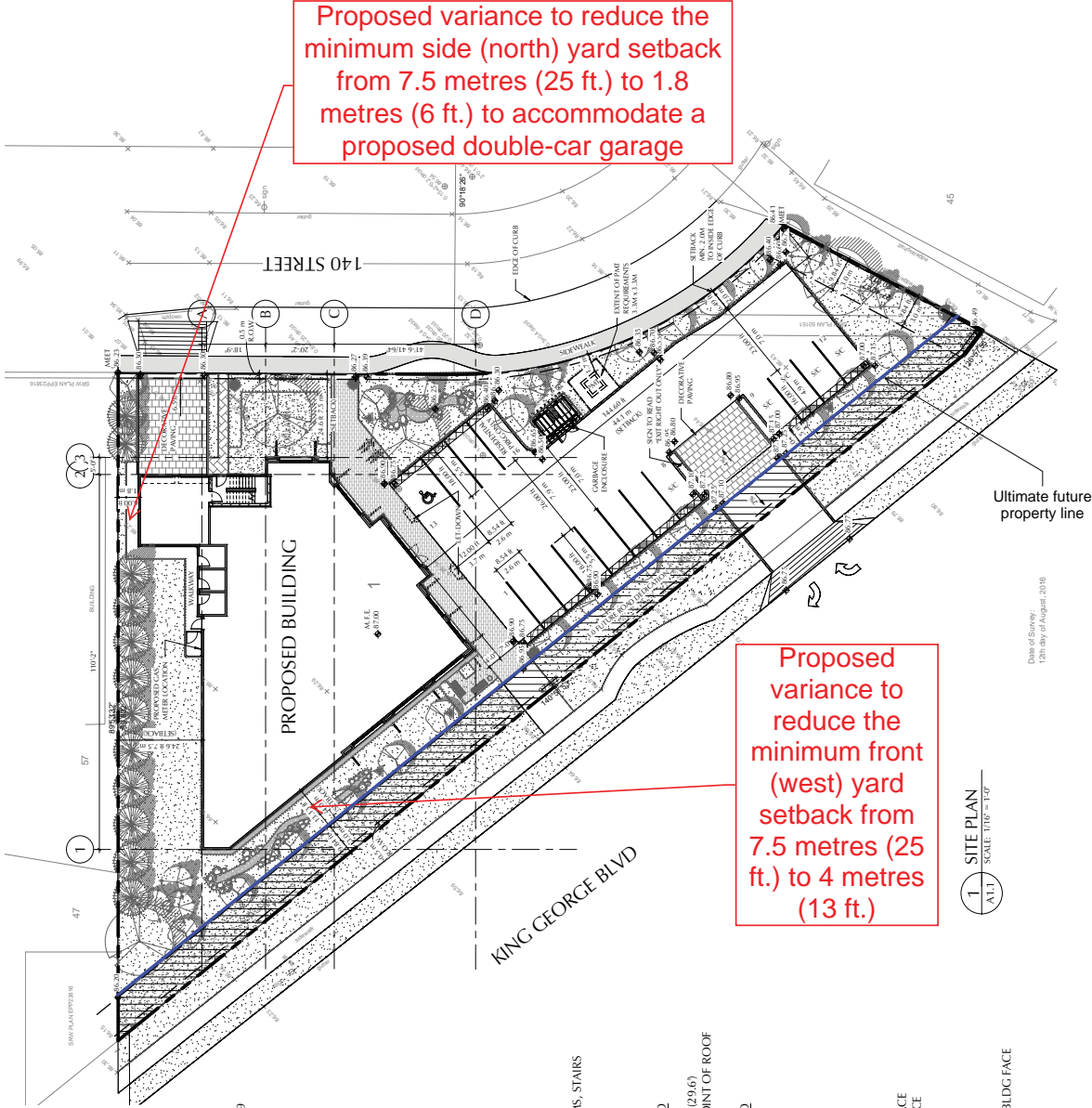
1613

5760 KING GEORGE BLVD

For AL MORTGAGELINE LTD

COMMERCIAL DEVELOPMENT

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7
604-536.1600



SYNOPSIS

CIVIC ADDRESS:
5760 KING GEORGE BOULEVARD

ZONING:
C-4

LEGAL DESCRIPTION:
LOT 1, SECTION 9, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 79179

SITE AREA:
GROSS SITE AREA: 2565.66m² (25 538SF)
FUTURE ROAD DEDICATION: 295.68m² (3182.668SF)
NET SITE AREA: 2169.79m² (23,355 SF)

SITE COVERAGE:
SITE COVERAGE: 575.16m²/2169.79m² = 0.265

GROSS FLOOR AREA:
MAIN FLOOR: 575.16m² (6191 SF)
UPPER FLOOR: 187.66m² (2020 SF)

F.A.R. ALLOWABLE:
PROPOSED: 0.40
0.35

NET FLOOR AREA:
BUILDING FLOOR AREA (EXCLUDING ELECTRICAL STORAGE, SERVICE ROOMS, STAIRS)
MAIN FLOOR - COMMERCIAL USE: 508.18m² (5470 SF)

MAX. BUILDING HEIGHT:

PROPOSED:
PRINCIPAL BUILDING: 9.0m MAX (29.6') TO MIDPOINT OF ROOF

PARKING REQUIREMENTS:

| | REQUIRED | PROPOSED |
|-------------------------------|----------|----------|
| COMMERCIAL USE 508.18/100 X 3 | 15 | 15 |
| RESIDENTIAL SUITE | 3 | 3 |
| TOTAL | 18 | 18 |

SETBACKS:

| | PROPOSED |
|-------|--|
| NORTH | 7.5m (24.60 FT) PL TO PRIMARY BLDG FACE 1.8m (6.00 FT) PL TO GARAGE BLDG FACE |
| SOUTH | 44.1m (144.60 FT) PL TO BLDG FACE |
| EAST | 7.5m (24.60 FT) PL TO BLDG FACE |
| WEST | 4.0m (13.13 FT) ROAD DEDICATION TO BLDG FACE |