

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0346-00

Planning Report Date: December 3, 2018

PROPOSAL:

- **Development Variance Permit**

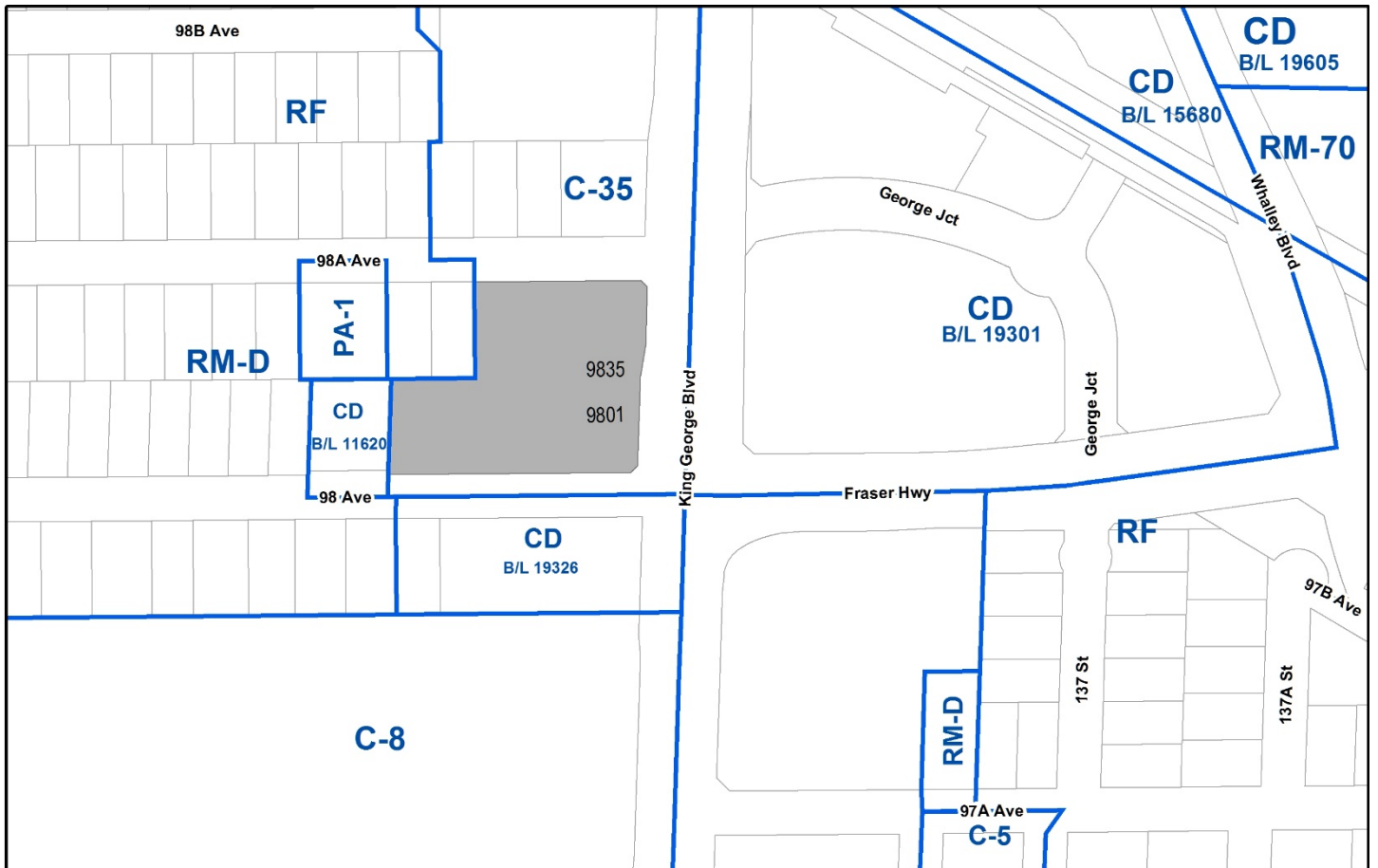
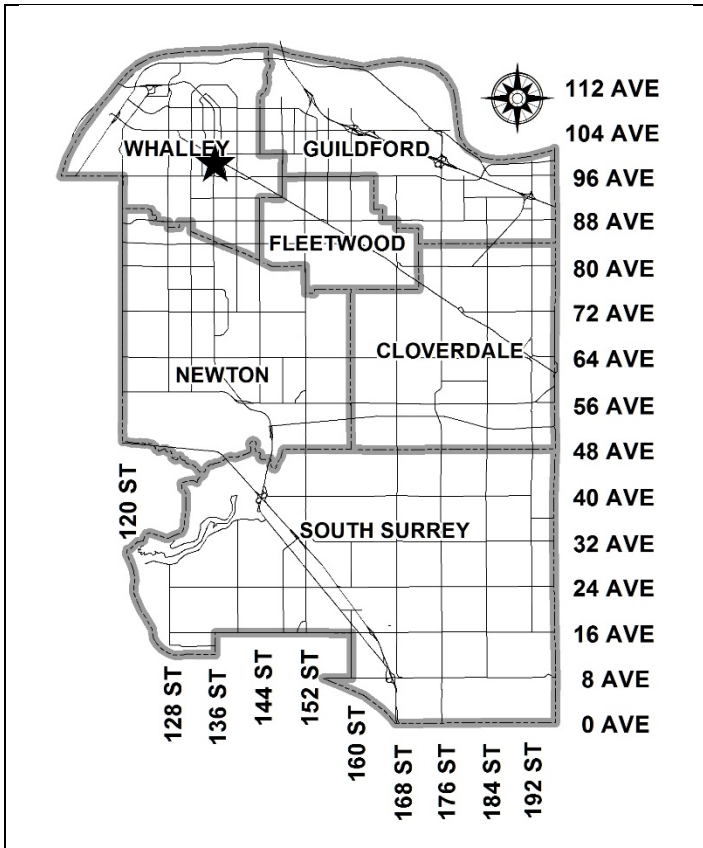
to replace the development drawings attached to Land Use Contract No. 420 and to reduce the number of required parking stalls in order to allow for additional rental residential units and renovations to the existing buildings.

LOCATION: 9801 - King George Boulevard

ZONING: L.U.C. No. 420

OCP DESIGNATION: Central Business District

CITY CENTRE DESIGNATION: Mixed-Use 3.5 FAR



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The required number of parking stalls outlined in Land Use Contract No. 420 is proposed to be reduced from 423 to 367.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation of Central Business District.
- Complies with City Centre Plan Designation of Mixed Use 3.5 FAR.
- Land Use Contract (L.U.C.) No. 420 remains in effect on the subject site. This L.U.C was terminated by Council on January 8, 2018 and was scheduled to expire in January 2019. However, the City of Surrey's Board of Variance granted a five (5) year extension to allow the L.U.C to remain in effect until January 2024.
- The proposed renovations include the conversion of the existing low-rise commercial building along King George Boulevard in order to create 63 new residential rental units. There are also minor façade upgrades proposed to the existing high-rise residential rental building.
- The proposed residential rental use complies with the L.U.C, however, a Development Variance Permit is required to replace the development drawings in the L.U.C to reflect the proposed renovations and to allow for a reduced number of parking stalls. The proposed parking rates are reflective of parking rates recently approved in City Centre.
- There is a demand for additional rental units in the City Centre and throughout the City.
- The proposed exterior building renovations will improve the building appearance and streetscape along King George Boulevard.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0346-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to replace the Drawings Numbered 77-RZ-91(A), (B), (C), (D), (E), (F), (G), (H), and (I) attached to and forming part of Land Use Contract No. 420; and
 - (b) to reduce the required number of parking stalls as outlined under Land Use Contract No. 420 from 423 to 367.
2. Council instruct staff to resolve the following issues prior to final issuance of the Development Variance Permit:
 - (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; and
 - (b) an amendment to the existing Development Agreement in order to replace the existing drawings with the proposed drawings.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering requirements as outlined in Appendix II.

School District: Projected number of students from this development:

3 Elementary students at A.H.P Matthew Elementary
3 Secondary students at Queen Elizabeth Secondary

(Appendix III)

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

SITE CHARACTERISTICS

Existing Land Use: Mixed-use development with commercial space and residential rental units.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 98A Avenue):	Vacant land	Central Business District/Mixed Use 5.5 FAR	L.U.C No. 420
East (Across King George Boulevard):	Existing and future mixed-use towers approved and under application (King George Hub)	Central Business District/Mixed Use 5.5 FAR	CD
South (Across 98 Avenue):	Mixed use tower development approved and under construction	Central Business District/Mixed Use 3.5	CD
West:	Single family homes	Central Business District/Residential Low-Mid 2.5 FAR	CD/RF

DEVELOPMENT CONSIDERATIONSSite Information

- The subject property is still regulated by Land Use Contract (L.U.C) No. 420 with the underlying zone being C-35. It is situated across from the King George Skytrain Station on the west side of King George Boulevard.
- The subject site is an existing mixed-used development, approved in 1979 under a development agreement as part of L.U.C No. 420.
- The site is designated Mixed-Use 3.5 FAR in the City Centre Plan.
- The existing development consists of one residential high-rise building consisting of rental units and one low-rise commercial building fronting King George Boulevard.
- L.U.C. No 420 was terminated by Council on January 8, 2018 and was scheduled to expire on January 8, 2019, after the one-year grace period. The owner applied to the Board of Variance in order to have the L.U.C extended for five years until January 8, 2024 in order to allow for the L.U.C to remain in effect. This extension was approved by the Board of Variance on September 12, 2018.

Current Proposal

- The proponent is seeking to convert the existing low-rise commercial building along King George Boulevard into 63 residential rental units. The proposed use and density is permitted under the Land Use Contract (LUC).

- In order to allow for the exterior renovations to the buildings, a Development Variance Permit to vary the drawings attached to and forming part of the Land Use Contract is required.
- A Development Variance Permit is also proposed to reduce the number of required parking stalls to 367 which reflects the existing number of stalls on the site.
- An amendment to the existing Development Agreement is also required in order to update the drawings attached to the agreement.
- The proposed 63 new rental units are a mix of studio, one and two bedroom units. The existing high-rise residential building currently has 227 units which will remain unchanged with the exception of new exterior paint and balcony replacements.

DESIGN PROPOSAL AND REVIEW

- The focus of the renovation is on the existing commercial building along King George Boulevard and the total conversion of this commercial space into residential rental units.
- The existing commercial concrete building will be retained and the general site plan and parking will remain in its existing condition. Under the proposed residential conversion the building will be modernized, and the exterior cladding will be replaced with new materials consisting of white fiber cement panel and charcoal seam metal cladding.
- New windows and doors are proposed to reflect the proposed residential use.
- The landscaping along King George Boulevard will be enhanced and modified to suit the residential use and layout.
- A new plaza is proposed at the northwest portion of the site in order to help activate the streetscape along King George Boulevard.
- The existing residential high-rise building set back from King George Boulevard, will remain largely in its existing condition with the exception of new exterior paint and glass balcony rail replacements to modernize the exterior.
- The proposed renovations will serve to enhance the streetscape in this prominent location in the City Centre.

TREES

- Ian MacLaughlin, ISA Certified Arborist of Diamond Head 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)			
London Lane	11	0	11
Coniferous Trees			
Pine	1	1	0
Cedar	6	0	6
Total (excluding Alder and Cottonwood Trees)	18	1	17
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		17	
Contribution to the Green City Fund		None Required	

- The Arborist Assessment states that there are a total of 18 protected trees on the site. Seventeen (17) trees are proposed to be retained. The 1 tree proposed to be removed required replacement at a 2:1 ratio. Six (6) replacement trees are proposed. There are no Alder or Cottonwood trees on-site. There are an additional 17 trees within the City boulevard which will be retained. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- In summary, a total of 23 trees are proposed to be retained or replaced on the site.

Landscape Plan

- The landscaping on the site is being enhanced in order to improve the livability and amenity areas for the existing and proposed residential units. This includes the areas along the street frontages as well as within the existing courtyard between the two (2) buildings.
- The proposed planting includes six (6) new Vine Maple trees, in front of the proposed units along Kind George Boulevard and a variety of shrubs, including Winter Boxwoods, Blue Hibiscus, Japanese Spiraea, and ornamental grasses.

- The proposed landscaping includes new hardscaped plazas, along King George Boulevard, which will serve to activate this street frontage. Hardscaped amenity areas have been included within the internal courtyard as well.

SUSTAINABLE DEVELOPMENT CHECKLIST

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

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is designated Mixed Use 3,5 FAR in the City Centre Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is generally reflective of the City Centre Plan and the Official Community Plan. • 63 new rental units are proposed.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low Impact Development Standards are proposed.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is situated across the street from the King George Skytrain Station.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design principles are applied to the proposed renovations and landscaping plan.
6. Green Certification (F1)	<ul style="list-style-type: none"> • Not proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Not proposed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to replace the Drawings Numbered 77-RZ-91(A), (B), (C), (D), (E), (F), (G), (H), and (I) attached to and forming part of Land Use Contract No. 420.

Applicant's Reasons:

- The Surrey Village commercial space has long suffered from chronically high vacancy and turnover issues. The physical attributes of the space along with its location and relationship to the rest of the neighbourhood makes large portions of this property unattractive to potential commercial tenants. In our opinion, residential use is a much more appropriate and compatible use of this property and location and we think the community will benefit greatly from this conversion. In addition, the recent development of transit oriented projects in the adjacent neighborhood provides commercial uses to the community which the community will benefit from with a more appropriate mix of tenants supported by the residential density associated with it.

Staff Comments:

- There is a high demand for residential rental units in the City. The location of the site, directly across from the Skytrain station, provides an ideal location for residential rental units.
- The applicant has outlined that the existing commercial space has not been successful.
- The new mixed-use development across the street, King George Hub, includes commercial space that is reflective of current leasing needs and will be able to service the area.
- Staff support the proposed variance.

(b) Requested Variance:

- to reduce the number of required parking stalls as outlined in Land Use Contract No. 420 from 423 to 367.

Applicant's Reasons:

- The proposed number of parking stalls reflect the existing number of parking stalls within the existing parking structure. The existing parking stalls will adequately accommodate the existing and new rental units.

Staff Comments:

- The number of proposed parking stalls is 367 which reflects the existing number of stalls on-site. No new parking is proposed to be added. The L.U.C. requires 423 stalls in order to accommodate both the existing and proposed units.
- The proposed 367 parking stalls are reflective of parking rates that have been approved for recently approved projects in City Centre. These rates take into account the use of existing parking stalls in City Centre and the proximity to rapid transit and nearby uses.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Engineering Summary
Appendix III	School District Comments
Appendix IV	Development Variance Permit No. 7918-0346-00
Appendix V	Tree Plan and Summary

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by MCM and PWL Partnership, respectively, dated November 26, 2018.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

IM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: L.U.C 420

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	8,700 m ²	8,366 m ²
Road Widening area		
Undevelopable area		
Net Total	8,700 m ²	8,366 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	5,741 m ²	5,741 m ²
SETBACKS (in metres)		
Front	8.4m	8.4m
Rear	2m	2m
Side North	9m	9m
Side South	9m	9m
BUILDING HEIGHT (in metres/storeys)		
Principal	50m	50m
Accessory	13.9m	13.9m
NUMBER OF RESIDENTIAL UNITS		
Bachelor	33	19
One Bed	154	35
Two Bedroom	90	9
Three Bedroom +	0	0
Total	277 (existing)	63 (proposed)
FLOOR AREA: Residential	29,729 m ²	29,729 m ²
FLOOR AREA: Commercial		
Retail	4,242	0
Office		
Total		0
FLOOR AREA: Industrial		0
FLOOR AREA: Institutional		0
TOTAL BUILDING FLOOR AREA		29,729 m ²

** 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)	3.6	3.6
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		NA
Industrial		NA
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		367
Number of accessible stalls		
Number of small cars		
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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INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: Nov 27, 2018 **PROJECT FILE: 7818-0346-00**

**RE: Engineering Requirements (Commercial/multi-family)
Location: 9801 King George Boulevard**

DEVELOPMENT VARIANCE PERMIT

The applicant has applied for the issuance of the Development Variance Permit (DVP) to vary the development drawings attached to Land Use Contract (LUC) No. 420 in order to permit exterior renovations, allow the conversion of commercial space along King George Boulevard to multiple residential (rental) units and to reduce the number of required parking stalls as outlined in the LUC from 423 to 367. Engineering can support the reduced parking rate as it should suitably reflect actual parking demand, and it is similar and consistent with other City Centre projects given the site's proximity to rapid transit.

The following are conditions associated with the proposed DVP but can be addressed through the subsequent Building Permit Process prior to issuance of the Building Permit.

- Submit fire flow calculations and daily water demand analysis to confirm that ultimate fire flows will be available along site frontages.
- Submit closed circuit television (CCTV) report to verify suitability for re-use of the existing sanitary and storm connections. Replace the service connections should they be deemed un-suitable.
- Pay water and sanitary latecomer charges proposed under project 7816-0183-00.

A Servicing Agreement is not required prior to the issuance of Building Permit. The driveway crossing, boulevard restoration and service connections can be constructed subject to issuance of a City Road and Right-of-Way Permit (CRRP) obtainable as part of the BP review and processing by Engineering which includes payment of latecomer charges, securities and permit fees. City crews will complete the installation of the water service once payment has been made and a work order has been issued.



Tommy Buchmann, P.Eng.
Acting Development Services Manager
HB4



Planning

October 11, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0346 00

SUMMARY

The proposed 63 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	3

September 2018 Enrolment/School Capacity

A.H.P. Matthew Elementary	
Enrolment (K/1-7):	42 K + 348
Operating Capacity (K/1-7)	57 K + 326
Queen Elizabeth Secondary	
Enrolment (8-12):	1422
Capacity (8-12):	1600

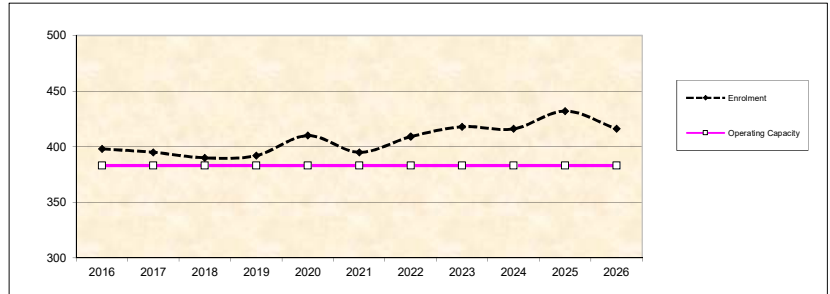
School Enrolment Projections and Planning Update:

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

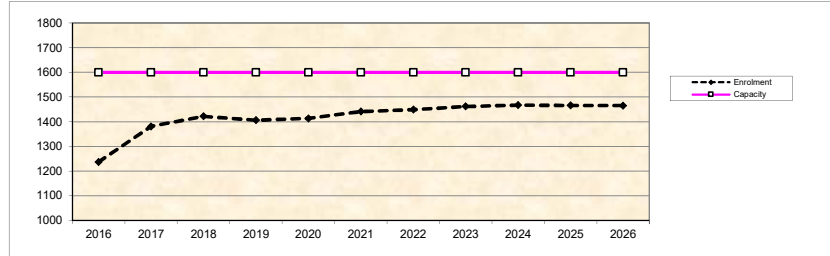
AHP Matthews is currently operating at 100% and is projected over the next 10 years to climb to 123%. With the announcement in the spring of the construction of the LRT line along King George Boulevard, it is anticipated that the neighbourhoods will begin to change and the land use plans along the boulevard will be re-evaluated by the City. Though the current growth expected at AHP Matthews can be accommodated by portables over the next 10 years, the District will be re-evaluating the space needs of this school, once a revised land use plan for the King George Boulevard has been adopted.

Queen Elizabeth Secondary is the largest secondary in the District. Currently, it is operating considerably below 100% and is projected over the next 10 years to grow only marginally. Like AHP Matthew, this school will be impacted by a revised land use plan for King George Boulevard. The District will be monitoring this area for potential increased growth.

A.H.P. Matthew Elementary



Queen Elizabeth Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0346-00

Issued To:

({the Owner{)

Address of Owner:

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: 005-552-052
LT 234 4 SEC 34 R2 PL 57169
9801 King George Blvd

(the "Land")

3. Surrey Land Use Contract No. 420 Authorization By-law, 1977, No. 5367 is varied as follows:

(a) Schedule One "1" is varied by removing the Drawings Numbered 77-RZ-91 (A), (B), (C), (D), (E), (F), (G), (H), and (I) and replacing them with the drawings attached and numbered 7918-0346-00 (1) through to and including 7918-0346-00(42) (the "Drawings") which are attached hereto and form part of this development variance permit.

(b) Schedule "D" is varied to provide for a total of 367 parking stalls for residential use, or 1.2 parking stalls per residential unit, and whichever is greater.

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

9. 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.

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

11. 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 – Doug McCallum

City Clerk – Jane Sullivan

SURREY VILLAGE

DEVELOPMENT VARIANCE PERMIT R1
SUBMISSION PACKAGE - NOVEMBER 26, 2018



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Cattell
Mackey
Partnership



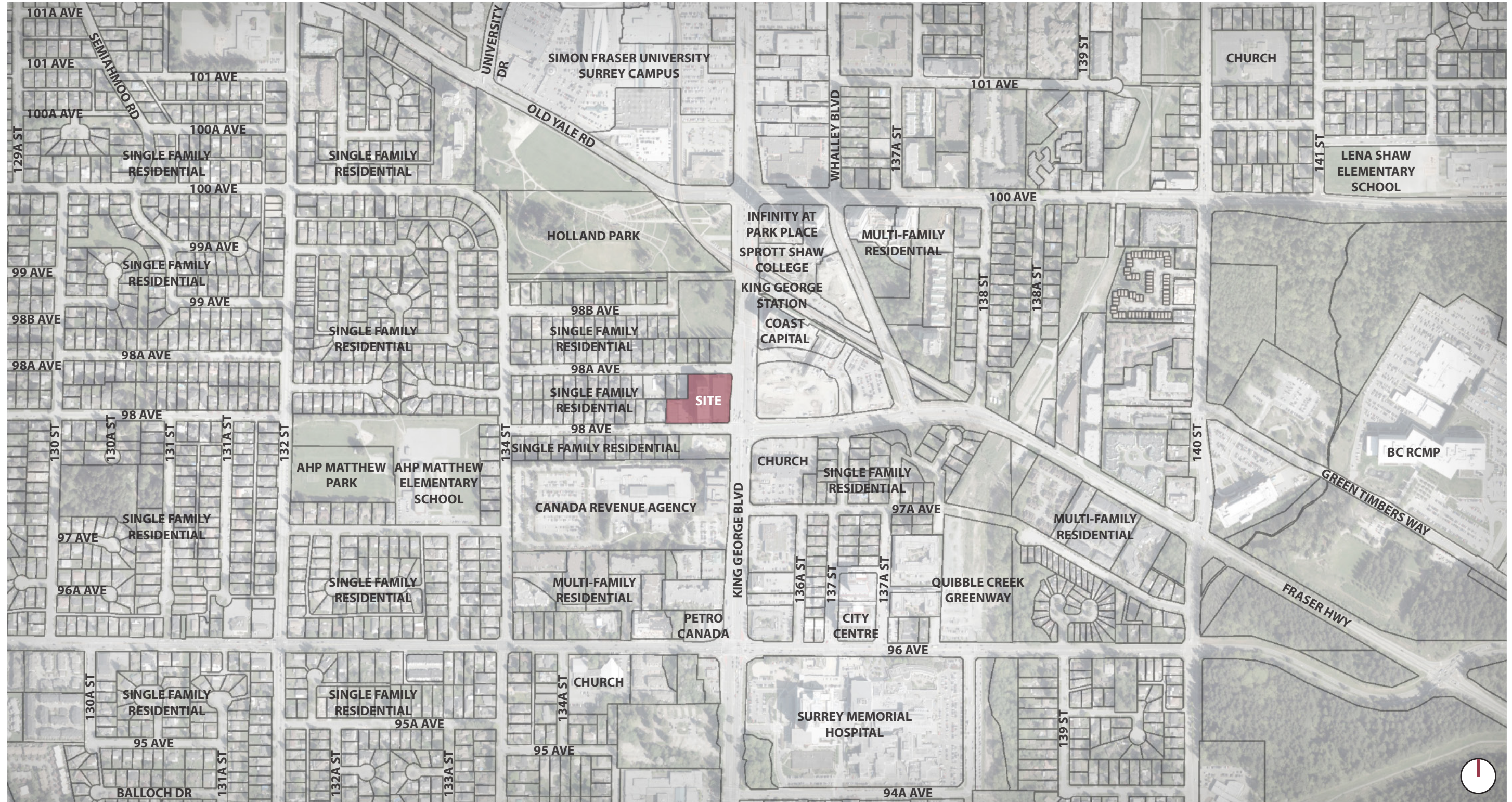
PWL partnership



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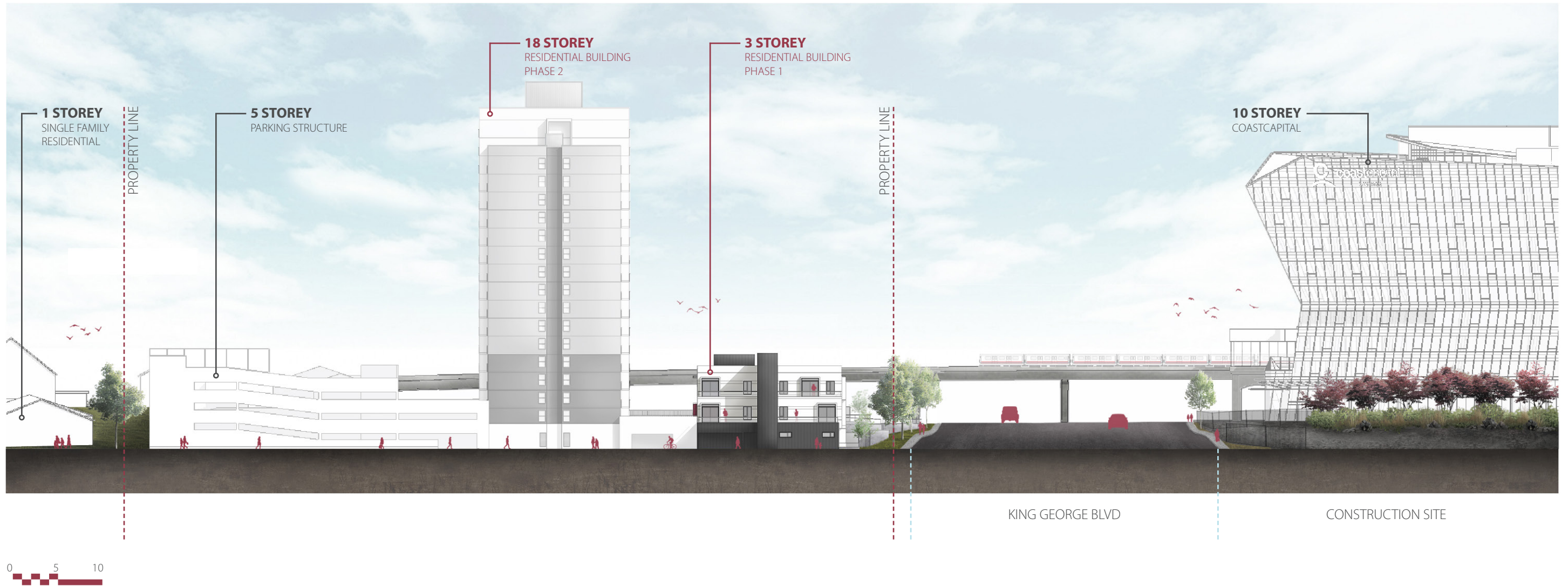
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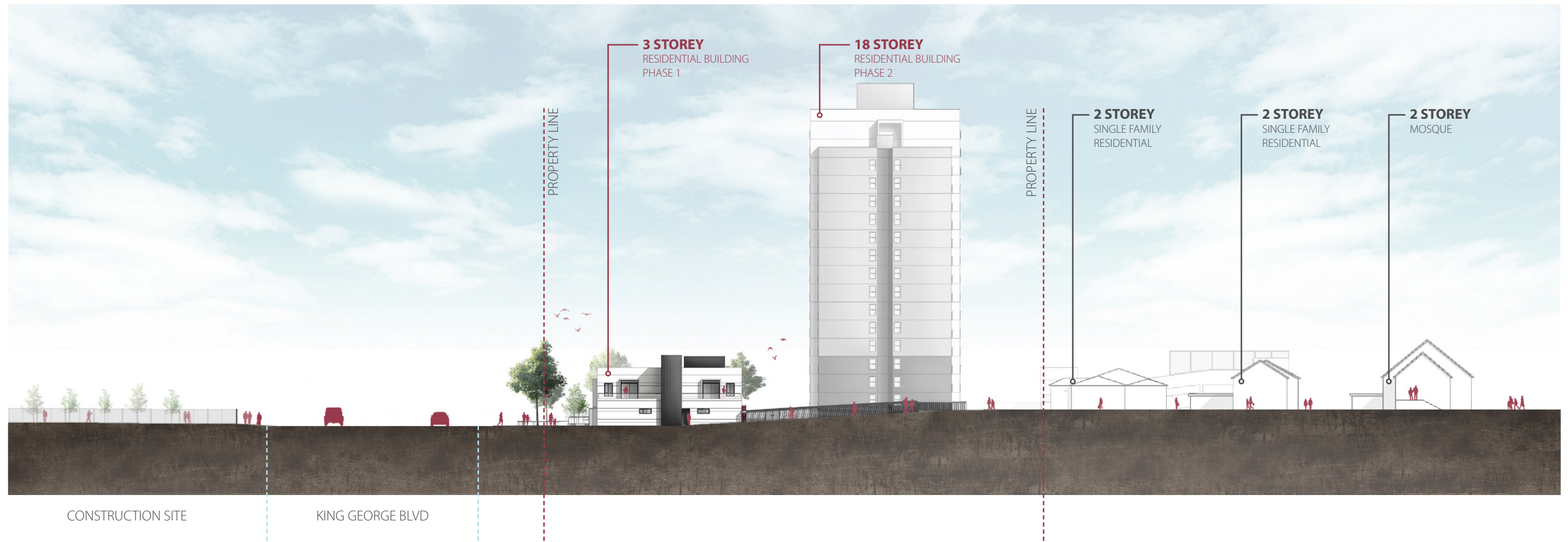
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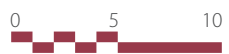
CONTEXT



CONTEXT



COLOURED ELEVATIONS



2.1 EAST ELEVATION - LOW RISE - PHASE 1 - KING GEORGE BLVD



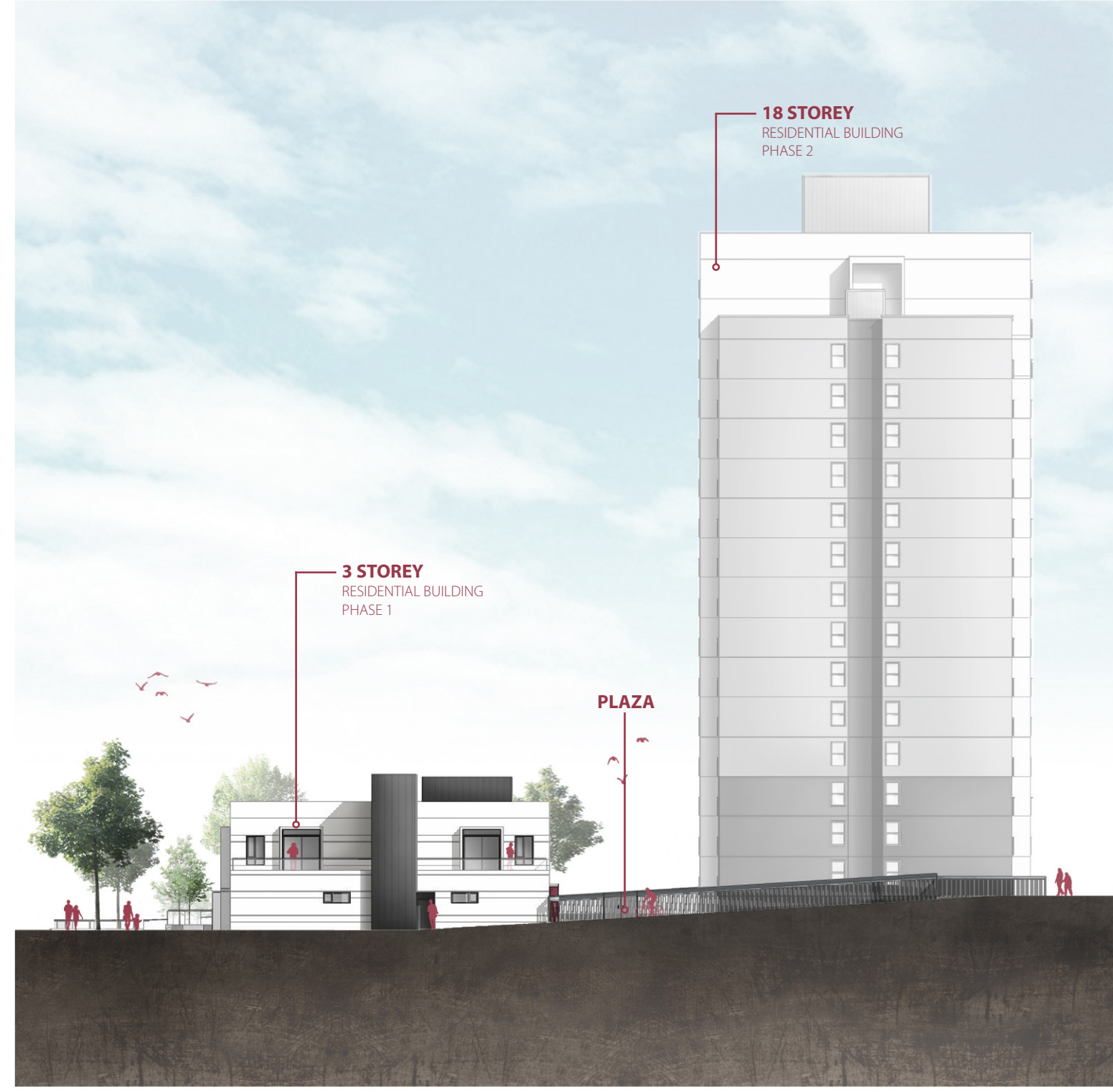
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COLOURED ELEVATIONS



2.3 NORTH ELEVATION - LOW & HIGH RISE - 98A AVE



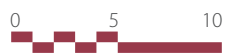
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COLOURED ELEVATIONS



2.4 WEST ELEVATION - LOW RISE - PHASE 1 - PLAZA



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COLOURED ELEVATIONS



2.6 SOUTH ELEVATION - LOW & HIGH RISE - 98 AVE



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COLOURED ELEVATIONS



2.2 EAST ELEVATION - HIGH RISE - PHASE 2 - PLAZA



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COLOURED ELEVATIONS



2.5 WEST ELEVATION - HIGH RISE - PHASE 2 - LANE



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Cattell
Mackey
Partnership



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ISSUED FOR DEVELOPMENT VARIANCE PERMIT R2 - NOVEMBER 26, 2018

CONSULTANT LIST

OWNER / CLIENT

SURREY VILLAGE HOLDINGS LTD.
REALSTAR MANAGEMENT
77 BLOOR STREET WEST, SUITE 2000
TORONTO, ON, M5S 1M2
PHONE: 1 (416) 923-2898

ARCHITECT

MUSSON CATTELL MACKEY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS
OCEANIC PLAZA
1066 WEST HASTINGS STREET, SUITE 1900
VANCOUVER, BC, V6E 3X1
PHONE: (604) 687-2990
FAX: (604) 687-1771
www.mcmparchitects.com

LANDSCAPE

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VANCOUVER, BC, V6E 2V2
PHONE: (604) 688-6111
FAX: (604) 688-6112
www.pwlpартnership.com

7918-0346-00(14)

PROJECT INFORMATION

PROJECT DESCRIPTION

CONVERSION OF EXISTING 3 STOREY COMMERCIAL BUILDING TO 63 RESIDENTIAL UNITS. REVITALIZATION OF EXTERIOR FACADE, LANDSCAPE AT KING GEORGE BOULEVARD AND WITHIN THE PLAZA. ON THE EXISTING RESIDENTIAL 18 STOREY HIGH-RISE WE ARE MODERNIZING THE EXTERIOR FACADE WITH PAINT AND NEW BALCONY GUARDRAILS.

CIVIC ADDRESS

9835 & 9801 KING GEORGE BOULEVARD, SURREY BC. V3T 5H6

LEGAL DESCRIPTION

LOT 234, EXCEPT: PART DEDICATED ROAD ON PLAN LMP503, SECTION 34, BLOCK 5, NORTH RANGE 2 WEST, NEW WESTMINSTER DISTRICT PLAN 57169

ZONING

L.U.C. 420

O.C.P.

CENTRAL BUSINESS DISTRICT

P.I.D.

005-552-052

FSR PER LUC

3.4 (29,742 / 8,700)

CURRENT FSR

3.6 (29,729 / 8,366)

OFF STREET PARKING REQUIREMENTS

(ACCORDING WITH LUC 420, BYL 5367)

UNIT TYPE	STALL REQ'T
BACHELOR	1.05 per unit
1 BED RM.	1.15 per unit
2 BED RM.	1.35 per unit
LUXURY	1.5 per unit
OFFICE	2.5 units per 1,000sf
COMMERCIAL	2.5 units per 1,000sf
VISITOR	0.05 per unit

MIN. REGULAR STALL DIMENSIONS = 2.4m x 6.0m

PARKING CALCULATION

FLOOR / LEVEL	RESIDENTIAL STALLS REQ'D		STALLS PROVIDED	
	HIGH-RISE	LOW-RISE	RESIDENTIAL	COMM. / OFFICE
PARKING P1	0	0	27	0
LEVEL 01 / P2	0	10	167	0
LEVEL 02 / P3	7	30	102	0
LEVEL 03 / P4	21	32	47	0
LEVEL 04-16 / P5	282	-	24	0
LEVEL 17-18	23	-	0	0
VISITOR	14	3	-	-
SUB-TOTAL	347	76	367	0
TOTAL	423		367 (-56 STALLS)	

BICYCLE STALLS REQUIREMENTS - LOW-RISE BUILDING

TYPE	REQUIRED	PROVIDED	DIFFERENCE
CLASS A	76	77	+1
CLASS B	6	6	0
TOTAL	82	83	+1

EXISTING FLOOR AREA (m²)

(ACCORDING WITH LUC 420, BYL 5367)

RESIDENTIAL	25,500	APPROX.
COMMERCIAL	4,242	APPROX.
TOTAL	29,742	APPROX.

PROPOSED FLOOR AREA (m²)

FLOOR / LEVEL	RESIDENTIAL AREA (m ²)	
	HIGH-RISE	LOW-RISE
LEVEL 01	994	866
LEVEL 02	1,403	1,680
LEVEL 03	1,490	1,556
LEVELS 04-16	1,490	-
LEVELS 17-18	794	-
ROOF / MECH.	644	142
SUB-TOTAL	25,486	4,243
TOTAL		29,729

UNIT MIX - LOW-RISE BUILDING

FLOOR / LEVEL	STUDIO	1 BED RM	2 BED RM	TOTAL
LEVEL 01	3	5	1	9
LEVEL 02	6	16	4	26
LEVEL 03	10	14	4	28
TOTAL	19	35	9	63
PERCENTAGE	30%	56%	14%	100%

UNIT MIX - HIGH-RISE BUILDING

FLOOR / LEVEL	STUDIO	1 BED RM	2 BED RM	TOTAL
LEVEL 01	0	0	0	0
LEVEL 02	1	3	2	6
LEVEL 03	2	9	6	17
LEVELS 04-16	26	130	78	234
LEVELS 17-18	4	12	4	20
TOTAL	33	154	90	227

SITING (m²)

SITE AREA - LUC	8,700	APPROX.
SITE AREA - SURVEY	8,366	



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Revisions YYYY-MM-DD

Seal

**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

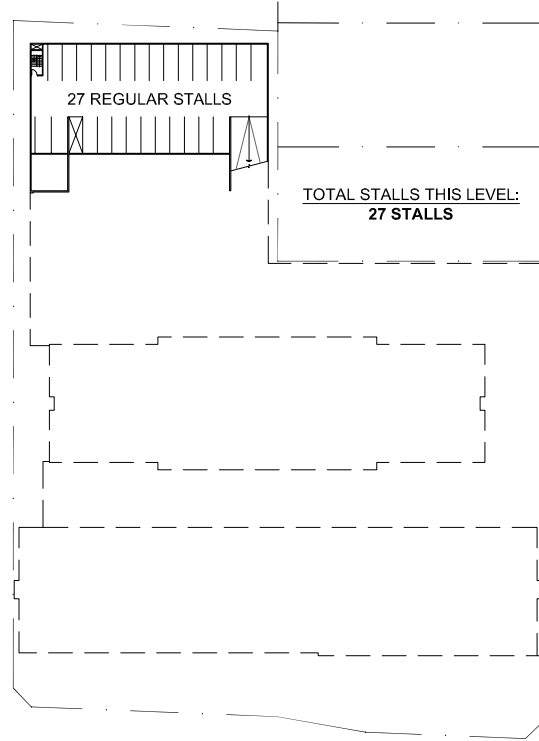
**Project
Statistics**

Drawing

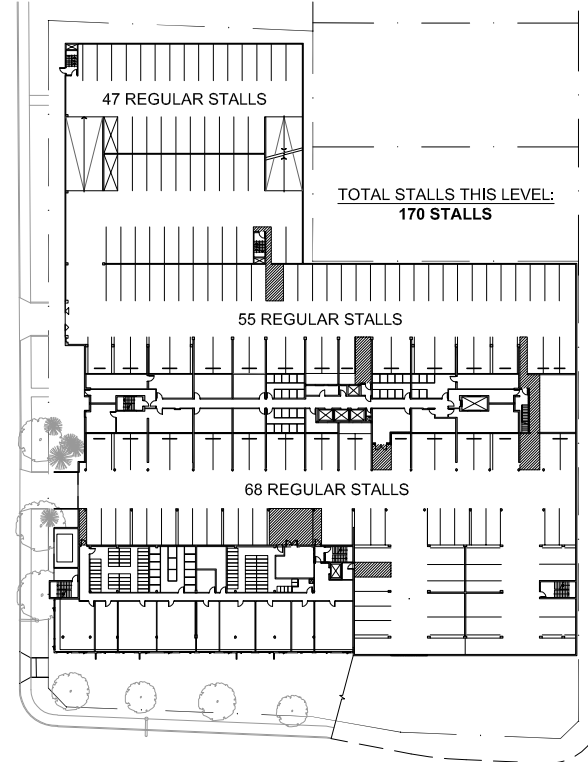
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Project 216039

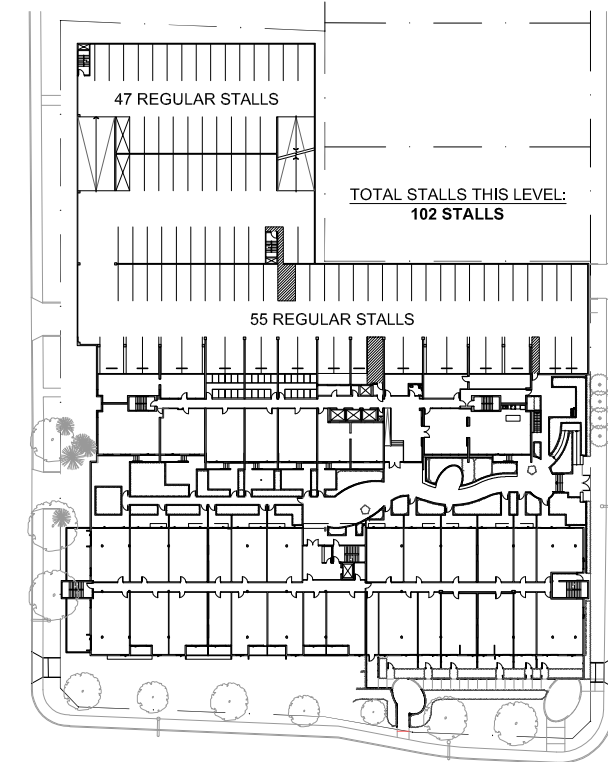
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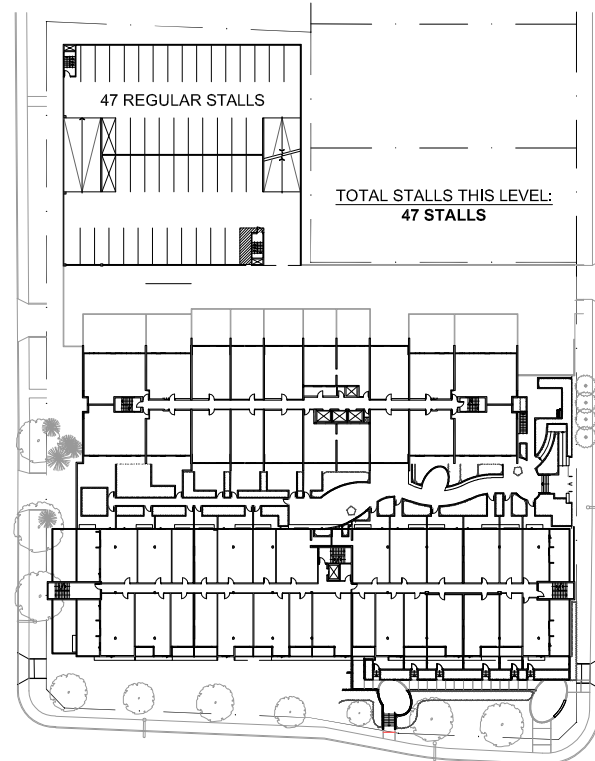
1 LEVEL P1
- 1:1250



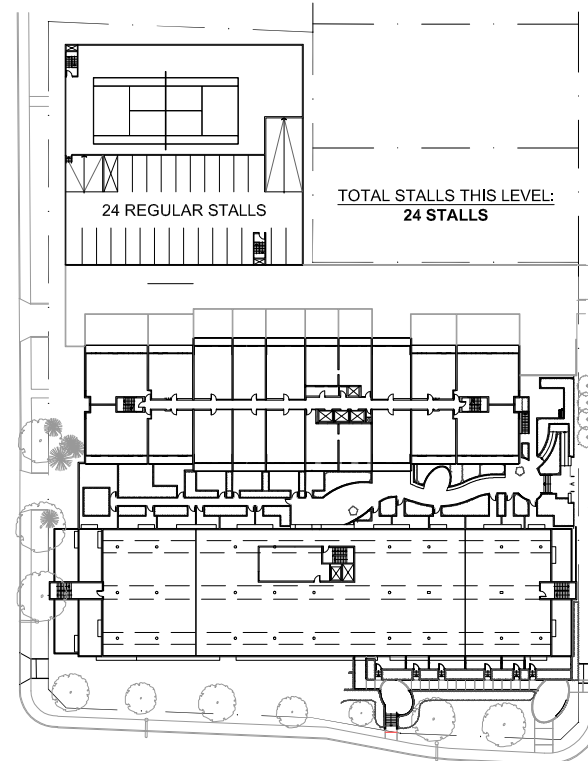
2 LEVEL 01 / P2
- 1:1250



3 LEVEL 02 / P3
- 1:1250



4 LEVEL 03 / P4
- 1:1250

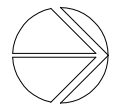


5 LEVEL 04 / P5
- 1:1250



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**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

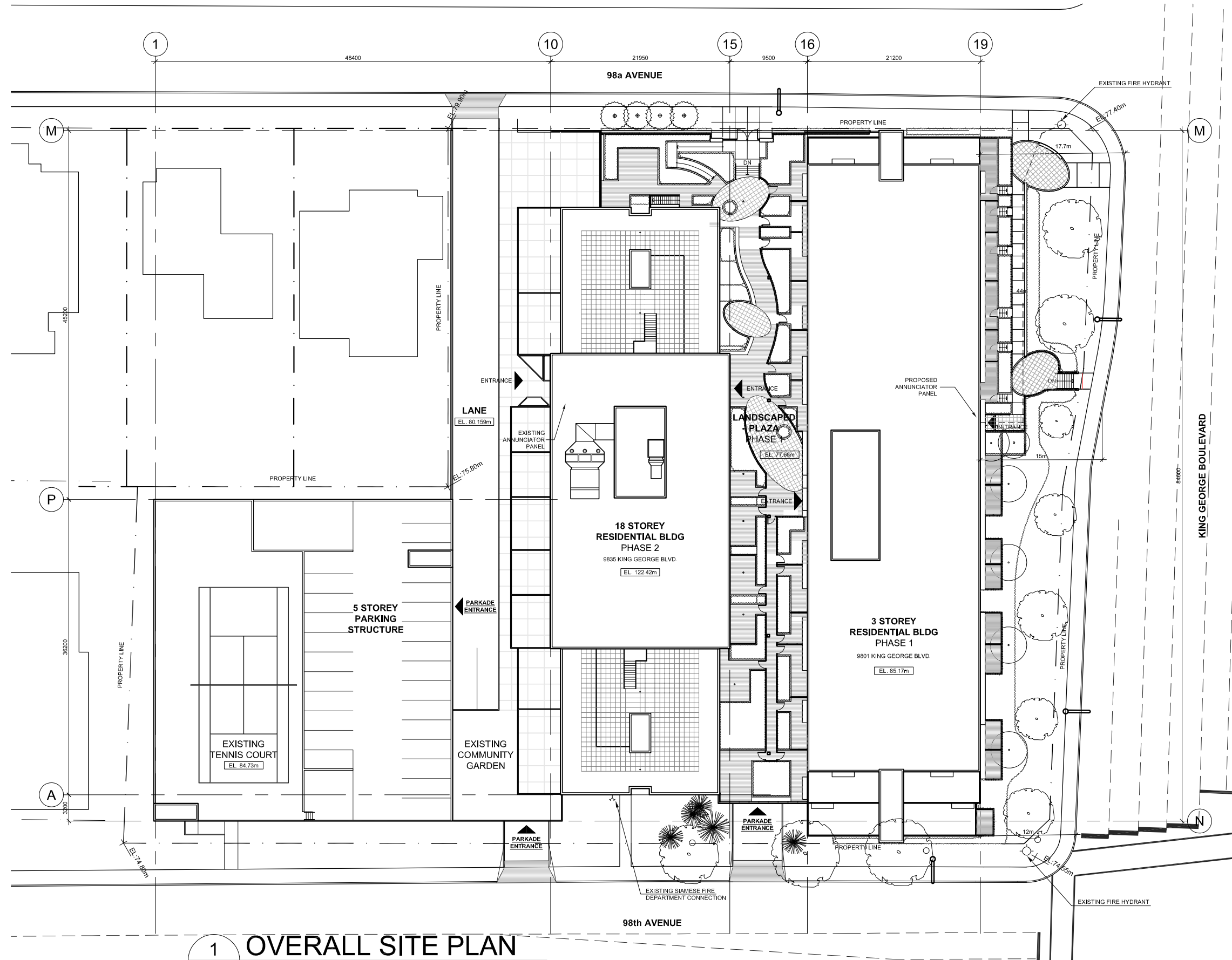
**Parking
Calculations**

Drawing

Scale As Indicated

Project 216039

Sheet **DP050**



1 OVERALL SITE PLAN
- 1:500

03	2018-11-26	DEVELOPMENT VARIANCE PERMIT R2
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01	2018-09-07	DEVELOPMENT VARIANCE PERMIT

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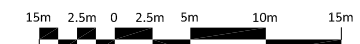
Seal
**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

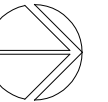
Project

**Overall
Site Plan**

Drawing
Scale 1 : 500
Project 216039



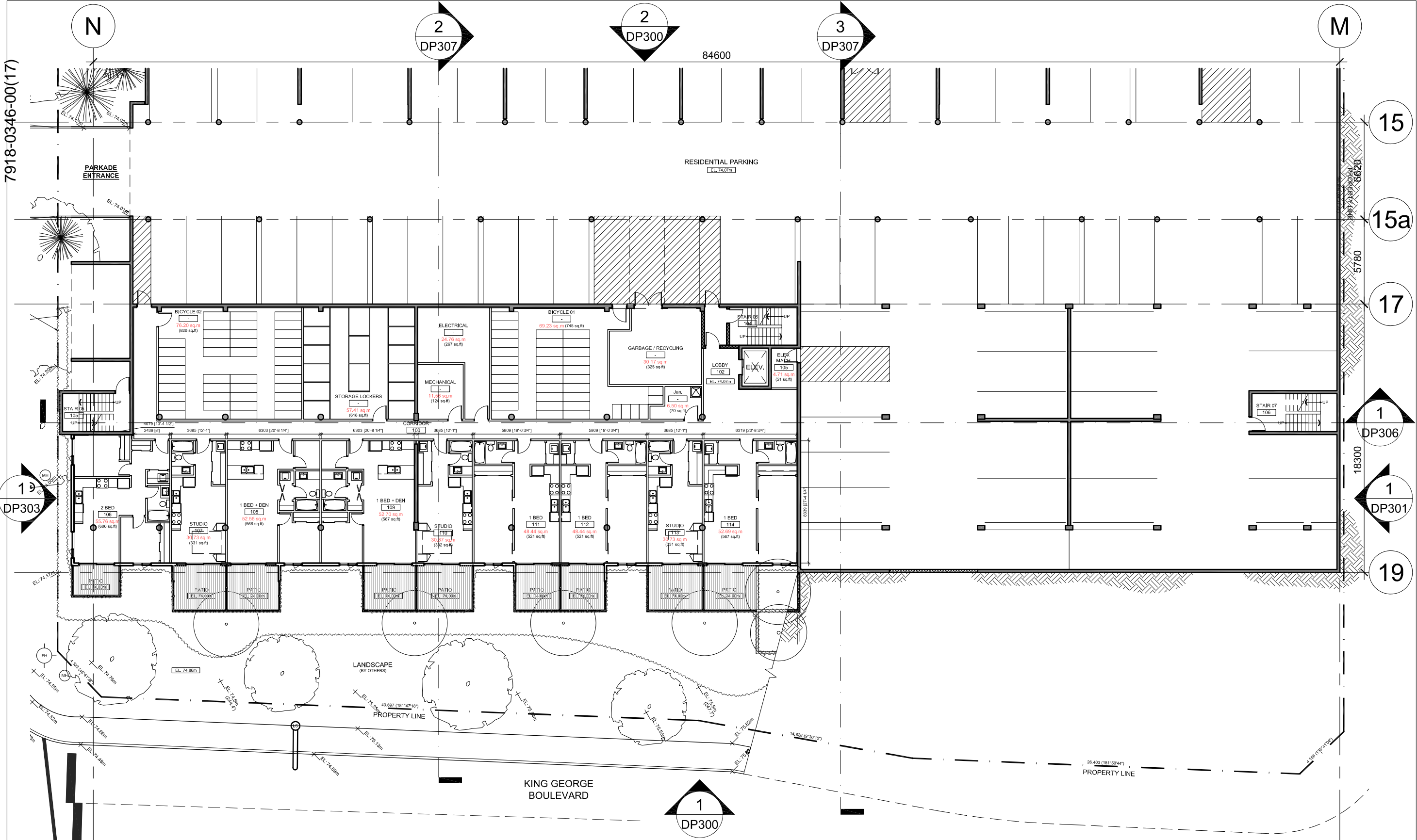
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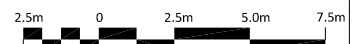
LEGEND:

AREA UNDER SEPARATE PERMIT APPLICATION

- 03 | 2018-11-26 | DEVELOPMENT VARIANCE PERMIT RZ
 - 02 | 2018-10-29 | DEVELOPMENT VARIANCE PERMIT RL
 - 01 | 2018-09-07 | DEVELOPMENT VARIANCE PERMIT
- Revisions YYY-MM-DD



1 FLOOR PLAN - LEVEL 01
1:250



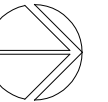
**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

**Floor Plan
Low Rise**

Level 01

Drawing
Scale 1 : 250
Project 216039



LEGEND:

- AREA UNDER SEPARATE PERMIT APPLICATION
- ANNUNCIATION PANEL

- 03 | 2018-11-26 | DEVELOPMENT VARIANCE PERMIT RZ
 - 02 | 2018-10-29 | DEVELOPMENT VARIANCE PERMIT RL
 - 01 | 2018-09-07 | DEVELOPMENT VARIANCE PERMIT
- Revisions: YYYY-MM-DD

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**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

**Floor Plan
Low Rise**

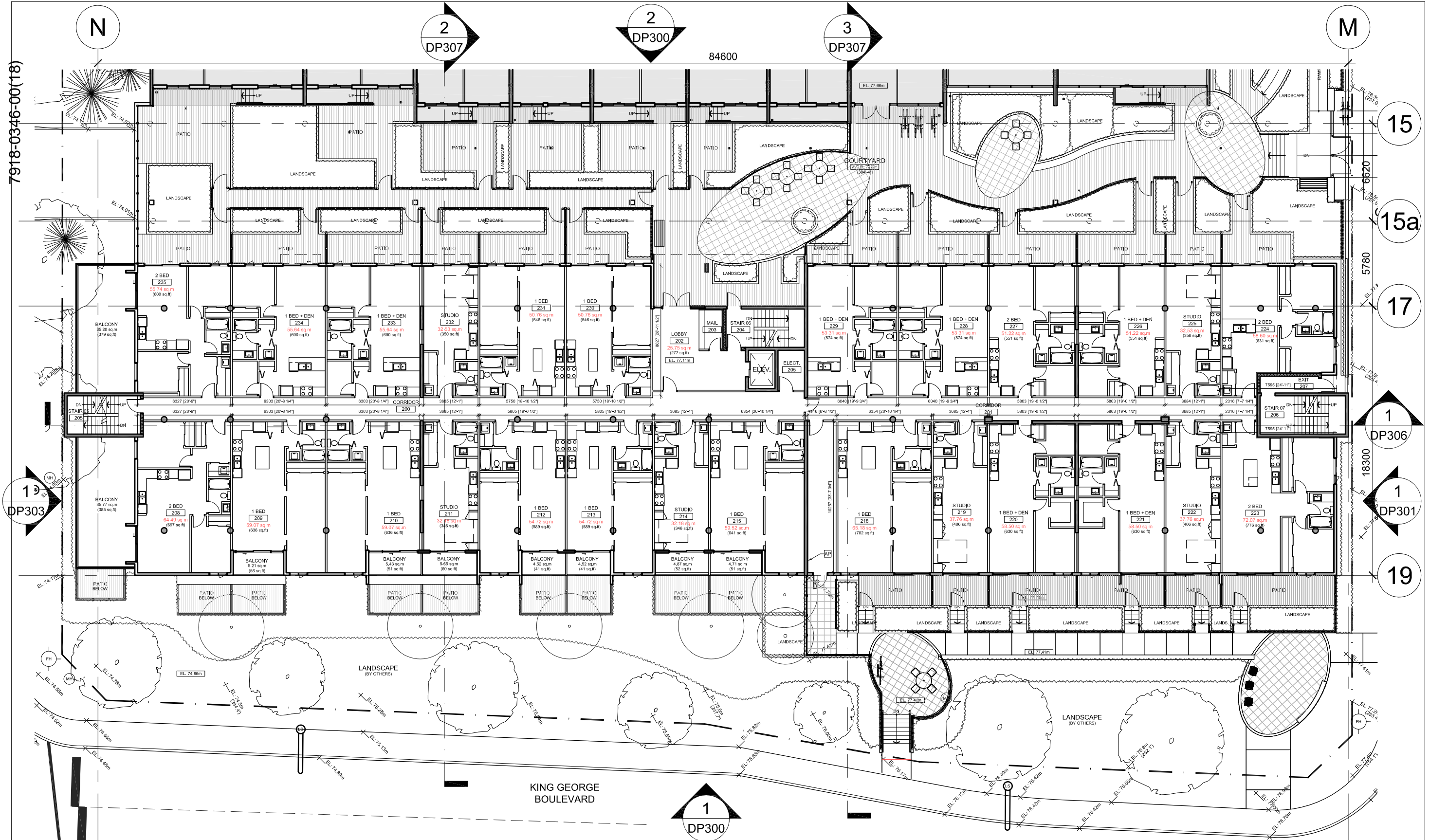
Level 02

Drawing

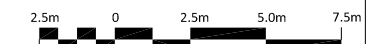
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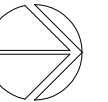
Project: 216039

Sheet **DP212**



1 FLOOR PLAN - LEVEL 02
1:250





LEGEND:

AREA UNDER SEPARATE PERMIT APPLICATION

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**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

**Floor Plan
Low Rise**

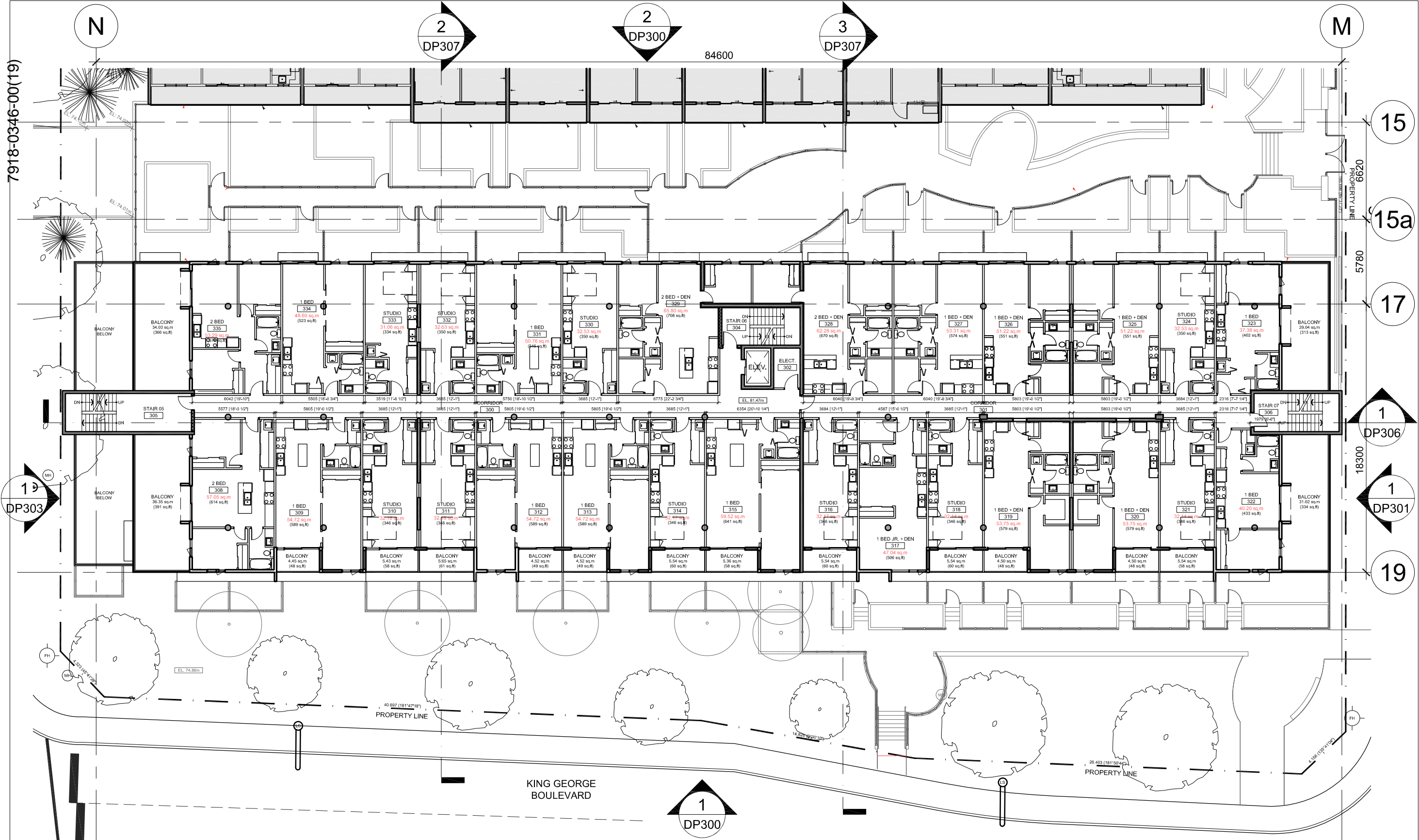
Level 03

Drawing

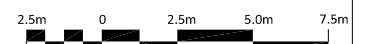
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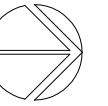
Project 216039

Sheet **DP213**



1 FLOOR PLAN - LEVEL 03
1:250





LEGEND:

AREA UNDER SEPARATE PERMIT APPLICATION

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Seal

**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

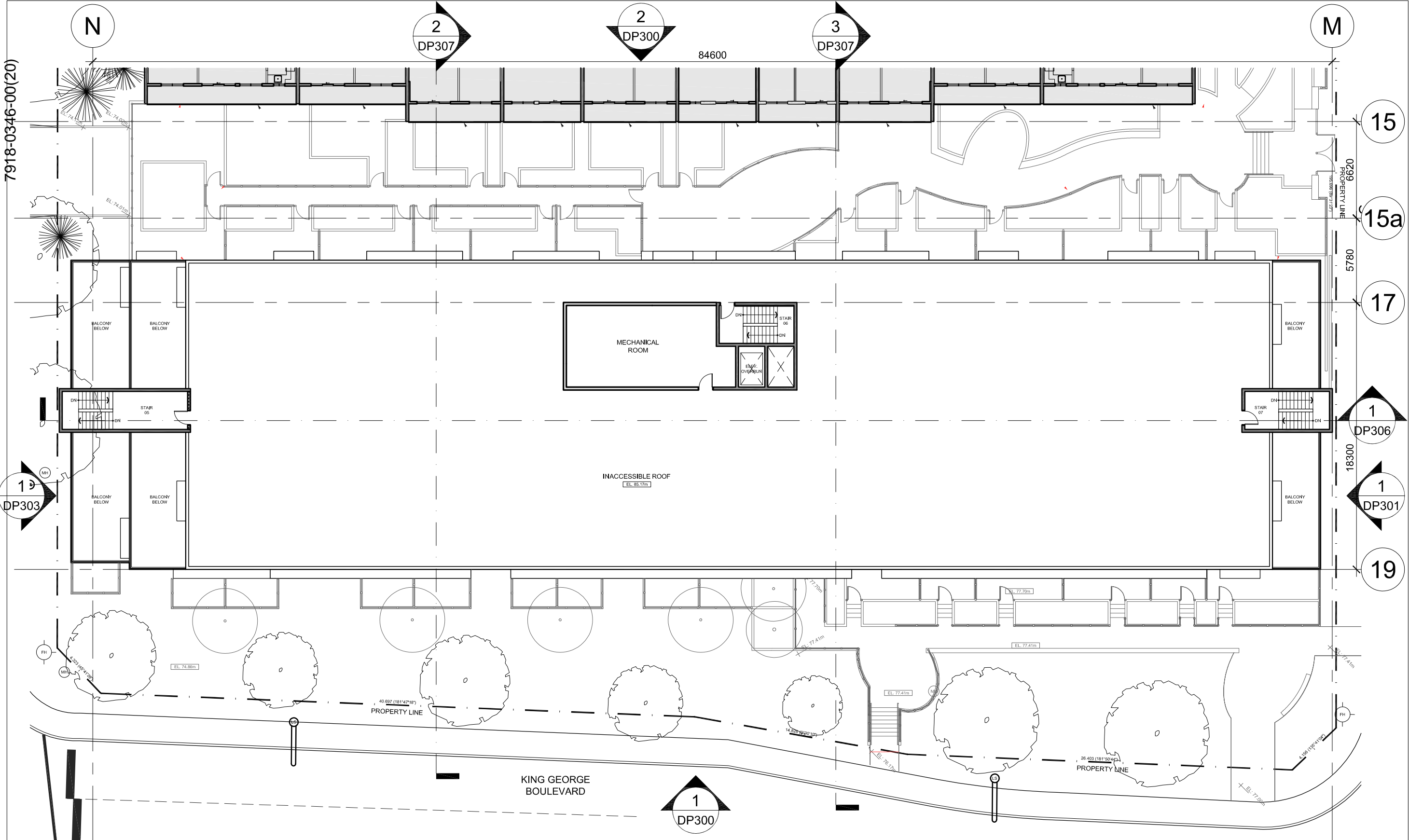
Roof Plan

Drawing

Scale 1 : 250

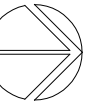
Project 216039

Sheet **DP214**



7918-0346-00(20)

1 ROOF PLAN
- 1:250



LEGEND:

AREA UNDER SEPARATE PERMIT APPLICATION

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Revisions		YYYY-MM-DD

Seal

**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

**Floor Plan
Plaza**

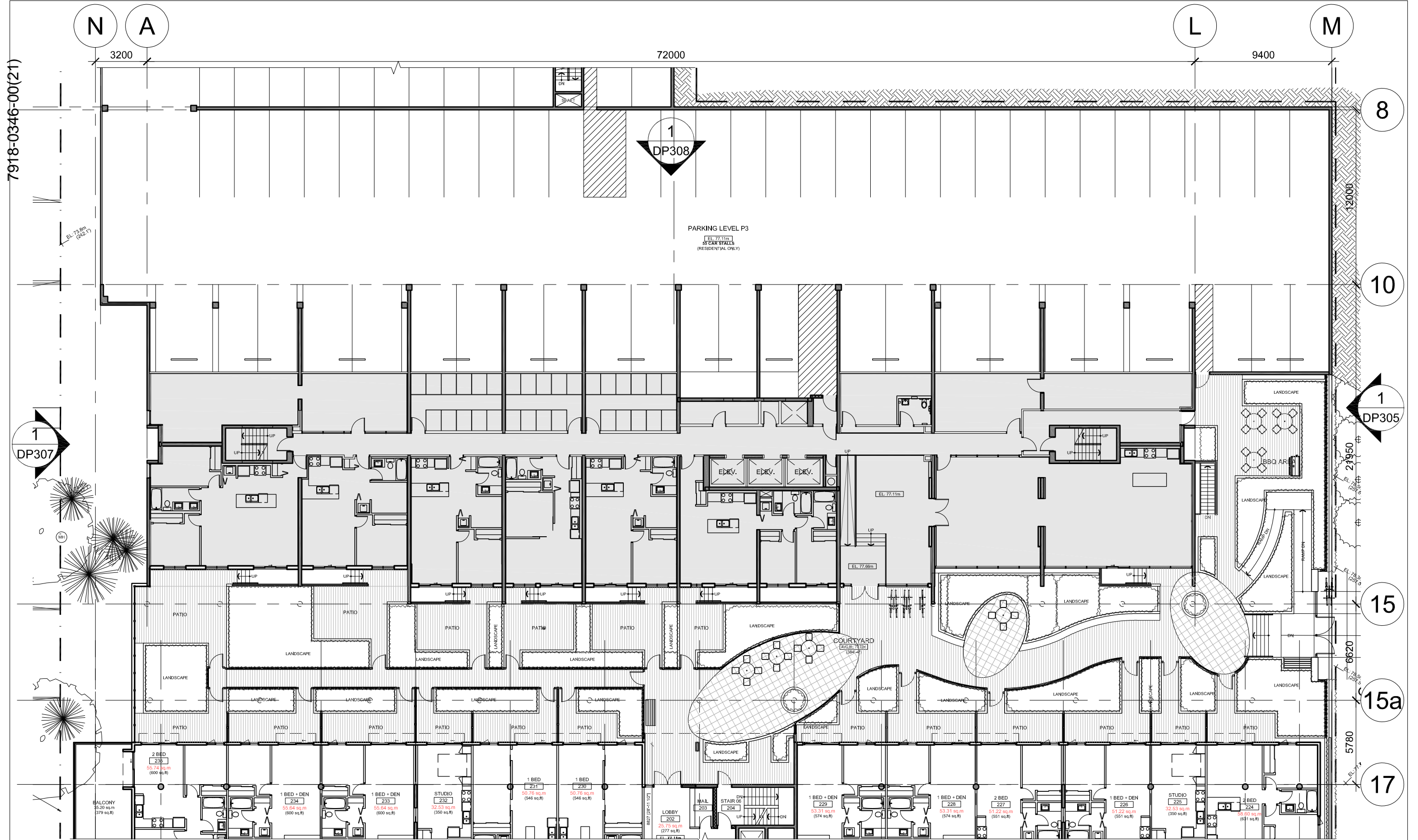
Level 02

Drawing

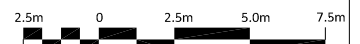
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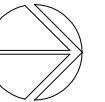
Project 216039

Sheet **DP222**



1 FLOOR PLAN - PLAZA - LEVEL 02
1:250





LEGEND:

AREA UNDER SEPARATE PERMIT APPLICATION

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Seal

**Surrey Village
Low-Rise & Exterior
Modifications
Phase 2**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

**Floor Plan
High Rise**

Level 03

Drawing

Scale 1 : 250

Project 216039

Sheet **DP223**

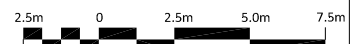


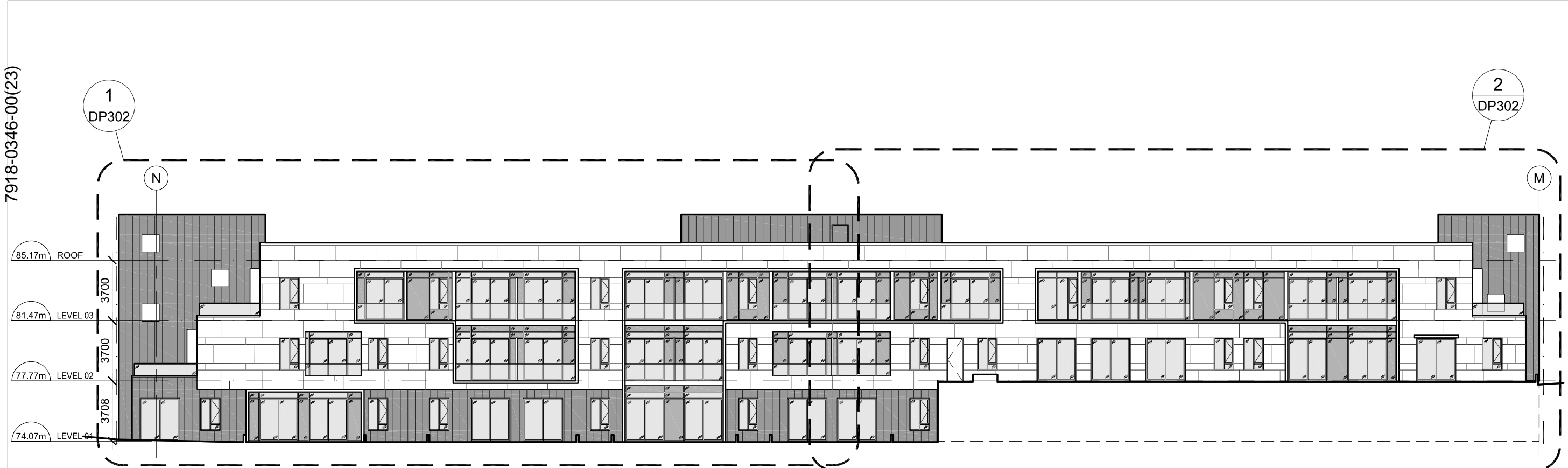
1 FLOOR PLAN - LEVEL 03
1:250



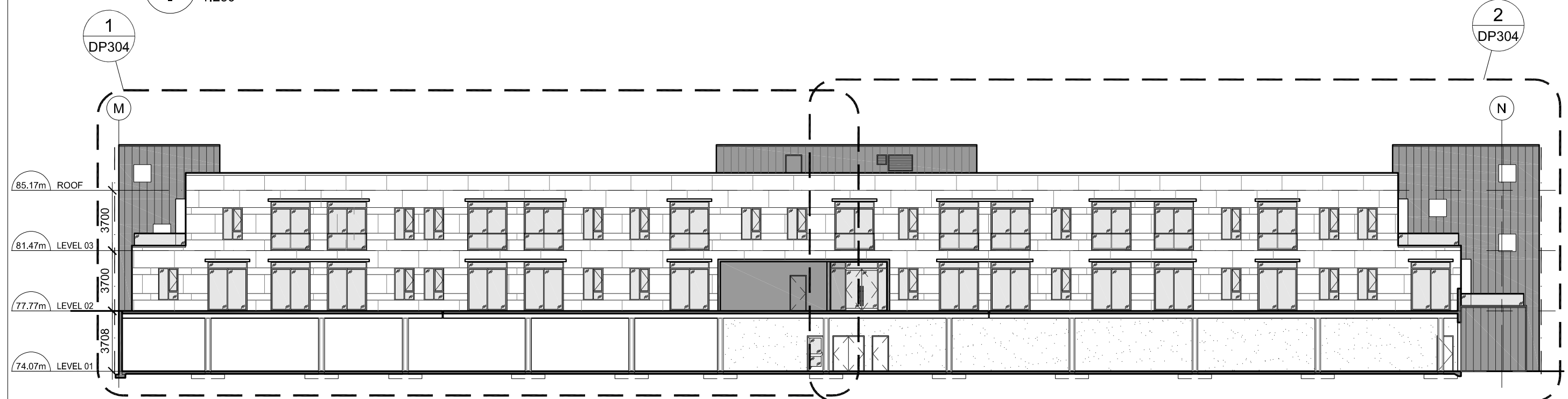
KEYNOTES:

- 1 NEW GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL REFER TO ELEVATIONS FOR MORE INFORMATION





1 ELEVATION - EAST - King George Blvd.
- 1:250



2 ELEVATION - WEST - Plaza
- 1:250

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Seal
**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

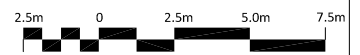
**Overall
Elevations
Low Rise
East & West**

Drawing

Scale 1 : 250

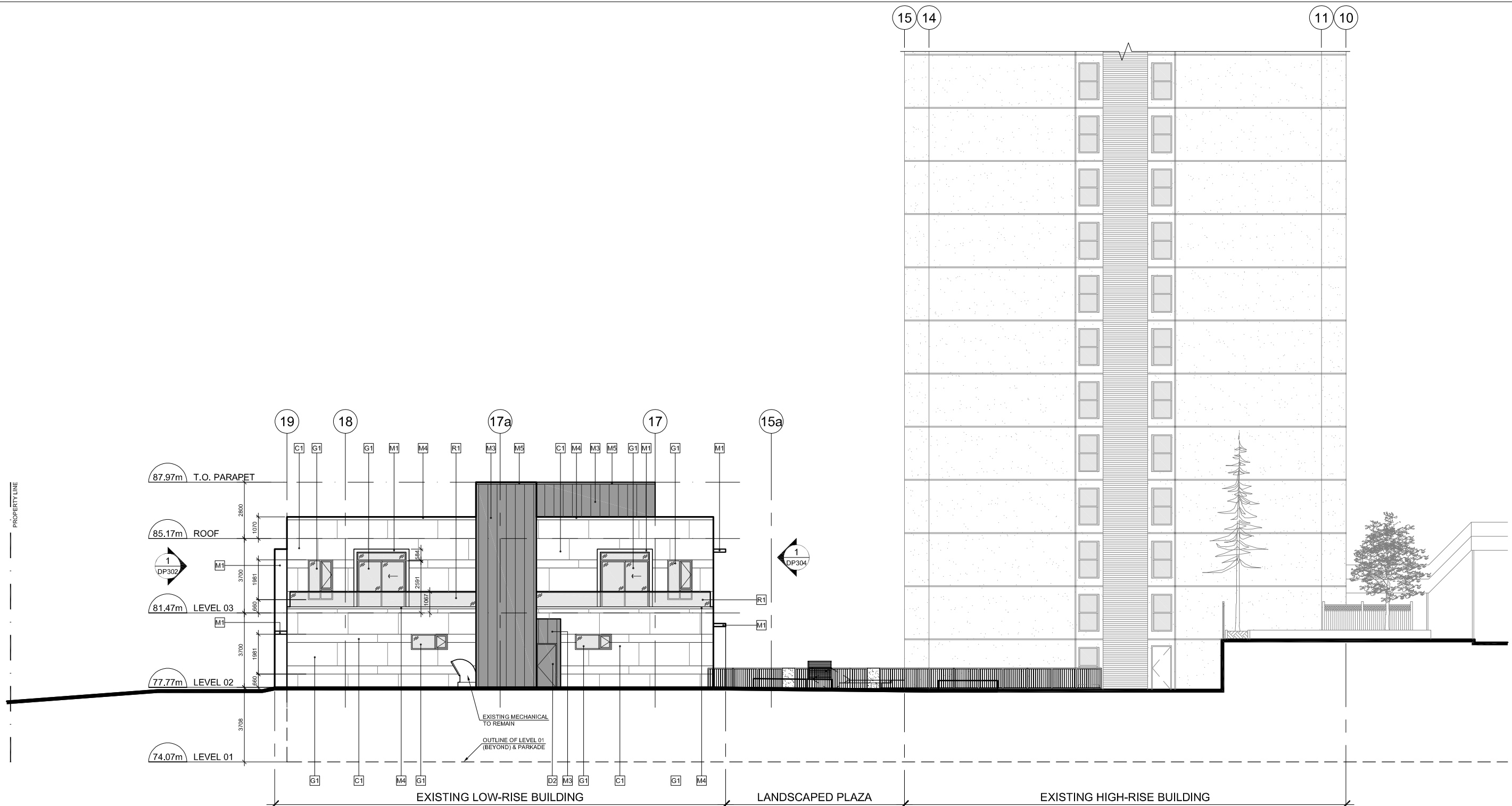
Project 216039

Sheet **DP300**



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1 ELEVATION - NORTH - 98 Ave.
- 1:200

Seal
**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

**Elevation
Low Rise**

North

Drawing

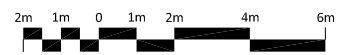
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Project 216039

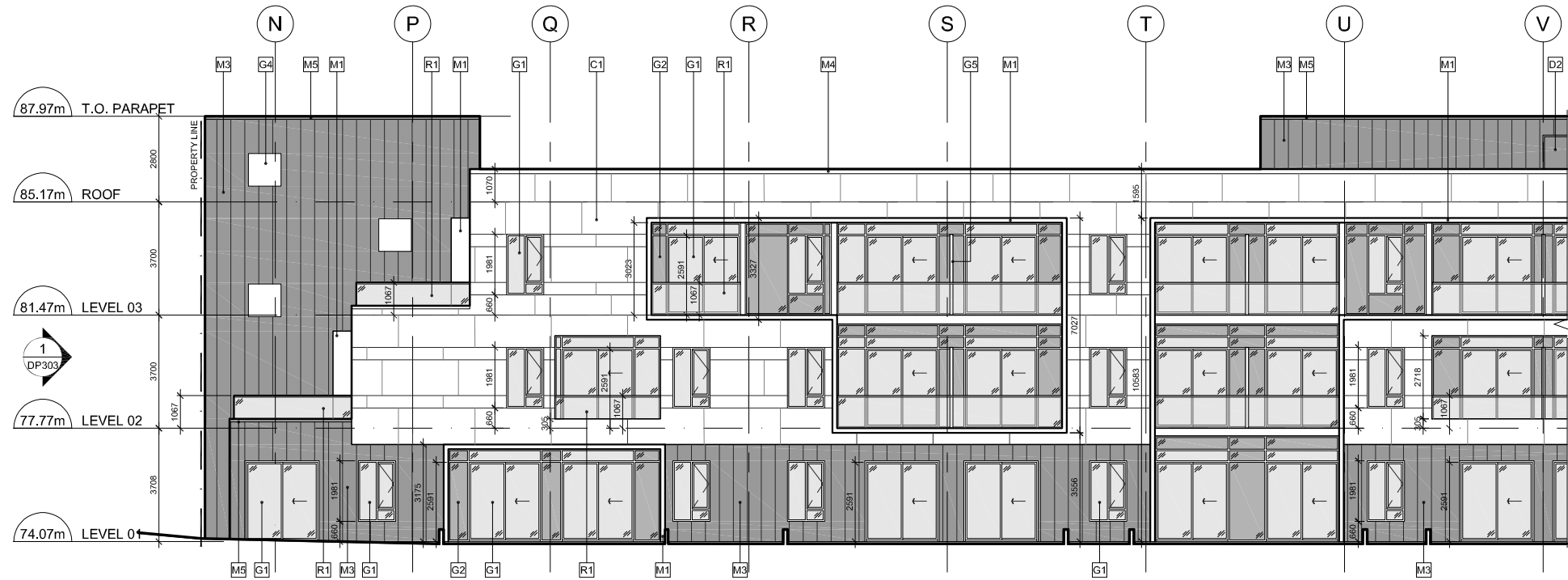
Sheet **DP301**

MATERIALS LEGEND

M1 METAL PANEL - WHITE	M5 METAL FLASHING - CHARCOAL GREY	G4 BACK PAINTED GLASS - BURGUNDY	D2 EXISTING HOLLOW METAL DOOR, PAINTED	R1 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CLEAR GLASS
M2 METAL PANEL - BURGUNDY	M7 EXISTING MECHANICAL LOUVRE, PAINTED	G5 FROSTED GLASS PRIVACY SCREEN	P1 PAINT - WHITE	R2 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CHARCOAL GREY BACK PAINTED GLASS
M3 STANDING SEAM METAL CLADDING - CHARCOAL GREY	G1 GLAZING 01 - VISION GLASS	C1 FIBER CEMENT PANEL - WHITE	P2 PAINT - LIGHT GREY	R3 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL BURGUNDY BACK PAINTED GLASS
M4 METAL FLASHING - WHITE	G2 GLAZING 02 - SPANDREL PANEL	D1 NEW HOLLOW METAL DOOR, PAINTED	P3 PAINT - DARK GREY	



7918-0346-00(25)



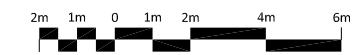
1 ELEVATION - EAST - King George Blvd.
1:200 (SOUTHERN PORTION)



2 ELEVATION - EAST - King George Blvd.
1:200 (NORTHERN PORTION)

MATERIALS LEGEND

M1 METAL PANEL - WHITE	M5 METAL FLASHING - CHARCOAL GREY	G4 BACK PAINTED GLASS - BURGUNDY	D2 EXISTING HOLLOW METAL DOOR, PAINTED	R1 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CLEAR GLASS
M2 METAL PANEL - BURGUNDY	M7 EXISTING MECHANICAL LOUVRE, PAINTED	G5 FROSTED GLASS PRIVACY SCREEN	P1 PAINT - WHITE	R2 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CHARCOAL GREY BACK PAINTED GLASS
M3 STANDING SEAM METAL CLADDING - CHARCOAL GREY	G1 GLAZING 01 - VISION GLASS	C1 FIBER CEMENT PANEL - WHITE	P2 PAINT - LIGHT GREY	R3 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL BURGUNDY BACK PAINTED GLASS
M4 METAL FLASHING - WHITE	G2 GLAZING 02 - SPANDREL PANEL	D1 NEW HOLLOW METAL DOOR, PAINTED	P3 PAINT - DARK GREY	



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Seal
**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

**Elevations
Low Rise**

East

Drawing

Scale 1 : 200

Project 216039

Sheet **DP302**

7918-0346-00(26)



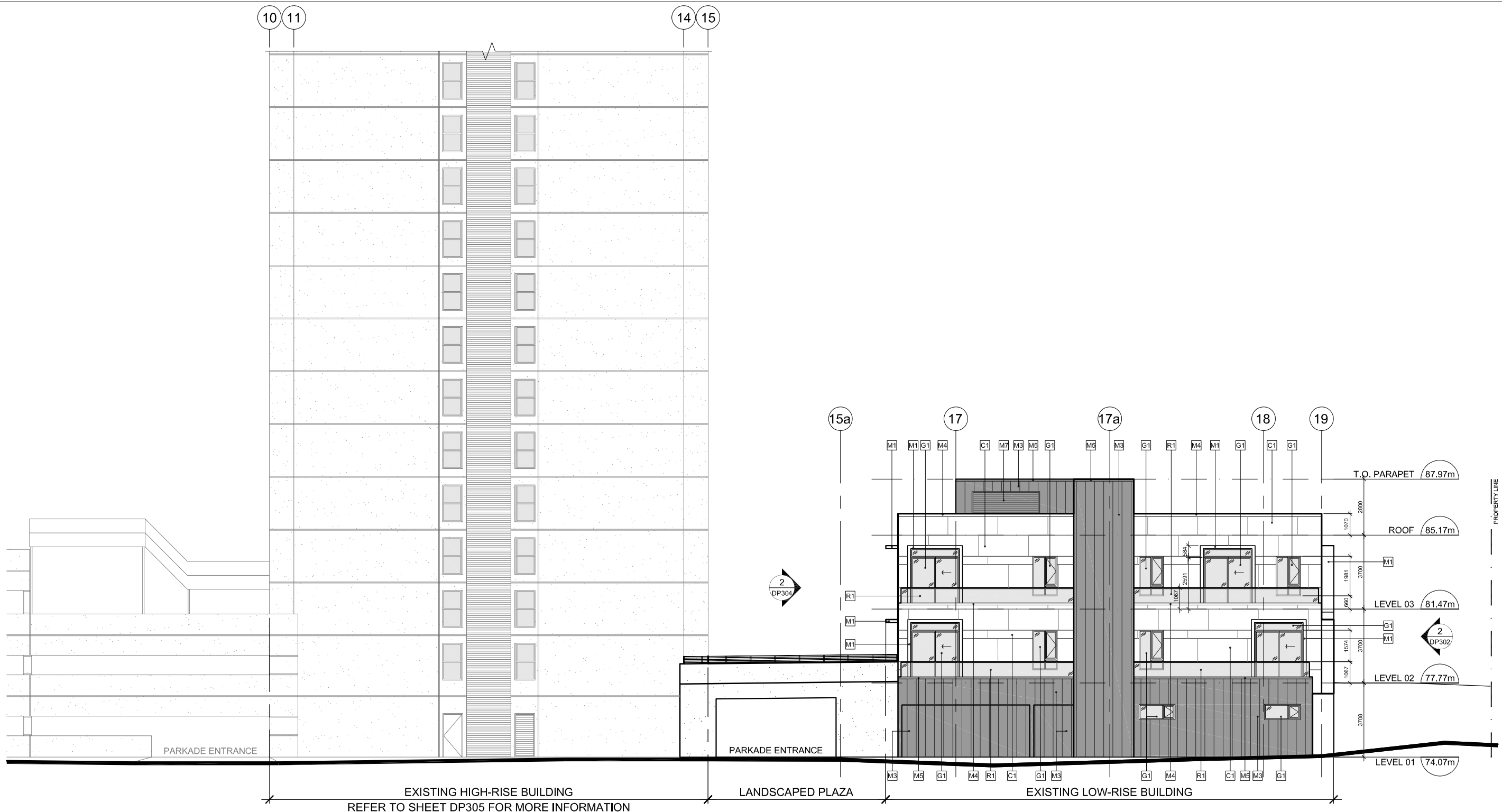
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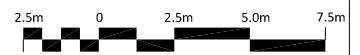
Revisions YYY-MM-DD



1 ELEVATION - SOUTH - 98a Ave.
- 1:200

MATERIALS LEGEND

M1 METAL PANEL - WHITE	M5 METAL FLASHING - CHARCOAL GREY	G4 BACK PAINTED GLASS - BURGUNDY	D2 EXISTING HOLLOW METAL DOOR, PAINTED	R1 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CLEAR GLASS
M2 METAL PANEL - BURGUNDY	M7 EXISTING MECHANICAL LOUVRE, PAINTED	G5 FROSTED GLASS PRIVACY SCREEN	P1 PAINT - WHITE	R2 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CHARCOAL GREY BACK PAINTED GLASS
M3 STANDING SEAM METAL CLADDING - CHARCOAL GREY	G1 GLAZING 01 - VISION GLASS	C1 FIBER CEMENT PANEL - WHITE	P2 PAINT - LIGHT GREY	R3 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL BURGUNDY BACK PAINTED GLASS
M4 METAL FLASHING - WHITE	G2 GLAZING 02 - SPANDREL PANEL	D1 NEW HOLLOW METAL DOOR, PAINTED	P3 PAINT - DARK GREY	



Seal
**Surrey Village
Low-Rise & Exterior
Modifications**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

**Elevation
Low Rise**

South

Drawing

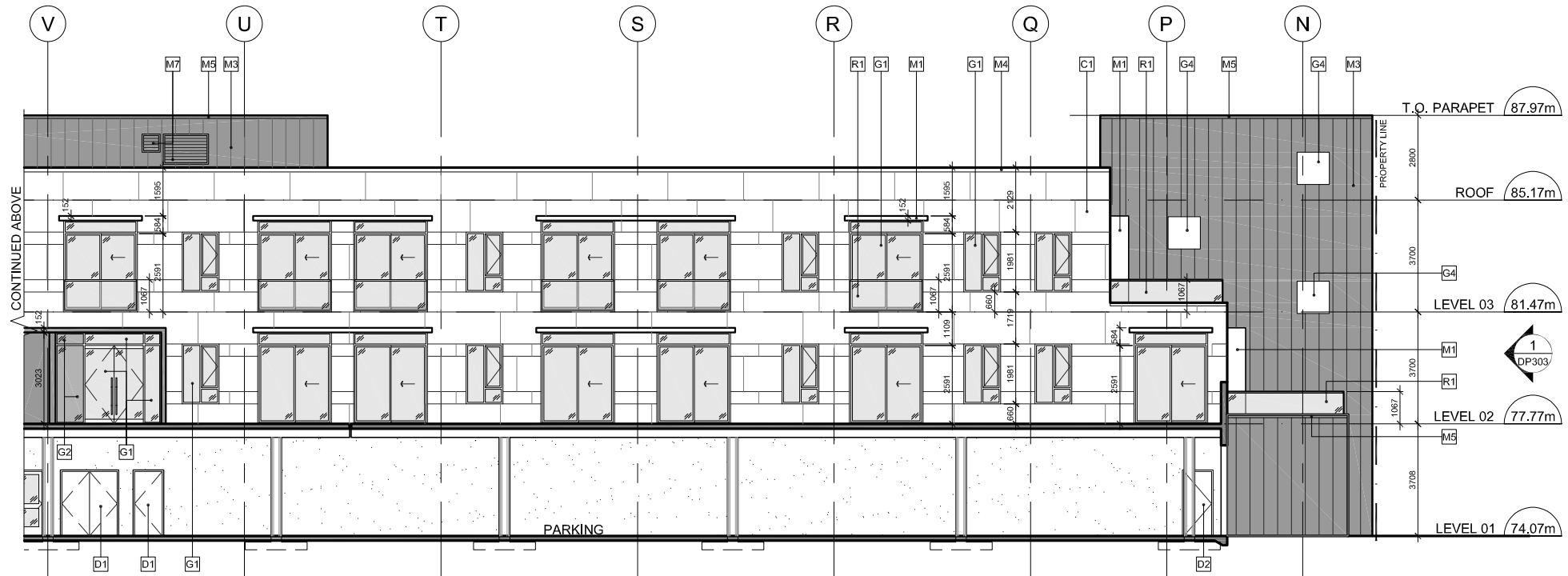
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Project 216039

Sheet **DP303**



1 ELEVATION - WEST - Plaza
- 1:200 (NORTHERN PORTION)



2 ELEVATION - WEST - Plaza
- 1:200 (SOUTHERN PORTION)

MATERIALS LEGEND

M1 METAL PANEL - WHITE	M5 METAL FLASHING - CHARCOAL GREY	G4 BACK PAINTED GLASS - BURGUNDY	D2 EXISTING HOLLOW METAL DOOR, PAINTED	R1 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CLEAR GLASS
M2 METAL PANEL - BURGUNDY	M7 EXISTING MECHANICAL LOUVRE, PAINTED	G5 FROSTED GLASS PRIVACY SCREEN	P1 PAINT - WHITE	R2 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CHARCOAL GREY BACK PAINTED GLASS
M3 STANDING SEAM METAL CLADDING - CHARCOAL GREY	G1 GLAZING 01 - VISION GLASS	C1 FIBER CEMENT PANEL - WHITE	P2 PAINT - LIGHT GREY	R3 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL BURGUNDY BACK PAINTED GLASS
M4 METAL FLASHING - WHITE	G2 GLAZING 02 - SPANDREL PANEL	D1 NEW HOLLOW METAL DOOR, PAINTED	P3 PAINT - DARK GREY	

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Seal
Surrey Village
Low-Rise & Exterior
Modifications

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

Elevations
Low Rise

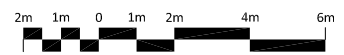
West

Drawing

Scale 1 : 200

Project 216039

Sheet DP304



7918-0346-00(27)

7918-0346-00(28)



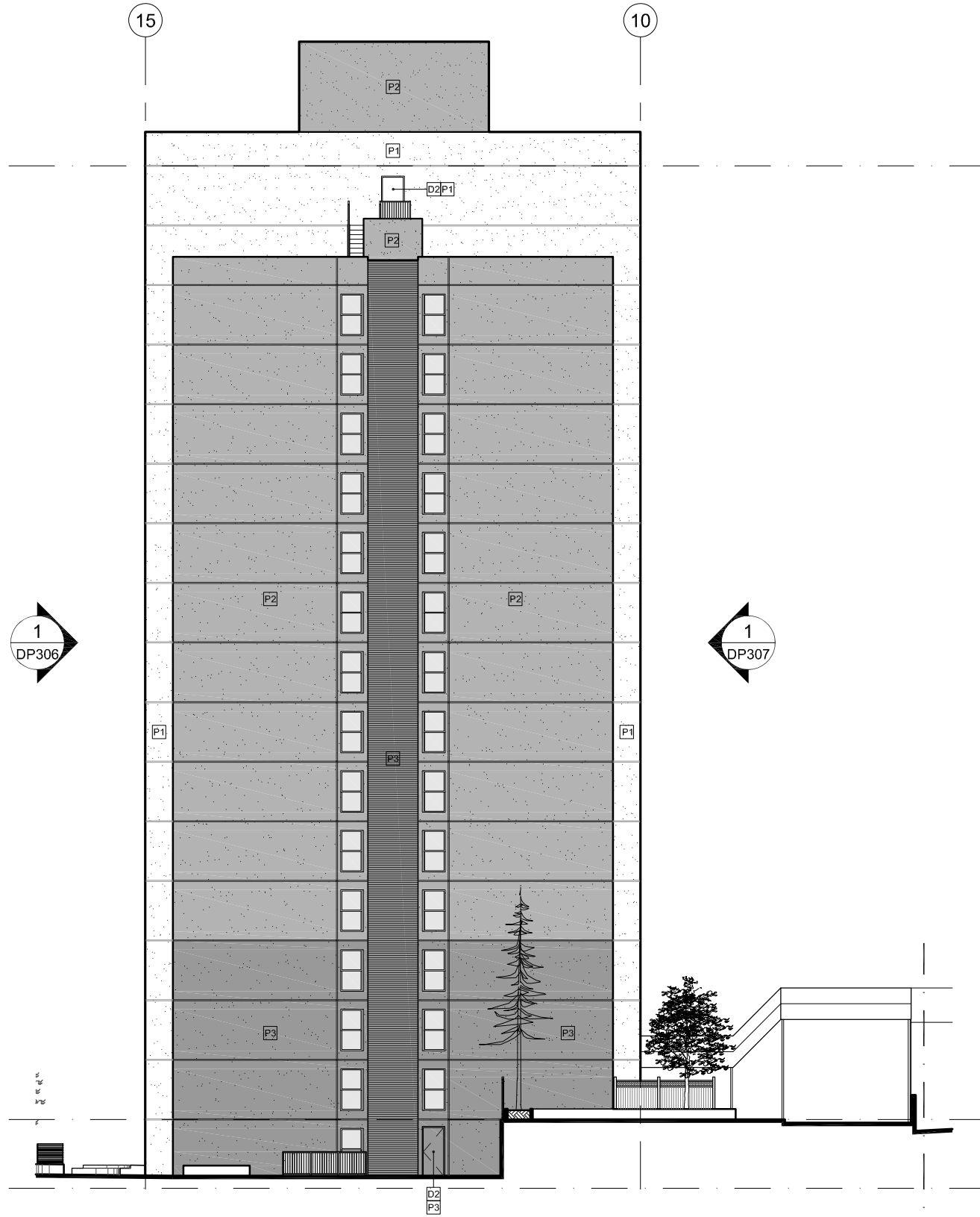
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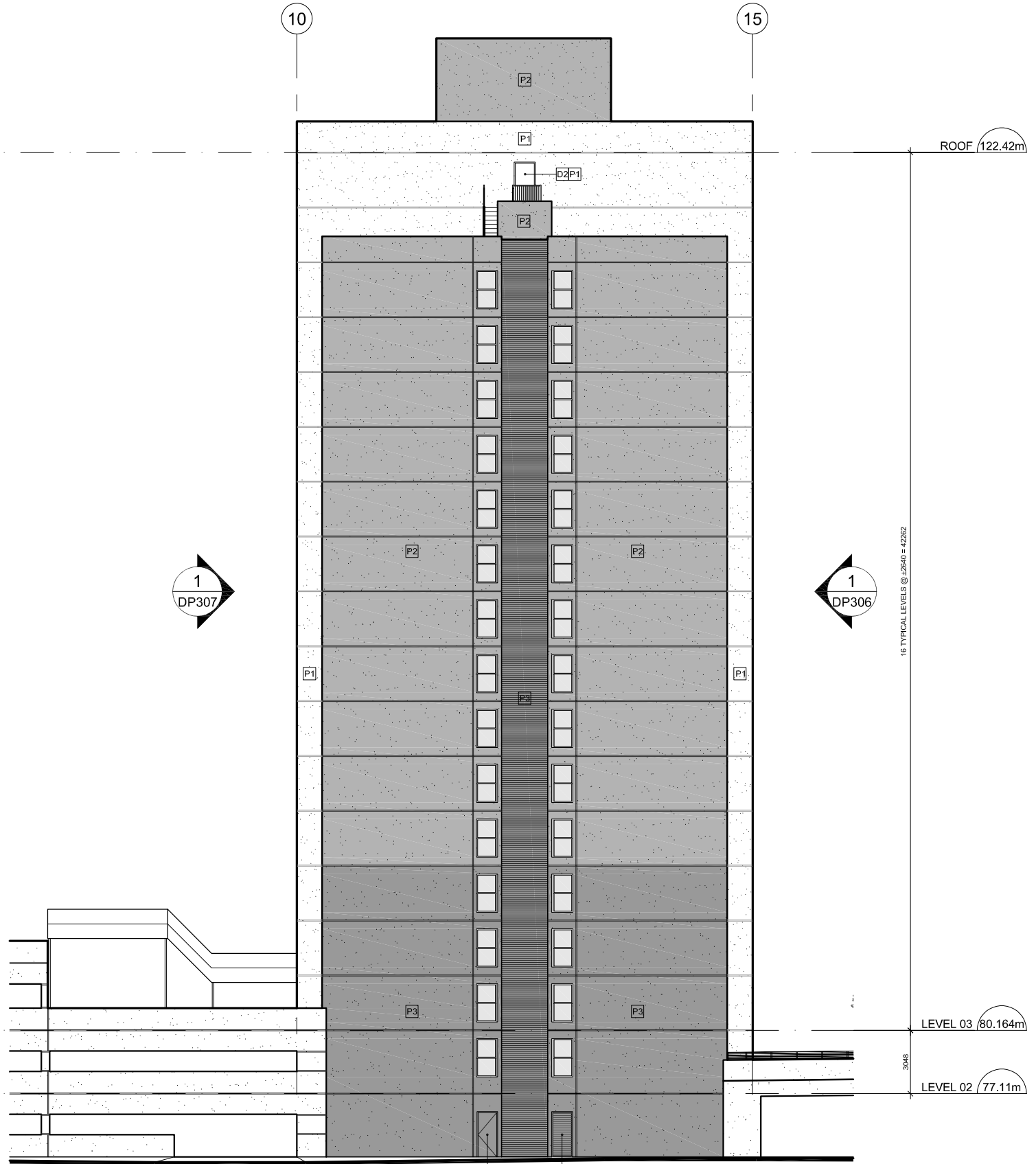
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01	2018-09-07	DEVELOPMENT VARIANCE PERMIT

Revisions YYY-MM-DD



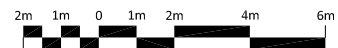
1 ELEVATION - NORTH - 98a Ave.
1:250



2 ELEVATION - SOUTH - 98 Ave.
1:250

MATERIALS LEGEND

M1 METAL PANEL - WHITE	M5 METAL FLASHING - CHARCOAL GREY	G4 BACK PAINTED GLASS - BURGUNDY	D2 EXISTING HOLLOW METAL DOOR, PAINTED	R1 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CLEAR GLASS
M2 METAL PANEL - BURGUNDY	M7 EXISTING MECHANICAL LOUVRE, PAINTED	G5 FROSTED GLASS PRIVACY SCREEN	P1 PAINT - WHITE	R2 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CHARCOAL GREY BACK PAINTED GLASS
M3 STANDING SEAM METAL CLADDING - CHARCOAL GREY	G1 GLAZING 01 - VISION GLASS	C1 FIBER CEMENT PANEL - WHITE	P2 PAINT - LIGHT GREY	R3 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL BURGUNDY BACK PAINTED GLASS
M4 METAL FLASHING - WHITE	G2 GLAZING 02 - SPANDREL PANEL	D1 NEW HOLLOW METAL DOOR, PAINTED	P3 PAINT - DARK GREY	



Seal

**Surrey Village
Low-Rise & Exterior
Modifications
Phase 2**

9801 King George Blvd.
Surrey, BC, V3T 5H6

Project

**Elevation
High Rise**

North & South

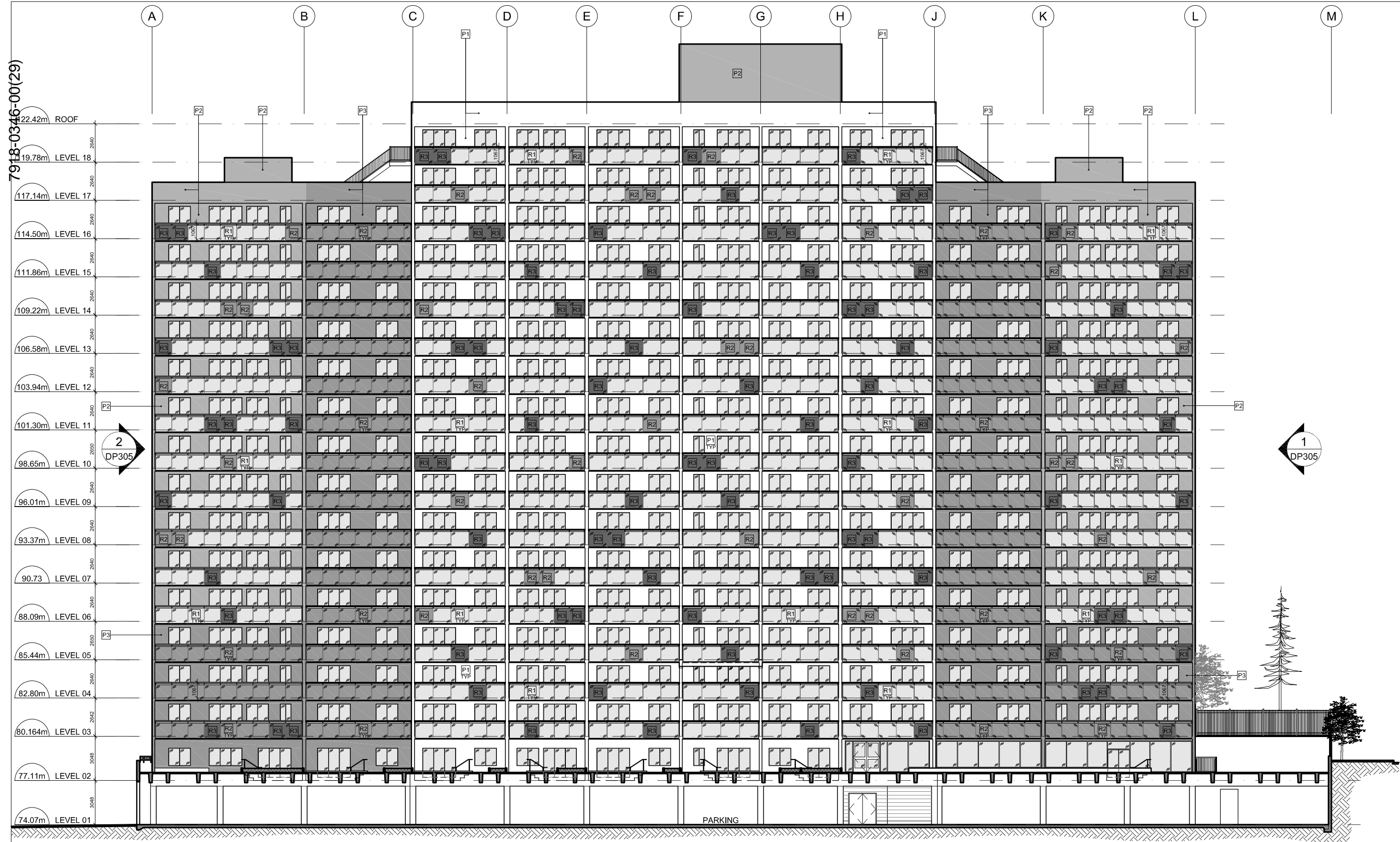
Drawing

Scale 1 : 200

Project 216039

Sheet **DP305**

03	2018-11-26	DEVELOPMENT VARIANCE PERMIT R2
02	2018-10-29	DEVELOPMENT VARIANCE PERMIT R1
01	2018-09-07	DEVELOPMENT VARIANCE PERMIT
Revisions		YYYY-MM-DD



MATERIALS LEGEND

M1 METAL PANEL - WHITE	M5 METAL FLASHING - CHARCOAL GREY	G4 BACK PAINTED GLASS - BURGUNDY	D2 EXISTING HOLLOW METAL DOOR, PAINTED	R1 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CLEAR GLASS
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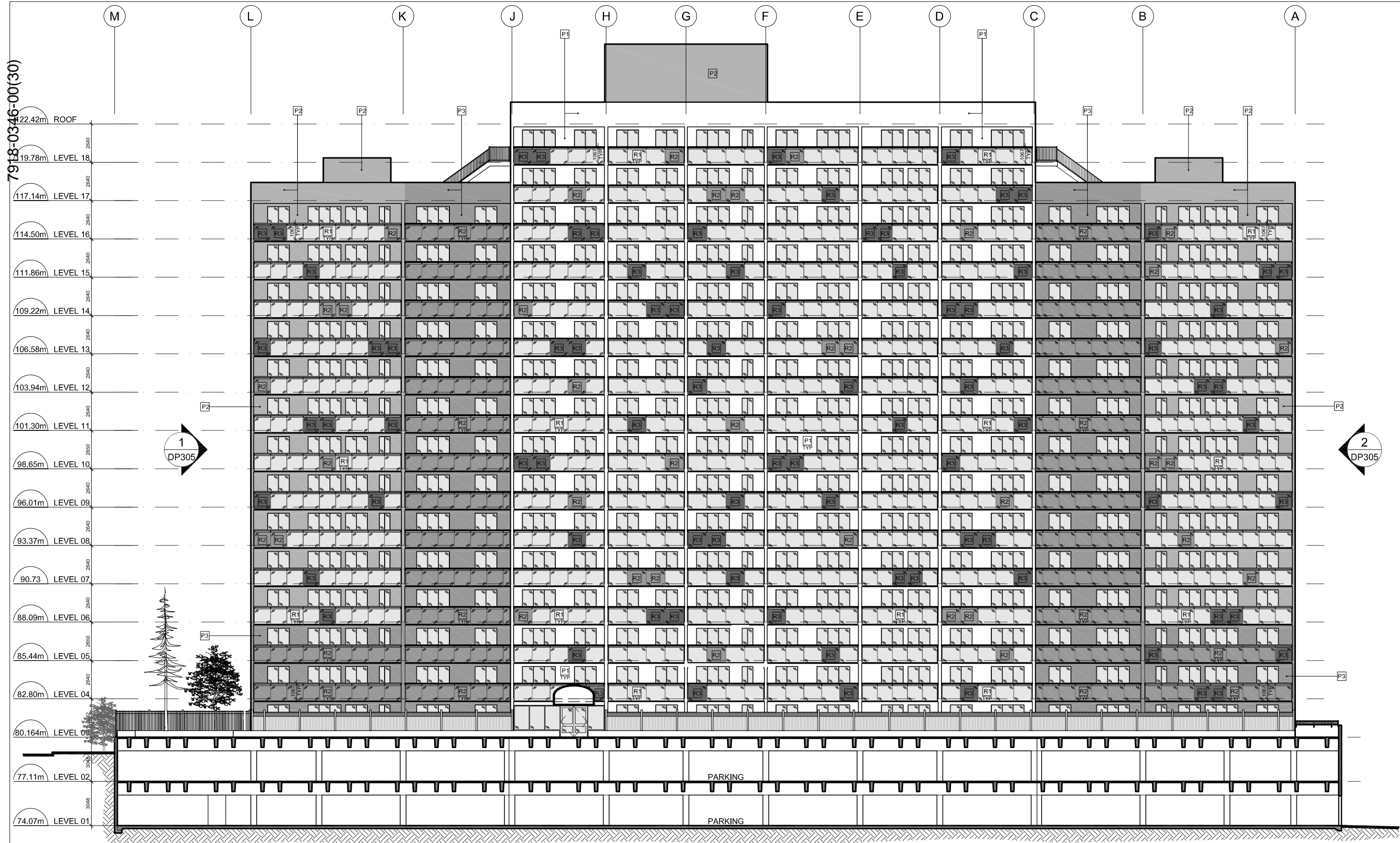
**Surrey Village
Low-Rise & Exterior
Modifications
Phase 2**

9801 King George Blvd.
Surrey, BC, V3T 5H6

**Elevation
High Rise
East (Plaza)**

Drawing	
Scale	1 : 250
Project	216039
Sheet	DP306





MATERIALS LEGEND

M1 METAL PANEL - WHITE	M5 METAL FLASHING - CHARCOAL GREY	G4 BACK PAINTED GLASS - BURGUNDY	D2 EXISTING HOLLOW METAL DOOR, PAINTED	R1 GLASS GUARDRAIL C/W BRUSHED ALUMINUM TOP RAIL CLEAR GLASS
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02	2018-10-29	DEVELOPMENT VARIANCE PERMIT R1
01	2018-09-07	DEVELOPMENT VARIANCE PERMIT
Revisions		YYYY-MM-DD

Seal
**Surrey Village
Low-Rise & Exterior
Modification
Phase 2**

9801 King George Blvd.
Surrey, BC, V3T 5H6
Project

**Elevation
High Rise**

West (Lane)

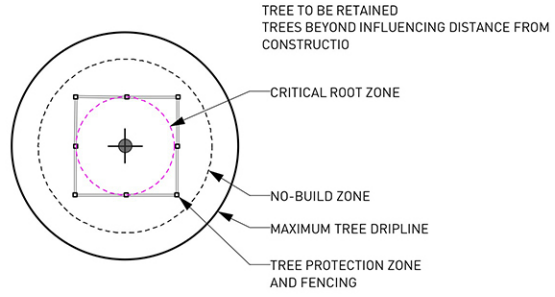
Drawing
Scale 1 : 200
Project 216039
Sheet **DP307**

TREE PROTECTION GENERAL NOTES

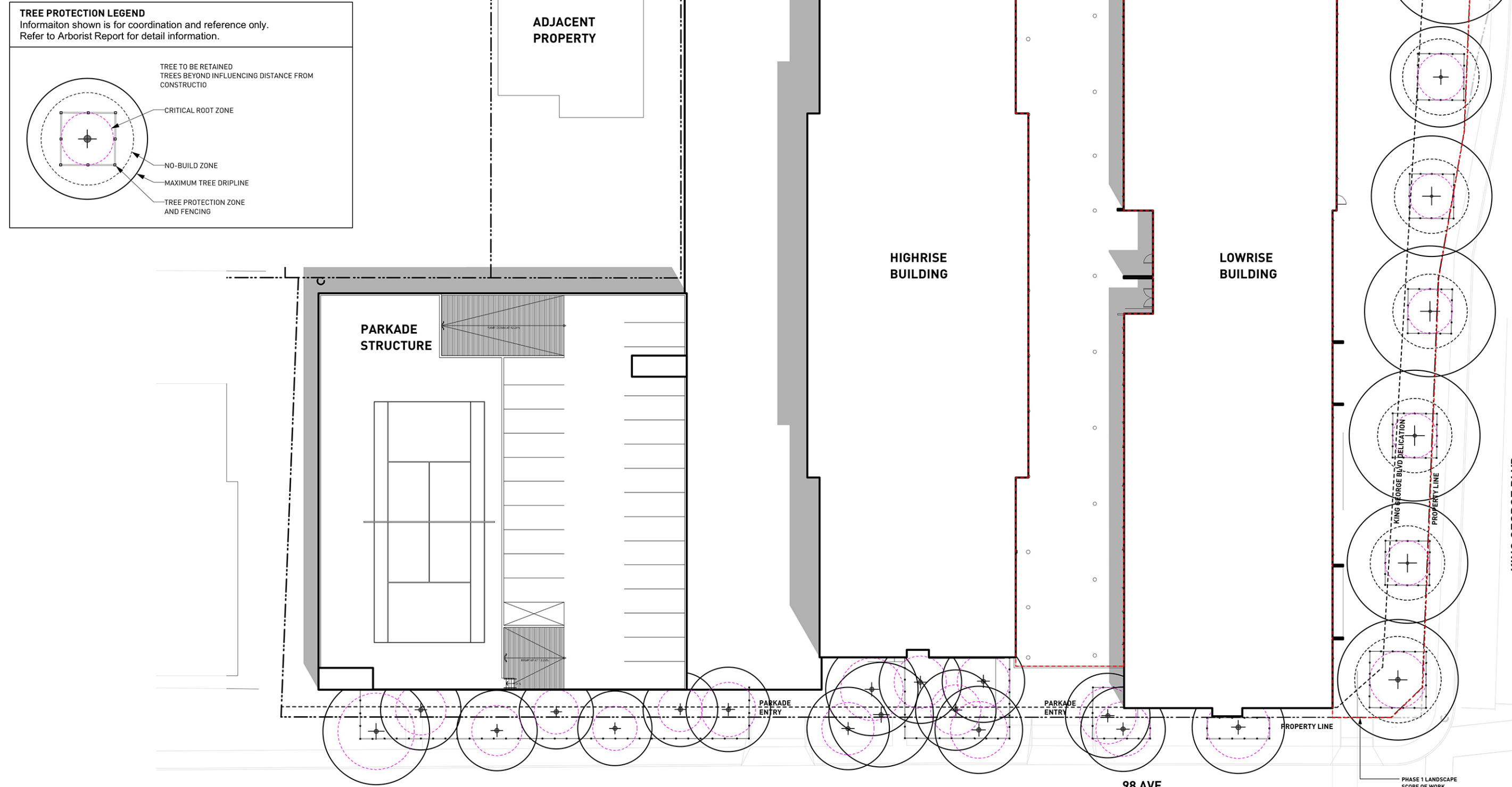
- A. EXCAVATION AROUND TREES**
- EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
 - DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
 - TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES**
- DO NOT EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
 - USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
 - RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.

- C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES**
- TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
 - DO NOT CUT MAIN LATERAL ROOTS.
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 - ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
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 - A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
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 - TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
 - WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.

TREE PROTECTION LEGEND
 Information shown is for coordination and reference only.
 Refer to Arborist Report for detail information.



1918-034600(31)



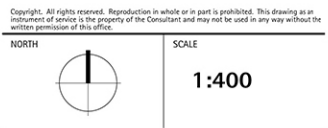
REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	18-6-19	Issued for Meeting
2	18-8-16	Issued for Meeting
3	18-09-07	ISSUED FOR DEVELOPMENT VARIANCE PERMIT
4	18-10-26	REISSUED FOR DVP
5	18-11-23	REISSUED FOR DVP

PROJECT
Surrey Village

ADDRESS
 9835 King George Highway
 Surrey, BC

DRAWING TITLE
Landscape Site Plan



PROJECT NO.	18050
DATE	
FILE NAME	18050 PLAN Ph2.vwx
PLOTTED	
DRAWN	FLD/ZL/JZ
REVIEWED	
DRAWING	

L1.00

PAVING LEGEND	
KEY	DESCRIPTION
	CIP Concrete Paving with Sawcut at 5' O.C. Light Sandblasting Finish
	Feature Paving 2x2 Hydrapressed Slab
	Composite Decking Type 1 Trex or Equal Colour: Foggy Wharf
	Composite Decking Type 2 Trex or Equal Colour: Windchester Grey
	Maintenance Strip River Rock

HARDSCAPE LEGEND	
KEY	DESCRIPTION
	CIP Concrete Stairs c/w Tactile Warning and Stainless Steel Handrails on Both Sides Light Sandblasting Finish
	CIP Concrete Wall Planter Wall Light Sandblasting Finish
	Feature Wall Concrete Feature Wall Light Sandblasting Finish
	CIP Concrete Signage Wall with Metal Signage Light Sandblasting Finish
	CIP Concrete Seat Wall with Chamfer Light Sandblasting Finish
	CIP Concrete Plinth At Courtyard Entry Light Sandblasting Finish

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
	Stainless Ring Bike Rack Ring by Landscape Forms, 2 Bike Parkings per Rack, or Equal Surface Mount
	Metal Chair Windmark by Landscape Forms or Equal Surface Mount
	Metal Table and Chairs Carousel by Landscape Forms or Equal Surface Mount
	Metal Bench Lakeside by Landscape Forms or Equal
	Metal Fence Powdercoated Aluminium, Colour to match Arch Guardrail
	Metal Gate Powdercoated Aluminium, Colour to match Arch Guardrail
	Planter Pot Cast Planter by Barkman Concrete Product, or Equal
	Outdoor BBQ Weber S-670 or Equal

GRADING LEGEND	
	Existing Elevation
	Proposed Elevation
	Finished Floor Elevation
	Proposed Top of Wall Elevation
	Proposed Bottom of Wall Elevation
	Proposed Top of Stair Elevation
	Proposed Bottom of Stair Elevation
	Proposed Top of Curb Elevation
	Proposed Bottom of Curb Elevation

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
5	18-11-23	REISSUED FOR DVP

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
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- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.

PLANTING GENERAL NOTES

- ALL PLANTING MATERIALS AND LABOUR ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS AND CANADIAN LANDSCAPE AND NURSERY ASSOCIATION.
- SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
- PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
- PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
- PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
- CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.

IRRIGATION GENERAL NOTES

- ALL PLANTED AREAS, INCLUDING SHRUBS, GROUND COVER, TREES, EXTENSIVE GREEN ROOF AND LAWN TO BE IRRIGATED.
- IRRIGATION SYSTEM IS TO BE DESIGNED BY AN IAABC CERTIFIED IRRIGATION DESIGNER.
- IRRIGATION SYSTEM IS TO BE INSTALLED BY AN IAABC CERTIFIED IRRIGATION CONTRACTOR.
- IRRIGATION SLEEVE TO BE 4" DIAMETER, SCHEDULE 40PVC, MIN 30CM COVER.

GRADING GENERAL NOTES

- REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
- UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
- UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

TREE PROTECTION GENERAL NOTES

A. EXCAVATION AROUND TREES

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B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES

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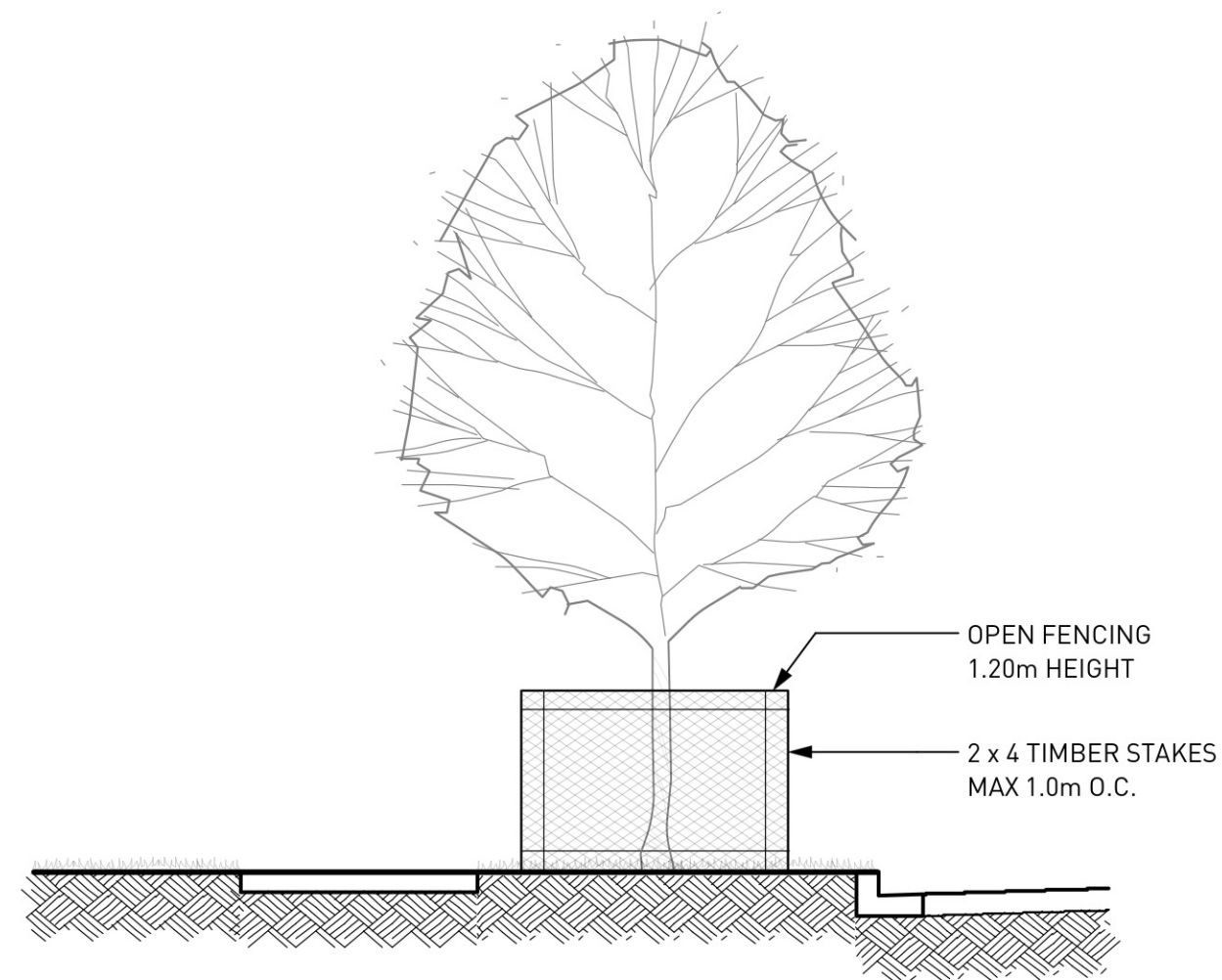
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ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
ACR	6	Acer circinatum	Vine Maple	2.5 m ht. (8'-0" ht.)	As Shown	B&B, Nursery grown, minimum 3 stems
Shrubs						
BMW	396	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#3 pot	45 cm (18")	Well established
HSY	24	Hibiscus syriacus	Blue Hibiscus	3.0 m ht. (9'-0" ht.)	As Shown	B&B, Uniform branching
LPL	211	Lonicera pileata	Privet Honeysuckle	#1 pot	45cm (18")	30 cm (12") spread
RMP	55	Rosa 'Meidiland Pink'	Meidiland Pink Rose	#2 pot	60 cm (24")	Well established
SJP	270	Skimmia japonica	Japanese Skimmia	#3 pot	60 cm (24")	Well established
SBG	60	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	#3 pot	60 cm (24")	Well established
TOS	105	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m	40 cm (16")	Well established, dense hedging plant / B & B
VOT	168	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	#3 pot	60 cm (24")	Well established, nursery grown
VDV	150	Viburnum davidii	David Viburnum	#2 pot	60 cm (24")	Well established
Ground Cover						
AUU	459	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	38 cm (15")	15cm (6") leads. Mimimum 3 leads
PTM	871	Pachysandra terminalis	Japanese Spurge	#1 pot	38 cm (15")	10cm (4") height
Ornamental Grasses						
CID	178	Carex morrowii 'Ice Dance'	Variiegated Sedge	#1 pot	38 cm (15")	Well established



1 TREE PROTECTION BARRIER FENCING DETAIL
NTS

PROJECT
Surrey Village

ADDRESS
9835 King George Highway
Surrey, BC

DRAWING TITLE
Legends and Notes

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NORTH		SCALE
		NTS
PROJECT NO.	18050	
DATE		
FILE NAME	18050 PLAN Ph2.vwx	
PLOTTED		
DRAWN	FLD/ZJ/JZ	REVIEWED
DRAWING		

L0.03

LAYOUT AND MATERIALS GENERAL NOTES

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7918-0346-00(33)



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
5	18-11-23	REISSUED FOR DVP

PROJECT
Surrey Village

ADDRESS
 9835 King George Highway
 Surrey, BC

DRAWING TITLE
Landscape Site Plan

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PROJECT NO.	18050
DATE	
FILE NAME	18050 PLAN Ph2.vwx
PLOTTED	
DRAWN	FLD/ZL/JZ REVIEWED
DRAWING	

L1.00

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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
5	18-11-23	REISSUED FOR DVP

98 AVE

98A AVE



PRIVACY SCREEN TYP. REFER TO ARCHITECTURAL DRAWINGS.

LOBBY

PRIVACY SCREEN TYP. REFER TO ARCHITECTURAL DRAWINGS.
PRIVACY SCREEN TYP. REFER TO ARCHITECTURAL DRAWINGS.

MULCH AT EXISTING TREE, TYP.

EXIT

PRIVACY SCREEN TYP. REFER TO ARCHITECTURAL DRAWINGS.

PRIVACY SCREEN TYP. REFER TO ARCHITECTURAL DRAWINGS.

ENTRY

PROPERTY LINE

PROPERTY LINE

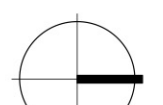
KING GEORGE BLVD

PROJECT
Surrey Village

ADDRESS
9835 King George Highway
Surrey, BC

DRAWING TITLE
**Materials Plan
Ground Level**

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NORTH	SCALE
	1:250

PROJECT NO.	18050
DATE	
FILE NAME	18050 PLAN Ph2.vwx
PLOTTED	
DRAWN	FLD/ZL/JZ REVIEWED
DRAWING	

L1.01

7918-0346-00(84)

EXISTING SIDEWALK TO RETAINED

MULCH, TYP.

CRITICAL ROOT ZONE, TYP. PER ARBORIST REPORT

NO BUILT ZONE, TYP. PER ARBORIST REPORT

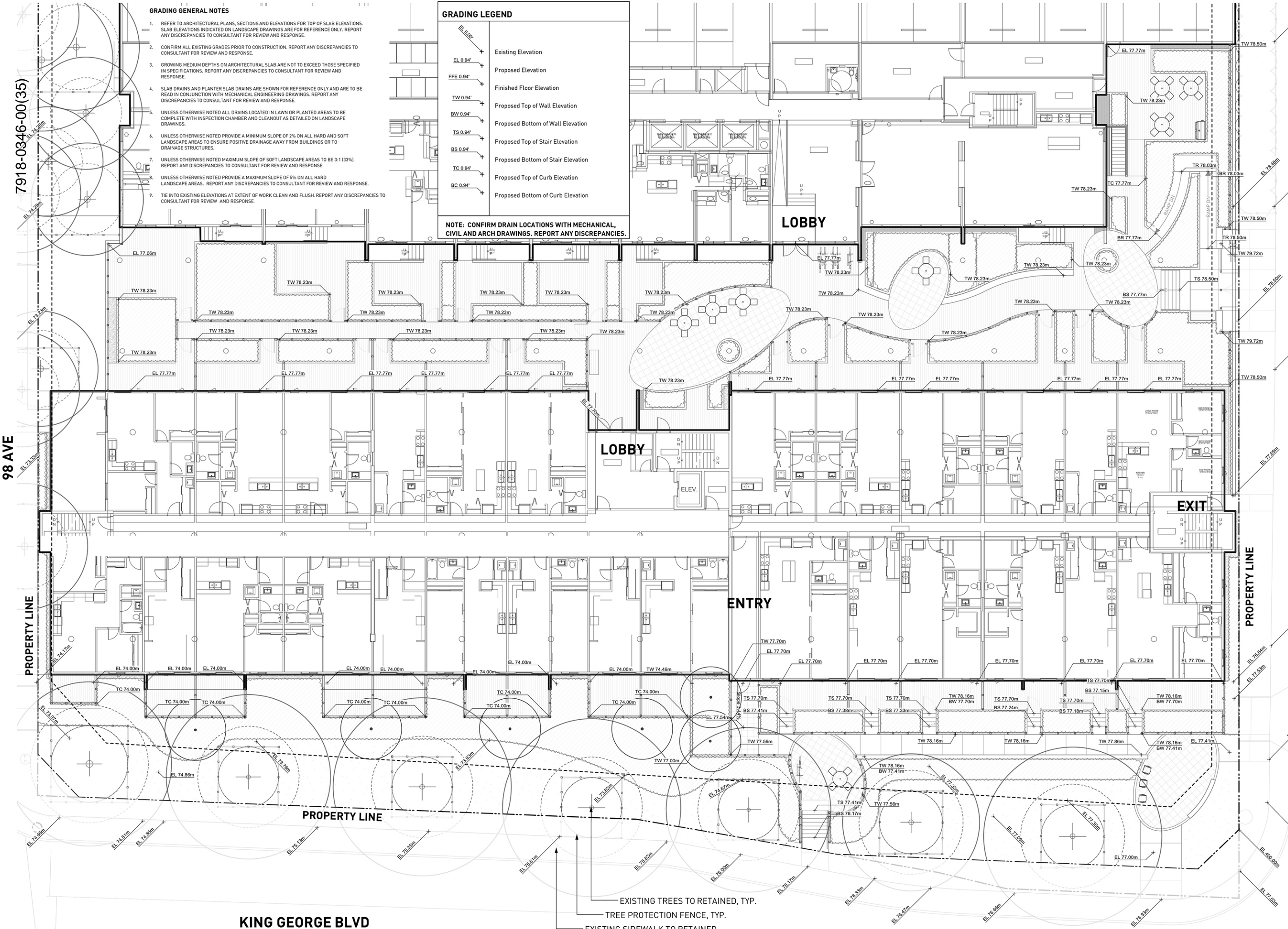
EXISTING TREES TO RETAINED, TYP.

TREE PROTECTION FENCE, TYP.

GUARDRAIL TYP. REFER TO ARCHITECTURAL DRAWINGS.

MULCH, TYP.

EXISTING FIRE HYDRANT TO BE RETAINED



7918-0346-00(35)

98 AVE

PROPERTY LINE

KING GEORGE BLVD

GRADING GENERAL NOTES

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3. GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAWINGS.
6. UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.
7. UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF 50FT LANDSCAPE AREAS TO BE 3:1 (33%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
9. TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

GRADING LEGEND

- EL 0.94' Existing Elevation
- FFE 0.94' Proposed Elevation
- TW 0.94' Finished Floor Elevation
- Proposed Top of Wall Elevation
- BW 0.94' Proposed Bottom of Wall Elevation
- Proposed Bottom of Wall Elevation
- TS 0.94' Proposed Top of Stair Elevation
- Proposed Top of Stair Elevation
- BS 0.94' Proposed Bottom of Stair Elevation
- Proposed Bottom of Stair Elevation
- TC 0.94' Proposed Top of Curb Elevation
- Proposed Top of Curb Elevation
- BC 0.94' Proposed Bottom of Curb Elevation
- Proposed Bottom of Curb Elevation

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

PWL partnership
 PWL Partnership Landscape Architects Inc
 5th Floor, East Asiatic House
 1201 West Pender Street
 Vancouver BC Canada V6E 2V2
 www.pwlpartnership.com
 T 604.688.8111
 F 604.688.8112



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
5	18-11-23	REISSUED FOR DVP

98A AVE

PROJECT
Surrey Village

ADDRESS
 9835 King George Highway
 Surrey, BC

DRAWING TITLE
**Grading Plan
 Ground Level**

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NORTH

SCALE
1:250

PROJECT NO.	18050
DATE	
FILE NAME	18050 PLAN Ph2.vwx
PLOTTED	
DRAWN	FLD/ZL/JZ
REVIEWED	
DRAWING	

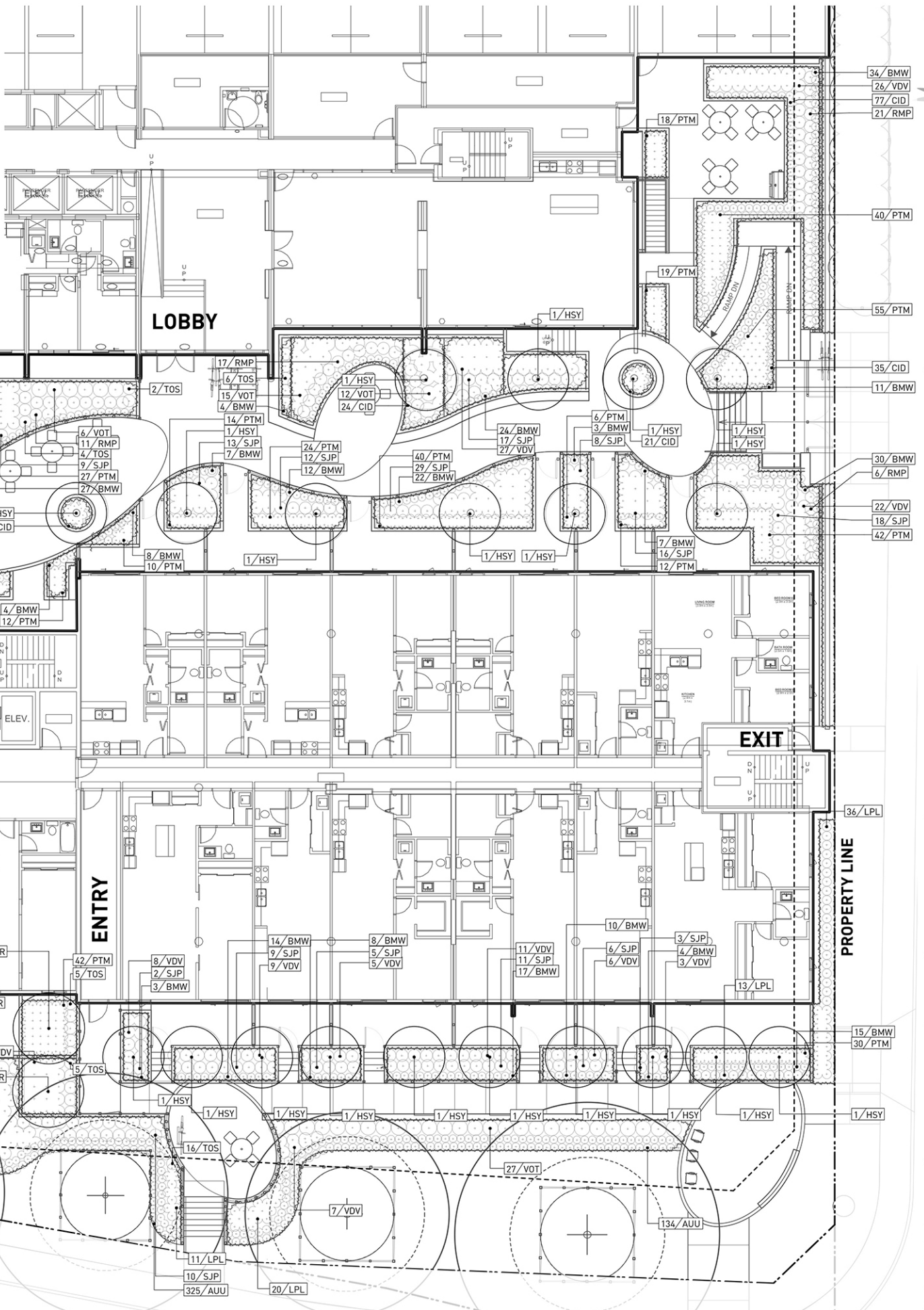
L2.01

EXISTING TREES TO RETAINED, TYP.
 TREE PROTECTION FENCE, TYP.
 EXISTING SIDEWALK TO RETAINED

7918-0346-00(36)

PLANTING GENERAL NOTES

1. ALL PLANTING MATERIALS AND LABOUR ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS AND CANADIAN LANDSCAPE AND NURSERY ASSOCIATION.
2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
3. PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
5. PLANTS WILL BE NURSERY GROWN UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.



PWL partnership

PWL Partnership Landscape Architects Inc
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REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
5	18-11-23	REISSUED FOR DVP

98A AVE

98 AVE

PROPERTY LINE

PROPERTY LINE


PROPERTY LINE

PROJECT
Surrey Village

ADDRESS
9835 King George Highway
Surrey, BC

DRAWING TITLE
Planting Plan

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NORTH 

SCALE
1:250

PROJECT NO.	18050
DATE	
FILE NAME	18050 PLAN Ph2.vwx
PLOTTED	
DRAWN	FLD/ZL/JZ
REVIEWED	
DRAWING	

EXISTING SIDEWALK TO RETAINED

EXISTING FIRE HYDRANT TO BE RETAINED

KING GEORGE BLVD

L3.01

7918-0346-00(37)

98 AVE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

98A AVE

KING GEORGE BLVD

LIGHTING LEGEND
DRAWINGS HAS BEEN DEVELOPED FOR REFERENCE TO FACILITATE COORDINATION BETWEEN CONTRACTORS.

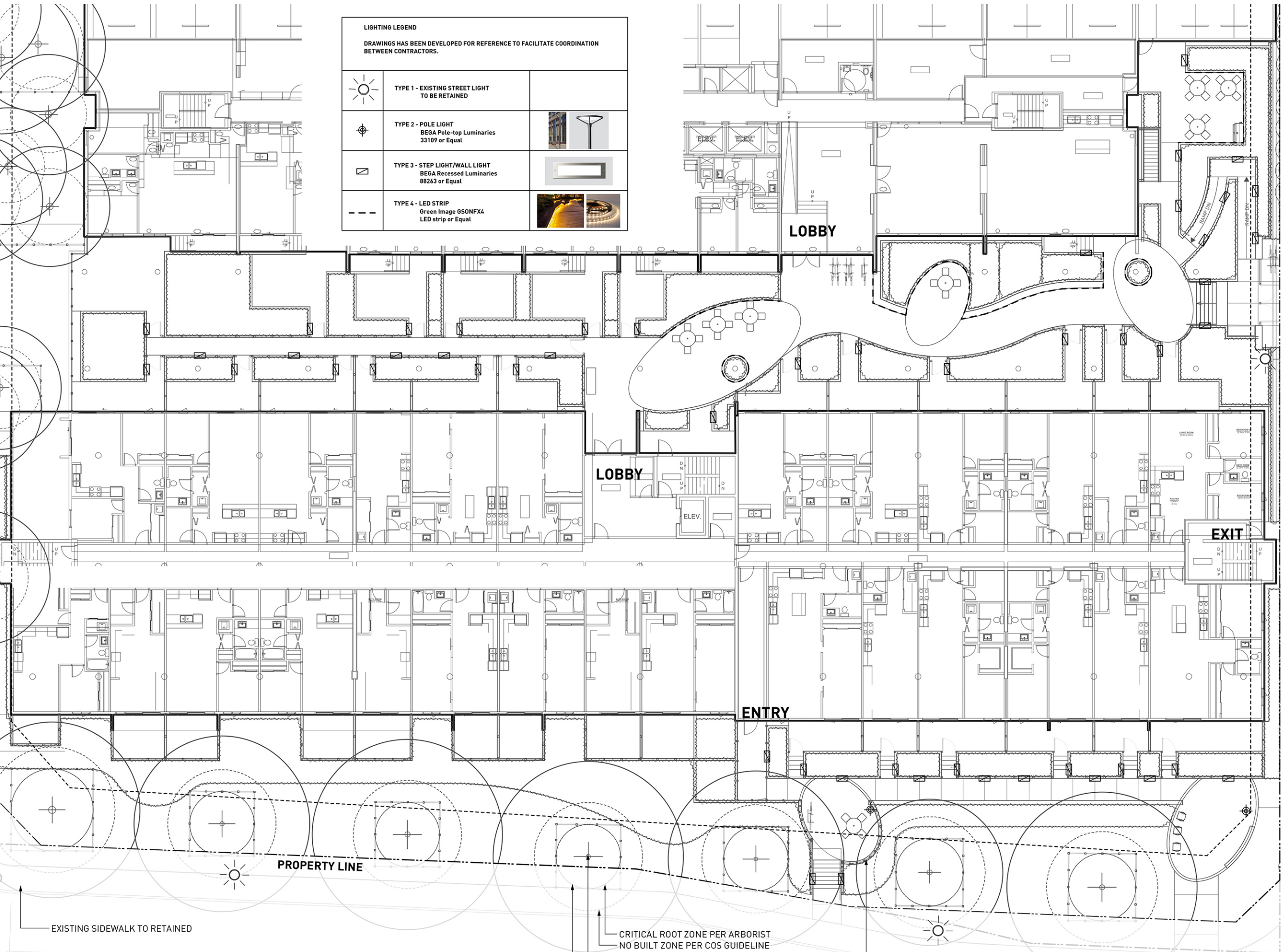
	TYPE 1 - EXISTING STREET LIGHT TO BE RETAINED	
	TYPE 2 - POLE LIGHT BEGA Pole-top Luminaries 33109 or Equal	
	TYPE 3 - STEP LIGHT/WALL LIGHT BEGA Recessed Luminaries 88263 or Equal	
	TYPE 4 - LED STRIP Green Image GSONFX4 LED strip or Equal	

EXISTING SIDEWALK TO BE RETAINED

EXISTING FIRE HYDRANT TO BE RETAINED

CRITICAL ROOT ZONE PER ARBORIST
NO BUILT ZONE PER COS GUIDELINE
EXISTING TREES TO BE RETAINED, TYP.
TREE PROTECTION FENCE, TYP.

GUARDRAIL TYP. REFER TO ARCHITECTURAL DRAWINGS.



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
5	18-11-23	REISSUED FOR DVP

PROJECT
Surrey Village

ADDRESS
9835 King George Highway
Surrey, BC

DRAWING TITLE
Lighting Plan

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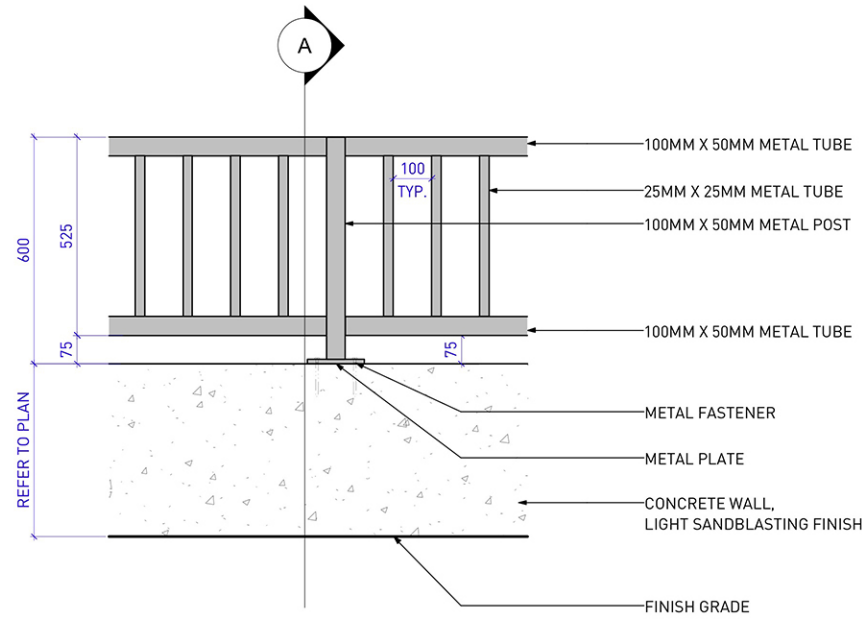
NORTH	SCALE
	1:250

PROJECT NO.	18050
DATE	
FILE NAME	18050 PLAN Ph2.vwx
PLOTTED	
DRAWN	FLD/ZL/JZ REVIEWED
DRAWING	

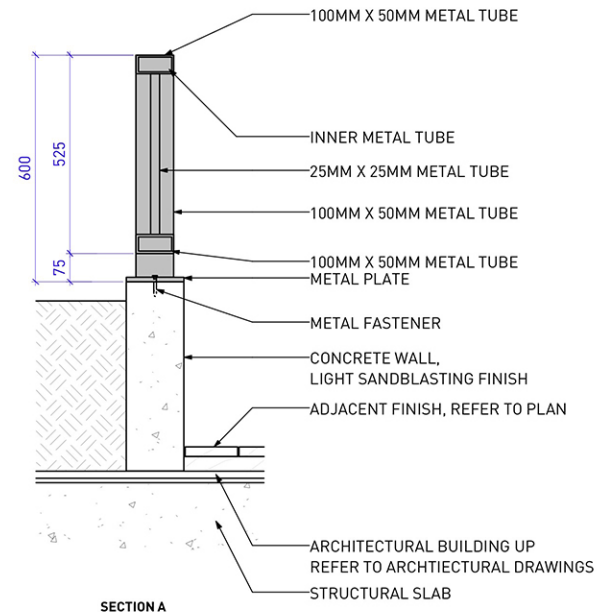
L4.01



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	18-6-19	Issued for Meeting
2	18-9-7	ISSUED FOR DEVELOPMENT VARIANCE PERMIT
3	18-10-26	REISSUED FOR DVP
4	18-11-23	REISSUED FOR DVP

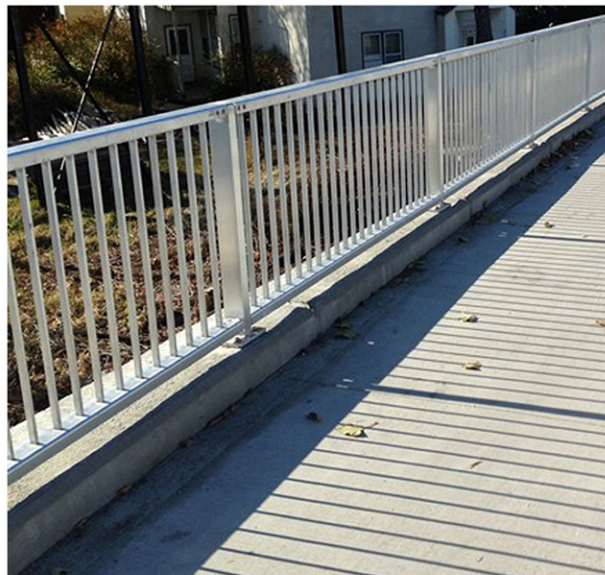


600MM HT METAL FENCE ELEVATION

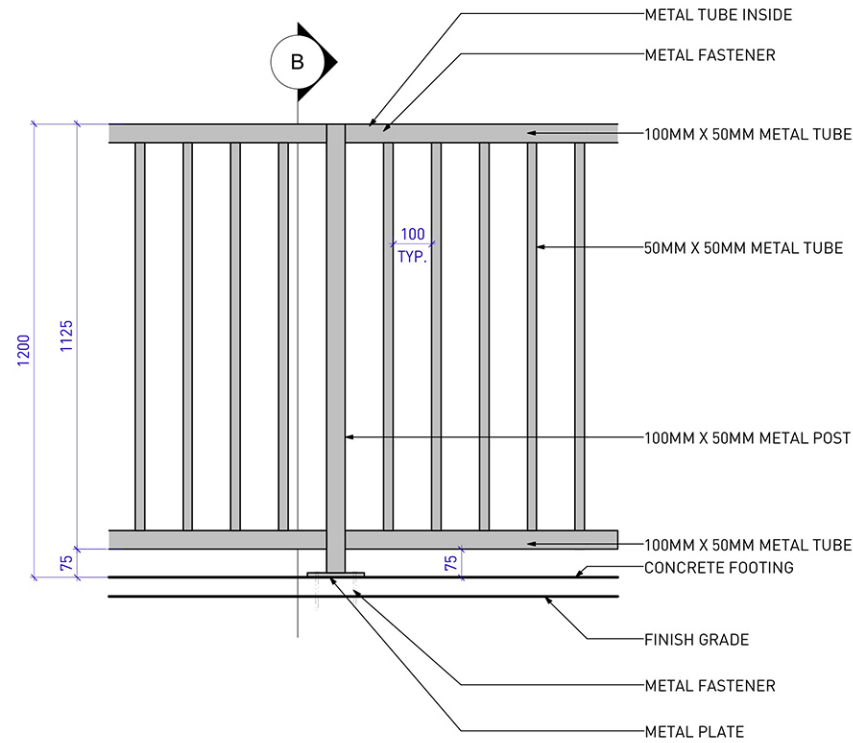


SECTION A

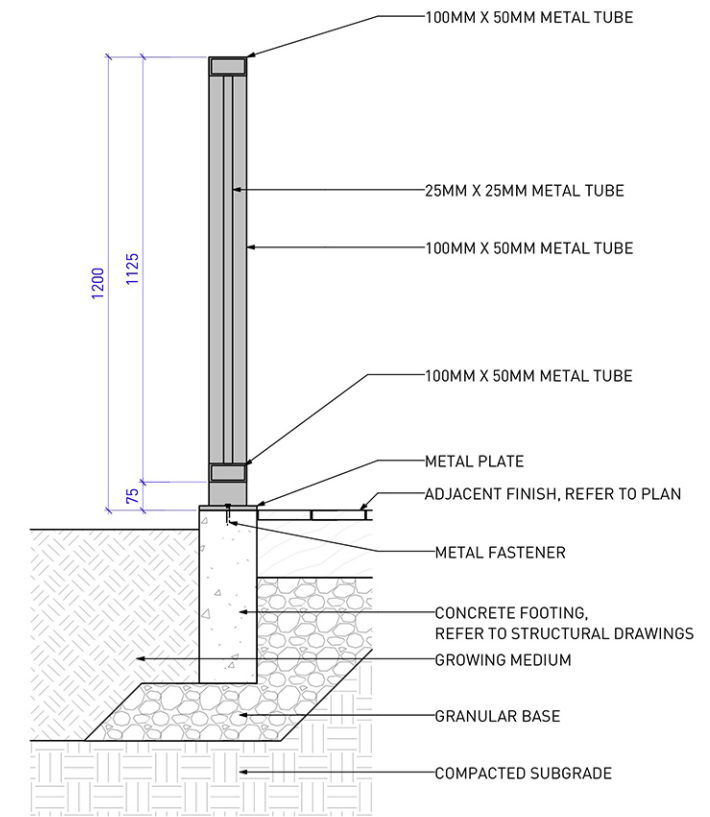
- NOTE:
1. ALL METAL TO BE POWDER COATED ALUMINIUM.
 2. METAL TO MATCH ARCHITECTURAL GUARDRAIL.
 3. SHOP DRAWINGS REQUIRED FOR CONSULTANT'S REVIEW PRIOR TO INSTALLATION



METAL FENCE DESIGN INTENT



1200 MM HT METAL FENCE ELEVATION



SECTION B

PROJECT
Surrey Village

ADDRESS
9835 King George Highway
Surrey, BC

DRAWING TITLE
Landscape Details

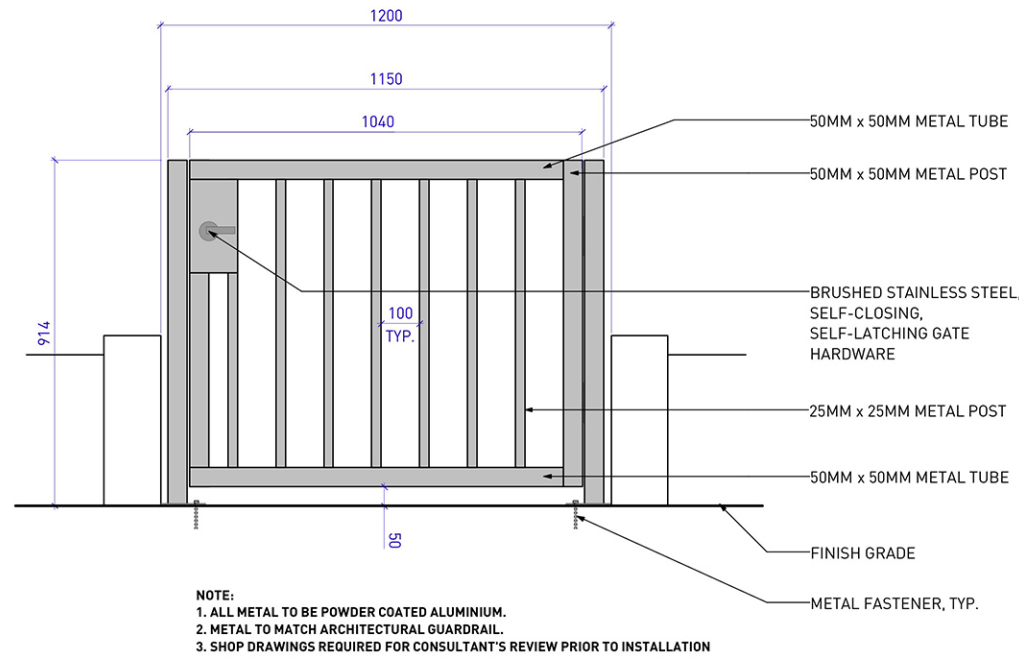
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NORTH	SCALE
	As Shown

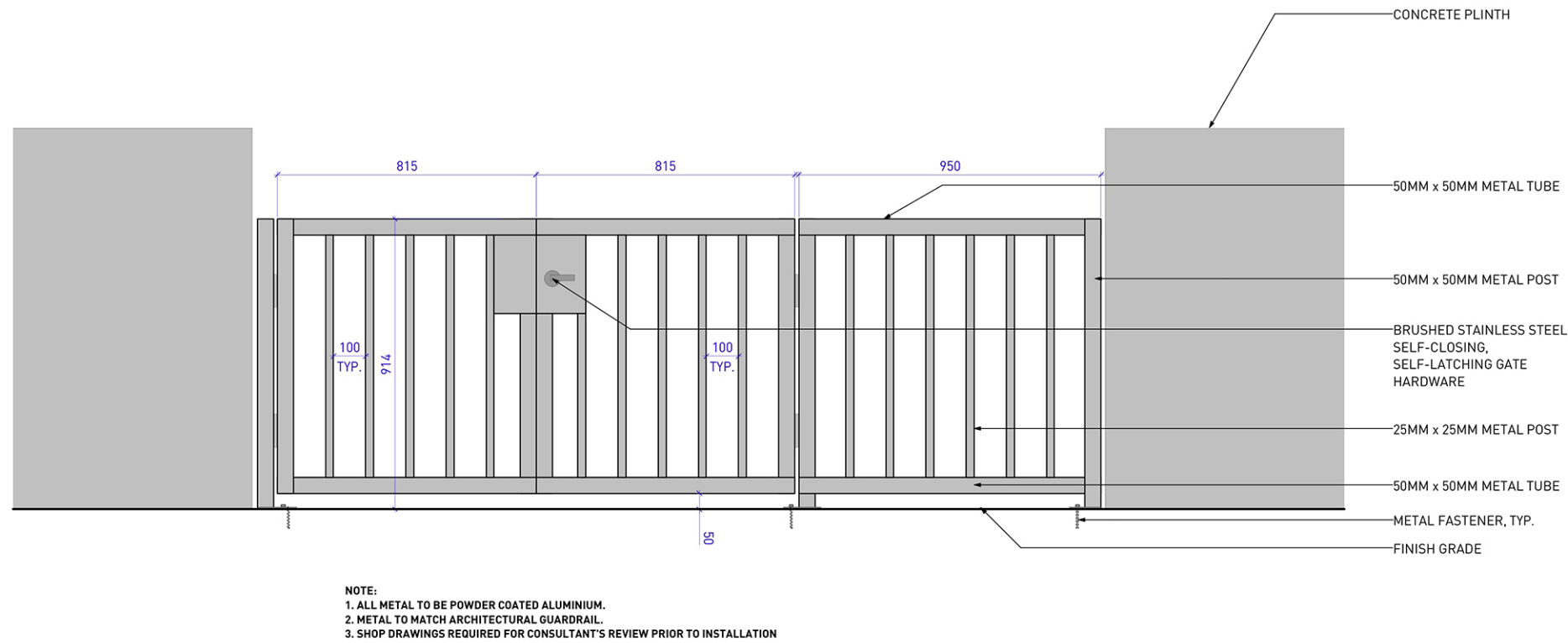
PROJECT NO.	18050
DATE	May 2018
FILE NAME	18050 DETAILS Ph2 222.vwx
PLOTTED	
DRAWN	FLD/JLJZ
REVIEWED	

DRAWING

7918-0346-00(39)



1 METAL GATE PATIO
SCALE: 1:20



2 METAL DOUBLE GATE AT COURTYARD ENTRY
SCALE: 1:20



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	18-6-19	Issued for Meeting
2	18-9-7	ISSUED FOR DEVELOPMENT VARIANCE PERMIT
3	18-10-26	REISSUED FOR DVP
4	18-11-23	REISSUED FOR DVP

PROJECT
Surrey Village

ADDRESS
9835 King George Highway
Surrey, BC

DRAWING TITLE
Landscape Details

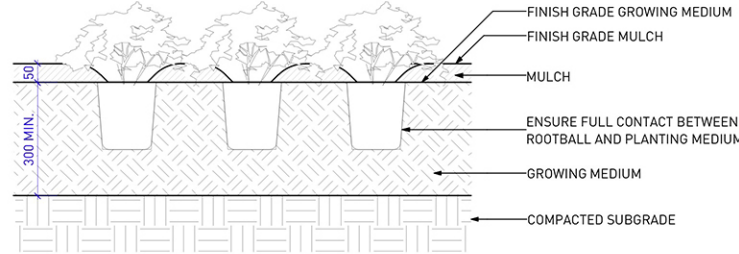
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NORTH	SCALE
	As Shown

PROJECT NO.	18050
DATE	May 2018
FILE NAME	18050 DETAILS Ph2 222.vwx
PLOTTED	
DRAWN	FLO/ZL/JZ
REVIEWED	

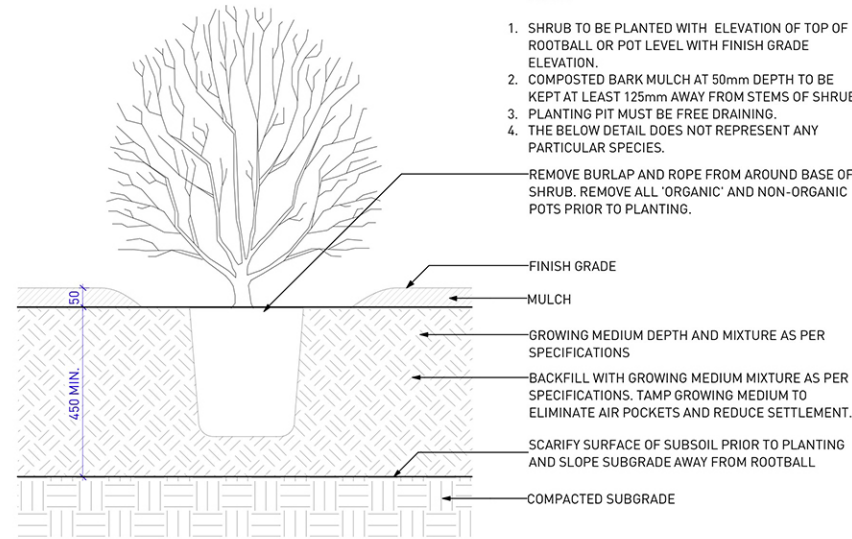
L5.03

- NOTES:**
1. PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISH GRADE OF GROWING MEDIUM.
 2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS.
 3. PRUNE ANY BROKEN OR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES, SEE SPECIFICATIONS.



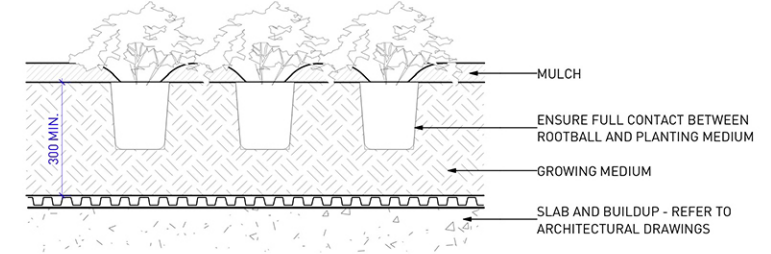
1 GROUNDCOVER PLANTING ON GRADE
SCALE: 1:20

- NOTES:**
1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE ELEVATION.
 2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 125mm AWAY FROM STEMS OF SHRUB.
 3. PLANTING PIT MUST BE FREE DRAINING.
 4. THE BELOW DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.



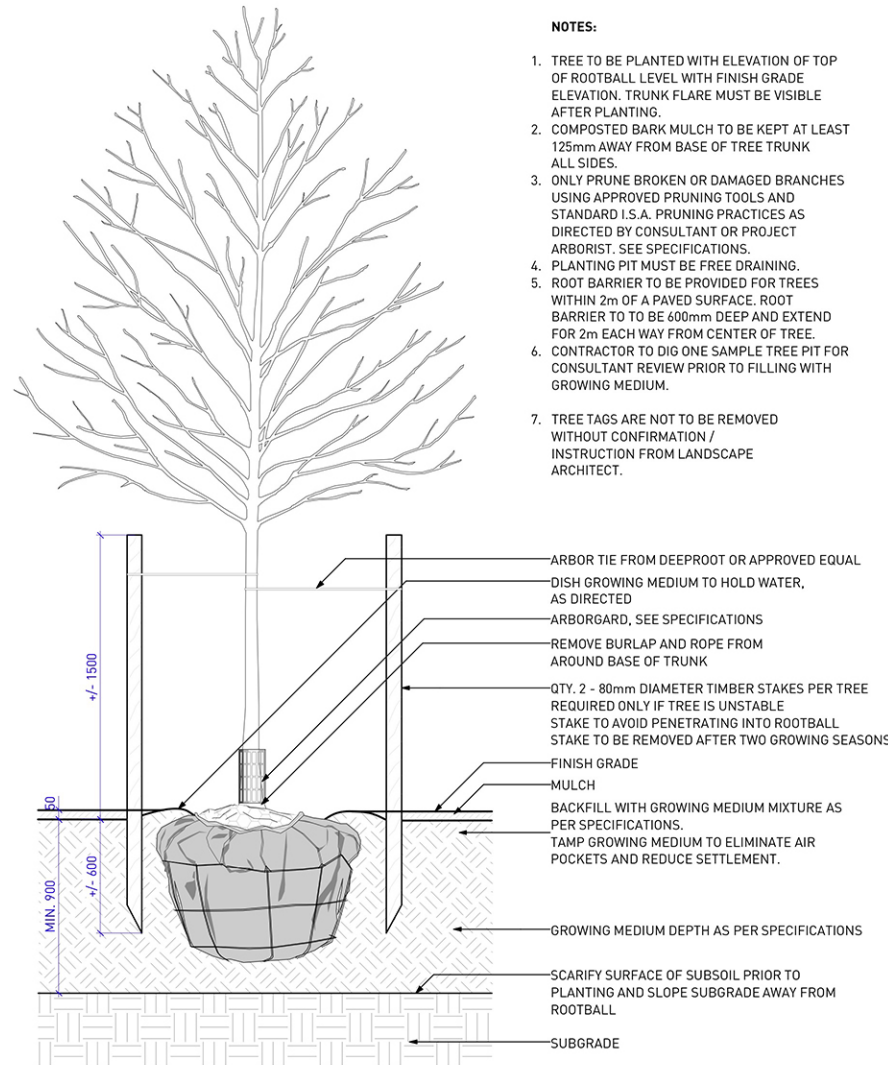
2 SHRUB PLANTING ON GRADE
SCALE: 1:20

- NOTES:**
1. PLANT TO BE PLANTED WITH TOP OF ROOTBALL LEVEL WITH FINISH GRADE.
 2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS.
 3. PRUNE ANY BROKEN OR DAMAGED BRANCHES AND DOUBLE LEADERS USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES, SEE SPECIFICATIONS.



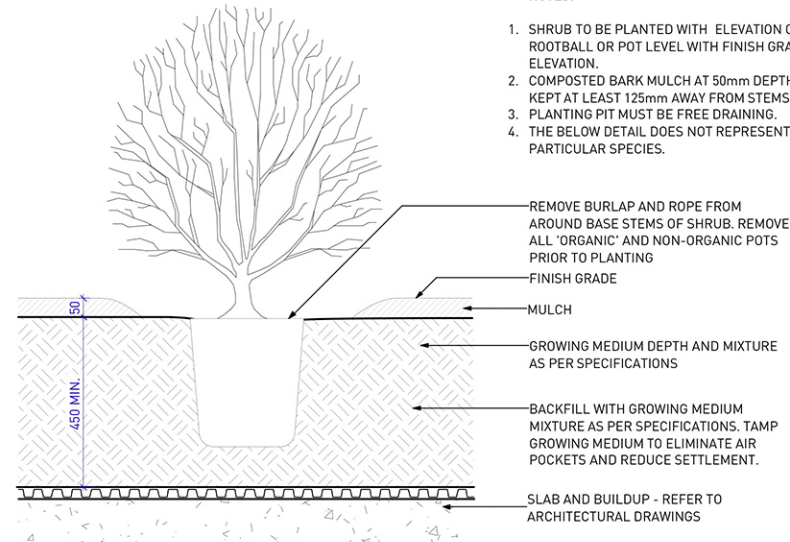
3 GROUNDCOVER PLANTING ON SLAB
SCALE: 1:20

- NOTES:**
1. TREE TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL LEVEL WITH FINISH GRADE ELEVATION. TRUNK FLARE MUST BE VISIBLE AFTER PLANTING.
 2. COMPOSTED BARK MULCH TO BE KEPT AT LEAST 125mm AWAY FROM BASE OF TREE TRUNK ALL SIDES.
 3. ONLY PRUNE BROKEN OR DAMAGED BRANCHES USING APPROVED PRUNING TOOLS AND STANDARD I.S.A. PRUNING PRACTICES AS DIRECTED BY CONSULTANT OR PROJECT ARBORIST. SEE SPECIFICATIONS.
 4. PLANTING PIT MUST BE FREE DRAINING.
 5. ROOT BARRIER TO BE PROVIDED FOR TREES WITHIN 2m OF A PAVED SURFACE. ROOT BARRIER TO BE 600mm DEEP AND EXTEND FOR 2m EACH WAY FROM CENTER OF TREE.
 6. CONTRACTOR TO DIG ONE SAMPLE TREE PIT FOR CONSULTANT REVIEW PRIOR TO FILLING WITH GROWING MEDIUM.
 7. TREE TAGS ARE NOT TO BE REMOVED WITHOUT CONFIRMATION / INSTRUCTION FROM LANDSCAPE ARCHITECT.



5 TREE PLANTING ON GRADE
SCALE: 1:40

- NOTES:**
1. SHRUB TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE ELEVATION.
 2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 125mm AWAY FROM STEMS OF SHRUB.
 3. PLANTING PIT MUST BE FREE DRAINING.
 4. THE BELOW DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.



4 SHRUB PLANTING ON SLAB
SCALE: 1:20



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	18-6-19	Issued for Meeting
2	18-9-7	ISSUED FOR DEVELOPMENT VARIANCE PERMIT
3	18-10-26	REISSUED FOR DVP
4	18-11-23	REISSUED FOR DVP

PROJECT
Surrey Village

ADDRESS
9835 King George Highway
Surrey, BC

DRAWING TITLE
Landscape Details

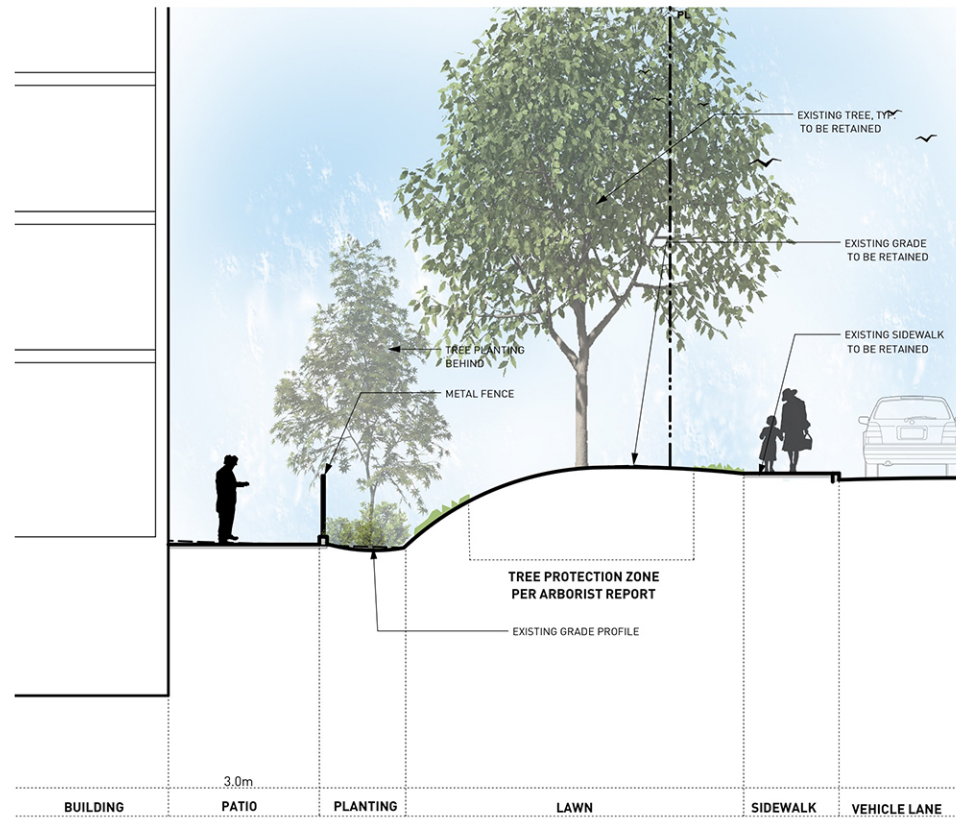
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NORTH	SCALE
	As Shown

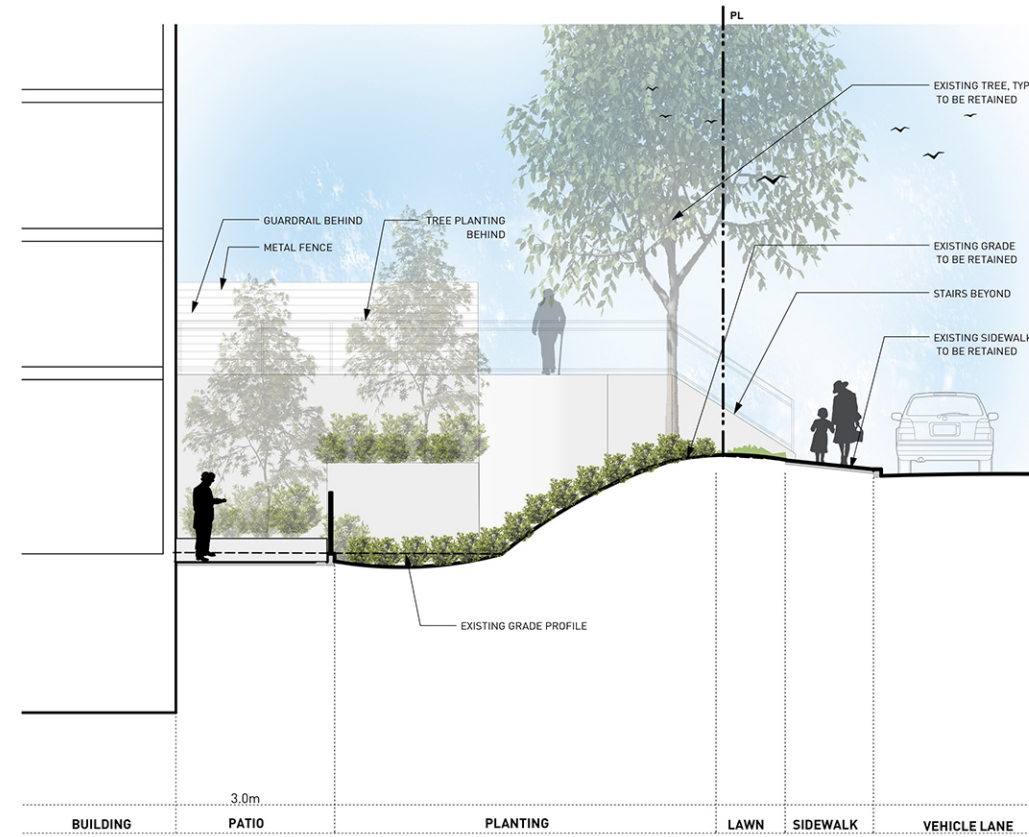
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DATE	May 2018
FILE NAME	18050 DETAILS Ph2 222.vwx
PLOTTED	
DRAWN	FLD/ZJ/JZ
REVIEWED	

L5.04

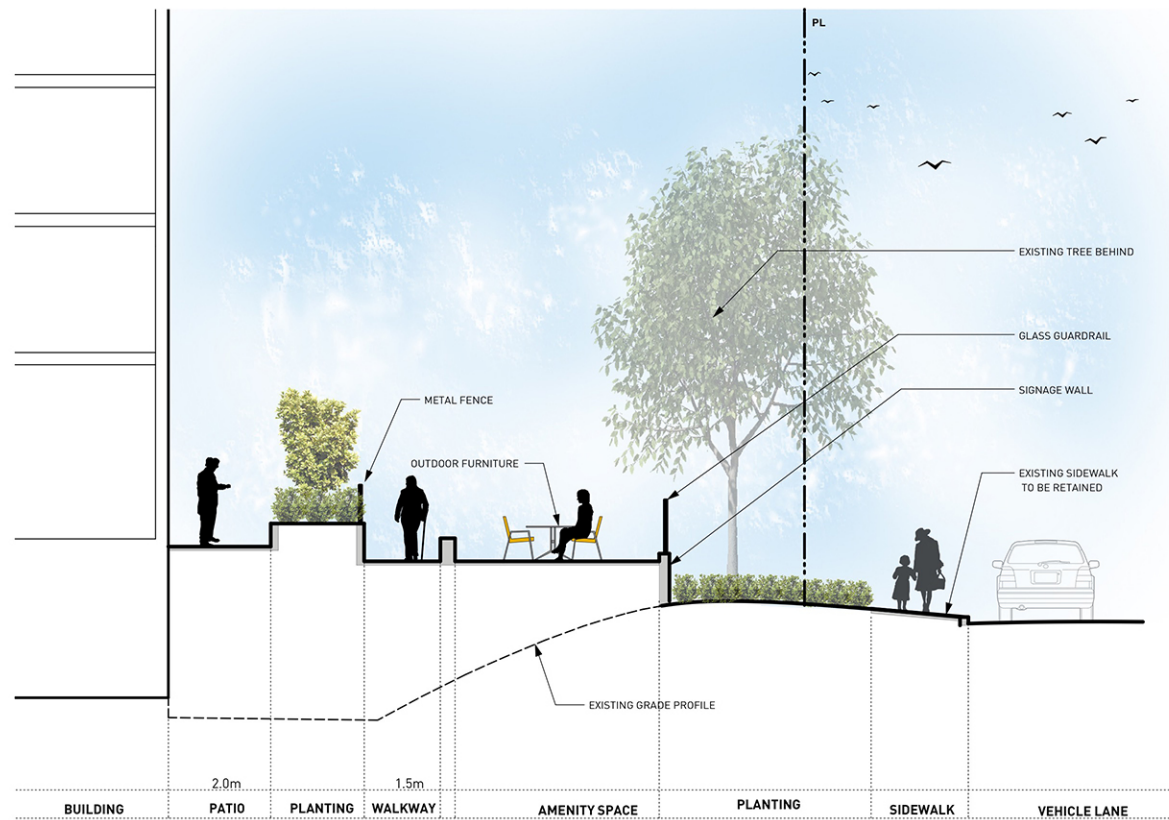
7918-0346-00(41)



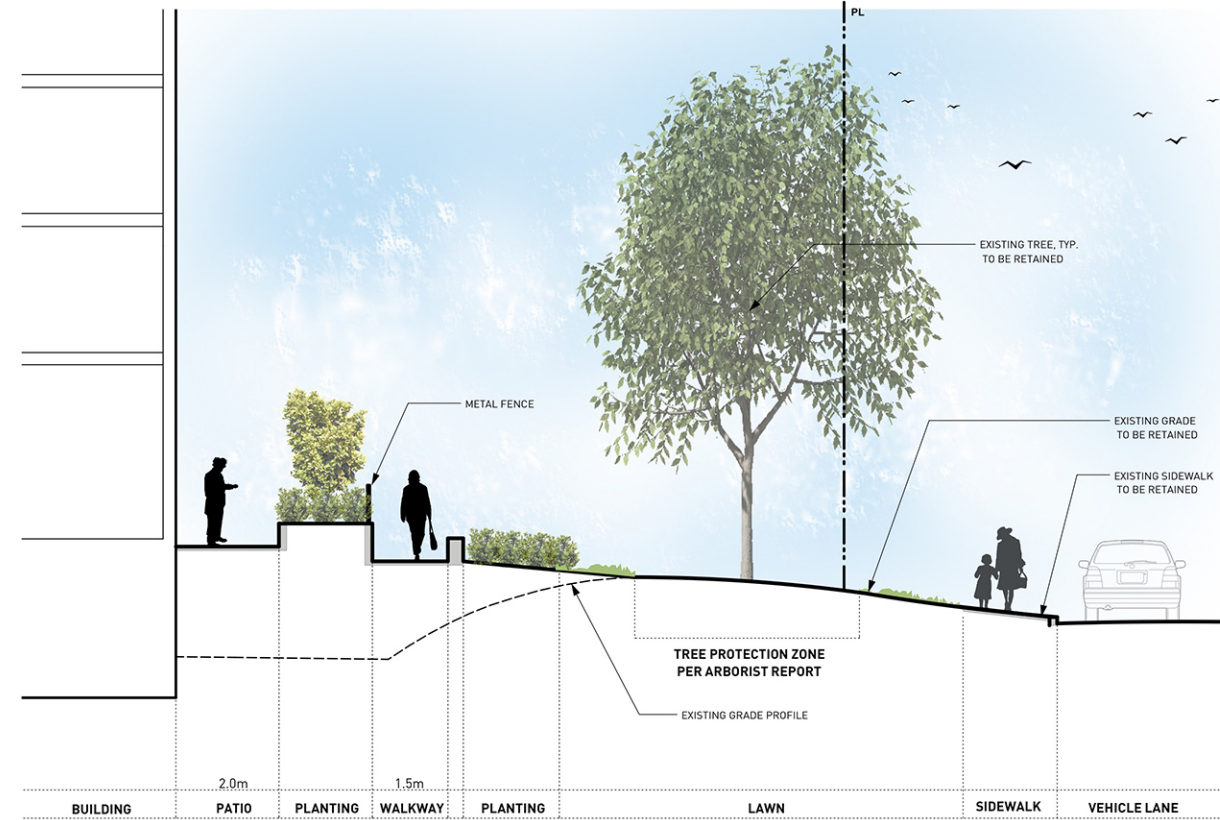
1 LANDSCAPE SECTION ALONG KING GEORGE BLVD 1
Scale: 1:150



2 LANDSCAPE SECTION ALONG KING GEORGE BLVD 2
Scale: 1:150



3 LANDSCAPE SECTION ALONG KING GEORGE BLVD 3
Scale: 1:150



4 LANDSCAPE SECTION ALONG KING GEORGE BLVD 4
Scale: 1:150



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	18-6-19	Issued for Meeting
2	18-9-7	ISSUED FOR DEVELOPMENT VARIANCE PERMIT
3	18-10-26	ISSUED FOR DVP

PROJECT
Surrey Village

ADDRESS
9835 King George Highway
Surrey, BC

DRAWING TITLE
**Landscape Sections
Along King George Blvd**

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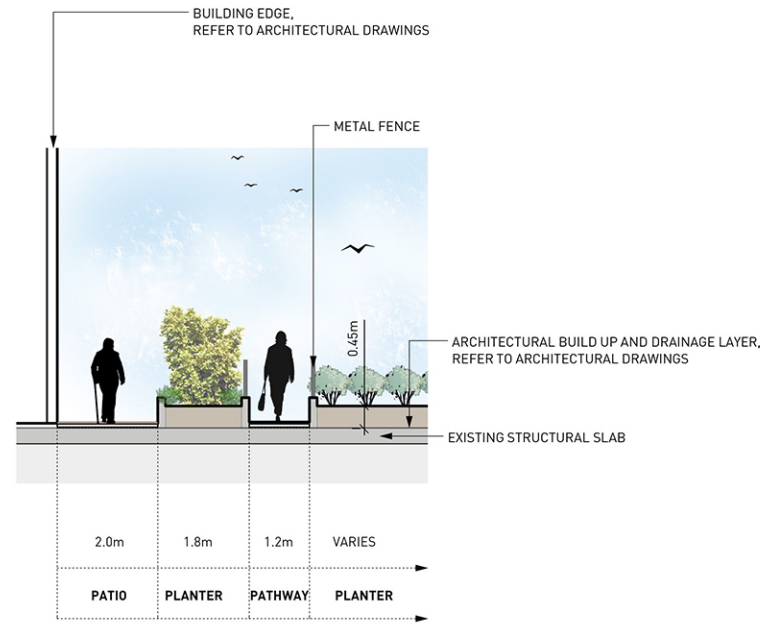
NORTH	SCALE
	As Shown

PROJECT NO.	18050
DATE	May 2018
FILE NAME	18050 Section.vwx
PLOTTED	
DRAWN	FLD/ZL/JZ
REVIEWED	GB
DRAWING	

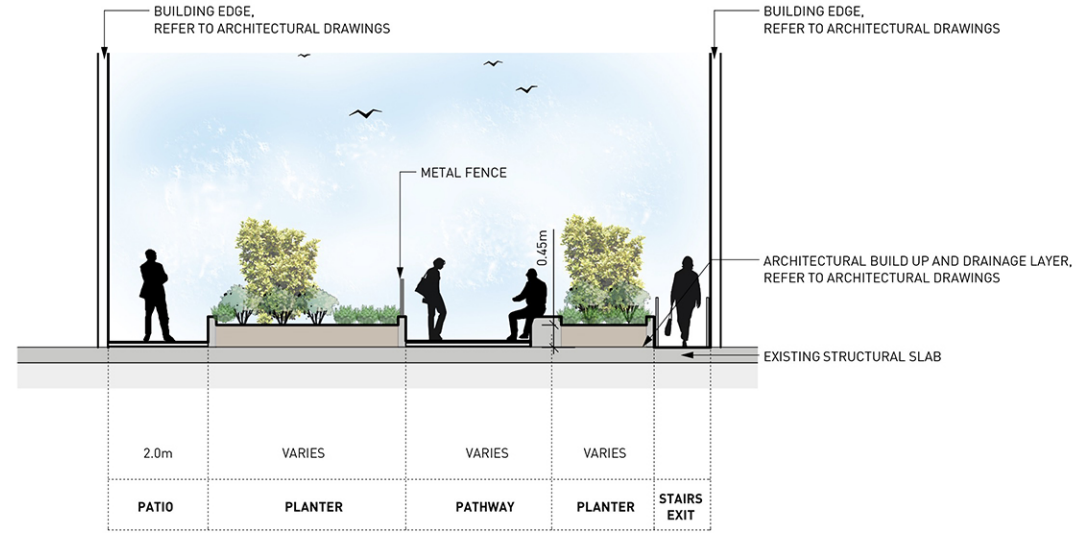
L6.01



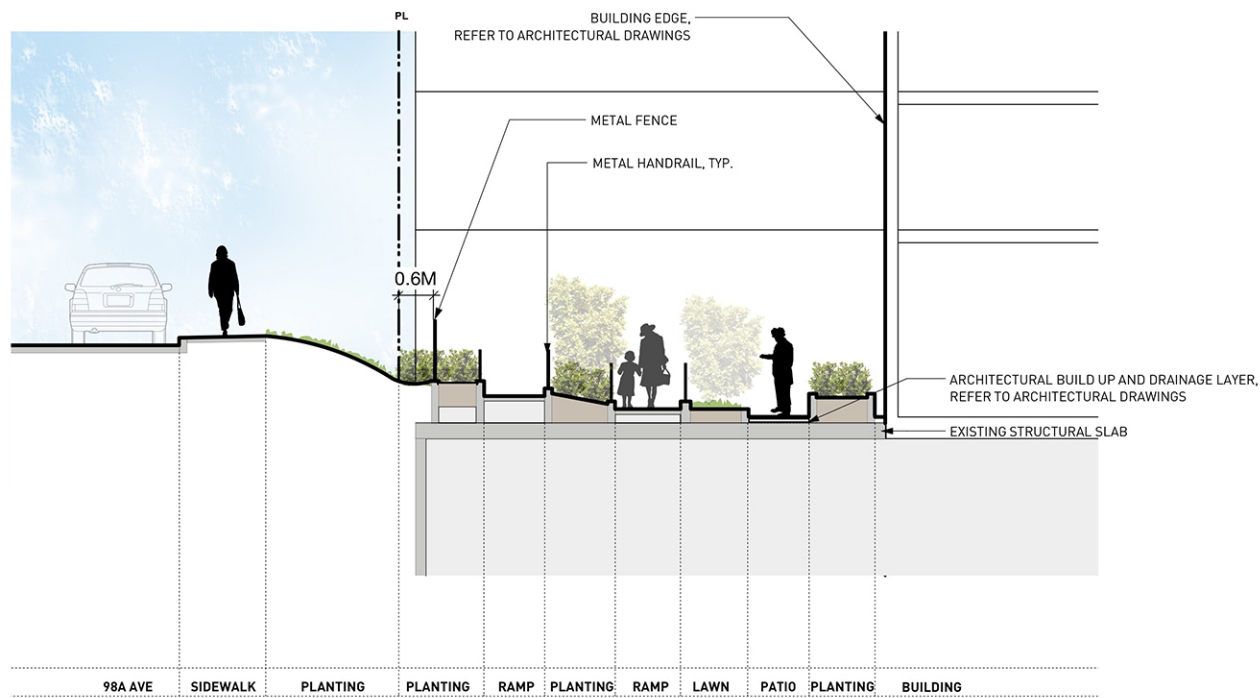
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
3	18-10-26	REISSUED FOR DVP



1 COURTYARD SECTION 1
 Scale: 1:150



2 COURTYARD SECTION 2
 Scale: 1:150



3 COURTYARD SECTION
 Scale: 1:150

PROJECT
Surrey Village

ADDRESS
 9835 King George Highway
 Surrey, BC

DRAWING TITLE
**Landscape Sections
 Courtyard**

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NORTH	SCALE
	As Shown

PROJECT NO.	18050
DATE	May 2018
FILE NAME	18050 Section.vwx
PLOTTED	
DRAWN	FLD/ZL/JZ
REVIEWED	GB
DRAWING	

L6.02

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 9801 & 9835 King George Boulevard, Surrey, BC

Registered Arborist Ian MacLachlan (PN-8643A)

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)	35
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	34
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
Replacement Trees Proposed	6
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	NA

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

Summary, report and plan prepared and submitted by



Signature of Arborist

November 28th, 2018

Date

98A AVENUE



Arborist has reviewed grading plans (appended below) around trees fronting King George Boulevard. No known grade changes are proposed within tree protection zones.

Patio between trees 841 and 842 has been realigned outside of TPZs.

Arborist supervision will be required for root pruning and supervision of any mechanical work beneath tree driplines, including concrete removal and excavation.

TPZ fencing along 98th Avenue follows curb edges on topographical survey. Site plans are unclear in this area and potentially conflict with on-site and City trees. Architect to review.



LEGEND

- CRITICAL ROOT ZONE
- - - MAXIMUM TREE DRIPLINE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- ✗ TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. ($\frac{1}{2}$ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Survey by:



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan
Project address: 9801 & 9835 King George boulevard
Client: MCM Partnership Architects

Drawing No: 001
Date: November 23rd, 2018
Drawn by: IM
Page Size: TABLOID 11"x17"

Page #
1 of 1