

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7918-0095-00

Planning Report Date: September 17, 2018

PROPOSAL:

• **Rezoning** from CD (By-law No. 19301) to CD (based on RM-135 and C-8)

• Development Permit

to permit the Phase 3 development of a mixed-use project, consisting of one 34-storey mixed-use residential tower with a single-storey retail podium.

LOCATION: 9833 Whalley Boulevard, 9854 &

9900 - King George

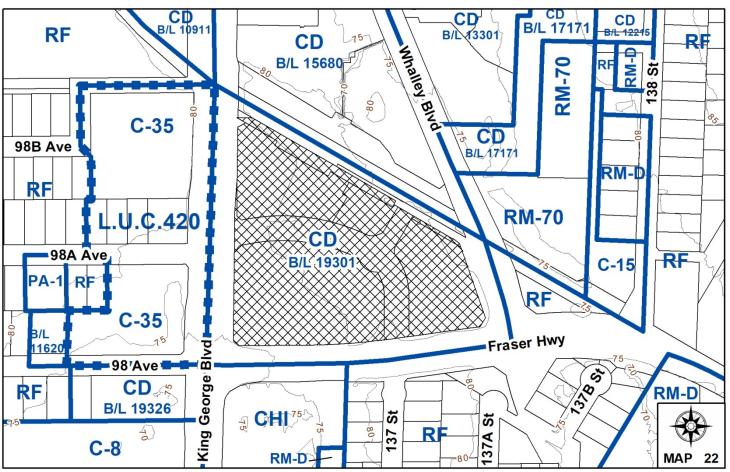
Boulevard, 13639 - George Junction,

13615 & 13733 - Fraser Highway

ZONING: CD By-law No. 19301

OCP DESIGNATION: Central Business District

CCP DESIGNATION: Mixed-Use 5.5 FAR



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Phase 3.
- Approval to reduce indoor amenity space.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

None.

RATIONALE OF RECOMMENDATION

- Complies with the "Central Business District" designation in the OCP.
- Complies with the "Mixed-Use 5.5 FAR" designation in the City Centre Plan.
- The proposed density and building form are appropriate for this part of City Centre and consistent with the General Development Permit No. 7912-0332-00, approved for this site on December 16, 2013.
- The proposed rezoning is to accommodate a multiple unit residential building in Phase 3 as well as a revision to the existing and proposed floor areas within each phase over the entire mixed-use development. The allocation of density to each phase is proposed to change; however, the overall cumulative net density of 7.3 FAR is not proposed to change.
- The proposed development conforms to the goal of achieving high density mixed-use development nodes around SkyTrain Stations.
- The proposed mixed-use tower is located 160 metres (525 ft.) from the King George Skytrain Station.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 19301) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

- 2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,113 square metres (11,980 square feet) to 1,064 square metres (11,453 square feet) for Phase 3 of the development.
- 3. Council authorize staff to draft Development Permit No. 7918-0095-00 generally in accordance with the attached drawings (Appendix II).
- 4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) registration of a volumetric statutory right-of-way for pedestrian rights-of-passage over the plaza; and
 - (e) the applicant adequately address the impact of reduced indoor amenity space.

REFERRALS

Engineering: The Engineering Department has no objection to the project

subject to the completion of Engineering servicing requirements as

outlined in Appendix III.

School District: **Projected number of students from this development:**

9 Elementary students at Simon Cunningham School

4 Secondary students at Queen Elizabeth School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2022.

Parks, Recreation &

Culture:

Parks has no concerns regarding the proposal.

SITE CHARACTERISTICS

Existing Land Use: 10-storey Coast Capital building located on Lot 1, Block A (approved

under Development Permit No. 7912-0332-01). Excavation for the underground parking facility on Lot 4, Block B is underway.

Adjacent Area:

Direction	Existing Use	CCP Designation	Existing Zone
North:	King George SkyTrain Station and Concord Pacific's Park Place high rise project.	Central Business District	CD By-law No. 15680
East (Across Whalley Blvd.):	Mid-rise apartment building.	Residential High Rise 5.5 FAR	RM-70
	Quibble Creek and SkyTrain Guideway	Creek Buffer and Plaza	RF
South (Across Fraser Hwy.):	Church and single family dwellings.	Mixed-Use 3.5 FAR and Residential Mid to High-Rise 3.5 FAR	CHI and RF
West (Across King George Blvd.):	Holland Pointe proposed development, currently on hold under Application No. 7908-0207-00 and existing mid-rise apartment building.	Residential High Rise 5.5 FAR	Land Use Contract No. 420 (underlying C-35 Zone)
	12-storey apartment building with 3-storey commercial portion fronting King George Boulevard.	Mixed-Use 5.5 FAR and Mixed-Use 3.5 FAR	

DEVELOPMENT CONSIDERATIONS

Background

• The 2.9-hectare (7.1-acre) subject site includes six properties located on the northeast corner of King George Boulevard and Fraser Highway bounded by the SkyTrain guideway to the north and Whalley Boulevard to the east. The site is designated "Central Business District" in the Official Community Plan (OCP) and "Mixed-Use 5.5 FAR" in the City Centre Plan and is zoned "Comprehensive Development Zone (CD)" (By-law No. 19301).

• The site is the location of PCI's high density mixed-use development called "King George Hub". The parent property was rezoned to accommodate this comprehensive development project on December 16, 2013 and subsequently subdivided into four (4) development parcels, under Development Application No. 7912-0332-00. General Development Permit No. 7912-0332-00 was also issued to guide the general design of the entire development site. As part of this application, separate titled lots were conveyed to the City for the internal road network (George Junction), widening of Whalley Boulevard, as well as for future Light Rapid Transit (LRT) infrastructure adjacent the SkyTrain corridor.

- The internal road network (George Junction) was conveyed to the City as a titled lot rather
 than as road dedication in order to accommodate the underground parkade for the King
 George Hub development, which extends underneath the road.
- Phase 1 of the project, comprised of the 10-storey Coast Capital Savings headquarters building, approved under Development Permit No. 7912-0332-01, was completed in 2015 on one of the four (4) newly created development lots (Lot 1, Block A). The internal road network (98B Avenue/137 Street) was also constructed as part of this Phase.
- On June 26, 2017, Council approved Phase 2 (Lot 4, Block B) of the project under Development Permit No. 7917-0162-00, to permit a mixed-use development consisting of a stand-alone 2-storey restaurant, single-storey retail podium, 2 residential towers (40-storey and 29-storey) and a 15-storey office building. Construction is now underway on this approved second phase.
- The applicant has recently confirmed that since final approval, Phase 2 has been revised to include an additional 2,814 square metres (30,291 sq. ft.) of floor area, increasing the FAR from 5.40 to 5.61, exceeding the allowable density.
- In order to accommodate the additional density in Phase 2, the maximum FAR for Phase 1 and 4 are proposed to be reduced. The subject development application reflects the proposed increase for Phase 2, as well as a rezoning to allow multiple unit residential buildings as a permitted use in Phase 3.
- The applicant is proposing a mixed-use development with ground floor commercial retail units and a residential tower above instead of the originally contemplated office tower. The applicant has confirmed that Phase 1 still has 2,787 square metres (30,000 sq. ft.) of vacant office space for lease and Phase 2, currently under construction, includes an additional 15,794 square metres (170,000 sq. ft.) of office space for lease.
- The applicant has indicated that the internal nature of the site for Phase 3 lends itself better to a residential development and a more suitable floor plate for a residential development. The maximum achievable floor plate on the Phase 3 subject site would not result in an efficient or affordable space for a viable office tower development.

Current Proposal

- The applicant, PCI Group, is proposing to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 19301) to "Comprehensive Development Zone (CD)" based on the RM-135 and C-8 Zones to reconcile density throughout the development and to permit the development of one 34-storey high-rise mixed-use tower fronting George Junction in City Centre on Lot 2 of the site. The proposal consists of 371 residential dwelling units and 866 square metres (9,322 sq. ft.) of ground floor commercial retail units (CRUs) on Lot 2 within the proposed Development Permit for Phase 3 of the King George Hub development.
- Under the Surrey City Centre Land Use and Density Concept, the subject site is designated "Mixed-Use 5.5 FAR". The floor area ratio (FAR) proposed for this development on Lot 2 is 14.07 (based on net) with an overall gross density of 5.5 floor area ratio (FAR) for the entire site, which complies with the "Mixed-Use 5.5 FAR" Surrey City Centre Plan designation.

Proposed CD Zone

- The CD Zone (By-law No. 19301) that currently regulates the site is broken into a series of Blocks with each Block regulating a separate lot within the King George Hub development. Each Block has unique regulations that correspond with the use and density anticipated for each lot under General Development Permit No. 7912-0332-00 issued by Council on December 16, 2013. Although the densities range considerably between the various Blocks, the overall gross density of 5.5 floor area ratio (FAR) complies with the "Mixed-Use 5.5 FAR" designation in the City Centre Plan.
- Under the proposed CD Zone for the subject site, the Block plan has been modified in order to reflect the most current subdivision plan. The permitted uses for Block C have been modified to allow for multiple unit residential buildings and ground oriented multiple unit residential buildings. The density for each Block has also been modified to accommodate existing and proposed development within each Block, although the overall density remains unchanged.
- The City Centre Plan was approved by Council on January 16, 2017 and NCP amenity charges were incorporated in Surrey Zoning By-law No. 12000 on February 20, 2017. To be consistent, the proposed CD Zone will include the bonus density provision which is applicable to proposed Phase 3 as well as future Phase 4.

DESIGN PROPOSAL AND REVIEW

Building Design

- Although the smallest of the four phases, Phase 3 is integral in defining the public realm of Phases 1 and 2. Phase 3 is intended to complete the Coast Capital Plaza on the ground plane, enclose the plaza with a podium street wall and complete the northern leg of George Junction, both defining the street and completing the public realm up to the round-about.
- The proposal incorporates one 34-storey mixed-use tower comprised of 371 residential dwelling units, and a podium comprised of 866 square metres (9,322 sq. ft.) of ground floor retail fronting George Junction and the plaza (see Appendix II).

• The 371 apartment units will range in size from 43 square metres (465 sq.ft.) to 93 square metres (999 sq.ft.), and are comprised of 244 one-bedroom, 125 two-bedroom and 2 three-bedroom. Each apartment unit has a balcony or deck for the private use of the residents.

- The design intent of the proposed residential tower is to create a simple and elegant façade.
- The east and west elevations are clad in a black framed window wall with white panels. A subtle shifting of ever-other floor and the shifting of the balconies of every-other floor provide visual interest and playfulness. Colour is proposed to the return of each balcony guardrail with tinted coloured glass. The colours will be random and act as a counterpoint to the repetitious nature of the architecture.
- The north and south elevations are clad in a light grey window wall. The straight corner
 balconies on the north and south faces contrast the more varied east and west balconies and
 provides visual interest. A large white pre-finished metal panel canopy with wood slat soffit
 runs over the west and east elevations at the top of the building concealing the mechanical
 equipment.
- The base of the proposed tower is designed to respond to a more pedestrian scale, in form, scale and richness of materials. The retail podium consists of a variety of podium heights ranging from 6 metres (20 ft.) to 10 metres (33 ft.), variety of canopy heights and materials to promote a human scale environment and reinforce a small scale retail rhythm along the street for a comfortable and pleasant pedestrian experience.

Indoor Amenity Space

- The proposed indoor amenity space is located on the third floor and incorporates a theatre, two lounge areas, gym, games/multipurpose room and flex room/library and provides direct access to one of the outdoor amenity spaces.
- The proposed indoor amenity for Phase 3 space totals 1,064 square metres (11,453 sq. ft.), which is 49 square metres (527 sq. ft.) less than the 1,113 square metres (11,980 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit). The applicant contends the amenity space has been designed in conjunction with the outdoor amenity and is sized and programmed appropriately for the future residents.
- The applicant has agreed to provide a monetary contribution of \$19,200 (based on \$1,200 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Outdoor Amenity Space and Landscaping

- The proposed outdoor amenity space totals 1,113 square metres (11,980 sq. ft.) in area, and is integrated with the indoor amenity space on the third floor and the roof (thirty-fifth floor).
- The outdoor amenity area located on the third floor will consist of an outdoor dining area with tables and chairs on a deck surface, bench seating on a turf surface, and an outdoor child play area with a cottage feature, a climbing play feature, spinning play feature and a chalkboard on a rubber playground surface.

• The applicant has programmed the outdoor amenity spaces in order to provide a variety of potential uses and designed them to function together as a larger comprehensive amenity space.

- The outdoor amenity area located on the roof will consist of raised planters with 4 Shore Pines, concrete planters with seat wall edges for planting, tables and chairs and lounge chairs. The surface includes wood deck as well as hydrapressed slab.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for outdoor amenity space, the proposed development meets the required 1,113 square metres (11,980 sq. ft.) of outdoor amenity space.
- The plaza proposed in the subject application is to connect with the public plaza established
 to the west in the first phase of the Coast Capital development. The remaining elements
 include a portion of the concrete plaza, the wood deck at grade and a columnar sweet gum
 tree.
- As a continued part of the overall stormwater management strategy, green roof and gravel ballast detention pad have been incorporated into the fourth floor roof design (over podium). The extensive green roof with 6 inch soil will help filter, soak and hold the runoff and provide a strong aesthetic when viewed from above. Gravel pads of different colours and texture will detain the stormwater to assist in meeting the City Centre stormwater objectives for the entire King George Hub development and, when combined with the planted roof sections, will also improve habitat for both birds and pollinators in the area.

Vehicular and Pedestrian Circulation and Parking

- Parking for the King George Hub development is proposed to be located in a three-level underground parkade that spans Blocks A, B, C, a small portion of Block D, and under the road (Block E). Access to the underground parkade is proposed from the north leg of George Junction into the inter-connected underground parking levels.
- Proposed parking, loading and services for each building in Phase 3 will be completely
 enclosed within the underground parkade, providing an opportunity to activate the street
 level with small retail uses.
- Truck loading and off-loading for the commercial component of the Phase 3 development within Block C will be directly from a loading bay off the access ramp from the north leg of George Junction.
- The remaining portion of the plaza is proposed to be completed within Phase 3. The plaza will allow for retailers to spill out with displays and seating to further animate the space. The plaza also aligns with the Coast Capital Community Plaza to the west, allowing for pedestrian access and views directly from the development to the King George SkyTrain Station. A statutory right-of-way will be secured to permit public access in this area.

Parking and Bicycle Storage

- The parking provisions in the proposed CD Zone match those of the existing CD By-law No. 19301. Based on the parking ratios, a total of 2,078 parking spaces are required for existing Phase 1, Phase 2 and proposed Phase 3. The applicant is proposing 2,297 parking spaces, which is a surplus of 219 parking spaces overall.
- The development is required to provide 371 bicycle parking spaces for Phase 3 and the applicant is proposing 378 bicycle parking spaces, which exceeds the number required under the Zoning By-law.

<u>Signage</u>

- The applicant is proposing one fascia sign located on the building face and one projecting sign located under the weather protection canopy for each commercial retail unit (CRU).
- The proposed signage is non-illuminated and comprised of channel lettering. As there are no tenants confirmed to date, specific sign details are not available and will be determined once tenants are confirmed. The proposed signage complies with the Sign By-law.

District Energy

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VI for location). The District Energy System consists of three primary components:
 - Community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - Distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.

• To avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:

- o City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
- o to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 5, 2018. 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)	 Located within the City Centre Plan area. The site is in an urban infill area and within a frequent transit area. The proposed development is consistent with the "Central Business District" designation of the new OCP and the "Mixed-use 5.5 FAR" designation of the City Centre Plan.
2. Density & Diversity (B1-B7)	 Complies with the "Mixed-use 5.5 FAR" designation of the City Centre Plan. Overall FAR of 5.43 based on the gross site area of the development. The proposed development includes a mix of land uses, including multiple residential and retail. The proposed development will include a range of unit sizes to suit a variety of household types.
3. Ecology & Stewardship (C1-C4)	 The proposed development will incorporate Low Impact Development Standards (LIDS) in its design. The proposed development will contain provisions for recycling and space will be available for future strata if they would like to deal with organic waste. Green roof can improve habitat for birds and pollinators.

Sustainability	Sustainable Development Features Summary
Criteria	
4. Sustainable Transport & Mobility (D1-D2)	 The proposed development will include provisions to reduce private vehicle use and emission reduction measures, such as shared parking, electric vehicle plug-ins and secured all weather bicycle parking. The development will include pedestrian and cycling oriented infrastructure/direct external network linkages, including: connection to off-site pedestrian and multi-use paths, pedestrian specific lighting, direct pedestrian linkages to transit stops, showers and change facilities, bike racks and lockers and preferential carpool parking.
5. Accessibility & Safety (E1-E3)	 The design of the development will incorporate Crime Prevention Through Environmental Design (CPTED) principles. The proposed development will provide for adaptable and/or accessible units as the market demands.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	The typical notifications to area residents has occurred (i.e. development proposal sign and Pre-notification letter).

ADVISORY DESIGN PANEL

ADP Date: May 24, 2018

All of the ADP recommendations have been satisfactorily resolved, except for some minor coordination of the architectural and landscape and the landscape drawings require some further revisions. These revisions shall be resolved prior to consideration of Final Approval of the rezoning (see Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent on July 10, 2018 and two development proposal signs were installed on July 10, 2018. Staff did not receive any comments.

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. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective

Appendix III. Engineering Summary
Appendix IV. School District Comments

Appendix V. District Energy Service Area Map

Appendix VI. ADP Comments and Applicant's Response

Appendix VII. Proposed CD By-law

original signed by Ron Gill

Jean Lamontagne General Manager Planning and Development

JLM/cm

APPENDIX I HAS BEEN

REMOVED AS IT CONTAINS

CONFIDENTIAL INFORMATION



DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-135 and C-8)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total (entire site - Blocks A to F)		36,372.0 m²
Road Widening area		
Undevelopable area		
Net Total		36,372.0 m ²
LOT COVERAGE (in % of net lot area) (Block C only)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	100%	91%
SETBACKS (in metres) (Block C only)		
All setbacks	o m	o m
BUILDING HEIGHT (in metres/storeys)		
Principal	n/a	109 M
Accessory		<i></i>
NUMBER OF RESIDENTIAL UNITS		
One Bed		244
Two Bedroom		125
Three Bedroom +		2
Total		371
FLOOR AREA: Residential (Block C only)		23,328 m²
FLOOR AREA: Commercial (Block C only)		
Retail		866 m ²
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		25,042 m²

^{*} 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 (Entire site - Blocks A to F)		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	5.5	5.43
FAR (net)	7.3	7.26
AMENITY SPACE (area in square metres)		
Indoor	1,113 m²	1,064 m²
Outdoor	1,113 m²	1,113 m²
PARKING (number of stalls) (Blocks A, B and C)		
Commercial		1,236
Industrial		
Residential Bachelor + 1 Bedroom		592
2-Bed		440
3-Bed Residential Visitors		29
Institutional		
Total Number of Parking Spaces	2,078	2,297
Number of accessible stalls		44
Number of small cars		341
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES



SITE SUMMARY

LEGAL DESCRIPTION:

CIVIC ADDRESSES:

LOT 2 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP32216

ZONING:

SITE AREA: 1,816m² (19,547SF)

NUMBER OF STOREYS: 34 STOREYS (AMENITY ROOF) PARKING BELOW GRADE: 3 LEVELS UNDERGROUND

(REFER TO CALCs ON DATA SHEET) PROPOSED FAR:

BUILDING HEIGHT 108.8 m (357'-0")

SITE COVERAGE %: (BLDG. FOOTPRINT AREA / LOT AREA)

= 89.8%



PERSPECTIVE VIEWS





L-02 GENERAL NOTES L-03 TREE PROTECTION & REMOVAL PLAN 1.400 L-04 LEVEL 1 LANDSCAPE PLAN 1:150 LEVEL3 & LEVEL 4 LANDSCAPE PLAN L-05 1:150 L-06 ROOF LANDSCAPE PLAN 1:150 LD-01 DETAILS VARIES LD-02 DETAILS VARIES LD-03 DETAILS VARIES LD-04 DETAILS VARIES LD-05 DETAILS VARIES Total Sheet Count

LOT 2- PHASE C

13639 GEORGE JUNCTION SURREY, B.C.

U/G PARKING, RETAIL, RESIDENTIAL USAGE:

CD

LOT 2 'PH C' = 13.79

PROPOSED: 1,632 m² / 1,816 m² OR 17,566 SF / 19,547 SF

AERIAL VIEW



Appendix II

DRAWING LIST

			ISSUED FOR RZ/DP MAR 0	ISSUED FOR ADP MAY 16,	ISSUED FOR DP AUG 8
	DRAWING INDEX		SUED	SUED	RE- ISS
Sheet No.	Sheet Title	Scale	S	S	œ
A000	COVER SHEET	N/A	•	•	•
A001	DATA SHEET	N/A	•	•	•
	SITE				
A101	EXISTING SITE SURVEY	1"=40'-0"	•	•	
A102	CIVIL	1"=40'-0"	•	•	
	CONTEXT				
A109	OVERALL KEY PLAN	1"=40'-0"	•	•	•
A110	CONTEXT_P3	1:500	•	•	
A111	CONTEXT_P2	1:500	•	•	
A112	CONTEXT_P1	1:500	•	•	
A113	CONTEXT_01 GF	1:500	•	•	
A114	CONTEXT_ROOF	1:500	•	•	
A115	SEPARATION DIAGRAM	1"=40'-0"		•	
A120	SITE ELEVATIONS	1:500	•	•	•
A121	PERSPECTIVE VIEWS	N/A	•	•	•
A122	SHADOWS STUDY	1/128"=1'-0"	•	•	
	SITE PLAN				
A156	LEVEL 1 SITE PLAN	1/16"=1'-0"	•	•	•
	FLOOR PLANS				
A200	LEVEL P3 PARKING - FLOOR PLAN	1/8"=1'-0"	•	•	•
A201	LEVEL P2 PARKING - FLOOR PLAN	1/8"=1'-0"	•	•	•
A202	LEVEL P1 PARKING - FLOOR PLAN	1/8"=1'-0"	•	•	•
A203	LEVEL PM MEZZANINE - FLOOR PLAN	1/8"=1'-0"	•	•	•
A204	LEVEL 1 GROUND FLOOR PLAN	1/8"=1'-0"	•	•	•
A205	LEVEL 2 FLOOR PLAN	1/8"=1'-0"	•	•	•
A206	LEVEL 3 (AMENITY) FLOOR PLAN	1/8"=1'-0"	•	•	•
A207	LEVEL 4 FLOOR PLAN	1/8"=1'-0"	•	•	•
A208	TYPICAL RESIDENTIAL FLOOR PLAN	1/8"=1'-0"	•	•	•
A209	TYPICAL RESIDENTIAL FLOOR PLAN UPPER		•		
A210	ROOF PLAN	1/8"=1'-0"			
	ELEVATIONS & SECTIONS				
A300	ELEVATION - SOUTH	1/16"=1'-0"	•	•	•
A301	ELEVATION - WEST	1/16"=1'-0"			
A302	ELEVATION - NORTH	1/16"=1'-0"			
A303	ELEVATION - EAST	1/16"=1'-0"			
A304	PODIUM ELEVATION - SOUTH & WEST	1/8"=1'-0"			
A305	PODIUM ELEVATION - NORTH & EAST	1/8"=1'-0"			
A310	SECTION	1/16"=1'-0"			
A320	PLAZA SECTION	1/8"=1'-0"			
A501	SIGNAGE	1/4"=1'-0"			
	SURVEY				
	EXISTING SITE SURVEY BY BUTLER SUNDVICK (FE	B 15TH,2018)			
4101-T2	SHEET 1 OF 6	1:250	-		
4101-T2	SHEET 2 OF 6	1:250	-		
4101-T2	SHEET 3 OF 6	1:250			
4101-T2	SHEET 4 OF 6	1:250			
4101-T2	SHEET 5 OF 6	1:250			
4101-T2	SHEET 6 OF 6	1:250			
	LANDSCAPE				
L-01	COVER SHEET	N/A			

KING GEORGE HUB PHASE C

08 AUG 2018 Re-issued to City / ADP 16 MAY 2018 Issued for ADP

YYYY-MM-DD

18 APR 2018 Issued for RZ/DP Revisions

M C M

Architects Designers Planner Oceanic Plaza 1066 West Hastings Street Suite 1900

Vancouver, British Columbi Canada V6E 3X1

GEORGE

T. 604. 687. 2990 F. 604. 687. 1771

Musson

Cattell Mackey Partnership

13639 GEORGE JUNCTION SURREY, B.C.

COVER PROJECT INFO

Drawing	
Scale	N.
Project	211011

PROJECT DIRECTORY

CLIENT

PCI GROUP 300 - 1030 West Georgia St., Vancouver, B.C., V6E 2Y3 604-331-5238

bhoward@pci-group.com

ARCHITECT & PRIME CONSULTANT

Musson Cattell Mackey Partnership Architects Designers Planners 1066 West Hastings Street Suite 1900 Vancouver, B.C., V6E 3X1

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LANDSCAPE

VAN DER ZALM + ASSOCIATES INC. Suite 1 20177 - 97 Avenue Langley, B.C., V1M 4B9 604-882-0024 Mark Van Der Zalm

STRUCTURAL CONSULTANT

Engineers 1661 West 5th Avenue Vancouver, B.C., V6J 1N5 604-790-0092 Anthony El Araj aelaraj@glotmansimpson.com

MECHANICAL CONSULTANT

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ELECTRICAL

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CIVIL CONSULTANT

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800 - 1901 Rosser Avenue Burnaby, B.C., V5C 6R6

CODE CONSULTANT

604-684-2384 Brad Walton bwalton@cftengineer

604-439-0922 (226) 604-341-6360 Matt Kokan

kokan@geopacific.ca

GEOTECHNICAL CONSULTANT

Geopacific Consultants Ltd. 215 - 1200 73RD Avenue W

Vancouver, B.C., V6P 6G5

PROJECT STATISTICS

BUILDING AREA CALCULATIONS

	A RETAIL (CRU)	(AREAS INCLU B		C	ec.	D	FAR	E		REAS EXCLUDED F		G		H	
		(LOBBY, CORE &	& CIRC, MAIL)	SERVIC (M&E,W&R,ST	.,L.,CIRC.)	TOTAL		PARKA (PARKING&BIO	CYCLE, ST.)	AMENI (INDOO	R)	OTHEF (STRUCTURAL)	RAMP)	TOTAL (H=D+E+	-F+G
D2	[M²] [Si	[M ²]	[SF]	[M²]	[SF]	[M ²]	[SF]	[M²] 3,450	[SF] 37,145	[M²]	[SF]	[M²]	[SF]	[M²] 3,450	[S 37,1 ²
P3 P2								3,450	37,145					3,450	37,14
P1								3,450	37,145					3,450	37,14
PM (MEZZ)								923	9,940					923	9,94
SUB-TOTAL								11,273	121,375					11,273	121,37
L1	866 9,32	0 183	1,970	427	4,604	1,476	15,894					155	1,672	1,631	17,56
L2				296	3,182	296	3,182							296	3,18
L3										1,072	11,539	65	700	1,137	12,23
L4		747	8,037			747	8,037							747	8,03
L5		747	8,037			747	8,037							747	8,03
L6		747	8,037			747	8,037							747	8,037
L7		747	8,037			747	8,037							747	8,037
L8		747	8,037			747	8,037							747	8,03
L9		747	8,037			747	8,037							747	8,03
L10		747	8,037			747	8,037							747	8,03
L11		747	8,037			747	8,037							747	8,03
L12		747	8,037			747	8,037							747	8,03
L13		747	8,037			747	8,037							747	8,03
L14		747	8,037			747	8,037							747	8,03
L15		747	8,037			747	8,037							747	8,037
L16		747	8,037			747	8,037							747	8,037
L17		747	8,037			747	8,037							747	8,037
L18		747	8,037			747	8,037							747	8,037
L19		747	8,037			747	8,037							747	8,037
L20		747	8,037			747	8,037							747	8,037
L21		747	8,037			747	8,037							747	8,037
L22		747	8,037			747	8,037							747	8,037
L23		747	8,037			747	8,037							747	8,037
L24		747	8,037			747	8,037							747	8,037
L25(HR)		747	8,037			747	8,037							747	8,037
L26(HR)		747	8,037			747	8,037							747	8,037
L27(HR)		747	8,037			747	8,037							747	8,037
L28(HR)		747	8,037			747	8,037							747	8,037
L29(HR)		747	8,037			747	8,037							747	8,037
L30 (HR)		747	8,037			747	8,037							747	8,037
L31(HR)		747	8,037			747	8,037							747	8,037
L32(HR)		747	8,037			747	8,037							747	8,037
L33 (HR)		747	8,037			747	8,037							747	8,037
L34 (HR)		747	8,037			747	8,037							747	8,037
L35 ROOF				39	416	39	416			118	1,280			157	1,690
L38 ELEV MR				86	920	86	920							86	920
SUB-TOTAL	866 9,32	0 23,328	251,117	848	9,122	25,042	269,559			1,190	12,819	220	2,372	26,452	284,750

AREA SUMMARY LOT 2

		ETAIL GF RESI SERVICE CRU) LOBBY CIRCULAT			RESI. FLOOR (31 LEVELS)		INDOOR AMENITY		U/G PARKADE & ACCESS RAMP		TOTAL			
	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]
BELOW GRADE (excluded from FAR)											11,428	123,047	11,428	123,047
FLOOR AREA (above grade)	866	9,320	183	1,970	848	9,122	23,145	249,147					25,042	269,559
AMENITY (excluded from FAR)									1,255	13,519			1,255	13,519
GROSS AREA							,						37,725	406,125

DENSITY SUMMARY LOT 2

	FLOOR AREA / LOT AREA (M²)	FLOOR AREA / LOT AREA (SF)	FAR
PROPOSED LOT 2 'PH C' FAR	25,023 / 1,816	269,559 / 19,547	13.79

OVERALL KING GEORGE HUB STATISTICS SUMMARY LOT 1, LOT 4, LOT 2, LOT 3

	SITE		RE'	TAIL	OF	FICE	RESID	ENTIAL	OT	HER	OVERALL	. AREA	PARKING	FAR
	[M ²]	[SF]	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]	[STALLS]	OVERALL AREA / SITE
PHASE A (LOT 1)	6,598.4	71,025	2,372	25,535	15,488	166,715	N/A	N/A	2,230	24,000	20,090.15	216,250	619	3.04
PHASE B (LOT 4)	13,414.2	144,390	7,817	84,145	15,170	163,292	49,456	532,349	2,807	30,214	75,250.85	810,000	1,379	5.61
PHASE C (LOT 2)	1,816	19,547	866	9,320	N/A	N/A	23,328	251,117	848	9,122	25,042.85	269,559	306	13.79
PHASE D (LOT 3)	6,393.2	68,816						F	UTURE P	HASE				13.58

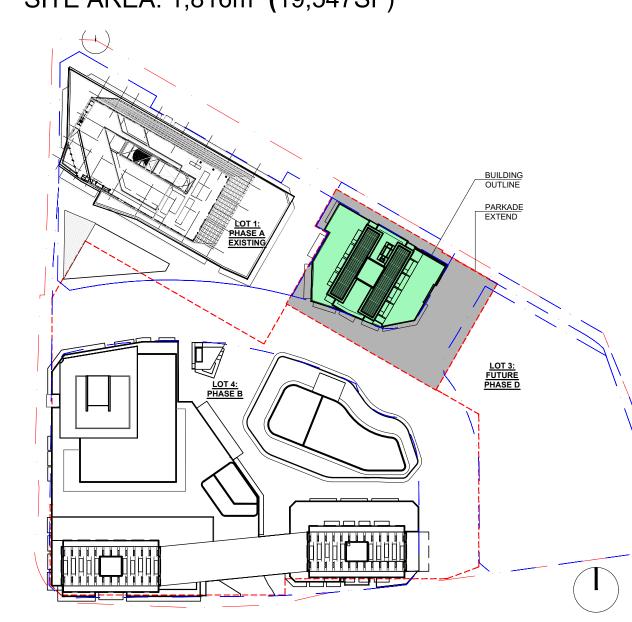
KEY PLAN (ROOF PLAN)

SCALE: 1"=100'-0"

LEGEND

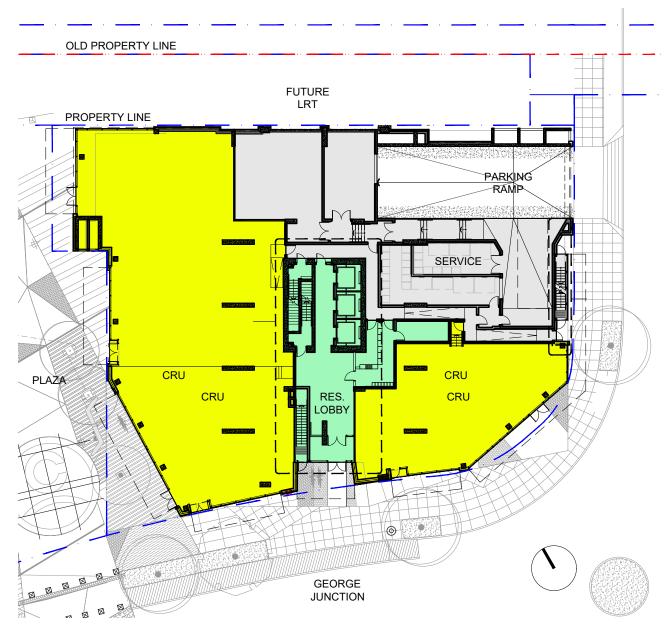
PHASE C - LOT2 P1,2,3 - BELOW GRADE PARKING C - RESIDENTIAL TOWER

SITE AREA: 1,816m² (19,547SF)



SITE PLAN (GF PLAN)

SCALE: 1/32"=1'-0"



UNIT MIX SUMMARY

			_		
UNIT TYPE	#	%		RESI FLOOR EFFICIENCY 9	
1 BEDROOM	244	65.8		A RESI FLOOR	8,037
2 BEDROOM	125	33.7		B UNITS	6,873
3 BEDROOM	2	0.5		C CIRCULATION	1,164
TOTAL	371	100.0		B*100/A	85.5

RESIDENTIAL AMENITY SPACE

REQUIRED			PROVIDED
RES. TOWER	LEVEL	[M²]	[SF]
INDOOR AMENITY: 371 (units) x 3 (SM) = $\frac{1,113(SM) OR}{14,020 (SE)}$	Level 03 (excl. struct. transfer beams)	1,072	11,539
<u>11,980 (SF)</u>	Level 35 - Roof (access stair,elevator core, universal washroom, janitor room, storage)	118	1,280
TOTAL INDOOR		1,190	12,819
OUTDOOR AMENITY: 371 (units) x 3 (SM) = <u>1,113(SM)</u> OR	Level 03	471	5,075
<u>11,980 (SF)</u>	Level 35 - Roof (access stair& elevator core)	589	6,341
TOTAL OUTDOOR		1,060	11,416

PARKING REQUIREMENTS*

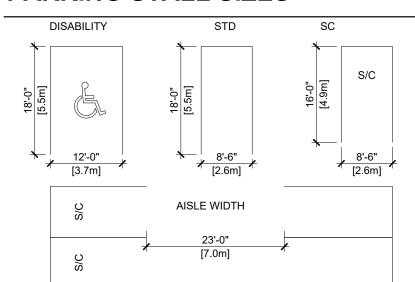
RETAIL	2spaces/100m ²	17
RESI - 1BED	0.85/unit	207
RESI - 2&3BED	1/unit	127
RESI - VISITORS	0.025/unit	9
TOTAL		360

^{*} As per CD By-Law No. 19301

PARKING STALL SUMMARY LOT 2 - PROPOSED

LEVEL	SMALL (SC)	STANDARD	DISABILITY	SUM	
P3	18	82	2	102	
P2	16	87	2	105	
P1	22	75	2	99	
SUB-TOTAL	56	244	6	306	
SMALL TO STD % =	: (56 / 244) = 22.9%	OF TOTAL STALL	. NO.		
RETAIL/VISITOR	24 STALLS		RETAIL: 2/100	00SF	
RESIDENTIAL	282 STALLS <i>AT 0.76 F</i>		AT 0.76 PER UNI	0.76 PER UNIT	

PARKING STALL SIZES



BICYCLE STOR. SUMMARY

	REQUIRED		PROVIDED	
USE	SECURED COVERED STORAGE	VISITOR	SECURED COVERED STORAGE	EXTERIOR RACK MOUNT
RETAIL PODIUM	0	1	0	1 rack, 2 bikes
RESID. (1 X UNIT)				
373 UNITS	371	6	378	3 racks, 6 bikes
TOTAL	371	7	378	4 racks, 8 bikes

M C M

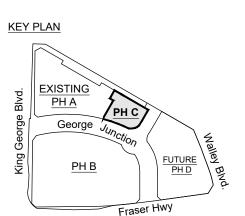
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Seal
KING GEORGE HUB

PHASE C

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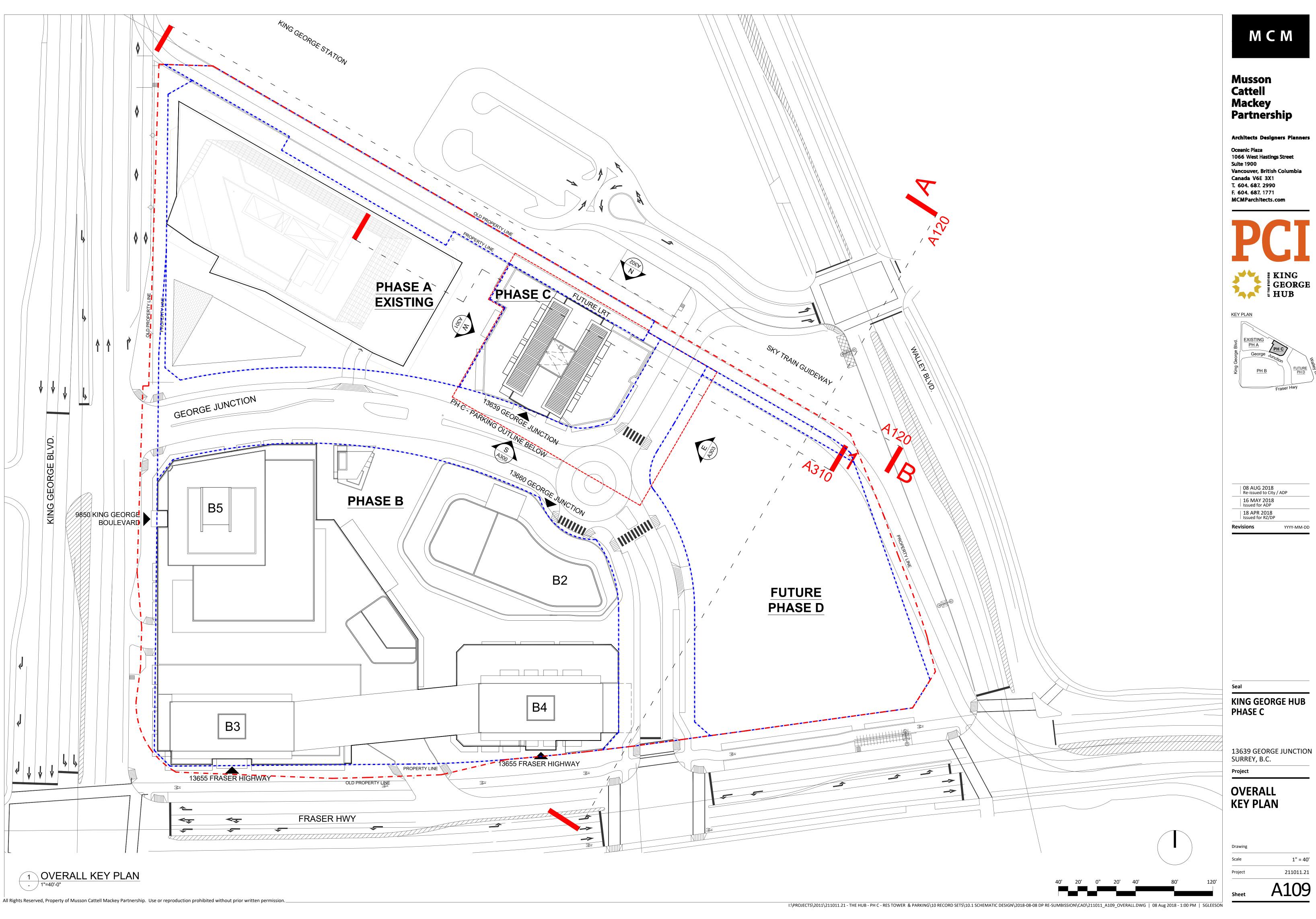
roject

DATA SHEET

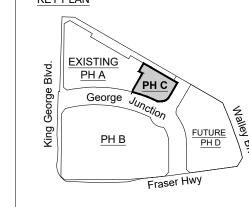
Drawing

Scale N.T.S.
Project 211011.21

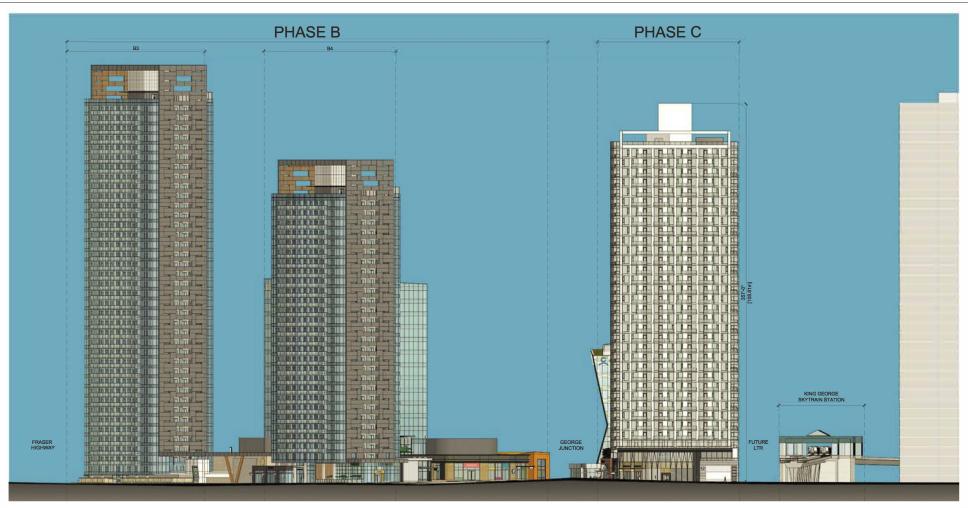
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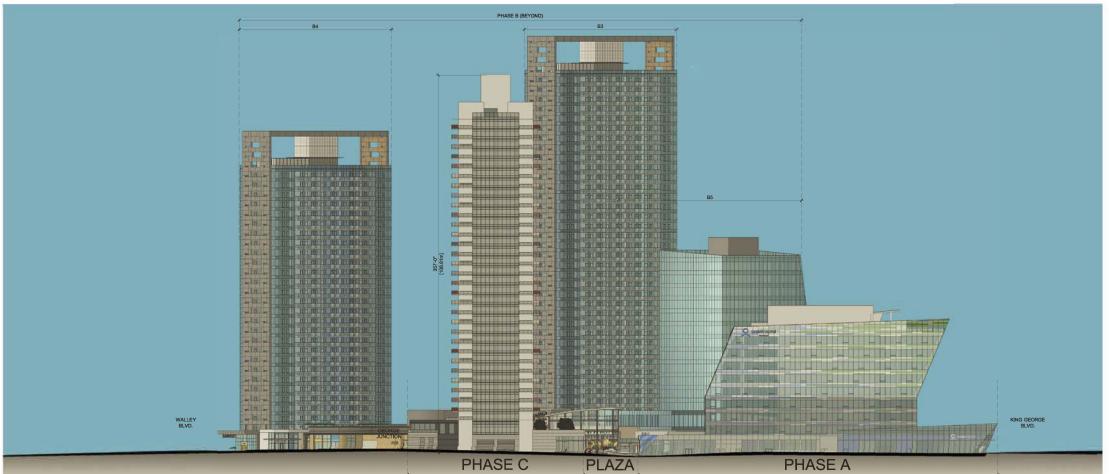




1" = 40' 211011.21



1 SITE ELEVATION - EAST



1 SITE ELEVATION - NORTH

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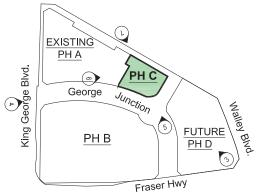
13639 GEORGE JUNCTION SURREY, B.C.

SITE **ELEVATIONS EAST & NORTH**

N.T.S. Project 211011.21

A120





2 KEY PLAN - NTS



3 PERSPECTIVE VIEW - EAST ELEVATION



4 PERSPECTIVE VIEW FROM KING GEORGE BLVD



5 PERSPECTIVE VIEW - GEORGE JUNCTION



6 PERSPECTIVE VIEW - COAST CAPITAL PLAZA



7 PERSPECTIVE VIEW - FROM SKYTRAIN STATION

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Revisions YYYY-MM-DD

KING GEORGE HUB PHASE C

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PERSPECTIVE VIEWS

211011.21

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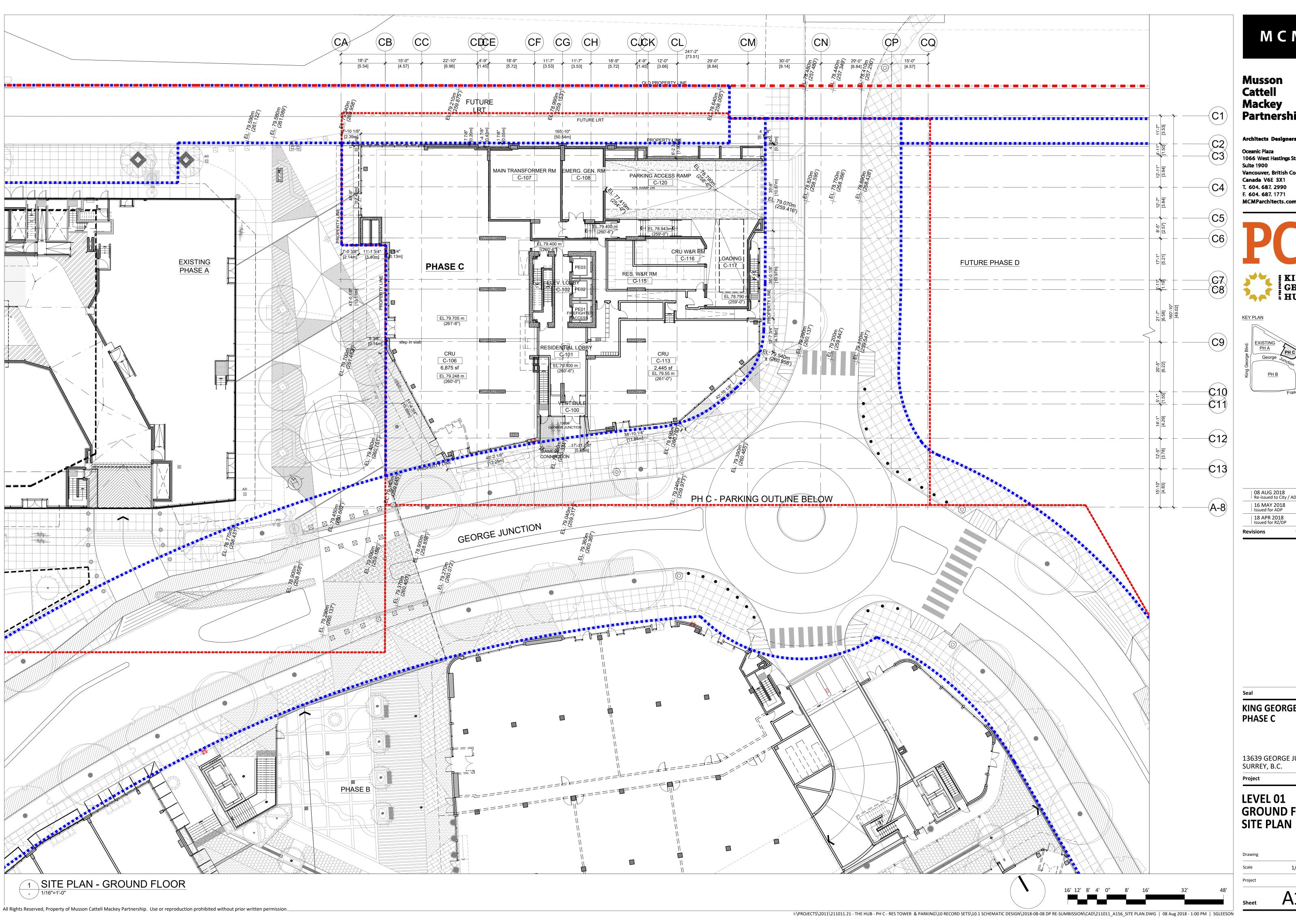








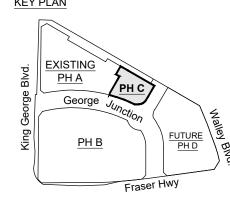




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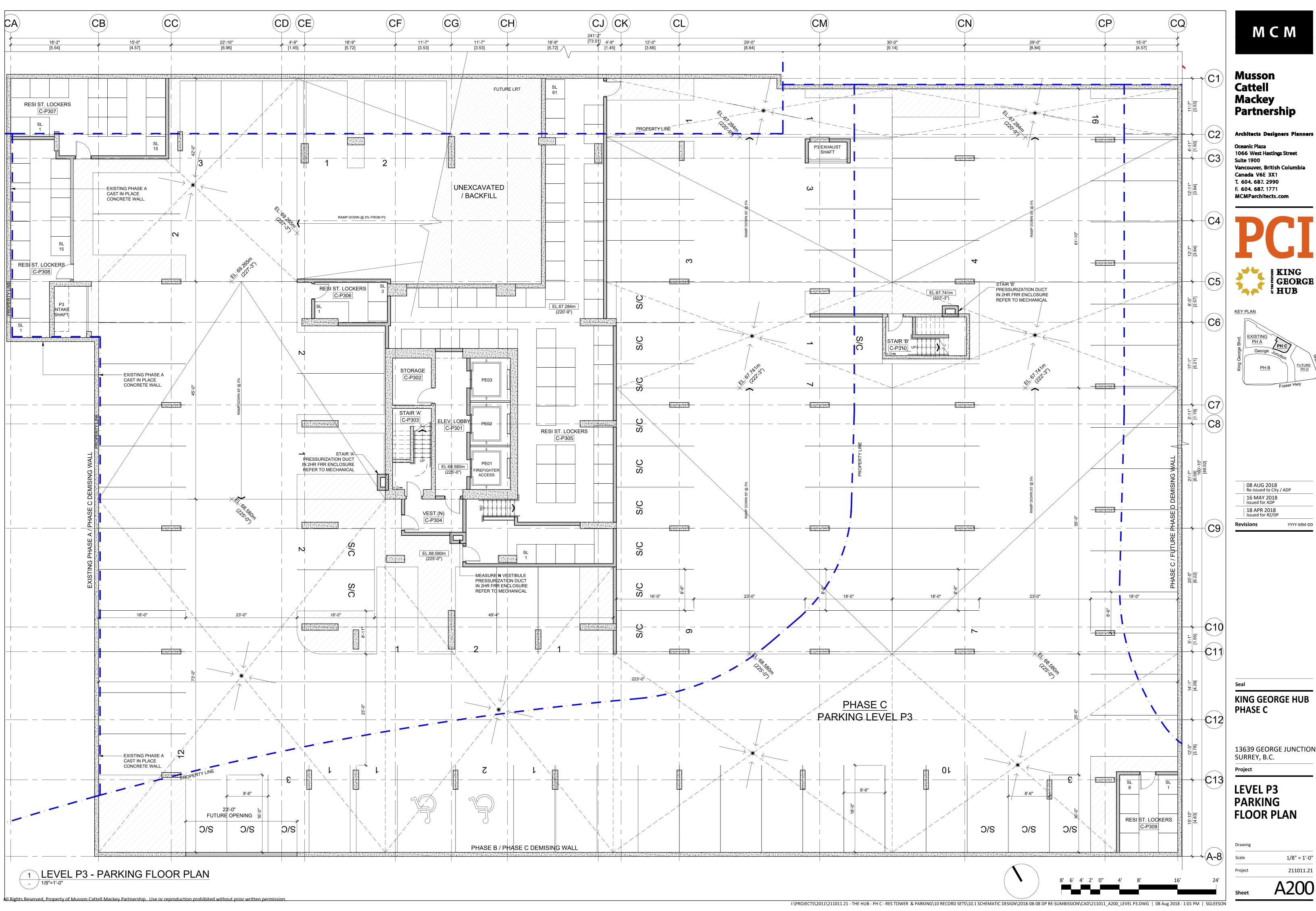
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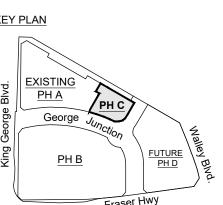
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LEVEL 01 **GROUND FLOOR SITE PLAN**

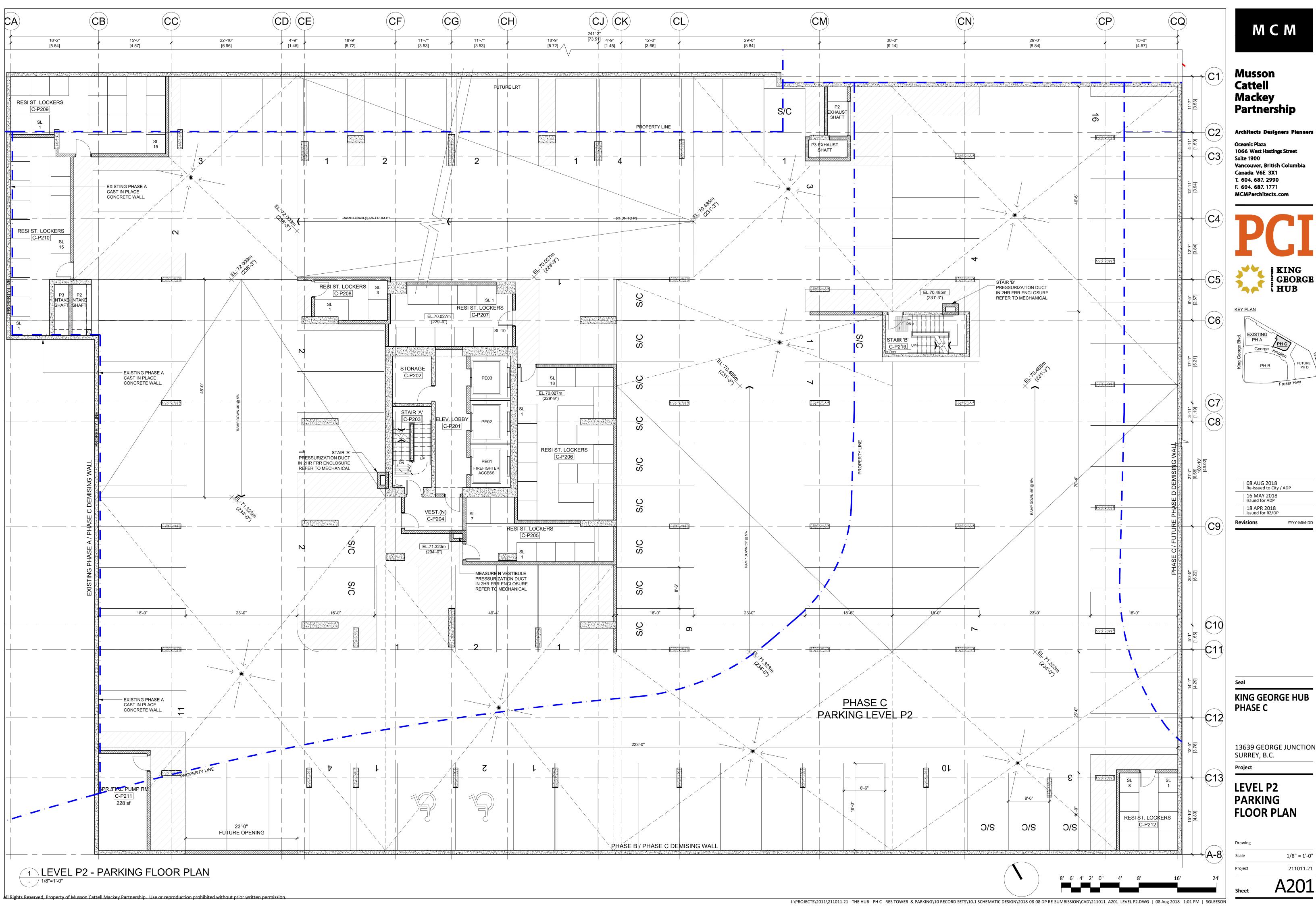
1/16" = 1'-0" 211011.21



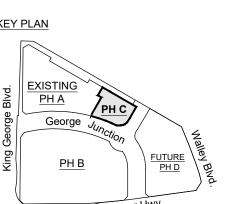


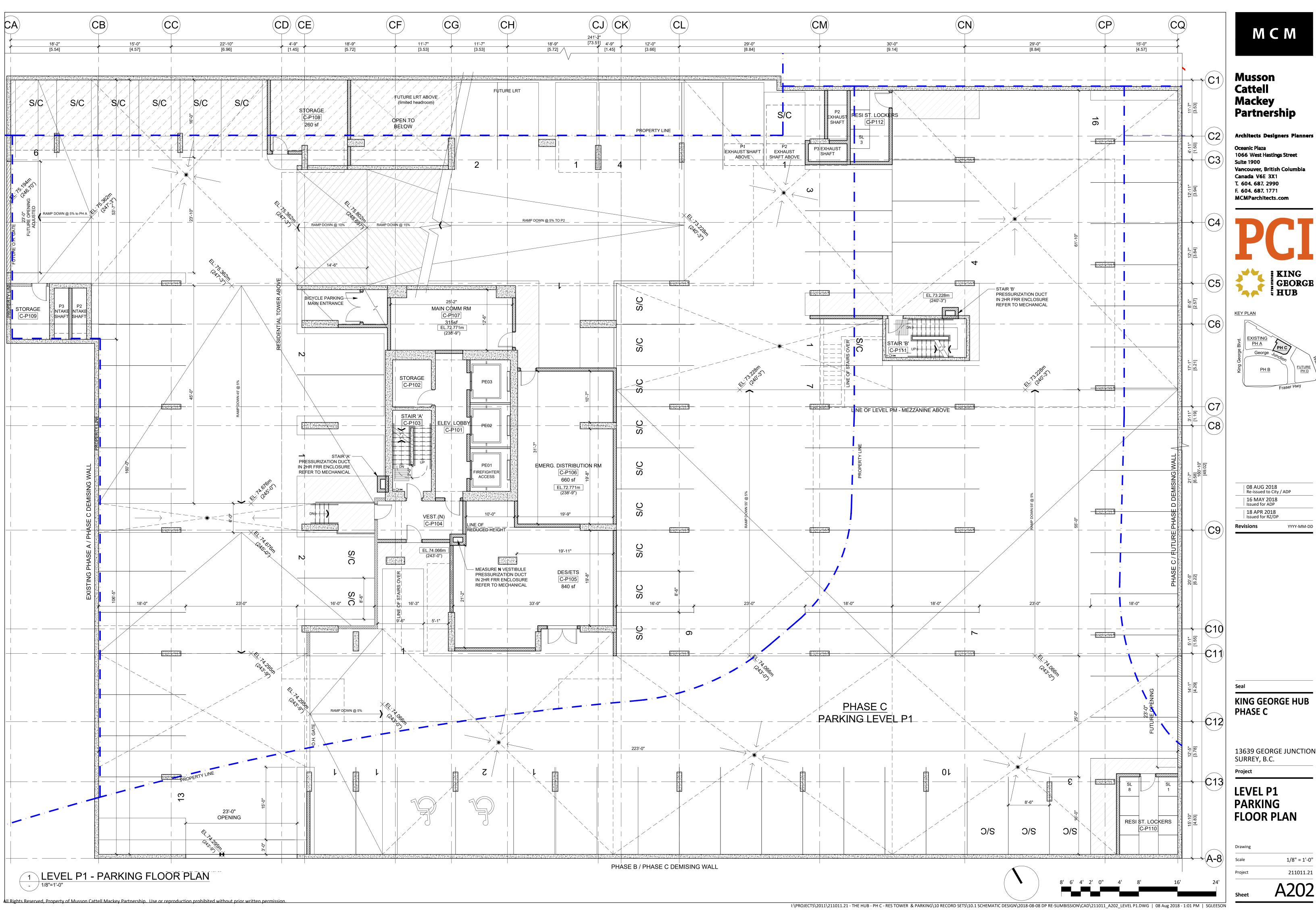


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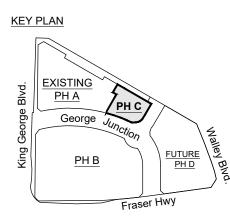




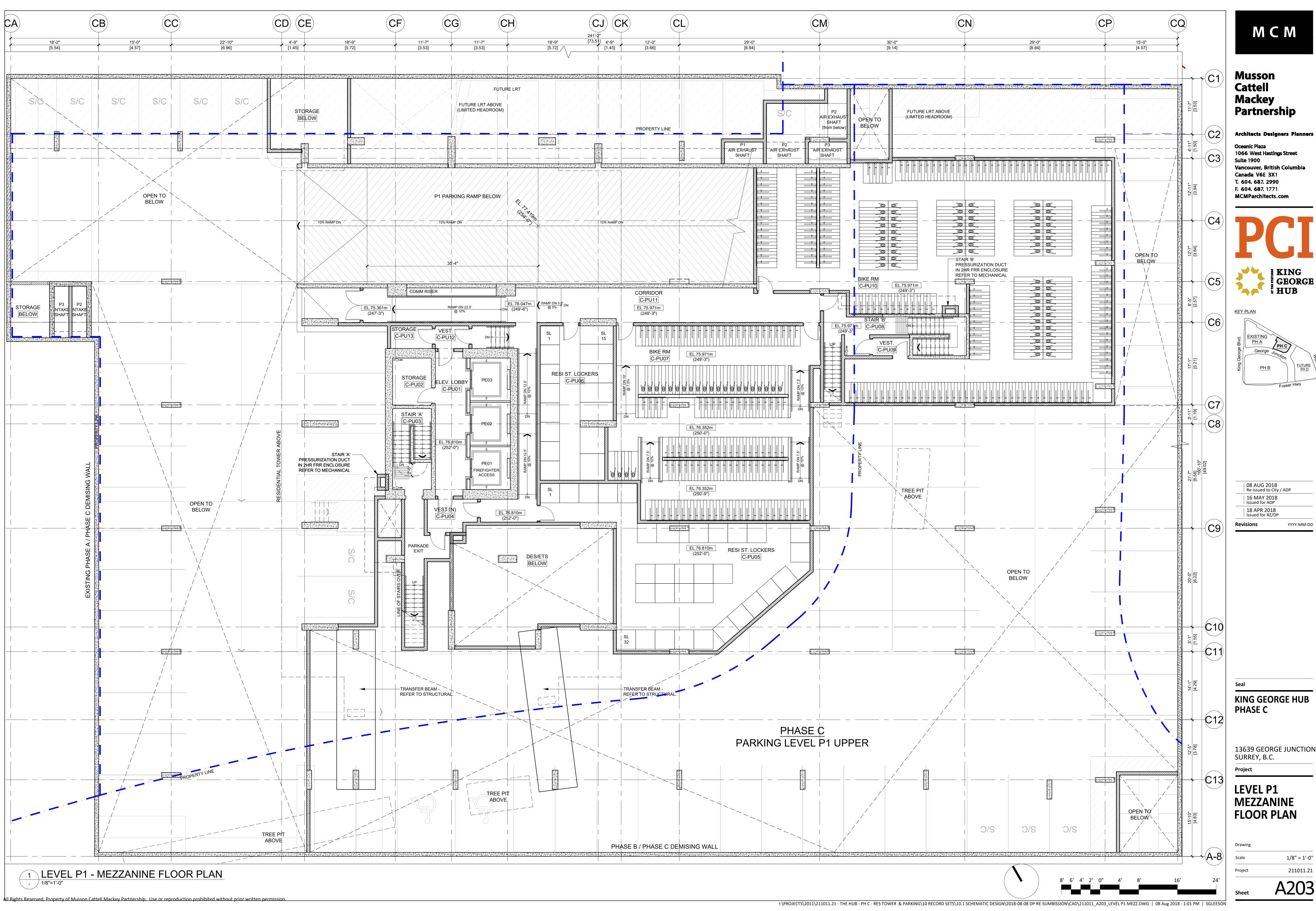




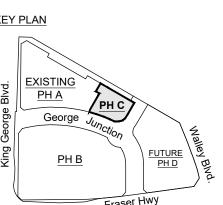


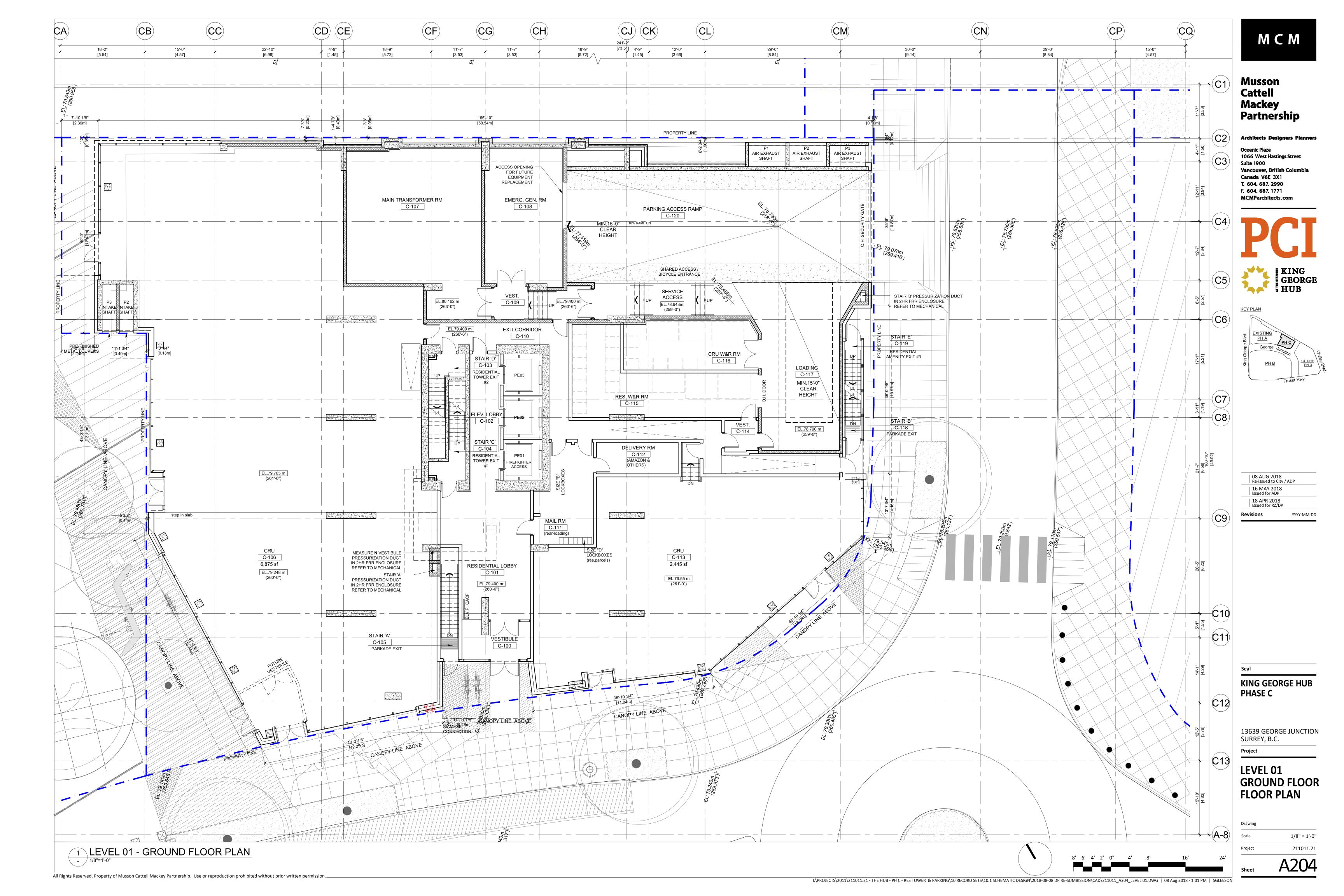


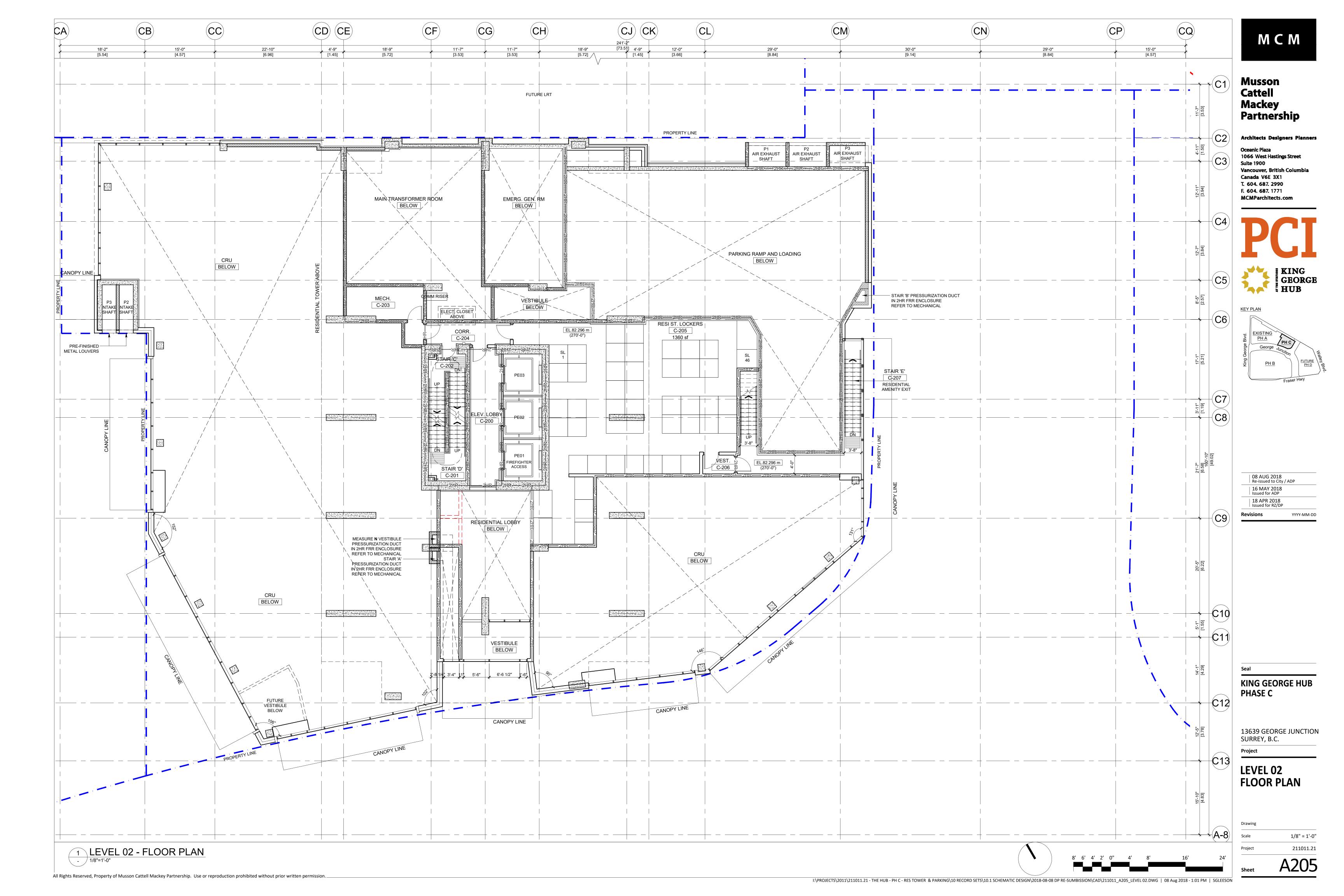
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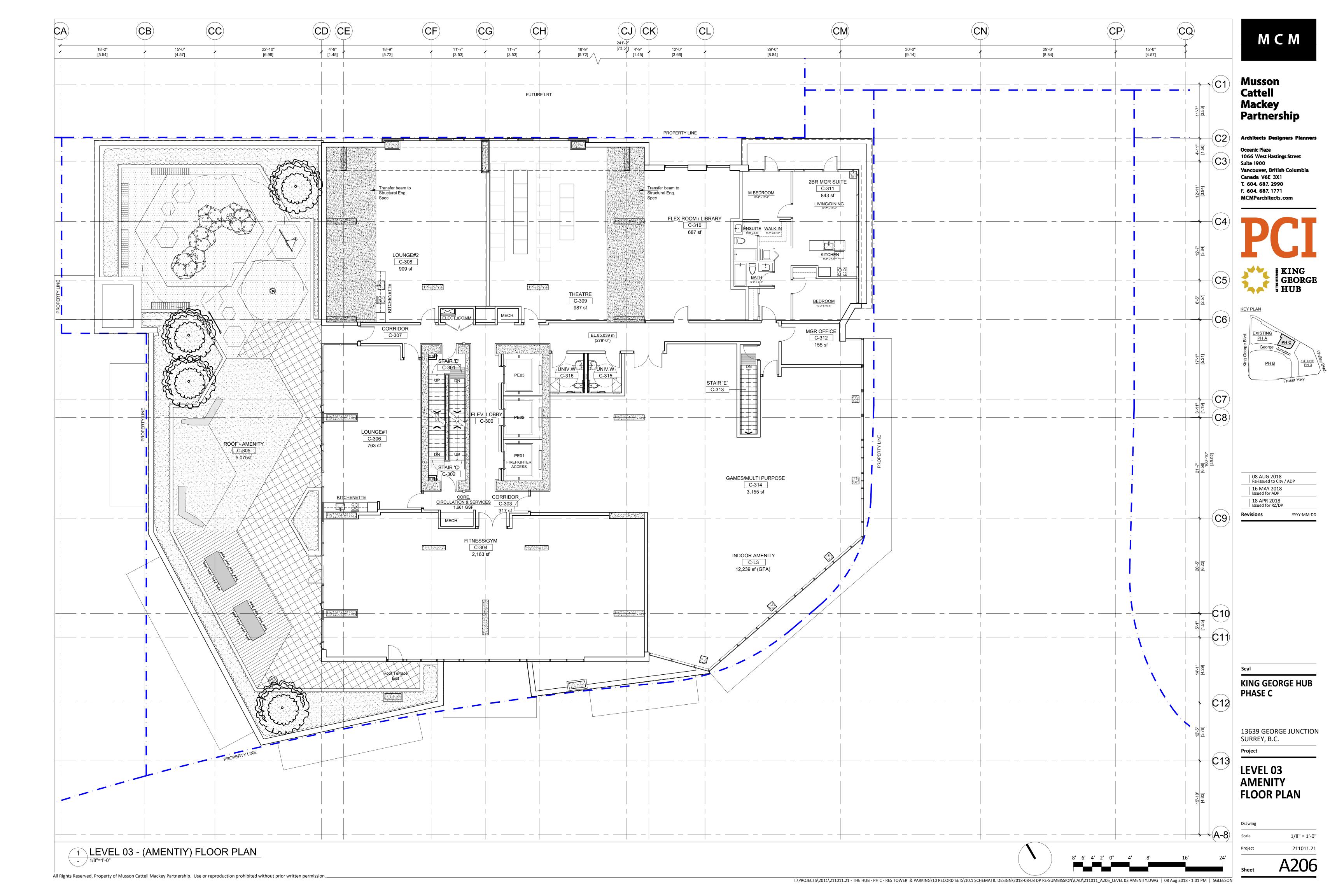


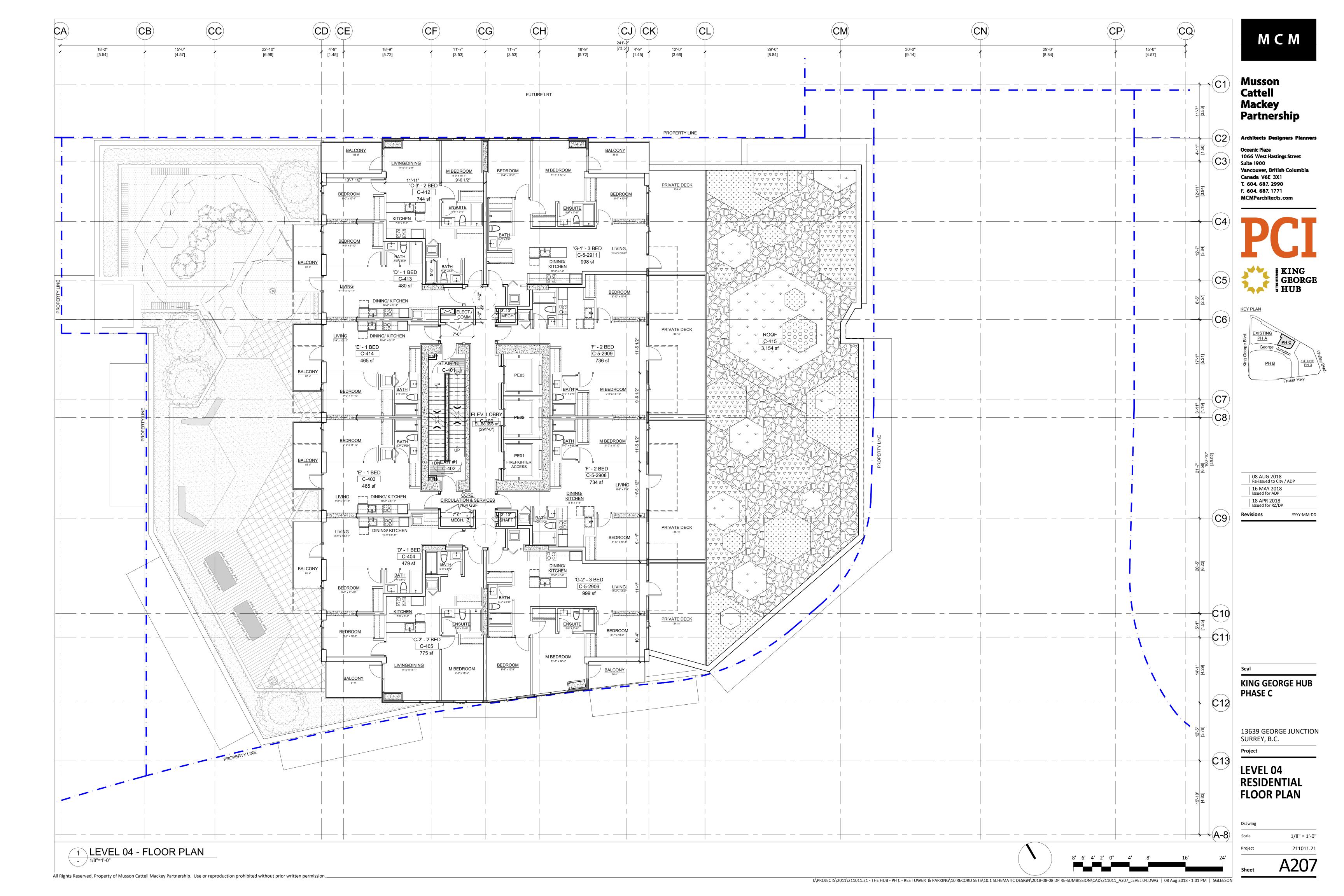


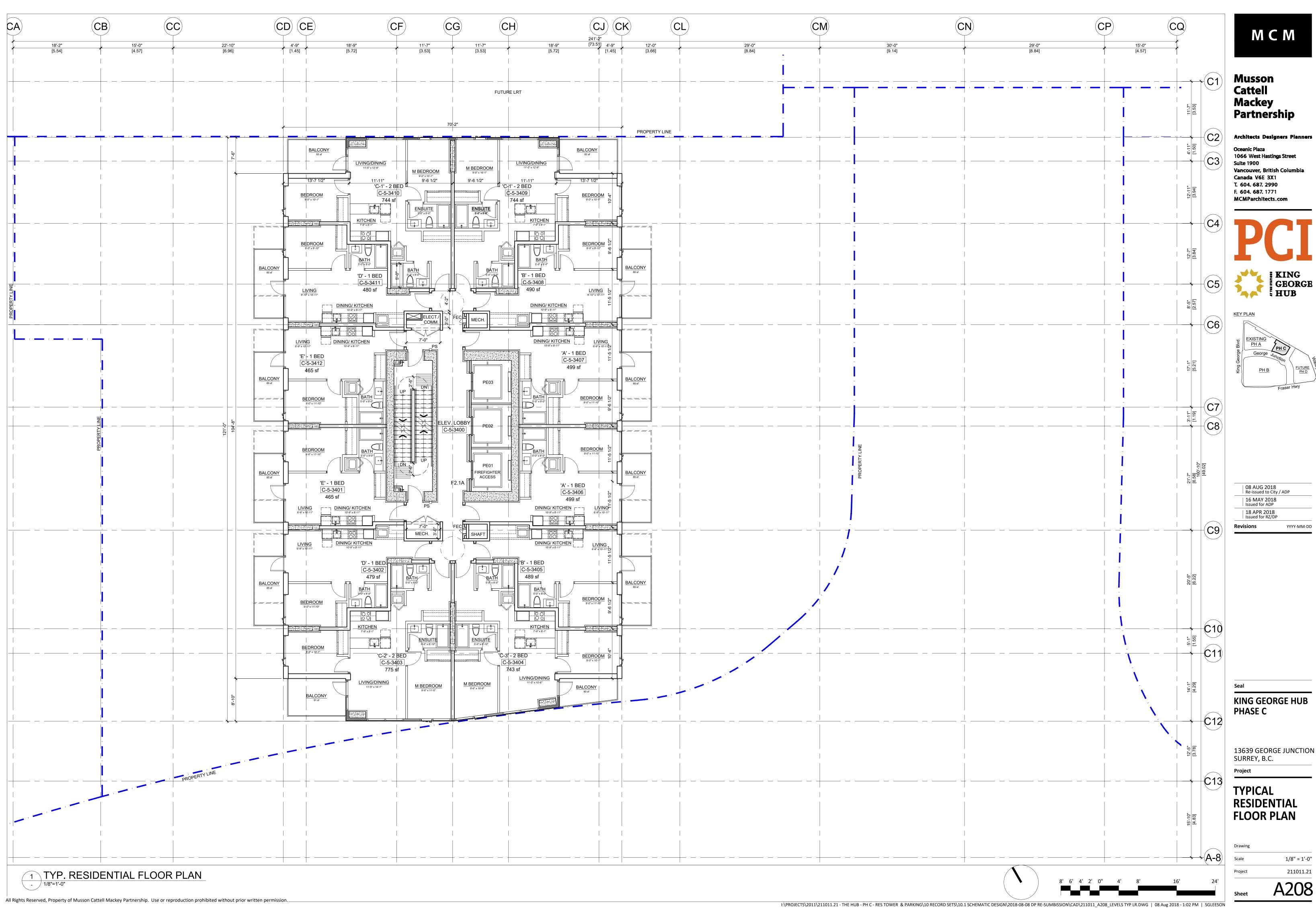


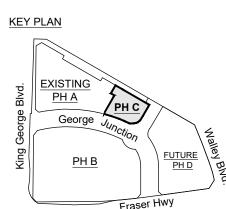


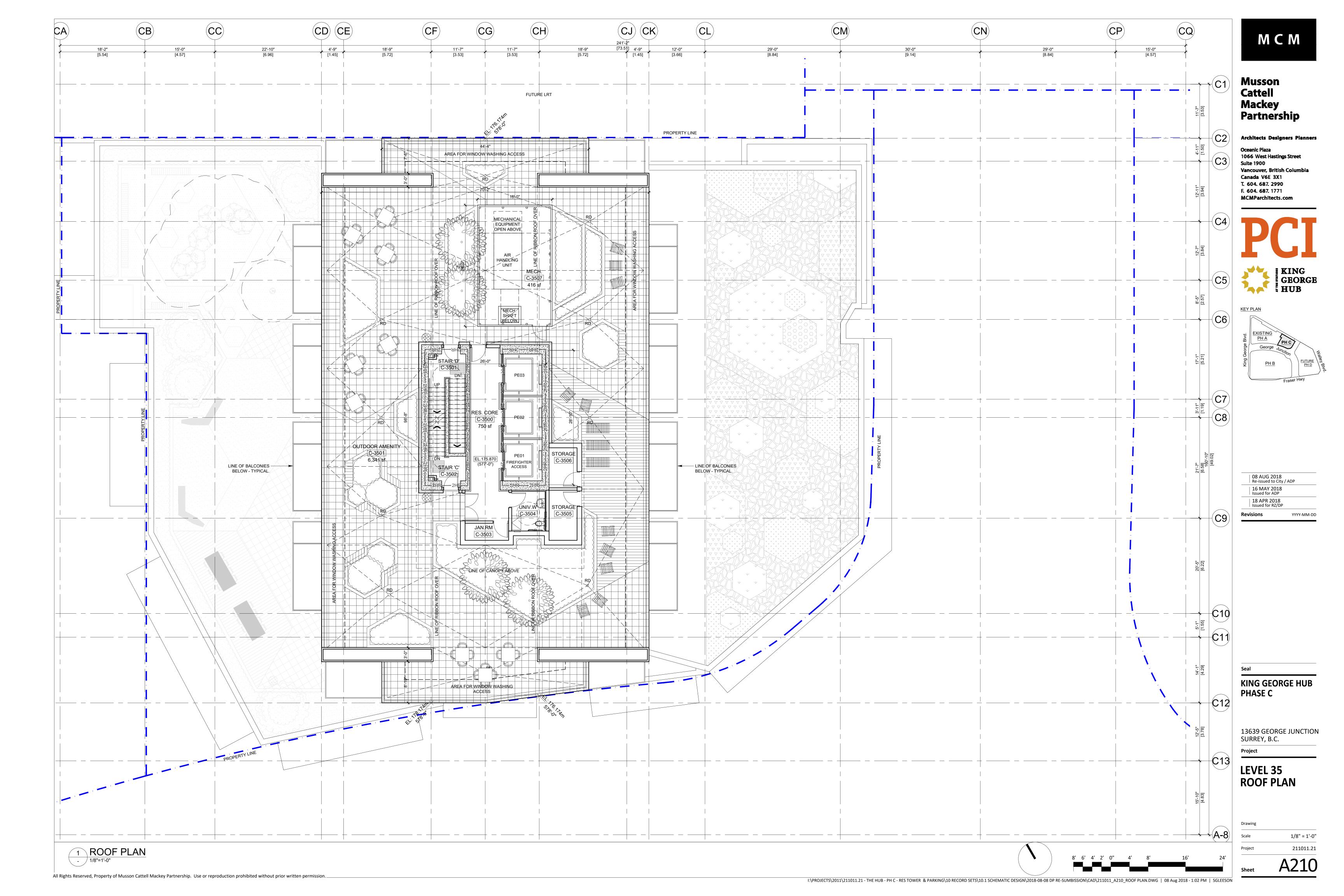


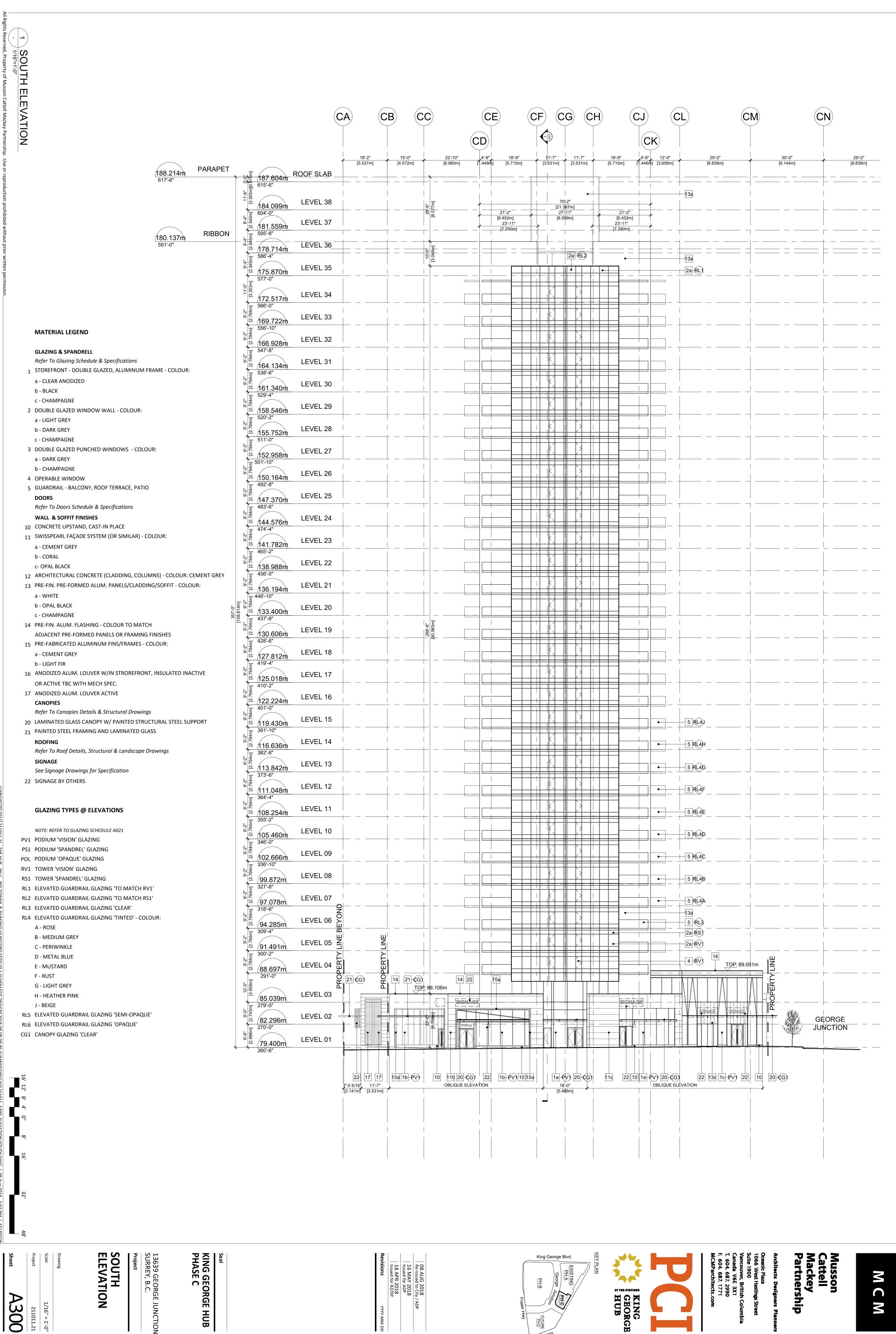






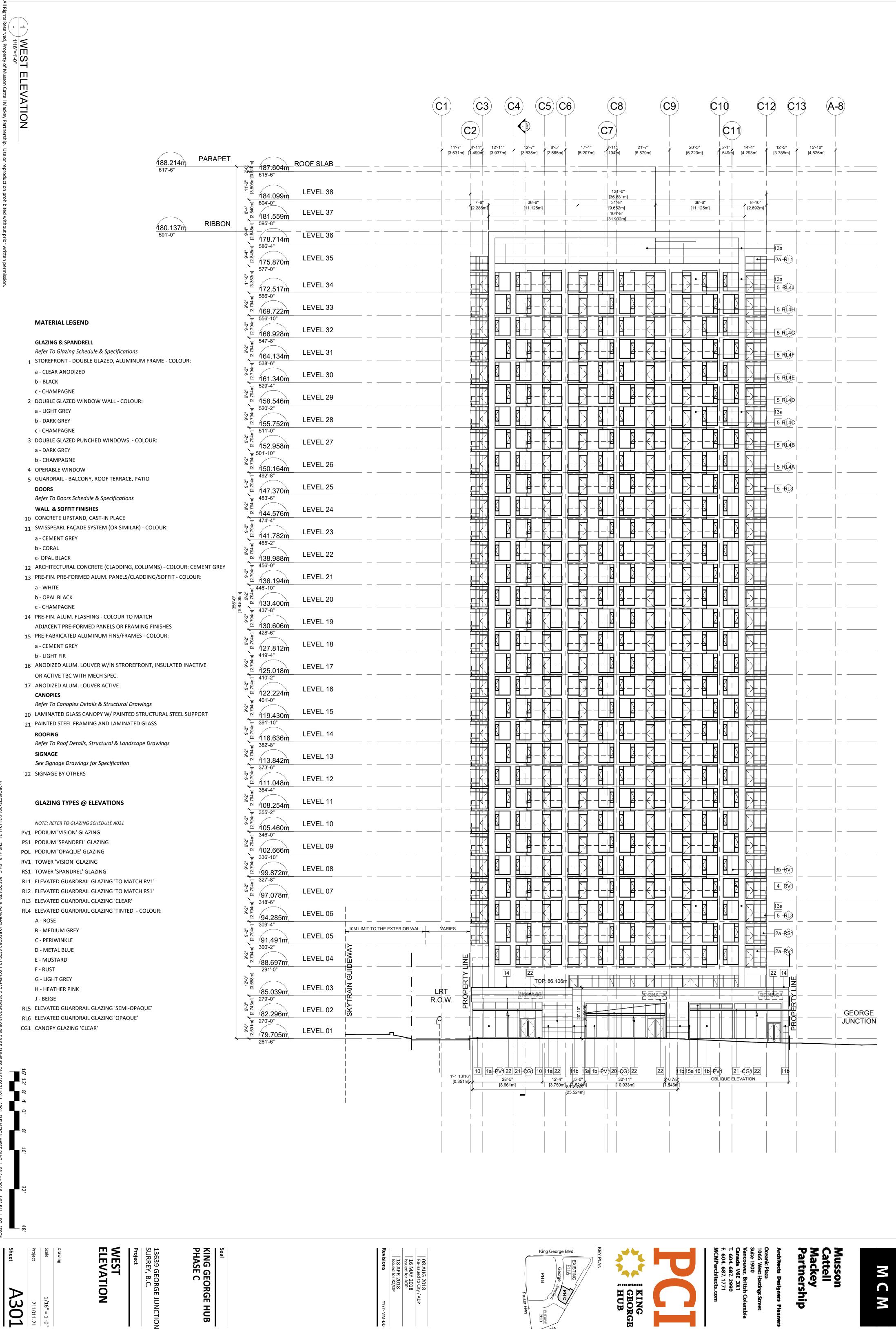






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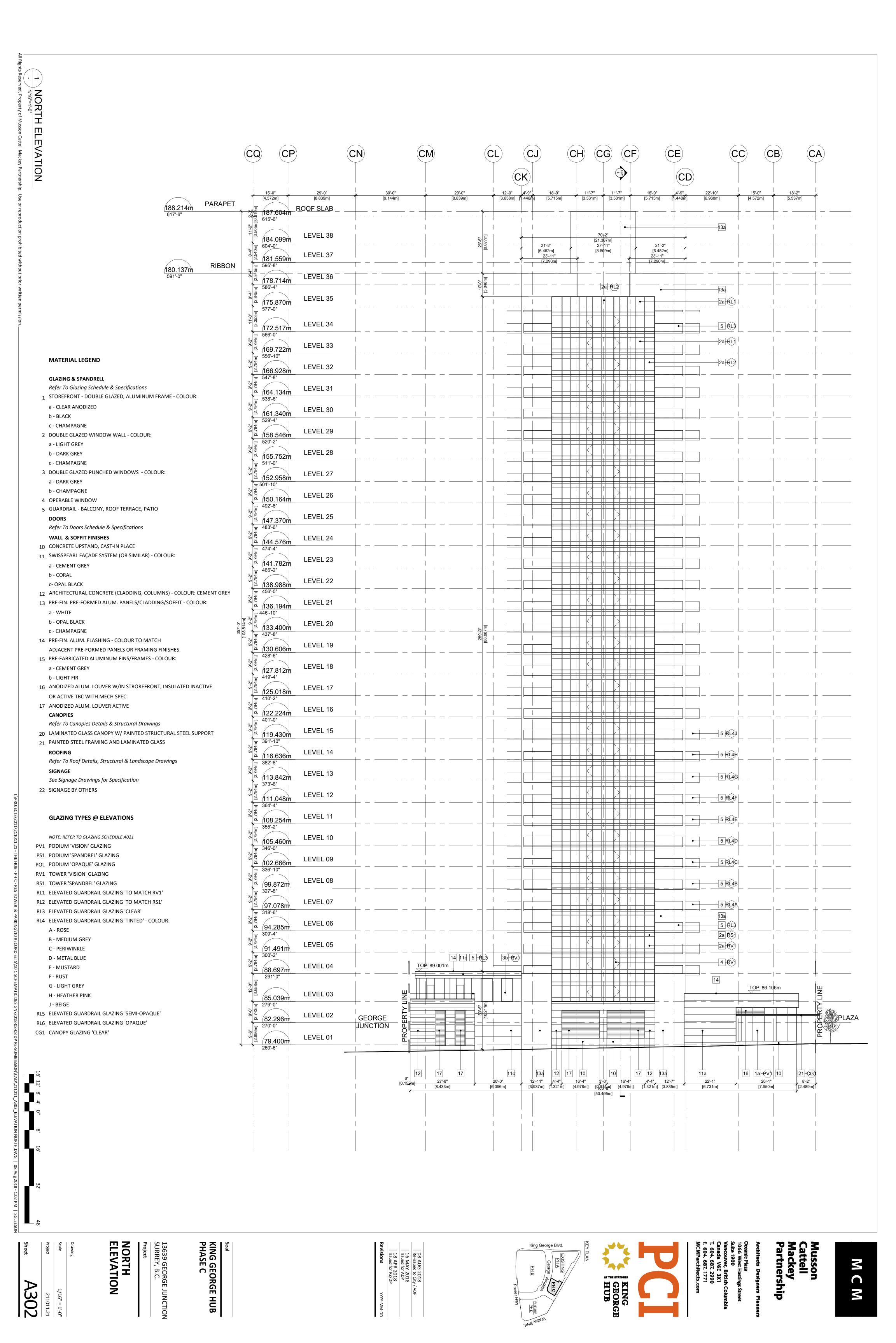
HUB

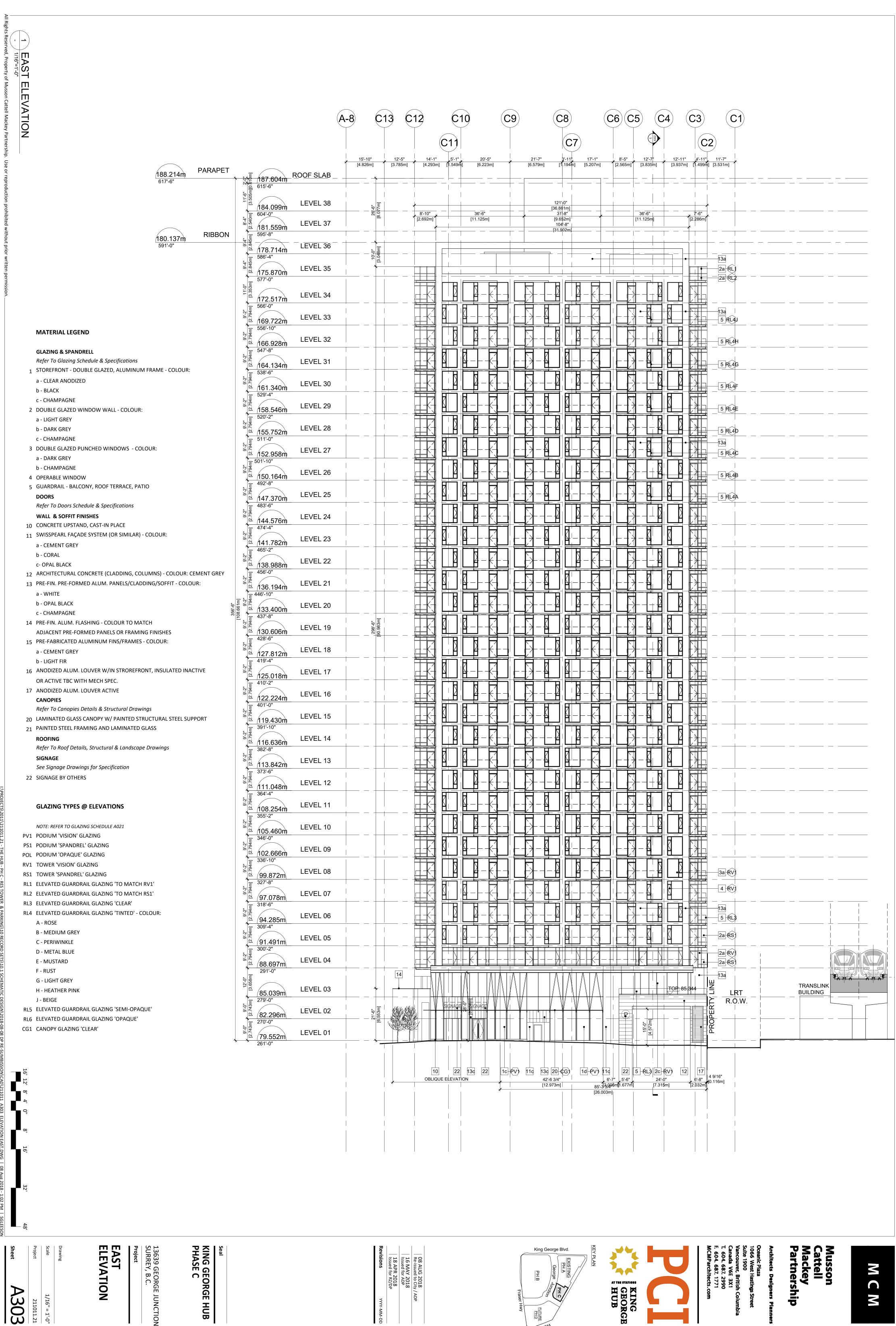


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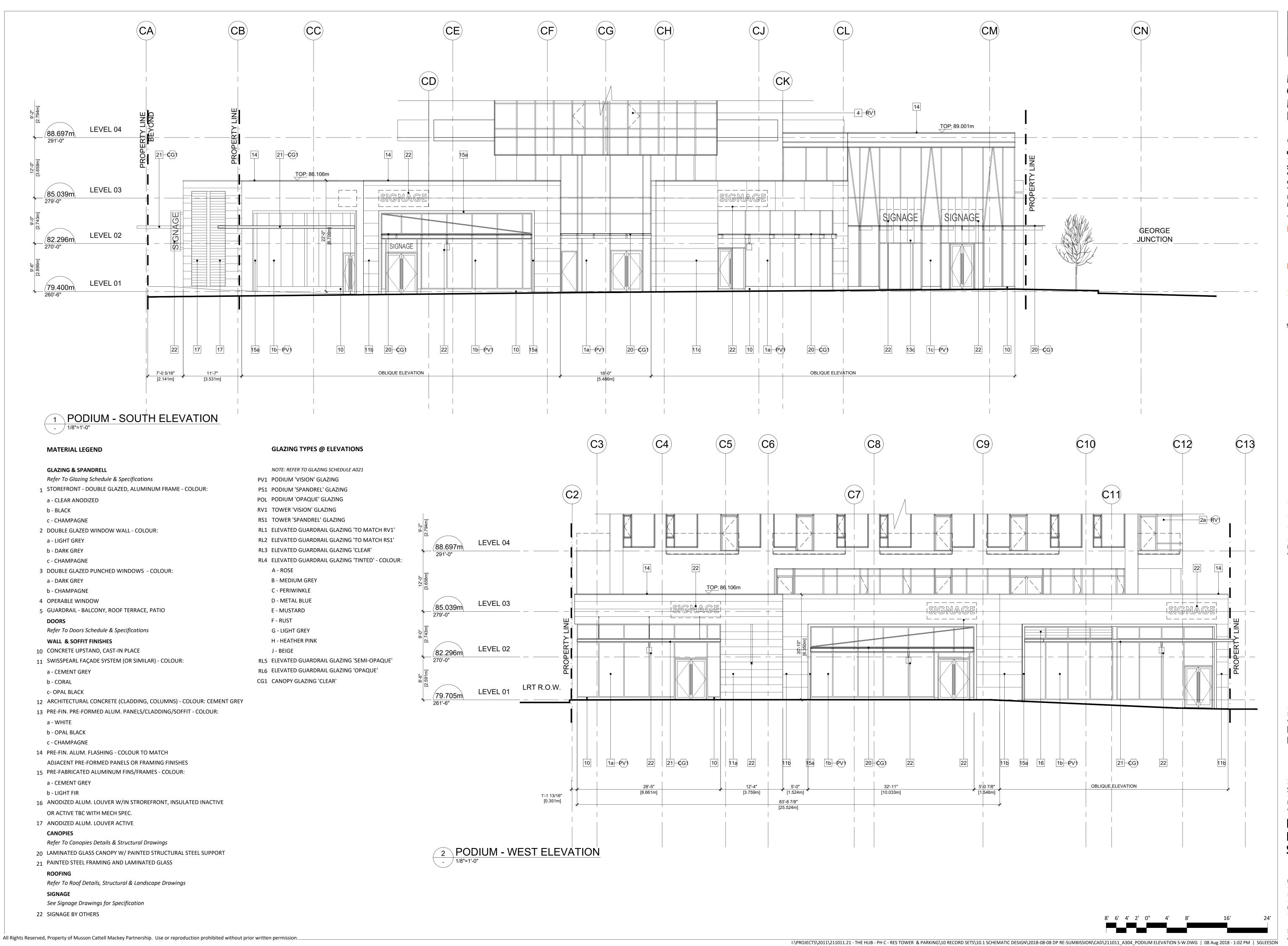
KING GEORGE HUB

FUTURE PH D





FUTURE PH D



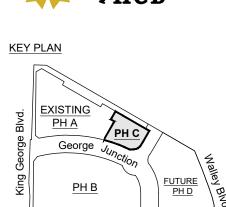
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KING GEORGE HUB PHASE C

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roject

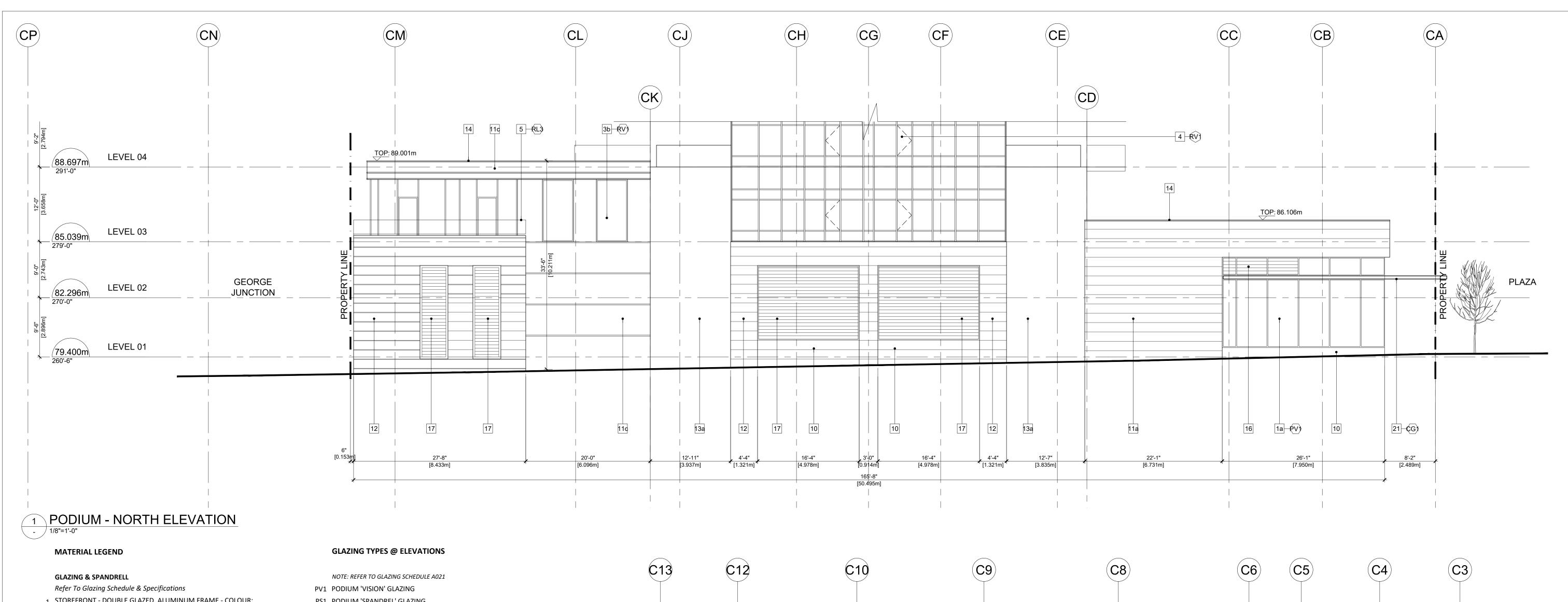
PODIUM ELEVATION SOUTH & WEST

Drawing

Scale 1/8" = 1'-0"

Project 211011.21

Sheet A304



1 STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAME - COLOUR:

a - CLEAR ANODIZED b - BLACK

c - CHAMPAGNE

2 DOUBLE GLAZED WINDOW WALL - COLOUR: a - LIGHT GREY

b - DARK GREY

c - CHAMPAGNE

3 DOUBLE GLAZED PUNCHED WINDOWS - COLOUR: a - DARK GREY

b - CHAMPAGNE

4 OPERABLE WINDOW

DOORS

Refer To Doors Schedule & Specifications

WALL & SOFFIT FINISHES

5 GUARDRAIL - BALCONY, ROOF TERRACE, PATIO

10 CONCRETE UPSTAND, CAST-IN PLACE 11 SWISSPEARL FAÇADE SYSTEM (OR SIMILAR) - COLOUR:

a - CEMENT GREY

b - CORAL

c- OPAL BLACK

12 ARCHITECTURAL CONCRETE (CLADDING, COLUMNS) - COLOUR: CEMENT GREY

13 PRE-FIN. PRE-FORMED ALUM. PANELS/CLADDING/SOFFIT - COLOUR:

a - WHITE

b - OPAL BLACK

c - CHAMPAGNE

14 PRE-FIN. ALUM. FLASHING - COLOUR TO MATCH ADJACENT PRE-FORMED PANELS OR FRAMING FINISHES

15 PRE-FABRICATED ALUMINUM FINS/FRAMES - COLOUR:

a - CEMENT GREY b - LIGHT FIR

16 ANODIZED ALUM. LOUVER W/IN STROREFRONT, INSULATED INACTIVE

OR ACTIVE TBC WITH MECH SPEC.

17 ANODIZED ALUM. LOUVER ACTIVE

CANOPIES

Refer To Canopies Details & Structural Drawings

20 LAMINATED GLASS CANOPY W/ PAINTED STRUCTURAL STEEL SUPPORT

21 PAINTED STEEL FRAMING AND LAMINATED GLASS

Refer To Roof Details, Structural & Landscape Drawings

See Signage Drawings for Specification 22 SIGNAGE BY OTHERS

PS1 PODIUM 'SPANDREL' GLAZING

POL PODIUM 'OPAQUE' GLAZING

RV1 TOWER 'VISION' GLAZING

RS1 TOWER 'SPANDREL' GLAZING

RL1 ELEVATED GUARDRAIL GLAZING 'TO MATCH RV1'

RL2 ELEVATED GUARDRAIL GLAZING 'TO MATCH RS1'

RL3 ELEVATED GUARDRAIL GLAZING 'CLEAR'

RL4 ELEVATED GUARDRAIL GLAZING 'TINTED' - COLOUR:

A - ROSE

B - MEDIUM GREY

C - PERIWINKLE

D - METAL BLUE

E - MUSTARD F - RUST

J - BEIGE

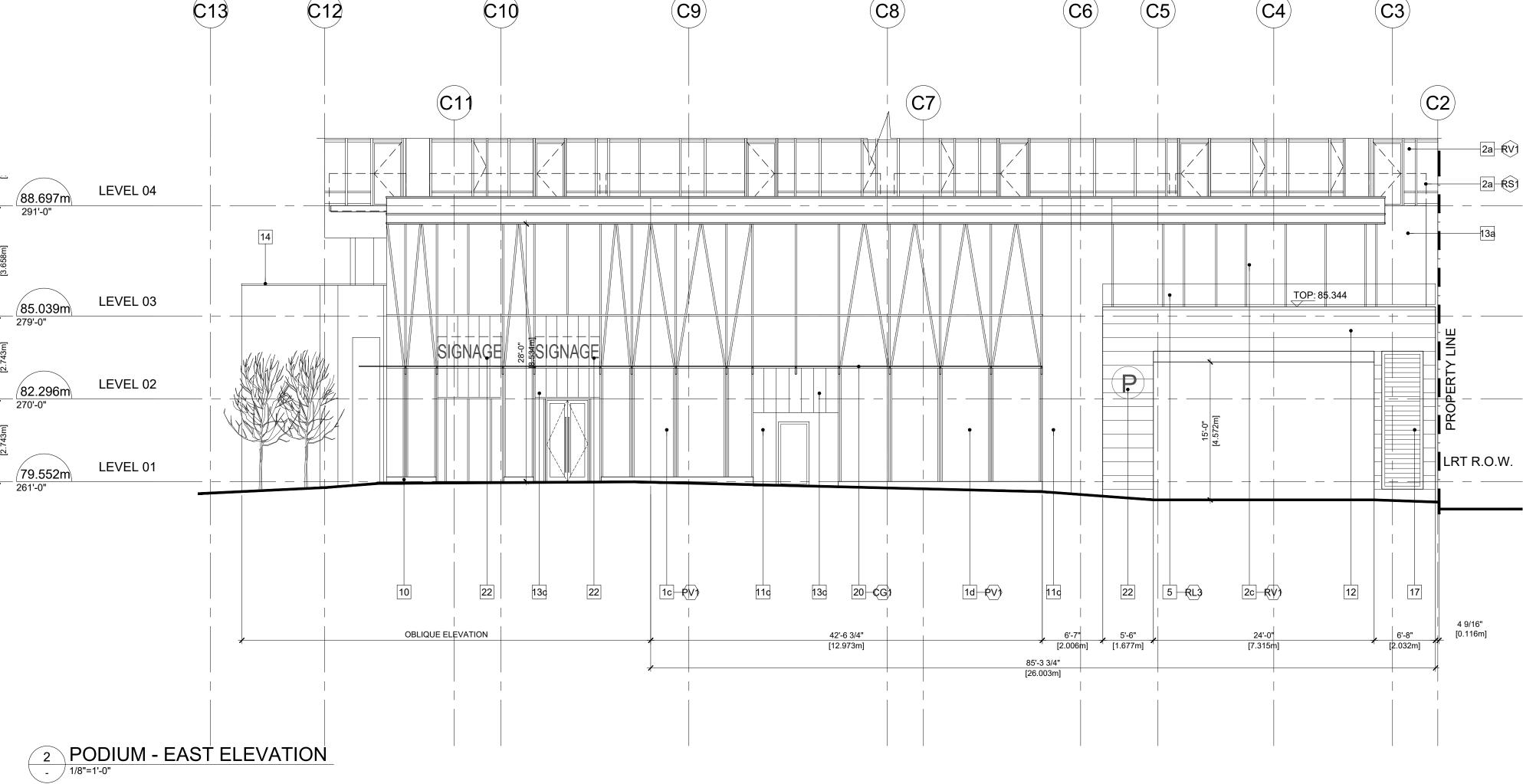
G - LIGHT GREY

H - HEATHER PINK

RL5 ELEVATED GUARDRAIL GLAZING 'SEMI-OPAQUE'

RL6 ELEVATED GUARDRAIL GLAZING 'OPAQUE'

CG1 CANOPY GLAZING 'CLEAR'



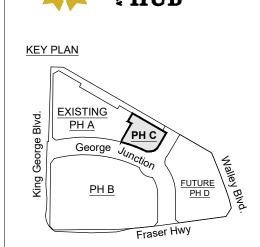
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KING GEORGE HUB PHASE C

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PODIUM ELEVATION NORTH & EAST

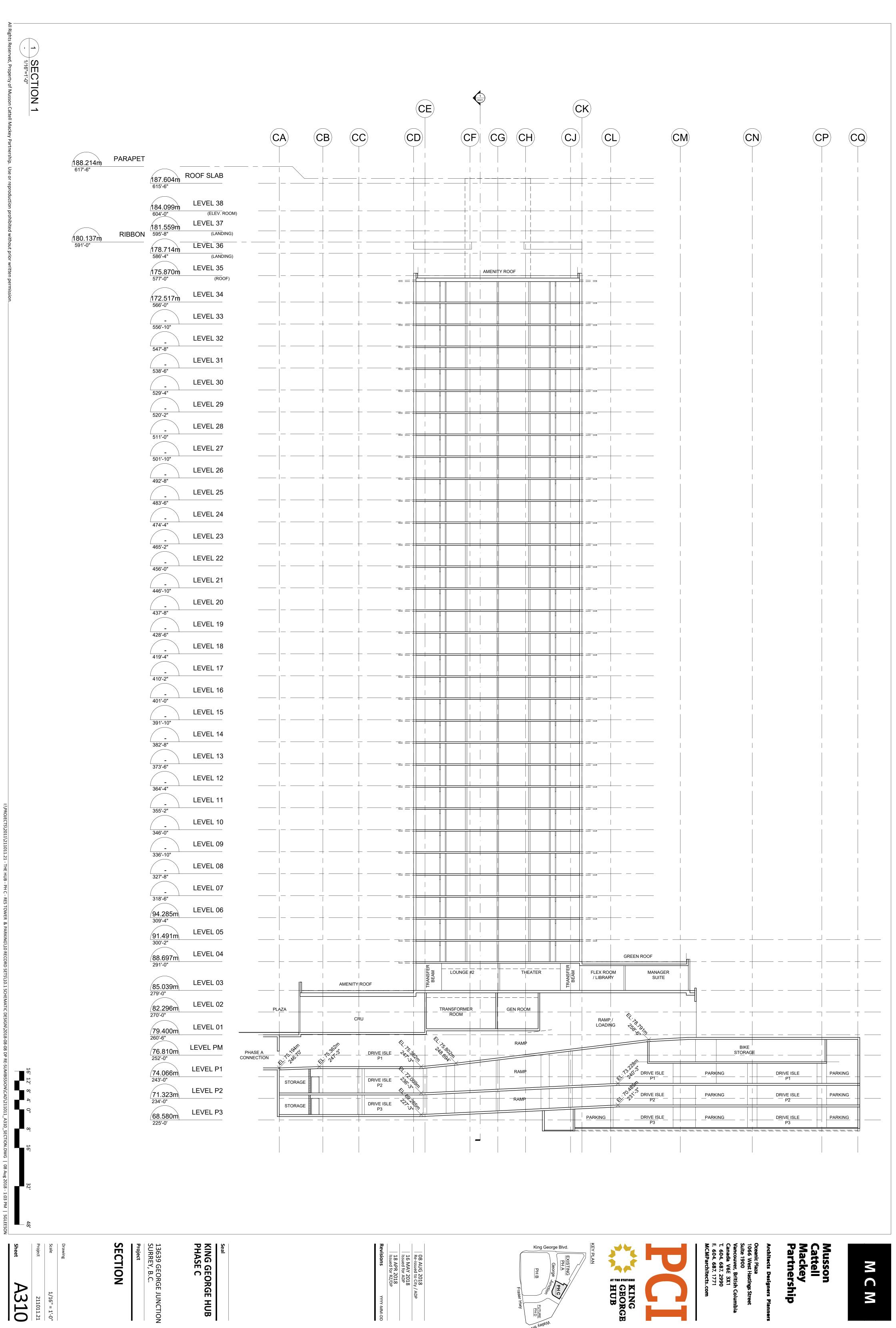
1/8" = 1'-0" 211011.21

A305

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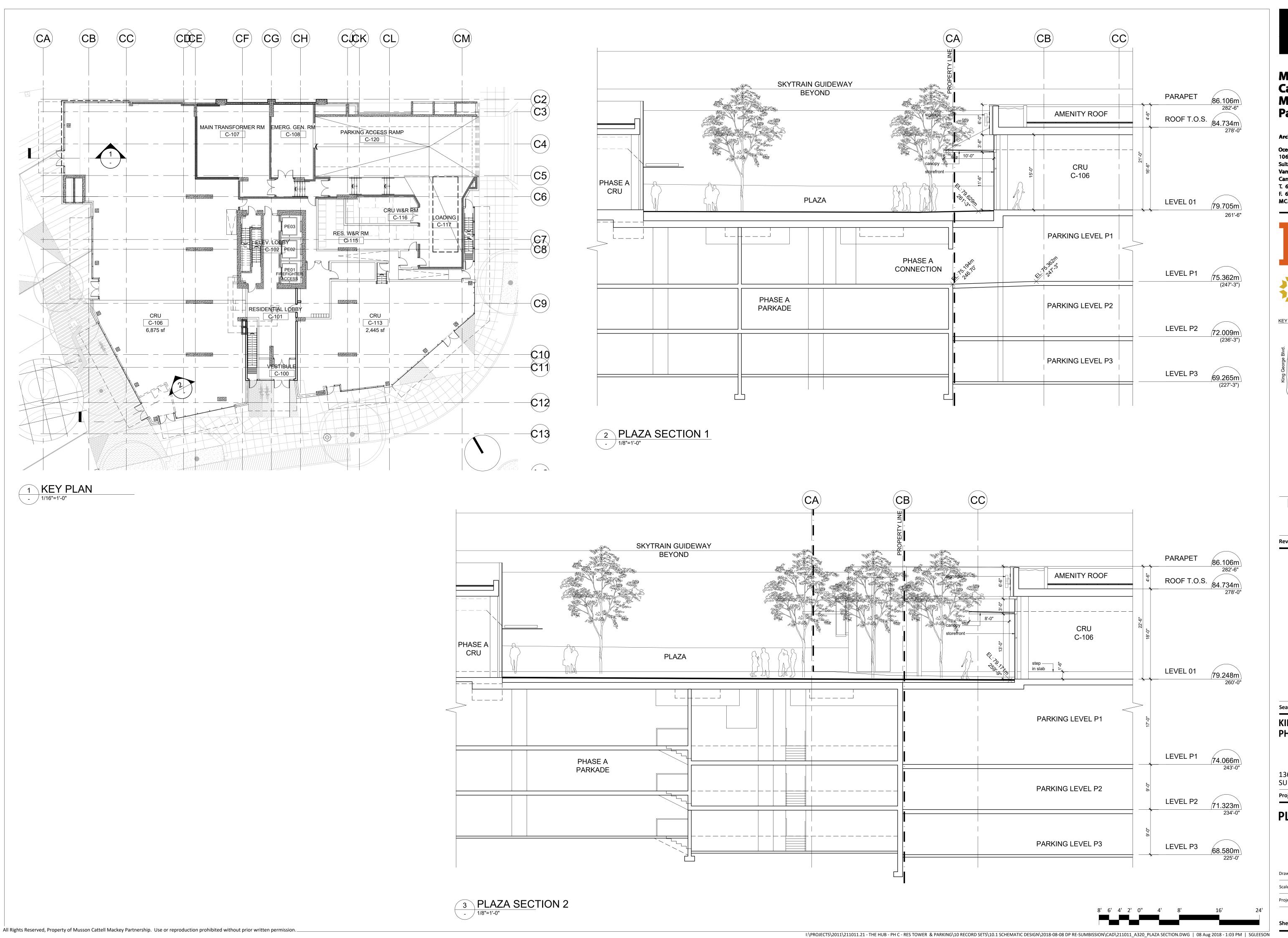
I:\PROJECTS\2011\211011.21 - THE HUB - PH C - RES TOWER & PARKING\10 RECORD SETS\10.1 SCHEMATIC DESIGN\2018-08-08 DP RE-SUMBISSION\CAD\211011_A305_PODIUM ELEVATION N-E.DWG | 08 Aug 2018 - 1:02 PM | SGLEESON

8' 6' 4' 2' 0" 4' 8'



FUTURE PH D

M



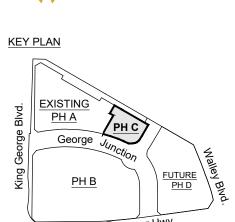
M C M

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com





08 AUG 2018 Re-issued to City / ADP

Revisions YYYY-MM-

KING GEORGE HUB PHASE C

13639 GEORGE JUNCTION SURREY, B.C.

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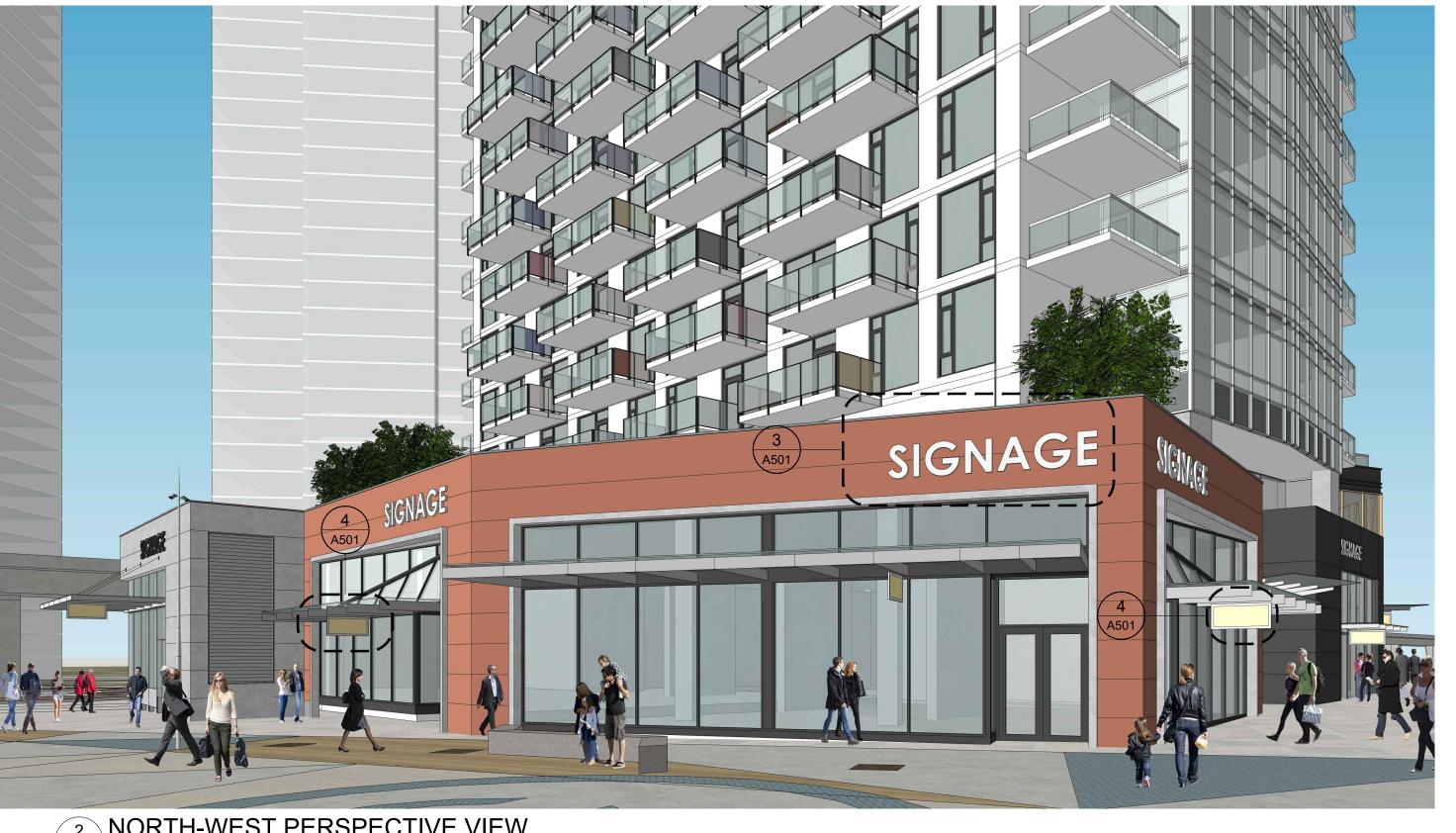
PLAZA SECTION

Drawing

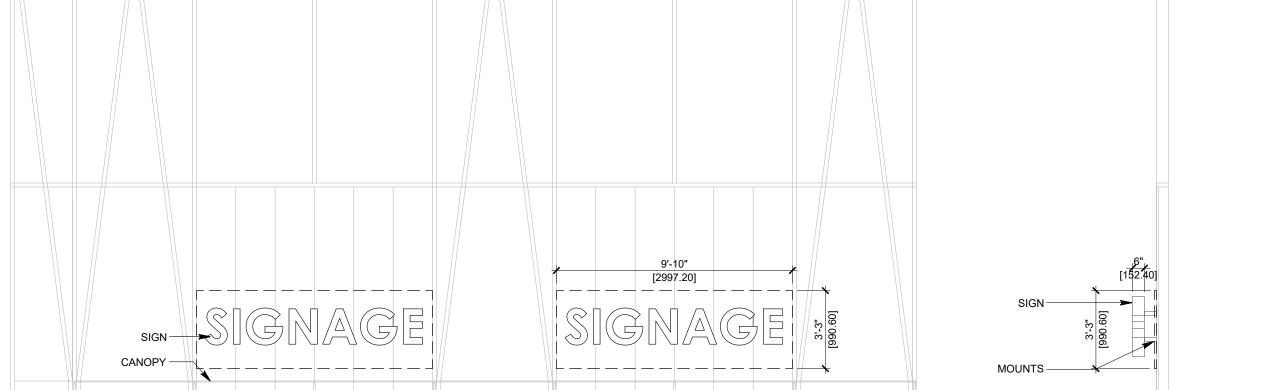
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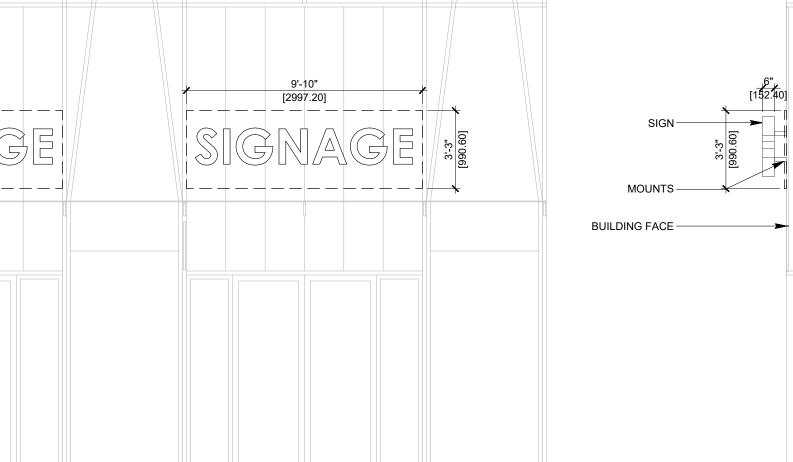
sheet A32





2 NORTH-WEST PERSPECTIVE VIEW
- NTS

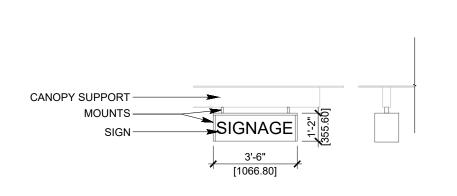




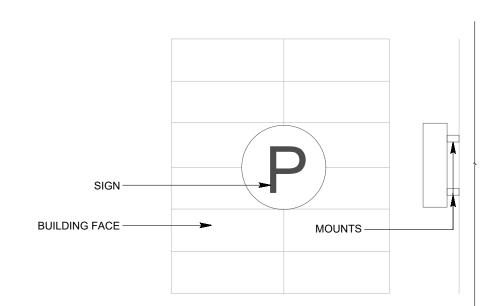


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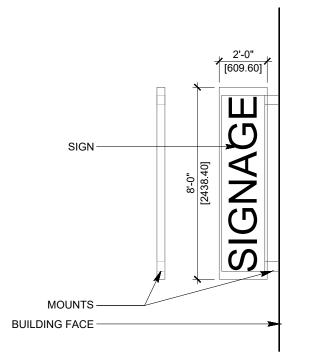
BUILDING FACE ----













KING GEORGE HUB PHASE C

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MCM

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Mackey

Partnership

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Vancouver, British Columbia

KING GEORGE HUB

Cattell

13639 GEORGE JUNCTION SURREY, B.C.

RETAIL SIGNAGE

Drawing			
Scale			
Project			

As Indicated 211011.21 A501

King George Hub - Phase C

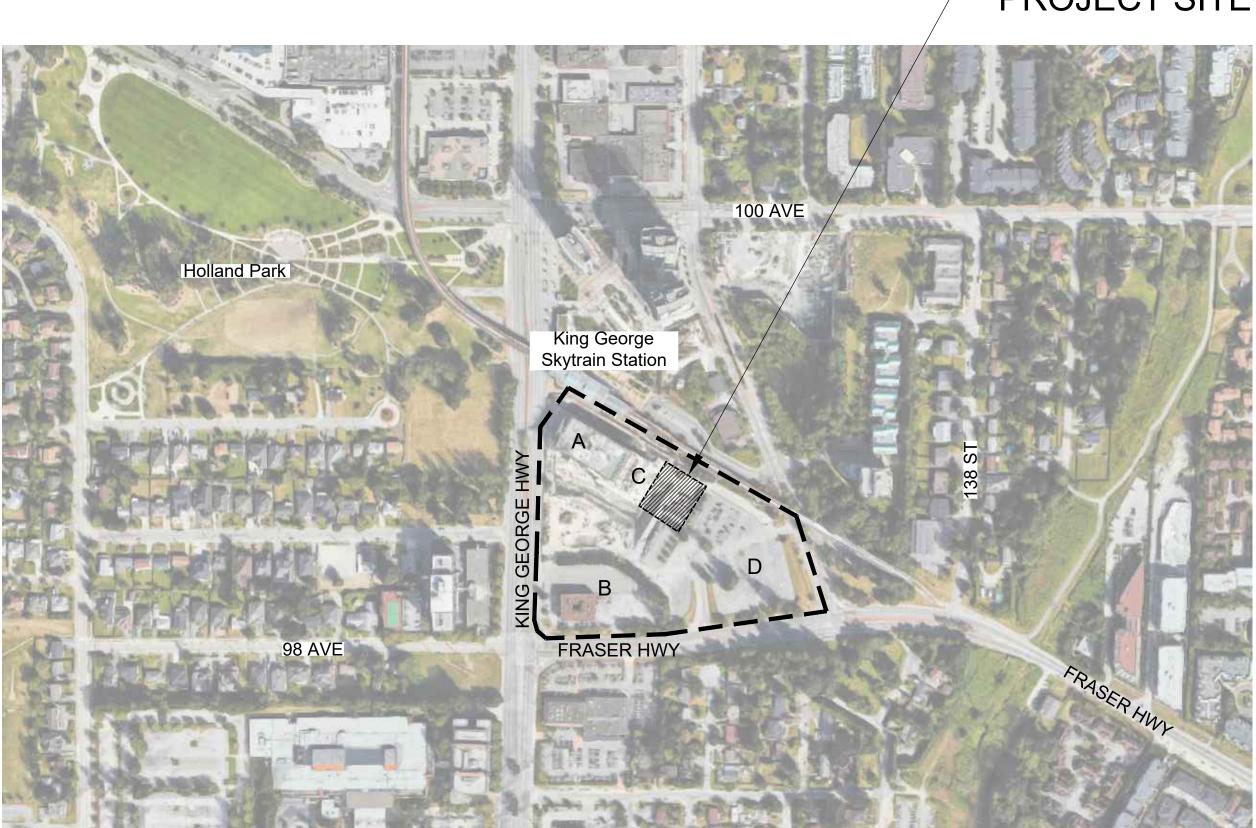
Issued for ADP Comments (File # 7918-0095-00)

Contact Information	Other Key Contacts		
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Micole Wu micole@vdz.ca o. 604 546 0926	PCI Developments Corp. Owner 300 - 1030 West Georgia Street Vancouver, BC V6E 2Y3 t. 604 684 1151 f. 604 688 2328	Musson Cattell Mackey Partnership Project Building Architecture Oceanic Plaza 1066 West Hastings Street, Suite 1900 Vancouver, British Columbia Canada V6E 3X1 t. 604 687 2990 f. 604 687 1771	Hub Engineering Civil Engineering Suite 101 - 7485 130 St Surrey BC V3W 1H8 t. 604-572-4328 Mike Kompter mgk@hub-inc.com
Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 882 0024 x22	Legal Address and I SUBDIVISION PLAN OF: PARCEL A SH BLOCK 5 NORTH RANGE 2 WEST NEV	HOWN ON PLAN EPP48555 AND LOT 2 PLAN EP	P32216 ALL OF SECTION 35,

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	GENERAL NOTES
L-03	TREE PROTECTION & REMOVAL PLAN
L-04	LEVEL 1 LANDSCAPE PLAN
L-05	LEVEL 3 & LEVEL 4 LANDSCAPE PLAN
L-06	ROOF LANDSCAPE PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS







3	TS	ADP Co	omments	August 07, 2018
2	LJ	ADP		May 16, 2018
1	DC	Issued f	or Re-zoning/ DP	Feb.27, 2018
No.	Ву:	Descrip	tion	Date
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REVISIONS TABLE FOR SHEET				
Project: King George Hub Phase C Location: 13639 GEORGE JUNCTION SURREY, BC				
Drawn: DC Checked: MW			Stamp:	
		:		

Approved: MVDZ

Scale:

AS SHOWN

24"x36"

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LRT PHASE C PHASE D PHASE A

PHASE B

SITE PLAN OVERVIEW













GENERAL LANDSCAPE NOTES:

PROJECT CONTACT:

1.1 Inquiries regarding landscape drawings should be addressed to the person(s) identified in the contact information on the cover page.

PROJECT COORDINATION:

2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittals process, coordination standards, specifications, and works as defined under the "Division 1 General Requirements" of the master specification (complete).

DRAWINGS AND SPECIFICATIONS:

- 3.1 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specification package for the project in conjunction with all consultant drawings, inclusive of landscape.
- 3.2 Should any drawing or detail conflict with the master specification file the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (typ).
- 3.3 Examples of key specifications that relate to landscape are inclusive of:
 - Division 1, General Requirements
 - Division 2, Existing Conditions
- Division 3, Concrete
- Division 4, Masonry
- Division 5, Metals
- Division 6, Wood and plastics
- Division 7, Thermal and Moisture Protection
- Division 9, Painting and Coating
- Division 31, Earthwork
- Division 32, Exterior Improvements
- 3.4 The contractor(s) responsible for completing hard and soft landscape works are responsible for providing the landscape architect with a complete "project record copy" of mark-ups or changes to works defined in the Landscape Drawings. This is in addition to any record drawing requests defined under Division 1. The project record copy mark-ups should be completed with red pen if submitted as a hard copy or in red coloured notes if submitted as a PDF.

LANDSCAPE CONCRETE WORK:

- 4.1 All concrete shall conform to all standards identified under Division 3 of the master specification and specifications by the Civil Engineer (refer to civil drawings, with references to MMCD specs) (complete)
- 4.2 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications defined in structural drawing.
- 4.3 All horizontal exterior concrete surfaces shall have a light broom finish or approved equal unless specified otherwise
- 4.4 All vertical concrete surfaces inclusive of cast in place walls shall have a light sand blast finish or approved equal unless specified otherwise
- 4.5 The contractor should confirm the locations of control joint patterning and expansion joints with the landscape architect prior to installation for concrete paving surfaces and walls

UNIT PAVING:

- 5.1 Precast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m 'mock-up' on site a minimum 2 weeks prior to order of materials for approval by the landscape architect. The mock-up should be installed as per manufacturer's specifications and include any bedding material, pedestals, grouts or mortar specified in project drawings or specifications. Grouts, mortars, sealers, or products that require drying time must have been installed a minimum 48 hours prior to the time of review by the landscape architect.
- 5.2 All approved unit paving and bedding or joining materials should be installed as per manufacturers specifications
- 5.3 Professionals should be qualified and experienced (minimum 5 years) in installing paving products specified in landscape drawings

METALS:

- 6.1 All metal work shall conform to Division 4 of the master specification for the project (complete)
- 6.2 Additional references that apply to metal work (may not necessarily be included under Division 4):

- .1 American Society for Testing and Materials International, (ASTM).
- .1 ASTM A53/A53M_[02], Specification for Pipe, Steel, Black and Hot_Dipped, Zinc_Coated, Welded and Seamless.
- .2 ASTM A121_[99], Specification for Zinc_Coated (Galvanized) Steel Barbed Wire.
- .3 ASTM D5116_[97], Standard Guide For Small_Scale Environmental Chamber Determinations of Organic Emissions From Indoor Materials/Products.
- .2 Canadian General Standards Board (CGSB).
- .1 CAN/CGSB_1.28_[98], Alkyd, Exterior House Paint.
- .2 CAN/CGSB_1.69_[98], Aluminum Paint.
- .3 CAN/CGSB_1.181_[99], Ready_Mixed Organic Zinc_Rich Coating.
- .4 CAN/CGSB_1_GP_138M_[97], Paint Exterior Latex Type Flat.
- .3 Canadian Standards Association (CSA International).
- .1 CAN/CSA-A23.1-[00]/A23.2-[F00], Concrete Materials and Methods of Concrete Construction/Methods of Test for Concrete.
- .2 CSA G42_[1964(R1998)], Galvanized (Zinc_Coated) Steel Farm_Field Wire Fencing.
- .3 CSA_O80 Series_[97], Wood Preservation.
- .4 Environmental Choice Program (ECP). • .1 CCD-047a-[98], Paints, Surface Coatings.
- .2 CCD-47b-[98], Stains, Surface Coatings.
- .3 CCD-47c-[98], Varnishes, Surface Coatings.
- .4 CCD-048-[95], Surface Coatings -Recycled Water-Borne.

6.3 All fences, fasteners and railings shall be submitted via shop drawing and submitted for approval by the landscape architect prior to purchase or installation

6.4 All fasteners used in wood connections (i.e. screws, nails, etc) are to be countersunk and predrilled to prevent wood splitting unless specified otherwise

6.5 All anchor plates, hangers, and affiliated fastener joining materials must meet flush between joining surfaces without gaps, unless specified otherwise

6.6 All metal work shall be treated for protection from corrosion (i.e. Aluminum must be anodized and steel must be galvanized or stainless steel) prior to additional coatings of paints or sealers. This is inclusive of fasteners.

6.7 All metal bonding (i.e. welding or soldering) must be completed and metal work should be treated for protection from corrosion. Bonding work should be concealed by the finishes of the metal work. Sanding or handwork needed to provide a smooth and consistent finish along the bonded metal material should be done to match the finish of the metals used for joining

6.8 All railing heights, picket spacing, and rail spacing should be in accordance with the British Columbia Building Code, CAN/CSA - Z614-07 and affiliated ASTM standards

6.9 Install a grounding rod on all fences, metal posts or poles taller than 6' (1800mm) in height through the direction of the project electrical engineer. Contractor to confirm the location(s) of said work at the time of project start-up with the electrical engineer and landscape architect

IRRIGATION:

- 7.1 Irrigation work should be completed to comply with the Canadian Electrical Code and Canadian Plumbing Code
- 7.2 Irrigation work should be completed by and installer with over 5 years experience in irrigation work
- 7.3 Refer to irrigation drawings for additional specifications

PLANTING AND SOFTSCAPES:

- 8.1 All landscape materials, planting and softscaping shall conform to standards defined under Division 32 and CSLA Standards, latest edition.
- 8.2 Warranty of plant material shall conform to CSLA Standards, latest
- 8.3 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.
- 8.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where sod or seed are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to CSLA Standards. No 1 Turfgrass and No. 1 Canadian seed standards apply as defined through CSLA Standards. Installation and maintenance specifications of sod and seed shall apply as defined through

CSLA Standards.

- 8.5 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practice and procedures are defined under the CSLA Standards, latest edition. This should be compliant with "Level 2, well groomed landscapes".
- 8.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practice and procedures are defined under the CSLA Standards, latest edition. This should be compliant with "Level 2, well groomed landscapes".
- 8.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or CSLA Standards at any time, despite any review of said materials.
- 8.8 The landscape contractor must submit a soil report/test report to that shows that growing mediums comply with the standards identified in the CSLA Standards, latest edition for "Level 2, well groomed landscapes"
- 8.9 The general contractor shall pay for a minimum two (2) random tests will be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved by the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed out within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center. Pacific Soil Analysis Inc.
- Suite 5-11720 Voyageur Way, RICHMOND, BC V6X 3G9 Telephone 604 273 8226
- 8.10 Landscape mulch shall conform to CSLA Standards and be installed at depths specified under CSLA Standards, 7th edition. Mulch must be non-toxic. Mulch should be dark brown or black in colour; red coloured mulch is not permitted unless specified otherwise.
- 8.11 Filter fabric must be provided in any areas were drain rock is used as a mulch substitute or landscape feature, with the exception of drip strips (unless noted otherwise).
- 8.12 In areas where soft landscaping shall be planted over structural slabs, the contractor must submit, in writing, that the project architect has inspected planters or areas of soft landscape planting and has approved the waterproofing and slab protection present, such that it conforms to contract specifications and drawings. This shall be done prior to any inspections the landscape architect shall make to review growing medium depths or plant installation.
- 8.13 Should any fertilizers or chemicals be applied to soft landscapes, they must be non-toxic.
- 8.14 It is expected that the contractor shall recycle waste materials and packaging in accordance with Waste Management and Disposal procedures defined under Division 1 of the master specification

EXTERIOR SITE FURNISHINGS:

- 9.1 Site furnishings shall all be provided via shop drawing submittals through the submittal processes defined under Division 1 of the master specification.
- 9.2 It is expected that the landscape architect shall see a shop drawing for every piece of landscape site furnishing specified in landscape drawings. It is the contractor's responsibility to receive approval from the landscape architect on all colours, installation options and affiliated finishes through shop drawing submittals prior to the purchase or installation of site furnishings.
- 9.3 All site furnishings should be installed as per the manufacturer's specifications.
- 9.4 It is the contractor's responsibility to notify the landscape architect if a conflict occurs between the installation requirements defined by manufacturers and the landscape site plan, specifications, or details.
- 9.5 It is expected that the contractor shall recycle waste materials and packaging in accordance with Waste Management and Disposal procedures defined under Division 1 of the master specification.











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King George Hub Phase C

13639 GEORGE JUNCTION

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By: Description

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Location:

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Approved:

MVDZ

Scale:

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SURREY, BC

Z August 07, 2018 May 16, 2018 Ш Z Feb.27, 2018 Ш REVISIONS TABLE FOR DRAWINGS O Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or

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Langley, British Columbia F 604.882.0042



Signage to be posted

NO ENTRY TREE PROTECTION ZONE No grade change storage of material or equipment is permitted within this fenced area. Tree protection barrier must remain in place for the duration of construction.

For information call Trees & Landscape Section (604) 591-4675

Critical Root Zone

minimum fence distance from the tree 1.2 m (3.9')

1.5 m (4.9')

1.8 m (5.9') 2.1 m (6.9')

2.4 m (7.9')

2.7 m (8.9')

3.0 m (9.8') 3.3 m (10.8')

3.6 m (11.8')

4.5 m (14.8')

5.4 m (17.7°) 6.0 m (19.7')

protection barrier (weather-proof, 11x17" minimum

on each tree





TREE RETENTION CARE DURING CONSTRUCTION

20 cm (7.9") 25 cm (9.8")

30 cm (11.8")

35 cm (13.8") 40 cm (15.7")

45 cm (17.7")

50 cm (19.7")

55 cm (21.7")

60 cm (23.6")

75 cm (29.5")

90 cm (35.4")

100 cm (39.4")

TREES WITHIN THE TREE PROTECTION BARRIER MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS. THEY MUST BE WATERED ADEQUATELY TO ENSURE THAT THE FULL ROOT AREAS DO NOT EVER DRY OUT. ROOTS ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15 CM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN, SHARP TREE PRUNING SAWS AND TOOLS.

TREE PROTECTION NOTES

- DO NOT REMOVE OR RELOCATE A RETAINED TREE OR REPLACEMENT TREE EXCEPT IN COMPLIANCE WITH A TREE PLAN.
- 2. DO NOT REMOVE A TREE WITHOUT FIRST OBTAINING A TREE PERMIT.
- 3. DO NOT LIGHT A FIRE WITHIN THE DRIPLINE OF A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- 4. DO NOT REMOVE BARK FROM A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
- 5. DO NOT CAUSE ANY OTHER DAMAGE TO A TREE, A RETAINED TREE OR A REPLACEMENT TREE. NO PERSON SHALL ALTER THE EXISTING GRADE AROUND A RETAINED TREE EXCEPT THAT A
 PERSON MAY RAISE THE GRADE BY NO MORE THAN 5 CM (2") WITHIN 1 M, (3'-0") OF THE TRUNK AND BY NO MORE THAN 10 CM (4"), FROM THAT POINT OUT TO THE DRIPLINE OF THE TREE.

- 1. ALL RETAINED TREES AND ALL REPLACEMENT TREES MUST BE PROTECTED BY A TREE PROTECTION BARRIER CONSTRUCTED, LOCATED AND MAINTAINED IN ACCORDANCE WITH SCHEDULE A.
- 2. NO PERSON SHALL COMMENCE CONSTRUCTION UNLESS AND UNTIL THE TREE PROTECTION BARRIER HAS BEEN INSTALLED IN COMPLIANCE WITH SCHEDULE A.
- 3. ANY TREE WHICH IS LOCATED WITHIN 2 M (6'-0") OF A DEVELOPMENT SITE OR AN A STREET OR LANE AND ADJACENT TO A DEVELOPMENT SITE SHALL BE PROTECTED BY A TREE PROTECTION BARRIER ON THE SITE IN ACCORDANCE WITH SCHEDULE A, EXCEPT THAT THE TREE PROTECTION BARRIER NEED NOT EXTEND INTO THE REQUIRED SIDEYARD OF THE SITE BY THE LESSER OF 50% OF THE DISTANCE BETWEEN THE BUILDING ENVELOPMENT AND THE PROPERTY LINE, OR 1 M (3'-0").
- 4. DO NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN OR AGAINST THE TREE PROTECTION BARRIER
- TREE PROTECTION BARRIERS MUST BE AT LEAST 1.2M IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO METAL STAKES SPACED NO FURTHER THAN 1M APART, PLYWOOD NAILED TO WOOD STAKES, OR ANOTHER FORM OF BARRIER SATISFACTORY TO THE CITY BUILDING INSPECTOR OR, WHERE THE BARRIER IS ALL OR PARTIALLY LOCATED ON A STREET OR LANE ALLOWNACE, THE CITY ENGINNER.
- 2. AFTER TREE PROTECTION BARRIERS HAVE BEEN INSTALLED, THEY MUST BE REVIEWED BY PROJECT ARBORIST.
- 3. INFORM POJECT ARBORIST WHEN TREE PROTECTION BARRIER FENCING CAN BE REVIEWED, PRIOR TO ANY CONSTRUCTION ON SITE.
- 4. ROOTS, WHICH ARE ENCOUNTERED IMMEDIATELY ADJACENT TO LOCATION OF NEW CONSTRUCTION AND ARE NOT READILY RELOCATABLE, SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION.
- 5. ALL EXCAVATION WITHIN ROOT ZONE TO BE DONE UNDER DIRECTION OF AN I.S.A. CERTIFIED ARBORIST. 6.Trees # 31 to 43 already removed on December 2017 under Permit by City of Surrey Engineering

Contact: Randy Brar (Engineering Assistant - Design & Construction)

(604) 591-4778 RSBRAR@surrey.ca for confirmation.

7. Phase C tree removal & protection status refers to Phase B development permit & tree cutting permit

August 07, 2018 LJ ADP May 16, 2018 Feb.27, 2018 DC Issued for Re-zoning/ DP lo. By: Description REVISIONS TABLE FOR DRAWINGS Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission. REVISIONS TABLE FOR SHEET

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SURREY, BC

King George Hub Phase C

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REMOVAL

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LEVEL 1 TREE SCHEDULE

TREES BOTANICAL NAME / COMMON NAME

CONT CAL SIZE

<u>QTY</u>

Liquidambar styraciflua `Slender Silhouette` / Columnar Sweet Gum B & B 6cm cal 1.8 m std. 1

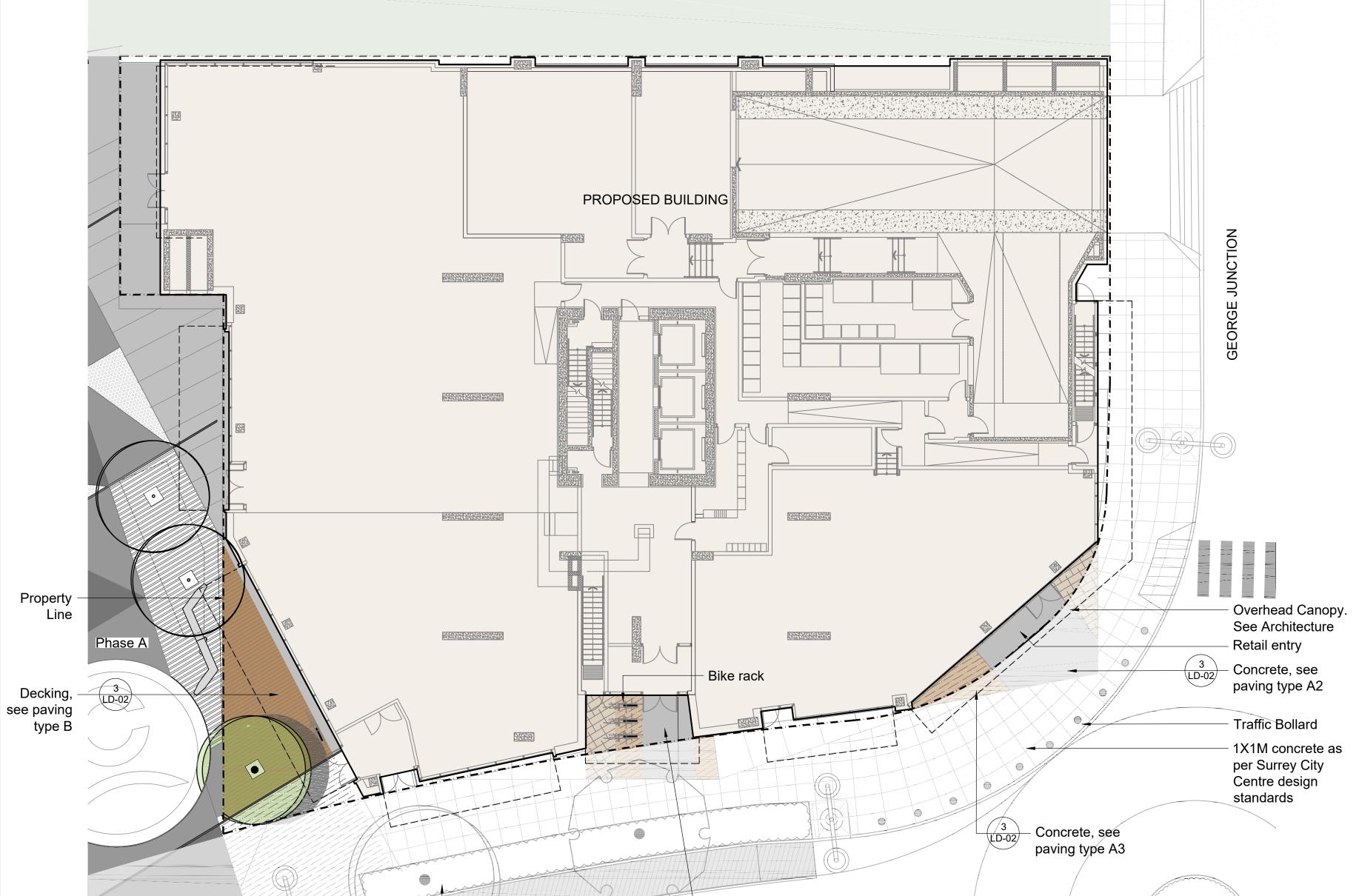
PLANT SCHEDULE

SHRUBS AZ	BOTANICAL NAME / COMMON NAME Azalea x `Hino Crimson` / Hino Crimson Azalea	CONT #3
СМ	Ceanothus x pallidus `Marie Bleu` TM / Marie Bleu Wild Lilac	#3
CS	Cornus sericea `Kelseyi` / Kelseyi Dogwood	#3
EG	Euonymus fortunei `Emerald Gaiety` TM / Emerald Gaiety Euonymus	#2
0	Rhododendron x `Ramapo` / Ramapo Rhododendron	#2
W	Rosa x `Flower Carpet White` / Rose	#3
ANNUALS/PERENNIALS G	BOTANICAL NAME / COMMON NAME Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	CON7 #2
I	Carex x `Ice Dance` / Ice Dance Sedge	#1
R	Euphorbia amygdaloides robbiae / Robbiae Purple Wood Spurge	#2
В	Imperata cylindrica `Rubra` / Japanese Blood Grass	#1
V	Lavandula angustifolia `Hidcote` / Hidcote Lavender	#2
L	Liriope muscari `Big Blue` / Big Blue Lilyturf	#1
Н	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	#1
K	Pennisetum orientale `Karley Rose` / Karley Rose Fountain Grass	#1
F	Polystichum munitum / Western Sword Fern	#1
Т	Sedum x `Thundercloud` / Thundercloud Sedum	#1
S	Stipa tenuissima / Finestem Needlegrass	#1

LEVEL 1 LANDSCAPE LEGEND				
REF	KEY	DESCRIPTION		
3 LD-02		CONCRETE See Paving Type A1 + A2 + A3; Refer to Arch Floor Assembly Typicals.		
3 LD-02		PLAZA DECKING See Paving Type B; Refer to Arch Floor Assembly Typicals.		
		PUBLIC REALM PAVING (OFF-SITE) Refer to Surrey City Centre Design Standards		
		PLANTING BEDS (OFF-SITE)		
5 LD-03		BIKE RACK Bola from Landscape Forms or approved equals; Stainless Steel, embedded;		
	•	TRAFFIC BOLLARD (OFF-SITE)		

- COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL,
- STRUCTURAL, ET. AL.

 3. ALL QUANTITIES TO BE USED AS GUIDELINE ONLY: CONTRACTOR TO VERIFY ALL QUANTITIES.



Residential

GEORGE JUNCTION

Entry

Off-site landscaping to be

− 3M Bike lane as per City

of Surrey Standard

coordinated w/ City of Surrey

FUTURE LRT

Grass bank and low hedge, no public access. To be coordinated with City of Surrey & Translink

ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM TO THE LATEST EDITION OF THE CSLA STANDARD.
 PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN

lo. By: Description REVISIONS TABLE FOR SHEET Project: King George Hub Phase C

13639 GEORGE JUNCTION

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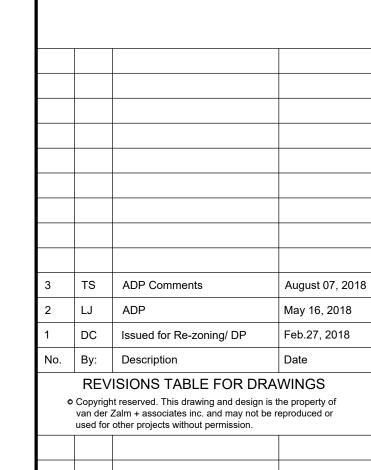
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King George Hub Phase C

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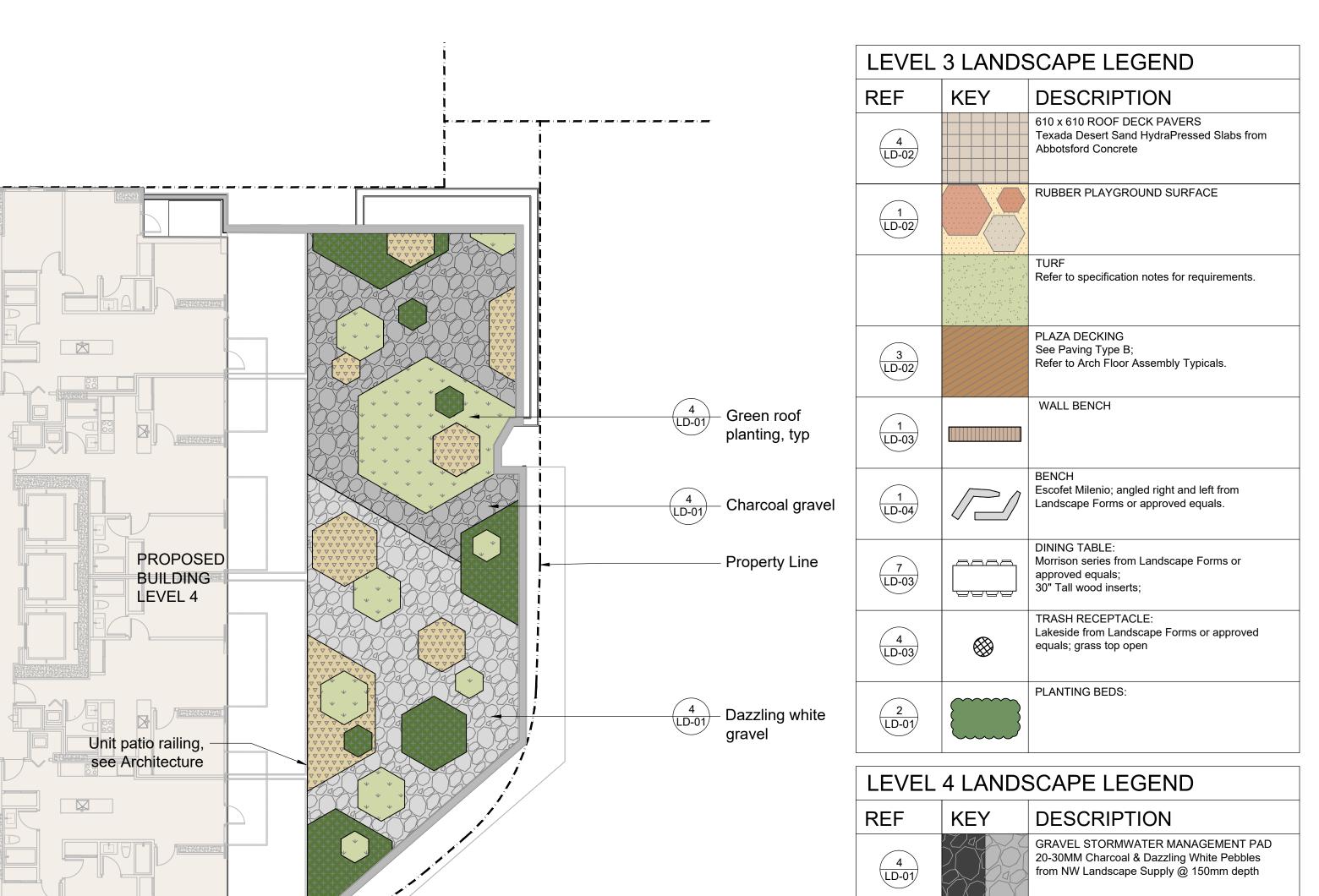
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24"x36" CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANYDISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



(4) (LD-01)

1. ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM

schemes

GREEN ROOF PLANTING

LiveRoof deep system - Sedum of different colour

- TO THE LATEST EDITION OF THE CSLA STANDARD. 2. PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN
- COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ET. AL. 3. ALL QUANTITIES TO BE USED AS GUIDELINE ONLY: CONTRACTOR

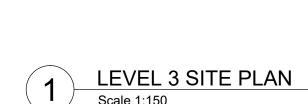
PLANT SCHEDULE

TO VERIFY ALL QUANTITIES.

	3011	
SHRUBS AZ	BOTANICAL NAME / COMMON NAME Azalea x `Hino Crimson` / Hino Crimson Azalea	CONT #3
ВС	Berberis thunbergii `Concorde` / Concorde Barberry	#2
0	Rhododendron x `Ramapo` / Ramapo Rhododendron	#2
A	Sarcococca hookeriana humilis / Sweet Box	#2
J	Skimmia japonica `Rubella` / Skimmia	#3
ANNUALS/PERENNIALS C	BOTANICAL NAME / COMMON NAME Calluna vulgaris `Kinlochruel` / Kinlochruel Heather	CONT #2
E	Erica x darleyensis `Mediterranean Pink` / Mediterranean Pink Heath	#2
K	Pennisetum orientale `Karley Rose` / Karley Rose Fountain Grass	#1
F	Polystichum munitum / Western Sword Fern	#1

LEVEL 3 TREE SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	<u>QTY</u>
John Some					
£ • 3	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B & B	5cm cal	1.8m std	4



Wall bench ++

Climbing

Cottage

play feature

play feature

Spinning

Rubber

surface

Bench

Turf

Balconys overhead

Decking, see -paving type B

Dining table set

Trash

receptacle

Provide gas connection

in this area

playground

LD-04

play feature

Chalkboard



900mm Concrete

450mm Concrete

14-65/2

450mm Concrete

Floor above, see

Architecture

Hydrapressed slabs

PROPOSED

BUILDING

LEVEL 3

0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

0

20





3	TS	ADP Comments	August 07, 2018	
2	LJ	ADP	May 16, 2018	
1	DC	Issued for Re-zoning/ DP	Feb.27, 2018	
No.	Ву:	Description	Date	
REVISIONS TABLE FOR DRAWINGS				
 Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission. 				

lo. By: Description REVISIONS TABLE FOR SHEET Project:

King George Hub Phase C

Location: 13639 GEORGE JUNCTION SURREY, BC

Drawn:	Stamp:
DC	
Checked:	
MW	
Approved:	Original Sheet Size:

24"x36" MVDZ

Scale:

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANYDISCREPANCY TO THE WORK AND REPORT ANYDISCREPANCY
TO THE CONSULTANT BEFORE PROCEEDING.
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ROOF LEVEL LANDSCAPE LEGEND DESCRIPTION 610 x 610 ROOF DECK PAVERS Texada Tan & Desert Sand 4 LD-02 HydraPressed Slabs from Abbotsford Concrete PLAZA DECKING See Paving Type B; # LD-00 Refer to Arch Floor Assembly Typicals. TABLE SET Chipman series from Landscape Forms or 6 LD-03 approved equals; 30" Dining w/ armless chairs; LOUNGE CHAIR Harpo series from Landscape Forms or approved 3 LD-04 Lounge Chair LOUNGE CHAIR Harpp series from Landscape Forms or approved 2 LD-04 Chaise Lounge SEAT WALL 5 LD-01 TRASH RECEPTACLE Lakeside from Landscape Forms or approved 4 LD-03 equals; grass top open PLANTING BEDS 2 LD-01

- 1. ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM
- TO THE LATEST EDITION OF THE CSLA STANDARD. 2. PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL,
- STRUCTURAL, ET. AL. ALL QUANTITIES TO BE USED AS GUIDELINE ONLY: CONTRACTOR TO VERIFY ALL QUANTITIES.

PLANT SCHEDULE

SHRUBS AZ	BOTANICAL NAME / COMMON NAME Azalea x `Hino Crimson` / Hino Crimson Azalea	<u>CONT</u> #3
ВС	Berberis thunbergii `Concorde` / Concorde Barberry	#2
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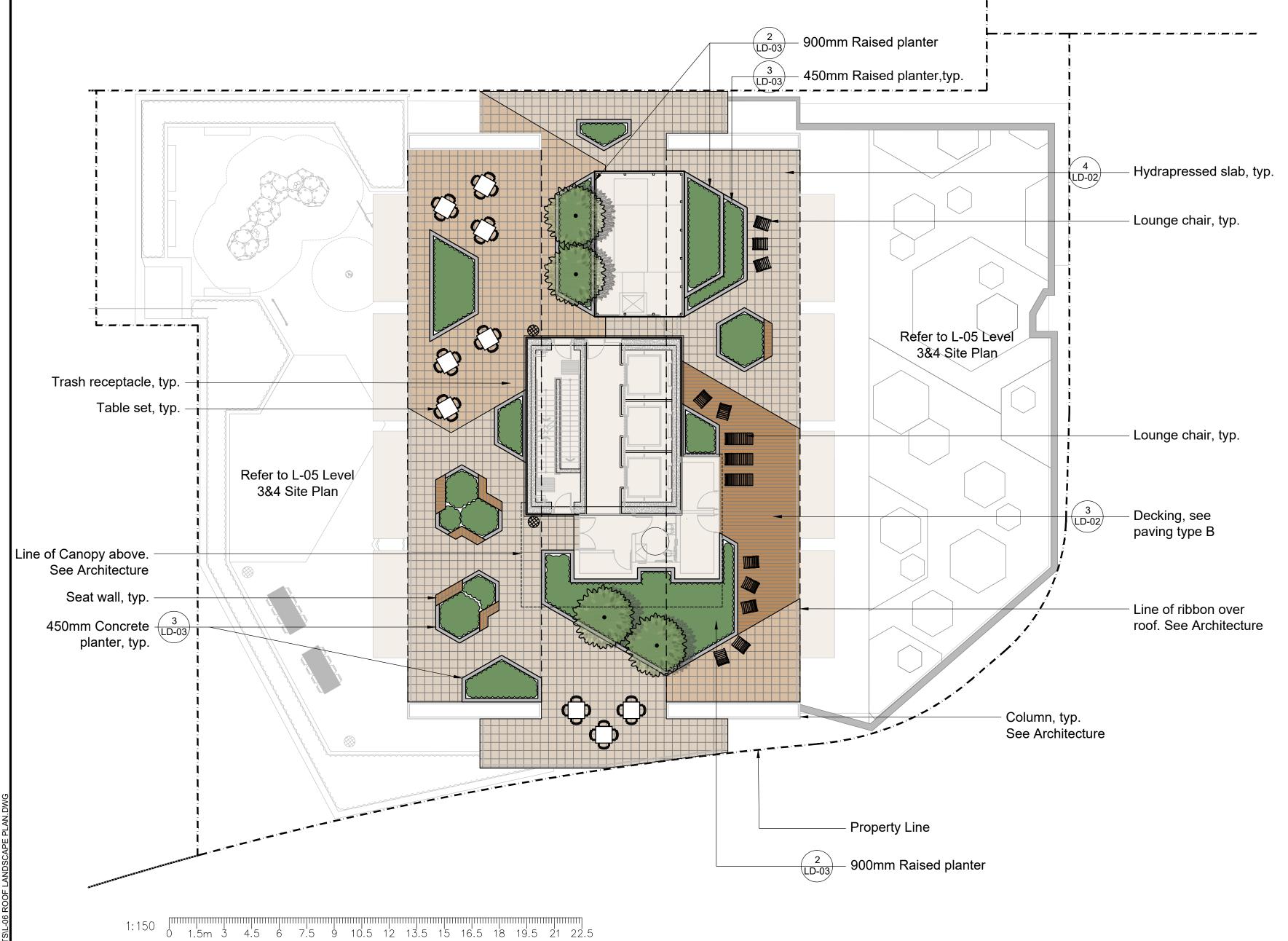
ROOF PLANT SCHEDULE

BOTANICAL NAME / COMMON NAME | CONT | SIZE | QTY



Pinus contorta / Shore Pine

B & B 2m ht 4



ROOF

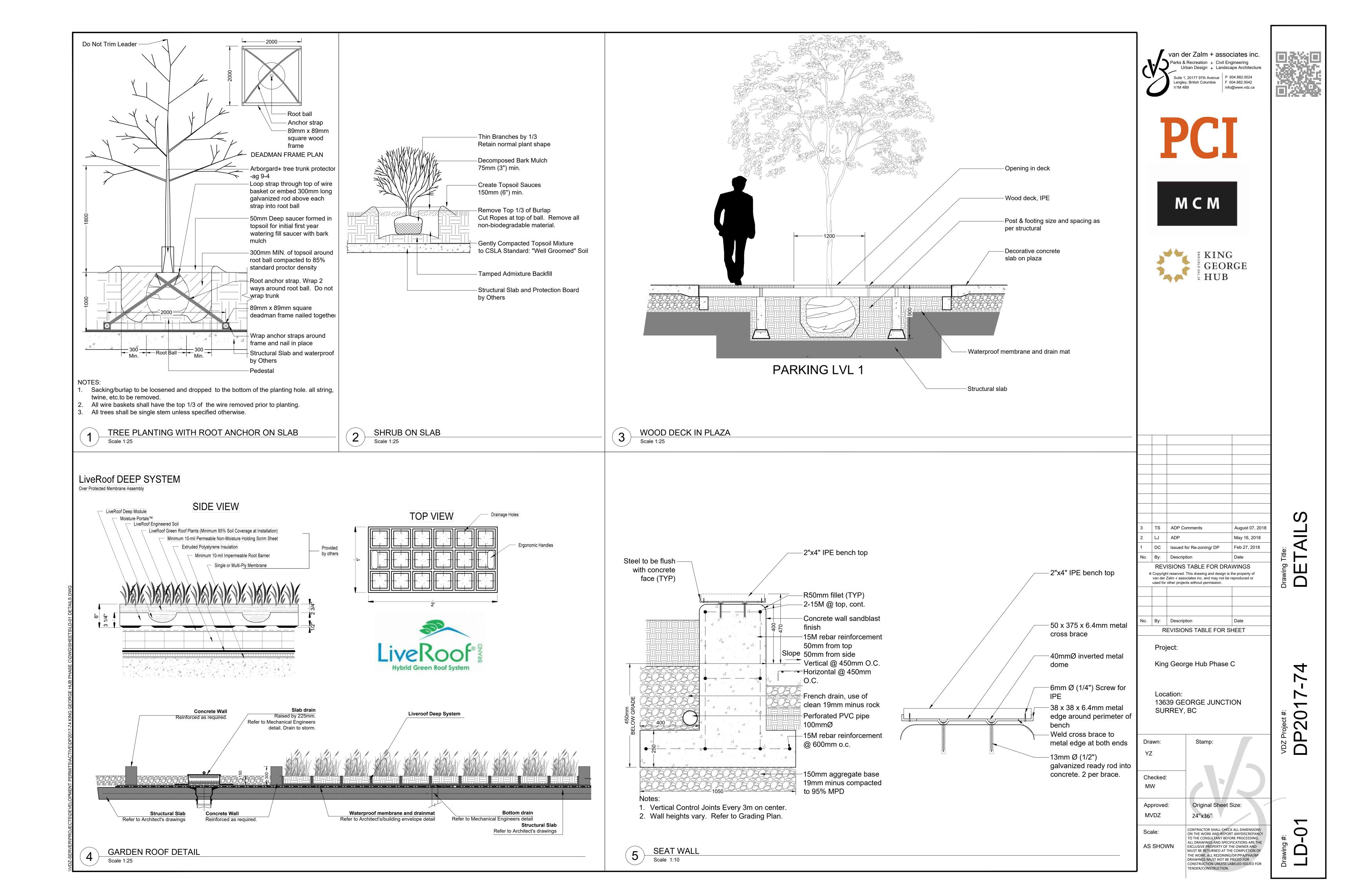
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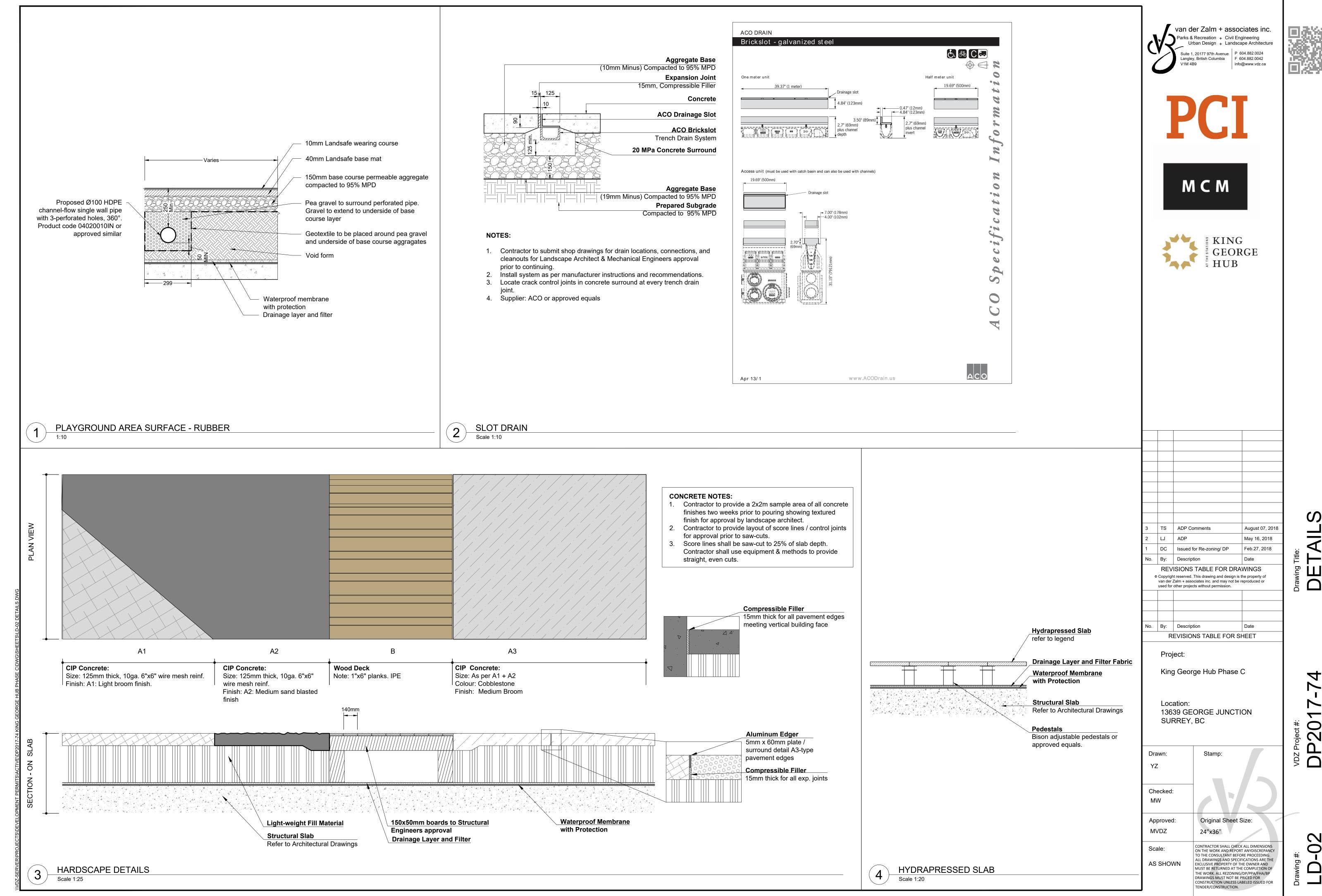
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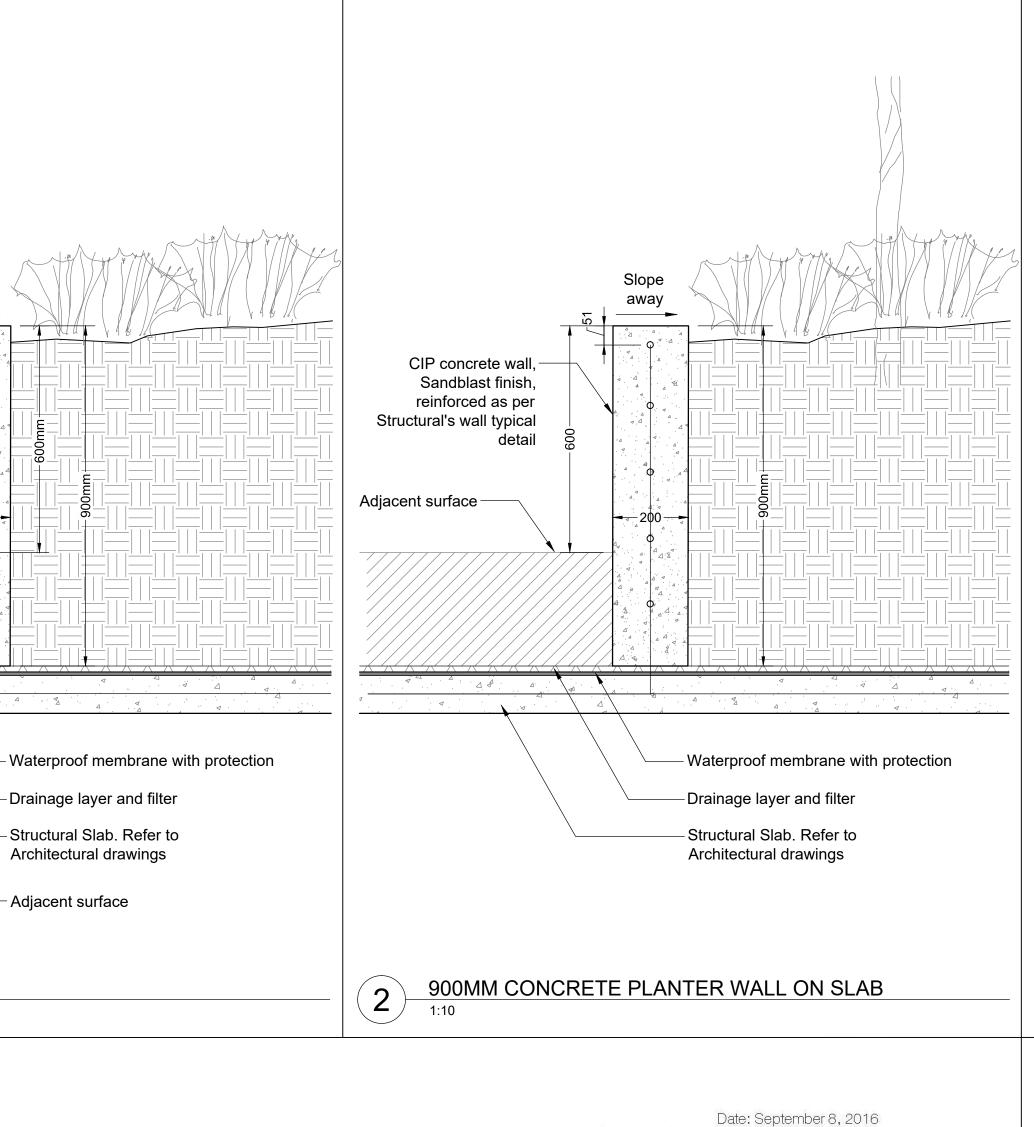
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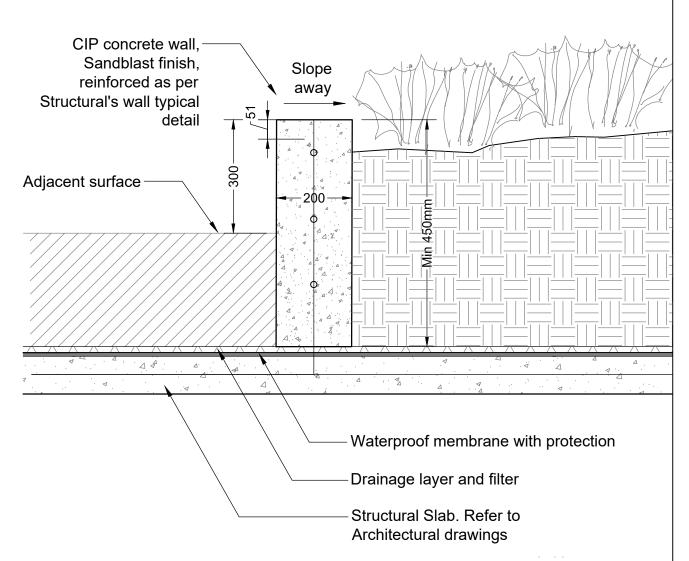
90

VDZ Project #: DP20









450MM CONCRETE PLANTER WALL ON SLAB



Model: Lakeside grass top open Colour: Silver

Manufacturer: Landscape Forms or approved equals

ON-SITE TRASH RECEPTACLE



Manufacturer: Landscape Forms or approved equals Model: Chipman 30" dining w/ armless chairs Colour: Silver



Manufacturer: Landscape Forms or approved equals Model: Morrison 30" tall Colour: Silver w/ wood inserts

YΖ Checked: MW Approved: Original Sheet Size: MVDZ 24"x36" CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANYDISCREPANCY Scale: TO THE CONSULTANT BEFORE PROCEEDING.

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DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR

TENDER/CONSTRUCTION.

TS ADP Comments

DC Issued for Re-zoning/ DP

REVISIONS TABLE FOR SHEET

King George Hub Phase C

13639 GEORGE JUNCTION

LJ ADP

Project:

Location:

Drawn:

AS SHOWN

SURREY, BC

By: Description

Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture

van der Zalm + associates inc.

Suite 1, 20177 97th Avenue Langley, British Columbia P 604.882.0024 F 604.882.0042

info@www.vdz.ca





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> 20 VDZ Pro

> > 0

www.landscapeforms.com Ph: 800.521.2546

HANDLE WITH CARE! Bola's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

2. Prepare the holes for outdoor anchoring cement, such as Kwixset ™ or Super

3. Place the bike rack back into position and fill the holes with anchoring

Por-rok ®. Follow the manufacturer's instructions for blowing out dust, filling

.. Core drill 3" diameter (minimum) holes 6" deep.

Wipe away any excess before it cures.

with water, scrubbing, and removing excess water.

Manufacturer: Landscape Forms or approved equals

Model: Chipman 30" dining w/ armless chairs

INSTALLATION:

Colour: Silver

BIKE RACK

WALL OR

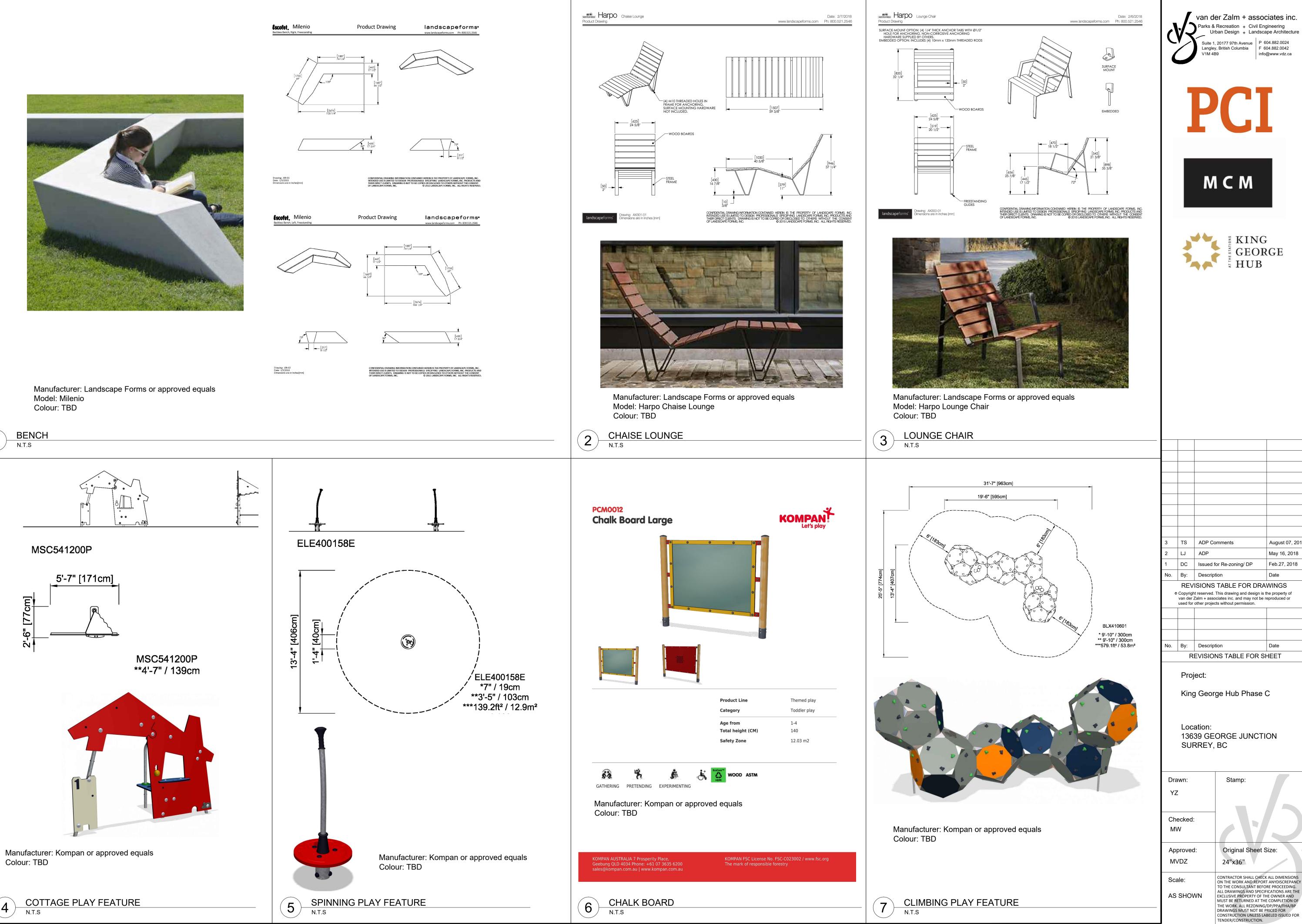
OBSTRUCTION

Side Elevation, showing core drill sizes

Page 1 of 1

DINING TABLE SET

TABLE SET



van der Zalm + associates inc. Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture Suite 1, 20177 97th Avenue Langley, British Columbia P 604.882.0024 F 604.882.0042 info@www.vdz.ca







August 07, 2018

May 16, 2018 Feb.27, 2018

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9

VDZ Pro

ving T



INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- North Surrey Division

Planning and Development Department

FROM:

Development Services Manager, Engineering Department

DATE:

Aug 28, 2018

PROJECT FILE:

7818-0095-00

RE:

Engineering Requirements (Commercial/Residential)

Location: 13639 George Jct

REZONE

The Engineering Department supports the proposed application 7918-0095-00 to rezone from CD By-law No. 19301 to CD (based on RM-135 and C-35) as servicing requirements are currently being completed through servicing agreement 7812-0232-00 (multiple phases) for the same site.

The following are the conditions associated with the proposed rezone:

- All engineering requirements stated under application 7812-0232-00 and associated design must be met to the satisfaction of the Engineering Department prior to completion of 7918-0095-00.
- Submit drainage and sanitary sewer calculations to confirm that no downstream capacity issues arise due to proposed increase in density.
- Submit updated City Centre Sustainable Drainage and detention volume details for the current phase and for other phases developed under 7912-0332-00.
- Coordinate with LRT design team/constructor to confirm the tie-in elevations of George Junction.
- Confirm water infrastructures servicing to the site ae adequate for the proposed use.

A Servicing Agreement will not be required prior to Rezone provided no downstream constraints are identified as part of the catchment analysis. The execution of the servicing agreement will be required if upgrades will be recommended. However, these upgrades can be addressed by amending the design related to servicing agreement 7812-0332-00.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit for 34 storey mixed use residential tower with a single storey retail podium, beyond those noted above.

Tommy Buchmann, P.Eng.

Acting Development Services Manager

HB₄



Planning

August 24, 2018

THE IMPACT ON SCHOOLS

APPLICATION #:

18 0095 00

SUMMARY

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

373 highrise units

Projected # of students for this development:

Elementary Students:	9
Secondary Students:	4
-	

September 2017 Enrolment/School Capacity

Simon Cunningham Elementary	
Enrolment (K/1-7):	85 K + 501
Operating Capacity (K/1-7)	57 K + 536
Queen Elizabeth Secondary	
Enrolment (8-12):	1381
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.

Simon Cunningham Elementary enrolment projections are trending upwards. Currently, this catchment has a high number of woman aged 25-34, a key indicator the District uses to look at projecting long term school growth. Moreover, there was a significant spike in births in the catchment in 2016. We continue to monitor this catchment to see if these indicators are anomalies or the beginning of a growth trend.

There is potential for significant redevelopment located along King George Boulevard, in particular, with the current building form potentially changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below. Along with this development, is the densification of 104th Ave to meet LRT requirments.

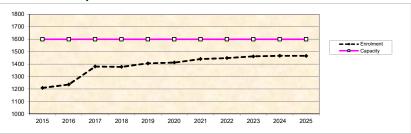
As of September 2017, Simon Cunningham was operating at 98% capacity and is projected to grow 112% in 2027. Because of the points made above, the growth projections quoted below are conservative. Timing of when this potential densification will impact the school is hard to determine at this time. Currently there are no plans to expand the school, however, this facility will be monitored closely over the next several years.

Guildford Park Secondary is currently over capacity by 30%. With the continued development and densification of the City Center, enrollment for this school is projected to continue to grow, perhaps, quicker than what is shown below. As part of the District's 2019/2020 Five Year Capital Plan submission, the District is requesting a 450 capacity addition to relieve the enrolment pressure in the area. This project has yet to be approved by the Ministry of Education.

Simon Cunningham Elementary



Queen Elizabeth Secondary



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



Produced by GIS Section: May 31, 2012, CS/AW8

DISTRICT ENERGY SERVICE AREA (SERVICE AREA A & SERVICE AREA B)

ENGINEERING DEPARTMENT

City Centre Boundary



Advisory Design Panel Minutes

2E - Community Room B

City Hall

13450 - 104 Avenue

Surrey, B.C. Thursday, May 24, 2018

Time: 5:03 p.m.

Present: Guests:

Chair - J. Leger Barry Welh, Wensley Architecture

Kirk Fisher, Lark Group

Panel Members: Malek Tawashy, Lark Group
D. Nelson Mark Thompson, MCM

L. Mickelson Mark Van der Zalm, Van der Zalm & Associates M. Younger Phoenix Chan, Van der Zalm & Associates

Travis Martin, Van der Zalm & Associates

Vince Fernandez, MCM

Staff Present:

A. McLean, City Architect

C. Eagles, Administrative Assistant

M. Rondeau, Senior Planner

N. Chow, Planner

A. RECEIPT OF MINUTES

It was Moved by L. Mickelson

Seconded by J. Leger

That the minutes of the Advisory Design Panel

meeting of February 22, 2018 be received.

Carried

B. **NEW SUBMISSIONS**

1. 5:00 p.m.

File No.: 7918-0095-00

New or Resubmit: New Last Submission Date: N/A

Description: Rezoning and Development Permit in City Centre to

allow for the development of Phase C of a mixed-use project. The proposal includes 929 square metres (10,000 sq. ft.) of ground floor retail and 363 residential units in a 34-storey tower with a total of 363 units and

three levels of underground parking.

Address: 13639 George Junction
Developer: Brad Howard, PCI
Architect: Vince Fernandez, MCM

Landscape Architect: Travis Martin, van der Zalm + Assoc.

Planner: Jennifer McLean Urban Design Planner: Mary Beth Rondeau

The Urban Design Planner advised there are no specific issues with the shadowing and the signage will be completed as a separate development permit. The Master Plan was approved with four Phases (A-D) and has no amendments or changes.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The parking will be interconnected at the first level and the commercial level.

The Landscape Architect presented an overview of the general concept for the Landscape plans. Traditional engineering techniques such as tanks for water retention will be avoided.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by L. Mickelson

Seconded by J. Leger

That the Advisory Design Panel (ADP)

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

Carried

The Panel enjoyed the concept in general.

Site

- The site is well planned out.
- Recommend the statistics to include an excerpt of all phases.

(Phased floor areas and densities included in statistics.)

• Consider a lay-bay by the curb end for a loading area as there is no designed loading space on the roadway.

(Loading has been removed from the roadway and accommodated within the building.)

• Concerns that the loading bay and entry are too tight and would require a flare to turn truck around.

(Loading has been removed from the roadway and accommodated within the building.)

Form and Character

Consider three bedroom units for families.

(Two, 3-bedroom units have been added on L4.)

• Concerns with the treatment of the "ribbon" expression as it may not be effective and in harmony with Phase B towers.

(The ribbon treatment was not intended to be carried forward from Phase B. Phase C was intended to create simple slender masses. The colourful pattern of balconies animate the street and development and adds interest from all vantage points.)

• Consider enhancing the relationship and design of the podium to continue the expression of Phase A.

(Okay.)

• Recommend the bike entrance door have a more generous clearance.

(Okay.)

• Recommend the stair access door #1 swing towards the down flight in lieu of the up direction.

(Okay.)

• Consider overhead protection for the exposed balcony doors.

(Elevations have been updated to show subtle re-arrangement of doors and balconies.)

• Consider acoustical engineering for the integration of the roof top mechanical equipment.

(Okay.)

Landscape

• Consider moving the play area to the sunnier front of level 3 terrace, and a shade structure over the communal or play areas.

(The play area works well at the north end where the space fits the use and it is isolated and well protected on all three sides.)

• Consider that the tree at grade be moved closer and have the canopy cut back to allow for a larger specimen. Consider aligning the tree with the other two neighbouring trees.

(Canopies were extended westward for better weather protection at staff's request. There are restrictions with tree locations with below grade infrastructure.)

Sustainability

• Recommend targeting Step 2 of the Energy Step Code.

(This is not a requirement and has not been accounted for in the design. The project will comply with current municipal requirements.)

Recommend direct duct ventilation to each suite via HRV system.

(Will review with mechanical and implement where practical and feasible.)

CPTED

No specific issues identified.

Accessibility

• Recommend adding six to eight parking stalls for disabled.

(Minimum requirements will be met.)

• Recommend an emergency call button in the parking lobby or elevator lobby in all parking levels.

(Okay.)

 Recommend there be an elevator and entrance call button panel placed horizontally.

(Okay.)

• Consider 5% of units to be accessible by disabled.

(All units will meet minimum BCBC accessibly requirements.)

Consider the unit balconies to have disabled access.

(Will review further.)

• Recommend the rooftop amenity be accessible from the elevator onwards.

(Okay.)

CITY OF SURREY

RVI	A M	NO.	
D I L	./T. V V	INC).	

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the <u>Local Government Act</u>, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD BY-LAW NO. 19301)

(Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2017, No.

19301)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 030-272-050

Lot 6 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476

(9833 - Whalley Boulevard)

Parcel Identifier: 030-272-041 Lot 5 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476

(9854 - King George Boulevard)

Parcel Identifier: 030-272-009

Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476

(9900 - King George Boulevard)

Parcel Identifier: 030-272-017

Lot 2 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476

(13639 - George Junction)

Parcel Identifier: 030-272-033

Lot 4 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476

(13615 - Fraser Highway)

Parcel Identifier: 030-272-025 Lot 3 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476

(13733 Fraser Highway)

(hereinafter referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of high *density*, high-rise office, commercial, retail, service and high-rise *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A, B, C, D, E and F, as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gary Sundvick, B.C.L.S., on the 18th day of April, 2018.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. Block A

- (a) Office uses excluding social escort services and methadone clinics;
- (b) Retail stores excluding adult entertainment stores, secondhand stores and pawnshops;
- (c) *Personal service uses* excluding body rub parlours;
- (d) General service uses excluding funeral parlours and drive-through banks;
- (e) Eating establishments excluding drive-through restaurants;
- (f) *Neighbourhood pubs*;
- (g) Liquor stores;
- (h) Indoor recreational facilities;
- (i) Entertainment uses excluding arcades and adult entertainment stores;
- (j) *Parking facilities*;

- (k) *Community services*; and
- (1) Child care centres.

2. Block B, C and D

- (a) All uses permitted in Section B.1 of this Zone, provided that any one of these uses or a combination thereof do not constitute a singular use on the *lot*; and
- (b) Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings, provided this use does not constitute a singular use on the lot.

3. Block E and F

- (a) Highways; and
- (b) *Underground parking.*

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. (a) <u>Block A</u>: The *floor area ratio* shall not exceed 3.04;
 - (b) <u>Block B</u>: The *floor area ratio* shall not exceed 5.61;
 - (c) <u>Block C</u>: The *floor area ratio* shall not exceed 14.07;
 - (d) Block D: The floor area ratio shall not exceed 13.50; and
 - (e) Blocks E & F: Not applicable.
- 3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the

air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2 of this Zone.

- 4. Notwithstanding the definition of *floor area ratio* in Surrey Zoning By-law, 1993, No. 12000, as amended and the maximum *floor area ratio* specified in Section D.2:
 - (a) The cumulative *floor area ratio* of all *buildings* on the *Lands* shall not exceed 7.3;
 - (b) The areas which are used for *underground parking* as a *principal use* on the *lot* are excluded from the calculation of *floor area ratio*; and
 - (c) The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

- 1. The maximum *lot coverage* shall be 100%, including air space parcels.
- 2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

The minimum *setback* of *buildings* and *structures* may be o metre [o ft.].

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking

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

2. Notwithstanding Section H.1 of this Zone, the minimum number of *parking spaces* for the uses listed below shall be in accordance with the following rates:

Use	Required Parking Spaces
Offices	1.7 parking spaces per 100 sq.m.
	[1,075 sq.ft.] of gross floor area
Community Services	1.7 parking spaces per 100 sq.m.
	[1,075 sq.ft.] of gross floor area
Retail Stores	2.0 parking spaces per 100 sq.m.
	[1,075 sq.ft.] of gross floor area
Personal Service Uses	2.0 parking spaces per 100 sq.m.
	[1,075 sq.ft.] of gross floor area
General Service Uses	2.0 parking spaces per 100 sq.m.
	[1,075 sq.ft.] of gross floor area
Eating Establishments	5.0 parking spaces per 100 sq.m.
	[1,075 sq.ft.] of gross floor area
Liquor Stores	2.0 parking spaces per 100 sq.m.
	[1,075 sq.ft.] of gross floor area
Neighbourhood Pubs	5.0 parking spaces per 100 sq.m.
	[1,075 sq.ft.] of gross floor area
Entertainment Uses	1.0 parking space per 10 seats
Child Care Centres	2.0 parking spaces per employee
Indoor Recreational Facilities	3.0 parking spaces per 100 sq.m.
	[1,075 sq.ft.] of gross floor area
Dwelling Units: 1-bedroom or less	o.85 parking space per dwelling unit
Dwelling Units: 2 bedrooms or	1.0 parking space per dwelling unit
more	
Residential Visitors	0.025 parking space per dwelling
	unit

- 3. Notwithstanding Section H.1 of this Zone, *bicycle spaces* shall be provided at a rate of 1.0 *bicycle space* per *dwelling unit*.
- 4. Notwithstanding Sub-section A.3(a) and Sub-section A.3(b) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, required *parking spaces* are permitted to be located within Blocks A, B, C, D, E and F.
- 5. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, an *underground parking facility* may extend to all *lot lines*.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped. This *landscaping* shall be maintained.
- 2. The boulevard areas of *highways* abutting a *lot* shall hard surfaced on the side of the *highway* abutting the *lot*.

3. Garbage containers and *passive recycling containers* shall be located within a *building* or the *underground parking*.

J. Special Regulations

- 1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
- 2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
- 3. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres [50 sq.ft.] per dwelling unit, whichever is greater.

K. Subdivision

- 1. Lots created through subdivision in this Zone shall have a minimum lot size of 0.18 hectare [0.45 acre].
- 2. Air space parcels created through subdivision in this Zone are not subject to Section K.1, but shall comply with the provisions in the Land Title Act R.S.B.C., 1996 chapter 250, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

- 1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RMC-150 Zone in the City Centre Zone, as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
- 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
- 8. Building permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RMC-150 Zone in the City Centre for the residential component and the C-8 Zone in the City Centre for the commercial component.
- 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the <u>Community Care and Assisted Living Act</u> S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
- Provincial licensing of *neighbourhood pubs* is regulated by the <u>Liquor</u> Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.

3.	This By-law shall be of Amendment By-law,	-	urposes a ."	as "Surrey Z	oning By-lav	v, 1993, No.	12000,
PASSE	D FIRST READING on	the t	th day of		, 20 .		
PASSE	D SECOND READING	on the	th day	of of	, 20 .		
PUBLI	C HEARING HELD the	ereon on the		th day of		, 20 .	
PASSE	D THIRD READING o	n the	th day o	f	, 20 .		
	NSIDERED AND FINA rate Seal on the	LLY ADOPT th day of	ED, sign	ed by the M	layor and Cle	erk, and seal	ed with the
							_ MAYOR
							CLERK

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO: 19301 OF: PARCEL A SHOWN ON PLAN EPP48555 AND

LOTS 1, 2, 3, 4 AND LOT 6 EXCEPT PLAN EPP48554, PLAN EPP32216
ALL OF SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT

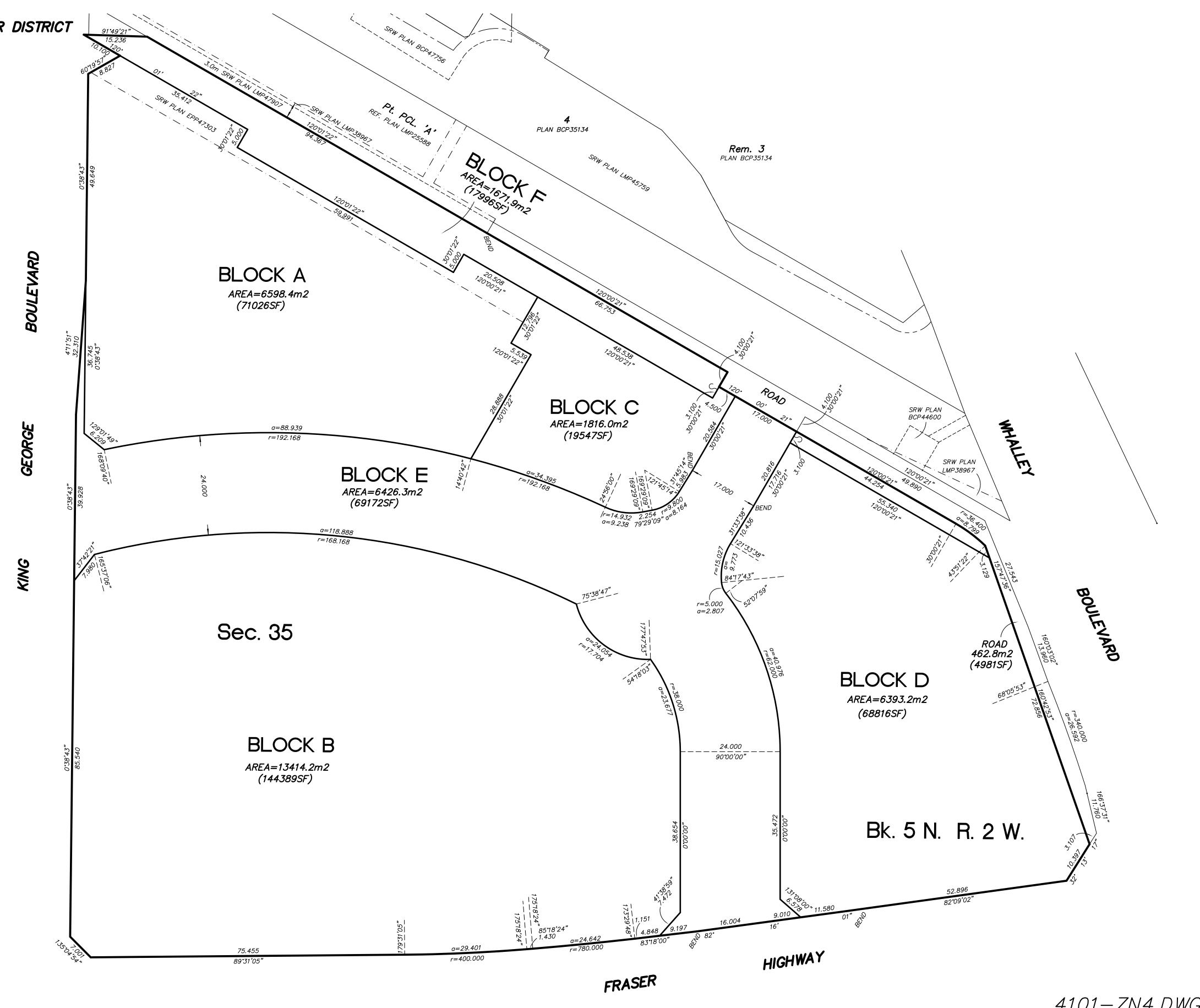
SCALE 1: 500 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 1120 mm IN WIDTH BY 864 mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA No. 1, SURREY, NAD83(CSRS) 4.0.0.BC.1.GVRD



TABLE OF	AREAS
BLOCK A	6598.4 m2
BLOCK B	13414.2 m2
BLOCK C	1816.0 m2
BLOCK D	6393.2 m2
BLOCK E	6426.3 m2
BLOCK F	1671.9 m2
TOTAL	36320.0 m2



CERTIFIED CORRECT THIS 18th DAY OF APRIL, 2018

DRAFT 2018-04-18

GARY SUNDVICK

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

4101-ZN4.DWG

Schedule A

BUTLER SUNDVICK 4 - 19089 94th Ave Surrey, BC V4N 3S4 www.butlersundvick.ca Tel. 604-513-9611 File: 4101 Dwg: 4101—ZN4