

## City of Surrey PLANNING \& DEVELOPMENT REPORT File: $\quad 7918-0095-00$

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-oo, 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-oo95-oo 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:

## SITE CHARACTERISTICS

Existing Land Use:

Parks has no concerns regarding the proposal.

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. <br> Quibble Creek and SkyTrain Guideway | Residential High Rise 5.5 FAR <br> Creek Buffer and Plaza | $\begin{aligned} & \text { RM-70 } \\ & \text { RF } \end{aligned}$ |
| 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-oo and existing mid-rise apartment building. <br> 12-storey apartment building with 3-storey commercial portion fronting King George Boulevard. | Residential High Rise 5.5 FAR <br> Mixed-Use 5.5 FAR and Mixed-Use 3.5 FAR | Land Use <br> Contract No. 420 <br> (underlying C-35 <br> Zone) |

## 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-oo. General Development Permit No. 7912-0332-oo 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-oo, 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 ( $30,291 \mathrm{sq}$. 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 ( $30,000 \mathrm{sq}$. ft.) of vacant office space for lease and Phase 2, currently under construction, includes an additional 15,794 square metres ( $170,000 \mathrm{sq}$. 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 ( $9,322 \mathrm{sq}$. 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-oo 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 ( $9,322 \mathrm{sq}$. 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 ( $11,980 \mathrm{sq}$. 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 ( $11,98 \mathrm{osq}$. 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 ( $11,98 \mathrm{osq}$. 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.


## Signage

- 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:
o Community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
o Distribution piping that links the community energy centres with buildings connected to the system; and
o 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

0 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-Az) | - Located within the City Centre Plan area. <br> - The site is in an urban infill area and within a frequent transit area. <br> - 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 ( $\mathrm{B}_{1}-\mathrm{B}_{7}$ ) | - 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. <br> - The proposed development includes a mix of land uses, including multiple residential and retail. <br> - 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. <br> - 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. <br> - Green roof can improve habitat for birds and pollinators. |


| Sustainability Criteria | Sustainable Development Features Summary |
| :---: | :---: |
| 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. <br> - 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. <br> - 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) |  | $36,372.0 \mathrm{~m}^{2}$ |
| Road Widening area |  |  |
| Undevelopable area |  |  |
| Net Total |  | $36,372.0 \mathrm{~m}^{2}$ |
|  |  |  |
| 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 |  |  |
|  |  |  |
| NUMBER OF RESIDENTIAL UNITS |  |  |
| One Bed |  | 244 |
| Two Bedroom |  | 125 |
| Three Bedroom + |  | 2 |
| Total |  | 371 |
|  |  |  |
| FLOOR AREA: Residential (Block C only) |  | 23,328 m ${ }^{2}$ |
|  |  |  |
| FLOOR AREA: Commercial (Block C only) |  |  |
| Retail |  | 866 m ${ }^{2}$ |
| Office |  |  |
| Total |  |  |
|  |  |  |
| FLOOR AREA: Industrial |  |  |
|  |  |  |
| FLOOR AREA: Institutional |  |  |
|  |  |  |
| TOTAL BUILDING FLOOR AREA |  | 25,042 m ${ }^{2}$ |

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


## Development Data Sheet cont'd

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
| :---: | :---: | :---: |
| DENSITY (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 m ${ }^{2}$ | 1,064 m ${ }^{2}$ |
| Outdoor | 1,113 m ${ }^{2}$ | 1,113 m ${ }^{2}$ |
|  |  |  |
| PARKING (number of stalls) <br> (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 |
| :--- | :--- | :--- | :--- |



PROJECT STATISTIC


## AREA SUMMARY LOT 2

|  | ${ }_{\text {Retall }}^{\text {(cru) }}$ |  |  |  | SERVICE \&CIRCULATION |  | RESI. FLOOR(31 LEVELS) |  | $\underset{\substack{\text { NDOORR } \\ \text { AMENTV }}}{\text { a }}$ |  | U/G PARKADE\& ACCESS RAMP |  | Total |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | [ m ] | [sF] | [ N ] | [sF] | [m] | [sf] | [M] | [sF] | [ N ] | [sf] | [M] | ${ }^{\text {[SF] }}$ | [m] | [SF] |
| BELOW GRADE (excludded fom 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 |  |  |  |  | ${ }^{25,042}$ | ${ }^{269,559}$ |
| AMENTY (excluded fom $\operatorname{FAR}$ ) |  |  |  |  |  |  |  |  | 1,255 | 13.519 |  |  | 1,255 | 13.519 |
| Gross AREA |  |  |  |  |  |  |  |  |  |  |  |  | 37,725 | 406,125 |
| DENSITY SUMMARY LOT 2 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PROPOSED Lot 2 'PHC ' FAR | FLLOOR AREA LLOTAREA (M) |  |  |  |  |  |  | ${ }_{\text {FLOOR AREA } / \text { LOT AREA (SF) }}^{269.559 ~ 19.547}$ |  |  |  |  | $\begin{gathered} \frac{\text { FAR }}{13.79} \\ \hline 1 \end{gathered}$ |  |

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



## KEY PLAN (ROOF PLAN)

LEGEND
PHASE C - LOT2
P1,2,3-BELOW GRADE PARKING
C-RESIDENTIAL TOWER
SITE AREA: $1,816 \mathrm{~m}^{2}(19,547 \mathrm{SF})$


## SITE PLAN (GF PLAN)





RESIDENTIAL AMENITY SPACE


PARKING REQUIREMENTS


PARKING STALL SUMMARY LOT 2 - PROPOSED

$\begin{array}{ll}\text { RETALLNITTOR } & 24 \text { STALLS } \\ \text { RESIDENTAL } & 282 \text { STALLS }\end{array}$

PARKING STALL SIZES


## BICYCLE STOR. SUMMARY

| REQuired |  |  | Provided |  |
| :---: | :---: | :---: | :---: | :---: |
| USE | $\begin{aligned} & \text { SECURED } \\ & \text { COVERED } \\ & \text { STORAGF } \end{aligned}$ | VISTITR | SECURED COVERED STORAGE | EXTERIOR <br> RACK MOUN |
| Retal pooium | 0 | 1 | 0 | 1 rack, 2bikes |
| RESID. (1 1 UnIT) |  |  |  |  |
| ${ }^{373}$ UnITS | ${ }^{371}$ | 6 | ${ }^{378}$ | 3 racks, 6 bikes |
| TOTAL | 371 | 7 | 378 | 4 racks, 8 bikes |

M C M

Musson
Cattell
Mackey
Partnership



PCI ) nevplan y




## mmamoo


 KING GEORGE HUB
PHASE C 13639 GERGGE JuNCTION
SURREY, B.C. Project KEY PLAN


























1. PODIUM - NORTH ELEVATION
matrral legeno





16 anoorze aum. Louver w/w strookeronv, nsulateo nactive




Roofnc
Referto Roof
Rof






1 SOUTH-EAST PERSPECTIVE VIEW


2 NORTH-WEST PERSPECTIVE VIEW

M C M

Musson
Cattell
Cattell
Mackey Mackey
Partnership

 $\overline{P C I}$
 $\stackrel{\text { cevplan }}{\sim}$


(4) BLADE HORIZONTAL SIGNAGE
5. BLADE VERTICAL SIGNAGE

| KING GEORGE HUB PHASE C |
| :---: |
| 13639 GEORGE JUNCTION SURREY, B.C. |
| Projet |
| RETAIL SIGNAGE |
| Damus |
| Sale $\quad$ As ndiciated |
| Proet ${ }^{2101121}$ |
| A501 |

## King George Hub - Phase C

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

| Contact Information | Other Key Contacts: |  |  |
| :---: | :---: | :---: | :---: |
| van der Zalm $\square$ associates Inc. <br> Suite 1-20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 6048820024 f. 6048820042 Primary project contact: Micole Wu Micole Wu micole@vdz.ca | PCI Developments Corp. <br> $300-1030$ West Georgia StreetVancouver, BC V6E 2 Y <br> t. 6046841151 6046882328 | Musson Cattell Mackey <br> Partnership Project Building Architecture <br> Oceanic Plaza <br> 1066 West Hastings Street, Suite 1900 Vancouver, British Columbia Canada V6E 3X1 t. 6046872990 f. 6046871771 | Hub Engineering Suite 101-7485 130 S Surrey BC V3W 1H8 t. 604-572-4328 Mike Kompter mgk@hub-inc.com |
|  | Legal Address and Description: |  |  |
| Principal Landscape Architect mark@vdz.ca $0.6048820024 \times 22$ | SUBDIVIION PLAN OF: PARCELA AHOWN ON PLAN EPPA8555 AND LOT 2 PLAN EPP32216 ALL OF SECTION 35 , BLOCK 5 NORTH ANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN |  |  |

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 \& LEVEL 4 LANDSCAPE PLAN |
| L-06 | ROOF LANDSCAPE PLAN |
| LD-01 | DETAILS |
| LD-02 | DETALLS |
| LD-03 | DETALLS |
| LD-04 | DETALS |



M C M
\& KING HUB


## GENERAL LANDSCAPE NOTES:

PRoject contact:
1.1 In-uiries regarding landscape drawings should be addressed to the
personn(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
"Divsis.

DRAWINGS AND SPECIFICATIONS
3.1 The contractor, sub-contractor, and coordinating trades/suppliers
responsible for completing the landscape scope of work is responsible

2
3.2 Should any drawing or detail confict with the master specification file
the contractor must immediately notify the design team for coordination Ine contractor must inmediately notify the design team for coordination
prior to order, preparation or installation of said conficiting works (typ).
3.3 Examples of key specifications that relate to landscape are inclusive of:
Division 1, General Reurirements - Division 1, , General Re Rurement

- Division 3 Concroter
D Division 4. Masonry
Division 5 , Metals
: Division 6 , Wooras and plastics
- Division 9, Painting and Coating
3.4The contractor(s) responsible for completing hard and soft landscape
works are responsibe for roviding the landscane architect with a complete "roject recordo coppy" of mark-ups or or changes to works.defined in the Landscape Drawings. This is in addition to any record drawing reuests
defined under Division 1. The project record coper completed with red pen if if sumpmited as as a hard copy or in in red colloured notes
if submited as a PDE if submited as a PD


## LANDSCAPE CONCRETE WORK:


4.2 Concrete
comply with crete surfaces shall have a light broom finish or approved elual unless specified otherwis
4.4 Al vertical concrete surfaces inclusive of cast in place walls shal have
a light sand llass f finish or approved e eual unless specified otherwise
4.5 The contractor should confirm the locations of control joint patteming
and expansion joints with the landscape architect prior to installation for and expansion joints with the landsus
concretet paving surfaces and walls
UNIT PAVING:
5.1 Precast concrete unit pavers or natural stone unit pavers must be
provided in a $2 \mathrm{~m} \times 2 \mathrm{~m}$ 'mock-up' on site a minimum 2 weeks prior to or mivided
of metials for approval by the landscape architect. The mock-up should
bee insale be installed as per manuuracturer's specifications and include any bedding
material, peedestals, grouts or motar specified in project trawings or specifications. Grouts, mortars, sealers, or products that reuire drying time
must have been installed a minimum 48 hours prior to the time of review by must have seen instialed
the landscape a architect.
5.2 All approved unit paving and bedding or joining materials should be
installed as per manufacturers specifications

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 necesssarily be
includued under Division 4):
$\therefore .1$ American Society for Testing and Materials International, (ASTM

Steel Barbed Wire. .3 ASTM D5116 [97], Standard Guide For Small Scale
Environmental Chamber Determinations of Organic Emissions Fron ndoor Materials/Prooucts.
2 Canadian
Ceneral
-. 2 Canadian General Ittandards Board (CGSB).

- 2 CANCGBB 1.68 (988], Alkdd Exterior House Paint.

Coating.


 - Farm/Field Wire Fencing.

3 Envios oseneres [97], Wood Presenvation.


6.3 All fences, fasteners and railings shal be submitted via shop drawing and subbmitte
installation
6.4 All fasteners used in wood connections (i.e. Screvs, nails, etic) are to be
cuntersunk and prearilile to to prevent wood spoititing unless specified countersunk and predrilled to prevent wood spititing uniess specefified
6.5 All anchor plates, hangers, and aftiliated fastener joining materials must
meet fush between joining surfaces without gaps, unless specified meet fluss b
otherwise
6.6 All metal work shall be treated for protection from corrosion (i.e. steel) prior to to additional coatings of paints or or sealesars. This is is indulusives steel) prior
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 metal work should be treated for protection from corrosion. Bonding work
should be concealed by the finishes of the metal work. Sanding or should be corcealed by the finishes of the metal work. Sanding or
handwork needed to provide a smooth and consistent finsh along the handwork needed toprovide smooth and consistent finish along the
bonded metal material should be done to mation he finish of the metals
used for ining used for joining
 ted ASTM standards
6.9 Install a grounding rod on all fences, metal posts or poles taller than 6

 IRRIGATION:
7.1 rrigation work should be completed to comply with the Canadian
Electrical Code and Canadian Plumbing Code
7.2 Irigation work should be completed by and installer with over 5 years
experience in in irigation work

73 Refer to irigation drawings for additional specification
pLAnting and softscapes
8.1 All landscape materials, planting and sotscapaing shall conform to
standards defined under Division 32 and CSLA Standards, latest edition 8.2 Warranty of plant material shall conform to CSLA Standards, lates

 A minimum 7 days notice is revuired 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 sof the site for fine gradingsin areas where sod or oseedareare used as a p part of soo
landscaping features prior to the installation of sod or seed. A Aninum 7



CSLA Standards.
.5 Estabishment maintenance must be completed by the landscape
ontractor through the course of construction instalalation, sustantial


8.6 Estabishment watering must be compleled by the landscape contractor
through the course of construction instalataion, substantial completion and hrough the course of construction instalation, substantial completion
 under the CSLA Standardss, latest ed
Level 1 , well groomed landscapes".
8.7 The landscape contractor should provide the landscape architect with one week's noticic to perform a review at ocal nurseries who are supplying naior plant orders to the site. The landscape architect reserves the right
fieet plant material that does not meet ravewing specification or CSLA fject plant material hhat does not meet drawing speecification
8.8 The landscape contractor musts submit asoir reporttest report to that

 growing medium being installed on site mantchenesthe test approved by the
 out within 48 hours of this noticic. Failure to have soil match apporoved
 Soil Analysis Incorporated or approved e eual testing center
Pacific soil Analysis Inc .

8. 10 Landscape mulch shall conform to CSLA Standards and be installed t dephts specified under CSLA Standards, 7 the edition. Much must be
non-toxic. Mulch should be dark brown or black in colourred 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, witht the exceppion of drip strips mulch substitut or lan
unless noted othewise).
B. 12 In areas where soft landscaping shall be planted over structural slabs
 he waterproofing and slab protection presesent. suant that it cont apms to
 inspections the landscape architect shall make to review growing medium
depths or plant installation.
B. 13 Should any fertilizers or chemicals be applied to soft landscapes, the
8.141 It is expected that the contractor shall recycle waste materials
 ETERIOR STTE FURNISHINGS:
9.1 Site furrishings shall all be provided via shop drawing submittals
through the submittal rococesses defined under Division 10 of the master throung the subumital processes definined via under Division 1 of the master
specification. 9.2II is expected that the landscape architect shall see a shop drawing for
every piece of landscape site turnishing specified in landscape drawings.
 Irchitect on all coloursisinstallation oftions and dafiliated dinisisess.scape shop drawing
furnishings.
9.3 All site furnishings should be installed as per the manufacturer's

4 tis the contractors responsilint to noily he landscape architect if conficit occurs between the installation reatirements defined by
manufacturers and the landscape site plan, specifications, or detais.
5 It i expected that the contractor shall recycle waste materials and


|  |  |  |  |
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TO: Manager, Area Planning \& Development

- North Surrey Division

Planning and Development Department
FROM: Development Services Manager, Engineering Department
DATE: $\quad$ Aug 28, 2018
PROJECT FILE: $\quad \mathbf{7 8 1 8} \mathbf{- 0 0 9 5} \mathbf{- 0 0}$
RE: $\quad$ Engineering Requirements (Commercial/Residential) Location: 13639 George Jct

## REZONE

The Engineering Department supports the proposed application 7918-o095-oo 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

## Surrey Schools

## Planning

THE IMPACT ON SCHOOLS APPLICATION \#:

18009500

## SUMMARY

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

Projected \# of students for this development:

| Elementary Students: | 9 |
| :--- | :--- |
| Secondary Students: | 4 |


| September 2017 Enrolment/School Capacity |
| :--- |
| Simon Cunningham Elementary  <br> Enrolment (K/1-7): $85 \mathrm{~K}+501$ <br> Operating Capacity (K/1-7) $57 \mathrm{~K}+536$ <br>   <br> Queen Elizabeth Secondary 1381 <br> Enrolment (8-12): 1600 <br> Capacity (8-12):  |

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.


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.


## FIGURE 1



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

# Advisory Design Panel <br> Minutes 

| Present: | Guests: |
| :--- | :--- |
| Chair - J. Leger | Barry Welh, Wensley Architecture <br>  <br> 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 <br> M. Younger |
|  | Phoenix Chan, Van der Zalm \& Associates <br> 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.:
New or Resubmit: New
Last Submission Date: N/A
Description:

Address: 13639 George Junction
Developer:
Brad Howard, PCI
Architect: Vince Fernandez, MCM
Landscape Architect: Travis Martin, van der Zalm + Assoc.
Planner:
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<br>Seconded by J. Leger<br>That the Advisory Design Panel (ADP)<br>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.)

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

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

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

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD BY-LAW NO. 19301) (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2017, No. 19301)

## TO: <br> 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 EPP 71476
(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)

## (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) Block A: The floor area ratio shall not exceed 3.04;
(b) Block B: The floor area ratio shall not exceed 5.61;
(c) Block C: 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. <br> [ 1,075 sq.ft.] of gross floor area |
| Retail Stores | 2.0 parking spaces per 100 sq.m. <br> [ 1,075 sq.ft.] of gross floor area |
| Personal Service Uses | 2.0 parking spaces per 100 sq.m. <br> [1,075 sq.ft.] of gross floor area |
| General Service Uses | 2.0 parking spaces per 100 sq.m. <br> [ 1,075 sq.ft.] of gross floor area |
| Eating Establishments | 5.0 parking spaces per 100 sq.m. [ $1,075 \mathrm{sq} . \mathrm{ft}$.] of gross floor area |
| Liquor Stores | 2.0 parking spaces per $100 \mathrm{sq} . \mathrm{m}$. <br> [1,075 sq.ft.] of gross floor area |
| Neighbourhood Pubs | 5.0 parking spaces per 100 sq.m. <br> [ 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. [ $1,075 \mathrm{sq} . \mathrm{ft}$.] of gross floor area |
| Dwelling Units: 1-bedroom or less | o.85 parking space per dwelling unit |
| Dwelling Units: 2 bedrooms or more | 1.0 parking space per dwelling unit |
| Residential Visitors | o.025 parking space per dwelling unit |

3. Notwithstanding Section H.ı 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 OffStreet 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 Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
12. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.
13. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, , No. ."

PASSED FIRST READING on the
th day of
, 20 .
th day of , 20 .
PASSED SECOND READING on the
PUBLIC HEARING HELD thereon on the th day of , 20 .
PASSED THIRD READING on the
th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

## BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO:19301 OF:

Schedule A PARCEL A SHOWN ON PLAN EPP48555 AND
LOTS 1, 2, 3, 4 AND LOT 6 EXCEPT PLAN EPP48554, PLAN EPP 32216 ALL OF SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT

| SCALE 1:500 OSTANMES ARE N Meres |  |
| :---: | :---: |
|  <br>  integateo surver area no. i, surrey, natin |  |
|  |  |
| TABLE Of AREAS |  |
| BLOCK A | 6598.4 m 2 |
| BLOCK B | 13414.2 mz |
| BLOCK C | 1816.0 m2 |
| BLOCK D | 6393.2 m 2 |
| BLOCK E | 6426.3 m 2 |
| BLOCK F | 1671.9 mz |
| TOTAL | 36320.0 mz |

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    DRAFT 2018-04-18

