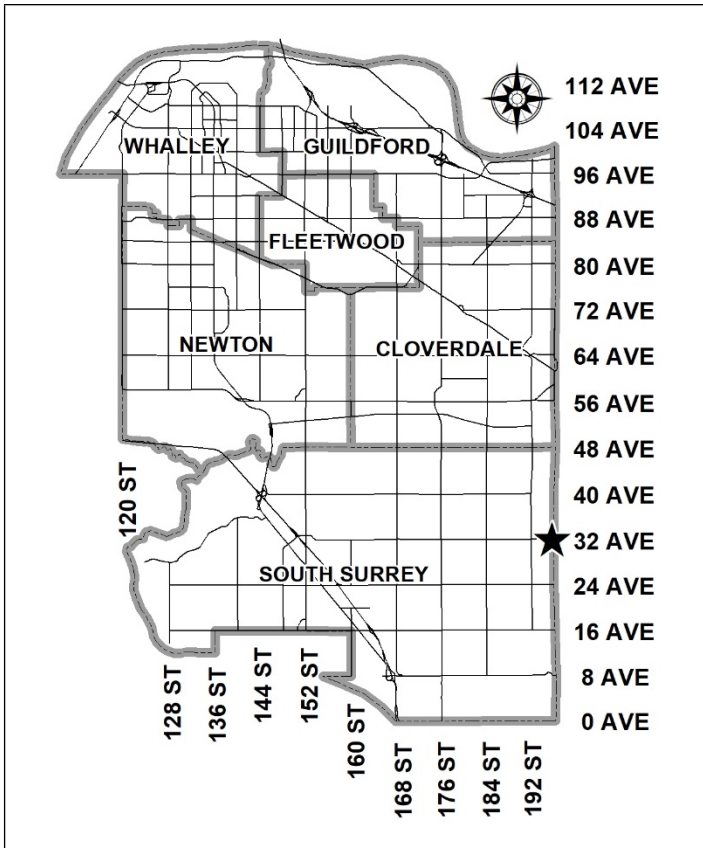


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0040-00

Planning Report Date: April 08, 2024



PROPOSAL:

- **LAP Amendment** from Open Space Corridor/Buffer and Business Park to Commercial
- **Rezoning** from A-1 to CD (based on C-8)
- **Development Permit**

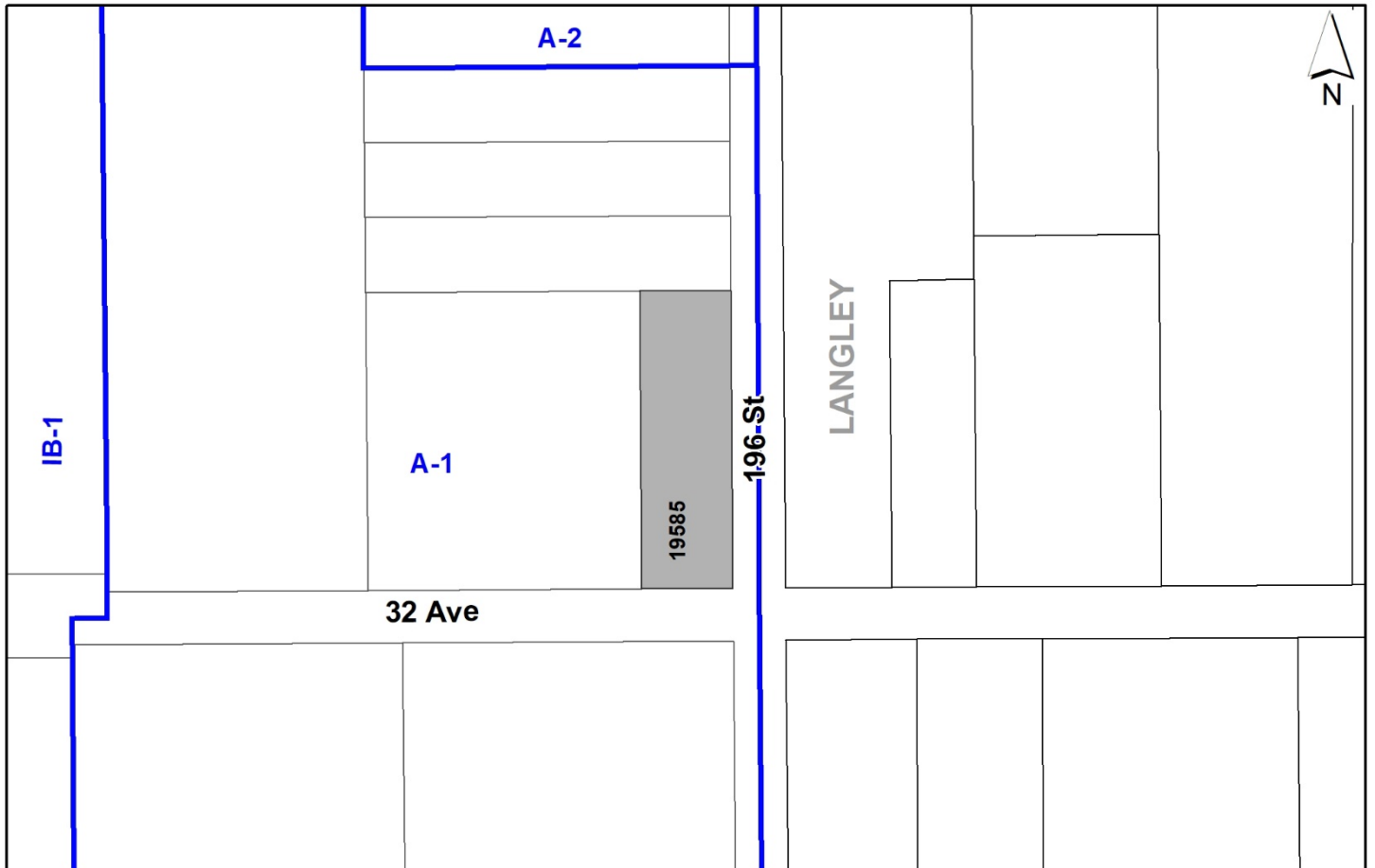
to permit the development of a two-storey 3,092-square-metre commercial building.

LOCATION: 19585 32 Avenue

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Open Space Corridor/Buffer and Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Campbell Heights Local Area Plan (LAP) from Open Space Corridor/Buffer and Business Park to Commercial.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal does not comply with the Open Space Corridor/Buffer and Business Park designation in the Campbell Heights Local Area Plan (LAP).
- The proposal complies with the Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Campbell Heights.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Campbell Heights Local Area Plan (LAP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed sign is high quality and is of an appropriate size and scale for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" based on "Community Commercial Zone (C-8)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0040-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (i) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
4. Council pass a resolution to amend the Campbell Heights Local Area Plan (LAP) to redesignate the land from Open Space Corridor/Buffer and Business Park to Commercial when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single family residential	Open Space Corridor/Buffer and Business Park	A-1
North:	Single family residential	Open Space Corridor/Buffer and Business Park	A-1
East (Across 196 Street):	Single family residential	Township of Langley	n/a
South (Across 32 Avenue):	Vacant, forested site	Open Space Corridor/Buffer and Business Park	A-1
West:	Single family residential	Open Space Corridor/Buffer and Business Park	A-1

Context & Background

- The subject site consists of one lot with a gross site area of 4,045.7 square metres, is zoned "General Agriculture Zone (A-1)", and designated Mixed Employment in the Official Community Plan (OCP), and Open Space Corridor/Buffer and Business Park in the Campbell Heights Land Use Plan.
- The site is currently occupied by a single family dwelling and storage buildings, and it is fairly flat.
- The site is designated Open Space Corridor/Buffer and Business Park in the Campbell Heights Local Area Plan (LAP), however, it also has an alternative land use identified in the Plan, given that the site is shown as being 88% Buffer in the plan, and would be difficult to develop without a parcel consolidation. The alternative land use for this address identified in the LAP is Live/Work (residential). There are no other lands in Campbell Heights designated for Live/Work, and no further description of this use in the Plan.
- The Campbell Heights Local Area Plan (LAP) is from 2000, and since then there have been several other City plans and policies adopted that discourage residential uses within employment lands. The main documents are: Official Community Plan, City of Surrey Employment Lands Strategy and Metro 2050 (Regional Growth Strategy). All of these plans discourage converting employment lands into residential uses, and such a proposal would require OCP and RGS amendments.
- The site is not large enough for a business park development on its own, and a business park use would require a buffer along 196 Street to limit offsite impacts, as there are residential uses on the east side of 196 Street, in the Township of Langley. The applicant proposes a small scale commercial development, which would support both the residential uses to the east and the business park to the west, north and south, without the need for OCP and RGS amendments, as the commercial uses are compatible with the Mixed Employment and Employment designations.
- The proposal does require an LAP amendment, to amend the Campbell Heights Local Area Plan (LAP) to redesignate the land from Open Space Corridor/Buffer and Business Park to Commercial.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a two-storey commercial building, with ground floor commercial units with a mezzanine, and offices above. Functionally, the proposed building is separated into two portions that are connected by a breezeway at the second level.
- The proposed Comprehensive Development (CD) Zone will be based on the “Community Commercial (C-8) Zone”.
- The proposed development will have 3,092 square metres of floor area, with a Floor Area Ratio of 0.87.
- The proposal includes a large pedestrian plaza at the corner of 196 Street and 32 Avenue, and a breezeway (enclosed pedestrian bridge) to facilitate pedestrian movements on the site.
- Most of the parking is provided in one level of underground parking with some surface parking located behind the building and away from public view from the street.

	Proposed
Lot Area	
Gross Site Area:	4,045.78 square metres
Road Dedication:	475.26 square metres
Net Site Area:	3,570.52 square metres
Number of Lots:	1
Building Height:	13 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.87
Floor Area	
Commercial:	3,092 square metres
Total:	3,092 square metres

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	Latimer Park is the closest active park and contains amenities including walking trails and natural area. The park is 1,845 metres walking distance from the development.
Surrey Fire Department:	No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on November 09, 2023 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report.

Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

Road Network and Infrastructure

- The applicant will be providing the following road improvements to service the subject proposal:
 - 1.942 metres of dedication along the east side of the subject site for 196 Street;
 - 4.942 metres of dedication along the south side of the subject site for 32 Avenue; and
 - A 5 metres by 5 metres corner cut at the intersection 196 Street and 32 Avenue (southeast corner of the site).

Access and Parking

- The proposal will be accessed at the north side of the property off 196 Street to the east. A drive aisle to the rear of the building will provide access to 13 surface parking stalls and the underground parkade.
- A total of 84 parking spaces are proposed to be provided on site, meeting the Zoning Bylaw requirements.

Transit and Cycling

- The closest bus route to the site is #531 on 192 Street, 800 metres west.
- There is a planned multi-use pathway along the north side of 32 Avenue, fronting the site.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site complies with the Employment designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The site complies with the Mixed Employment designation in the Official Community Plan.

Themes/Policies

- B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces.

(The proposed development is oriented towards 196 Street and 32 Avenue with expansive two-level spandrel glazing at the corner).

- B6.9 – Create opportunities for interactive and enjoyable public plazas by using furniture, banners, signs, interactive public art, heritage interpretation, paving patterns, vibrant colours and other "placemaking" design elements.

(The proposed development includes a plaza at the southeast corner of the site, with benches and an amenity space).

- C2.38 – Ensure the loading and on-site access of goods delivery vehicles is considered in conjunction with overall urban development site design.

(Site access and loading bays have been located/designed to allow for the buildings to be used as screening from the public realm. The loading area is screened by the building on 196 Street and by landscaping along 32 Avenue).

Secondary Plans

Land Use Designation

- The proposal includes an amendment to the Campbell Heights Local Area Plan (LAP) to redesignate the land from Open Space Corridor/Buffer and Business Park to Commercial.

Amendment Rationale

- The site is designated Open Space Corridor/Buffer and Business Park in the Campbell Heights Local Area Plan (LAP), however, it also has an alternative land use identified in the Plan, given that 88% of the site is shown as Buffer in the LAP, and would be difficult to develop without a parcel consolidation. The alternative land use for this address is Live/Work. There are no other lands in Campbell Heights designated for Live/Work (residential), and no further details about it in the plan.
- The Campbell Heights LAP is from 2000, and since then there have been several other City plans and policies adopted that discourage residential uses in employment lands. The main documents are: Official Community Plan, City of Surrey Employment Lands Strategy and Metro 2050 (Regional Growth Strategy). All of these plans recommend against converting employment lands into residential uses, and such a proposal would require OCP and RGS amendments.

- The site is not large enough for a business park development on its own, and a business park use would require a buffer, as there are residential uses on the east side of 196 Street, in the Township of Langley. The applicant proposes a small scale commercial development, which would support both the residential uses to the east and the business park to the west, north and south, without the need for OCP and RGS amendments, as the commercial uses are compatible with the Mixed Employment and Employment designations.
- The proposal does require an LAP amendment, to amend the Campbell Heights Local Area Plan (LAP) to redesignate the land from Open Space Corridor/Buffer and Business Park to Commercial.

Themes/Objectives

- 6.5.1.4 – Design Guidelines: Business Park – The use of glass and high quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

(The proposed development incorporates expansive two-level spandrel glass at the intersection and along the 196 Street and 32 Avenue frontages. There is also added articulation and visual anchoring of the building at the southeast corner of the site).

- 6.5.1.4 – Design Guidelines: Business Park – Variations in massing and changes in height and horizontal planes are encouraged.

(The proposed development incorporates building anchoring and articulation at the intersection of 196 Street and 32 Avenue).

- 6.5.1.4 – Design Guidelines: Business Park – The exterior of buildings should be coordinated in the design on all elevations with regard to colour, materials, architectural form, and detailing to achieve design harmony and continuity.

(The proposed building is architecturally coordinated with a modern appearance that promotes harmony by using consistent cladding materials, glazing, and landscaping).

CD By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed commercial development on the subject site. The proposed CD By-law for the development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Community Commercial Zone (C-8)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-8 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	C-8 Zone (Part 36)	Proposed CD Zone
Unit Density:	n/a	n/a
Floor Area Ratio:	0.80	0.87
Lot Coverage:	50%	50%
Yards and Setbacks	7.5 metres	7.5 metres N, W, S 4 metres East (196 Street)
Principal Building Height:	12 metres	13 metres
Permitted Uses:	<p>Principal Uses:</p> <ol style="list-style-type: none"> 1. Retail stores excluding the following: (a) Adult entertainment stores; and (b) Secondhand stores and pawnshops. 2. Personal service uses excluding body rub parlours. 3. General service uses excluding funeral parlours and drive-through banks. 4. Beverage container return centres provided that the use is confined to an enclosed building or a part of an enclosed building and is pursuant to Section D.3 of this Zone. 5. Eating establishments excluding drive-through restaurants. 6. Neighbourhood pubs, regulated under the Liquor Control and Licensing Act, as amended. 7. Liquor store. 8. Office uses excluding the following: (a) Social escort services; (b) Methadone clinics; and (c) Marijuana dispensaries. 9. Parking facilities. 10. Automotive service uses of vehicles less than 5,000 kg G.V.W., provided that such use is associated with a retail store (Section B.1 of this Zone). 11. Indoor recreational facilities. 12. Entertainment uses excluding arcades and adult entertainment stores. 13. Assembly halls. 14. Community services. 	<p>Principal Uses:</p> <ol style="list-style-type: none"> 1. Retail stores excluding the following: (a) Adult entertainment stores; and (b) Secondhand stores and pawnshops. 2. Personal service uses excluding body rub parlours. 3. General service uses excluding funeral parlours and drive-through banks. 4. Eating establishments excluding drive-through restaurants. 5. Neighbourhood pubs, regulated under the Liquor Control and Licensing Act, as amended. 6. Liquor store. 7. Office uses excluding the following: (a) Social escort services; (b) Methadone clinics; and (c) Marijuana dispensaries. 8. Indoor recreational facilities. 9. Entertainment uses excluding arcades and adult entertainment stores. 10. Community services. 11. Child care centres; regulated under the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended. 12. Cultural Uses. <p>Accessory Uses:</p> <ol style="list-style-type: none"> 13. One caretaker unit per lot.

	15. Child care centres; regulated under the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended. 16. Cultural Uses. Accessory Uses: 17. One caretaker unit per lot.	
Parking (Part 5)	Required	Proposed
Number of Stalls		
Commercial:	84	84
Total:	84	84

- The CD Zone is based on C-8, with differences in FAR, setbacks, uses and building height.
 - FAR on C-8 Zone is 0.8, but given the road dedications for the corner site, the net FAR on this site is 0.87.
 - Typical setbacks for C-8 Zone is 7.5 metres on all lot lines. For this site, 7.5 metres is achieved on the north, west and south, but on the east, along 196 Street, the setback was reduced to 4 metres to achieve a more urban interface along the main commercial frontage on 196 Street.
 - The building height is proposed to be increased from 12 metres to 13 metres to provide sufficient height for mezzanines on the retail units on the ground floor.
 - Most of the C-8 uses are permitted, with a few removed, due to parking limitations and/or the appropriateness of the use given the context of the site, including:
 - Beverage container return centres;
 - Parking facilities;
 - Automotive service uses of vehicles less than 5,000 kg G.V.W., provided that such use is associated with a retail store (Section B.1 of this Zone); and
 - Assembly halls.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City’s needs with respect to public art, in accordance with the City’s Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 13, 2023, and the Development Proposal Signs were installed on August 30, 2023. Staff received questions for clarification from staff at the Township of Langley, with no concerns being noted.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Campbell Heights Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Campbell Heights Local Area Plan (LAP).
- The applicant has worked with staff to minimize surface parking, design the underground parking to avoid impacts to the water table, enhance pedestrian circulation, and enhance the public plaza and street interfaces.
- Minor outstanding items and coordination between drawings are required prior to Final Approval, like ensuring proposed landscape and grading are coordinated through the service agreement.
- The applicant is proposing retail uses on the ground floor, and offices above. The retail is proposed with double height, to maximize exposure, and to allow for a mezzanine space for those units.
- The building is designed to maximize active frontages along both 196 Street and 32 Avenue, with a large public plaza at the southeast corner.
- A small area of surface parking is proposed behind the building which is well screened from public view. A connection from the west of the site, where the surface parking is located, to the east of the site, is proposed through a breezeway, that breaks up the building massing, and provides weather protection for visitors.
- A free-standing sign is proposed at the entrance plaza, close to the breezeway. This sign is proposed in steel and acrylic to match the contemporary quality of the building. This sign complies with the minimum 2 metres setback from the property line. For the fascia signs, they are proposed in channel letters along both the 196 Street façade and the 32 Avenue façade.

Landscaping

- The landscaping is comprised of a 3-metre wide planted landscape buffer along the western and northern portions of the site. Along the south and east, there is a more urban interface, with planters along 196 Street, and a large plaza at the corner and along 32 Avenue, which includes some seating areas.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include enhancing the landscape and coordinating servicing infrastructure with the public realm.

- The applicant will be required to resolve any remaining urban design or landscaping issues and Advisory Design Panel comments prior to consideration of Final Approval of the Development Permit should the application be supported by Council.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Northern Red Oak	4	3	1
Paper Birch	1	1	0
Chestnut	4	4	0
Coniferous Trees¹			
Sitka Spruce	1	1	0
Douglas Fir	2	2	0
Western Red Cedar	30	30	0
Total (excluding Alder and Cottonwood Trees)	42	41	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		36	
Total Retained and Replacement Trees Proposed		37	
Estimated Contribution to the Green City Program		\$18,400	

- The Arborist Assessment states that there are a total of 42 mature trees on the site, with no Alder and Cottonwood trees. The applicant proposes to retain 1 tree as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 82 replacement trees on the site. Since 36 replacement trees can be accommodated on the site, the proposed deficit of 46 replacement trees will require an estimated cash-in-lieu payment of \$18,400, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Vine Maple, Bloodgood Japanese Maple, Oshio-Beni Japanese Maple, Serbian Spruce, White Spruce, Scarlet Oak, Green Giant Arborvitae, Scotch Pine, Bowhall Red Maple, and Dawyckii Beech.

- In summary, a total of 37 trees are proposed to be retained or replaced on the site with an estimated contribution of \$18,400 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	LAP Redesignation Map
Appendix V.	ADP Comments and Response

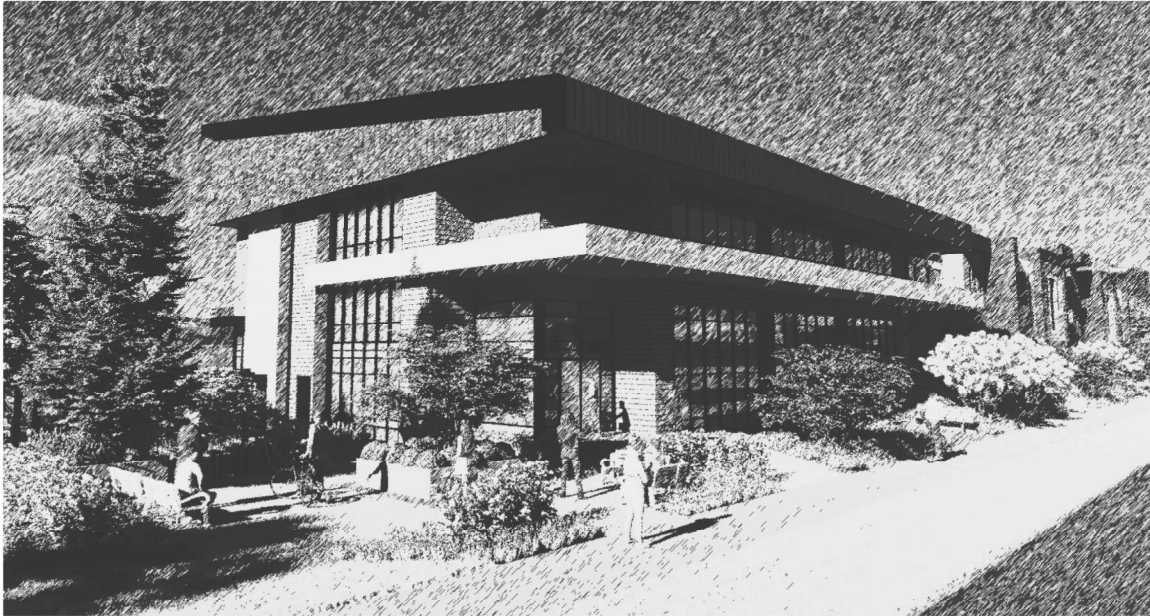
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

LFM/ar

PROPOSED RETAIL & OFFICE DEVELOPMENT

19585 32 AVENUE, SURREY, BC V3S 0L5



ADP PACKAGE - INDEX

ADP DATE	Thursday, November 9, 2023
CIVIC ADDRESS	19585 32 Avenue, Surrey, BC. V3S 0L5
FILE NO.	[20-0040]
ZONING	CD
PROPOSAL	Retail & Office Development
PLANNING STAFF	Luciana Moraes

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CIVIL CONSULTANTS	Gursimer Design & Mgmt.		Nirvair Bagri	(778) 895 6358
LAND SURVEYOR	South Fraser Land Surveying	Unit 202, 19292 60 Ave, Surrey, BC V3S 3M2	Gene Paul Nikula	(604) 599 1886
PROJECT OWNERS	1242852 BC Ltd			
ARBORIST	Klimo & Associates	112-4300 Fraser Way Burnaby, BC V5J 5J8	Francis Klimo	(604) 358 5562
AHJ	City of Surrey			

DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL DRAWING INDEX

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	A0.02	PROJECT STATISTICS
	A0.03	PRECEDENT IMAGES
	A0.04	SITE CONTEXT
	A0.05	STREETSCAPE
	A0.06	DESIGN RATIONALE
	A0.07	SHADOW STUDY 1
	A0.08	SHADOW STUDY 2
SITE	A1.01	SURVEY PLAN
	A1.02	CIVIL PLAN
	A1.03	BASE PLAN
	A1.04	SITE PLAN
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	A2.02	MAIN FLOOR PLAN
	A2.03	MEZZANINE PLAN
	A2.04	SECOND FLOOR PLAN
	A2.05	ROOF PLAN
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	A3.02	ELEVATIONS-NORTH & SOUTH
SECTIONS	A4.01	BUILDING SECTIONS
SUPPLEMENTAL	A5.01	RENDERS
	A5.02	RENDERS

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	L02	CONCEPT PLAN
	L03	HARDSCAPE PLAN
	L04	PLANTING PLAN
	L05	DETAILS
	L06	TREE MANAGEMENT PLAN

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 |
ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's/Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect/Landscape Architect. Any changes made without the Architect's/Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project Proposed Retail & Office Development

Owner
1242852 BC Ltd.

Sheet Title
COVER SHEET

Total Sheets
28

Sheet No.
A0.01

Contractors

Consultants

Drawn By
BF

Checked By
SD

AHJ
City of Surrey

Documents
Council Approval

Reviewed By
RD

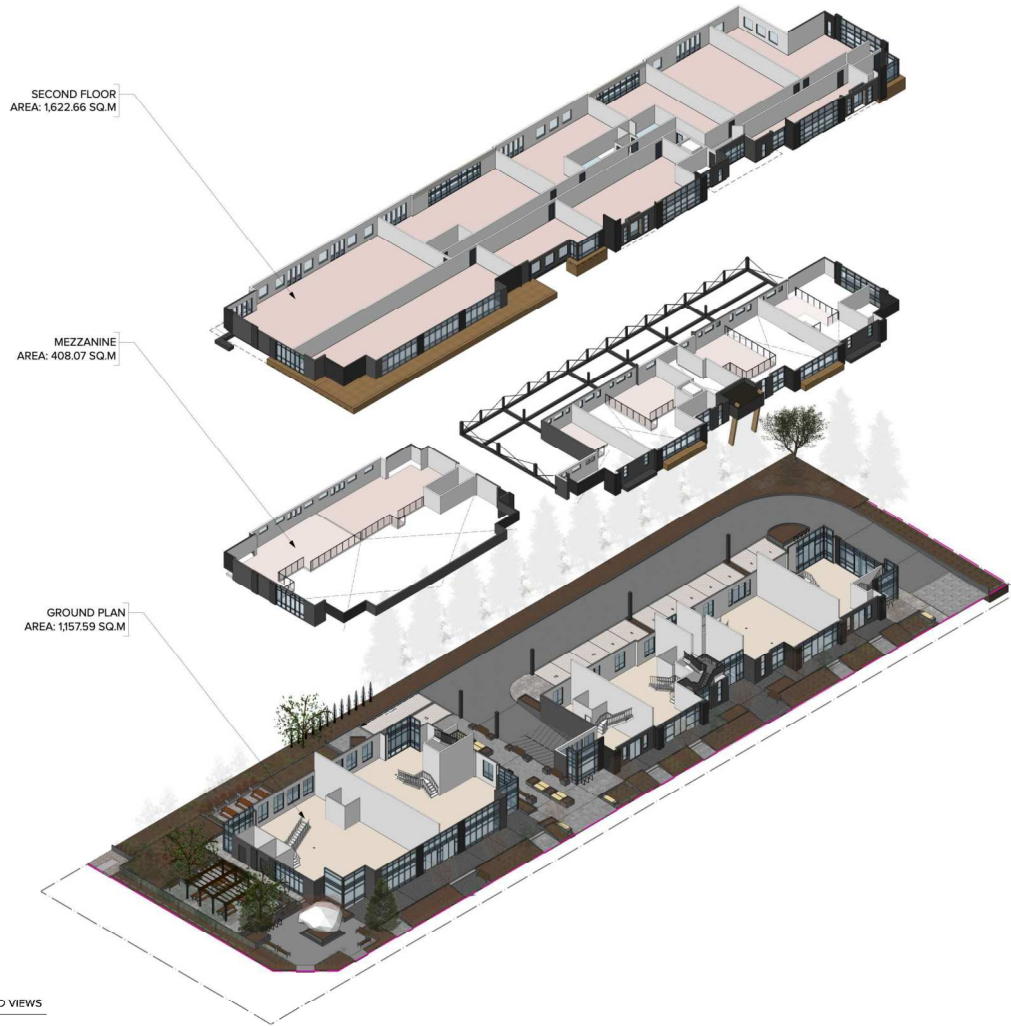
Status
Council Approval



No	Date	Issue Notes
C	2023-02-28	DP Resubmission
E	2023-05-19	DP Resubmission
F	2023-08-25	DP Resubmission
G	2023-10-10	City Review
H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval

Scale

PROJECT STATISTICS



1 EXPLODED VIEWS
Scale: NTS

PROJECT DATA

AREA CALCULATION	PERMISSIBLE	PROPOSED	
ZONING PROPOSED		CD	
BUILDING HEIGHT		12.64 m	
SITE		4045.775 sq m	
DEDICATIONS		475.258 sq m	
NET SITE AREA		3570.516 sq m	
CRU AREA - MAIN FLOOR (RETAIL)		1128.08 sq m	
MEZZANINE (OFFICES)		369.88 sq m	
OFFICES		1594.51 sq m	
TOTAL BUILT-UP AREA		3092.47 sq m	
LOT COVERAGE - BUILDING	50%	45.036%	
FAR (NET SITE AREA)	1	0.87	
BUILDING SETBACKS	REQUIRED	PROPOSED	
NORTH (REAR YARD)	24.6ft (7.5m)	32.8ft (10m)	
SOUTH (FRONT YARD)	24.6ft (7.5m)	37.89ft (11.55m)	
WEST (SIDE YARD)	24.6ft (7.5m)	26.57ft(8.1m)	
EAST (STREET SIDE YARD)	24.6ft (7.5m)	13.12ft(4m)	
PARKING	REQUIRED	PROPOSED	
NUMBER OF COMMERCIAL PARKING SPOTS - 3 PER 100 SQ.M	33.84	34	
NUMBER OF OFFICES PARKING SPOTS - 2.5 PER 100 SQ.M	49.11	50	
TOTAL NUMBER OF PARKING SPOTS	82.95	84	
NUMBER OF BIKE PARKING SPOTS	NA	15	
PARKING REPORT			
	# OF SPACES	SPACE LENGTH	SPACE WIDTH
REGULAR CAR PARKING	16	5.5m (18.05ft)	2.9m (9.51ft)
REGULAR CAR PARKING	23	5.5m (18.05ft)	2.75m (9.02ft)
REGULAR CAR PARKING	25	5.5m (18.05ft)	2.6m (8.53ft)
ACCESSIBLE PARKING - CAR (2% OF TOTAL REQUIRED)	1	5.5m (18.05ft)	2.5m (8.20ft)
ACCESSIBLE PARKING - VAN (50% OF TOTAL ACCESSIBLE REQUIRED)	2	5.5m (18.05ft)	3.4m (11.15ft)
SMALL CAR (35% OF TOTAL REQUIRED)	17	4.9m (16.08ft)	2.6m (8.53ft)
	84		
GROSS AREA CALCULATION (EXCLUDING PARKING)			
LEVEL	AREA (sq m)	AREA (sq ft)	
MAIN FLOOR LEVEL	1128.08 sq m	12,142.54 sq ft	
MEZZANINE	369.88 sq m	3,981.35 sq ft	
SECOND FLOOR LEVEL	1594.51 sq m	17,163.19 sq ft	
GROSS AREA	3,092.47 sq m	33,287.04 sq m	



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ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

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Project Proposed Retail & Office Development

Owner
1242852 BC Ltd.

Sheet Title PROJECT STATISTICS

Total Sheets
28

Sheet No.
A0.02

Contractors

Consultants

Drawn By
BF

Checked By
SD

AHJ
City of Surrey

Documents
Council Approval

Reviewed By
RD

Status
Council Approval



No	Date	Issue Notes
B	2023-01-16	Pre-Application
C	2023-02-28	DP Resubmission
E	2023-05-19	DP Resubmission
G	2023-10-10	City Review
H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval

Scale



This is an application for Commercial & Retail development located adjacent to this property on **19547 32 Ave.** It is designed by us, and we are intended to keep a similar design language without breaking the continuity of it.



This is an example of an existing commercial building located in 3950 191 St, Surrey. We are using a similar design language by having a rhythm of blocks of different colors and materials



Commercial & Retail development located in 3993 Henning dr, Burnaby



Commercial & Retail development located in 3237 190 St, Surrey



This is a restaurants development located in 2711 192 St, Surrey



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Project
Proposed Retail & Office Development

Owner
1242852 BC Ltd.

Sheet Title
PRECEDENT IMAGES

Total Sheets
28

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A0.03

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Council Approval

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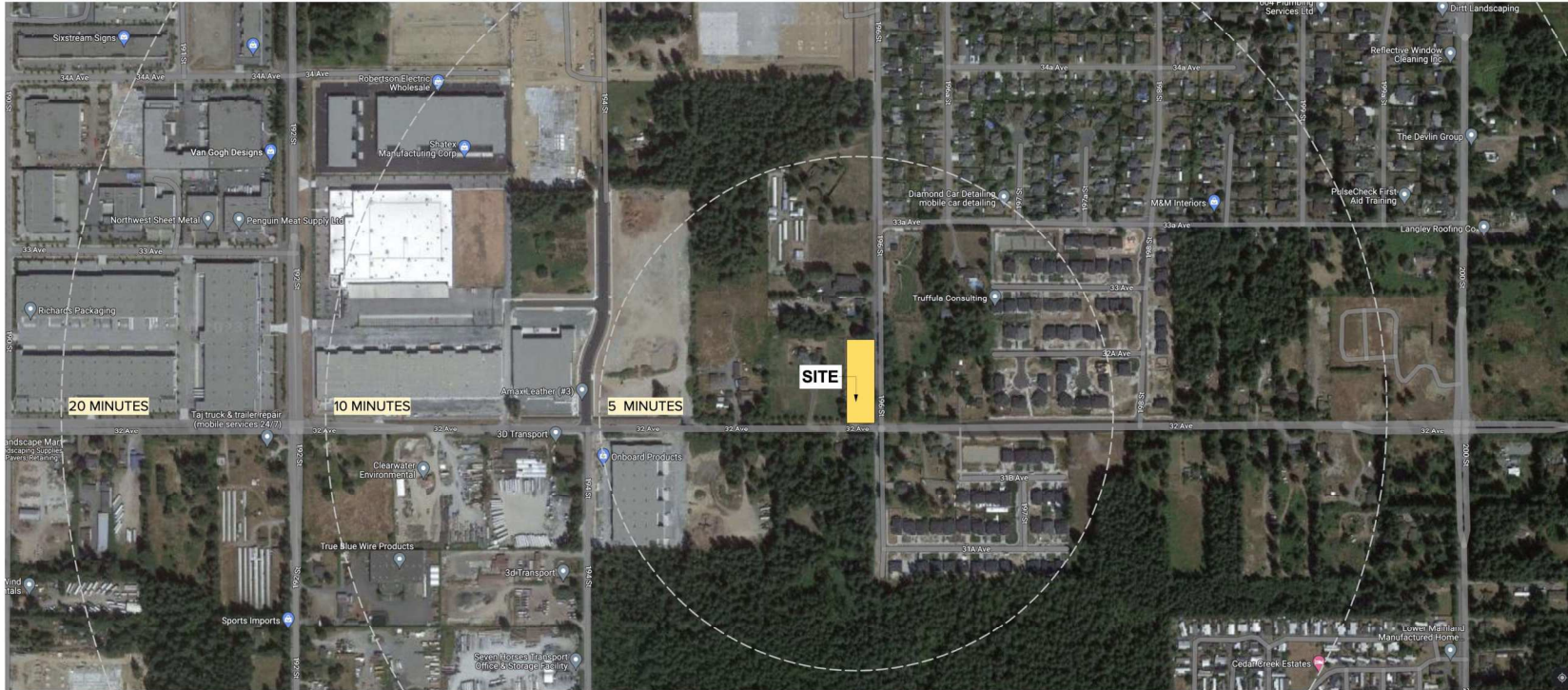
Documents
Council Approval



No	Date	Issue Notes
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I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval

Scale

SITE CONTEXT



CONTEXT

This is a proposed Commercial & Retail development located on a prominent corridor along 32 Ave and 196 Street. The development is proposed close to the expanding and existing residential developments towards the east of the property and industrial developments to the west of the property making it an ideal spot for a retail and commercial unit.

There are bus stops on 32 Ave located right in front of the proposed development with regular services to White Rock (westbound) and to Langley (eastbound).

This project will serve to the need for additional commercial and retail units for the surrounding housing communities. The project will add seven retail units and approximately 2,000 sqm of office spaces to the ever growing neighborhood.

1 SITE CONTEXT

Scale: NTS

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Project Proposed Retail & Office Development

Owner
1242852 BC Ltd.

Sheet Title
SITE CONTEXT

Total Sheets
28

Sheet No.
A0.04

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Consultants

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City of Surrey

Documents
Council Approval

Reviewed By
RD

Status
Council Approval



No	Date	Issue Notes
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H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval

Scale

SITE CONTEXT



8 KEY PLAN
Scale: NTS



1 VIEW TO SITE LOOKING NORTH EAST
Scale: NTS



3 VIEW TO 32 AVE LOOKING EAST
Scale: NTS



2 VIEW TO 196 ST LOOKING NORTH
Scale: NTS



4 VIEW OF 196 ST LOOKING NORTH
Scale: NTS



7 VIEW OF SITE FROM 196 ST LOOKING WEST
Scale: NTS



5 VIEW OF 32 AVE LOOKING WEST
Scale: NTS



6 VIEW OF 196 ST LOOKING SOUTH
Scale: NTS



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Project Proposed Retail & Office Development

Owner
1242852 BC Ltd.

Sheet Title
STREETSCAPE

Total Sheets
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Sheet No.
A0.05

Checked By
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Status
Council Approval

Contractors

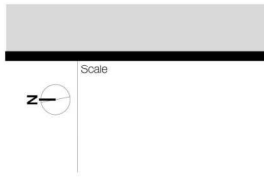
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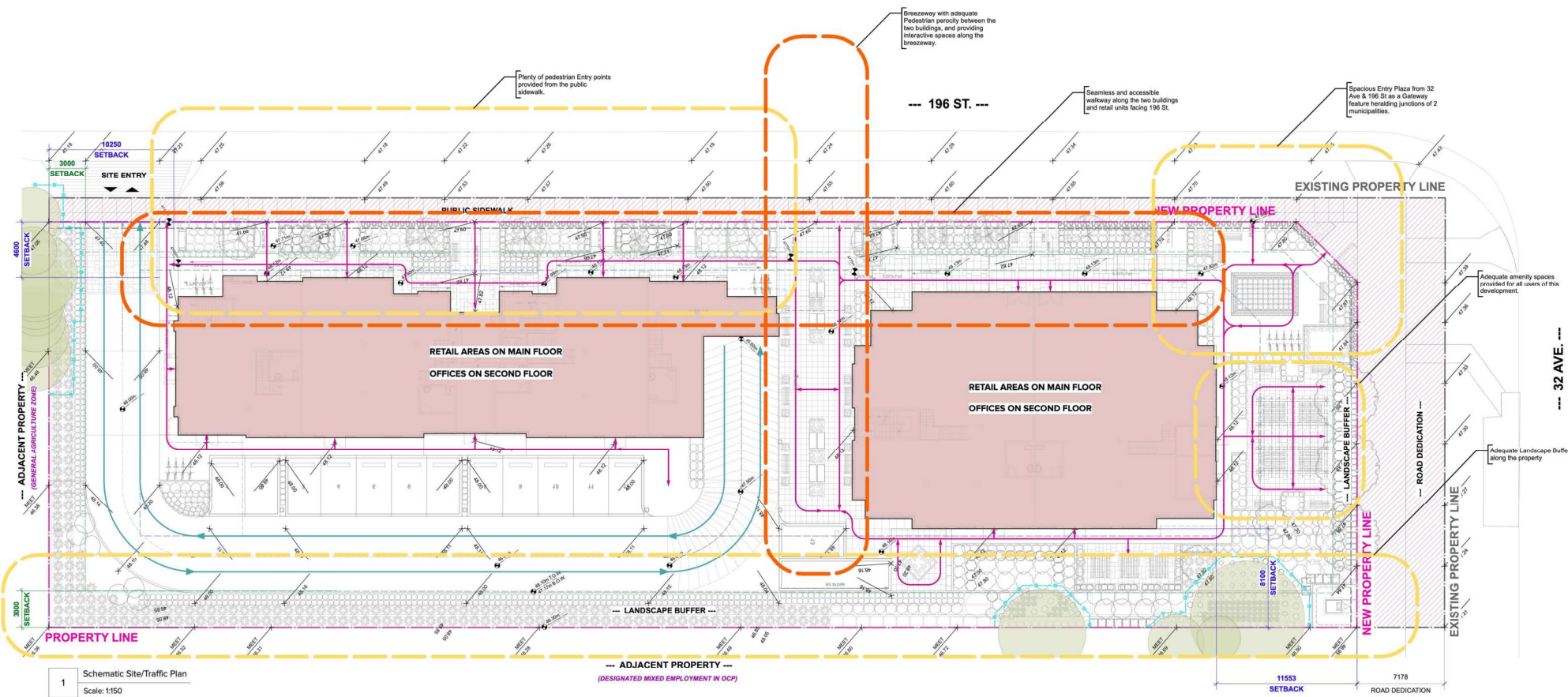
Consultants

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Council Approval



No	Date	Issue Notes
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I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval





1 Schematic Site/Traffic Plan
Scale: 1:150

LEGEND

DESIGN RATIONALE

The proposed project is a retail and offices development that is located in the City of Surrey with access from 196 St, and facing both 32 Ave and 196 St. This project aims to boost the economy of the area by having retail and office uses. The development is 2-stories high with an underground parkade. The 1st level is comprised of retail units and is divided into buildings that are combined on the 2nd floor. Surface parking is provided with access to the underground parkade to accommodate for all users of the development. The 2nd floor is comprised of spacious office spaces.

Seamless access to retail units and building is provided along the front side facing 196 St with plenty of pedestrian entry points from the public sidewalk. Several plazas and amenity spaces are provided for all users of the development. The breezeway on the 1st level between the buildings offers an easy access, smooth circulation, and interactive spaces.

The design expression is intended to better fit the OCP and LAP guidelines by providing large single windows, curtain glazings, grey colors to match neighbouring developments, providing variations of massing and heights, providing continuity of canopies, fins and porails for shading, and also providing taller trees along the front side for natural shading.

We have worked closely not just with the surrounding commercial developments as well as striven to ensure premium character and feel while developing the architectural expression. A village feel was worked on with the units portraying individuality assembled in a collective scale.

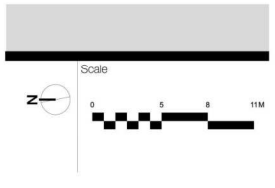


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Project
Proposed Retail & Office Development
Owner
1242852 BC Ltd.
Sheet Title
DESIGN RATIONALE

Total Sheets 28	Sheet No. A0.06	Contractors	Consultants
Drawn By BF	Checked By SD	AHJ City of Surrey	Documents Council Approval
Reviewed By RD	Status Council Approval		

No	Date	Issue Notes
B	2023-01-16	Pre-Application
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G	2023-10-10	City Review
H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval





21 MARCH 10:00 am



21 MARCH 12:00 pm



21 MARCH 2:00 pm



21 JUNE 10:00 am



21 JUNE 12:00 pm



21 JUNE 2:00 pm

1 SHADOW STUDY - APRIL/JULY
Scale: NTS



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Project
**Proposed Retail & Office
Development**

Owner
1242852 BC Ltd.

Sheet Title
SHADOW STUDY 1

Total Sheets
28

Drawn By
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Reviewed By
RD

Sheet No.
A0.07

Checked By
SD

Status
Council Approval

Contractors

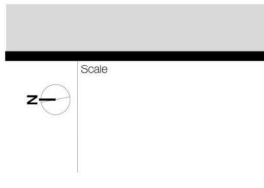
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Consultants

Documents
Council Approval



No	Date	Issue Notes
B	2023-01-16	Pre-Application
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H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval





22 SEPTEMBER 10:00 am



22 SEPTEMBER 12:00 pm



22 SEPTEMBER 2:00 pm



21 DECEMBER 10:00 am



21 DECEMBER 12:00 pm



21 DECEMBER 2:00 pm

1 SHADOW STUDY - OCTOBER/JANUARY
Scale: NTS



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Project
**Proposed Retail & Office
Development**

Owner
1242852 BC Ltd.

Sheet Title
SHADOW STUDY 2

Total Sheets
28

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RD

Sheet No.
A0.08

Checked By
SD

Status
Council Approval

Contractors

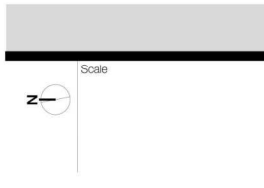
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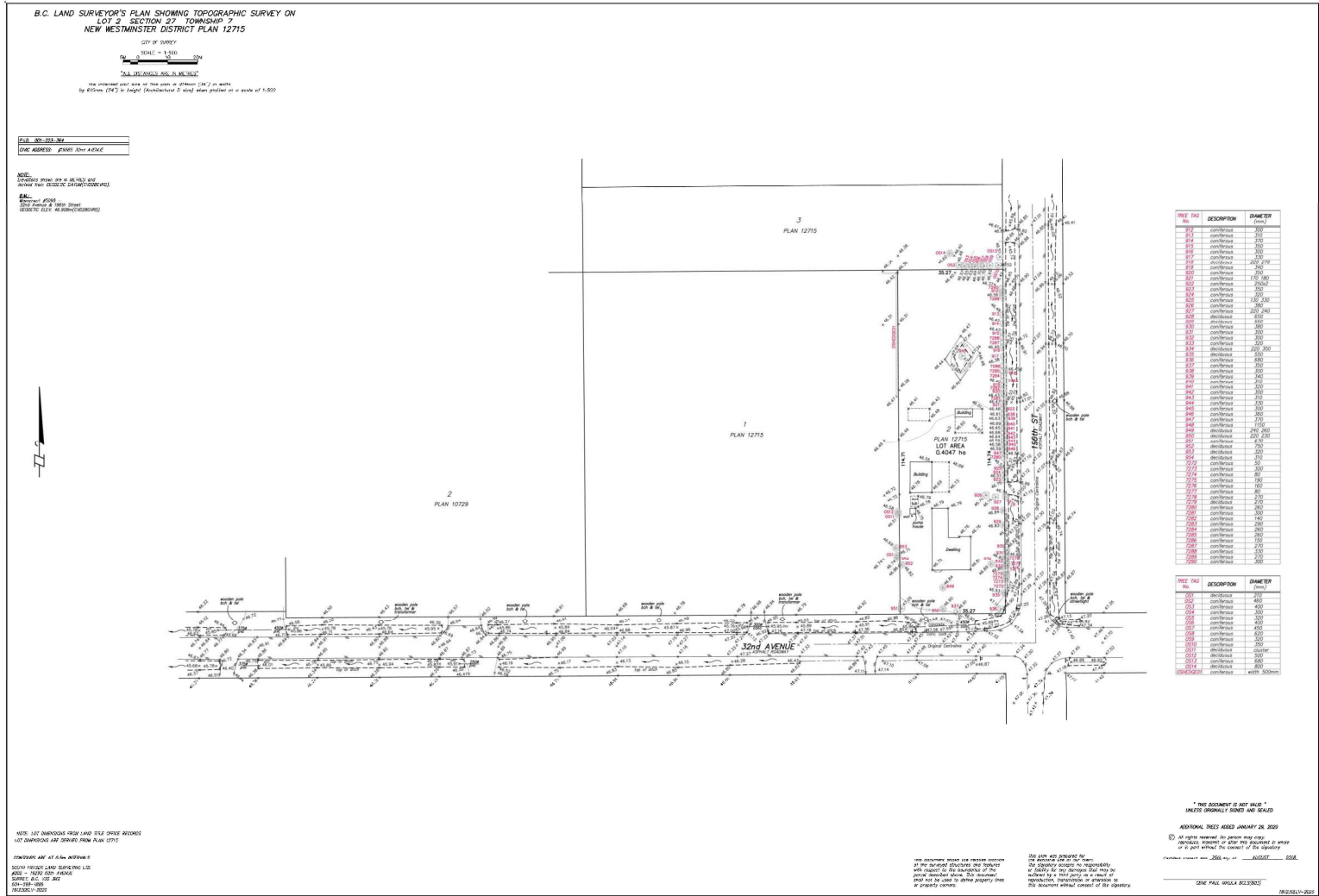
Documents
Council Approval



No	Date	Issue Notes
B	2023-01-16	Pre-Application
C	2023-02-28	DP Resubmission
E	2023-05-19	DP Resubmission
G	2023-10-10	City Review
H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval



SURVEY PLAN



1 SURVEY PLAN
Scale: NTS



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Project
Proposed Retail & Office Development

Owner
1242852 BC Ltd.

Sheet Title
SURVEY PLAN

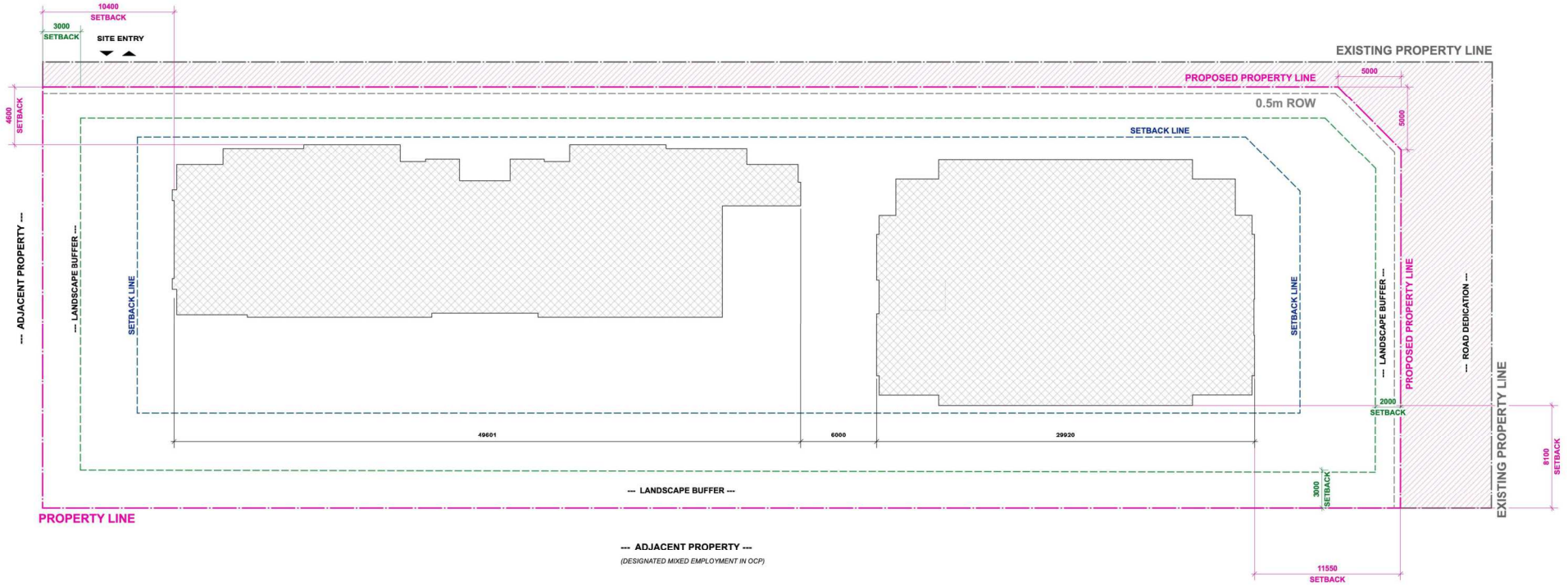
Total Sheets 28	Sheet No. A1.01	Contractors	Consultants
Drawn By BF	Checked By SD	AHJ City of Surrey	Documents Council Approval
Reviewed By RD	Status Council Approval		

No	Date	Issue Notes
B	2023-01-16	Pre-Application
C	2023-02-28	DP Resubmission
E	2023-05-19	DP Resubmission
G	2023-10-10	City Review
H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval

Scale



--- 196 ST. ---



1 Base Plan
Scale: 1:150



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Project
Proposed Retail & Office Development

Owner
1242852 BC Ltd.

Sheet Title
BASE PLAN

Total Sheets
28

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Sheet No.
A1.03

Checked By
SD

Status
Council Approval

Contractors

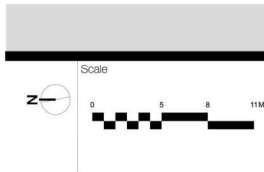
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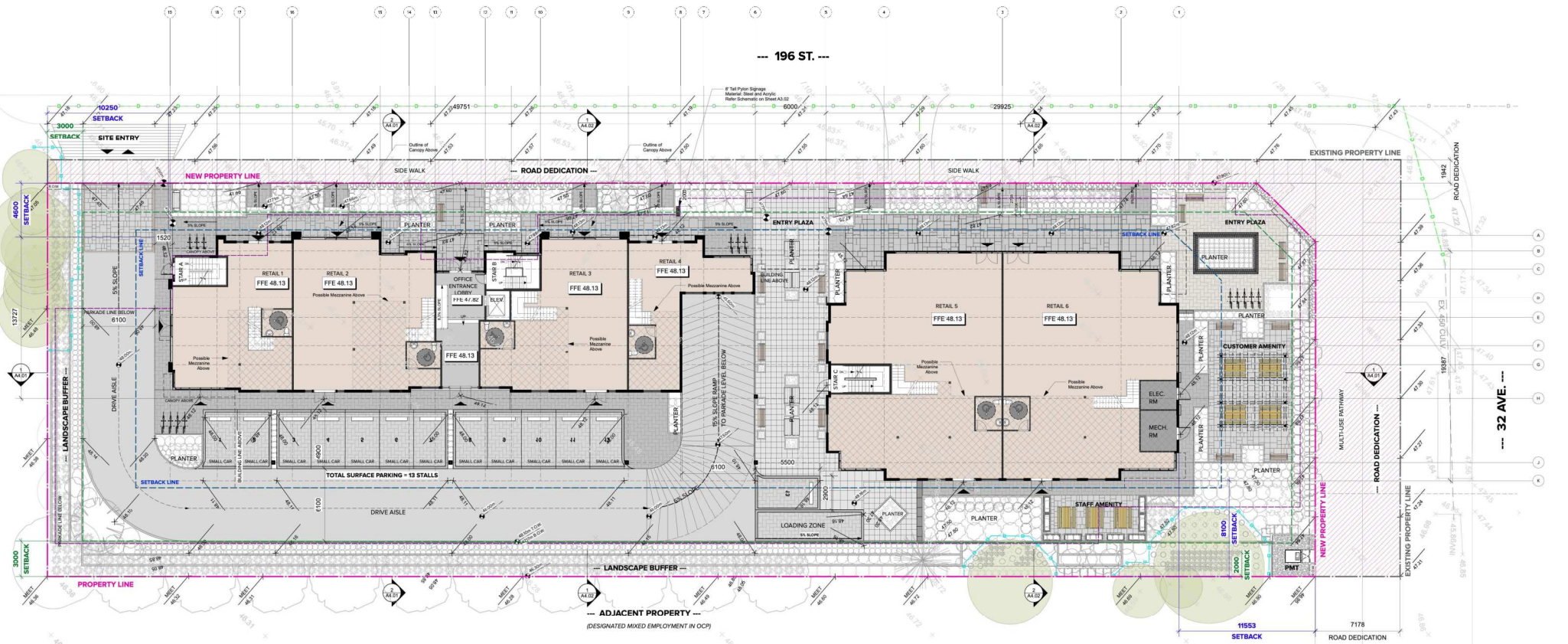
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No	Date	Issue Notes
B	2023-01-16	Pre-Application
C	2023-02-28	DP Resubmission
E	2023-05-19	DP Resubmission
G	2023-10-10	City Review
H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval





1 Site Plan
Scale: 1:150

LEGEND

	ROAD DEDICATION		EXISTING PROPERTY LINE		EXISTING TREE TO RETAIN
	VEHICULAR CIRCULATION		NEW PROPERTY LINE		Proposed Elevation
	RETAIL		0.5m R.O.W.		CIVIL GRADES
	PARKADE LINE BELOW		LANDSCAPE BUFFER		
	TREE PROTECTION FENCE		SETBACK LINE		



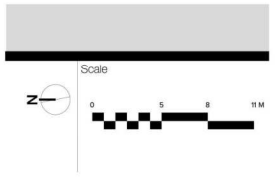
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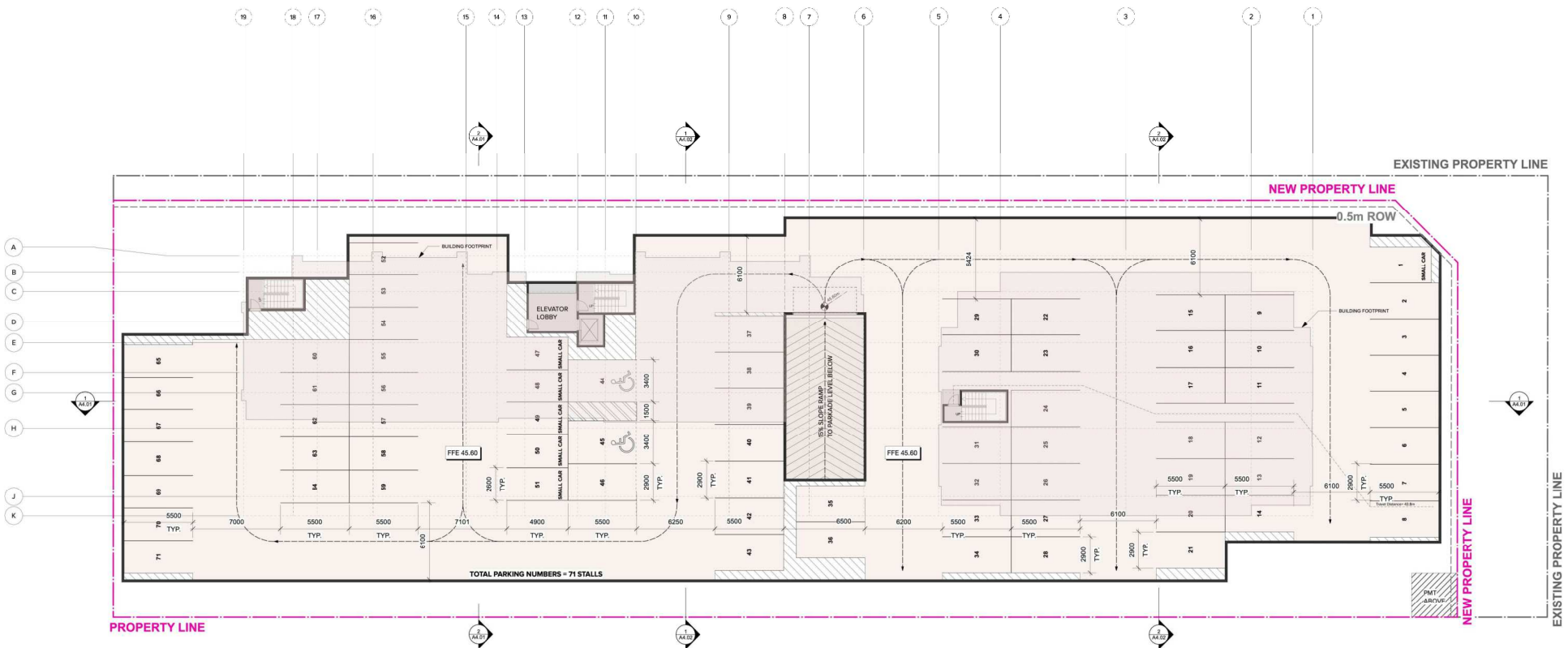
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Project
Proposed Retail & Office Development
 Owner
1242852 BC Ltd.
 Sheet Title
SITE PLAN

Total Sheets 28	Sheet No. A1.04	Contractors	Consultants
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Reviewed By RD	Status Council Approval		

No	Date	Issue Notes
C	2023-02-28	DP Resubmission
D	2023-05-09	Coordination
E	2023-05-19	DP Resubmission
G	2023-10-10	City Review
H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval





1 Parkade Plan
Scale: 1:150

LEGEND

- BUILDING ABOVE
- LOBBY/CIRCULATION
- PARKING



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Project
Proposed Retail & Office Development

Owner
1242852 BC Ltd.

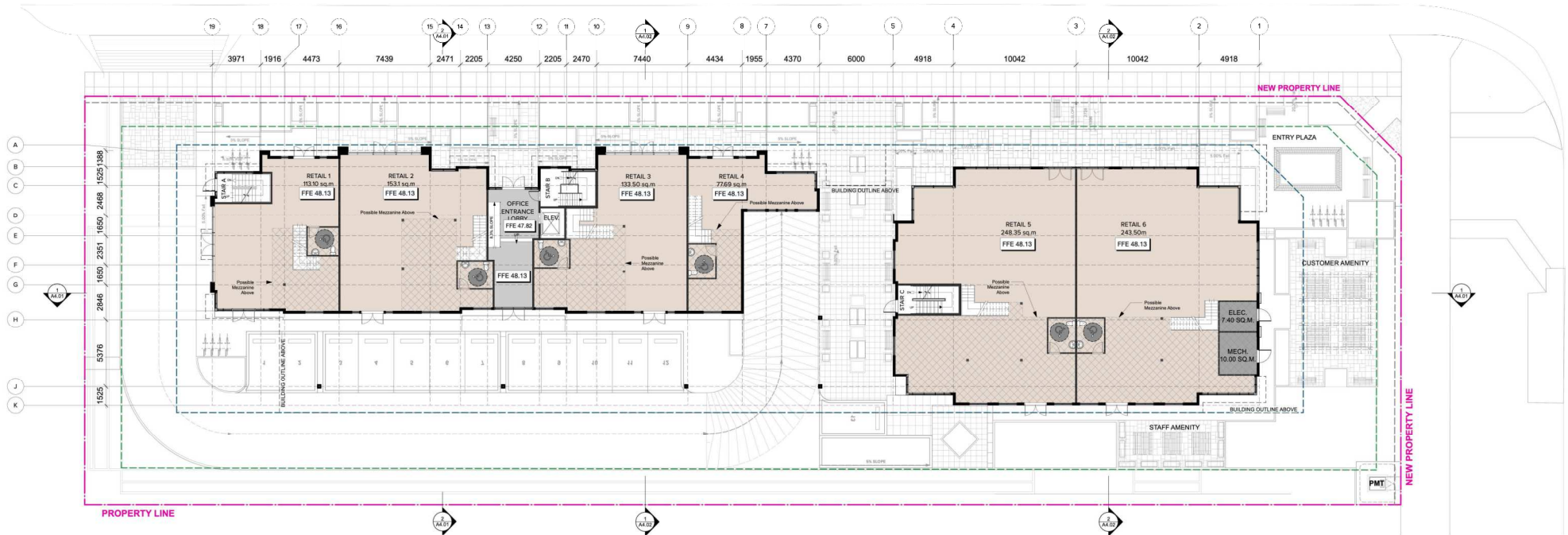
Sheet Title
PARKADE PLAN

Total Sheets 28	Sheet No. A2.01	Contractors	Consultants
Drawn By BF	Checked By SD	AHJ City of Surrey	Documents Council Approval
Reviewed By RD	Status Council Approval		

No	Date	Issue Notes
B	2023-01-16	Pre-Application
C	2023-02-28	DP Resubmission
E	2023-05-19	DP Resubmission
G	2023-10-10	City Review
H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval

Scale





1 Main Floor Plan
Scale: 1:150



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Project
**Proposed Retail & Office
Development**

Owner
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Sheet Title
MAIN FLOOR PLAN

Total Sheets
28

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Reviewed By
RD

Sheet No.
A2.02

Checked By
SD

Status
Council Approval

Contractors

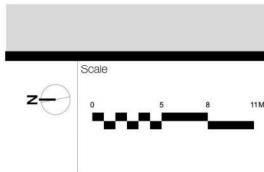
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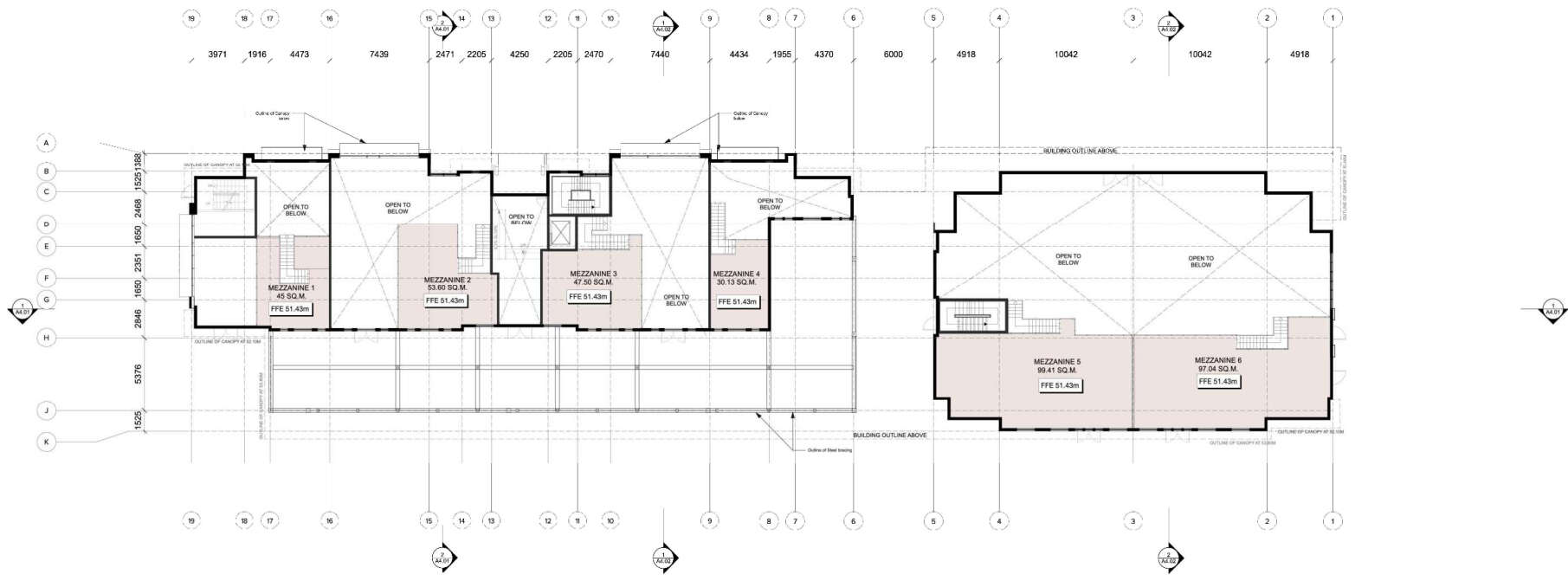
Consultants

Documents
Council Approval



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E	2023-05-19	DP Resubmission
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H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval





1 Mezzanine Plan
Scale: 1:150



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Project
Proposed Retail & Office Development

Owner
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Sheet Title
MEZZANINE PLAN

Total Sheets
28

Drawn By
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Reviewed By
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Sheet No.
A2.03

Checked By
SD

Status
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Contractors

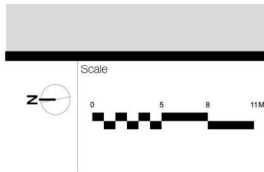
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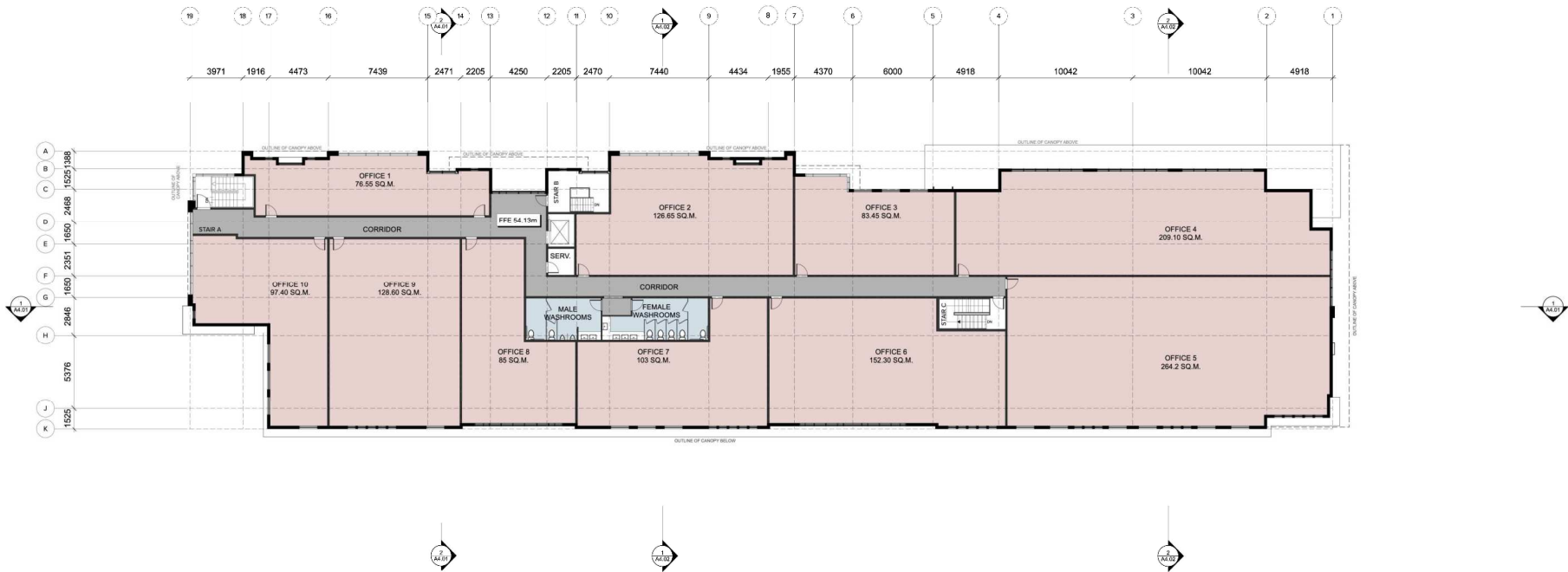
Consultants

Documents
Council Approval



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C	2023-02-28	DP Resubmission
E	2023-05-19	DP Resubmission
G	2023-10-10	City Review
H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval





1 Second Floor Plan
Scale: 1:150



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Project
Proposed Retail & Office Development

Owner
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Sheet Title
SECOND FLOOR PLAN

Total Sheets
28

Drawn By
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Reviewed By
RD

Sheet No.
A2.04

Checked By
SD

Status
Council Approval

Contractors

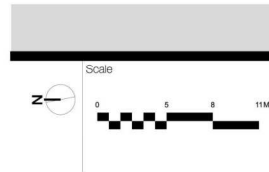
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City of Surrey

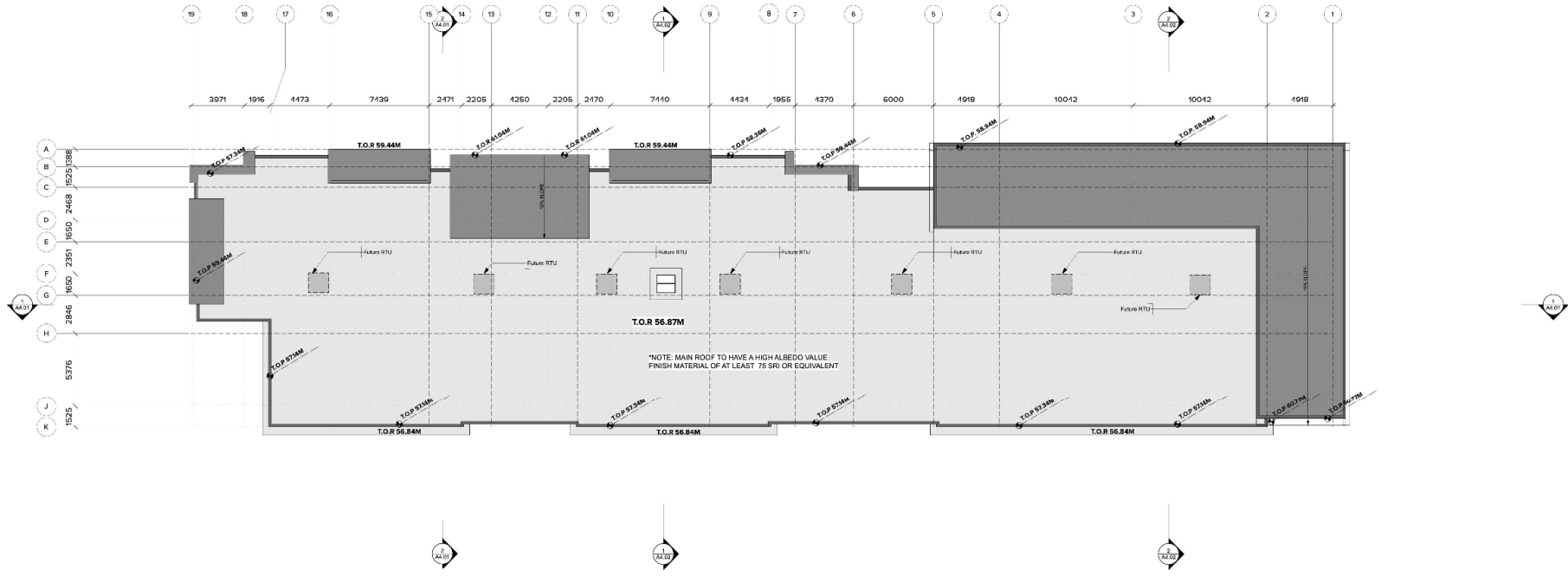
Consultants

Documents
Council Approval



No	Date	Issue Notes
B	2023-01-16	Pre-Application
C	2023-02-28	DP Resubmission
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G	2023-10-10	City Review
H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval





1 Roof Plan
Scale: 1:150

LEGEND

- TOP OF ROOF
- TOP OF PARAPET



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Project
Proposed Retail & Office Development

Owner
1242852 BC Ltd.

Sheet Title
ROOF PLAN

Total Sheets 28	Sheet No. A2.05	Contractors	Consultants
Drawn By BF	Checked By SD	AHJ City of Surrey	Documents Council Approval
Reviewed By RD	Status Council Approval		

No	Date	Issue Notes
B	2023-01-16	Pre-Application
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G	2023-10-10	City Review
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I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval

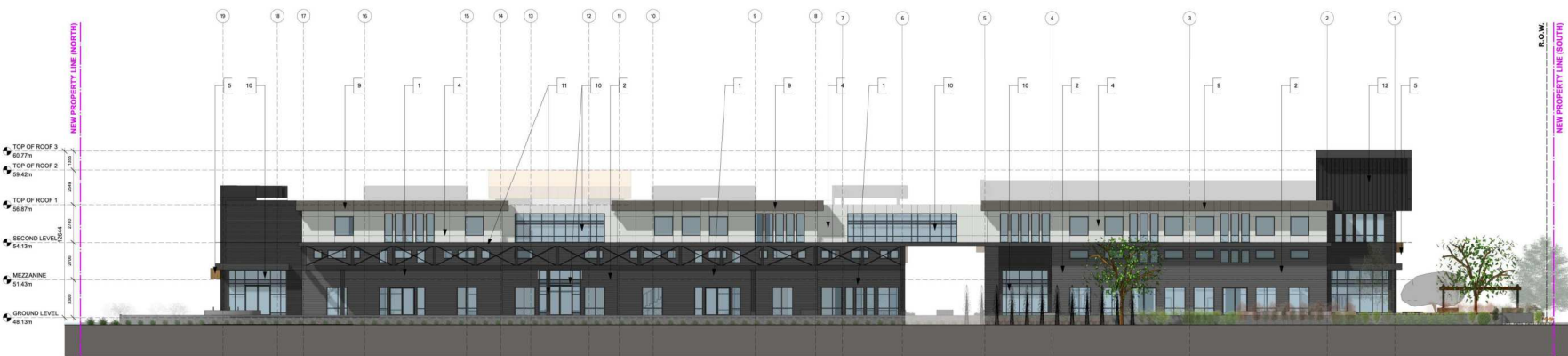
Scale





1 EAST ELEVATION (196 ST)
Scale: 1:150

- Material Legend:**
- Fibre cement 8" Lap Siding - Smooth
Color: Estate Gray
 - Fibre cement 8" Lap Siding - Smooth
Color: Night Gray
 - Fibre cement 6" Lap Siding - Beaded Smooth & Primed For Paint
Color: Pearl Gray
 - Fibre cement Panels Primed For Paint w/ colour matched Reveals
Color: Brandy Cream OC-4 (Benjamin Moore)
 - High-Grade Extruded Aluminium Panels
Color: Table Walnut
 - High-Grade Extruded Aluminium Panels
Color: Moonstone
 - Fibre cement Panels w/ colour matched Reveals
Color: Onyx 2133-10 (Benjamin Moore)
 - Fibre cement Panels w/ colour matched Reveals
Color: Silhouette AF-655 (Benjamin Moore)
 - Fibre cement Panels w/ colour matched Reveals
Color: Kingsport Gray HC-86 (Benjamin Moore)
 - Curtain Glazing w/ Spandrel Panels
Black powder coated Aluminium frame
 - Steel Column & Bracing
Color: Black
 - Standing Seam Metal Siding
Color: Dark Gray
 - Aluminum Composite Material
Color: Sidewalk Gray 2133- G0 (Benjamin Moore)



2 WEST ELEVATION
Scale: 1:150

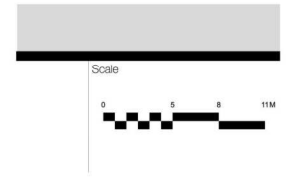


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Project
Proposed Retail & Office Development
Owner
1242852 BC Ltd.
Sheet Title
ELEVATIONS-EAST & WEST

Total Sheets 28	Sheet No. A3.01	Contractors	Consultants
Drawn By BF	Checked By SD	AHJ City of Surrey	Documents Council Approval
Reviewed By RD	Status Council Approval		

No	Date	Issue Notes
C	2023-02-28	DP Resubmission
E	2023-05-19	DP Resubmission
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J	2024-03-25	Council Approval
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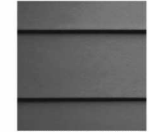
1 NORTH ELEVATION
Scale: 1:150



2 SOUTH ELEVATION (32 AVE)
Scale: 1:150



1 8" LAP SIDING - SMOOTH
Fibre Cement
Color: Estate Gray



2 8" LAP SIDING - SMOOTH
Fibre Cement
Color: Night Gray



3 6" LAP SIDING - BEADED SMOOTH & PRIMED FOR PAINT
James Handle
Color: Pearl Gray



4 FIBRE CEMENT PANELS PRIMED FOR PAINT
Color: Brandy Cream OC-4
Benjamin Moore



5 HIGH-GRADE EXTRUDED ALUMINIUM PANELS
Color: Light National Walnut



6 HIGH-GRADE EXTRUDED ALUMINIUM PANELS
Color: Moonstone



7 FIBRE CEMENT PANELS
Color: Onyx 2133-10
Benjamin Moore



8 FIBRE CEMENT PANELS
Color: Silhouette AF-655
Benjamin Moore



11 CURTAIN GLAZING
Black powder coated Aluminium frame



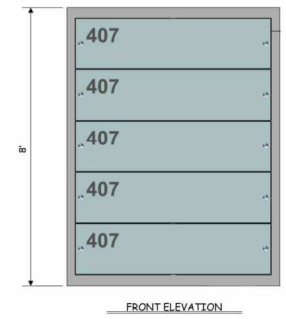
13 ALUMINIUM COMPOSITE MATERIAL
Color: Sidewalk Gray 2133-60

Material Legend:

1. Fibre cement 8" Lap Siding - Smooth
Color: Estate Gray
2. Fibre cement 8" Lap Siding - Smooth
Color: Night Gray
3. Fibre cement 6" Lap Siding - Beaded Smooth & Primed For Paint
Color: Pearl Gray
4. Fibre cement Panels Primed For Paint w/ colour matched Reveals
Color: Brandy Cream OC-4 (Benjamin Moore)
5. High-Grade Extruded Aluminium Panels
Color: Table Walnut
6. High-Grade Extruded Aluminium Panels
Color: Moonstone
7. Fibre cement Panels w/ colour matched Reveals
Color: Onyx 2133-10 (Benjamin Moore)
8. Fibre cement Panels w/ colour matched Reveals
Color: Silhouette AF-655 (Benjamin Moore)
9. Fibre cement Panels w/ colour matched Reveals
Color: Kingsport Gray HC-86 (Benjamin Moore)
10. Curtain Glazing w/ Spandrel Panels
Black powder coated Aluminium frame
11. Steel Column & Bracing
Color: Black
12. Standing Seam Metal Siding
Color: Dark Gray
13. Aluminium Composite Material
Color: Sidewalk Gray 2133-60 (Benjamin Moore)



4 SCHEMATIC PYLON SIGN
Scale: Actual Size

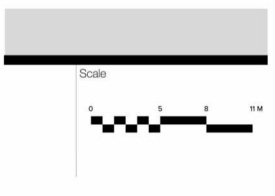


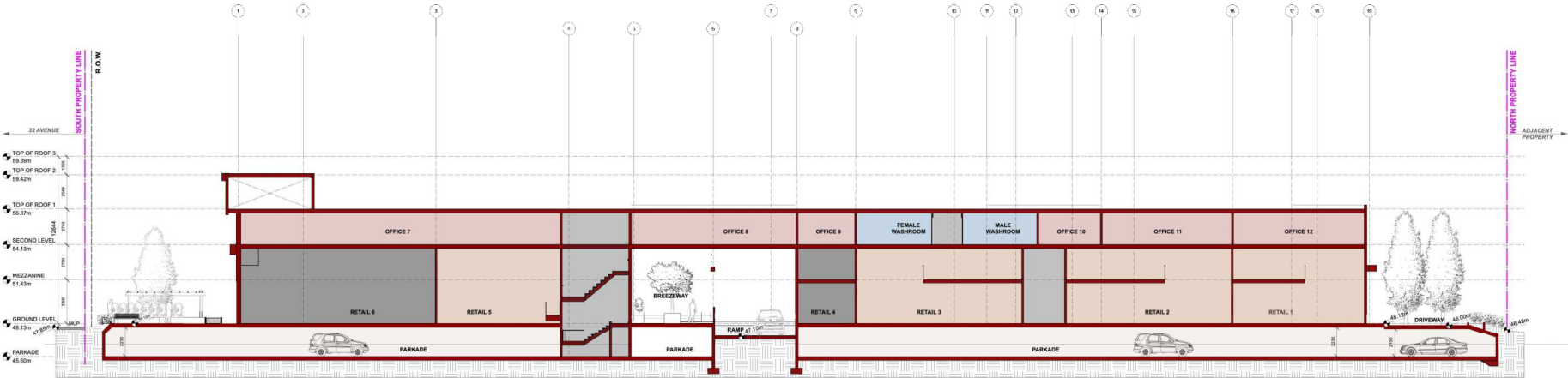
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Project
Proposed Retail & Office Development
Owner
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Sheet Title
ELEVATIONS-NORTH & SOUTH

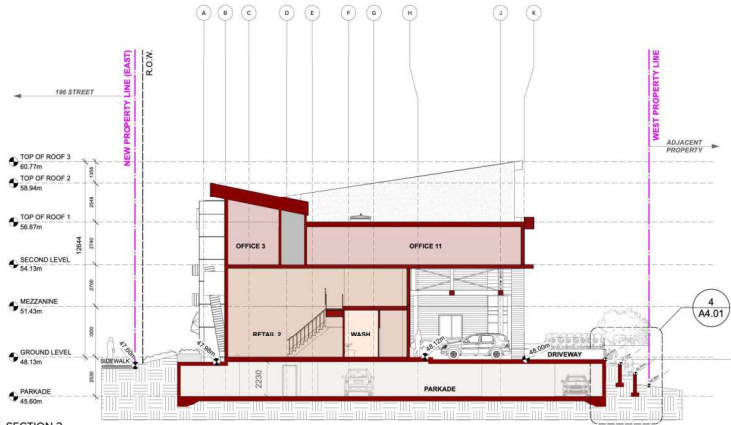
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Drawn By BF	Checked By SD	AHJ City of Surrey	Documents Council Approval
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No	Date	Issue Notes
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I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval

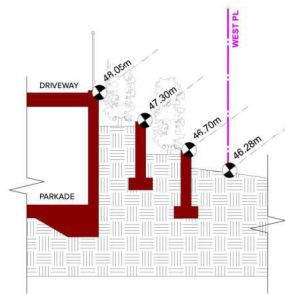




1 SECTION 1
Scale: 1:150



2 SECTION 2
Scale: 1:150



4 PLANTER SECTION
Scale: 1:50



3 KEY PLAN
Scale: NTS

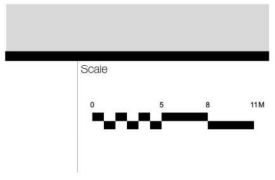


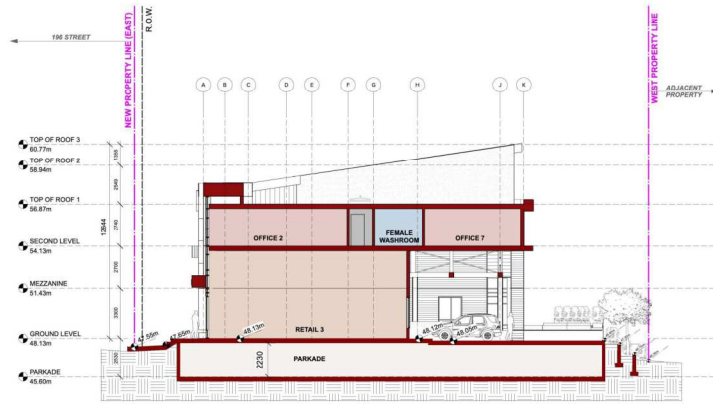
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Project
Proposed Retail & Office Development
 Owner
1242852 BC Ltd.
 Sheet Title
BUILDING SECTIONS

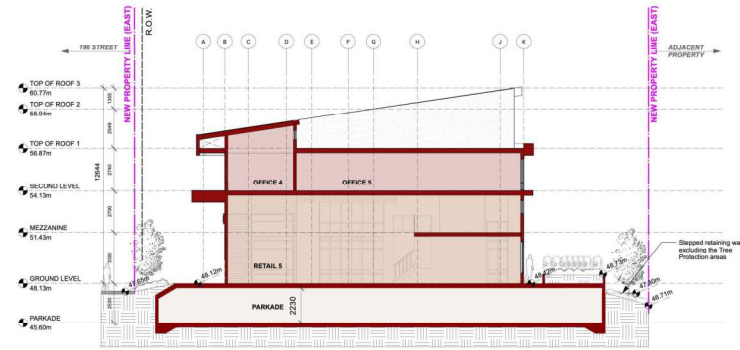
Total Sheets 28	Sheet No. A4.01	Contractors	Consultants
Drawn By BF	Checked By SD	AHJ City of Surrey	Documents Council Approval
Reviewed By RD	Status Council Approval		

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1 SECTION 3
Scale: 1:150



2 SECTION 4
Scale: 1:150



3 KEY PLAN
Scale: NTS



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Project
Proposed Retail & Office Development

Owner
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Sheet Title
BUILDING SECTIONS

Total Sheets
28

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A4.02

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1 VIEW OF CORNER PLAZA LOOKING NORTH WEST
Scale: NTS



2 VIEW OF BUILDING MAIN ENTRANCE FROM 196 ST.
Scale: NTS



3 VIEW OF ENTRY PLAZA FROM 196 ST LOOKING WEST
Scale: NTS



4 VIEW OF VEHICULAR ENTRY FROM 196 ST LOOKING SOUTH WEST
Scale: NTS



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Project
**Proposed Retail & Office
Development**

Owner
1242852 BC Ltd.

Sheet Title
RENDERS

Total Sheets
28

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A5.01

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Status
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Contractors

AHJ
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Consultants

Documents
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H	2023-10-25	ADP Submission
I	2024-02-20	DP Resubmission
K	2024-03-26	Council Approval

Scale



1 VIEW OF ENTRY PLAZA FROM 196 ST LOOKING NORTH WEST
Scale: NTS



2 VIEW OF REAR SIDE SURFACE PARKING LOOKING SOUTH EAST
Scale: NTS



3 VIEW OF SOUTH SIDE AMENITY AREA
Scale: NTS



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Project
**Proposed Retail & Office
Development**

Owner
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Sheet Title
RENDERS

Total Sheets
28

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A5.02

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Status
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Contractors

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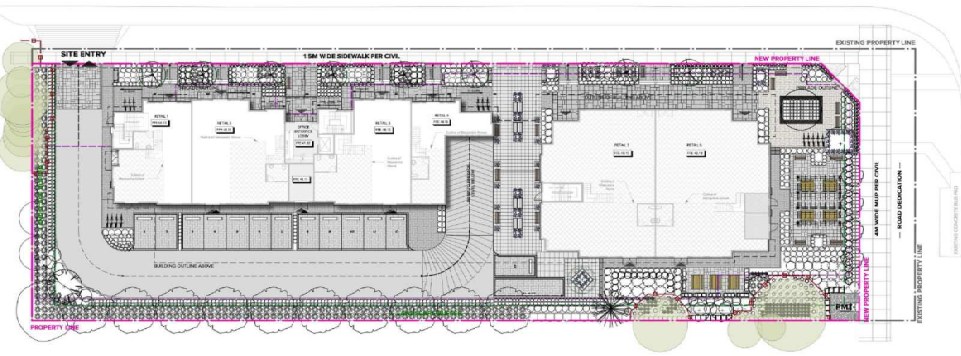
Documents
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K	2024-03-26	Council Approval

Scale

--- 196 ST. ---



1 Key Plan
Scale: 1:300



Hemerocallis 'Lemon Yellow'



Hibiscus Syriacus



Calliandra Bodinieri 'Profusion'



Veccinium Ovatum 'Thunderbird'



Polystichum Poylepharum



Rbes Sanguineum



Acer Rubrum



Acer palmatum Oshio-Beni



Pcea Glauca

--- 32 AVE. ---

DESIGN RATIONALE AND SUMMARY

This is a proposed Commercial & Retail development located on a prominent corridor along 32 Ave and 196 Street. It is a contemporary building with flanking green strips lining the retail units. The southern setback being quite wide, offers a reasonable width for planting of a couple of trees with ample soil volume within the proposed new property line and has plenty of seating opportunities for the public as well as users of the development. The trees of choice have been ornamental Acer Palmatum and 'Oshio Beni' to add colour and texture as the foreground elements to the rather well-crafted modern building. The hardscape has been conceptualized to be a blend of permeable pavers and hydrapressed slabs to differentiate pedestrian movement for building entries, dining areas and a central breezeway.

To the south of the property along 32 Ave, we have proposed an entry plaza with a couple of planters with a dash of ornamental shade planting under proposed small trees and a central island for a tree and plenty of seating and bike racks. The paving for this entry plaza is red permeable pavers to provide a contrast from the hardscape proposed throughout the site. The breezeway is finished with hydra pressed slab and is shaded by offices on the upper floor and has ample seating and planters with ornamental planting. On the Main floor level, the back entrance is treated with distinctive pattern of paving as compared to the path leading to parking stalls that is treated with natural colour permeable pavers outdoor dining area has been provided for the guests and staff separately. The East side of the site is treated with visually appealing breaks of planting and seating opportunities and bike racks, stepped planters. All areas have been designed to have maximum visibility and encourage elimination of any hidden or dark pockets for crime prevention.

The different areas of the site are clearly defined for their intended use. Moreover, sensitive use of native shrubs along with hedge for the privacy help the site to seamlessly blend with the neighborhood.

NOTE: SEE L03 FOR PAVING AND FURNISHING LEGEND

NOTE: SEE L04 & L05 FOR LIST OF TREES AND SHRUBS

GENERAL NOTES

- All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.
- Plant sizes in this list are specified according to the BC Landscape Standards latest edition. Container sizes are specified as per 'CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.
- All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape Standard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the C.L.S standards.
- Min. growing medium depths over prepared subgrade shall be:
Lawn areas 300mm
Ground Cover Areas 450mm
Shrub Areas 450mm
Tree Pits 300mm (around root balls)
- Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.
- On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood (including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.
- All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All plant material to be warranted for one year from date of substantial completion. All wood fences to be cedar, with one coat of clear penetrating preservative.

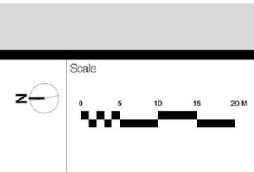


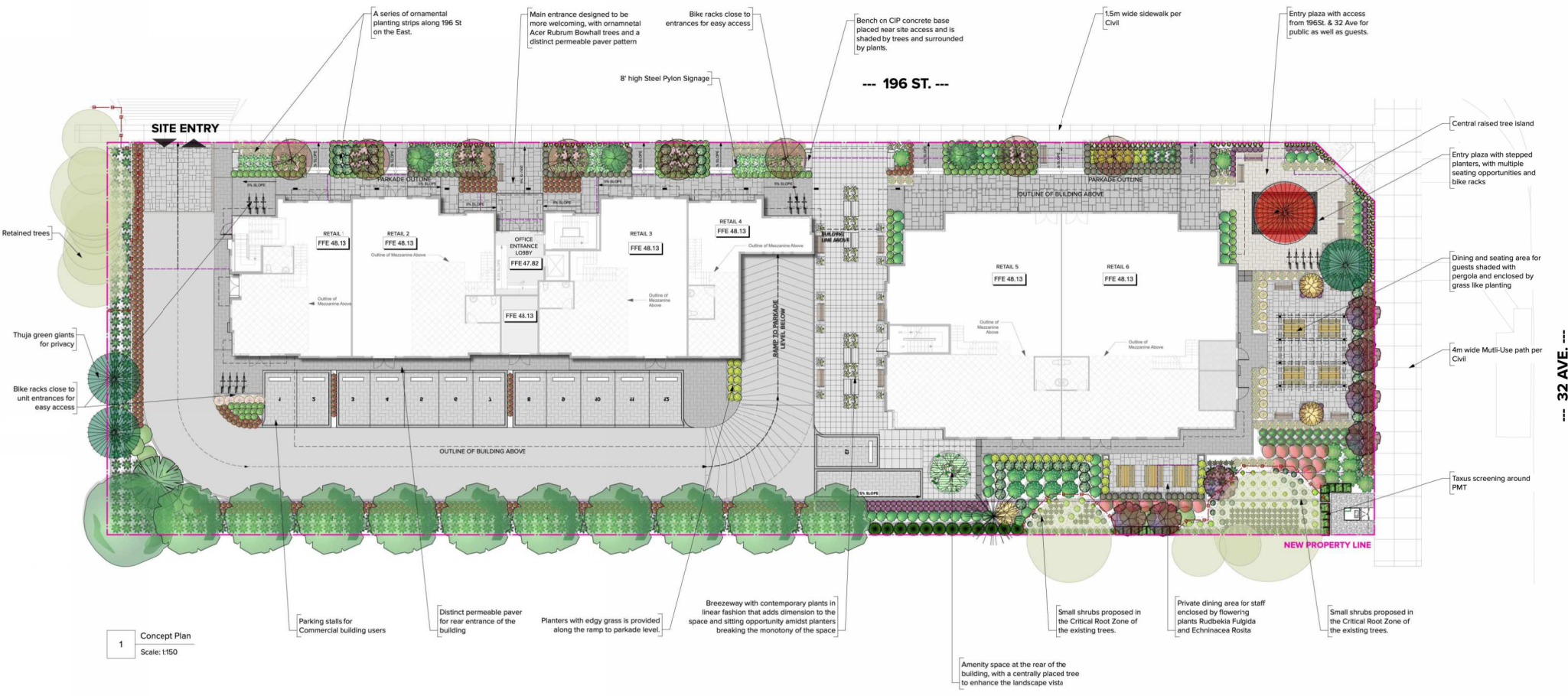
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Project
Proposed Commercial & Retail Development
Owner
1242852 BC Ltd.
Sheet Title
KEY PLAN

Total Sheets 7	Sheet No L01	Contractors	Consultants
Drawn By SS/BB	Checked By SD	AHJ City of Surrey	Documents Council Approval
Reviewed By RD	Status Council Approval		

No	Date	Issue Notes
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Project
Proposed Commercial & Retail Development

Owner
1242852 BC Ltd.

Sheet Title
CONCEPT PLAN

Total Sheets
7

Drawn By
SS/BB

Reviewed By
RD

Sheet No.
L02

Checked By
SD

Status
Council Approval

Contractors

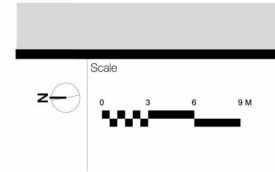
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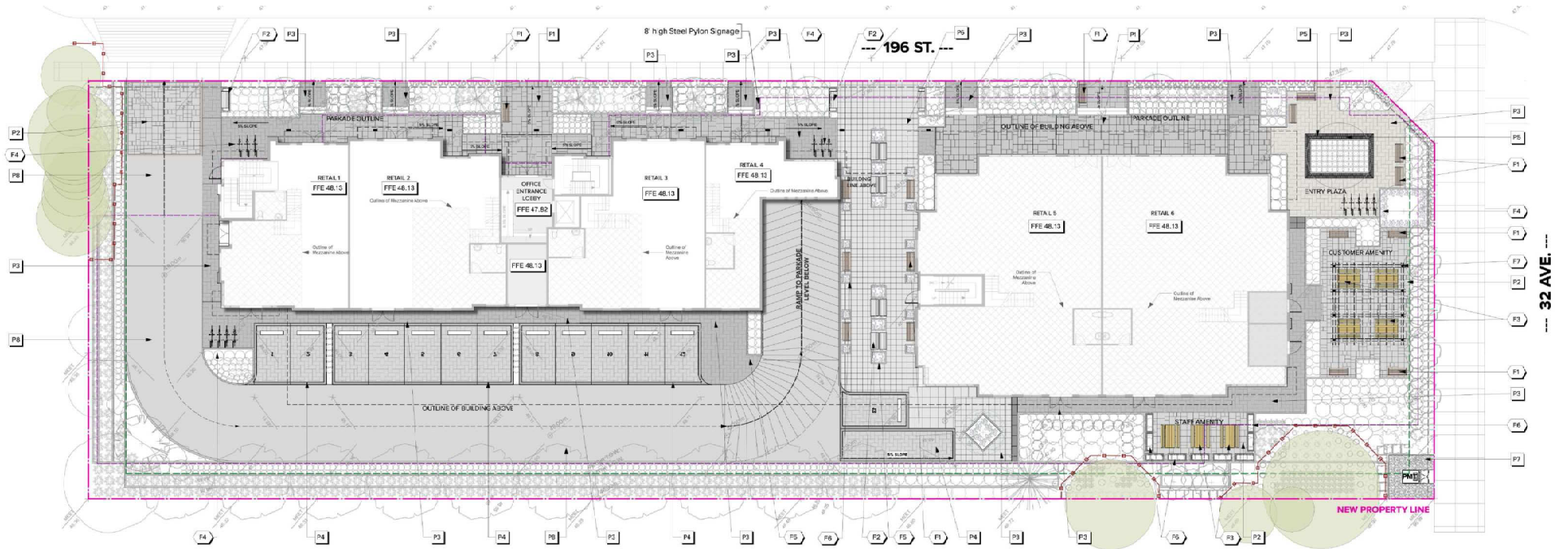
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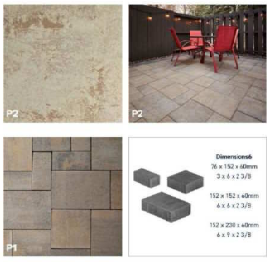


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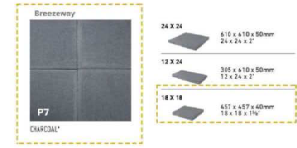
1 HARDSCAPE PLAN
Scale: 1:150



2 Belgard Dimensions pavers (P1 & P2)
Scale: NTS



3 Belgard Classic Standard Series (P5, P6)
Scale: NTS



4 Belgard Texada Hydra Pressed Slabs (P7)
Scale: NTS

Paver Legend

- P1 Belgard Dimensions pavers
Color: Victorian
See L03/2
- P2 Belgard Dimensions pavers
Color: Sepia
See L03/2
- P3 Belgard Classic Standard Series Paving
Color: Natural
See L03/3
- P4 Belgard Classic Standard Series Paving with border
Color: Shadow
Border Color: Charcoal
See 4/03
- P5 Belgard Classic Standard Series Paving
Color: Charcoal
See 4/03
- P6 Belgard Texada Hydra Pressed Slabs 18" X 18"
Color: Charcoal
See 5/03
- P7 Gravel
- P8 Asphalt

Furnishing Legend

- F1 Equipment Bench
See Detail 9/05
- F2 Bench on CIP concrete base
See Detail 2/05
- F3 Equipment Plan C Table
See Detail 3/05
- F4 Bite Rack
See Detail 4/05
- F5 CIP Sand Blested Concrete Planter
Natural Color
See Detail 5/05
- F6 Greenville Planters
See Detail 5/05
- F7 Pergola Above
See Detail 6/05



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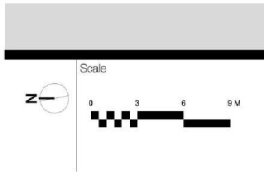
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Owner
1242852 BC Ltd.

Sheet Title
HARDSCAPE PLAN

Total Sheets 7	Sheet No L03	Contractors	Consultants
Drawn By SS/BB	Checked By SD	AHJ City of Surrey	Documents Council Approval
Reviewed By RD	Status Council Approval		

No	Date	Issue Notes
B	2023-01-16	Pre-Application
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H	2024-03-26	Council Approval



Equiparc



EP 1423-08 Bench with backrest

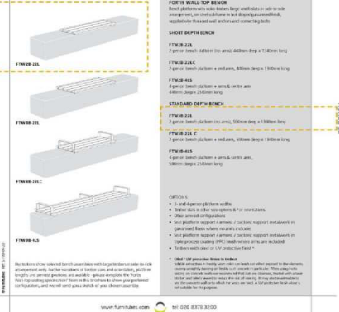
SPECIFICATIONS
 Material: Wood x 120mm x 40 x 11 (2x4) treated
 Color: Brown
 Finish: Powder coated
 Size: 1800mm (L) x 450mm (W) x 900mm (H)
 Weight: 45kg (100lb)
 Assembly: Professional

COMPOSING
 EP 1423-08: Bench with backrest
 EP 1423-09: Bench without backrest
 EP 1423-10: Picnic table
 EP 1423-11: Bike rack
 EP 1423-12: Planter

NOTES
 1. All dimensions are in millimeters unless otherwise specified.
 2. All materials must be treated with a preservative.
 3. All materials must be finished with a powder coat.

1 EQUIPARC BENCH (F1)
Scale: NTS

FORTIS WALL-TOP SEATING TABLE



2 BENCH ON CONCRETE (F2)
Scale: NTS

Equiparc



EP 200K Picnic table

SPECIFICATIONS
 Material: Wood x 120mm x 40 x 11 (2x4) treated
 Color: Brown
 Finish: Powder coated
 Size: 1800mm (L) x 600mm (W) x 750mm (H)
 Weight: 60kg (130lb)
 Assembly: Professional

COMPOSING
 EP 200K: Picnic table
 EP 1423-08: Bench with backrest
 EP 1423-09: Bench without backrest
 EP 1423-10: Picnic table
 EP 1423-11: Bike rack
 EP 1423-12: Planter

3 EQUIPARC PICNIC TABLE (F3)
Scale: NTS

INTRODUCING THE ICONIC BIKE RACK



THE PERFECT BALANCE OF CLASSIC STYLE AND MODERN DESIGN

FEATURES & BENEFITS

- Sturdy & Durable: Made from premium quality materials.
- Easy to Assemble: No tools required.
- Space Saving: Compact design for small spaces.
- Weather Resistant: Powder coated finish for long-lasting protection.
- Modern Aesthetic: Sleek design that complements any outdoor space.

INSTALLATION

- Clear the area around the rack.
- Place the rack on a flat, stable surface.
- Adjust the height and angle as needed.

4 BIKE RACK DETAILS (F4)
Scale: NTS

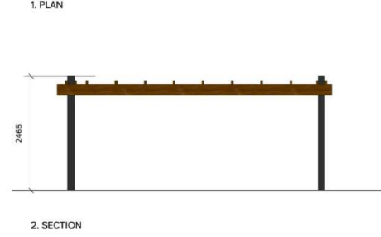
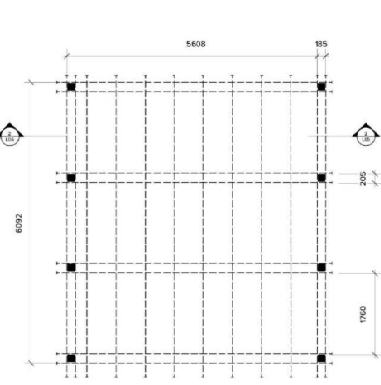
Granada

7015036
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 L: 914mm | W: 610mm | H: 610mm

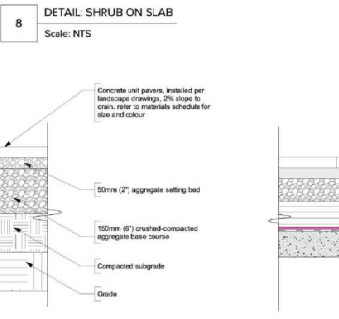
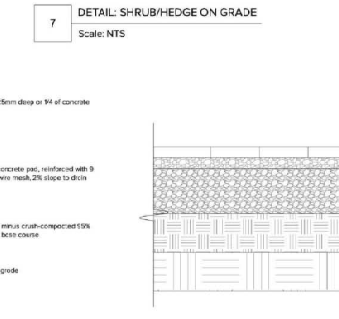
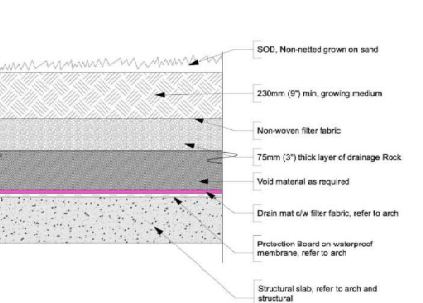
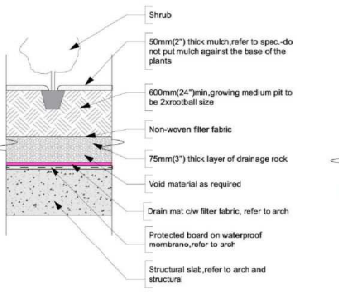
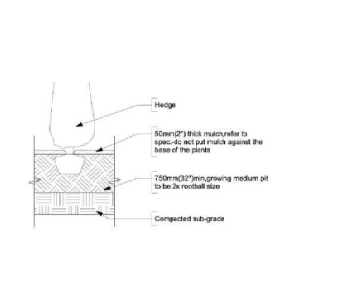
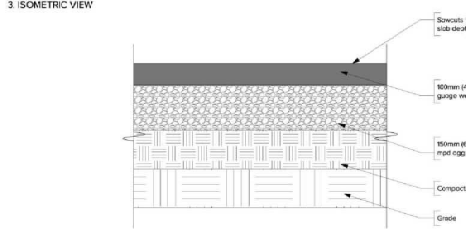
7015048
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 L: 1219mm | W: 610mm | H: 610mm



5 GREENVILLE PLANTER (COLOR: SATIN BEIGE) - ROOFTOP (F5)
Scale: NTS



6 PERGOLA (F7)
Scale: 1:50



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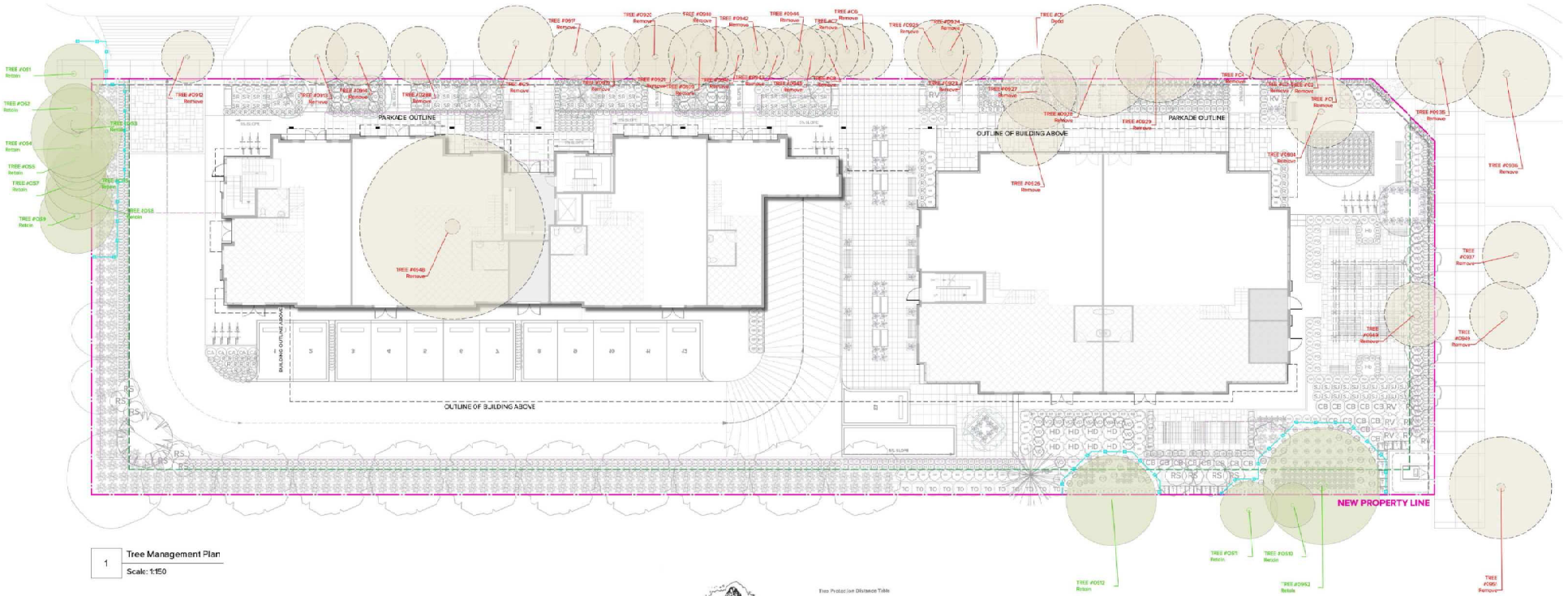
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Project: **Proposed Commercial & Retail Development**
 Owner: **1242852 BC Ltd.**
 Sheet: **DETAILS**

Total Sheets: 7	Sheet No: L05	Contractors:	Consultants:
Drawn By: SS/BB	Checked By: SD	AHJ: City of Surrey	Documents: Council Approval
Reviewed By: RD	Status: Council Approval		

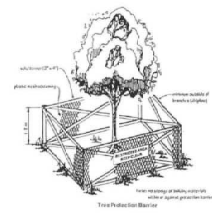
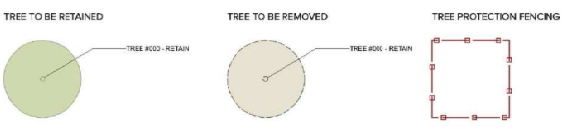
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D	2023-05-16	DP Resubmission
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G	2024-02-20	DP Resubmission
H	2024-03-26	Council Approval

Scale



1 Tree Management Plan
Scale: 1:150

TREE MANAGEMENT LEGEND



Tree Protection Distance Table

Stem Diameter (mm)	Minimum Protection (mm)
25	12
25	15
30	18
30	21
40	24
40	27
50	30
50	33
60	36
60	39
75	45
80	48
100	60

2 CITY OF SURREY TREE PROTECTION BARRIER DETAIL
Scale: NTS

Proposed Shrubs in Tree Protection Zone

ID	Quantity	Latin Name	Common Name	Scheduled Size
VG-1	25	<i>Vaccinium ovatum</i>	Thunderbird Evergreen Huckleberry	#1 pot
P	76	<i>Polystichum polyblepharum</i>	Tessel Fern	#1 pot
CT1	13	<i>Choisya ternata</i>	Aztec Pear/ Mock Orange	#1 pot
SR1	21	<i>Sambucus racemosa</i>	Lemzy Lace/ Elderberry	#1 pot
T	37	<i>Taxus sp.</i>	Yew hedge variety	#1 pot



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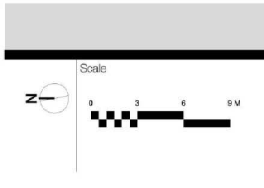
Project
Proposed Commercial & Retail Development

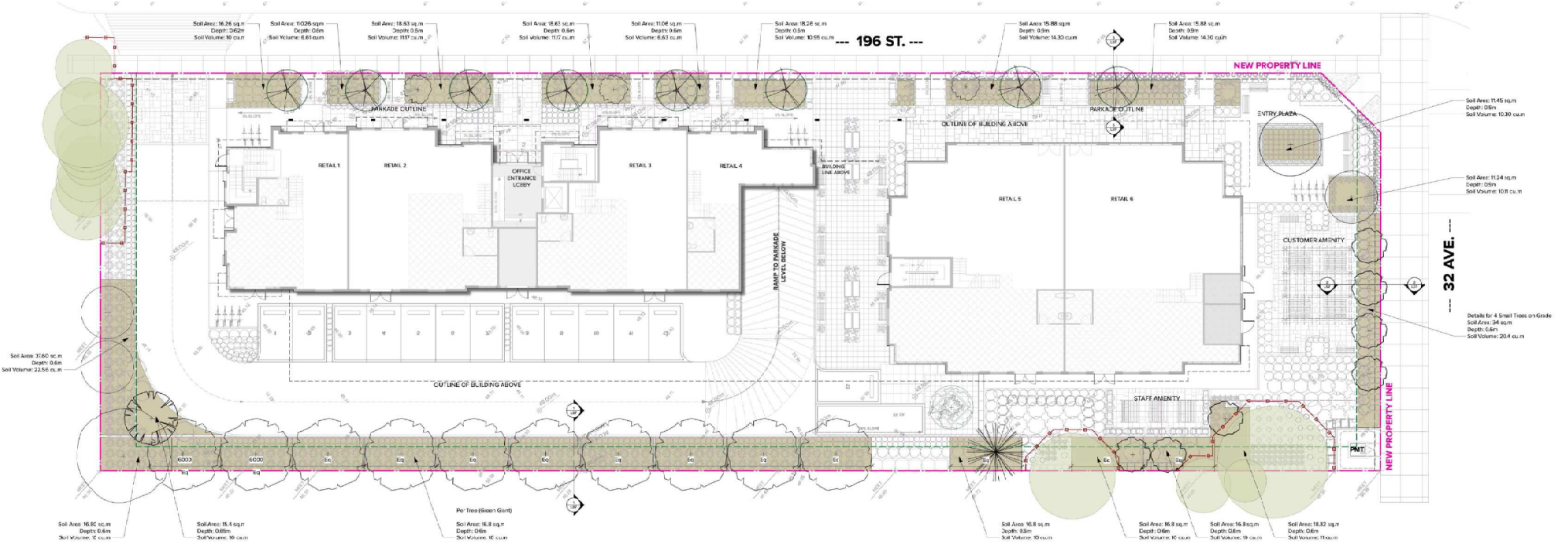
Owner
1242852 BC Ltd.

Sheet Title
TREE MANAGEMENT PLAN

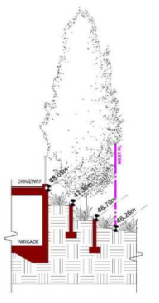
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Reviewed By RD	Status Council Approval		

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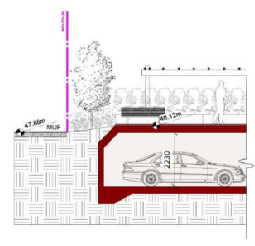




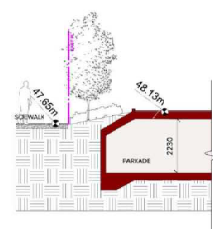
1 Soil Volume Calculation
Scale: 1:150



2 Planter Section 1 (West)
Scale: 1:96



5 Planter Section 2 (South)
Scale: 1:96



4 Planter Section 3 (East)
Scale: 1:96



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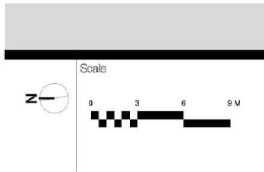
Project
Proposed Commercial & Retail Development

Owner
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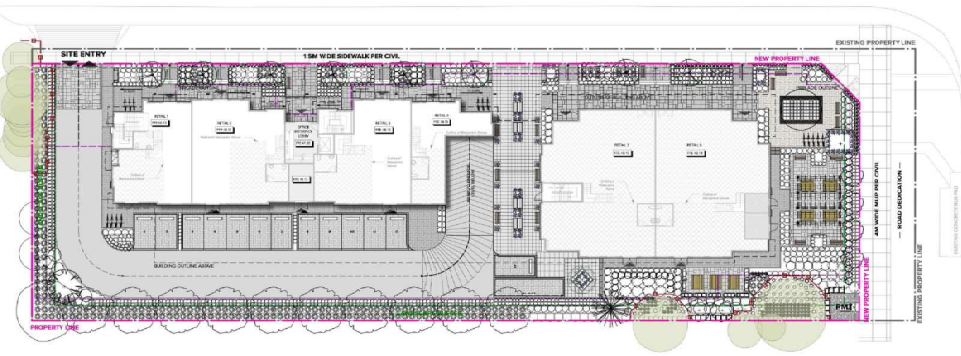
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SOIL VOLUME CALCULATION

Total Sheets 7	Sheet No L07	Contractors	Consultants
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--- 196 ST. ---



1 Key Plan
Scale: 1:300

--- 32 AVE. ---



Hemerocallis 'Lemon Yellow'



Hibiscus Syriacus



Callierpa Bodieri 'Profusion'



Veccinium Ovatum 'Thunderbird'



Polystichum Poyblepharum



Rbes Sanguineum



Acer Rubrum



Acer palmatum Oshio-Beni



Pcea Glauca

NOTE: SEE L03 FOR PAVING AND FURNISHING LEGEND

NOTE: SEE L04 & L05 FOR LIST OF TREES AND SHRUBS

DESIGN RATIONALE AND SUMMARY

This is a proposed Commercial & Retail development located on a prominent corridor along 32 Ave and 196 Street. It is a contemporary building with flanking green strips lining the retail units. The southern setback being quite wide, offers a reasonable width for planting of a couple of trees with ample soil volume within the proposed new property line and has plenty of seating opportunities for the public as well as users of the development. The trees of choice have been ornamental Acer Palmatum and 'Oshio Beni' to add colour and texture as the foreground elements to the rather well-crafted modern building. The hardscape has been conceptualized to be a blend of permeable pavers and hydrapressed slabs to differentiate pedestrian movement for building entries, dining areas and a central breezeway.

To the south of the property along 32 Ave, we have proposed an entry plaza with a couple of planters with a dash of ornamental shade planting under proposed small trees and a central island for a tree and plenty of seating and bike racks. The paving for this entry plaza is red permeable pavers to provide a contrast from the hardscape proposed throughout the site. The breezeway is finished with hydra pressed slab and is shaded by offices on the upper floor and has ample seating and planters with ornamental planting. On the Main floor level, the back entrance is treated with distinctive pattern of paving as compared to the path leading to parking stalls that is treated with natural colour permeable pavers outdoor dining area has been provided for the guests and staff separately. The East side of the site is treated with visually appealing breaks of planting and seating opportunities and bike racks, stepped planters. All areas have been designed to have maximum visibility and encourage elimination of any hidden or dark pockets for crime prevention.

The different areas of the site are clearly defined for their intended use. Moreover, sensitive use of native shrubs along with hedge for the privacy help the site to seamlessly blend with the neighborhood.

GENERAL NOTES

- All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.
- Plant sizes in this list are specified according to the BC Landscape Standards latest edition. Container sizes are specified as per 'CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.
- All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape Standard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the C.L.S standards.
- Min. growing medium depths over prepared subgrade shall be:
Lawn areas 300mm
Ground Cover Areas 450mm
Shrub Areas 450mm
Tree Pits 300mm (around root balls)
- Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.
- On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood (including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.
- All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All plant material to be warranted for one year from date of substantial completion. All wood fences to be cedar, with one coat of clear penetrating preservative.

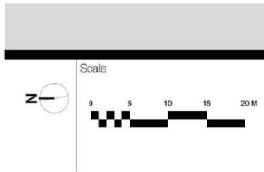


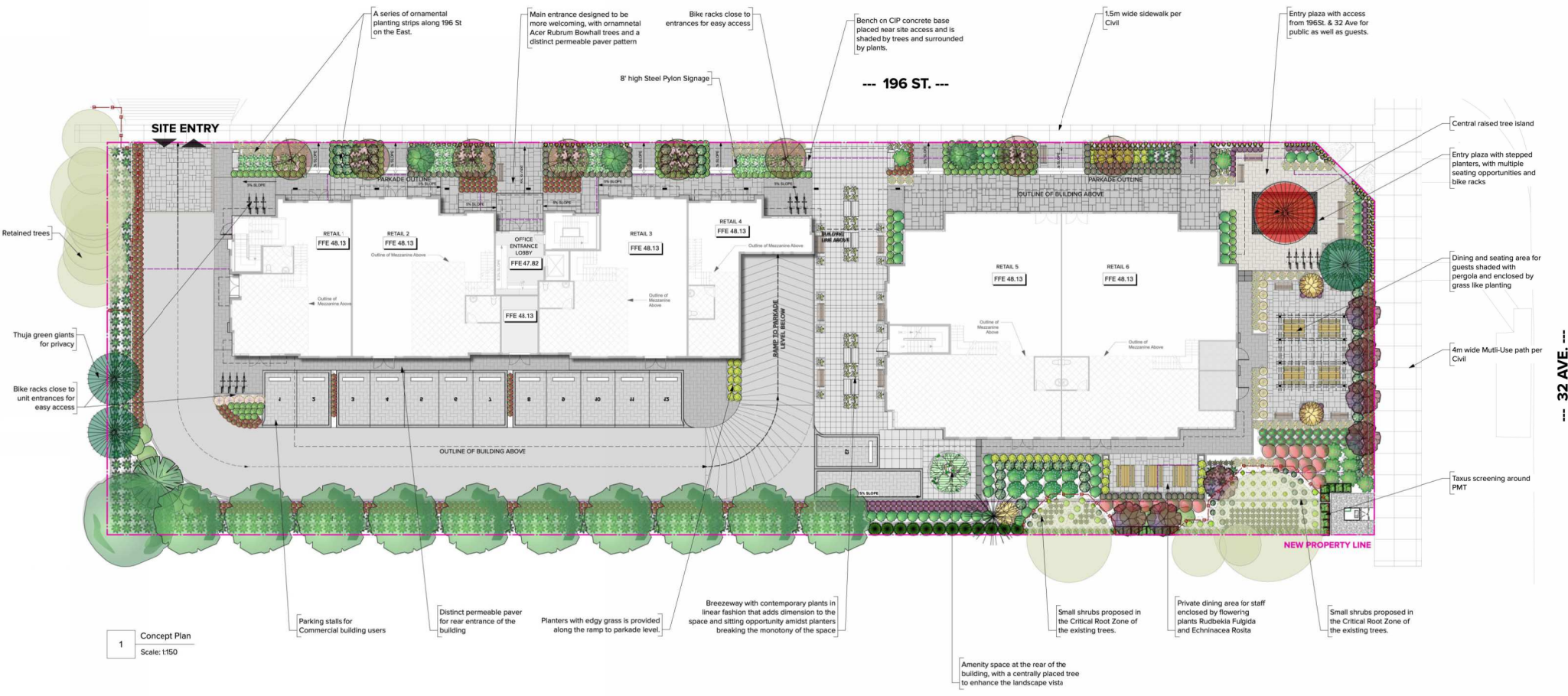
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Project
Proposed Commercial & Retail Development
Owner
1242852 BC Ltd.
Sheet Title
KEY PLAN

Total Sheets 7	Sheet No L01	Contractors	Consultants
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Project
Proposed Commercial & Retail Development

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Sheet Title
CONCEPT PLAN

Total Sheets
7

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RD

Sheet No.
L02

Checked By
SD

Status
Council Approval

Contractors

AHJ
City of Surrey

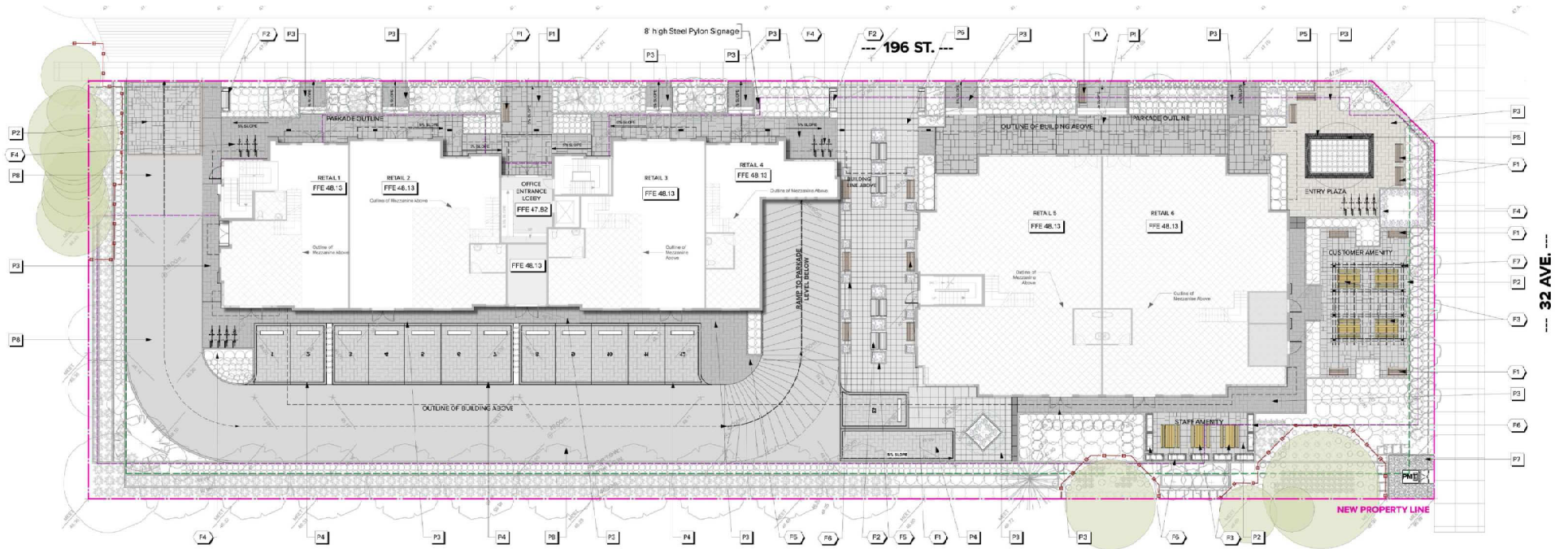
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Documents
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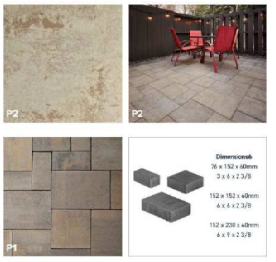


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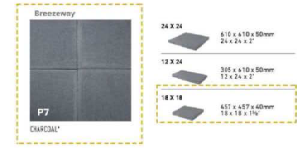
1 HARDSCAPE PLAN
Scale: 1/160



2 Belgard Dimensions pavers (P1 & P2)
Scale: NTS



3 Belgard Classic Standard Series (P3, P4, P5, P6)
Scale: NTS



4 Belgard Texada Hydra Pressed Slabs (P7)
Scale: NTS

Paver Legend

- P1 Belgard Dimensions pavers
Color: Victorian
See L03/2
- P2 Belgard Dimensions pavers
Color: Sepia
See L03/2
- P3 Belgard Classic Standard Series Paving
Color: Natural
See L03/3
- P4 Belgard Classic Standard Series Paving with border
Color: Shadow
Border Color: Charcoal
See 4/03
- P5 Belgard Classic Standard Series Paving
Color: Charcoal
See 4/03
- P6 Belgard Texada Hydra Pressed Slabs 18" X 18"
Color: Charcoal
See 5/03
- P7 Gravel
- P8 Asphalt

Furnishing Legend

- F1 Equipment Bench
See Detail 9/05
- F2 Bench on CIP concrete base
See Detail 2/05
- F3 Equipment Plan C Table
See Detail 3/05
- F4 Bite Rack
See Detail 4/05
- F5 CIP Sand Blested Concrete Planter
Natural Color
See Detail 5/05
- F6 Greenville Planters
See Detail 5/05
- F7 Pergola Above
See Detail 6/05



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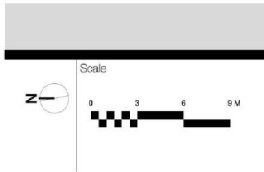
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Equiparc



EP 1423-08 Bench with backrest

SPECIFICATIONS
 Material: Beech x 125mm x 40 x 11 (120mm)
 Color: Brown
 Dimensions: 1850mm (L) x 427mm (W) x 730mm (H)
 Seats: 4 (1200mm x 427mm)
 Backrest: 1200mm x 427mm x 100mm (H)
 Finish: Melamine laminated

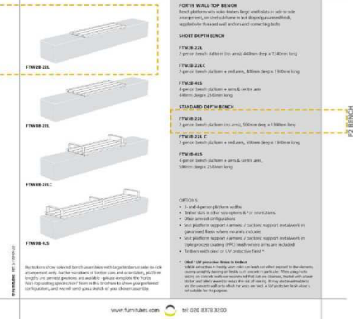
COMPOSING
 EP1: 1200mm x 427mm x 100mm (H) Beech
 EP2: 427mm x 1200mm x 100mm (H) Beech
 EP3: 427mm x 427mm x 100mm (H) Beech
 EP4: 427mm x 427mm x 100mm (H) Beech

OPTIONS
 A: (1) 1200mm x 427mm x 100mm (H) Melamine laminated
 B: (1) 1200mm x 427mm x 100mm (H) Melamine laminated

Scale: 1:50 (NTS)

1 EQUIPARC BENCH (F1)
Scale: NTS

FORTIS WALL-TOP SEATING TABLE



2 BENCH ON CONCRETE (F2)
Scale: NTS

Equiparc



EP 200K Picnic table

SPECIFICATIONS
 Material: Beech x 125mm x 40 x 11 (120mm)
 Color: Brown
 Dimensions: 1800mm (L) x 600mm (W) x 730mm (H)
 Seats: 4 (1200mm x 427mm)
 Finish: Melamine laminated

COMPOSING
 EP1: 1200mm x 427mm x 100mm (H) Beech
 EP2: 427mm x 1200mm x 100mm (H) Beech
 EP3: 427mm x 427mm x 100mm (H) Beech
 EP4: 427mm x 427mm x 100mm (H) Beech

OPTIONS
 A: (1) 1200mm x 427mm x 100mm (H) Melamine laminated
 B: (1) 1200mm x 427mm x 100mm (H) Melamine laminated

Scale: 1:50 (NTS)

3 EQUIPARC PICNIC TABLE (F3)
Scale: NTS

INTRODUCING THE ICONIC BIKE RACK



THE PERFECT BALANCE OF CLASSIC STYLE AND MODERN DESIGN

FEATURES & BENEFITS

- Sturdy and durable
- Easy to install and use
- Available in various colors
- Compatible with most bike models
- Weather-resistant finish

INSTALLATION

- Clear the area
- Mark the location
- Drill the holes
- Attach the rack

Scale: 1:50 (NTS)

4 BIKE RACK DETAILS (F4)
Scale: NTS

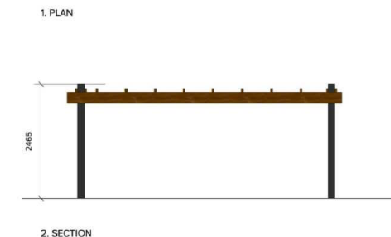
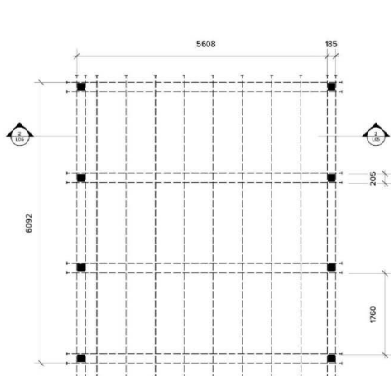
Granada

7015036
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 L: 914mm | W: 610mm | H: 610mm

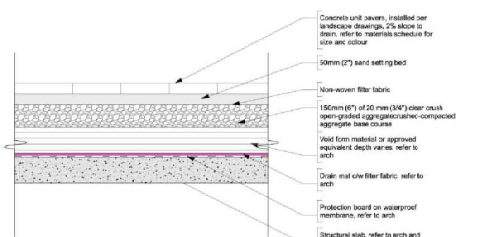
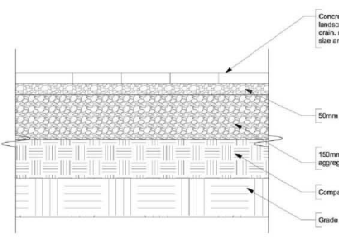
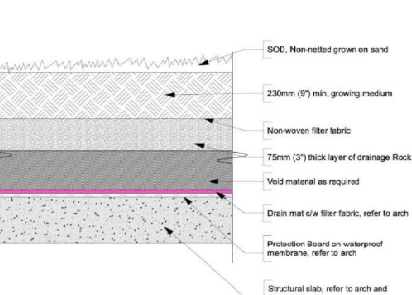
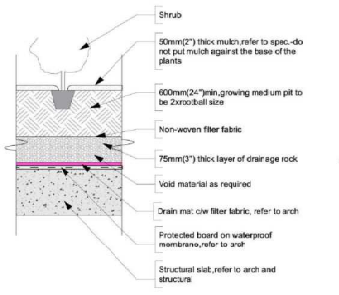
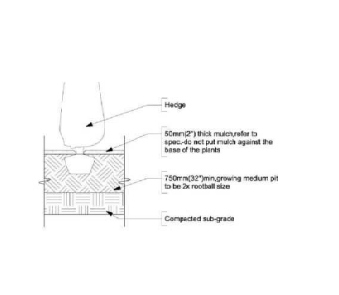
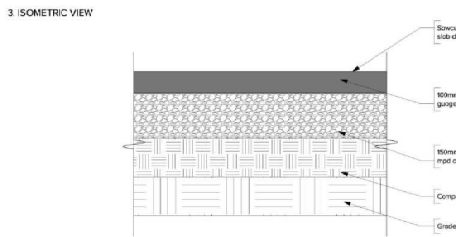
7015048
 L: 48" | W: 24" | H: 24"
 L: 1219mm | W: 610mm | H: 610mm



5 GREENVILLE PLANTER (COLOR: SATIN BEIGE) - ROOFTOP (F5)
Scale: NTS



6 PERGOLA (F7)
Scale: 1:50



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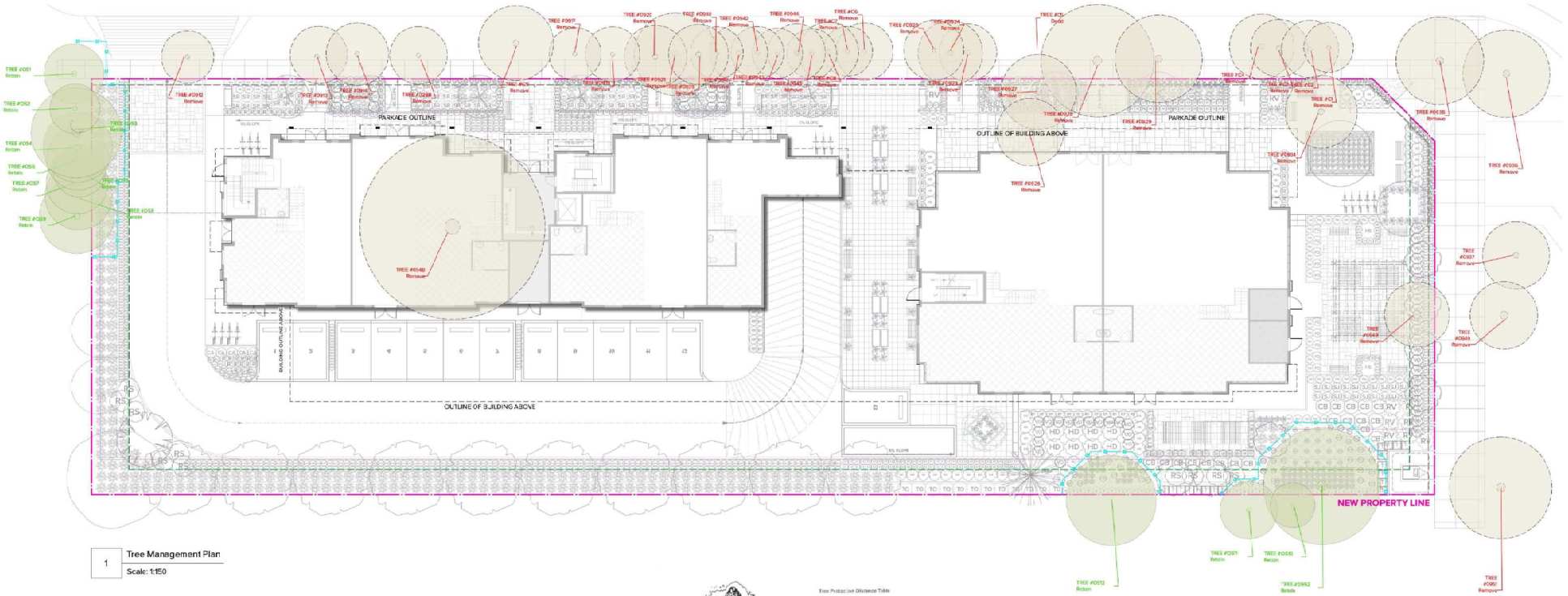
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Project: **Proposed Commercial & Retail Development**
 Owner: **1242852 BC Ltd.**
 Sheet: **DETAILS**

Total Sheets: 7	Sheet No: L05	Contractors:	Consultants:
Drawn By: SS/BB	Checked By: SD	AHJ: City of Surrey	Documents: Council Approval
Reviewed By: RD	Status: Council Approval		

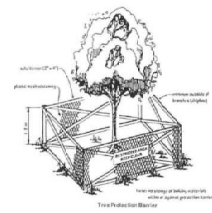
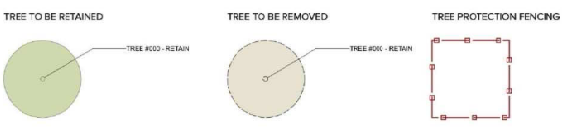
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C	2023-02-28	DP Resubmission
D	2023-05-16	DP Resubmission
E	2023-08-25	DP Resubmission
F	2023-10-18	ADP Resubmission
G	2024-02-20	DP Resubmission
H	2024-03-26	Council Approval





1 Tree Management Plan
Scale: 1:150

TREE MANAGEMENT LEGEND



Tree Protection Distance Table

Stem Diameter (mm)	Minimum Protection Height (mm)	Minimum Protection Width (mm)
25	12	15
30	15	20
35	18	25
40	21	30
45	24	35
50	27	40
55	30	45
60	33	50
65	36	55
70	39	60
75	42	65
80	45	70
85	48	75
90	51	80
95	54	85
100	57	90

2 CITY OF SURREY TREE PROTECTION BARRIER DETAIL
Scale: NTS

Proposed Shrubs in Tree Protection Zone

ID	Quantity	Latin Name	Common Name	Scheduled Size
VG-1	25	<i>Vaccinium ovatum</i>	Thunderbird Evergreen Huckleberry	#1 pot
P	76	<i>Polystichum polyblepharum</i>	Tessel Fern	#1 pot
CT1	13	<i>Choisya ternata</i>	Aztec Pearl Mock Orange	#1 pot
SR1	21	<i>Sambucus racemosa</i>	Lemzy Lace Elicberry	#1 pot
T	37	<i>Taxus sp</i>	Yew hedge variety	#1 pot



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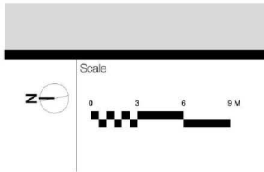
Project
Proposed Commercial & Retail Development

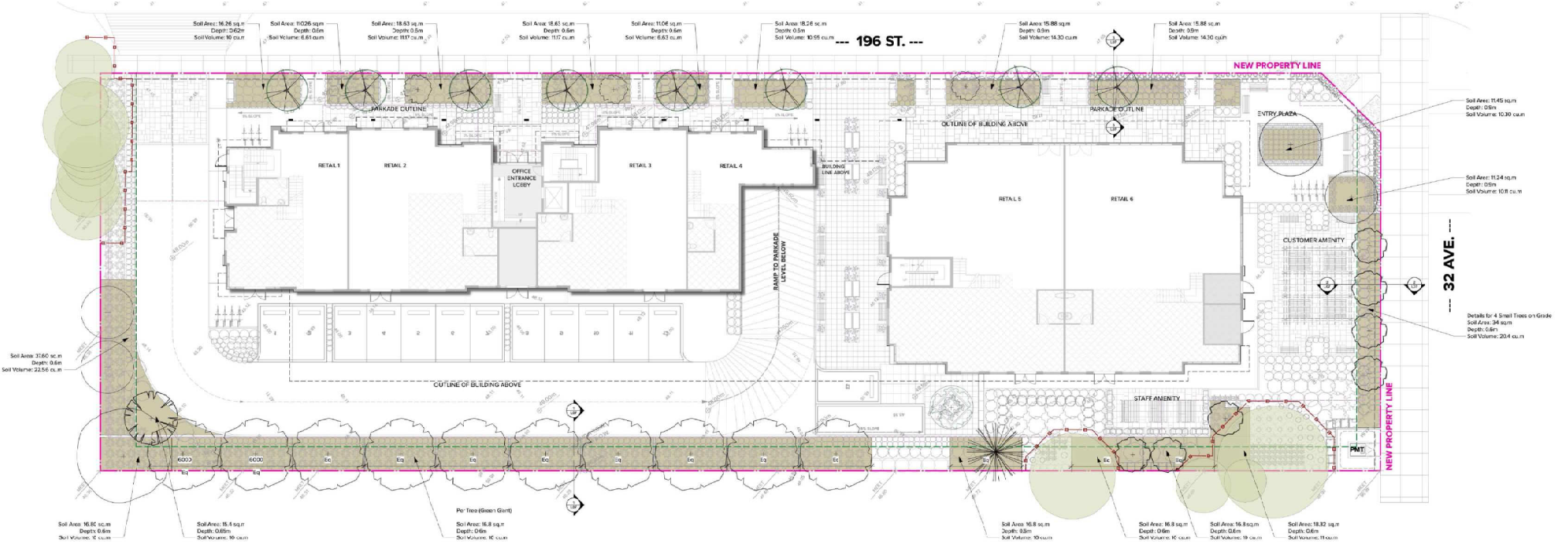
Owner
1242852 BC Ltd.

Sheet Title
TREE MANAGEMENT PLAN

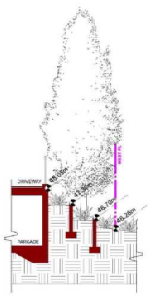
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Reviewed By RD	Status Council Approval		

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C	2023-02-28	DP Resubmission
D	2023-05-16	DP Resubmission
E	2023-08-25	DP Resubmission
F	2023-10-18	ADP Resubmission
G	2024-02-20	DP Resubmission
H	2024-03-26	Council Approval

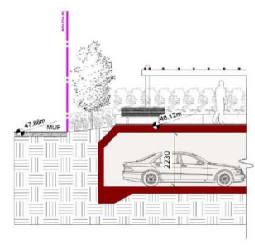




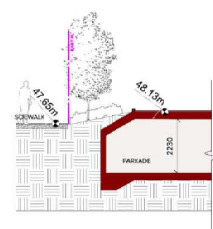
1 Soil Volume Calculation
Scale: 1:150



2 Planter Section 1 (West)
Scale: 1:96



5 Planter Section 2 (South)
Scale: 1:96



4 Planter Section 3 (East)
Scale: 1:96



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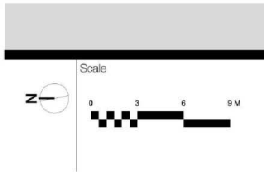
Project
Proposed Commercial & Retail Development

Owner
1242852 BC Ltd.

Sheet Title
SOIL VOLUME CALCULATION

Total Sheets 7	Sheet No L07	Contractors	Consultants
Drawn By SS/BB	Checked By SD	AHJ City of Surrey	Documents Council Approval
Reviewed By RD	Status Council Approval		

No	Date	Issue Notes
B	2023-01-16	Pre-Application
C	2023-02-28	DP Resubmission
D	2023-05-16	DP Resubmission
E	2023-08-25	DP Resubmission
F	2023-10-18	ADP Submission
G	2024-02-20	DP Resubmission
H	2024-03-26	Council Approval



INTER-OFFICE MEMO

**TO: Director, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: Development Process Manager, Engineering Department

DATE: March 27, 2024 **PROJECT FILE: 7820-0040-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 19585 32 Ave**

REZONE

Property and Right-of-Way Requirements

- Dedicate 4.942 m towards 32 Avenue.
- Dedicate 1.942 m towards 196 Street.
- Dedicate 5.0 m x 5.0 m corner cut at 196 Street and 32 Avenue.
- Register 0.50 m statutory right-of-way along all road frontages.

Works and Services

- Construct multi-use pathway along the north side of 32 Avenue.
- Construct the west side of 196 Street.
- Construct water mains along 32 Avenue and 196 Street.
- Construct storm mains necessary to service the development and road runoff.
- Construct sanitary main along 32 Avenue.
- Provide cash-in-lieu to construct sanitary main along 196 Street.
- Complete sanitary and storm catchment analysis and resolve downstream constraints.
- Construct storm, sanitary and water service connections to service the development.
- Provide on-site stormwater mitigation and water quality features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no engineering requirements relative to the issuance of the Development Permit.



Daniel Sohn, P.Eng.
Development Process Manager
BD

NOTE: Detailed Land Development Engineering Review available on file

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 19585 32 Ave, Surrey, B.C., V3S 0L5

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	42
Protected Trees to be Removed	41
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	1
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 41 X two (2) = 82	82
Replacement Trees Proposed	0
Replacement Trees in Deficit	82
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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

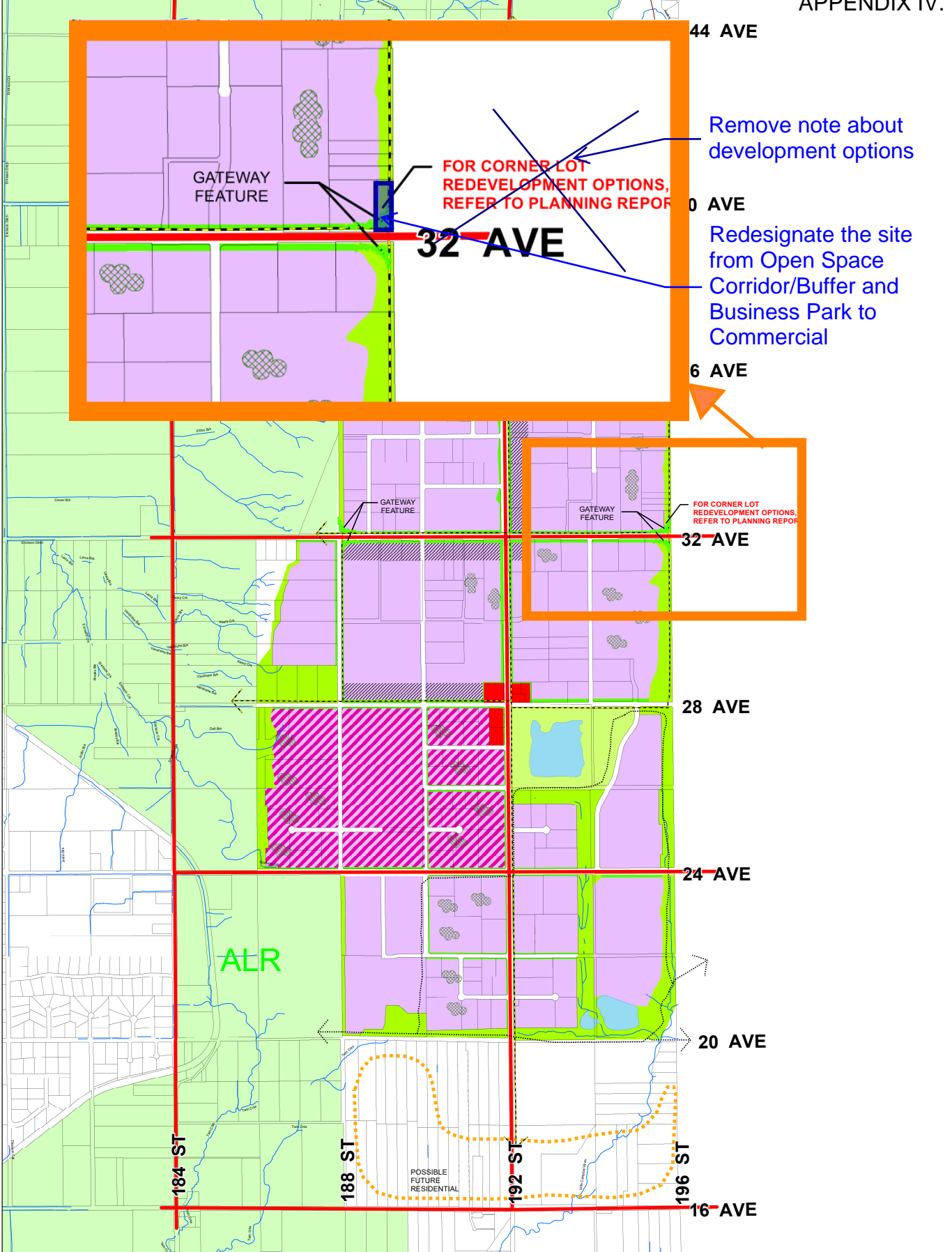
Summary, report and plan prepared and submitted by:

Francis Klimo

May 10, 2023

(Signature of Arborist)

Date



Remove note about development options

FOR CORNER LOT REDEVELOPMENT OPTIONS, REFER TO PLANNING REPORT

Redesignate the site from Open Space Corridor/Buffer and Business Park to Commercial

6 AVE

FOR CORNER LOT REDEVELOPMENT OPTIONS, REFER TO PLANNING REPORT

32 AVE

28 AVE

24 AVE

20 AVE

16 AVE

184 ST

188 ST

192 ST

196 ST

GATEWAY FEATURE

GATEWAY FEATURE

GATEWAY FEATURE

ALR

POSSIBLE FUTURE RESIDENTIAL

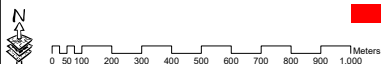
CAMPBELL HEIGHTS LAND USE PLAN
City of Surrey Planning & Development Department

Legend

- Campbell Heights Local Area Plan
- Business Park (Office)
- Business Park
- Technology Park or Business Park
- Business Park or Live/Work in Cluster Housing Form
- Commercial

- Campbell Heights Local Area Plan, City Park
- Open Space Corridors/Buffers
- Landscaping Strips
- Stormwater Management Facilities
- Creeks and Rivers

- ALR Boundary
- Tree Preservation Opportunities
- Multi-Use Trail (Walking, Cycling and Horseback Riding)
- Walking and Cycling Pathways
- Arterial Roads



Approved by Council, December 11, 2000
Amended 13 March 2024

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ADP Minutes - 09 Nov 2023

3. 5:25 p.m.

File No.: 20-0040

New or Resubmit: New

Last Submission Date: N/A

Description: Rezoning from A-1 to CD based on C-5, with height of 11.3m, east 4.0m, FAR at 0.87, and a Development Permit to allow for the construction of 3,092 sq. m. of commercial space.

Address: 19585 32 Avenue

Developer: Nirvair Bagri

Architect: Ruchir Dhall, Architecture Panel Inc

Landscape Architect: Ruchir Dhall, Architecture Panel Inc

Planner: Luci Moraes

Urban Design Planner: Vanessa Goldgrub

The Urban Design Planner reviewed the area context and advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Amies

Seconded by N. Couttie

That the Advisory Design Panel (ADP) is in CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

Opposed by N. Funk

Key Points

- Consider additional design development on east elevation to respond better to residential lots to the east.

API: Material and interface design changes undertaken significantly. Choice of the highlight materials amended to have warmer colour and feel to closely mimic the residential quality on the East elevation to contextually sit appropriately with the residential development to the EAST. (See Sheet A3.01)

- Consider more pedestrian-scaled entries to lobbies.

API: An intimate treatment is proposed by introducing a canopy with warmer Glulam members to the Main entrance. This has been also carefully constructed to impart a more appropriately scaled entrance to an otherwise grander entry feature. (See Sheet A3.01, A5.01)

- Consider simplification of massing for cohesiveness of all elevations.

API: The geometry of the canopies have been significantly simplified to move away from the 'L' shaped format and simplify the expression. (See Sheet A3.01, A5.01)

- Further review planting under canopy for irrigation requirements.

API: Significantly reduced planting under canopy which has been substituted with other programming like the benches. The reduced planting elements are designed to make irrigation requirements remarkably low. (See Sheet A1.04, L04)

Site

- No specific issues were identified.

Form and Character

- Consider including more sun shading or protection on the west façade to avoid overheating office spaces and to increase energy consumption.

API: We consulted the Mechanical and the energy consultants and were advised of the high performance envelope and reduced fenestrations for a good performance. The building as proposed is said to be conforming appropriately to the requisite Step code requirements and therefore doesn't need additional shading on the West.

- Consider a design development to pick up some residential cues without attempting to be “residential”; perhaps through the arrangement of the “frames”, the pattern of window mullions, or the use of some residential materials such as wood longboard instead of coloured longboard.

API: As described previously, the Building Expression is revised to appear more residential, intimate and warmer. Some of the design moves are a) coloured longboard replaced with wood longboard. b) Geometry of the canopy expression simplified to be more contextually relevant in the residential setting. (See Sheet A3.01, A5.01)

- Suggest simplification of massing and window treatment for more cohesiveness on the elevations and between the two buildings.

API: See description of the simplification mentioned above. We feel that the multi-tenant use of the Northern block and the relatively reduced numbers of users in the Southern block paired with its corner expression now justifies the retooled expression. (See Sheet A3.01, A5.01)

- Consider potential exiting/travel distance issue with underground parkade stalls at the far south-west as this may alter the form and character of the building if an additional exit staircase is required.

API: An exit pathway created between the parking spots to provide permissible travel distance from the South-West stall. Parkade area increased. (See Sheet A2.01)

- Consider adding or improving canopy coverage at entrances doors for improved weather protection.

API: Achieved by adding additional canopy to make the entrance interface more intimate and well-scaled. (See Sheet A3.01)

- Consider revising main entrance and canopy.

API: A canopy is added to the main entrance. See above. (See Sheet A3.01, A5.01)

- Consider developing a more similar language between the building volumes.

API: As described above, the similarity of the buildings appears to be as close as functionally possible with its tenant user numbers and their respective scale and contextual appropriateness. (See Sheet A3.01, A5.01)

Landscape

- Great overall tree retention
- Consider tree species selection together with tenant signage plan so commercial frontages are not obscured.

API: Columnar trees - Acer Rubrum Bowhall and Fagus Sylvatica Dawyck Purple are proposed along the frontage for better visibility. (See Sheet L04, A5.01)

- Reconsider the placement of new plant materials and root zones of existing trees.

API: Small shrubs (Pot #1) are proposed in the Tree Root Protection Zone. (See Sheet L04)

CPTED

- No specific issues were identified.

Sustainability

- Appreciate that energy modelling to future climate data (2050 – 2080) has been included to anticipate shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.

API: Yes, the energy modeler has assured including future climate files to the model to anticipate the shock data as requested.

- Consider establishing specific targets for project performance goals which exceed BC Step Code minimums for aspects like insulation values and/or air tightness.

API: As advised earlier, the step code requirements are on track to be fulfilled as agreed by the owners.

- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.

API: We investigated the possibility to include the fly ash in the structural concrete and had meetings with experts on the matter. It was discovered that the source of such additives are located rather far from our geographical region and the logistics do not lend very favourably to have them in a project of this scale and size.

- Appreciate inclusion of rainwater harvesting for re-use as irrigation or amenity onsite.

API: The hydro-geological profile of this site as reviewed with the consultants and the CoS are rather shallow (the water table). This could cause the absorption and drainage rather challenging. However, the owners have conveyed that should the geological conditions allow, they will stave towards rain-water harvesting among the

possible options come the building permit stage having obtained any favourable data.

- Consider addition of end of trip facilities for bike users within the base building.

API: It is not anticipated that much of the bicycle traffic in the worker profile is going to have larger number using long routes requiring the end-of-trip facilities.

- Consider identifying specific sustainability certifications to enhance access to broad range of future tenants while committing to high performance goals.

API: The owners are committed to working towards the minimum step code requirements and will therefore need to work with high performance envelopes and other fenestration performance to cater to this.

Accessibility

- No specific issues were identified.