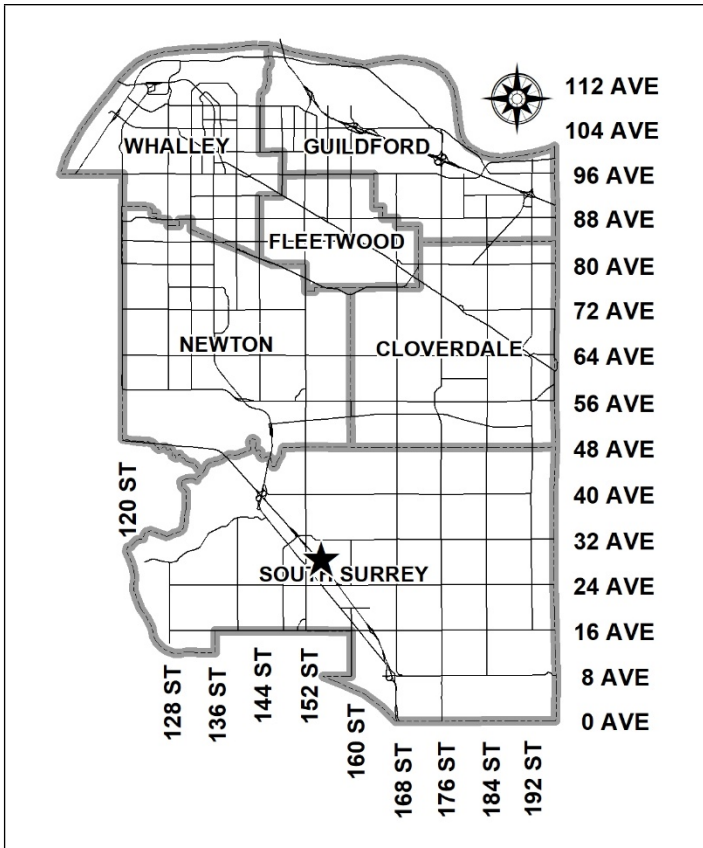


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0217-00

Planning Report Date: March 11, 2024



**PROPOSAL:**

- **OCF Amendment** to allow an FAR of 1.89 within the Mixed Employment land use designation.
- **Rezoning** from RA to CD (based on IB-3 Zone)
- **Development Permit**

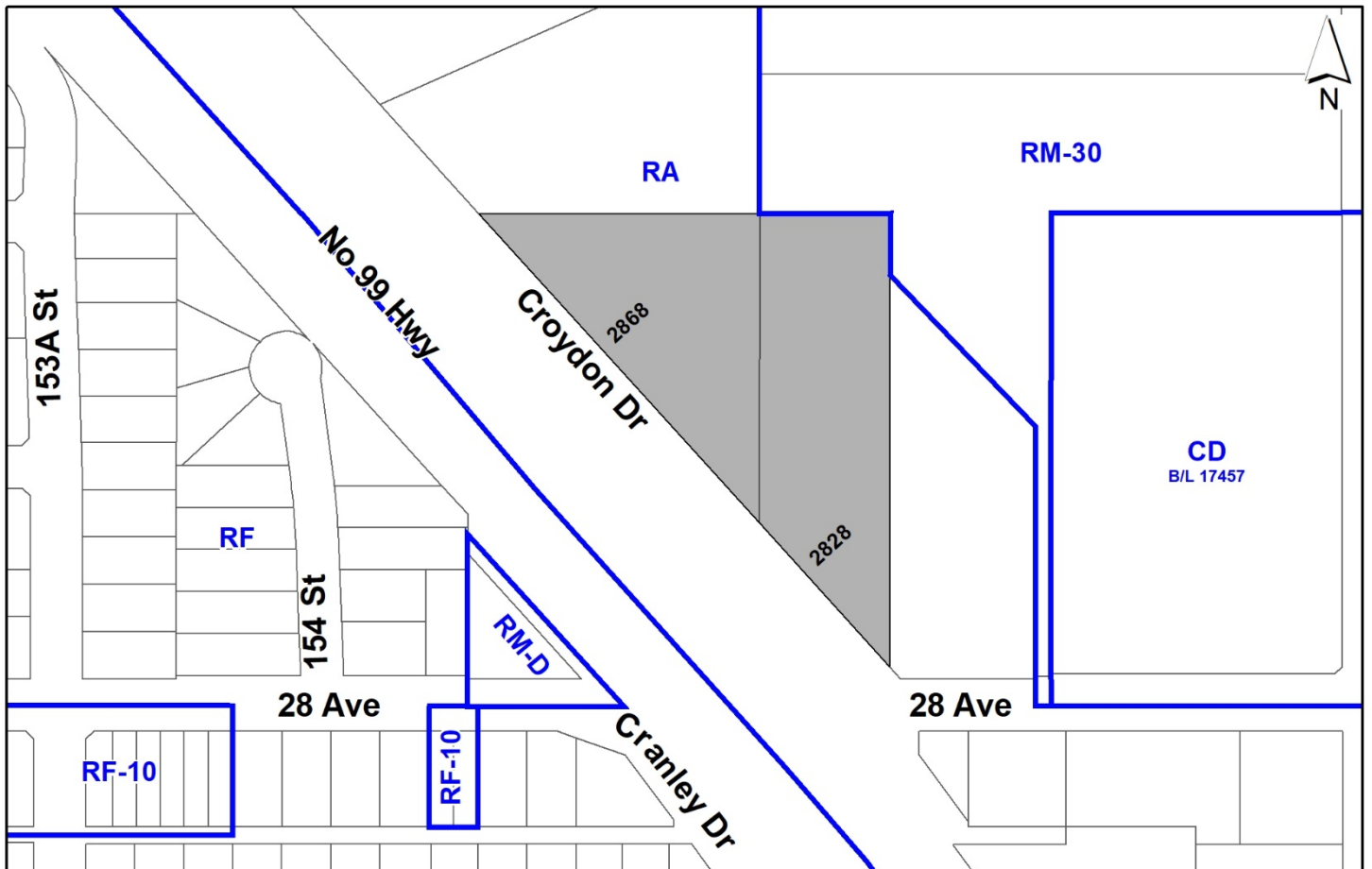
to permit the development of a 5,437 square metre multi-storey business park building.

**LOCATION:** 2828 & 2868 – Croydon Drive

**ZONING:** RA

**OCF DESIGNATION:** Mixed Employment

**NCP and LAP DESIGNATION:** Business Park/Light Industrial, Habitat Preservation Area, Business Park, and Creek Preservation Areas.



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) to allow for a Floor Area Ratio (FAR) of 1.89 within the Mixed Employment land use designation.
- Proposing to increase the allowable building heights and reduce building setbacks in the “Comprehensive Development Zone (CD)” Bylaw, that is based on the “Business Park 3 Zone (IB-3)”.

## RATIONALE OF RECOMMENDATION

- The proposal partially complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal generally complies with the “Business Park/Light Industrial” and “Habitat Preservation Area” designation in the Highway 99 Corridor Local Area Plan (LAP) and the “Business Park” and “Creek Preservation Areas” designation in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP).
- 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 the Highway 99 Corridor Business Park. The site is significantly encumbered by the BC Hydro right-of-way that bisects the site along Croydon Drive and the Hydro area is considered “undevelopable” under the Zoning Bylaw.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas) and generally complies with the requirements for Green Infrastructure Areas.
- The proposal generally 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 Highway 99 Corridor Local Area Plan (LAP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The reduced setbacks also support the viability of the office units and the development as a whole.

- 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.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP “Table 7a: Land Use Designation Exceptions’ to allow for an FAR of 1.89 within the Mixed Employment land use designation and a date for Public Hearing be set.

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # xxxxx	Mixed Employment	a) Portion of 2868 – Croydon Drive (008-823-707, Lot M, Section 23, Township 1, NWD Plan 25810) b) Portion of 2828 – Croydon Drive (004-382-927, Lot 18 Section 23, Township 1, NWD Plan 39782)  Within Block A as outlined on the Survey Plan, attached hereto as Appendix I, certified correct by Rob Pearlman, B.C.L.S., on the 1st day of March 2024 containing 0.384 hectares.	Density permitted up to 1.89 FAR (net calculation) within Block A as outlined on the Survey Plan, attached hereto as Appendix I, certified correct by Rob Pearlman, B.C.L.S., on the 1st day of March 2024 containing 0.384 hectares.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on “Business Park 3 Zone [IB-3]) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0217-00, generally in accordance with the attached drawings (Appendix II) and the finalized Ecosystem Development Plan.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) review from BC Hydro;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (j) voluntary conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (l) completion of Development Application No. 7921-0082-00 to achieve access and additional parking for the subject site;
- (m) registration of access easements between 2828 – Croydon Drive and 2868 – Croydon Drive to ensure fire access to the proposed development;
- (n) registration of a Section 219 Restrictive Covenant for “no build” on proposed Lot until future development; and
- (o) 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.

**SITE CONTEXT & BACKGROUND**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP and LAP Designation</b>	<b>Existing Zone</b>
Subject Site	Single-detached dwelling. A portion of 2828 – Croydon Drive is under a separate development proposal (Development Application No. 7921-0082-00, which proposes the development of a 10,230 square metre business park building, which was granted Conditional Approval at the May 1, 2023 Regular Council – Public Hearing meeting.	“Business Park/Light Industrial”, “Habitat Preservation Area” and “Business Park” and “Creek Preservation Areas”	RA
North:	Single-detached dwelling, Townhouses	“Business Park” and “Creek Preservation Areas”; North Grandview Heights NCP: “Multiple Residential (15-25 upa)”	RA, RM-30
East:	Single-detached dwelling, Townhouses and BC Hydro Right-of-Way. Development Application No. 7921-0082-00, of which, a portion of 2828 – Croydon Drive is part of, received Conditional Approval at the May 1, 2023 Regular Council – Public Hearing meeting for a 10,230 square metre business park building.	“Business Park/Light Industrial”, “Buffers” and North Grandview Heights NCP: “Multiple Residential (15-25 upa)”	RA, CD (Bylaw No. 17457)
South (Across 28 Avenue):	Single-detached dwellings	“Business Park/Light Industrial” and “Buffers”	RA
West (Across Highway 99):	Single-detached dwellings/duplex and Highway 99	King George Highway Corridor: “Single Family Residential (6 upa)”	RF & RM-D

**Context & Background**

- The 0.69-hectare subject site is located on the eastern side of Croydon Drive and north of 28 Avenue in the Highway 99 Corridor Local Area Plan (LAP) and partially in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP). The subject site is designated “Business Park/Light Industrial” and “Habitat Preservation Area” in the Highway 99 Corridor LAP and “Business Park” and “Creek Preservation Areas” in the Rosemary Heights Business Park NCP. The property is currently zoned “One Acre Residential Zone (RA)”.

- The subject site is encumbered by a BC Hydro Right-of-Way (ROW), that runs through a portion of the site. Development within the BC Hydro ROW is limited to parking lots and landscaping.
- A portion of the subject site at 2828 – Croydon Drive is under Development Application No. 7921-0082-00, which proposes the development of a 10,230 square metre business park building. The adjacent development application will provide access to Croydon Drive to the subject application (No. 7923-0217-00) via a shared access easement. Together, these applications will share a single access onto Croydon Drive.
- In addition to the shared access easement, a portion of the lands under Development Application No. 7921-0082-00 at 2828 – Croydon Drive are being preserved for consolidation and development under the subject development application.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes the following in order to permit the development of a 5,437 square metre business park building:
  - OCP Amendment for a portion of the site to allow for an FAR of 1.89 within the Mixed Employment land use designation;
  - Rezoning a portion of the site from “One Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)” (based on “Business Park 3 Zone (IB-3)”);
  - Development Permit for Form and Character and Sensitive Ecosystems; and
  - Subdivision to consolidate the lands into a single development parcel.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	6,962 square metres
Road Dedication:	471 square metres
Undevelopable Area:	899 square metres
Net Site Area:	2,759 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	24.2 m
<b>Floor Area Ratio (FAR):</b>	1.89
<b>Floor Area</b>	
Office:	4,718 square metres
Commercial:	224 square metres
Total:	5,209 square metres (includes non-defined spaces)

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	<p>Parks accepts the voluntary conveyance of the streamside setback protection area for conservation purposes.</p> <p>Natural area parkland will be conveyed to Parks through this development. There is no active park within walking distance of the development.</p>
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.
BC Hydro	Further review and approval from BC Hydro will be required prior to Final Adoption of the associated By-laws.
Advisory Design Panel	<p>The proposal was considered at the ADP meeting on February 22, 2024 and was supported.</p> <p>The applicant has been provided the list of requested revisions from the ADP review and has committed to undertaking the changes prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.</p>

## Transportation Considerations

### Transportation Network and Infrastructure

- The applicant is required to dedicate and construct Croydon Drive along the site frontage, including the continuation of Pioneer Greenway (a multiuse pathway).

### Access

- The development site will be accessed via a shared driveway entrance from Croydon Drive near the southwestern boundary of the site. The access is to be provided by the adjacent Development Application (No. 7921-0082-00), and a shared access easement will be registered to provide access, in perpetuity to both developments.

### Parking

- The Zoning Bylaw requires 125 parking spaces on the site. The applicant is proposing 125 parking spaces divided between 56 underground parking spaces and 69 surface parking spaces.



- Of the 69 surface parking spaces, 26 are located off-site and will be delivered by abutting Development Application No. 7921-0082-00 to the east. An access easement will be registered in favour of the subject lands to preserve the use of the off-site parking spaces, thereby meeting the Zoning Bylaw requirement for parking.

### Transit

- Public transportation to the site remains limited currently. A bus stop is located at the intersection of 32 Avenue and Croydon Drive, which serves TransLink Bus Route No. 354, connecting White Rock with Bridgeport Station, and No. 363 which connects Peace Arch Hospital with Southpoint. The site is located approximately 1.1 kilometers from this bus stop.

### **Parkland and/or Natural Area Considerations**

- A Development Permit for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) is required.
- There is a Class B watercourse known as Upper Titman Creek to the west and north of the subject site. The required streamside setbacks, through the use of the “flex” provisions as outlined in Part 7A of the Zoning By-law, are provided within the proposed development. No streamside setback variances are requested.
- The applicant proposes to voluntarily convey the streamside setback areas, representing approximately 2,188 square metres, to the City as a separate lot for protection in perpetuity.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has agreed to provide a high-albedo roof with a Solar Reflectance Index value of a minimum of 75.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject site is designated “Employment” in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed business park development complies with the “Employment” designation.

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated “Mixed Employment” in the OCP. The Mixed Employment designation has a maximum Floor Area Ratio of 1.0.

- The applicant proposes an amendment to the OCP for a portion of the site to allow for increased density within the Mixed Employment designation from 1.0 to 1.89 (net).

#### Amendment Rationale

- The Highway 99 Corridor LAP was approved by Council in 2004 and is reflective of the form of development that was appropriate at that time. There is a considerable shortage of business park lands in the region and since 2004, densities have steadily increased due to increased demand, cost of land and changing market conditions.
- The land is significantly encumbered by a BC Hydro ROW that bisects the subject site and a Class B watercourse along the northwestern boundary. Under the Zoning Bylaw, utility right-of-way lands are considered “undevelopable” and therefore, must be excluded from the site area used to calculate density.
- Although the density noted above is for clarification only, the requirement to exclude utility right-of-ways from site area for calculating density is an administrative decision, whereas the public will experience the site’s proposed density inclusive of the BC Hydro ROW area.
- For these reasons, it is appropriate to amend the OCP to allow for increased density under the Mixed Employment designation.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### Themes/Policies

- The proposed development complies with the following policies in the OCP:
  - B4.29 – Where necessary, provide pedestrian connections mid-block or through private and/or strata developments to facilitate neighbourhood access to transit stops, shops, local services, and amenities. Connect on-site pathways on private property with public walkways and streets.  
  
*(The applicant will dedicate and construct Pioneer Greenway (MUP) along Croydon Drive and 28 Avenue, providing additional alternative transportation connections to the site and within the neighbourhood).*
  - D1.4 – Preserve riparian areas and watercourses in their natural state and link them with upland natural areas to develop a connected network of natural areas throughout Surrey.

*(The proposed development complies with the minimum streamside area setbacks in the Zoning Bylaw and the applicant proposes to voluntarily convey approximately 2,188 square metres of riparian lands, forming the entirety of the streamside setback area, to the City for protection in perpetuity. The lands will be connected to a future north-south riparian area/green infrastructure network parallel to Upper Titman Creek).*

- D3.13 – Integrate sustainable building features such as green roofs, green walls, rain gardens, on-site infiltration, clean energy systems, reduced light pollution, energy efficient buildings and wastewater recycling as well as community gardens into the design of buildings and sites.

*(The applicant has committed to provide a high-albedo roof with a minimum Solar Reflectance Index value of 75).*

- E1.5 – Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare.

*(The applicant has efficiently utilized the significantly encumbered lands and proposes an increase in density beyond what is permitted in the Mixed Employment land use designation due to the BC Hydro ROW encumbrance).*

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

*(The proposed development continues the expansion of the Highway 99 Corridor Business Park, in conjunction with Rosemary Heights Business Park to the north, as an important employment location in South Surrey).*

## Secondary Plans

### Land Use Designation

- The proposed development complies with the “Business Park/Light Industrial” and “Creek Preservation Areas” designation in the Highway 99 Corridor LAP and the “Business Park” and “Habitat Preservation Area” designations in the Rosemary Heights Business Park NCP.

### Themes/Objectives

- The Highway 99 Corridor LAP calls for the creation of a comprehensive designed business park in an open space/campus-like setting. The LAP states that there is to be compatibility of the building design (scale, massing, material) with the architecture of adjacent buildings and a sense of street enclosure).

*(The building along Croydon Drive is setback a minimum of 3.0 metres from the property line for the first two storeys and 2.3 metres for the cantilevered storeys above. The building contributes to the employment focus in the Highway 99 Corridor Business Park and achieves a high-quality of urban design that architecturally compliments the adjacent building under Development Application No. 7921-0082-00).*

- The Highway 99 Corridor LAP calls for an appropriate land use interface and transition with adjacent lands.

*(The building is located approximately 100 metres away from the adjacent townhome residential uses to the north-east. The building is stepped back along the east façade in*

*response to the required BC Hydro aerial setbacks, which has the added benefit of reducing the apparent massing on this elevation).*

### CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed commercial office building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Business Park 3 Zone (IB-3)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the IB-3 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	IB-3 Zone (Part 47C)	Proposed CD Zone
<b>Floor Area Ratio:</b>	1.0	1.89
<b>Lot Coverage:</b>	60%	40%
<b>Yards and Setbacks</b>	Front yard: 7.5 metres Rear yard: 7.5 metres Side yard: 7.5 metres Street side yard: 7.5 metres	Front yard (Croydon Drive): 3.0 m/1.1 m to canopy/2.3 m for storeys four and five Rear yard: 7.5 metres Side yard: 5.0 metres (*may be reduced to 3.0 m on southeast side yard for a building and to 1.2 m for a canopy)
<b>Principal Building Height:</b>	14 m	24.2 m
<b>Permitted Uses:</b>	<u>Principal Uses</u> <ul style="list-style-type: none"> <li>• Light impact industry</li> <li>• Office uses (with restrictions)</li> <li>• Warehouse uses</li> <li>• Distribution centres</li> <li>• Liquor manufacturing</li> </ul> <u>Accessory Uses</u> <ul style="list-style-type: none"> <li>• Eating establishments</li> <li>• Personal service uses</li> <li>• General service uses</li> <li>• Community services</li> <li>• Assembly halls</li> <li>• Child care centres</li> <li>• Caretaker unit</li> </ul>	<u>Principal Uses</u> <ul style="list-style-type: none"> <li>• Light impact industry</li> <li>• Office uses (with restrictions)</li> <li>• Warehouse uses</li> <li>• Distribution centres</li> <li>• Liquor manufacturing</li> </ul> <u>Accessory Uses</u> – limited to ground storey <ul style="list-style-type: none"> <li>• Eating establishments</li> <li>• Personal service uses</li> <li>• General service uses</li> <li>• Community services</li> <li>• Child care centres</li> </ul>
<b>Parking (Part 5)</b>	<b>Required/Permitted</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Commercial:	7	
Office:	118	
Total:	<b>125</b>	<b>125</b>
Small (%):	46 (35%)	19 (14%)
<b>Bicycle Spaces</b>		
Visitor:	n/a	28 (plus secured bicycle storage room)

- The proposed CD Zone is based on the “Business Park 3 Zone (IB-3)” but includes amended floor area, lot coverage, building height, and setback provisions along with a reduced number and restriction on the amount of permitted accessory uses.
- The Floor Area Ratio (FAR) has been increased from 1.0 to 1.89. Lands encumbered by the BC Hydro ROW are considered undevelopable and must be excluded from the net site area. Staff are generally supportive of the intensification of business parks to ensure a sufficient supply of employment lands meet current and future needs of the local and regional economy.
- The building height has been increased from 14 metres to 24.2 metres. As building height is measured from average existing grade, the sloping nature of the site results in a building with massing focused towards the southern boundary of the site adjacent to the proposed building under Development Application No. 7921-0082-00. The building gradually decreases in perceived height heading northwest along Croydon Drive.
- The front yard setback has been reduced from 7.5 metres to 3.0 metres for the lower storeys along Croydon Drive, while a reduced setback of 1.1 metres to canopies and 2.3 metres to the building for storeys four and five are proposed. The reduced setbacks and cantilevered building are consistent with other proposals along Croydon Drive, including Development Application Nos. 7918-0103-00, 7922-0051-00 (both to the north), and 7921-0082-00 (adjacent).
- The side yard setback adjacent to the riparian area has been reduced slightly to accommodate a suitable building floor plate, however, the reduced setback will still maintain a working setback area from which to construct and maintain the building, fully outside the streamside area. Similarly, there is a reduced side yard setback along the southeast boundary. This reduced setback is adjacent to the proposed building under Development Application No. 7921-0082-00 and is not anticipated to have an impact.
- There are no changes to the permitted principal uses. The IB-3 Zone permits a number of accessory uses including eating establishments, general service uses, personal service uses, assembly halls, and child care centres. The proposed CD Bylaw will limit these accessory uses to the ground floor. The permitted amount of accessory uses corresponds to the available parking on-site. In addition to the restricted floor area for accessory uses, assembly halls and caretaker unit were removed from the permitted accessory uses. This will ensure the proposed CRUs are utilized for services available to the employees of the business park.

### **Sign By-law**

- The applicant has not provided any signage through the Development Permit. All future signage to be considered by future sign permits is to comply with the Sign By-law.

### **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 January 30, 2024 and the Development Proposal Signs were installed on February 2, 2024. Staff received one response from a neighbouring resident who requested more park space in the area and another response asking for clarification on the proposal (*staff comments in italics*):

*(Expanding our green spaces, parks, and play spaces for children is a key priority for the City, as outlined in the City's Parks, Recreation and Culture 10-Year Strategic Plan that was adopted by Council in 2018. Staff are actively working on implementing the many initiatives in the 10-Year Strategic Plan, including expanding the provision of parks and play spaces across the city.*

*The lands along Croydon Drive north of 28 Avenue and either side of 156 Street, south of 28 Avenue are designated "Employment" in the Metro Vancouver Regional Growth Strategy, "Mixed Employment" in the City's Official Community Plan and designated for "Business Park" in either the Rosemary Heights Business Park or Highway 99 Corridor Local Area Plan (LAP). This means that the lands are designated for employment uses (office, limited commercial, and light impact industrial). Due to the various constraints of these properties, including watercourses, the BC Hydro right-of-way (hydro lines), and other limitations, buildings are restricted to smaller areas on the site with the remaining lands reserved for surface parking. In this way, there is limited opportunity to deliver additional space for parkland/play space while still accommodating the intended land uses.*

*The development applications north of 28 Avenue will protect Upper Titman Creek with a "greenbelt" of land running parallel to the creek on either side).*

- The subject development application was reviewed by the Friends of Semiahmoo Bay Society and the Grandview Heights Stewardship Association. No comments from either group were provided to staff.

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows northward through the western portion of the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks, which utilize the "flex" provisions in Part 7A Streamside Protection, comply with the requirements outlined in the Zoning By-law. The flex provisions are proposed to be utilized on the east side of the watercourse, which reduce the setback by no more than 5 metres, resulting in a 29 square metre reduction, while the increase in the streamside protection area setback by no more than 10 metres results in a gain of 185 square metres. Therefore, there is no net loss through the "flex" provision.
- The riparian area is proposed to be voluntarily conveyed to the City as a lot for conservation purposes as a condition of rezoning approval in compliance with the OCP.

- An Ecosystem Development Plan, prepared by Ken Lambertsen *R.P. Bio.*, of Phoenix Environmental Ltd. and dated February, 2024 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### **Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located along the western portion and bisecting the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Redwood BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 meters.
- The development proposal conserves/enhances approximately 2,188 square meters of the subject site through Riparian Conveyance. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In order for the proposal to fully comply with the BCS target recommendations, an additional approximately 1,340 square meters of the GIN area would be required on the subject site but has not been provided by the development proposal due to the limited developable area as a result of the BC Hydro Right-of-Way.
- An Ecosystem Development Plan, prepared by Ken Lambertsen *R.P. Bio.*, of Phoenix Environmental Ltd. and dated February, 2024 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### **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 Highway 99 Corridor 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 Highway 99 Corridor Local Area Plan (LAP).

- The applicant has worked with staff to:
  - Limit the building height and appearance of massing, with particular attention to providing a sensitive interface to the residential areas to the east;
  - Provide an appropriate building setback to the riparian areas to ensure there is no encroachment during construction or long-term maintenance of the building.
- The applicant has demonstrated that both the BC Hydro ROW and Upper Titman Creek significantly impact the buildable area on the site and also impacts on-site grades related to the distance between the surface parking area and the hydro wires. To offset this impact, and to achieve an efficient floor area, the applicant proposes to increase the building height to 24.2 metres.
- The office park building has a slender linear trapezoidal profile, reflecting the sloped streetscape. Its staggered floor plates contribute to a dynamic massing form. The increased building height, together with upper-level massing setbacks, provides a proportionate street enclosure to Croydon Drive and is consistent with other business park buildings along Croydon Drive.
- The overall design continues the high-standard form, design, and character of the Highway 99 Corridor Business Park. The building façade features high-quality clear curtain wall glazing along Croydon Drive and is accentuated by angled frames with soffits having wood-like textures and colours. The façade along Croydon Drive is enhanced through the extension of a large, angled frame extending to the ground plane, serving as visual interest and establishing a prominent main entrance at the south corner of the building. The upper storeys exhibit a textured façade using curtain wall glazing and metal frames and louvers.
- The site is accessed via a single off-site vehicular entry along Croydon Drive that is shared with the adjacent development (Development Application No. 7921-0082-00). Several building entrances are provided: one entrance is via Croydon Drive, which also has direct connection to the two commercial retail units; one entrance via the surface parking; and one entrance via the underground parkade.
- The building is designed with visual connectivity along Croydon Drive through curtain wall glazing at the ground floor. The south corner of the building along Croydon Drive is visually anchored by the main building entrance and two commercial retail units that provide a connectivity with the public realm. Office uses are situated on all levels, which is consistent with the intent of the “Business Park/Light Industrial” land use designation in the Highway 99 Corridor LAP.
- The rooftop is finished in a High Albedo material with an SRI value of at least 75.



### Landscaping

- The proposed landscaping consists of a landscape buffer, varying in width from 1 to 5 metres along the riparian area boundary, 1.2 metre wide landscape walk-throughs along Croydon Drive, and a 3 metre wide off-site landscape boulevard along the site entry (on the adjacent Development Application No. 7921-0082-00).
- The Croydon Drive landscaping also has a stormwater management weir system running along the building face of the office units and is layered in front with a series of bench seating spread across parallel to Croydon Drive.
- The surface parking area will be landscaped with a perimeter buffer that is a minimum of 1 metre in width. Landscape islands are provided every six parking stalls in accordance with the OCP Form and Character Development Permit guidelines and the Highway 99 Corridor LAP design guidelines.
- The applicant proposes a publicly accessible open space plaza on the interior of the site adjacent to the secondary entrance, connecting to the shared site driveway entrance. The plaza includes seating and landscaping, which forms part of an employee amenity area.
- A rooftop amenity is also provided on level six. This outdoor amenity area is currently proposed for the exclusive use of the top floor tenant. The amenity area includes bench seating and landscaping.

### Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
  - Resolve the architectural expression of entryways;
  - Refine the architectural façade materiality and fenestration; and
  - Resolve accessibility equability, access and usability of outdoor spaces.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

## TREES

- Mitch Davis, ISA Certified Arborist of Diamond Head Consulting 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
<b>Alder and Cottonwood Trees</b>			
Cottonwood	1	0	1
Alder	4	1	3
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	2	2	0
Japanese Cherry	2	2	0
Paper Birch	3	2	1
Japanese Maple	1	1	0
<b>Coniferous Trees</b>			
Douglas-Fir	4	4	0
Western Red Cedar	24	23	1
Norway Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>37</b>	<b>35</b>	<b>2</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>22</b>	<b>12</b>	<b>10</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>39</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>41</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$17,600</b>	

- The Arborist Assessment states that there are a total of 37 mature trees on the site, excluding Alder and Cottonwood trees. Five existing trees, approximately 12% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain six trees 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.
- Table 1 includes an additional 22 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. A total of twelve trees along Croydon Drive that are within the existing riparian area are to be removed to facilitate the Croydon Drive frontage works.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 71 replacement trees on the site. Since the applicant proposes 39 replacement trees on the site, the proposed deficit of 32 replacement trees will require an estimated cash-in-lieu payment of \$17,600 representing \$550 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 Amur Maple, Japanese Snowbell, Red Maple, and Sitka Mountain Ash.
- In summary, a total of 39 trees are proposed to be retained or replaced on the site with an estimated contribution of \$17,600 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.	Survey Plan
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map
Appendix VI.	ADP Comments and Response

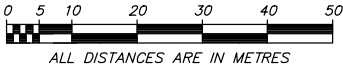
*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

KS/ar

**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY ZONING BYLAW  
OVER PART OF LOT "M" PLAN 25810  
AND PART OF LOT 18 PLAN 39782  
ALL OF SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

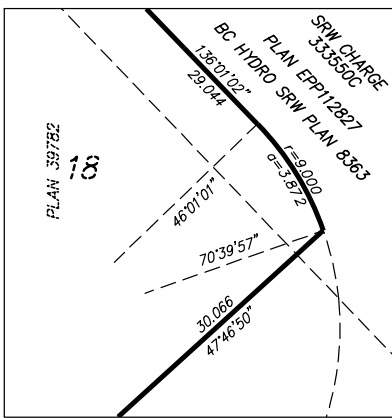
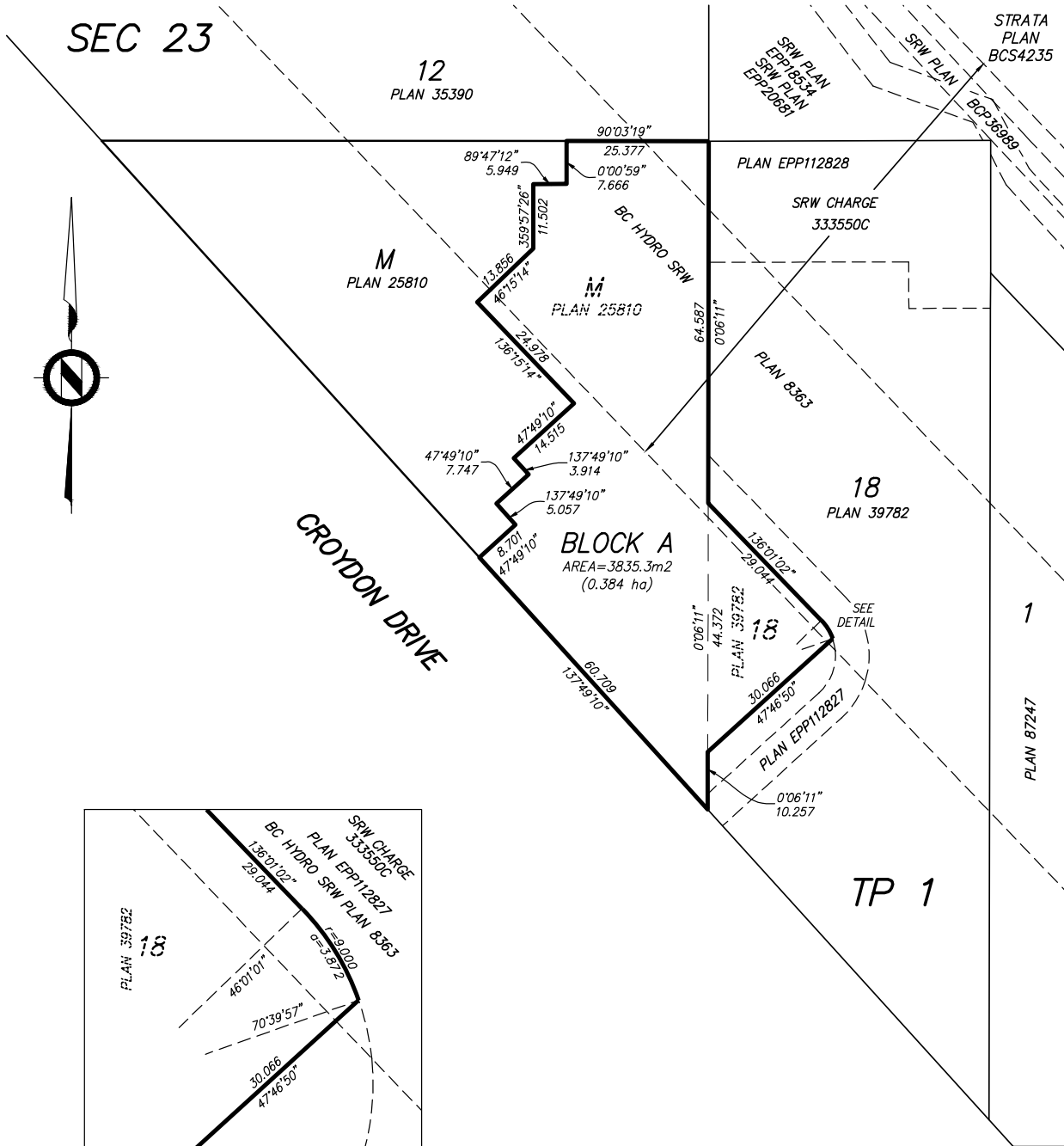
BCGS 92G.007



THE INTENDED PLOT SIZE OF THIS PLAN  
IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE)  
WHEN PLOTTED AT A SCALE OF 1:750

**BOOK OF REFERENCE**

BLOCK	LEGAL DESCRIPTION	AREA
A	PART OF LOT M SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 25810	3329.6m <sup>2</sup>
	PART OF LOT 18 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 39782	505.6m <sup>2</sup>
	TOTAL AREA BLOCK A	3835.2m <sup>2</sup>



NOTE:  
LEGAL BOUNDARIES ARE BASED ON LAND  
TITLE OFFICE RECORDS AND FIELD SURVEY

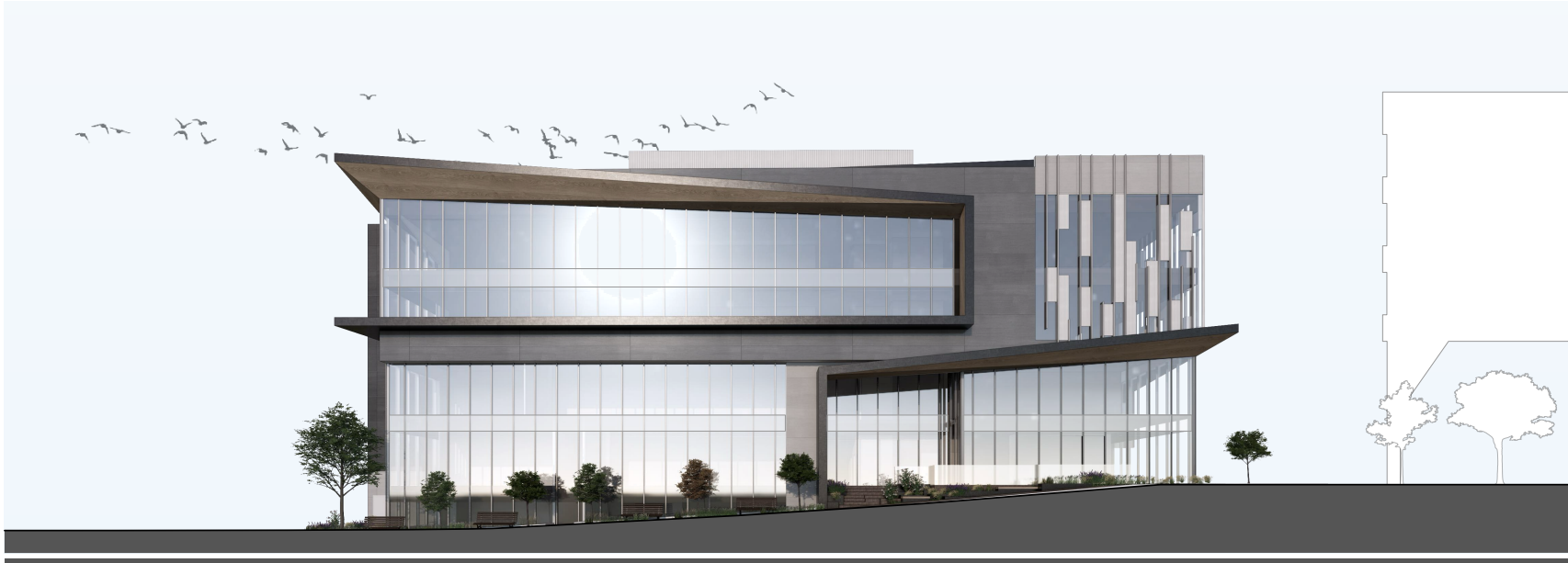
**APLIN & MARTIN**  
GEOMATICS LAND SURVEYING LTD.  
201, 12448 82nd AVENUE  
SURREY, BC V3W3E9 604-597-9189

CERTIFIED CORRECT ACCORDING TO FIELD  
SURVEY AND LAND TITLE OFFICE RECORDS  
DATED 1ST DAY OF MARCH, 2024

Robert  
Pearlman  
TA3DZF

Digitally signed by  
Robert Pearlman TA3DZF  
Date: 2024.03.01  
14:34:44 -08'00'

ROBERT PEARLMAN, BCLS 999  
FILE 23-256-03 Zoning



**New Development For 2868 Croydon Drive Surrey BC  
Submission for Print Ready**





CONTEXT PLAN

**SITE DATA**

**CIVIC ADDRESS**

2868 CROYDON DRIVE  
SURREY, BC

**LEGAL DESCRIPTION**

2868 CROYDON DRIVE (PID 008-823-707)  
LOT M SECTION 23 TOWNSHIP 1 PLAN NWP25810 NWD PART NW 1/4

**REZONING**

CD BASED ON IB 3 BUSINESS PARK

**SITE AREA**

GROSS SITE AREA	74,940.56 SF (6,962.20 SM)
* AREA CONVEYED FROM 2828 CROYDON DRIVE SITE	5,431.73 SF (504.62 SM)
NEW PROPERTY LINE	30,491.28 SF (2,832.73 SM)
ROAD DEDICATION	5,073.38 SF (471.39 SM)
BC HYDRO ROW AREA	9,677.69 SF (899.09 SM)

**NET SITE AREA (DEVELOPABLE AREA)**

\* INCLUDED IN NET SITE AREA 29,697.61 SF (2,759.00 SM)

**GROSS FLOOR AREA**

PROPOSED BUILDING FOOTPRINT	11,844.35 SF (1,100.38 SM)
LEVEL 1	11,844.35 SF (1,100.38 SM)
LEVEL 2	10,618.72 SF (986.51 SM)
LEVEL 3	9,305.79 SF (864.54 SM)
LEVEL 4	9,866.06 SF (916.59 SM)
LEVEL 5	9,866.06 SF (916.59 SM)
LEVEL 6	4,535.62 SF (421.37 SM)

**TOTAL 56,036.60 SF (5,205.97 SM)**

**DENSITY**

PERMITTED	1.00
PROPOSED	1.89

**SITE COVERAGE**

PERMITTED	60%
PROPOSED	40%

**SETBACKS**

FRONT YARD (CROYDON DRIVE)	7.5 M	PERMITTED
	3.0 M	PROVIDED (VARIANCE REQ)
REAR YARD (PROJECT NORTH)	7.5 M	PERMITTED
SIDE YARD (PROJECT EAST)	1.9 M	PROVIDED (VARIANCE REQ)
	7.5 M	PERMITTED
SIDE YARD (PROJECT WEST)	3.0 M	PROVIDED (VARIANCE REQ)
	7.5 M	PERMITTED
	5.0 M	PROVIDED (VARIANCE REQ)

**BUILDING HEIGHT**

ALLOWED	14.0 M
PROPOSED	22.71 M ~ 24.20 M

**PARKING**

**REQUIRED FOR**

**COMMERCIAL**  
220.49 SM \* 3.0 / 100 SM = 6.61

**OFFICE**

4,718.08 \* 2.5 / 100 SM = 117.95

**TOTAL REQUIRED 125 (124.57)**

**PROVIDED**

56 UNDERGROUND PARKING STALLS  
43 SURFACE PARKING STALLS  
26 ALLOCATED FROM 2828 CROYDON DRIVE SITE

**TOTAL PROVIDED 125**

**ACCESSIBLE PARKING**

REQUIRED	2% required (2%*124.57) = 2.49
PROVIDED	2 Required 4 Provided

**DRAWING LIST**

**A0.0 COVER SHEET**

A1.0 DESIGN RATIONALE  
A1.1 DESIGN CONCEPT  
A1.2 DESIGN CONCEPT  
A1.3 PROJECT DATA  
A1.4 NEIGHBOURING CONTEXT PLAN  
A1.5 AREA CONTEXT PLAN  
A1.6 SITE CONTEXT PLAN  
A1.7 SITE CONTEXT PHOTOS  
A1.8 SITE CONTEXT PHOTOS

**A2.0 CONTEXT PLAN**

A2.1 FIRE TRUCK ACCESS  
A2.2 SITE PLAN  
A2.3 PROPERTY LINES  
A2.4 SITE SECTION  
A2.5 SITE SECTION  
A2.6 SITE ISO VIEW  
A2.7 SITE ISO VIEW  
A2.8 CIRCULATION DIAGRAM

**A3.0 UNDERGROUND PARKING LEVEL 1 FLOOR PLAN**

A3.1 UNDERGROUND PARKING LEVEL 2 FLOOR PLAN  
A3.2 LEVEL 1 FLOOR PLAN  
A3.3 LEVEL 2 FLOOR PLAN  
A3.4 LEVEL 3 FLOOR PLAN  
A3.5 LEVEL 4 FLOOR PLAN  
A3.6 LEVEL 5 FLOOR PLAN  
A3.7 LEVEL 6 FLOOR PLAN  
A3.8 ROOF PLAN

**A4.0 SOUTH ELEVATION**

A4.1 NORTH ELEVATION  
A4.2 EAST AND WEST ELEVATIONS

**A5.0 BUILDING SECTION**

A5.1 BUILDING SECTION

**A6.0 STREET SECTION**

A6.1 STREET SECTION  
A6.2 STREET SECTION

**A7.0 SHADOW ANALYSIS**

A7.1 SHADOW ANALYSIS

**A8.0 BUILDING ISO VIEW**

A8.1 BUILDING ISO VIEW

**A9.0 MATERIAL BOARD**

A9.1 CONCEPT DETAILS  
A9.2 CONCEPT DETAILS

**CLIENT**

INDER GILL  
ML EMPORIO PROPERTIES LTD.

Office: 604 229 4755  
Email: igill@mlemporio.ca

KIRAN NAGRA  
LANDVISION GROUP

Office: 604 512 9040  
Email: kiran@landvisiongroup.com

**ARCHITECT**

KARLA CASTELLANOS Architect AIBC  
KCC ARCHITECTURE AND DESIGN LTD

Office: 604 909 1267  
Email: kcastellanos@kccarchitecture.com

**CIVIL**

DON BEVAQUA PENG  
APLIN & MARTIN CONSULTANTS LTD

Office: 604 597 9058  
Email: dbevaqua@aplinmartin.com

**LANDSCAPE**

ROD MARYAMA  
MARUYAMA & ASSOCIATES LANDSCAPE ARCHITECTS

Office: 604 874 9967  
Email: maruyama@telus.net

**GEOTECHNICAL**

ROBERTO AVENDANO  
GEOPACIFIC CONSULTANTS

Office: 604 439 0922  
Email: avendano@geopacific.ca

**ARBORIST**

MAX RATHBURN  
DIAMOND HEAD CONSULTING

Office: 604 363 2053  
Email: max@diamontheadconsulting.com

**ENVIRONMENTAL**

KEN LAMBERTSEN R.P.BIO  
PHOENIX ENVIRONMENTAL SERVICES LTD

Office: 604 689 3888  
Email: kenl@phoenixenvironmental.com

**SURVEYOR**

ROB PEARLMAN  
APLIN & MARTIN CONSULTANTS LTD

Office: 604 597 9058  
Email: rpearlman@aplinmartin.com

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 05 01	ISSUED FOR REZONING
2	2023 07 07	ISSUED FOR REZONING
3	2023 12 14	ISSUED FOR REZONING
4	2024 02 07	ISSUED FOR DIGITAL PROOF
5	2024 02 13	ISSUED FOR PRINT READY



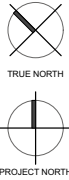
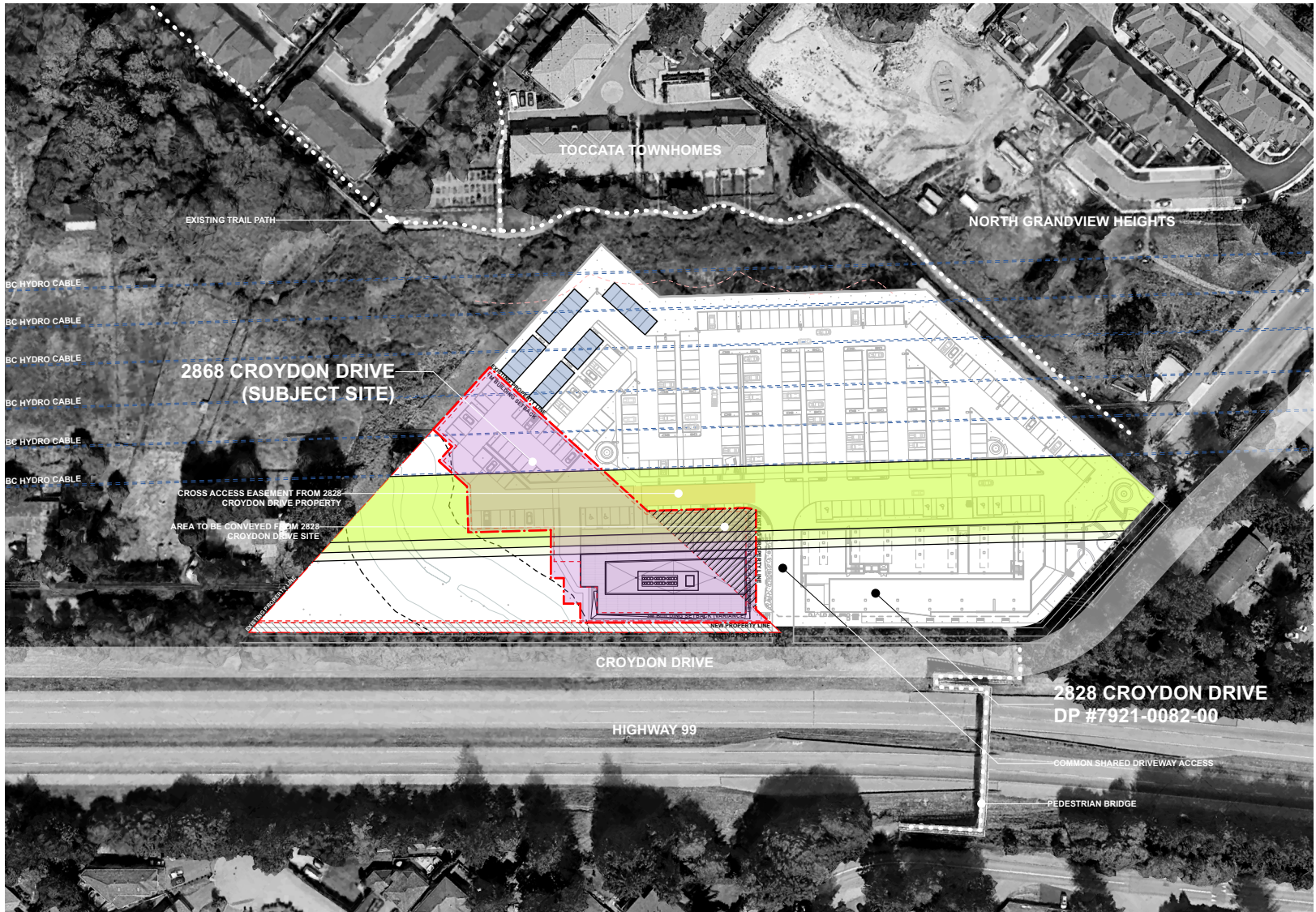
**PROPOSED NEW DEVELOPMENT**

2868 CROYDON DRIVE  
SURREY BC

**PROJECT DATA**

**A 1.3**

**KCC ARCHITECTURE**



**LEGEND**

- 2868 CROYDON DRIVE (SUBJECT SITE)
- PARKING STALLS ALLOCATED FROM 2828 CROYDON DRIVE
- AREA TO BE CONVEYED FROM 2828 CROYDON DRIVE SITE
- NON-DEVELOPABLE AREA

NO.	DATE	ISSUANCE
1	2023 05 01	ISSUED FOR REZONING
2	2023 07 07	ISSUED FOR REZONING
3	2023 12 14	ISSUED FOR REZONING
4	2024 01 29	ISSUED FOR DIGITAL CHECKSET
5	2024 02 07	ISSUED FOR DIGITAL PROOF
6	2024 02 13	ISSUED FOR PRINT READY

NO.	DATE	ISSUANCE
1	2023 05 01	ISSUED FOR REZONING
2	2023 07 07	ISSUED FOR REZONING
3	2023 12 14	ISSUED FOR REZONING
4	2024 01 29	ISSUED FOR DIGITAL CHECKSET
5	2024 02 07	ISSUED FOR DIGITAL PROOF
6	2024 02 13	ISSUED FOR PRINT READY

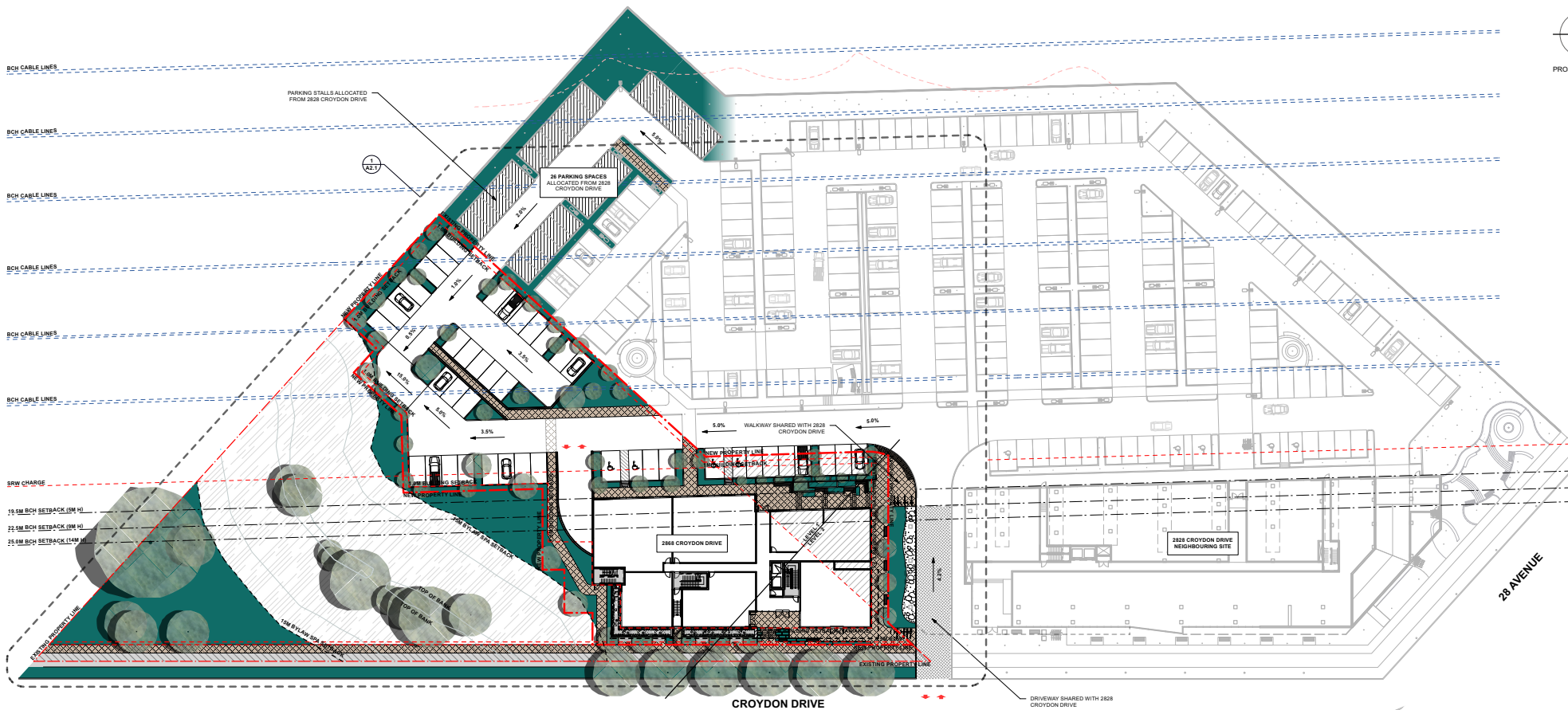


PROPOSED NEW DEVELOPMENT  
2868 CROYDON DRIVE  
SURREY BC

**SITE CONTEXT PLAN**

**A 1.6**





**GENERAL NOTES**  
 - FOR TOPOGRAPHIC SURVEY REFER TO FILE 23-258 1000-1 DATED JULY 19, 2023 PREPARED BY APLIN & MARTIN GEOMATICS/LAND SURVEYING LTD.  
 - FOR SITE GRADING INFO REFER TO CIVIL PLAN 23-258-02 DATED FEBRUARY 7, 2024 PREPARED BY APLIN & MARTIN ENGINEERING.

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATA AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST BALANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 01 30	ISSUED FOR REVIEW
2	2023 05 01	ISSUED FOR REZONING
3	2023 07 07	ISSUED FOR REZONING
4	2023 12 14	ISSUED FOR REZONING
5	2024 01 29	ISSUED FOR DIGITAL CHECKSET
6	2024 02 07	ISSUED FOR DIGITAL PROOF
7	2024 02 13	ISSUED FOR PRINT READY



LANDVISION GROUP

PROPOSED NEW DEVELOPMENT  
 2868 CROYDON DRIVE  
 SURREY BC

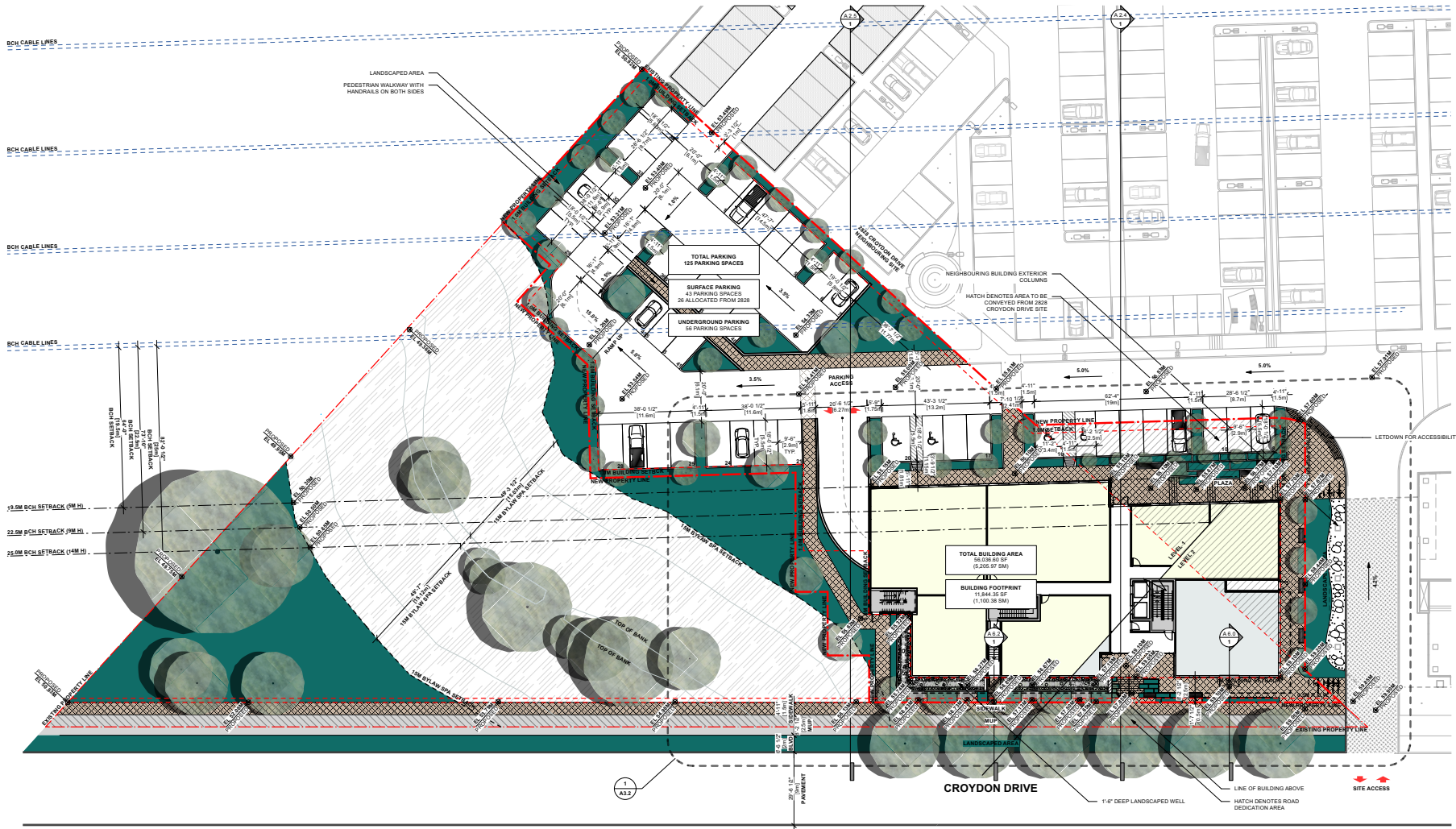
CONTEXT PLAN

A 2.0



1 CONTEXT PLAN  
 1" = 60'0"





**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO FILE 23-256 TORO-1 DATED JULY 19, 2023 PREPARED BY APLIN & MARTIN GEOMATICS LAND SURVEYING LTD.
- FOR SITE GRADING INFO REFER TO CIVIL PLAN 23-256-02 DATED FEBRUARY 7, 2024 PREPARED BY APLIN & MARTIN ENGINEERING.

1 SITE PLAN  
1" = 40'

NO.	DATE	ISSUANCE
4	2023 04 10	ISSUED FOR COORDINATION
5	2023 04 11	ISSUED FOR REVIEW
6	2023 05 01	ISSUED FOR REZONING
7	2023 07 07	ISSUED FOR REZONING
8	2023 11 30	ISSUED FOR REVIEW
9	2023 12 08	ISSUED FOR REVIEW
10	2023 12 14	ISSUED FOR REZONING
11	2024 01 29	ISSUED FOR DIGITAL CHECKSET
12	2024 02 07	ISSUED FOR DIGITAL PROOF
13	2024 02 13	ISSUED FOR PRINT READY

NO.	DATE	ISSUANCE
4	2023 04 10	ISSUED FOR COORDINATION
5	2023 04 11	ISSUED FOR REVIEW
6	2023 05 01	ISSUED FOR REZONING
7	2023 07 07	ISSUED FOR REZONING
8	2023 11 30	ISSUED FOR REVIEW
9	2023 12 08	ISSUED FOR REVIEW
10	2023 12 14	ISSUED FOR REZONING
11	2024 01 29	ISSUED FOR DIGITAL CHECKSET
12	2024 02 07	ISSUED FOR DIGITAL PROOF
13	2024 02 13	ISSUED FOR PRINT READY

ML EMPORIO PROPERTIES LTD.

LANDVISION GROUP

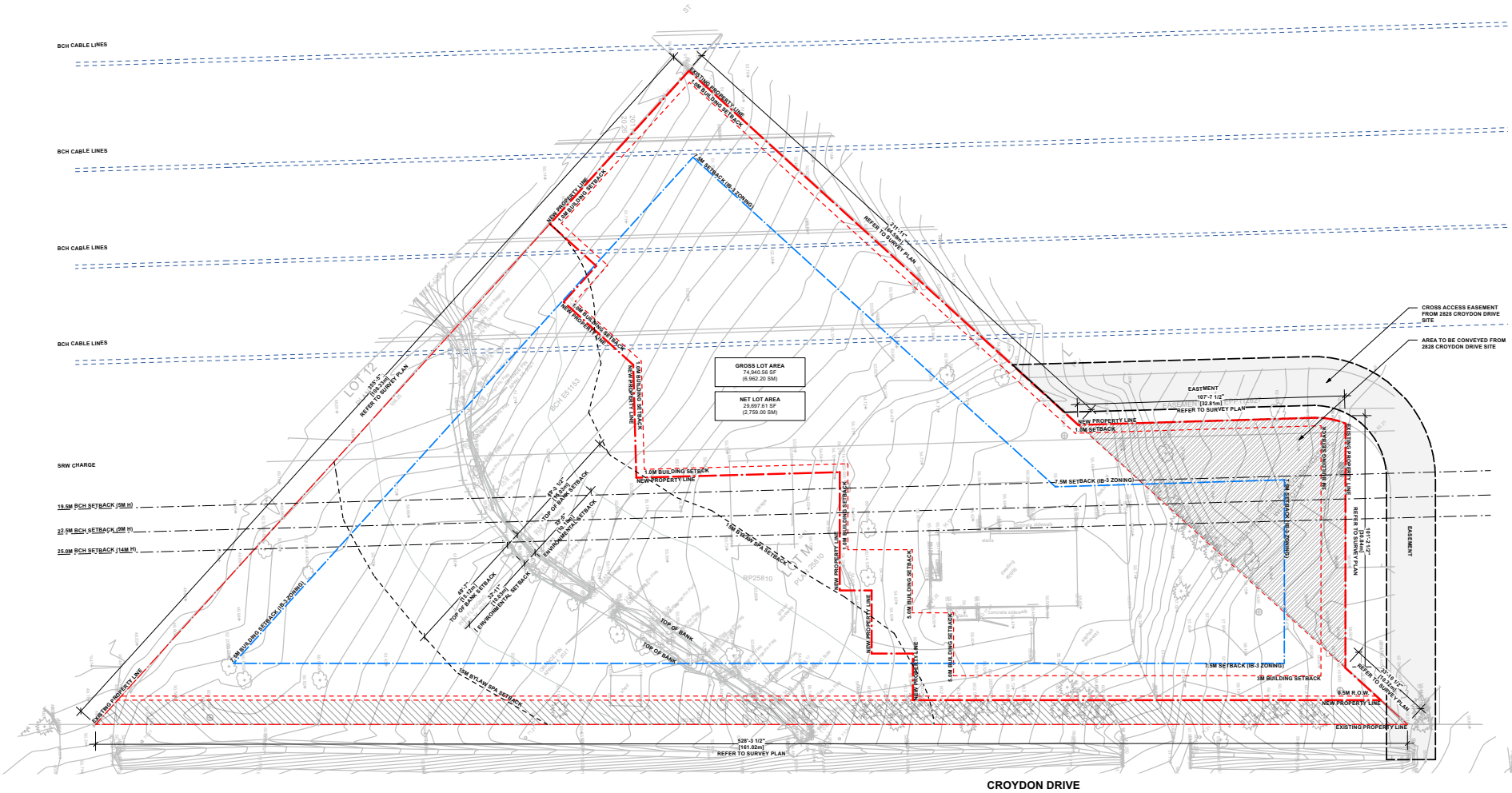
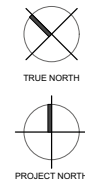
PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

SITE PLAN

A 2.2

KCC ARCHITECTURE



**GENERAL NOTES**  
 - FOR TOPOGRAPHIC SURVEY REFER TO FILE 23-258 TOPO-1 DATED JULY 19, 2023 PREPARED BY APLIN & MARTIN GEOMATICS SURVEYING LTD.  
 - FOR SITE GRADING INFO REFER TO CIVIL PLAN 23-258-02 DATED FEBRUARY 7, 2024 PREPARED BY APLIN & MARTIN ENGINEERING.

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE ERECTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 05 01	ISSUED FOR REZONING
2	2023 07 07	ISSUED FOR REZONING
3	2023 12 14	ISSUED FOR REZONING
4	2024 01 29	ISSUED FOR DIGITAL CHECKSET
5	2024 02 07	ISSUED FOR DIGITAL PROOF
6	2024 02 13	ISSUED FOR PRINT READY



LANDVISION GROUP

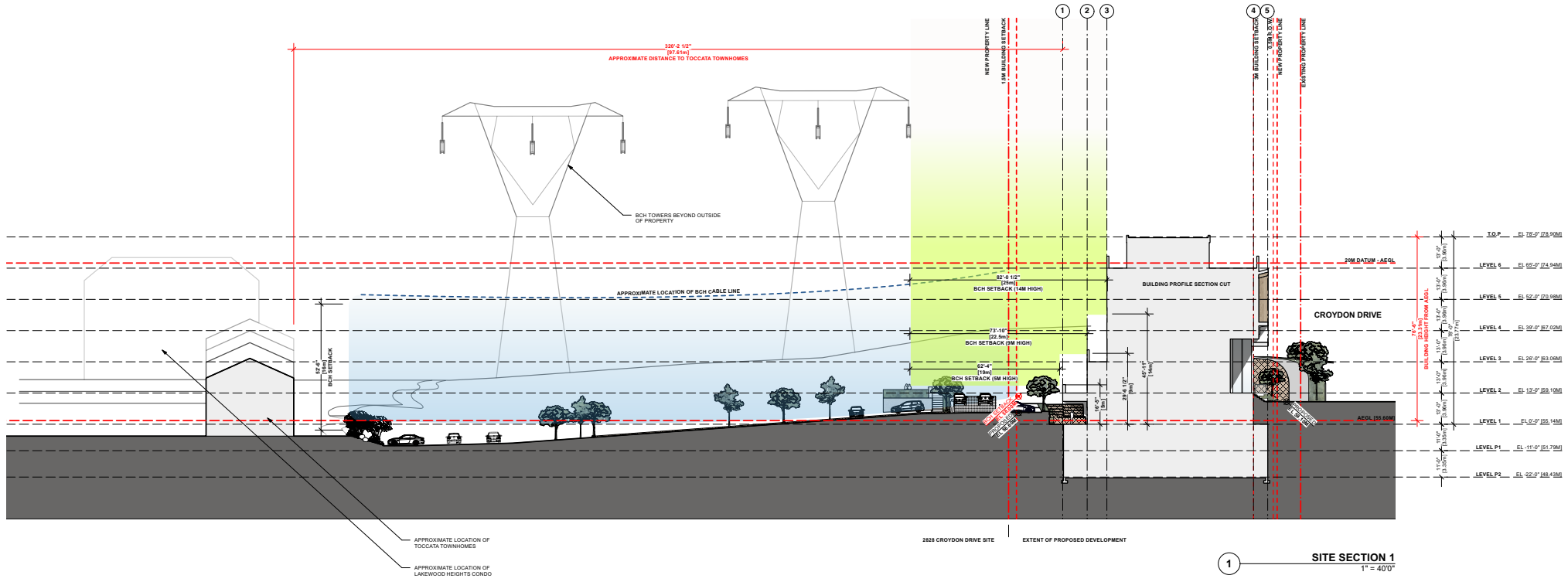
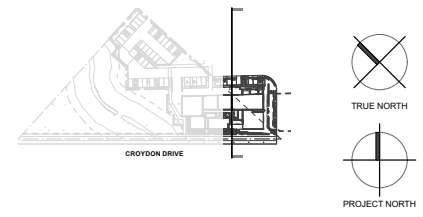
PROPOSED NEW DEVELOPMENT  
 2868 CROYDON DRIVE  
 SURREY BC

PROPERTY LINES

A 2.3



1 PROPERTY LINES  
 1" = 40'0"



1 SITE SECTION 1  
1" = 40'0"

BCH BUILDING SETBACKS  
BCH PARKING SETBACKS

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO FILE 23-256 TORO1 DATED JULY 19, 2023 PREPARED BY APLIN & MARTIN GEOMATICS LAND SURVEYING LTD.

- FOR SITE GRADING INFO REFER TO CIVIL PLAN 23-256-02 DATED FEBRUARY 7, 2024 PREPARED BY APLIN & MARTIN ENGINEERING.

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPPRESSED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 07 07	ISSUED FOR REZONING
2	2023 12 14	ISSUED FOR REZONING
3	2024 02 07	ISSUED FOR DIGITAL PROOF
4	2024 02 13	ISSUED FOR PRINT READY

ME  
ML EMPORIO  
PROPERTIES LTD.

LANDVISION  
GROUP

PROPOSED NEW DEVELOPMENT  
2868 CROYDON DRIVE  
SURREY BC

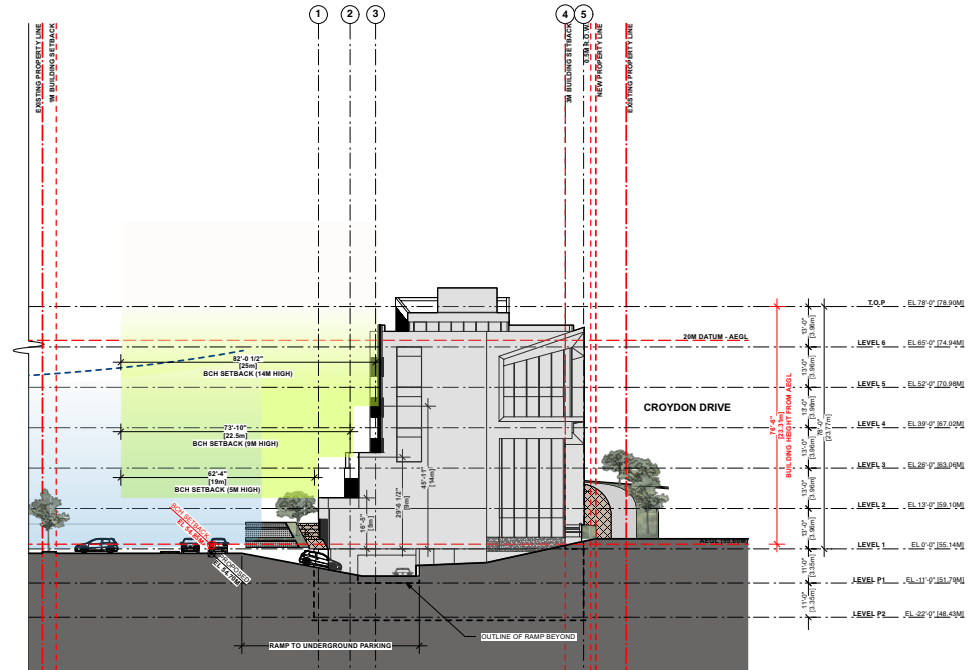
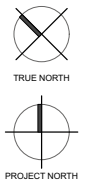
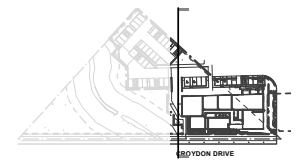
SITE SECTION

A 2.4

KCC ARCHITECTURE

DRAWN: ES  
CHECKED: KC  
SCALE: 1" = 40'0"  
FILE: 2108

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866.382.4717  
kccarchitecture.com



1 SITE SECTION 2  
1" = 40'0"

BCH BUILDING SETBACKS  
BCH PARKING SETBACKS

**GENERAL NOTES**  
 - FOR TOPOGRAPHIC SURVEY REFER TO FILE 23-258 1000-1 DATED JULY 19, 2023 PREPARED BY APLIN & MARTIN GEOMATICS LAND SURVEYING LTD.  
 - FOR SITE GRADING INFO REFER TO CIVIL PLAN 23-258-02 DATED FEBRUARY 7, 2024 PREPARED BY APLIN & MARTIN ENGINEERING.

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 07 07	ISSUED FOR REZONING
2	2023 12 14	ISSUED FOR REZONING
3	2024 02 07	ISSUED FOR DIGITAL PROOF
4	2024 02 13	ISSUED FOR PRINT READY

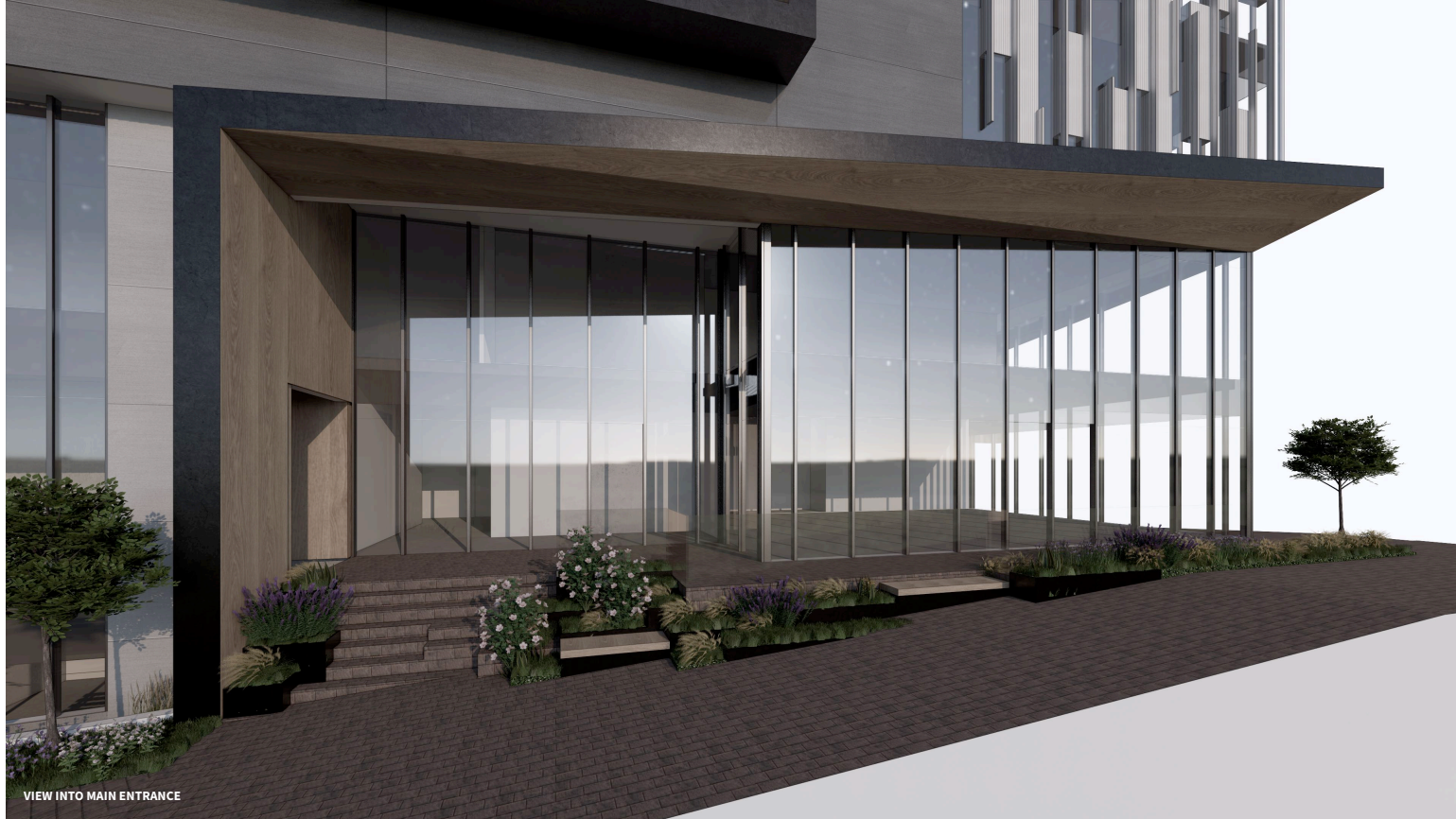
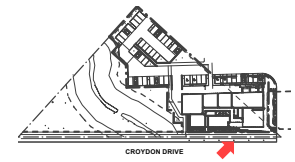


PROPOSED NEW DEVELOPMENT  
 2868 CROYDON DRIVE  
 SURREY BC

SITE SECTION

A 2.5





VIEW INTO MAIN ENTRANCE

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST REVISION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USES FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.  
1  
2

DATE  
2024 02 07  
2024 02 13

ISSUANCE  
ISSUED FOR DIGITAL PROOF  
ISSUED FOR PRINT READY



LANDVISION  
GROUP

PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

SITE ISO VIEW

A 2.6

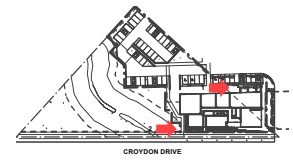


DRAWN: ES  
CHECKED: KC

SCALE: NTS

FILE: 2108

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717



CROYDON DRIVE



1 | VIEW FROM PLAZA



2 | VIEW ALONG CROYDON DRIVE

BENCH POCKET

1'-6" DEEP LANDSCAPED WELL

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS DRAWINGS SHALL NOT BE SCALED, THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST REVISION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPPRESSED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 05 01	ISSUED FOR REZONING
2	2023 07 07	ISSUED FOR REZONING
3	2023 12 14	ISSUED FOR REZONING
4	2024 02 07	ISSUED FOR DIGITAL PROOF
5	2024 02 13	ISSUED FOR PRINT READY

**ME**  
ML EMPORIO  
PROPERTIES LTD.

LANDVISION  
GROUP

PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

SITE ISO VIEW

A 2.7

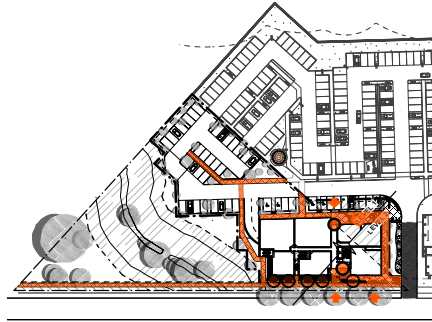


DRAWN: ES  
CHECKED: KC

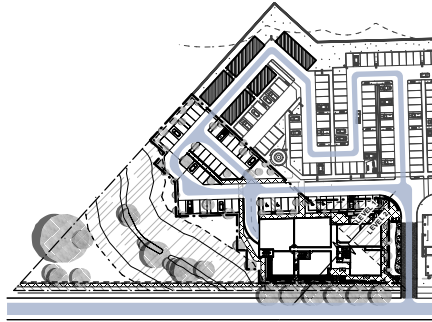
SCALE: NTS

FILE: 2108

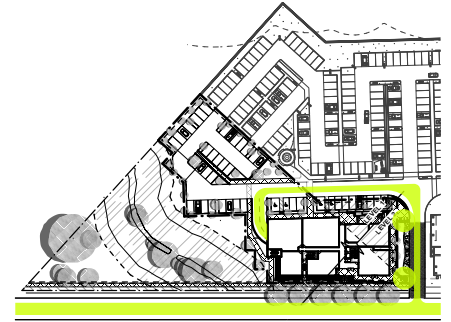
KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717



CROYDON DRIVE



CROYDON DRIVE



CROYDON DRIVE

**PEDESTRIAN CIRCULATION**

- MAIN PEDESTRIAN CIRCULATION
- PEDESTRIAN NODE / AMENITY
- BUILDING ENTRANCE
- ACCESS POINT

**VEHICULAR CIRCULATION**

- VEHICULAR CIRCULATION

**BICYCLE CIRCULATION**

- BICYCLE CIRCULATION
- BICYCLE STORAGE

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST REVISION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.  
1  
2

DATE  
2024 02 07  
2024 02 13

ISSUANCE  
ISSUED FOR DIGITAL PROOF  
ISSUED FOR PRINT READY



PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

**CIRCULATION DIAGRAM**

**A 2.8**

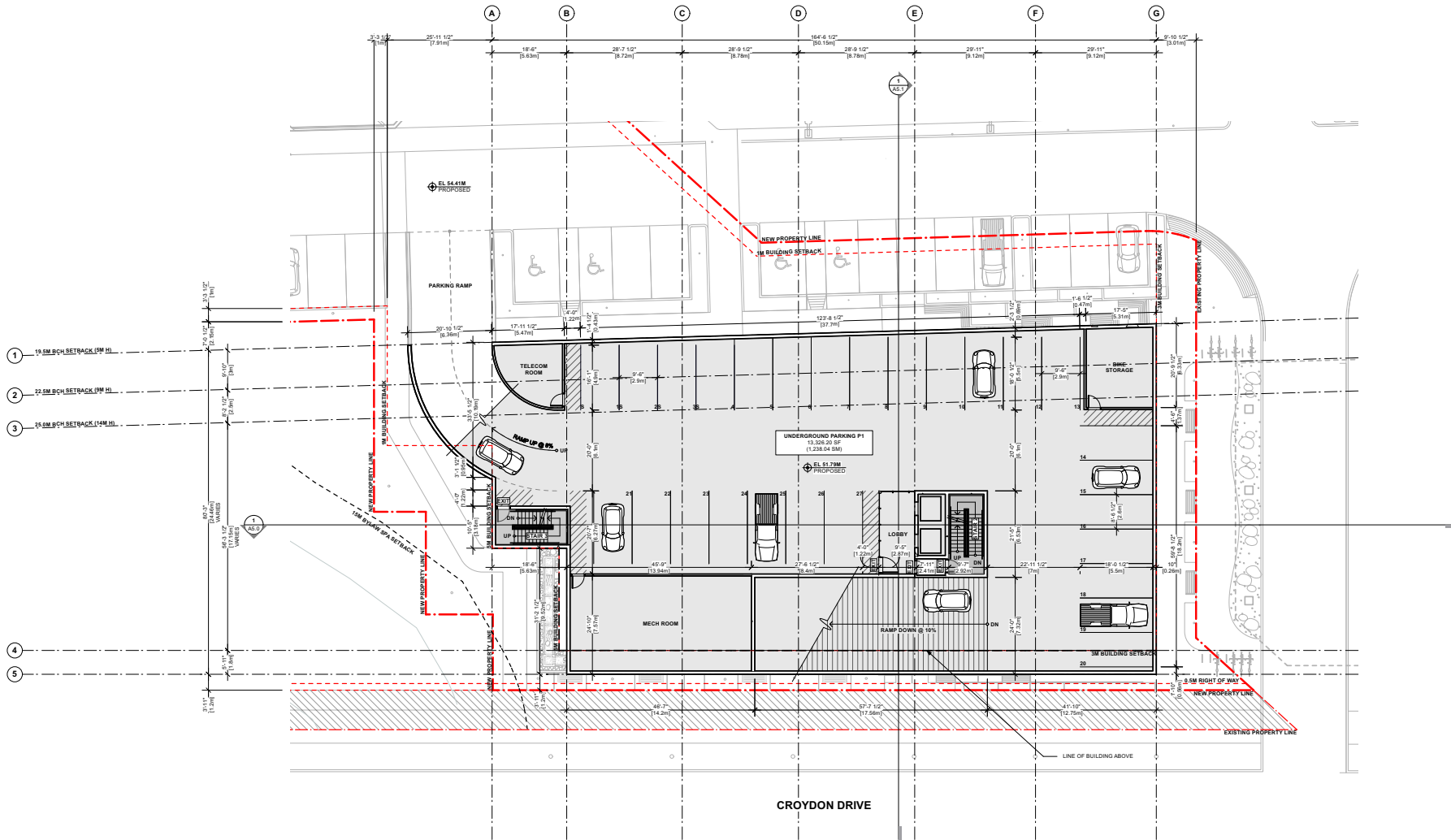
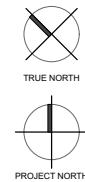


DRAWN: ES  
CHECKED: KC

SCALE: NTS

FILE: 2108

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866.382.4717



1 UNDERGROUND P1 PLAN  
1" = 20'

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE LATEST FOR CONSTRUCTION, LATEST REVISION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 03 31	ISSUED FOR REVIEW
2	2023 04 11	ISSUED FOR REVIEW
3	2023 05 01	ISSUED FOR REZONING
4	2023 07 07	ISSUED FOR REZONING
5	2023 11 30	ISSUED FOR REVIEW
6	2023 12 08	ISSUED FOR REVIEW
7	2023 12 14	ISSUED FOR REZONING
8	2024 01 29	ISSUED FOR DIGITAL CHECKSET
9	2024 02 07	ISSUED FOR DIGITAL CHECKSET
10	2024 02 13	ISSUED FOR PRINT READY

ML EMPORIO  
PROPERTIES LTD.

LANDVISION  
GROUP

PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

# UNDERGROUND P1

## A 3.0

KCC ARCHITECTURE

DRAWN: ES  
CHECKED: KC

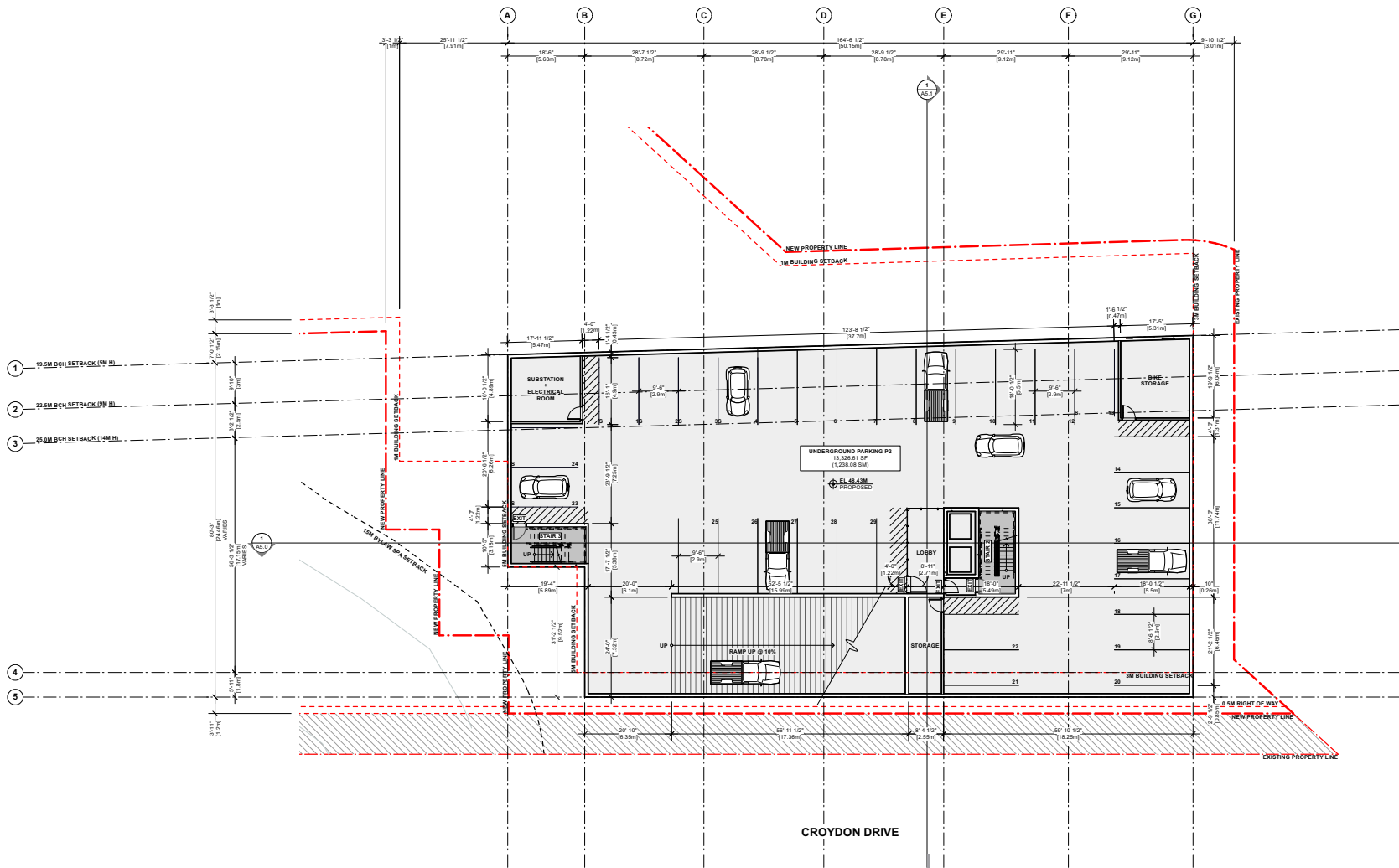
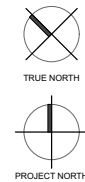
SCALE: 1" = 25'

FILE: 2108

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717

kccarchitecture.com





1 UNDERGROUND P2 PLAN  
1" = 20'

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED. IN THE EXECUTION OF THE WORK, THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 03 31	ISSUED FOR REVIEW
2	2023 04 11	ISSUED FOR REVIEW
3	2023 05 01	ISSUED FOR REZONING
4	2023 07 07	ISSUED FOR REZONING
5	2023 11 30	ISSUED FOR REVIEW
6	2023 12 08	ISSUED FOR REVIEW
7	2023 12 14	ISSUED FOR REZONING
8	2024 01 29	ISSUED FOR DIGITAL CHECKSET
9	2024 02 07	ISSUED FOR DIGITAL PROOF
10	2024 02 13	ISSUED FOR PRINT READY

PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

ML EMPORIO  
PROPERTIES LTD.

LANDVISION  
GROUP

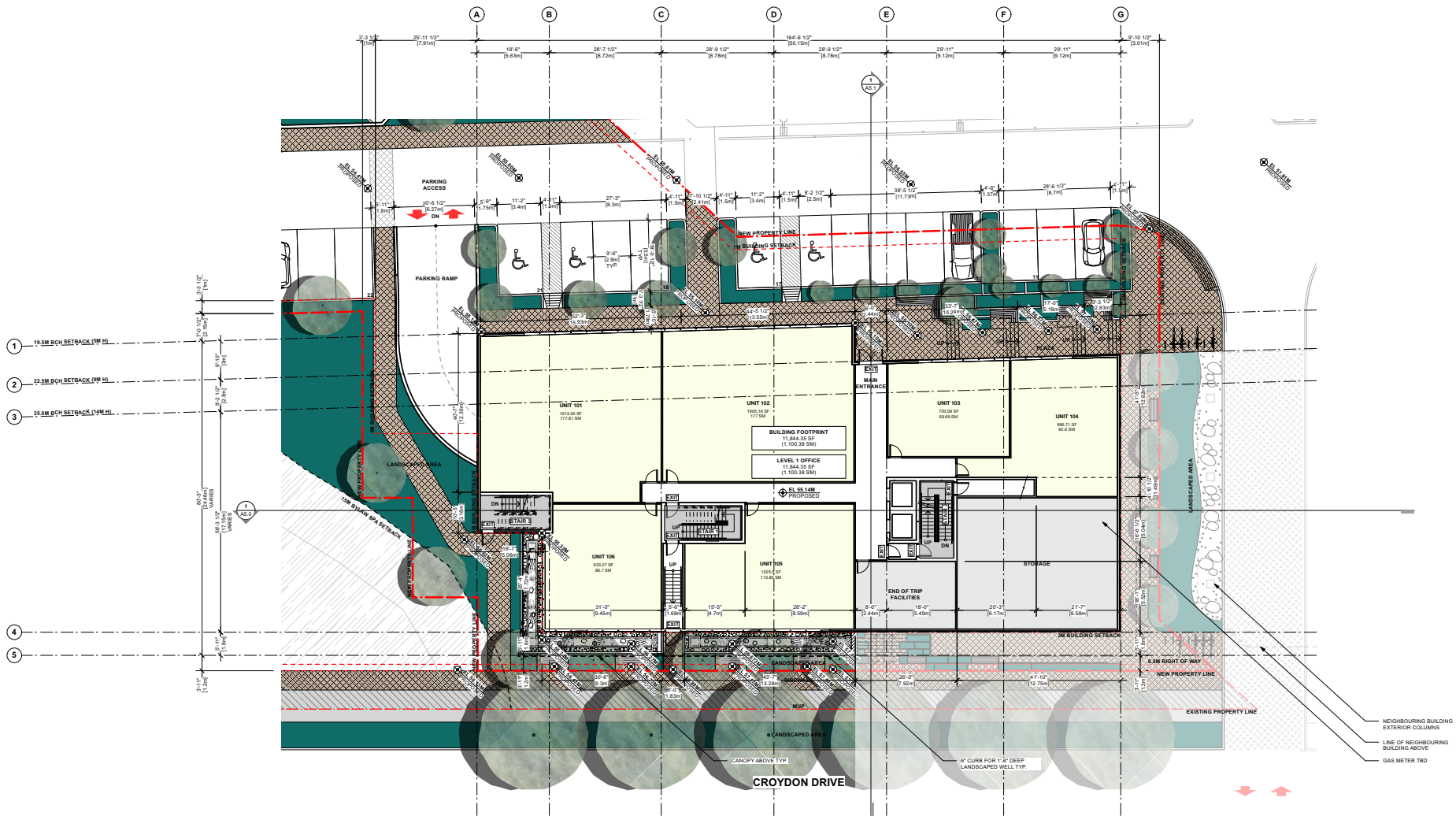
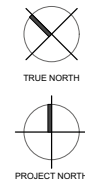
# UNDERGROUND P2

# A 3.1

KCC ARCHITECTURE

DRAWN: ES  
CHECKED: KC  
SCALE: 1" = 25'  
FILE: 2108

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717



1 LEVEL 1 PLAN  
1" = 25'0"

NO.	DATE	ISSUANCE
1	2023 03 31	ISSUED FOR REVIEW
2	2023 04 11	ISSUED FOR REVIEW
3	2023 05 01	ISSUED FOR REZONING
4	2023 07 07	ISSUED FOR REZONING
5	2023 11 30	ISSUED FOR REVIEW
6	2023 12 08	ISSUED FOR REVIEW
7	2023 12 14	ISSUED FOR REZONING
8	2024 01 29	ISSUED FOR DIGITAL CHECKSET
9	2024 02 07	ISSUED FOR DIGITAL PROOF
10	2024 02 13	ISSUED FOR PRINT READY

NO.	DATE	ISSUANCE
1	2023 03 31	ISSUED FOR REVIEW
2	2023 04 11	ISSUED FOR REVIEW
3	2023 05 01	ISSUED FOR REZONING
4	2023 07 07	ISSUED FOR REZONING
5	2023 11 30	ISSUED FOR REVIEW
6	2023 12 08	ISSUED FOR REVIEW
7	2023 12 14	ISSUED FOR REZONING
8	2024 01 29	ISSUED FOR DIGITAL CHECKSET
9	2024 02 07	ISSUED FOR DIGITAL PROOF
10	2024 02 13	ISSUED FOR PRINT READY

**PROPOSED NEW DEVELOPMENT**

2868 CROYDON DRIVE  
SURREY BC

ML EMPORIO  
PROPERTIES LTD.

LANDVISION  
GROUP

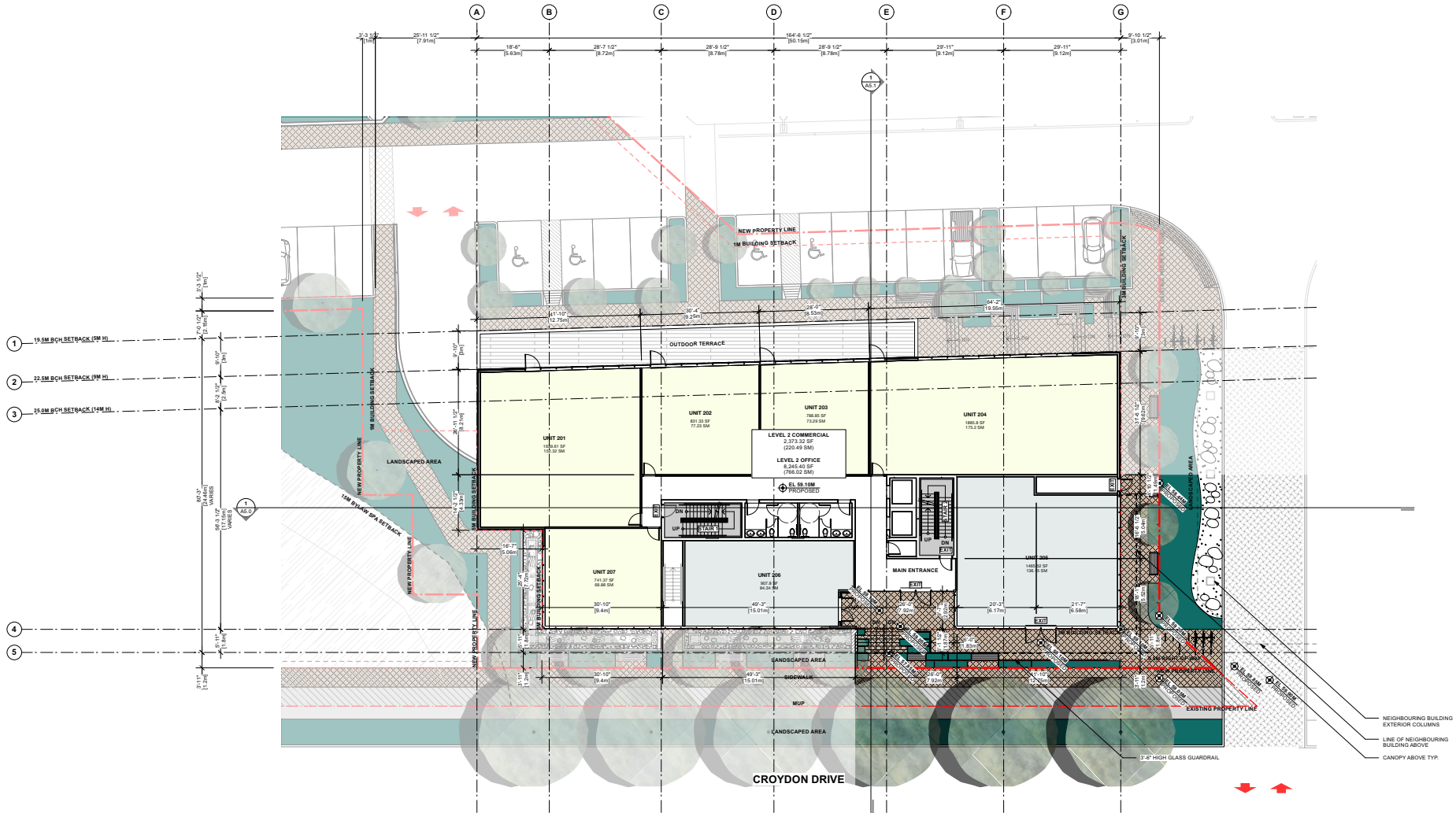
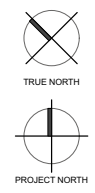
**LEVEL 1**

**A 3.2**

KCC ARCHITECTURE

DRAWN: ES  
CHECKED: KC  
SCALE: 1" = 25'  
FILE: 2108

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717



1 LEVEL 2 PLAN  
1" = 25'0"

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATA AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 03 31	ISSUED FOR REVIEW
2	2023 04 11	ISSUED FOR REVIEW
3	2023 05 01	ISSUED FOR REZONING
4	2023 07 07	ISSUED FOR REZONING
5	2023 11 30	ISSUED FOR REVIEW
6	2023 12 08	ISSUED FOR REVIEW
7	2023 12 14	ISSUED FOR REZONING
8	2024 01 29	ISSUED FOR DIGITAL CHECKSET
9	2024 02 07	ISSUED FOR DIGITAL CHECKSET
10	2024 02 13	ISSUED FOR PRINT READY

PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

ML EMPORIO  
PROPERTIES LTD.

LANDVISION  
GROUP

**LEVEL 2**

**A 3.3**

KCC ARCHITECTURE

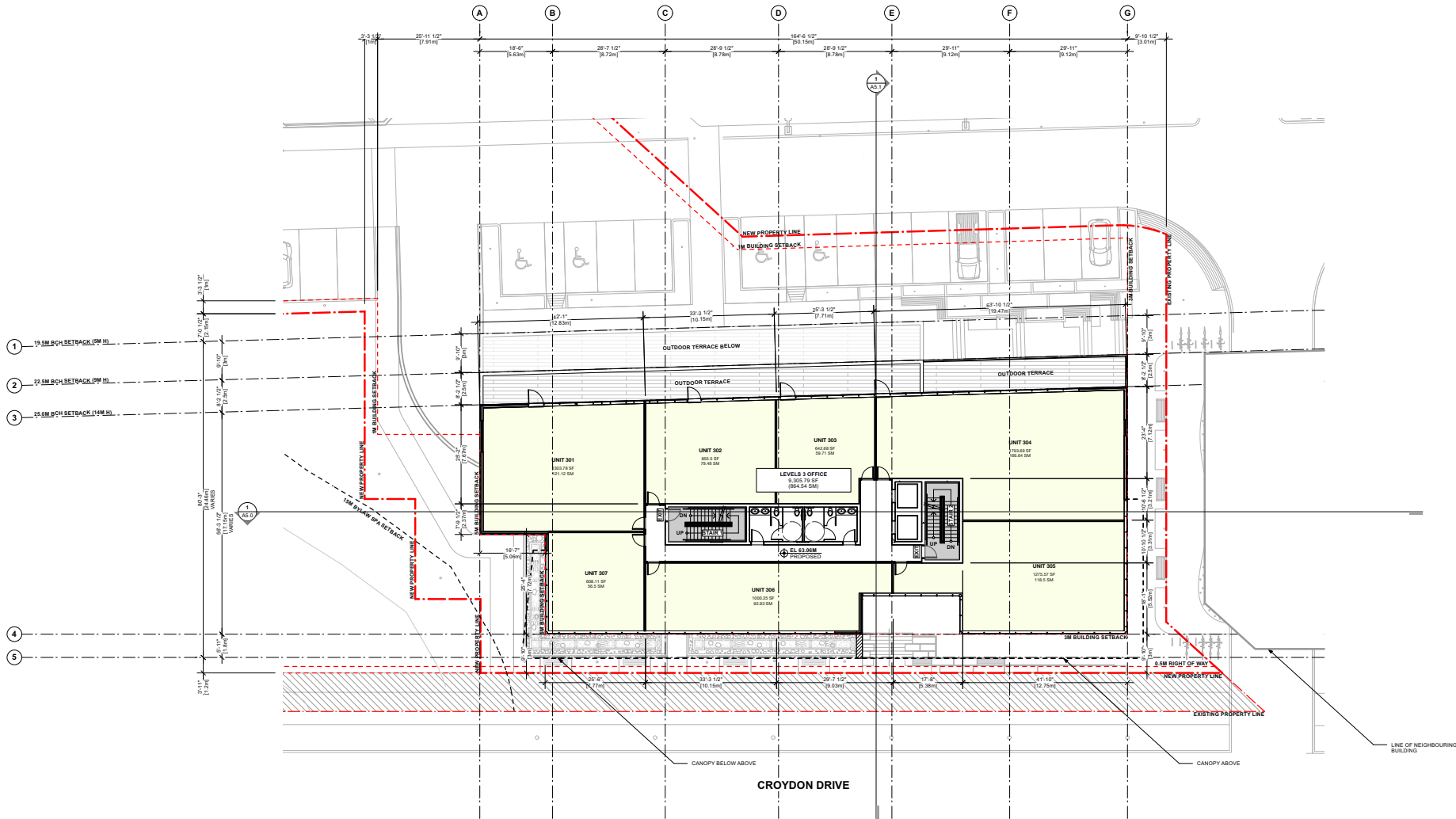
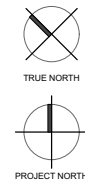
DRAWN: ES  
CHECKED: KC

SCALE: 1" = 25'0"

FILE: 2108

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717

kccarchitecture.com



1 LEVEL 3 PLAN  
1" = 25'0"

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPY RIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 03 31	ISSUED FOR REVIEW
2	2023 04 11	ISSUED FOR REVIEW
3	2023 05 01	ISSUED FOR REZONING
4	2023 07 07	ISSUED FOR REZONING
5	2023 11 30	ISSUED FOR REVIEW
6	2023 12 08	ISSUED FOR REVIEW
7	2023 12 14	ISSUED FOR REZONING
8	2024 01 29	ISSUED FOR DIGITAL CHECKSET
9	2024 02 07	ISSUED FOR DIGITAL PROOF
10	2024 02 13	ISSUED FOR PRINT READY

PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

**LEVEL 3**

ML EMPORIO PROPERTIES LTD. LANDVISION GROUP

**A 3.4**

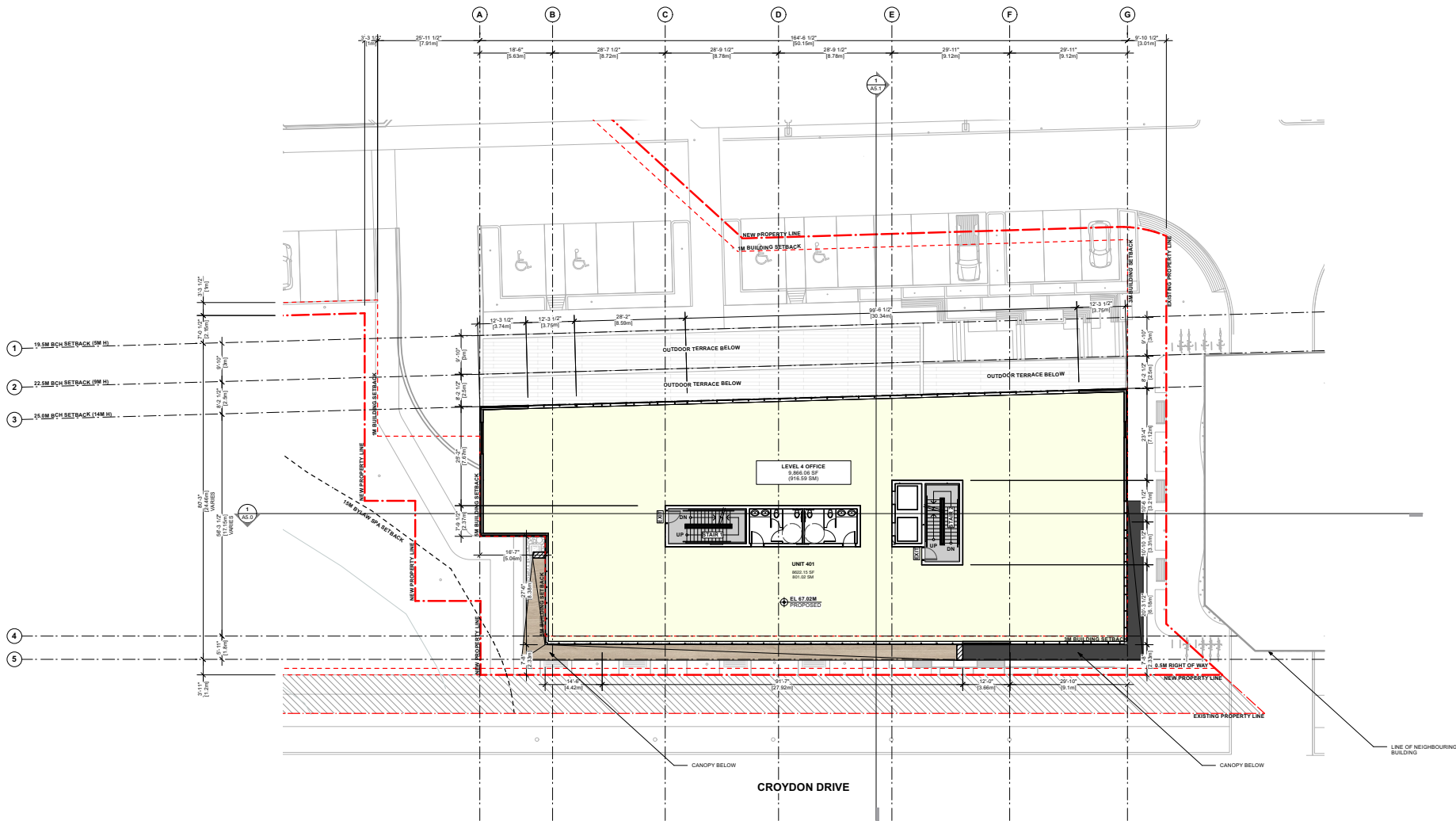
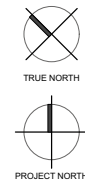
**KCC ARCHITECTURE**

DRAWN: ES  
CHECKED: KC

SCALE: 1" = 25'0"

FILE: 2108

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866.382.4717



1 LEVEL 4 PLAN  
1" = 25'0"

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATA AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 03 31	ISSUED FOR REVIEW
2	2023 04 11	ISSUED FOR REVIEW
3	2023 05 01	ISSUED FOR REZONING
4	2023 07 07	ISSUED FOR REZONING
5	2023 12 08	ISSUED FOR REVIEW
6	2023 12 14	ISSUED FOR REZONING
7	2024 01 29	ISSUED FOR DIGITAL CHECKSET
8	2024 02 07	ISSUED FOR DIGITAL PROOF
9	2024 02 13	ISSUED FOR PRINT READY

PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

ML EMPORIO  
PROPERTIES LTD.

LANDVISION  
GROUP

LEVEL 4

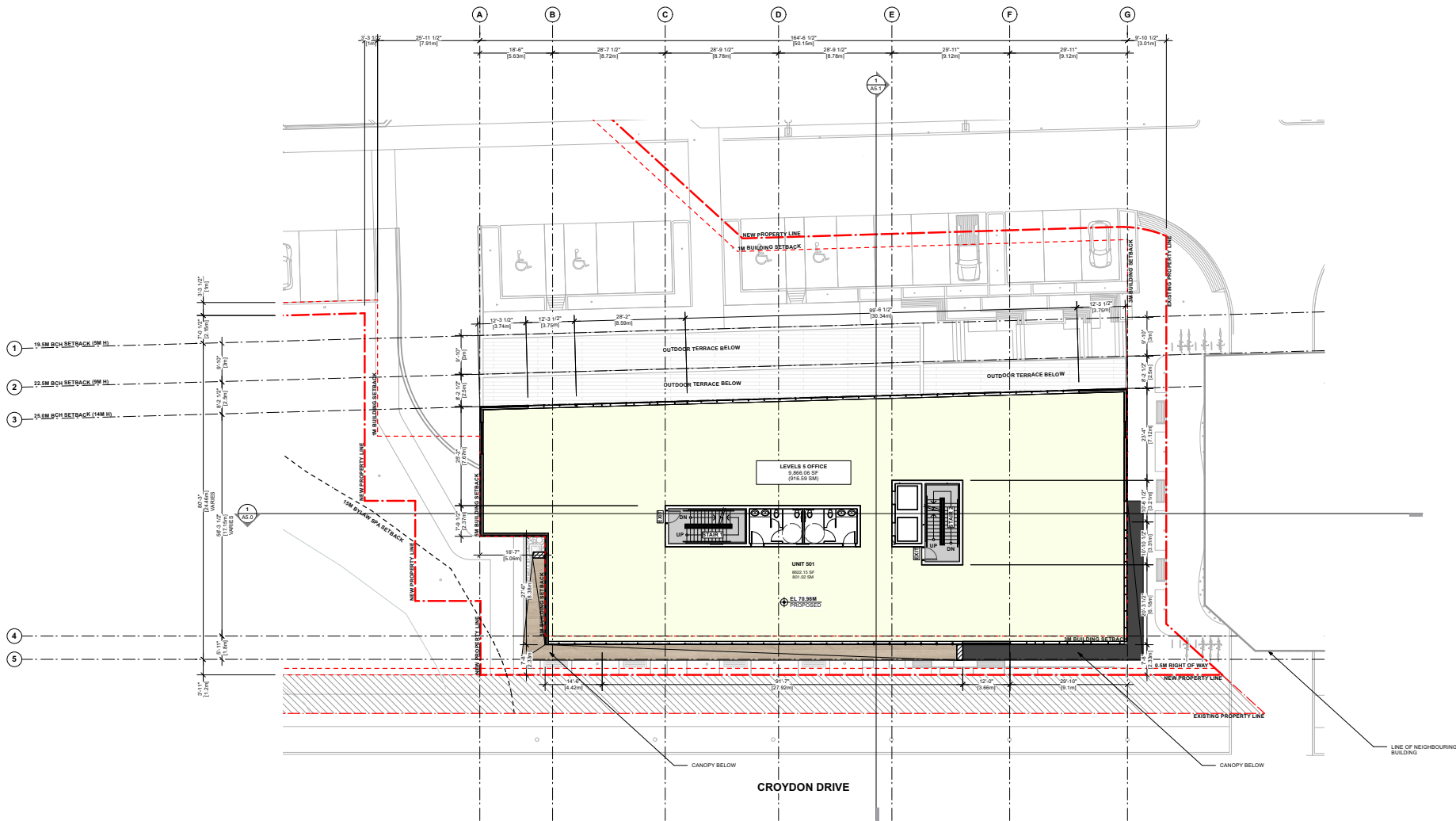
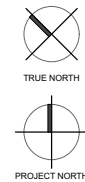
A 3.5

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866.382.4717

DRAWN: ES  
CHECKED: KC

SCALE: 1" = 25'0"

FILE: 2108



1 LEVEL 5 PLAN  
1" = 25'0"

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 03 31	ISSUED FOR REVIEW
2	2023 04 11	ISSUED FOR REVIEW
3	2023 05 01	ISSUED FOR REZONING
4	2023 07 07	ISSUED FOR REZONING
5	2023 12 08	ISSUED FOR REVIEW
6	2023 12 14	ISSUED FOR REZONING
7	2024 01 29	ISSUED FOR DIGITAL CHECKSET
8	2024 02 07	ISSUED FOR DIGITAL PROOF
9	2024 02 13	ISSUED FOR PRINT READY



PROPOSED NEW DEVELOPMENT  
2868 CROYDON DRIVE  
SURREY BC

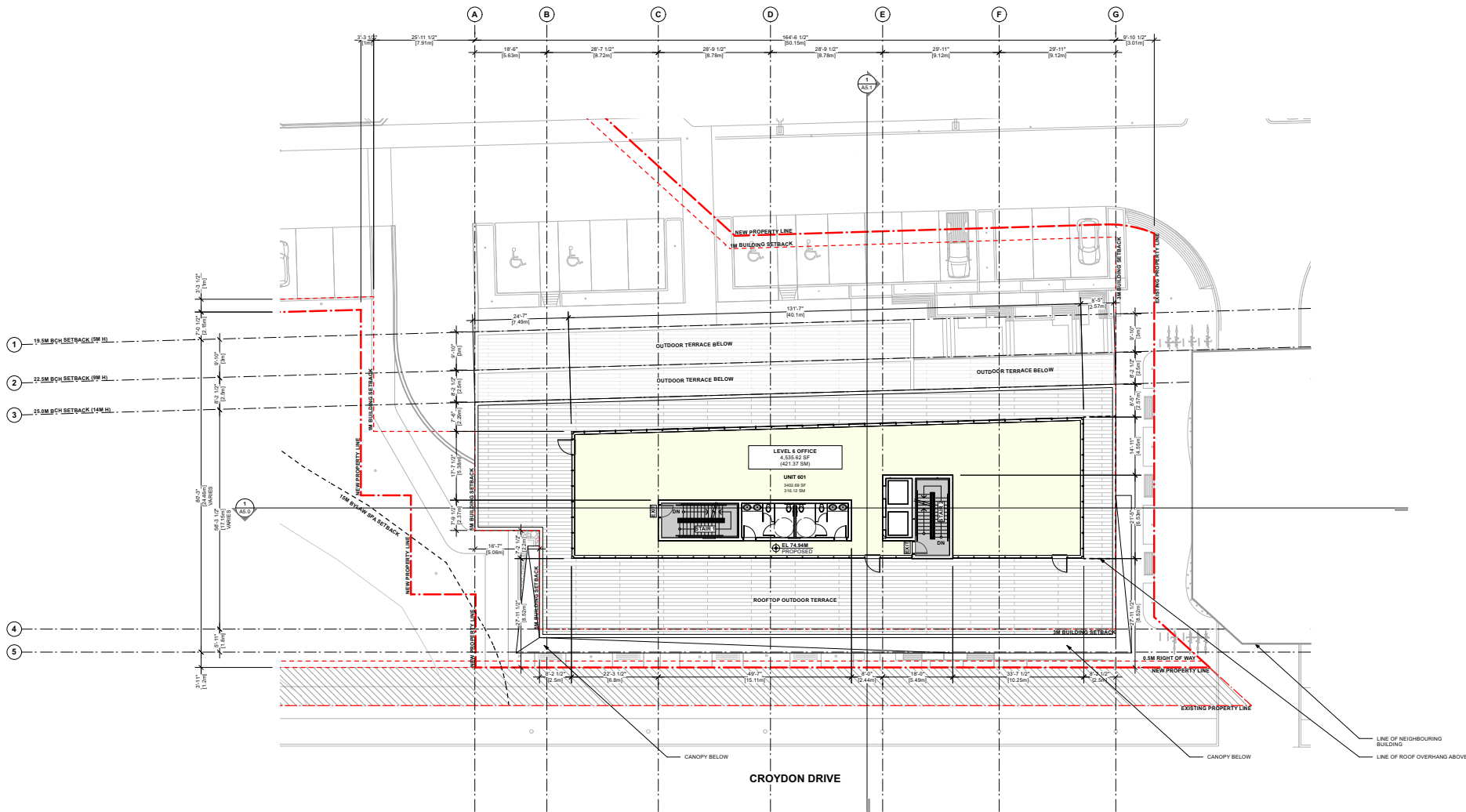
LEVEL 5

A 3.6



DRAWN: ES  
CHECKED: KC  
SCALE: 1" = 25'0"  
FILE: 2108

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866.382.4717



1 LEVEL 6 PLAN  
1" = 25'0"

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENQUIRE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 03 31	ISSUED FOR REVIEW
2	2023 04 11	ISSUED FOR REVIEW
3	2023 05 01	ISSUED FOR REZONING
4	2023 07 07	ISSUED FOR REZONING
5	2023 11 30	ISSUED FOR REVIEW
6	2023 12 08	ISSUED FOR REVIEW
7	2023 12 14	ISSUED FOR REZONING
8	2024 01 29	ISSUED FOR DIGITAL CHECKSET
9	2024 02 07	ISSUED FOR DIGITAL CHECKSET
10	2024 02 13	ISSUED FOR PRINT READY

PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

ML EMPORIO  
PROPERTIES LTD.

LANDVISION  
GROUP

**LEVEL 6**

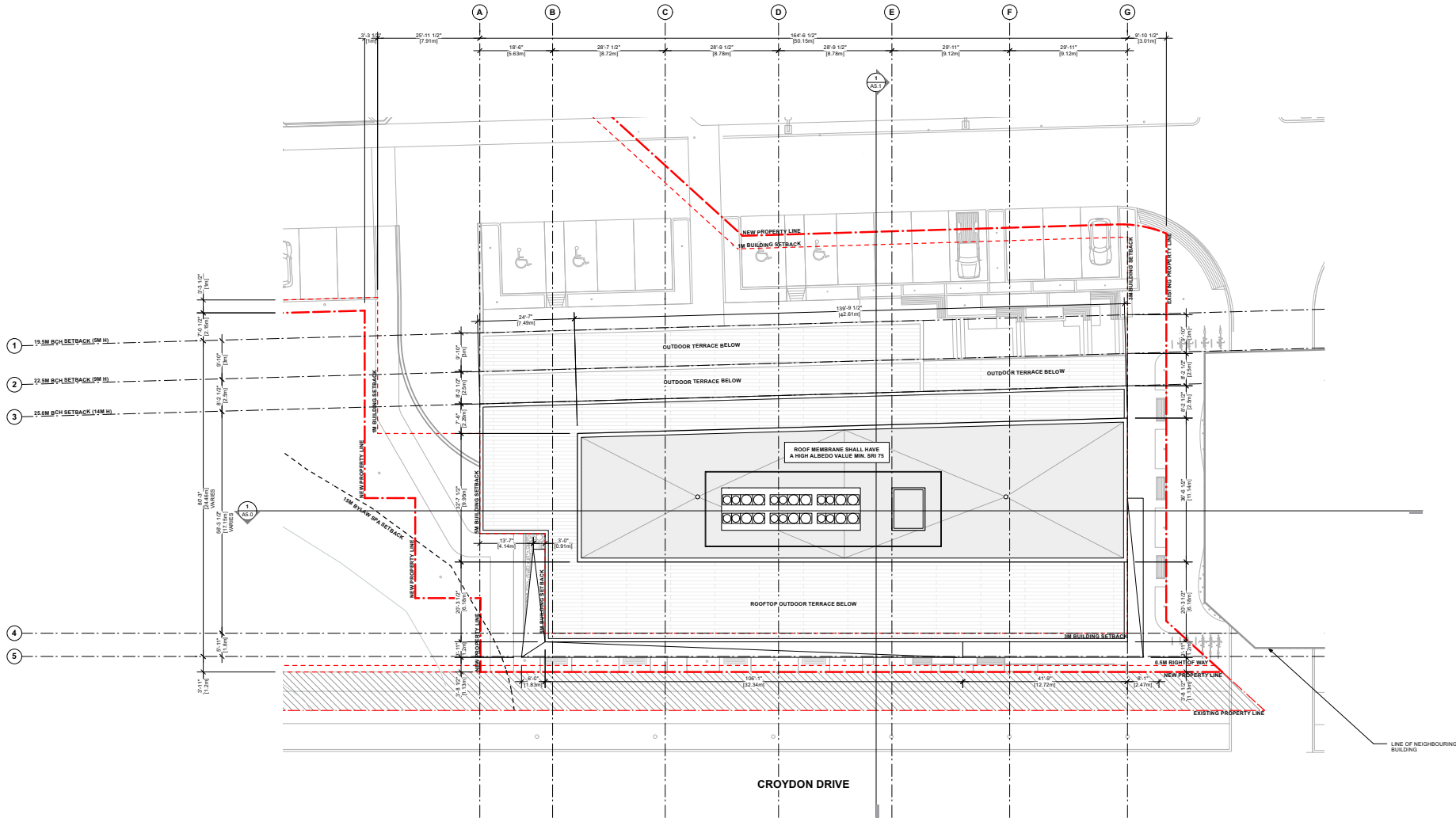
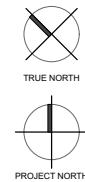
**A 3.7**

**KCC**

ARCHITECTURE

DRAWN: ES  
CHECKED: KC  
SCALE: 1" = 25'  
FILE: 2108

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866.382.4717



1 ROOF PLAN  
1" = 25'0"

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATA AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EMBALANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 04 11	ISSUED FOR REVIEW
2	2023 05 01	ISSUED FOR REZONING
3	2023 07 07	ISSUED FOR REZONING
4	2023 12 14	ISSUED FOR REZONING
5	2024 01 29	ISSUED FOR DIGITAL CHECKSET
6	2024 02 07	ISSUED FOR DIGITAL PROOF
7	2024 02 13	ISSUED FOR PRINT READY

PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

ML EMPORIO  
PROPERTIES LTD.

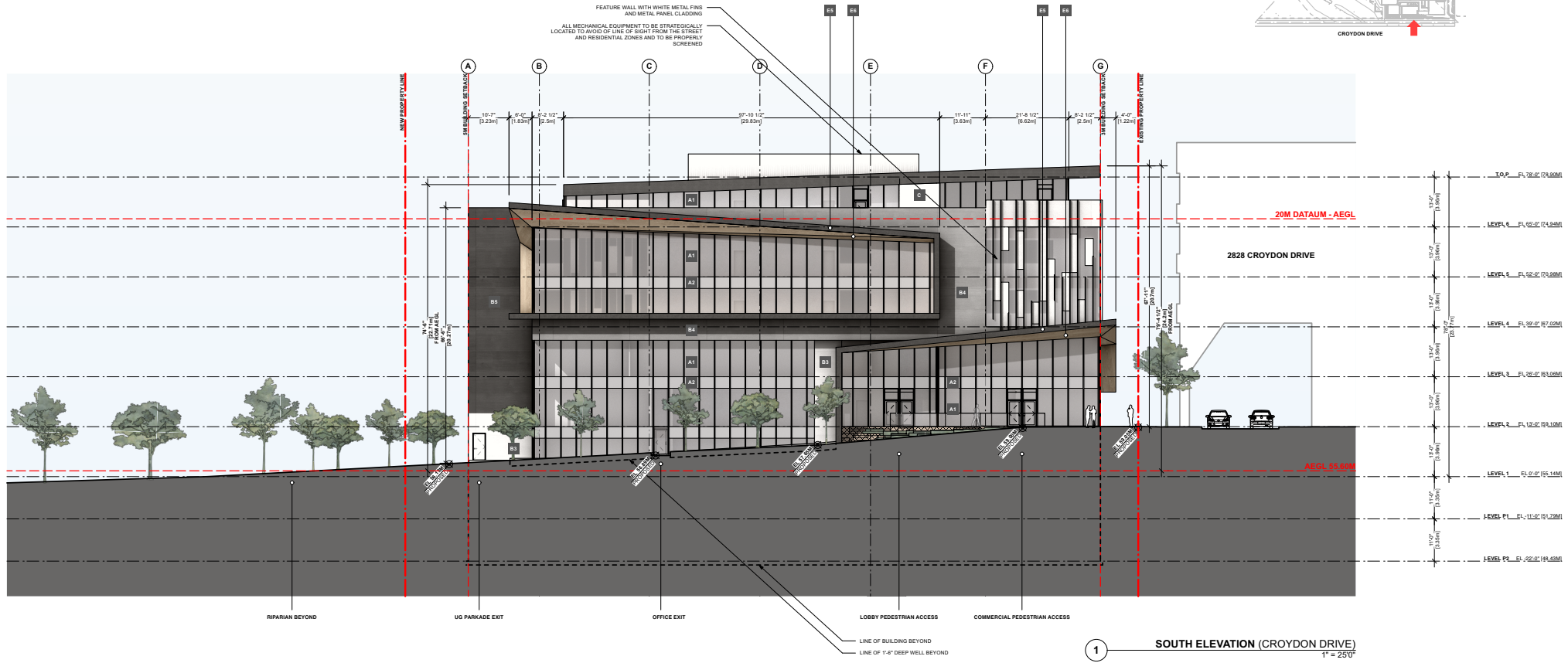
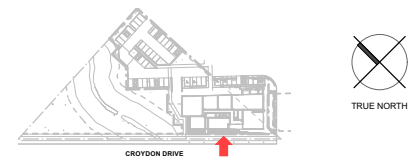
LANDVISION  
GROUP

**ROOF PLAN**

**A 3.8**

KCC ARCHITECTURE





**MATERIAL LEGEND**

- A** CURTAIN WALL
- B** STEEL STUD WALL WITH INSULATION ON BOTH SIDES
- C** CONCRETE WALL
- D** GLASS GUARDRAIL
- E** ACCENT FEATURE

**COLOUR LEGEND**

- 1** BLACK ALUMINUM FRAME & DOUBLE GLASS UNIT GRAY TINT
- 2** PAINTED GLASS FACE (SPANDREL)
- 3** WHITE METAL PANEL
- 4** LIGHT GREY METAL PANEL
- 5** DARK GREY METAL PANEL
- 6** WOOD FINISH METAL PANEL & SOFFIT

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THIS DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 05 01	ISSUED FOR REZONING
2	2023 07 07	ISSUED FOR REZONING
3	2023 12 08	ISSUED FOR REVIEW
4	2023 12 14	ISSUED FOR REZONING
5	2024 01 29	ISSUED FOR DIGITAL CHECKSET
6	2024 02 07	ISSUED FOR DIGITAL PROOF
7	2024 02 13	ISSUED FOR PRINT READY



PROPOSED NEW DEVELOPMENT  
2868 CROYDON DRIVE  
SURREY BC

**SOUTH ELEVATION**

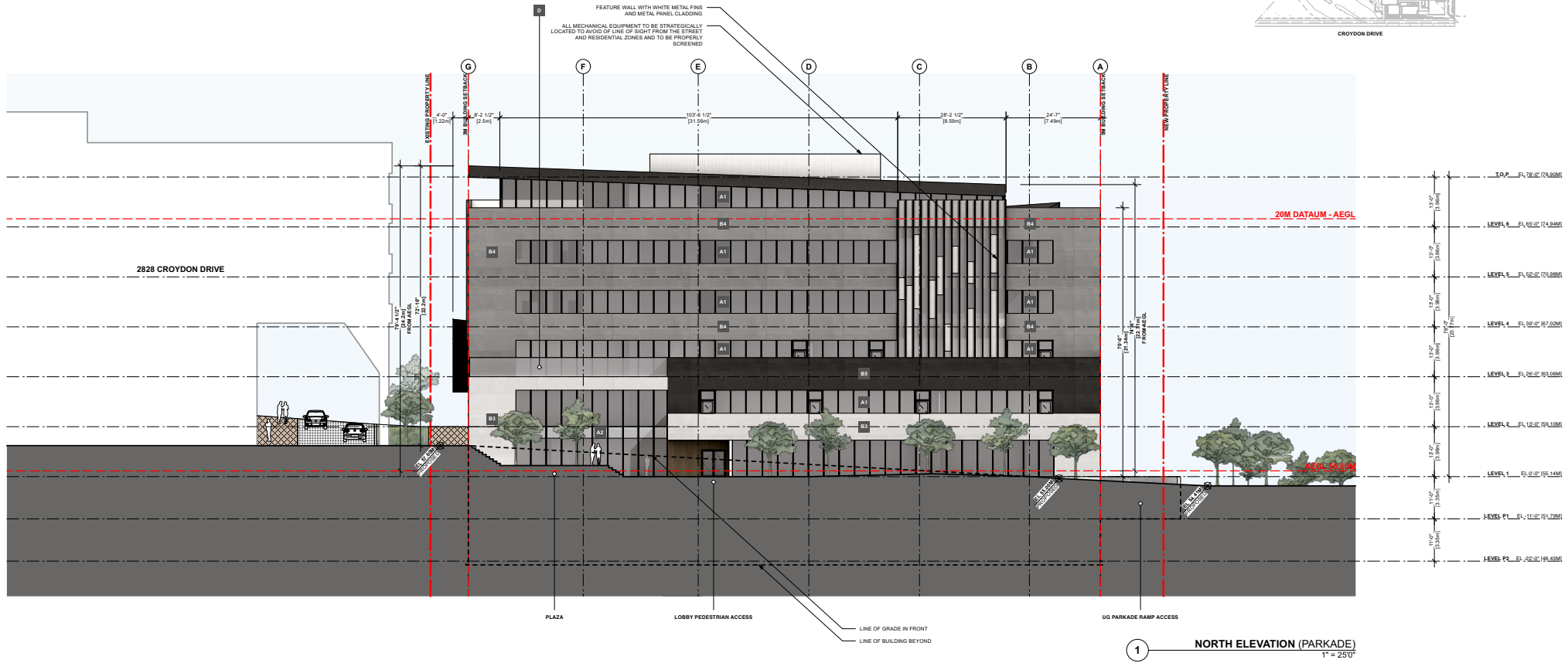
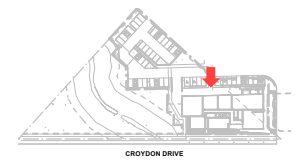
**A 4.0**



**CITY OF SURREY ZONING BY-LAW DEFINITIONS**

**BUILDING HEIGHT**  
(B) L. The vertical distance measured from the average existing grade level, determined by averaging the existing grade at all building faces surrounding the perimeter of a building, to the highest point on a flat roof.

**EXISTING GRADE**  
Means the lowest ground elevation existing prior to construction, as established on a legal survey plan by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.



1 NORTH ELEVATION (PARKADE)  
1" = 25'0"

**MATERIAL LEGEND**

- A CURTAIN WALL
- B STEEL STUD WALL WITH INSULATION ON BOTH SIDES
- C CONCRETE WALL
- D GLASS GUARDRAIL
- E ACCENT FEATURE

**COLOUR LEGEND**

- 1 BLACK ALUMINUM FRAME & DOUBLE GLASS UNIT GRAY TINT
- 2 PAINTED GLASS FACE (SPANDREL)
- 3 WHITE METAL PANEL
- 4 LIGHT GREY METAL PANEL
- 5 DARK GREY METAL PANEL
- 6 WOOD FINISH METAL PANEL & SOFFIT

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. DIMENSIONS PERTINENT TO EXECUTING THE WORK, DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USES FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 05 01	ISSUED FOR REZONING
2	2023 07 07	ISSUED FOR REZONING
3	2023 12 08	ISSUED FOR REVIEW
4	2023 12 14	ISSUED FOR REZONING
5	2024 01 29	ISSUED FOR DIGITAL CHECKSET
6	2024 02 07	ISSUED FOR DIGITAL PROOF
7	2024 02 13	ISSUED FOR PRINT READY



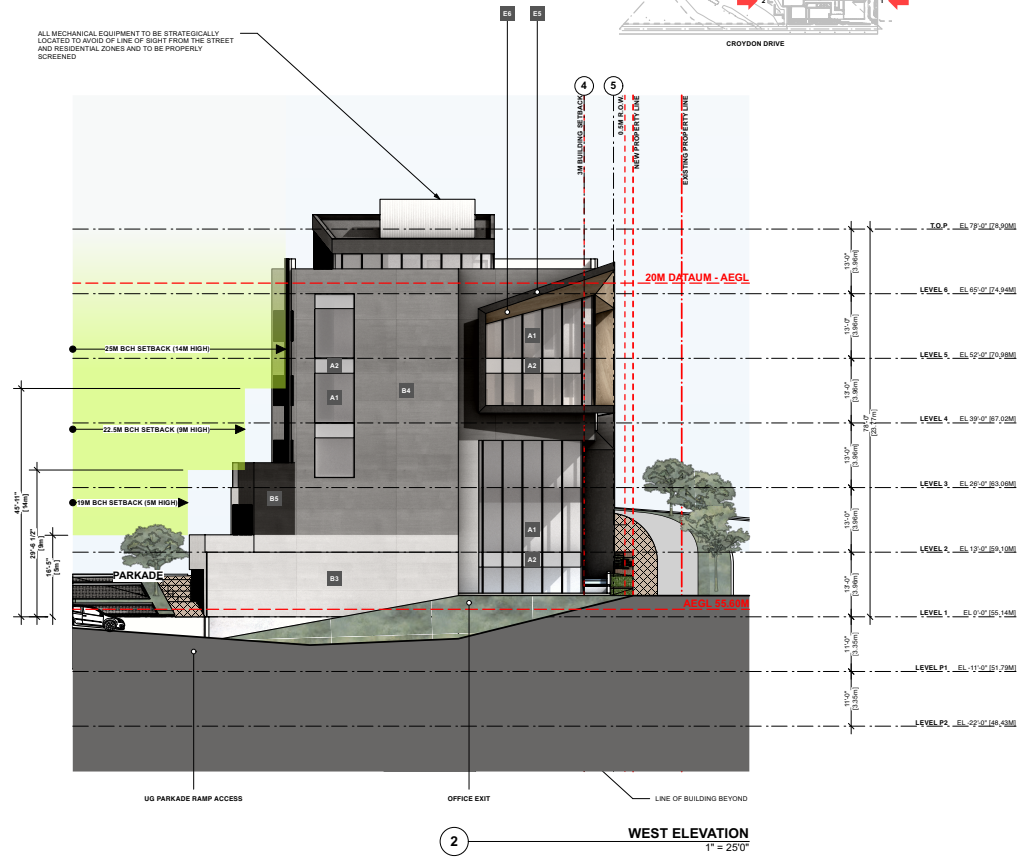
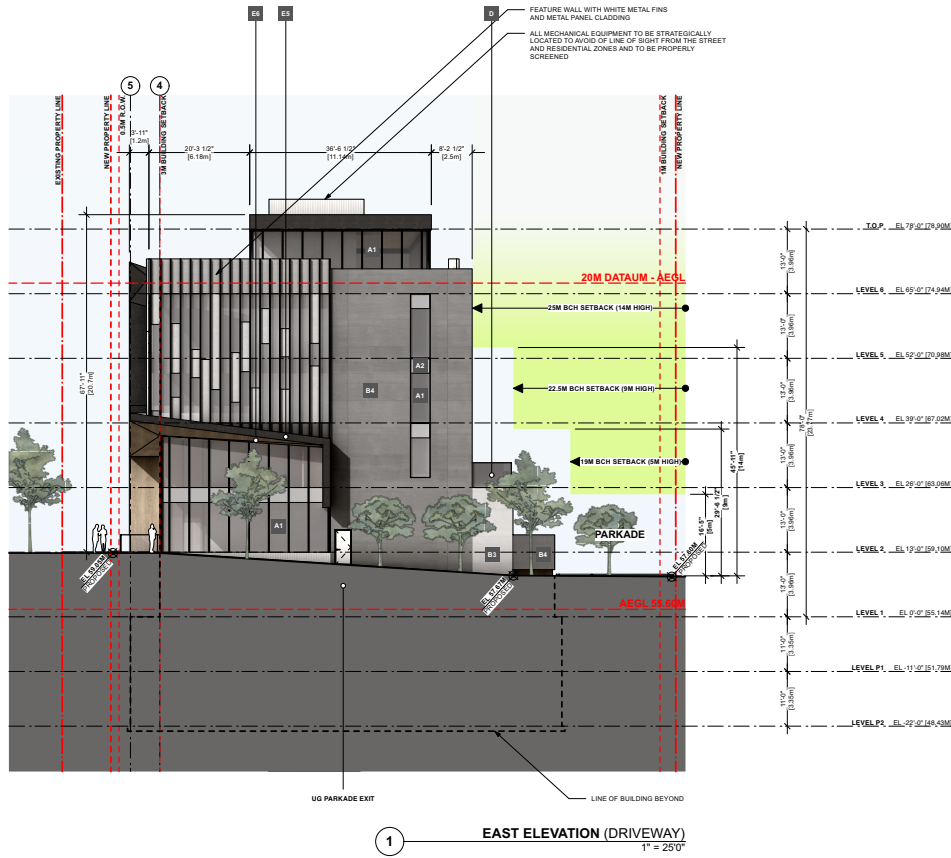
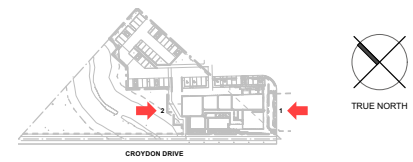
PROPOSED NEW DEVELOPMENT  
2868 CROYDON DRIVE  
SURREY BC

**NORTH ELEVATION**

**A 4.1**



**CITY OF SURREY ZONING BY-LAW DEFINITIONS**  
**BUILDING HEIGHT**  
(b) L. The vertical distance measured from the average existing grade level, determined by averaging the existing grade at all building faces surrounding the perimeter of a building, to the highest point on a flat roof.  
**EXISTING GRADE**  
Means the lowest ground elevation existing prior to construction, as established on a legal survey plan by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.



**MATERIAL LEGEND**

- A CURTAIN WALL
- B STEEL STUD WALL WITH INSULATION ON BOTH SIDES
- C CONCRETE WALL
- D GLASS GUARDRAIL
- E ACCENT FEATURE

**COLOUR LEGEND**

- 1 BLACK ALUMINUM FRAME & DOUBLE GLASS UNIT GRAY TINT
- 2 PAINTED GLASS FACE (SPANDREL)
- 3 WHITE METAL PANEL
- 4 LIGHT GREY METAL PANEL
- 5 DARK GREY METAL PANEL
- 6 WOOD FINISH METAL PANEL & SOFFIT

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. DIMENSIONS PERTINENT TO EXECUTING THE WORK, DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPPRESSED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 05 01	ISSUED FOR REZONING
2	2023 07 07	ISSUED FOR REZONING
3	2023 12 08	ISSUED FOR REVIEW
4	2023 12 14	ISSUED FOR REZONING
5	2024 01 29	ISSUED FOR DIGITAL CHECKSET
6	2024 02 07	ISSUED FOR DIGITAL CHECKSET
7	2024 02 13	ISSUED FOR PRINT READY



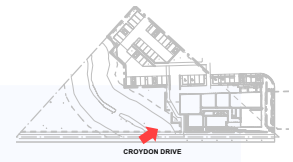
PROPOSED NEW DEVELOPMENT  
2868 CROYDON DRIVE  
SURREY BC

**E & W ELEVATIONS**

**A 4.2**



**CITY OF SURREY ZONING BY-LAW DEFINITIONS**  
**BUILDING HEIGHT**  
(B)1. The vertical distance measured from the average existing grade level, determined by averaging the existing grade at all building faces surrounding the perimeter of a building, to the highest point on a flat roof.  
**EXISTING GRADE**  
Means the lowest ground elevation existing prior to construction, as established on a legal survey plan by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.



THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST REVISION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 05 01	ISSUED FOR REZONING
2	2023 07 07	ISSUED FOR REZONING
3	2023 12 14	ISSUED FOR REZONING
4	2024 02 07	ISSUED FOR DIGITAL PROOF
5	2024 02 13	ISSUED FOR PRINT READY

**ME**  
ML EMPORIO  
PROPERTIES LTD.

**LANDVISION**  
GROUP

PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

**BUILDING ISO VIEW**

**A 8.0**

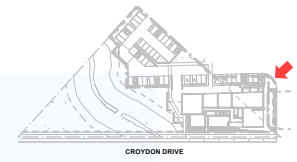


DRAWN: ES  
CHECKED: KC

SCALE: NTS

FILE: 2108

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717



THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THIS DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2023 05 01	ISSUED FOR REZONING
2	2023 07 07	ISSUED FOR REZONING
3	2023 12 14	ISSUED FOR REZONING
4	2024 02 07	ISSUED FOR DIGITAL PROOF
5	2024 02 13	ISSUED FOR PRINT READY

**ME**  
ML EMPORIO  
PROPERTIES LTD.

**LANDVISION**  
GROUP

PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

**BUILDING ISO VIEW**

**A 8.1**



DRAWN: ES  
CHECKED: KC

SCALE: NTS

FILE: 2108

KCC Architecture & Design Ltd. [kccarchitecture.com](http://kccarchitecture.com)  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717



CURTAIN WALL GLASS - 50% TINT



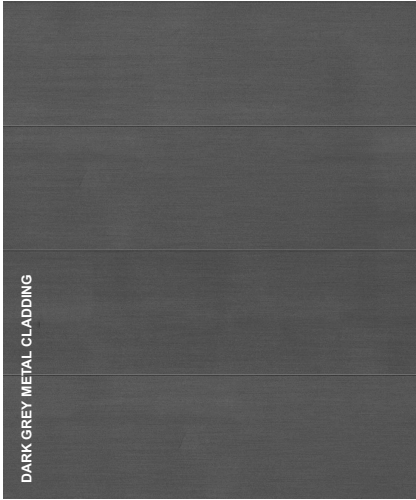
BACK PAINTED GLASS



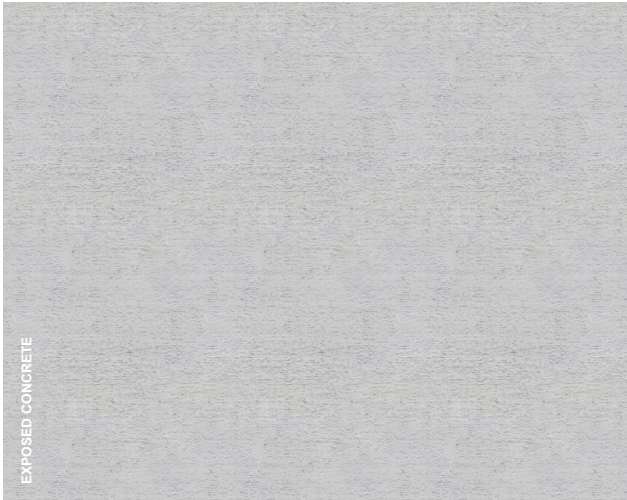
BLACK ALUMINUM MULLIONS



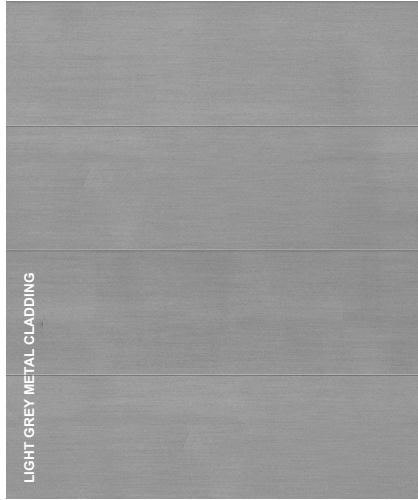
WOOD TEXTURE METAL CLADDING



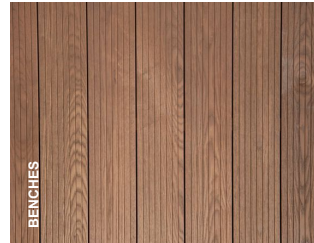
DARK GREY METAL CLADDING



EXPOSED CONCRETE



LIGHT GREY METAL CLADDING



BENCHES



VEGETATION



PAVEMENT

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST REVISION OF THE DRAWING SHALL BE USED BY THE CONTRACTOR OR THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USES FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.  
1  
2  
3  
4

DATE  
2023 07 07  
2023 12 14  
2024 02 07  
2024 02 13

ISSUANCE  
ISSUED FOR REZONING  
ISSUED FOR REZONING  
ISSUED FOR DIGITAL PROOF  
ISSUED FOR PRINT READY



PROPOSED NEW DEVELOPMENT

2868 CROYDON DRIVE  
SURREY BC

MATERIAL BOARD

A 9.0



DRAWN: ES  
CHECKED: KC

SCALE: NTS

FILE: 2108

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717



**LEGEND:**

	DECIDUOUS TREES		LAWN		EXISTING TREE
	CONIFEROUS TREES		BENCH		GUARDRAIL
	CONCRETE SIDEWALK, 10'1/4" WIDE EXPOSED AGG. BAND		DECORATIVE POT WITH ANNUALS		1.2M HT. ENVIRONMENTAL FENCE
	CONCRETE SEAT W/		WOOD PERGOLA		1.2M HT. DECORATIVE FENCE

**LANDSCAPE ITEMS:**

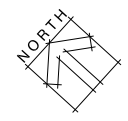
1 LAWN	18 BENCH
2 CONCRETE PAVING	19 4' HT. WOOD DECORATIVE FENCE
3 EXPOSED AGGREGATE BAND	20 UNIT PAVING (CONC.)
4 PLANTING BED	21 STAMPED CONC. PAVING
5 ASPHALT PAVING	22 BIKE RACK
6 CONC. RETAINING WALL	23 CONCRETE SEAT WALL
7 FABRICATED METAL PLANTER	24 BOULDER RETAINING WALL
8 DECORATIVE PLANTER 20"x20"x20"	25 GRANULAR BALLAST
9 SEASONAL ANNUALS	26 1" DIA. WASHED RIVER ROCK
10 SMALL DECIDUOUS TREE	27 PLANTER WALL 20" HT. CONC./OR METAL
11 DECIDUOUS TREE	28 METAL TREE GRATE
12 CONIFEROUS TREE	29 ENVIRONMENTAL FENCE
13 PERGOLA	30 RAINWATER CHANNEL SUSTAINABLE FEATURE

**PLANT LIST:**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
<b>TREES</b>					
*AGD	3	ACER GINNALIA 'COMPACTUM'	COMPACT AMUR MAPLE	5 CM CAL.	B & B
*APD	11	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B
*ARD	8	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	6 CM CAL.	B & B
*ARD	2	BETULA PAPPYRIFERA	CANOE BRICH	5 CM CAL.	B & B
GDJ	9	CORUS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	2.0M HT.	B & B
*SJD	15	STYRAX JAPONICA	JAPANESE SNOWBELL	5 CM CAL.	B & B
*SSD	9	SORBUS SICHENSIS	SITKA MOUNTAIN ASH	5 CM CAL.	B & B
<b>SHRUBS</b>					
HSS	8	HIBISCUS COELESTIS	SHRUBBY ALTHEA	1.8M HT.	CONTAINER
CS	19	COPRINUS STOLONIFERA	RED OSIER DOGWOOD	#3	CONTAINER
HD	28	HOLIDAYSPRIN	OGONSPRIN	#3	CONTAINER
HY	7	HYDRANGEA SERRATA BLUEBIRD	BLUEBIRD HYDRANGEA	#3	CONTAINER
JC	116	JUNIPERUS CHINENSIS MINT JULEP	SEAGREEN JUNIPER	#3	CONTAINER
LP	30	LONICERA PILEATA	PRIMET HONEYSUCKLE	#3	CONTAINER
MA	14	MORNING GLORY	ORIGON GRAPE	#3	CONTAINER
MG	11	MYRICA GALE	SWEET GALE	#3	CONTAINER
PF	37	POTENTILLA FRUITCOISA	SHRUBBY CINQUEFOIL	#3	CONTAINER
PW	40	POLYSTICHUM MONTANUM	WESTERN SWOARD FERN	#3	CONTAINER
PD	92	PRUNUS L. OTTO LYPERNS	OTTO LYPERNS LABEL	#3	CONTAINER
PP	75	PRUNUS MUSGO PUMILIO	DWARF MUSSO PINE	#3	CONTAINER
RG	25	ROSA GYMNOCARPA	BALDWIN ROSE	#3	CONTAINER
RH	18	RHOODOENDRON WACHMANNIENS FANTASTICA	FANTASTIC RHOODOENDRON	#3	CONTAINER
RHD	24	RHOODOENDRON DORA AMETENS	DORA AMETENS RHODO.	#3	CONTAINER
RU	17	RHOODOENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
RR	6	RHOOD. ROYAL PINE	ROYAL PINE RHODO.	#3	CONTAINER
SD	8	SPIREAE DOUGLASH SSP DOUGLASHI	HARDROCK	#3	CONTAINER
SY	79	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	#3	CONTAINER
VD	59	VIERNUM DAVIDI	DAVIDS VIERNUM	#3	CONTAINER
<b>GROUND COVERS</b>					
AC	26	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
CM	26	COREOPSIS VERTICALATA MOONBEAM	MOONBEAM TICKSEED	#1	CONTAINER
CZ	45	COREOPSIS VERTICALATA DAGREI	ZAGREI TICKSEED	#1	CONTAINER
GS	71	GAULTHERIA SHALLOON	SALAL	#1	CONTAINER
NT	16	NASELLA TENUESSIMA	MEXICAN FEATHER GRASS	#2	CONTAINER
HS	119	HEMEROCALLIS STELLATA DORIS	DAY LILY	#1	CONTAINER
LA	77	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
SA	13	SALVIA NEMOROSA 'CARADONNA'	SAGE	#1	CONTAINER

\* REPLACEMENT TREE PROVIDER: 37

**1 LANDSCAPE PLAN - NORTH**  
SCALE: 3/32"=1'-0"



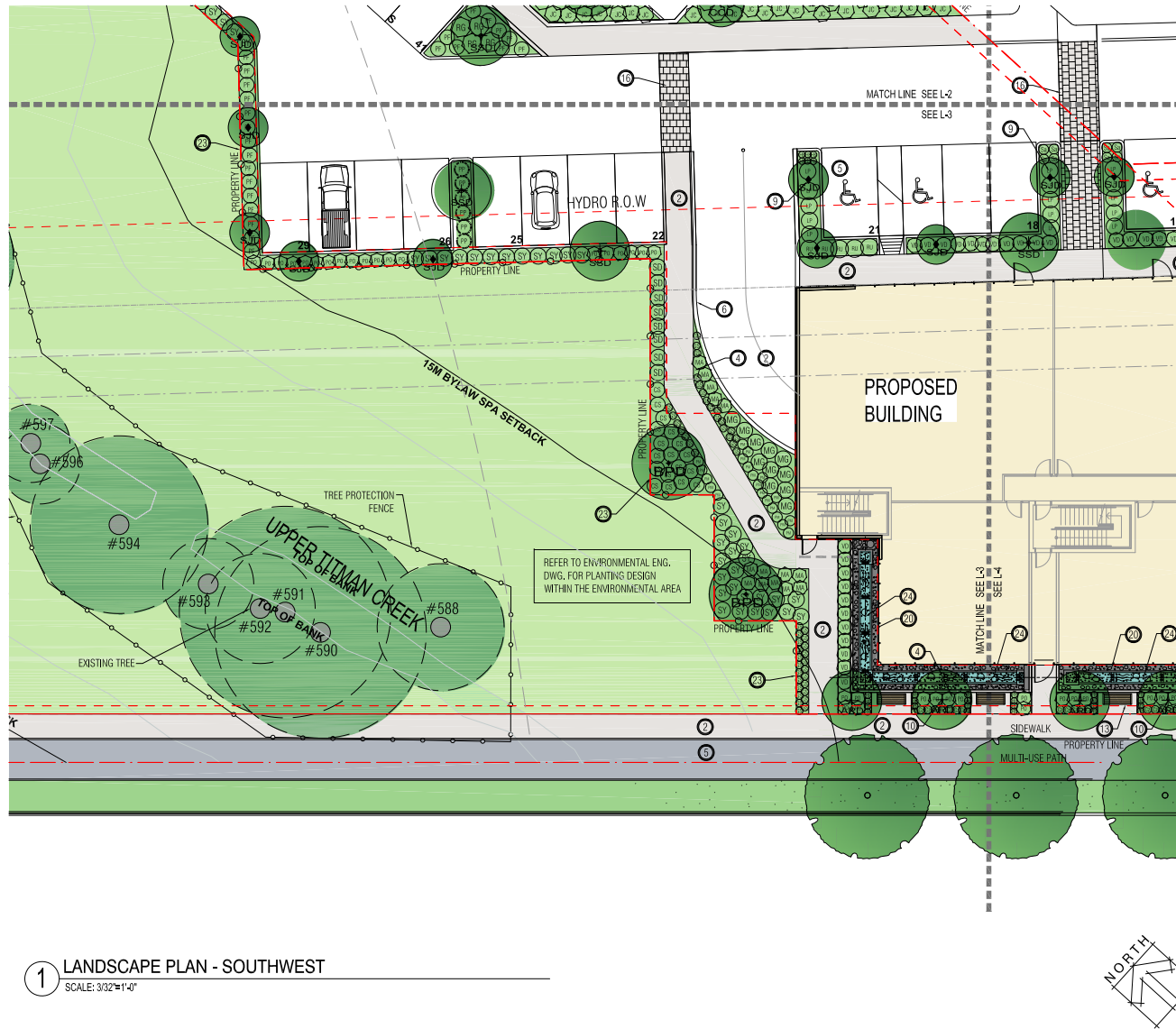
REVISIONS/ISSUED FOR: 1. ADD 1.2M HT. ENVIRONMENTAL FENCE TO 1.2M HT. DECORATIVE FENCE. 2. ADD 1.2M HT. DECORATIVE FENCE TO 1.2M HT. ENVIRONMENTAL FENCE. 3. REV. 1.2M HT. DECORATIVE FENCE.

PROJECT: **2868 CROYDON DRIVE, OFFICE DEVELOPMENT**  
2868 CROYDON DRIVE, SURREY, B.C.

CLIENT: MARUYAMA ASSOCIATES INC. (M.A.A.)  
ARCHITECT: MCC ARCHITECTURE

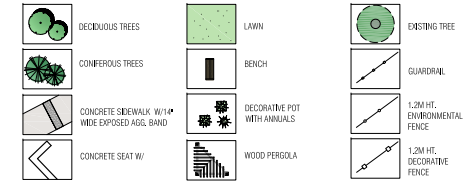
DATE: FEB. 06, 2023  
DESIGN: JC RMH  
DRAWN: RMH  
CHECKED: RMH  
SCALE: AS SHOWN  
JOB NO.: M107

SHEET TITLE: **LANDSCAPE PLAN - NORTH**  
SHEET NO.: **L-2**



1 LANDSCAPE PLAN - SOUTHWEST  
SCALE: 3/32"=1'-0"

LEGEND:



LANDSCAPE ITEMS:

- 1 LAWN
- 2 CONCRETE PAVING
- 3 EXPOSED AGGREGATE BAND
- 4 PLANTING BED
- 5 ASPHALT PAVING
- 6 CONC. RETAINING WALL
- 7 FABRICATED METAL PLANTER
- 8 DECORATIVE PLANTER 20"x20" W/ SEASONAL ANNUALS
- 9 SMALL DECIDUOUS TREE
- 10 DECIDUOUS TREE
- 11 CONIFEROUS TREE
- 12 PERGOLA
- 13 BENCH
- 14 4" HT. WOOD DECORATIVE FENCE
- 15 LAMI PAVING (CONC.)
- 16 STAMPED CONC. PAVING
- 17 FIRE RACK
- 18 CONCRETE SEAT WALL
- 19 BOULDER RETAINING WALL
- 20 GRANULAR BALLAST
- 21 PERIM. WASHED RUBER RUCK
- 22 PLANTER WALL 20" HT. CONC./OR METAL
- 23 METAL TREE GRATE
- 24 ENVIRONMENTAL FENCE
- 25 PERIMETER CHANNEL
- 26 SUSTAINABLE FEATURE

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
<b>TREES</b>					
*AGD	3	ACER GRANATA 'COMPACTUM'	COMPACT AMUR MAPLE	5 CM CAL.	B & B
*AFD	11	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B
*ABD	8	ACER RUBRUM BORNHALL	BORNHALL RED MAPLE	6 CM CAL.	B & B
*BFD	2	BETULA PYPHRESA	CANOE BIRCH	5 CM CAL.	B & B
*CCD	9	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	2.0M HT.	B & B
*SJD	15	STYRAX JAPONICA	JAPANESE SNOWWELL	5 CM CAL.	B & B
*SSD	9	SORBUS SIEBENSIS	SIEBA MOUNTAIN ASH	5 CM CAL.	B & B
<b>SHRUBS</b>					
HSS	8	IBERIS COELESIS	SHRUBBY ALTHEA	1.8M HT.	CONTAINER
CS	19	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#3	CONTAINER
HD	28	HOLIDAY DISCOLOR	OCEANSPRAY	#3	CONTAINER
HY	7	HYDRANGEA SERRATA BLUEBIRD	BLUEBIRD HYDRANGEA	#3	CONTAINER
JC	116	JUNIPERUS CHINENSIS 'MINI JOULEP'	SEAGREEN JUNIPER	#3	CONTAINER
LP	30	LONGICHA PILATA	PINKET LONGICHA	#3	CONTAINER
MA	14	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
MG	11	MYRTICA GALE	SWEET GALE	#3	CONTAINER
PF	37	POTENTILLA FRUTICOSA	SHRUBBY ERIGIOPHORA	#3	CONTAINER
PM	40	POLYSTICHUM MUNITAM	WESTERN SWORD FERN	#3	CONTAINER
PO	92	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
PP	75	PRUNUS MUSSO PUMILO	DWARF MUSSO PINE	#3	CONTAINER
RS	25	ROSA OLYMPIA	SALMON ROSE	#3	CONTAINER
RH	18	RHOODODENDRON HACHIMANN'S FANTASTIC	FANTASTIC RHOODODENDRON	#3	CONTAINER
RD	24	RHOODODENDRON DORA AMETEE	DORA AMETEE RHODO.	#3	CONTAINER
RH	17	RHOODODENDRON LINDLE	LINDLE RHODO.	#3	CONTAINER
RR	6	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
SD	8	SPIRAEA DOUGLASSI SSP. DOUGLASSI	HARDBACK	#3	CONTAINER
SY	79	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	#3	CONTAINER
VD	59	VERBURUM DAVITA	DAVIE'S VERBURUM	#3	CONTAINER
<b>GROUND COVERS</b>					
AC	26	ASTILEBE CHINENSIS 'VENISIO'	ASTILEBE	#1	CONTAINER
CM	26	COREOPSIS VERTICALATA MOONBEAM	MOONBEAM TICKSEED	#1	CONTAINER
CZ	45	COREOPSIS VERTICALATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
GS	71	GAULTHERIA SHALLOM	SALAL	#1	CONTAINER
HT	16	HASSELLIA TONKESIANA	MEDICINA FEATHER GRASS	#2	CONTAINER
HS	119	HEMEROCALLIS STELLA D'ORO	DAY LILY	#1	CONTAINER
LA	77	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
SA	13	SALVIA MEMORIOSA 'CARRADONNAY'	SAGE	#1	CONTAINER

\* REPLACEMENT TREE PROVIDED: 37

REVISIONS/SUBMITTED: 1. 1.2M HT. ENVIRONMENTAL FENCE, 2. 1.2M HT. DECORATIVE FENCE, 3. 1.2M HT. DECORATIVE FENCE, 4. 1.2M HT. DECORATIVE FENCE.

PROJECT: 2868 CROYDON DRIVE, OFFICE DEVELOPMENT, 2868 CROYDON DRIVE, SURREY, B.C.

CLIENT: MARUYAMA BLDG. LTD., ARCHITECT: MCC ARCHITECTURE

FOO: MARUYAMA & ASSOCIATES, 8900 C. LESLIE RD SUITE 100, VANCOUVER, B.C. V6S 3S6, PH: 604-474-9977, FX: 604-273-0921, E: M.A@MARUYAMA.COM

DATE: FEB. 06, 2023

DESIGN: JC PHM

DRAWN: PHM

CHECKED: PHM

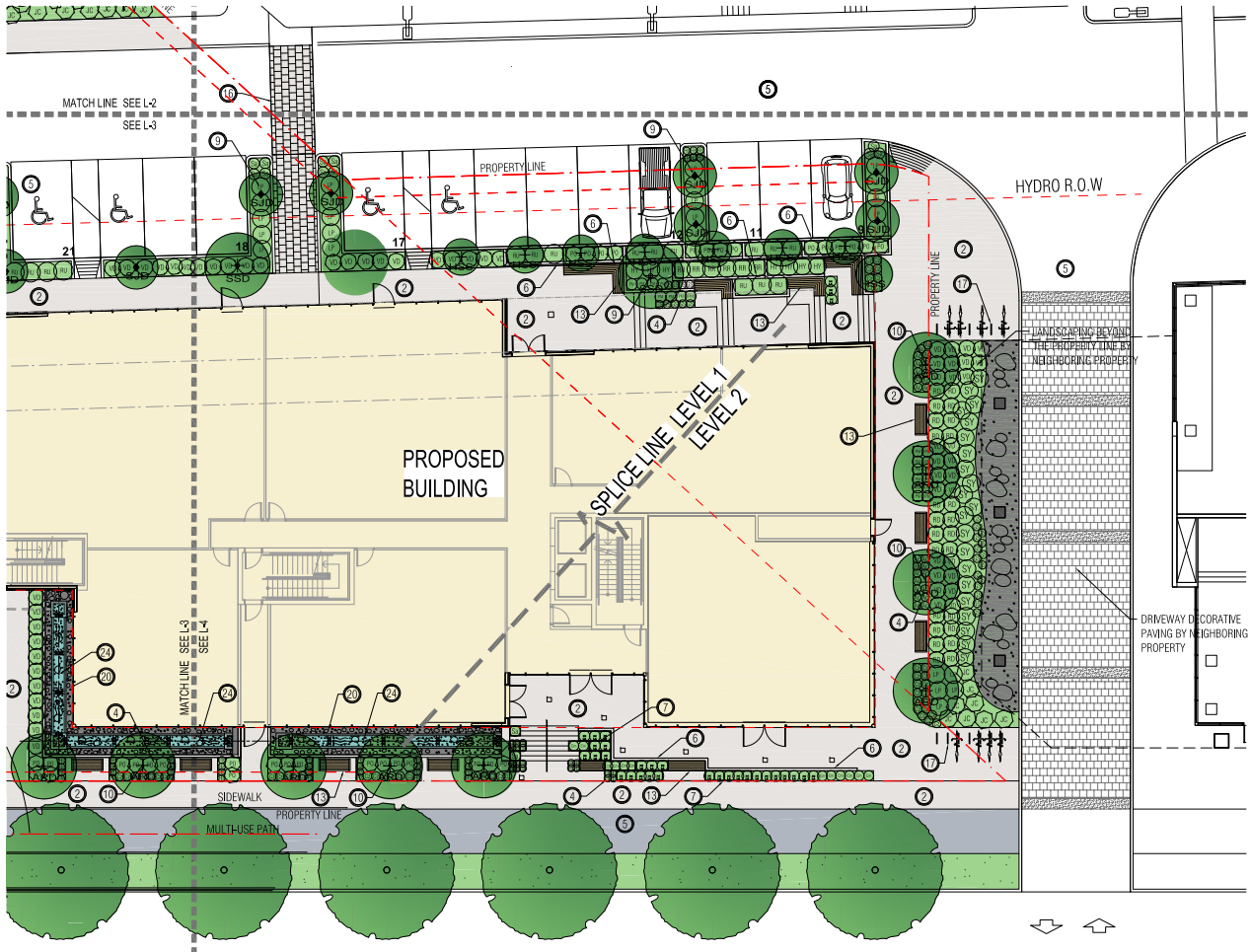
SCALE: AS SHOWN

JOB NO.: M1017

SHEET TITLE: LANDSCAPE PLAN - SOUTHWEST

SHEET NO.: L-3





1 LANDSCAPE PLAN - SOUTHEAST  
SCALE: 3/32"=1'-0"

**LEGEND:**

	DECIDUOUS TREES		LAWN		EXISTING TREE
	CONIFEROUS TREES		BENCH		GUARDRAIL
	CONCRETE SIDEWALK W/1/4" WIDE EXPOSED AGG. BAND		DECORATIVE POT WITH ANNUALS		1.2M HT. ENVIRONMENTAL FENCE
	CONCRETE SEAT W/		WOOD PERGOLA		1.2M HT. DECORATIVE FENCE

- LANDSCAPE ITEMS:**
- |    |  |    |                                      |
|----|--|----|--------------------------------------|
| 1  | LAWN   | 15 | BENCH                                |
| 2  | CONCRETE PAVING                                | 16 | 4" HT. WOOD DECORATIVE FENCE         |
| 3  | EXPOSED AGGREGATE BAND                         | 17 | LAMI PAVING (CONC.)                  |
| 4  | PLANTING BED                                   | 18 | STAMPED CONC. PAVING                 |
| 5  | ASPHALT PAVING                                 | 19 | HKE RACK                             |
| 6  | CONC. RETAINING WALL                           | 20 | CONCRETE SEAT WALL                   |
| 7  | FABRICATED METAL PLANTER                       | 21 | BOULDER RETAINING WALL               |
| 8  | DECORATIVE PLANTER 20"x20" W/ SEASONAL ANNUALS | 22 | GRANULAR BALLAST                     |
| 9  | SMALL DECIDUOUS TREE                           | 23 | PLANTER WALL 20" HT. CONC./OR METAL  |
| 10 | DECIDUOUS TREE                                 | 24 | METAL TREE GRATE                     |
| 11 | CONIFEROUS TREE                                | 25 | ENVIRONMENTAL FENCE                  |
| 12 | PERGOLA  | 26 | PERWATER CHANNEL SUSTAINABLE FEATURE |

**PLANT LIST:**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
<b>TREES</b>					
*AGD	3	ACER GIBBATA 'COMPACTUM'	COMPACT AMUR MAPLE	5 CM CAL.	B & B
APD	11	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B
*ABD	6	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	5 CM CAL.	B & B
*ABD	2	BETULA PAPPYRUS	CANOE BIRCH	5 CM CAL.	B & B
CCD	9	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	2.0M HT.	B & B
*SSD	15	STYRAX JAPONICA	JAPANESE SNOWBELL	5 CM CAL.	B & B
*SSD	9	SORBUS SIEVERSII	SIEKA MOUNTAIN ASH	5 CM CAL.	B & B
<b>SHRUBS</b>					
HSS	8	HEIBESCUS COELESTIS	SHRUBBY ALTHEA	1.8M HT.	CONTAINER
CS	19	CORNUS STOLONIFERA	RED OXBER BOSWOOD	#3	CONTAINER
HD	28	HOLIDOEDRUS DISCOLOR	OCEANSPRAY	#3	CONTAINER
HY	7	HYDRANGEA SERRATA BLUEBIRD	BLUEBIRD HYDRANGEA	#3	CONTAINER
JC	116	JUNIPERUS CHIRENSIS 'MINI JOULEP'	SEAGREEN JUNIPER	#3	CONTAINER
LP	30	LONGICORNIA PULSATA	PURPLE HORSESHOE	#3	CONTAINER
MA	14	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
MG	11	MYRTICA GALE	SWEET GALE	#3	CONTAINER
PT	37	POTENTILLA FRUTICOSA	SHRUBBY ERIGIOPERM	#3	CONTAINER
PM	40	POLYSTICHUM MUNITZM	WESTERN SWORD FERN	#3	CONTAINER
PP	92	PRUNUS L. OTTO LYUKENS	OTTO LYUKEN LAUREL	#3	CONTAINER
PP	75	PRUNUS MUZO PUMILO	DWARF MUZO PINE	#3	CONTAINER
RS	25	ROSA OYANOGAKURA	SALMON ROSE	#3	CONTAINER
RH	18	RHOIODENDRON HACHIMANTHUS FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
RD	24	RHOIODENDRON DORA AMETEBE	DORA AMETEBE RHODO.	#3	CONTAINER
RH	17	RHOIODENDRON LINDLEY	LINDLEY RHODO.	#3	CONTAINER
RR	6	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
SD	8	SPIRAEA DOUGLASSI SSP. DOUGLASSI	HARDIBACK	#3	CONTAINER
SY	79	SYMPHYCARPUS ALBUS	COMMON SNOWBERRY	#3	CONTAINER
VD	59	VIBURNUM DAVIDA	DAVID'S VIBURNUM	#3	CONTAINER
<b>GROUND COVERS</b>					
AC	26	ASTILBE CHINESE 'VENIS'	ASTILBE	#1	CONTAINER
CM	26	COREOPSIS VERTICALATA MOONBEAM	MOONBEAM TICKSEED	#1	CONTAINER
CZ	45	COREOPSIS VERTICALATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
GS	71	GALUTHERIA SHALLOM	SALAL	#1	CONTAINER
VE	16	VISSILLA TOMESBAM	MEXICAN FEATHER GRASS	#2	CONTAINER
HS	119	HEMEROCALLIS STELLA D'ORO	DAY LILY	#1	CONTAINER
LA	77	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
SA	13	SALVIA MEMOROSA 'CROWDIONM'	SAGE	#1	CONTAINER

\* REPLACEMENT TREE PROVIDED: 37

REVISIONS/ISSUED  
1. ALL IN RED - REVISION FOR REVISIONS  
2. ALL IN GREEN - REVISION FOR REVISIONS  
3. ALL IN BLUE - REVISION FOR REVISIONS  
4. ALL IN PURPLE - REVISION FOR REVISIONS

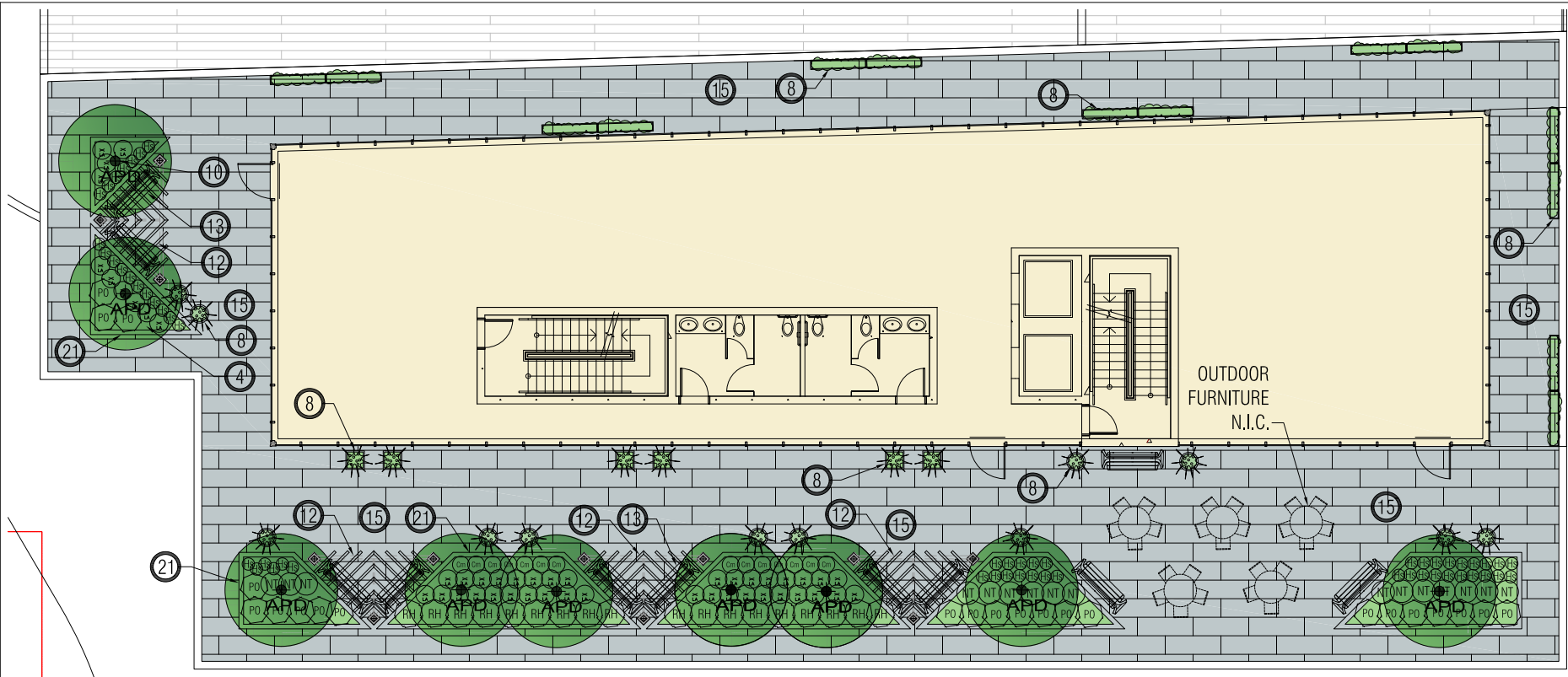
PROJECT  
**2868 CROYDON DRIVE, OFFICE DEVELOPMENT**  
2868 CROYDON DRIVE, SURREY, B.C.

CLIENT: HARRISON ASSOCIATES  
ARCHITECT: MCC ARCHITECTURE  
100 MARUYAMA & ASSOCIATES, 6000 LESLIE ROAD SQUARE, VANCOUVER, B.C. V6S 3S6, TEL: 604-474-9077, FAX: 604-474-9078, WWW.MARUYAMA-ARCHITECTS.COM

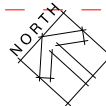
**MARUYAMA**  
LANDSCAPE ARCHITECTS

DATE: FEB. 06, 2023  
DESIGN: JC PHM  
DRAWN: PHM  
CHECKED: PHM  
SCALE: AS SHOWN  
JOB NO.: M2107

SHEET TITLE  
**LANDSCAPE PLAN - SOUTHEAST**  
SHEET NO.  
**L-4**



**1 LANDSCAPE PLAN - LEVEL 6 ROOF DECK**  
SCALE: 3/16"=1'-0"



**LANDSCAPE ITEMS:**

- 1 LAWN
- 2 CONCRETE PAVING
- 3 EXPOSED AGGREGATE BAND
- 4 PLANTING BED
- 5 ASPHALT PAVING
- 6 CONC. RETAINING WALL
- 7 FABRICATED METAL PLANTER
- 8 DECORATIVE PLANTER 20"x20" W/ SEASONAL ANNUALS
- 9 SMALL DECIDUOUS TREE
- 10 DECIDUOUS TREE
- 11 CONIFEROUS TREE
- 12 PERGOLA
- 13 BENCH
- 14 #4 HT. WOOD DECORATIVE FENCE
- 15 UNIT PAVING (CONC.)
- 16 STAMPED CONC. PAVING
- 17 BONE BACK
- 18 CONCRETE SEAT WALL
- 19 BOULDER RETAINING WALL
- 20 GRANULAR BALLAST
- 21 \*\* 6M, WASHED RIVER ROCK
- 22 METAL TREE GRATE
- 23 ENVIRONMENTAL FENCE
- 24 RAINWATER CHANNEL SUSTAINABLE FEATURE

**LEGEND:**

- DECIDUOUS TREES
- CONIFEROUS TREES
- CONCRETE SIDEWALK W/ 1" WIDE EXPOSED AGG. BAND
- CONCRETE SEAT W/
- LAWN
- BENCH
- DECORATIVE POT WITH ANNUALS
- WOOD PERGOLA
- EXISTING TREE
- GUARDRAIL
- 1.2M HT. ENVIRONMENTAL FENCE
- 1.2M HT. DECORATIVE FENCE

**PLANT LIST:**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
<b>TREES</b>					
*AGD	3	ACER GINNALIA 'COMPACTUM'	COMPACT AMUR MAPLE	5 CM CAL.	B & B
APD	11	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B
*ARD	8	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	6.5 CM CAL.	B & B
*RBD	2	BETULA PAPERIFERA	CANADIAN BIRCH	5.5 CM CAL.	B & B
CCD	9	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	2.0M HT.	B & B
*SJD	15	STYRAX JAPONICA	JAPANESE SNOWBELL	5 CM CAL.	B & B
*SSD	9	SORBUS SIECHENSIS	SIBIRIAN MOUNTAIN ASH	5 CM CAL.	B & B
<b>SHRUBS</b>					
HSS	8	HIBISCUS COELESTIS	SHRUBBY ALTHEA	1.8M HT.	CONTAINER
CS	19	CORNUS STOLONIFERA	RED SPIR DOGWOOD	#3	CONTAINER
HD	28	HOLCISCUS DISCOLOR	OCEANSPRAY	#3	CONTAINER
HY	7	HYDRANGEA SERRATA BLUEBIRD	BLUEBIRD HYDRANGEA	#3	CONTAINER
JC	116	JUNIPERUS CHINENSIS 'MINT JULEP'	SEA GREEN JUNIPER	#3	CONTAINER
LP	30	LONICERA FLEATA	PRINCE HONEYBUCKLE	#3	CONTAINER
MA	14	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
MG	11	MYRTICA GALE	SWEET GALE	#3	CONTAINER
PF	37	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	#3	CONTAINER
PM	40	POLYSTICHUM MUNITZEM	WESTERN SWARD FERN	#3	CONTAINER
PO	92	PRUNUS L. OTTO LYUKENS	OTTO LYUKEN LAUREL	#3	CONTAINER
PP	75	PRUNUS MUGO PLUMUD	DWARF MUSSO PINE	#3	CONTAINER
RG	25	ROSA CHINOCORPA	BALDWIN ROSE	#3	CONTAINER
RH	18	RHOODENDRON HACHIMANNI FANTASTICA	FANTASTIC RHOODENDRON	#3	CONTAINER
RD	24	RHOODENDRON DORA AMETEB	DORA AMETEB RHOD.	#3	CONTAINER
RD	17	RHOODENDRON UNDIJE	UNDIJE RHOD.	#3	CONTAINER
RR	6	RHOOD. ROYAL PINK	ROYAL PINK RHOD.	#3	CONTAINER
SD	8	SPIRAEA DOUGLASSII SSP. DOUGLASSII	HARDHACK	#3	CONTAINER
SY	79	SYMPHONICARPOS ALBUS	COMMON SNOWBERRY	#3	CONTAINER

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
VD	59	VBURNINUM DAVIDI	DARWIN'S VBURNINUM	#3	CONTAINER
<b>GROUND COVERS</b>					
AC	26	ASTILBE CHINENSIS 'MISSION'	ASTILBE	#1	CONTAINER
CM	26	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	CONTAINER
CZ	45	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
CS	71	GALTHERIA SHALLOW	SALAL	#1	CONTAINER
NT	16	NAECLA TENUESISMA	MEXICAN FEATHER GRASS	#2	CONTAINER
HS	119	HEMEROCALLIS STELLA D'ORO	DAY LILY	#1	CONTAINER
LA	77	LAVANDULA ANGUSTRICOLLA	ENGLISH LAVENDER	#1	CONTAINER
SA	13	SALVIA HEMORRHOIDALIS 'CARRADONNA'	SAGE	#1	CONTAINER

\* REPLACEMENT TREE PROVIDED: 37

---

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

FROM: **Development Review Manager, Engineering Department**

DATE: **March 04, 2024** PROJECT FILE: **7823-0217-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 2868 Croydon Dr**

**OCP AMENDMENT/NCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate 2.983 m along Croydon Drive.
- Register 0.5 m SRW along Croydon Drive.

***Works and Services***

- Construct east side of Croydon Drive.
- Construct a watermain along the Croydon Drive frontage.
- Construct a sanitary main along the Croydon Drive frontage.
- Construct new outfall within proposed park land and watercourse.
- Complete a stormwater control plan and resolve downstream constraints, as required.
- Provide adequately sized water, sanitary and storm service connections.
- Register restrictive covenant for private storm service connections.
- Register reciprocal access easement with adjacent properties.
- Provide on-site stormwater mitigation features.
- Register applicable legal documents as required.



Janelle Frank, P.Eng.  
Development Review Manager  
RH

## 4.0 Tree Preservation Summary

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

Site Address: 2868 Croydon Drive, Surrey, BC      Registered Arborist: Mitch Davis

On-Site and City Trees	Number of Trees
<b>Protected Trees Identified</b>  (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>42</b>
<b>Protected Trees to be Removed</b>	<b>36</b>
<b>Protected Trees to be Retained</b>  (Excluding trees within proposed open space or riparian areas)	<b>6</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $1 \times \text{one (1)} = 1$  - All other Trees Requiring 2 to 1 Replacement Ratio $35 \times \text{two (2)} = 70$	<b>71</b>
<b>Replacement Trees Proposed</b>	<b>39</b>
<b>Replacement Trees in Deficit</b>	<b>26</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>10</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>11</b>
<b>Protected Off-Site Trees to be Retained</b>	<b>17</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $5 \times \text{one (1)} = 5$  - All other Trees Requiring 2 to 1 Replacement Ratio $6 \times \text{two (2)} = 12$	<b>17</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>17</b>

Summary, report, and plan prepared and submitted by



Signature of Arborist:

March 4, 2024

Date



- LEGEND**
- CRITICAL ROOT ZONE
  - - - NO-BUILD ZONE
  - TREE PROTECTION ZONE AND FENCING
  - SURVEYED TREE TO BE RETAINED
  - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
  - ✖ SURVEYED TREE TO BE REMOVED
  - ✖ UN-SURVEYED TREE TO BE REMOVED (MUST BE SURVEYED)

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Base Survey by: Topographic Survey Plan and Proposed Site Plan provided by Landvison Group on July 4th, 2023.

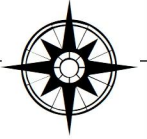


3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886

Drawing Title: Tree Management Plan  
Project Address: 2868 Croydon Drive, Surrey, BC  
Client: Landvison Group

Drawing No: 003  
Date: 2024/03/04  
Drawn by: MD  
Page Size: TABLOID 11"x17"

Page #  
1 of 1



"Amendment to allow for an FAR of 1.89 within the Mixed Employment land use designation of Block A, as outlined in the Survey Plan attached hereto as Appendix I, certified correct by Robert Pearlman, B.C.L.S. on the 1st day of March, 2024"

URB

ME

No. 99 Hwy

Croydon Dr

URB

28 Ave

28 Ave





# Advisory Design Panel Minutes

---

**Present:**

**Panel Members:**  
M. Cheung, Chair  
R. Amies  
N. Couttie  
K. Deol  
N. Funk  
M. Krivolutskaya  
S. MacRae  
M. Mitchell  
R. Salcido

**Guests:**

Stewart Somerville  
Devon Miller  
Iain MacFadyen  
Beech Westgard Developments Ltd  
Karla Castellanos (KCC Architecture)  
Rod Maruyama (Maruyama & Associates)

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
A. Yahav, Clerk 3

---

**A. RECEIPT OF MINUTES**

It was Moved by N. Couttie  
Seconded by R. Salcido  
That the minutes of the Advisory Design Panel  
meeting of January 25, 2024 be received.  
Carried

**B. PRESENTATION**

**1. 4:05 p.m.**

Resilient Zero-Carbon Building Design Policy  
*Review of findings following a review of Surrey's new construction standards and supporting bylaws/guidelines and recommendations to ensure high-performance, low-carbon, resilient outcomes.*  
*Recommendations included: Updating the Surrey document "Designing for Energy Efficient Buildings", developing a protocol for continuity between the development and building permit stages, establishing an embodied carbon reporting system and a resilient design checklist.*

- A roundtable of discussion was held. Panel members acknowledged that building designs will need to change to respond to zero-carbon policies and supported the recognition of the need to maintain balconies, despite their challenges. There were requests to keep new policy straightforward, coordinated with industry and focussed on performance.

**C. NEW SUBMISSION****1. 4:45 p.m.**

File No.:	7923-0217-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	The applicant proposes the following to permit the development of a 5,209 square metre multi-storey commercial office building: <ul style="list-style-type: none"> <li>• OCP Amendment to increase the allowable density in the "Mixed Employment" designation from 1.0 to 1.89 FAR;</li> <li>• Rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)"; and</li> <li>• Development Permit for Form and Character and Sensitive Ecosystems</li> </ul>
Address:	2868 & 2828 – Croydon Drive
Developer:	Beech Westgard Developments Ltd
Architect:	Karla Castellanos (KCC Architecture)
Landscape Architect:	Rod Maruyama (Maruyama & Associates)
Planner:	Kevin Shackles
Urban Design Planner:	Nathan Chow

The Urban Design Planner reviewed the context, site constraints, and requested variances. He advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, interfaces with the environmental protection area and residential lands, building massing, sustainability design, 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 S. MacRae  
Seconded by M. Krivolutskaya  
That the Advisory Design Panel (ADP)  
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.  
Carried



## Key Points

- Consider better announcing the main entry door.

*The main entryway will be more prominently highlighted by incorporating an accent frame around the doors, utilizing a solid material such as wood or dark metal panel to maintain visual coherence with the rest of the building.*

*For the main entryway from the parkade side, the balcony above will be shortened to enhance visibility from all sides of the parkade. Additionally, the entrance will be recessed and adorned with lighting to underscore its significance. The accent panel will extend 2 storeys high beyond, further increasing the visibility of the entrance from every vantage point within the parkade.*

- Consider articulating façade material to echo massing design rationale.

*The overarching design theme aims to establish glass volumes highlighted by black metal angled frames. Solid materials on building elevations are strategically placed to address considerations of privacy or visibility towards neighbouring buildings.*

- Consider daylight and privacy issues between buildings.

*The number of windows on the southeast facade facing the neighbouring building will be minimized, adhering to the limiting distance requirements. Daylight considerations are not an issue for both buildings, as all units feature windows facing either the parkade side or Croydon Drive due to the narrow depth of the structures.*

- Consider façade materials that will make the building more bird friendly.

*Screening or glass frit patterns are not being considered for the proposal at this time. However, during the Building Permit phase, the possibility of using bird-friendly materials will be taken into consideration.*

- Consider including covered outdoor space.

*A roof overhang will be incorporated on the 6th floor to offer shading and to create a covered outdoor amenity space.*

- Consider drop-off and pick-up space for future transit shuttle service.

*Shuttle system is not considered for the proposal at this time. However, a few of the parking stalls adjacent to the building main entry may be assigned for drop-off, pick-up, and/or carpool only.*

- Consider accessible underground parking facilities.

*Accessible parking stalls have been strategically positioned at the surface level to facilitate easier access to the building. The inclusion of accessible*

*parking stalls in underground levels poses certain challenges. We will explore the feasibility of incorporating accessible parking stalls after completing a more detailed design for mechanical and electrical equipment, considering building clearances and accounting for the water table.*

- Consider energy modeling for future climate data.

*Energy modelling will be provided during the Building Permit phase.*

- Consider storm water management to capture rainwater for site use.

*The stormwater feature will undergo coordination and review in collaboration with the Environmental consultant. Given the shared nature of several site services and functions with the neighbouring property (2828 Croydon Drive), our expectation is that the stormwater management will align with that of the neighbouring property. Specifically, we anticipate capturing stormwater on the northwest side of the property and facilitating its discharge into the Upper Titman Creek.*

- Consider including accessible spaces for site benches.

*Bench placements on walkways will be reviewed and refined further.*

- Recommend ensuring trees have adequate soil volume.

*Adequate soil volume, meeting the City's requirement of 10 cubic meters per tree, will be provided. Structural soil will be incorporated for the trees located in the parking lot.*

- Reconsider the design of the garbage and recycling management system.

*We will provide an on-site garbage and recycling enclosure to facilitate pick-up services.*

#### Site

- Consider including a plaza at the southwest corner of the site for amenity and retail spill-out area.

*The southwest corner of the site primarily serves as a wheelchair-friendly access point to the main floor of the building. Allocating this space for amenity or retail spill-out would compromise its intended purpose.*

- Consider developing a plan for a garbage and recycling management system.

*We will provide an on-site garbage and recycling enclosure to facilitate pick-up services.*

#### Form and Character

- Consider better announcing the main entry way and try to distinguish the door

from that of the adjacent unit 205.

*The main entryway will be more prominently highlighted by incorporating an accent frame around the doors, utilizing a solid material such as wood or dark metal panel to maintain visual coherence with the rest of the building.*

*For the main entryway from the parkade side, the balcony above will be shortened to enhance visibility from all sides of the parkade. Additionally, the entrance will be recessed and adorned with lighting to underscore its significance. The accent panel will extend 2 storeys high beyond, further increasing the visibility of the entrance from every vantage point within the parkade.*

- Consider providing outside signage opportunities that take into account sightlines that maximize desirability for tenants while integrating with the architecture.

*We will explore signage options for tenants that have minimal impact on the overall building design.*

- Consider increasing the number of windows facing northwest into the riparian area to minimize the extent of blank walls and improve quality and value of office space.

*Additional windows will be incorporated into the northwest facade, enhancing views to the riparian area.*

- Consider minimizing the number of windows that are southeast facing to the neighbouring building.

*The number of windows on the southeast facade facing the neighbouring building will be minimized, limited to the extent permitted by the limiting distance requirements.*

- Consider incorporating a more solid material on the elevation where there is mostly glass to better relate to the other elevations.

*The overarching design theme aims to establish glass volumes highlighted by black metal angled frames. Solid materials on building elevations are strategically placed to address considerations of privacy or visibility towards neighbouring buildings.*

- Provide screening or frit for bird protection from large areas of glass.

*Screening or glass frit patterns are not being considered for the proposal at this time. However, during the Building Permit phase, the possibility of using bird-friendly materials will be taken into consideration.*

- Consider exploring some integrated horizontal louvre shading or overhangs for the 6<sup>th</sup> floor south elevation to allow use on hotter days.

*A roof overhang will be incorporated on the 6th floor to offer shading and to create a covered outdoor amenity space.*

## Landscape

- Consider landscaping along the building face where there are direct views into the office by having filtered views.

*Considering that this comment pertains to landscaping along the building face adjacent to the plaza, please note that this area is situated above the underground parking, where the depth may be insufficient for landscaping.*

- Consider including some outdoor covered space for all-weather use.

*A roof overhang will be incorporated on the 6th floor to offer shading and to create a covered outdoor amenity space. The proposed plaza will be preserved as open amenity space to ensure the vitality of plants and maintain the area as an inviting, open space.*

- Recommend reviewing bench placements on walkways that have significant slope to ensure bench is level and comfortable.

*Bench placements on walkways will be reviewed and refined further.*

- Recommend confirming the stormwater feature coordinated with environmental design plans to ensure no erosion during significant rain events.

*Stormwater feature will be coordinated and reviewed with the Mechanical consultant.*

- Recommend to the city that additional roof drainage is encouraged to allow higher volume of stormwater be drained into the creek.

*Noted. It would be preferable to increase the volume of stormwater draining into the creek.*

- Consider ensuring that the required width of buffer between the SPEA area and the parking lot provide acceptable screening and separation.

*This will be further reviewed with the Environmental consultant.*

- Consider ensuring effective diversity in tree and shrub species for four season interest and optimum wildlife habitat.

*Diversity and tree and shrub species will be further reviewed and refined.*

- Recommend reviewing shrub list for drought tolerant plant material for future environmental resiliency.

*Shrub list of drought tolerant plant material will be further reviewed and refined.*

- Consider ensuring all trees have adequate soil volume and depth, paying particular attention to the trees in the parking lot.

*Adequate soil volume, meeting the City's requirement of 10 cubic meters per tree, will be provided. Structural soil will be incorporated for the trees located in the parking lot.*

- Recommend that all trees within Hydro ROW to conform to BCH mature height requirements; Sorbus Sitenchis may be too tall.

*Noted. Sorbus Sitenchis will be replaced with Pyrus Salicifolia.*

- Recommend avoiding Prunus Otto Luyken adjacent to habitat areas.

*Noted. Prunus Otto Luyken will be replaced with native species.*

#### CPTED

- No specific issues were identified.

*Noted.*

#### Sustainability

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

*Exceeding performance goals beyond the Step Code is not currently under consideration for this proposal. However, please note that the Building Permit application will adhere to the BC Building Code 2024, which mandates a more rigorous energy performance standard for the building.*

- Consider energy modeling to future climate data (2050 – 2080) to anticipate shock events (hot and cold).

*Energy modelling will be provided during the Building Permit phase.*

- Consider opportunities to provide renewable energy to offset electrical loads.

*The consideration of renewable energy will be evaluated during the Building Permit phase.*

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

*We will collaborate with our Structural engineer to explore the possibility of incorporating slag or fly ash into non-structural concrete.*

- Consider having smaller drop-off or pick-up spaces to increase the use of public transit or facilitate a drop-off shuttle system.

*Shuttle system is not considered for the proposal at this time. However, a few of the parking stalls adjacent to the building main entry may be assigned for drop-off, pick-up, and/or carpool only.*

- Consider providing bike parking for E-bikes for both internal and exterior bike parking. There is a trail nearby that may allow bike commuting.

*Bike parking for E-bikes will be explored further for internal bike storage areas.*

- Consider integrating bio-filtration for storm water within the detention feature to enhance water quality prior to discharge.

*Please note that the suggested rainwater channel is situated beneath the roof cover and atop the underground parkade slab. The conditions make planting and infiltration challenging in this area.*

#### Accessibility

- Consider the addition of universally accessible washrooms on every floor.

*Please note all washrooms on every floor are accessible. Inclusion of universal washrooms will be explored further in Building Permit phase.*

- Consider the addition of more accessible parking in the underground parkade.

*Accessible parking stalls have been strategically positioned at the surface level to facilitate easier access to the building. The inclusion of accessible parking stalls in underground levels poses certain challenges. We will explore the feasibility of incorporating accessible parking stalls after completing a more detailed design for mechanical and electrical equipment, considering building clearances and accounting for the water table.*

- Consider incorporating designated space (rest areas) in public spaces (such as the seating bench areas on Croydon Drive) for those with disabilities, wheelchair users, and stroller users.

*Seating benches along Croydon Drive will be further examined and assessed to explore the feasibility of accommodating wheelchair users.*

## D. OTHER BUSINESS

### 1. Roundtable

A roundtable of discussion was held.

**E. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, March 7, 2024.

**F. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:39 p.m.

---

Jennifer Ficocelli, City Clerk

---

M. Cheung, Chairperson