

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0103-00
 7918-0103-01

Planning Report Date: October 3, 2022

PROPOSAL:

- **OCP Amendment** of a portion of the site to allow a FAR of 1.9 and 2.7 within the Mixed Employment land use designation
- **Rezoning** of a portion of the site from RA, IB, and CD (By-law No. 19297) to CD (based on IB-3)
- **Development Permit**

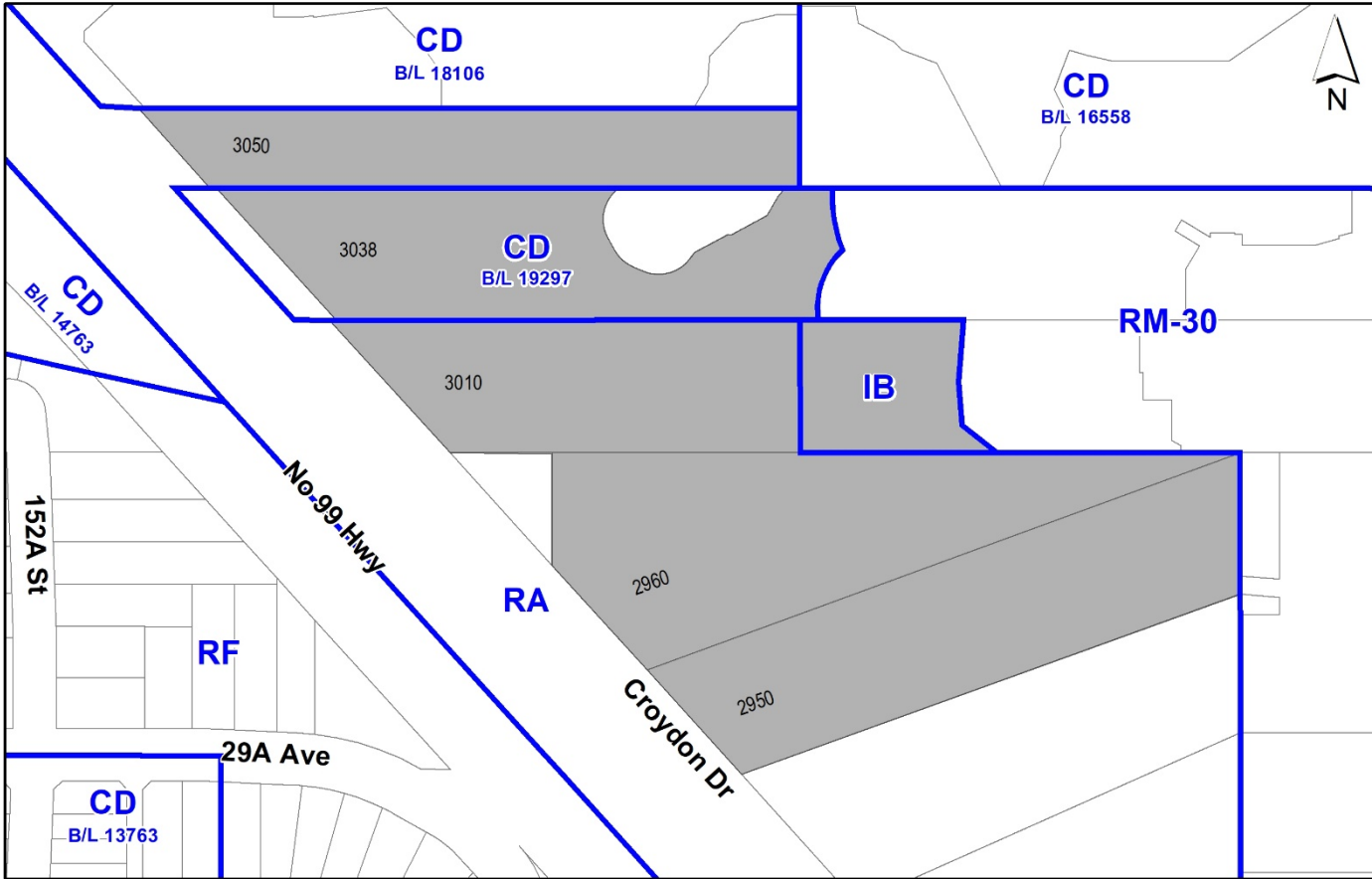
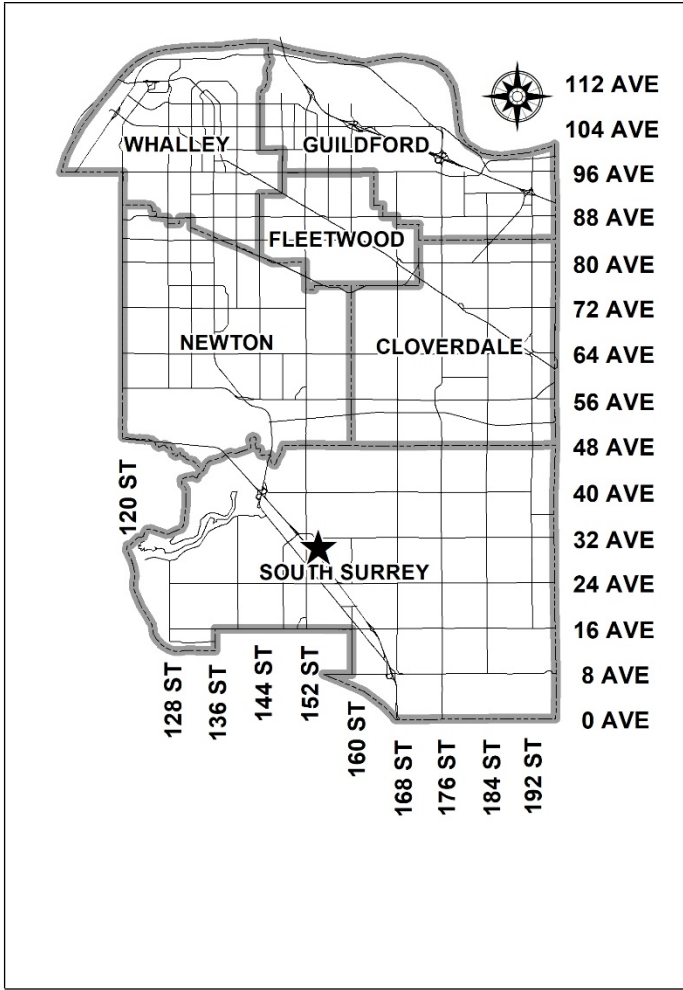
to permit the development of six business park buildings.

LOCATION: 3050 – Croydon Drive
 3038 – Croydon Drive
 3010 – Croydon Drive
 2960 – Croydon Drive
 2950 – Croydon Drive

ZONING: RA, IB and CD (By-law No. 19297)

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Business Park and Creek Preservation Areas



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft General Development Permit for Form and Character, and Development Permit for Hazard Lands and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) for a portion of the site to allow for a Floor Area Ratio (FAR) of 1.9 for Site 1 (Blocks A, B, C, D, and E) and 2.7 for Site 2 (Blocks F and G) within the Mixed Employment land use designation.
- Proposing to increase the allowable building heights and lot coverage and reduce building setbacks in the "Comprehensive Development Zone (CD)" By-law.

RATIONALE OF RECOMMENDATION

- The proposal requires an amendment to the Mixed Employment designation in the Official Community Plan (OCP) in order to increase the allowable density. The increased density will support the desirable intensification of employment uses.
- The proposal generally complies with the Business Park and Creek Preservation Areas designation in the Rosemary Heights Business Park Plan.
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Rosemary Heights Business Park. The site is significantly encumbered by the BC Hydro right-of-way that bisects the site, which is considered "undevelopable" under the Zoning By-law. If this area were to be included in the site area for calculating floor area ratio, the proposed floor area ratio for Site 1 would be 0.55 and 1.0 for Site 2, which complies with the maximum permitted floor area in the Mixed Employment land use designation
- The proposal generally complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas).
- The proposal generally complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The proposal partially complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

- While this application involves a General Development Permit and there are no specific buildings to be considered, the General Development Permit commits to achieving an attractive architectural built form, which will utilize high quality, natural materials, and contemporary lines. The street interface will be 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. 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.
2. A Bylaw be introduced to amend the OCP, ‘Table 7a: Land Use Designation Exceptions’ to allow for an FAR of 1.9 within Site 1 (Blocks A, B, C, D, and E) and 2.7 within Site 2 (Blocks F and G) (Appendix I) 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	<p>a) Portion of 3050 – Croydon Drive (That portion 001-845-837, Lot 2 Except Part on Plan 25810, Section 23, Township 1, NWD Plan 9266)</p> <p>b) Portion of 3038 – Croydon Drive (That portion of 031-317-944, 031-317-952, 031-317-961, 031-317-979, 031-317-087, Strata Lots 1-5, Section 23, Township 1, NWD Strata Plan EPS7092 and That portion of Common Property Strata Plan EPS7092)</p> <p>c) Portion of 3010 – Croydon Drive (That portion of 029-572-401, Lot 1, Section 23, Township 1, NWD Plan EPP43507)</p> <p>Collectively known as Blocks A, B, C, D and E, as outlined in bold on the Survey Plan attached hereto as Appendix I, certified correct by Bert Hol B.C.L.S. on the 14th day of September 2022, containing 2.03 hectares.</p> <p>And</p> <p>a) Portion of 2960 – Croydon Drive (That portion of 007-137-362, Lot 9, Section 23, Township 1, NWD Plan 35390)</p> <p>b) Portion of 2950 – Croydon Drive (That portion of 007-137-397, Lot 10, Section 23, Township 1, NWD Plan 35390)</p> <p>c) Portion of 3010 – Croydon Drive (That portion of 029-572-401, Lot 1, Section 23, Township 1, NWD Plan EPP43507)</p> <p>Collectively known as Blocks F and G, as outlined in bold on the Survey Plan attached hereto as Appendix I, certified correct by Bert Hol B.C.L.S. on the 14th day of September 2022, containing 1.66 hectares.</p>	Density permitted up to 1.9 FAR within Blocks A, B, C, D, and E and 2.7 FAR within Blocks F and G (net calculation) as outlined on the Survey Plan, attached hereto as Appendix I, certified correct by Bert Hol B.C.L.S. on the 14 th day of September, 2022.

3. A By-law be introduced to rezone a portion of the subject site as shown as Blocks A, B, C, D, E, F, and G on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)," "Business Park Zone (IB)" and "Comprehensive Development Zone (CD By-law No. 19297)" to "Comprehensive Development Zone (CD)" based on the "Business Park 3 Zone (IB-3)" and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7918-0103-01 generally in accordance with the attached drawings (Appendix II), the finalized Ecosystem Development Plan, and the finalized Geotechnical Report.
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, including resolving the alignment of Wills Brook Greenway with a joint subdivision plan involving 2920 – Croydon Drive;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) Approval 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 and Impact Mitigation Plan to the satisfaction of City staff;
 - (j) the applicant satisfy the requirements for a P-15 agreement;
 - (k) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
 - (l) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (n) registration of an access easement to provide access to the future development to the south (2920 – Croydon Drive); 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

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwellings on acreage lots and a 2-storey business park building.	Business Park and Creek Preservation Areas	RA, IB, and CD (By-law No. 19327)
North:	Business park buildings.	Business Park and Creek Preservation Areas	CD (By-law No. 18106)
East:	Townhouses and apartment building.	Live and Work Business Park Areas, Creek Preservation Areas, and Multiple Residential 15-25 u.p.a.	CD (By-law No. 16658), RM-30
South:	Vacant	Business Park and Creek Preservation Areas	RA
West (Across Croydon Drive and Highway 99):	Single family dwellings	Commercial and Single Family Residential 6 u.p.a.	CD (By-law No. 14764), RF

Context & Background

- The 5.0-hectare subject site consists of five properties (3050, 3038, 3010, 2960, 2950 – Croydon Drive) and is located along Croydon Drive in the Rosemary Heights Business Park. The subject site is designated “Mixed Employment” in the Official Community Plan and “Business Park” and “Creek Preservation Areas” in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP) and is currently zoned “One Acre Residential Zone (RA)”, “Business Park Zone (IB)”, and “Comprehensive Development Zone (CD By-law No. 19327)”.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following in order to permit the development of seven business park buildings (one of the seven buildings already exists at 3038 – Croydon Drive):
 - OCP Amendment to allow a FAR of 1.9 and 2.7 within the Mixed Employment land use designation;
 - Rezoning a portion of the site from "One Acre Residential Zone (RA)", "Business Park Zone (IB)", and "Comprehensive Development Zone (CD By-law No. 19327)" to a new "Comprehensive Development Zone (CD)" based on the "Business Park 3 Zone (IB-3)" and a date be set for Public Hearing;
 - General Development Permit for Form and Character;
 - Detailed Development Permit for Sensitive Ecosystems (Streamside and Green Infrastructure Areas) and Hazard Lands (Steep Slopes); and
 - Subdivision to create one "hooked" lot, one lot to become the Wills Brook Greenway, and to convey riparian areas to the City for protection in order to permit future development of six new business park buildings (seven total including the existing building at 3038 – Croydon Drive) within a comprehensive business park.
- The proposed subdivision includes the creation of one "hooked" lot. The watercourse that flows east-west divides the site into two separate areas, but this is proposed to be a single "hooked" lot. While the subdivision is proposed to create a single "hooked" lot, this report divides the northern portion and southern portion into "Site 1" and "Site 2" respectively. Therefore, Site 1 includes Blocks A, B, C, D, and E while Site 2 includes Blocks F and G in the Survey Plan attached as Appendix I.
- There is an existing Strata located at 3038 – Croydon Drive associated with the existing two-storey business park building. As the proposal includes a subdivision, the existing Strata will be put into Trust and later transferred back to the existing Strata Lot owners upon registration of the new subdivision plan and phased Strata Plan for the entire site.

	Proposed
Lot Area	
Gross Site Area:	5.0 hectares
Road Dedication:	0.06 hectares
Undevelopable Area:	3.7 hectares
MUP Lot:	139 square metres (additional 351 square meters is included as "undevelopable area" above)
Net Site Area:	1.23 hectares
Number of Lots:	1 (divided into Site 1 and Site 2)
Building Height:	Site 1: 10 -24 metres/ Site 2: 21-22 meters
Floor Area Ratio (FAR):	Site 1: 1.9 / Site 2: 2.7
Floor Area	
Office:	Site 1: 9,744 square metres / Site 2: 13,961 square metres

	Proposed
Commercial (maximum):	Site 1: 2,233 square metres / Site 2: 400 square metres
Total:	Site 1: 11,977 square metres / Site 2: 14,361 square metres

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	<p>Parks will accept the voluntary conveyance of the streamside setback protection areas as lots, without compensation, for conservation purposes under the Maximum Safeguarding provisions identified in the Official Community Plan. A P-15 will be required for monitoring and maintenance of replanting in the conveyed riparian areas.</p> <p>The closest active park is Mountainview Park and is 800 metres away, and the closest natural area is 114E/114G Greenbelt and is adjacent to the site. Environmentally protected lands on the subject site are proposed to be conveyed to the City as parkland for conservation purposes.</p>
Ministry of Transportation & Infrastructure (MOTI):	Further review and approval from MOTI will be required prior to Final Adoption of the associated By-laws.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on August 18, 2022, and was conditionally supported. The applicant has resolved a portion of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.
BC Hydro	Further review and approval from BC Hydro will be required prior to Final Adoption of the associated By-laws.

Transportation Considerations

Transit

- A bus stop is located at the intersection of 32 Avenue and Croydon Drive which serves TransLink Route No. 354, which connects White Rock with Bridgeport Station, and No. 363 which connects Peace Arch Hospital with Southpoint. The site is located approximately 525 metres from this bus stop at its closest point and approximately 860 metres from the same bus stop at its furthest point.

Traffic Impacts

- Based on the proposed gross floor area in excess of 14,000 square metres for the business park, a Transportation Impact Assessment (TIA) was required for this development.
- Bunt and Associates Engineering Ltd. undertook a Transportation Impact Assessment dated September 9, 2022. The TIA found that the proposed development is estimated to generate approximately 350 vehicle trips during the weekday peak hours, equivalent to 5-6 trips per minute. The TIA included a 2% background growth rate to forecast traffic volumes up to 2034.
- Based on the expected traffic volumes from expected traffic growth, nearby developments, and the proposed business park, it was found that both 32 Avenue/Croydon Drive and 24 Avenue/Croydon Drive are expected to operate at or overcapacity during the AM and PM peak hours by 2029 if no improvements are made.
- The City has requested the applicant undertake upgrades at the signalized intersection of 32 Avenue and Croydon Drive to increase capacity, specifically for northbound left turn movements from Croydon Drive.

Transportation Network and Infrastructure

- The applicant is required to dedicate between 1.1 metres to 2.98 metres along Croydon Drive to achieve 12.1 metres from the centreline to ensure the full width of Pioneer Greenway is within road dedication.
- The applicant is required to construct the east side of Croydon Drive with 6.1 metres wide of pavement, 2.0-metre-wide landscaped boulevard with street lighting/trees, and a 2.5 metre-wide asphalt Multi-Use Pathway beside a 1.5 metre-wide concrete sidewalk along the property line for a 4-metre wide Multi-Use Pathway.
- Wills Brook Greenway is an east-west Multi-Use Pathway that is required to be delivered through the subject application. Wills Brook Greenway is intended to connect the Pioneer Greenway on Croydon Drive to 156 Street to the east. Wills Brook Greenway is part of a planned Greenway system that when complete, would connect the site to Grandview Heights, Redwood Heights, and the Douglas neighbourhood.
- The applicant proposes a shared alignment for the Wills Brook Greenway that meanders between the subject site (on Site 2) and the adjacent property 2920 – Croydon Drive under Development Application No. 7922-0051-00. The alignment of Wills Brook Greenway depicted in Appendix I was reviewed by BC Hydro and confirmed as not meeting separation requirements from the BC Hydro tower bases for a public walkway. As this is a General Development Permit, the applicant will be required to resolve the alignment issue in consultation with BC Hydro and City Transportation staff, prior to Final Approval.
- The applicant will be required to construct the Pioneer Greenway for portions fronting the site. This will extend the Greenway from 32 Avenue to the southern extent of the proposed development at 2950 – Croydon Drive.

Access

- The development sites will be accessed via two separate entrances from Croydon Drive one each for Site 1 and Site 2. The proposed accesses will provide ultimate access to all buildings.
- The access for Site 2 is proposed to be a shared access for the subject site and the adjacent development at 2920 – Croydon Drive, which is under Development Application No. 7922-0051-00. An access easement is required to be registered in favour of 2920 – Croydon Drive in this regard.

Parking

- The Zoning Bylaw requires 244 parking spaces on Site 1 and 350 parking spaces on Site 2 based on Office use, for a total of 644 spaces.

The applicant is proposing a total of 673 parking spaces to be divided between the sites:

- Site 1: 311 spaces (67 surplus)
- Site 2: 362 spaces (12 surplus)
- The surplus parking spaces are planned to be allocated as required based on future Tenant requirements.
- All future detailed Development Permits and Tenant Improvement Permits will need to satisfy the parking requirements based on Part 5 of the Zoning By-law. This may limit the amount of surplus parking available for accessory uses on the site.

Parkland and/or Natural Area Considerations

- Development Permits for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) and Hazard Lands (Steep Slopes) are required.
- There is a Class B watercourse known as Upper Titman Creek to the east and north of the subject site. A Class B tributary to Upper Titman Creek flows west to east and bisects the development site into Site 1 and Site 2.
- The required streamside setbacks, as outlined in Part 7A of the Zoning By-law, are provided within the proposed development. No variances are requested.
- The site has a gross site area of 5.0 hectares with approximately 1.29 hectares of environmentally sensitive area proposed to be conveyed, at no cost, to the City, for riparian protection.
- The applicant proposes three new drainage outfalls within the future conveyed riparian lands. A P-15 agreement will be required to remediate and monitor the disturbed riparian lands.

- The east-west tributary to Upper Titman Creek riparian lands will require a separate P-15 agreement to administer the monitoring and maintenance of these lands that were issued a separate Development Permit No. 7918-0103-00 on August 26, 2021, for the reinstated watercourse.
- Parks does not support any underpinning into future parkland (riparian area) for any of the proposed buildings. All structures above and below ground are to be located on the development site.
- Further coordination with Parks and Engineering staff is needed to determine the Wills Brook Greenway alignment and crossing of Upper Titman Creek. Should this application be supported, staff will work on addressing this item with the applicant.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- The future buildings on the site will be designed with a high-albedo roof with a minimum Solar Reflectance Index value of 75.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated Mixed Employment in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed business park campus complies with the Mixed 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 to allow for increased density within the Mixed Employment designation from 1.0 FAR to 1.9 for Site 1 and 2.7 for Site 2.

Amendment Rationale

- The Rosemary Heights Business Park Neighbourhood Concept Plan (NCP) was adopted by Council in 2000 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 2000, densities have steadily increased due to increased cost of land and changing market conditions.

- The land is significantly encumbered by a BC Hydro Right-of-Way that bisects the subject site. Under the Zoning By-law, utility right-of-way lands are considered “undevelopable” and therefore, must be excluded from the site area used to calculate density. Therefore, while the proposed density under the Zoning By-law exceeds what is permitted in the Mixed Employment designation, if the BC Hydro Right-of-Way lands were included in the net site area, the proposed densities would be 0.55 FAR for Site 1 and 1.0 FAR for Site 2, which is below the maximum 1.0 FAR permitted in the Mixed Employment land use designation.
- Although the densities noted above are for demonstration 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 Right-of-Way areas.
- For these reasons it is appropriate to amend the OCP to allow for increased density under the Mixed Employment designation.

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 proposes to connect the Wills Brook Greenway to the Pioneer Greenway on Croydon Drive, which will improve east-west walking and cycling connections in this area of South Surrey).

- C3.38 – Pursue the conveyance of riparian areas to the City of Surrey through the subdivision and development process in order to ensure the consistent management of natural environmental values in Riparian corridors.

(The applicant proposes to convey approximately 1.29 hectares of riparian lands to the city for conservation purposes).

- D.1.4 – 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.

D1.5 – Facilitate wildlife movement and habitat protection by conserving, enhancing and promoting wildlife corridors through parks and by connecting hubs, open spaces and riparian areas.

(The applicant proposes to convey approximately 1.29 hectares of riparian lands to the city for conservation purposes. These lands are also identified as Green Infrastructure Network Corridor and will link with existing riparian lands already protected to the east and north).

- D.313 – 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 providing high-albedo roofs for all buildings 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 utilized the full extent of the significantly encumbered lands and proposes an increase in density beyond what is permitted in the Mixed Employment land use designation).

- 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 Rosemary Heights Business Park as an important employment location in South Surrey).

Secondary Plans

Land Use Designation

- The subject site is designated Business Park and Creek Preservation Areas in the Rosemary Heights Business Park NCP. The proposed business park complies with these land use designations.

Themes/Objectives

- The Rosemary Heights Business Park NCP calls for the creation of a comprehensive designed business park in an open space/campus-like setting. The NCP 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 proposed business park is being comprehensively designed in a campus-like setting with seven buildings proposed across the site. The buildings along Croydon Drive will be designed under separate Detailed Development Permits, but the massing and materials are to be coordinated throughout each individual future Development Permit. The buildings along Croydon Drive are to be setback a minimum of 3 metres from the property line, inclusive of a 1.8 metre wide walkway and 1.2 metre wide treed landscape boulevard. The combination of these features will provide Croydon Drive with a sense of enclosure as noted in the NCP).

- The Rosemary Heights Business Park NCP calls for no parking within the required Croydon Drive setbacks.

(The applicant has proposed buildings at the minimum building setbacks along Croydon Drive with all parking either located behind the fronting buildings within the BC Hydro Right-of-Way, or within separate underground parkades).

- The Rosemary Heights Business Park NCP notes the difficulty in developing the lands affected by the BC Hydro Right-of-Way but does provide a scenario for locating buildings on either side of the encumbered land.

(The applicant has generally followed the conceptual development plan outlined in the NCP).

- The Rosemary Heights Business Park NCP calls a 7.5 metre building setback along Croydon Drive.

(The applicant proposes a 3 metre building setback along Croydon Drive. A 7.5 metre setback would create unreasonable building depths that would result in non-functioning office floor plates. Staff support the requested 3 metre building setback).

CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)", "Business Park Zone (IB)" and "Comprehensive Development Zone (CD By-law No. 19297)" to "Comprehensive Development Zone (CD)" based on the "Business Park 3 Zone (IB-3)" to accommodate the proposed business park campus.
- 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
Floor Area Ratio:	1.0	Site 1 (Blocks A, B, C, D, and E): 1.9 Site 2 (Blocks F and G): 2.7
Lot Coverage:	60%	Site 1 (Blocks A, B, C, D, and E): 65 Site 2 (Blocks F and G): 65
Yards and Setbacks	7.5 metres for all property lines	Block A (Site 1): - Front yard: 2.0 metres - All other yards: 7.5 metres Block B (Site 1): 10 metres - Front yard: 3.0 metres - Rear yard: 7.5 metres - Side yard: 3.0 metres Block C (Site 1): 21.2 metres - Front yard: 7.5 metres - Rear yard: 5.0 metres - Side yard: 3.0 metres Block D (Site 1): 24 metres - Front yard: 7.5 metres - Rear yard: 5.0 metres - Side yard: 5.0 metres Block E (Site 1): 20.4 metres - Front yard: 3.0 metres - Rear yard: 7.5 metres - Side yard: 5.0 metres Block F (Site 1): 21 metres - Front yard: 3.0 metres - Rear yard: 7.5 metres - Side yard: 5.0 metres Block G (Site 1): 22 metres - Front yard: 7.5 metres - Rear yard: 5.0 metres - Side yard: 5.0 metres
Principal Building Height:	14 metres	Block A (Site 1): 10 metres Block B (Site 1): 14 metres Block C (Site 1): 21.2 metres Block D (Site 1): 24 metres Block E (Site 1): 20.4 metres Block F (Site 2): 21 metres Block G (Site 2): 22 metres
Permitted Uses:	<u>Principal Uses</u> - Light Impact Industry - Office uses - Warehouses uses - Distribution centres - Liquor manufacturing <u>Accessory Uses</u> - Eating	<u>Sites 1 and 2 (Blocks A-G):</u> <u>Principal Uses</u> - Light Impact Industry - Office uses - Warehouses uses - Distribution centres - Liquor manufacturing <u>Site 1 (Blocks A-E):</u> <u>Accessory Uses</u> Accessory uses shall only be permitted on the ground floor and shall not exceed 2,233

	<ul style="list-style-type: none"> establishments - Personal service uses - General service uses - Assembly halls - Community service uses - Child care centres - Caretaker unit 	<p>square metres within Blocks A through E</p> <ul style="list-style-type: none"> - Eating establishments restricted to 150 square metres - Personal service uses - General service uses <p><u>Site 2 (Blocks F and G)</u> <u>Accessory Uses</u> Accessory uses shall only be permitted on the ground floor and shall not exceed 400 square metres within Blocks F and G</p> <ul style="list-style-type: none"> - Eating establishments restricted to 150 square metres - Personal service uses - General service uses 	
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		Site 1 (Blocks A-E): 67	Site 1 (Blocks A-E): 67
		Site 2 (Blocks F & G): 12	Site 2 (Blocks F & G): 12
Office:		Site 1 (Blocks A-E): 244	Site 1 (Blocks A-E): 244
		Site 2 (Blocks F & G): 350	Site 2 (Blocks F & G): 350
Total:		Site 1 (Blocks A-E): 311	Site 1 (Blocks A-E): 311
		Site 2 (Blocks F & G): 362	Site 2 (Blocks F & G): 362

- The Floor Area Ratio (FAR) has been increased from 1.0 to 1.9 on Site 1 (within Blocks A, B, C, D, and E) and 2.7 on Site 2 (within Blocks F and G). Lands encumbered by the BC Hydro Right-of-Way 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 demand.
- The Building Height has been increased up to 24 metres along with setback relaxations in order to facilitate a functional site that has to accommodate a BC hydro right of way and streamside setbacks that render a large portion of the site as undevelopable area.

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 April 25, 2022, and the Development Proposal Signs were installed on May 3, 2022. Staff received eleven separate responses from neighbouring residents, eight of which were opposed to the proposal and three of which expressed some concern and provided comment (*staff comments in italics*):
 - Impact of the development on the environmentally sensitive lands and the loss of such lands; and
 - Proposed increase in density is out of character and may compromise the integrity of the environmentally sensitive lands.

(The applicant proposes a 15-metre setback from the top of bank for all watercourses to the new property line, which complies with Part 7A of the Zoning By-law for Class B yellow-coded watercourses. A 5-metre building setback taken from this new property line will ensure the buildings are constructed a minimum of 20 metres from the top of bank. The applicant's QEP and Geotechnical Engineer have confirmed that the proposed development will not compromise the integrity of the riparian lands, nor will slope stability be impacted. A third-party independent peer review of the environmental report was undertaken and found to be acceptable. Should this application be supported by Council, the applicant will be required to engage an independent third-party Geotechnical Engineer to complete a peer review of the geotechnical report. Detailed environmental and geotechnical reports will be undertaken in relation to each future building as part of their respective detailed Development Permits.

The applicant proposes to preserve approximately 1.29 hectares of environmentally sensitive land. This is considered to meet the Maximum Safeguarding requirements under the Development Permit for Sensitive Ecosystems.

The applicant has submitted a conceptual photometric site plan detailing site lighting for the building and parking areas. The applicant's lighting strategy is required to comply with the International Dark Sky model, which includes no impact to the adjacent riparian areas. The International Dark Sky Model requires a lighting strategy to comply with appropriate lighting levels for each classified land use. Detailed lighting plans will be reviewed in conjunction with each individual Development Permit.)

- Increase in traffic along Croydon Drive and at the intersection of Croydon Drive and 32 Avenue.

(The applicant was required to undertake a Transportation Impact Assessment (TIA). Based on the TIA, Transportation Engineering staff have confirmed that Croydon Drive has capacity in its current state to accommodate the additional traffic expected by that development, however, issues have been identified at the following intersections:

- 32 Ave & Croydon/154 St
- 156 St & Croydon/28 Ave
- 24 Ave & Croydon

The TIA analyzed expected capacity constraints and mitigating measures that need to be undertaken. Transportation staff have requested that the applicant undertake upgrades at the signalized intersection of 32 Avenue and Croydon Drive to increase capacity, specifically for northbound left turn movements from Croydon Drive.

In addition to the improvements identified in the TIA, there are other projects that are expected to improve operation at the following bottlenecks:

- 32 Avenue widening between King George Boulevard and 160 Street (under construction) will improve capacity at 32 Avenue/Croydon Drive;

- Roundabout at 28 Avenue/156 Street that would be constructed through development of the south side; and
- 20 Avenue overpass at Highway 99 (planned for 2025) will alleviate some congestion at 24 Avenue/Croydon Drive.

Croydon Drive will be upgraded with the introduction of a multi-use pathway on the east side of the road fronting the new developments, which will ultimately connect 32 Avenue to 28 Avenue and beyond. A new east-west multi-use pathway is also proposed to connect Croydon Drive to the existing multi-use pathway at 2979 – 156 Street.

The recent design changes at 32 Avenue and Croydon Drive are part of Surrey's road upgrades to help achieve safer roads for all road users (drivers, pedestrians, cyclists). The design is based on best practice standards and aligns with the City of Surrey's Vision Zero Safe Mobility Plan.)

- Concerns regarding the multi-use pathway connection and impact on the adjacent residential strata. It was suggested that garbage cans be placed near the adjacent strata to prevent littering within the portion of the Wills Brook Greenway that is a statutory right-of-way on the residential property.

(The alignment of the Wills Brook Greenway multi-use pathway will be reviewed in more detail should this application be supported by Council. At that time, staff will work with the applicant to identify and potential issues relating to the 7h7 connection with the existing Wills Brook Greenway on the adjacent residential strata property at 2979 – 156 Street, including the potential for garbage cans.)

- Concern for the amount of paved surface parking areas.

(The lands encumbered by the BC Hydro Right-of-Way, which is lands underneath the hydro power lines, is considered undevelopable and is limited to uses such as open space, agriculture, and parking within the IB-3 Zone. The applicant proposes underground parking to supplement the surface parking areas. The parking areas are complimented by treed landscape islands and bioswales as part of the development's proposed drainage strategy. Staff have requested additional landscaping and pedestrian walkways as part of the General Development Permit, but the applicant has not committed to addressing this concern. Staff will continue to work with the applicant to refine the surface parking area with improved landscaping and pedestrian connections.)

- Concern with the proposed building heights and density.

(The lands are encumbered by the BC Hydro Right-of-Way and riparian areas requiring protection as recognized in the Rosemary Heights Business Park NCP. There is limited land available for development and the proposed height and density increases will facilitate the intensification of employment lands. While the proposed heights and densities exceed those permitted in either the Mixed Employment land use designation in the OCP and the IB-3 Zone, the applicant has demonstrated that buildings at the rear (east) of the site are approximately 71 metres away from the adjacent apartment residential area and approximately 73 metres away from the adjacent townhouse residential area. The applicant has undertaken an urban design study to depict the building heights relative to adjacent land uses and staff are satisfied that the proposed increased building height will not have a negative impact on the adjacent residential uses.)

- The subject development application was reviewed by the Grandview Heights Stewardship Association; however, staff did not receive any comments.

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 northeastward at the eastern boundary of the site and eventually connects to a portion of Upper Titman Creek that is designated Class A (red-coded), east 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 comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be 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 Services Ltd. and dated September 13, 2022, was reviewed by staff and by an independent third party peer reviewer 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 rear (east) boundary of 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 1.29 hectares of the subject site through Riparian Conveyance which is approximately 26 % of the total gross area of subject site. 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 1,424 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 development locations for buildings as a result of the BC Hydro right-of-way.
- An Ecosystem Development Plan, prepared by Ken Lambertsen, *R.P. Bio.*, of Phoenix Environmental Services Ltd. and dated September 13, 2022, was reviewed by staff and by an independent third party peer reviewer 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.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site is within 30 metres from the top of a slope in excess of 20%. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject site is bounded by Upper Titman Creek to the east and the site gradually slopes towards the creek.
- A geotechnical report, prepared by Ryan Syjuco, *P. Eng.*, of GeoPacific Consultants Ltd. and dated September 13, 2022, was found generally acceptable by the City. The report has not been peer reviewed but as a condition of Final Adoption and Development Permit approval this report is required to be peer reviewed. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

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 Rosemary Heights Business Park Plan.
- The proposed development partially complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Rosemary Heights Business Park Plan.

- The applicant has worked with staff to address concerns relating to the proposed cantilevered floor area and has undertaken design development to limit the impact of the overhang. Further design development will be required at the Detailed Development Permit stage to further limit the impact of these features, particularly for the future building on Block F, which is shown to be approximately 90 metres in length. It will be limited to 50-metre-long segments before significant building articulation is provided to scale down its size. The applicant has also addressed concerns relating to reduced building setbacks to the riparian area by providing a 5-metre building setback to all buildings adjacent to the environmental area. Work is currently ongoing to establish the alignment of the Wills Brook Greenway, which is still subject to BC Hydro review and approval.
- The applicant is proposing to construct six new business park buildings as part of a business park campus that includes one existing two-storey business park building at 3038 – Croydon Drive. The proposal includes four buildings fronting Croydon Drive and three buildings located at the rear (east) of the site adjacent to the existing riparian area.
- As this application proposes a General Development Permit for Form and Character, no detailed building plans have been developed. The General Development Permit for Form and Character establishes the site's constraints, building heights, building setbacks, and general siting of buildings, parking areas, pedestrian circulation, and landscaping.

Building Design

- The applicant proposes the following buildings:
 - Site 1:
 - Block A: existing two-storey building;
 - Block B: two-storey building
 - Block C: five-storey building
 - Block D: five-storey building
 - Block E: five-storey building
 - Site 2:
 - Block F: five-storey building
 - Block G: five-storey building
- The proposed buildings fronting Croydon Drive will be setback 3.0 metres from the property line (which is the edge of the Multi-Use Pathway), allowing for a 1.2 metre wide in-ground treed landscape boulevard and 1.8 metre wide pedestrian walkway fronting the ground floor units. The ground floor units are to be oriented toward the street with front door access and usable semi-private outdoor space.

- The proposed buildings will reflect an urban and contemporary building form with a flat roof. The exterior façade of the street fronting buildings will be designed with features that provide visual interest. This includes extensive high-quality curtainwall glazing for ground floor units and metal cladding for storeys above featuring tinted and spandrel glazing and wood accents. The same metal cladding and tinted and spandrel glazing is proposed for buildings adjacent to the riparian area in Blocks C, D, and G. The curtainwall glazing is complimented by exterior solar shading devices arranged through character expression with fenestration design. There will be generous views towards the riparian area.
- On Blocks E and F, storeys three and above are proposed to have cantilevered floor areas to a maximum of 1.5 metres into the building setback. The proposed building cantilever will facilitate functioning office floor plates for storeys three and above, which are impacted by the aerial setbacks of the BC Hydro power lines. By restricting the cantilevered floor area to storeys three and above, this allows for a double row of trees to be planted along Croydon Drive as envisioned by the Rosemary Heights Business Park NCP.

Proposed Landscaping and Pedestrian Connectivity

- Each building proposes semi-private outdoor spaces intended as plazas and employee amenity areas. The applicant proposes additional rooftop worker amenity areas. If rooftop employee amenity areas are not provided in future Detailed Development Permits, then additional ground-level employee amenity areas are to be provided.
- The proposed employee amenity areas are to include low-level planting and bench and/or picnic table seating.
- Each building fronting Croydon Drive will include seamless connections to the fronting Multi-Use Pathway.
- A central pedestrian walkway is provided on Site 1, providing pedestrian circulation for the surface parking area, that will have extensive branching walkways to reach parking rows. An additional perimeter walkway is proposed on the south boundary of Site 1 adjacent to the riparian area. This will provide additional circulation for users of the site to cross the site separated from vehicular drive aisles.
- A single central walkway is provided on Site B, providing pedestrian circulation for the surface parking area, that will have extensive branching walkways to reach parking rows.
- Site 2 also includes an east-west Multi-Use Pathway known as Wills Brook Greenway, which is proposed to connect Croydon Drive with the 156 Street via an existing Statutory Right-of-Way on 2979 – 156 Street. Wills Brook Greenway is proposed to be delivered in conjunction with the adjacent Development Application No. 7922-0051-00.
- Wills Brook Greenway will be an 8-metre wide corridor inclusive of a 4-metre wide Multi-Use Pathway with 2-metre wide landscape buffers on either side of the pathway. Lighting and seating will be provided along the pathway, subject to approval from BC Hydro. Area residents have also requested that garbage cans be included along the pathway to limit litter on the adjacent residential Strata. This will be reviewed at the detailed design stage in consultation with Engineering staff.

- The proposed landscaping consists of 1.2 metre wide treed landscape boulevard fronting the ground floor units along Croydon Drive and perimeter landscaping ranging from 1.0 to 5.0 metres wide.
- Treed landscape islands are provided every six parking stalls throughout the surface parking areas, in keeping with the Official Community Plan Development Permit Guidelines for Form and Character. These landscape islands are paired with central landscaped tree planters and bioswales which will capture runoff from the surface parking areas.
- Detailed landscape plans will be established with each Detailed Development Permit that is submitted for the remaining six buildings.

On-site Parking

- All required parking spaces for Site 1 (Blocks A, B, C, D, and E) will be provided on those blocks (Site 1). Conversely, all required parking spaces for Site 2 (Blocks F and G) will be provided on those blocks (Site 2). The applicant proposes a combination of surface parking and underground parking with underground parking being identified in Blocks D, F, and G. All other parking will be provided as surface parking.
- The proposed buildings on Site 1 require 244 parking spaces. The applicant is proposing to provide 311 parking spaces on Site 1. The proposed buildings on Site 2 require 350 parking spaces. The applicant is proposing to provide 362 parking spaces on Site 2.

Proposed Signage

- At this time, no signage is proposed for the business park buildings. If required in the future, all proposed signage will be considered as part of the Detailed Development Permit application(s) and must comply with all aspects of the Sign By-law.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. 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.
- These generally can be characterized as a refinement of the architectural design strategy along streetscapes; refinement of the architectural massing strategy; further mitigation of the Urban Heat Island effect by reducing the paving area in the surface parking area; enhancements of the onsite pedestrian walkway system; and for further coordination of drawings.

TREES

- Nick McMahon, ISA Certified Arborist of ACL Group prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	36	36	0
Cottonwood	18	18	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	7	7	0
Paper Birch	1	1	0
Trembling Aspen	2	2	0
Cherry	3	3	0
Weeing Willow	1	1	0
Coniferous Trees			
Deodar Cedar	2	2	0
Sawara Cypress	2	2	0
Blue Spruce	2	2	0
Douglas-fir	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	22	22	0
Additional (Estimated) Trees in the proposed Riparian Area	127	41	86
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	
Contribution to the Green City Program		TBD	

- The Arborist Assessment states that there are a total of 22 mature trees on the site, excluding Alder and Cottonwood trees. 54 existing trees, approximately 71% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained 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 127 trees that are located within the riparian area. 86 of the trees within the proposed riparian area will be retained, with 41 trees being removed due to hazardous conditions and/or future impacts from infrastructure works. 30 of these trees are proposed to be modified into wildlife stems.

- 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, and a 2 to 1 replacement ratio for all other trees. This will require a total of 100 replacement trees on the site. Since this application is for a General Development Permit, tree clearing will only be considered for trees that are required for removal due to servicing. Additional tree removal will be undertaken with each Detailed Development Permit. Similarly, the number of proposed replacement trees will be determined at the time of Detailed Development Permit.
- The applicant is to provide a construction phasing plan outlining the servicing works required to be undertaken and the trees required for removal to facilitate this construction. The applicant will contribute to the Green City Program based on the required removals for servicing. Future Detailed Development Permits will include a review of the proposed removal and proposed number of replacement trees to determine any requirements for contributions to the Green City Program.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Paper Birch, Western Red Cedar, and Douglas Fir.
- In summary, a total of 76 trees are on the site with an additional 127 trees within the riparian area. The applicant is required to provide an updated Arborist Report detailing construction works related to servicing to determine the number of trees that can be supported for removal in association with the General Development Permit. Future Detailed Development Permits will establish the remaining tree removals, required replacement trees, and any required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

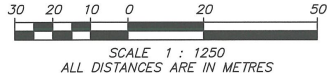
Appendix I.	Block Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Redesignation Map
Appendix VI.	ADP Comments and Response

approved by Shawn Low

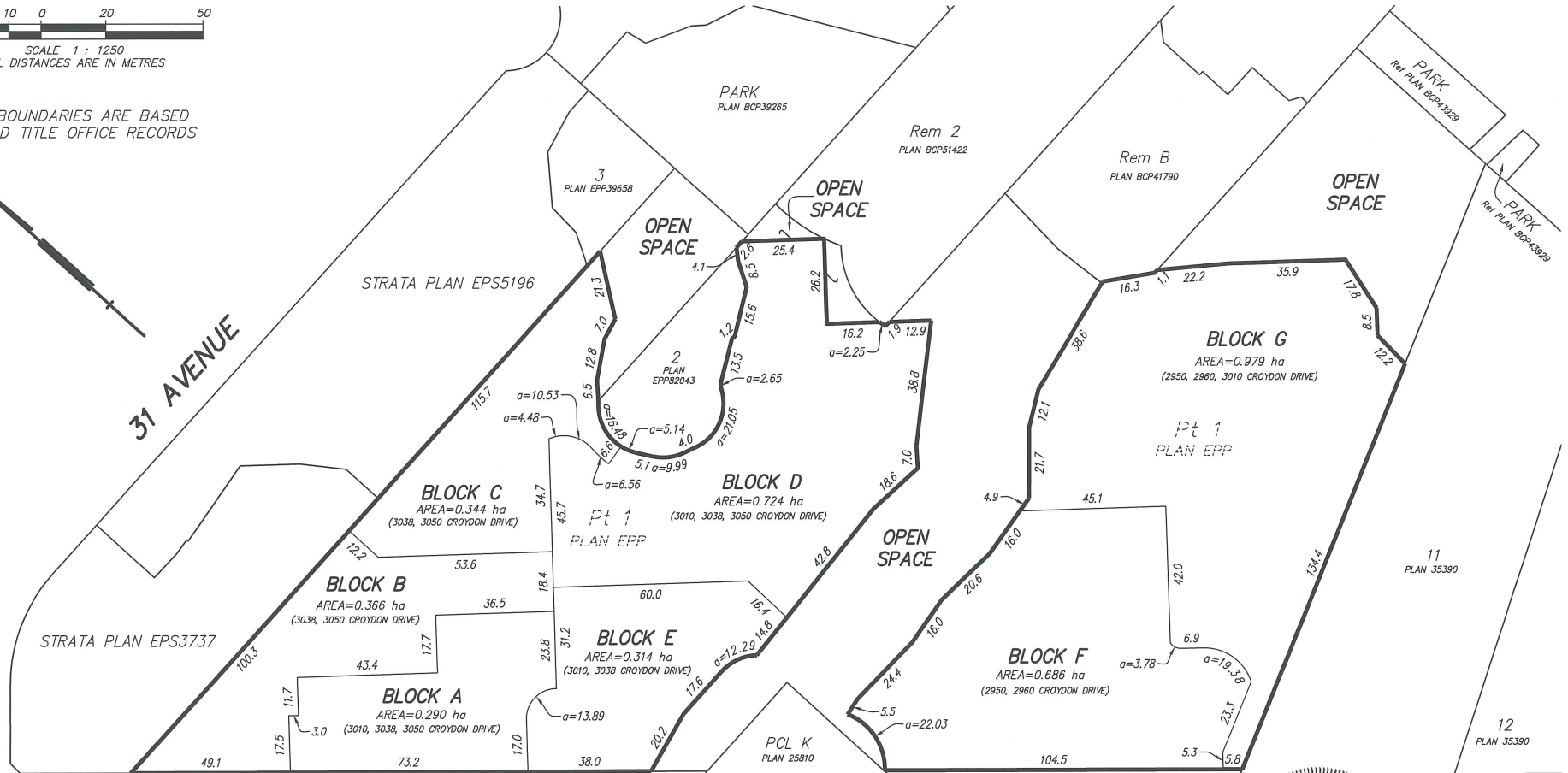
Jeff Arason
Acting General Manager
Planning and Development

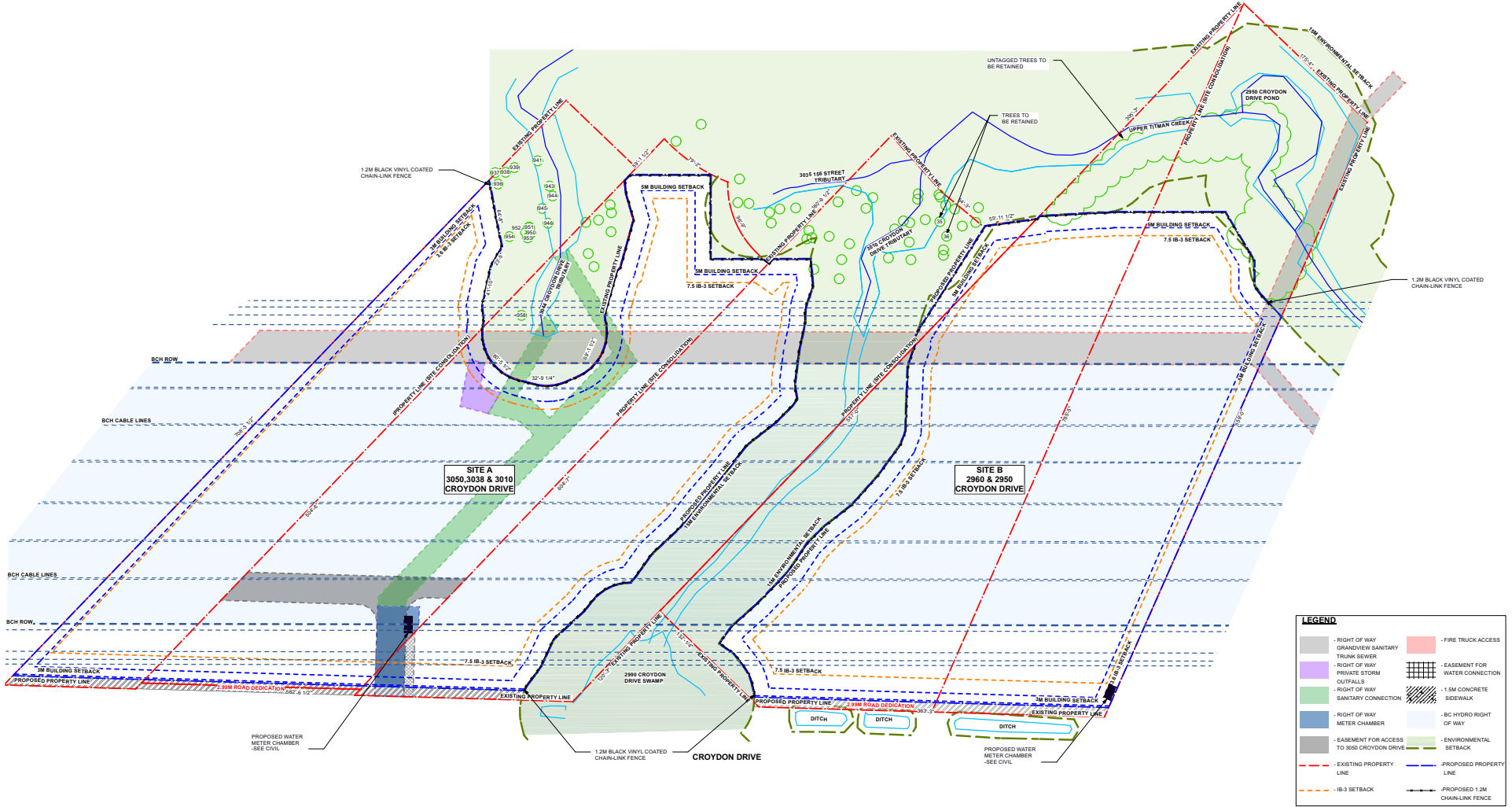
KS/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW _____
 OVER LOT 1 SECTION 23 TOWNSHIP 1
 NEW WESTMINSTER DISTRICT PLAN EPP_ _ _ _**



NOTE:
 LEGAL BOUNDARIES ARE BASED
 ON LAND TITLE OFFICE RECORDS





LEGEND	
[Grey hatched box]	RIGHT OF WAY GRANDVIEW SANITARY
[Purple hatched box]	TRUNK SEWER
[Green hatched box]	RIGHT OF WAY PRIVATE STORM
[Blue hatched box]	OUTFALLS
[Light green hatched box]	RIGHT OF WAY SANITARY CONNECTION
[Dark blue hatched box]	RIGHT OF WAY METER CHAMBER
[Light blue hatched box]	EASEMENT FOR ACCESS TO 3050 CROYDON DRIVE
[Red dashed line]	EXISTING PROPERTY LINE
[Blue dashed line]	PROPOSED PROPERTY LINE
[Orange dashed line]	IB-3 SETBACK
[Red solid line]	FIRE TRUCK ACCESS
[Black grid pattern]	EASEMENT FOR WATER CONNECTION
[Black diagonal lines]	1.5M CONCRETE SIDEWALK
[Blue dashed line]	BC HYDRO RIGHT OF WAY
[Green dashed line]	ENVIRONMENTAL SETBACK
[Blue dashed line]	PROPOSED 1.2M CHAIN-LINK FENCE

NO.	DATE	ISSUANCE
6	2021 04 16	ISSUED FOR RE-ZONING
7	2021 11 19	ISSUED FOR REZONING
8	2021 11 24	REISSUED FOR REZONING
9	2021 12 06	ISSUED FOR REVIEW
10	2022 02 01	REISSUED FOR REZONING
11	2022 03 24	REISSUED FOR REZONING
12	2022 04 22	REISSUED FOR REZONING
13	2022 07 07	REISSUED FOR REZONING
14	2022 08 18	SUBMISSION TO ADP 18-0103-00
15	2022 09 09	REISSUED FOR REZONING
16	2022 09 26	REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

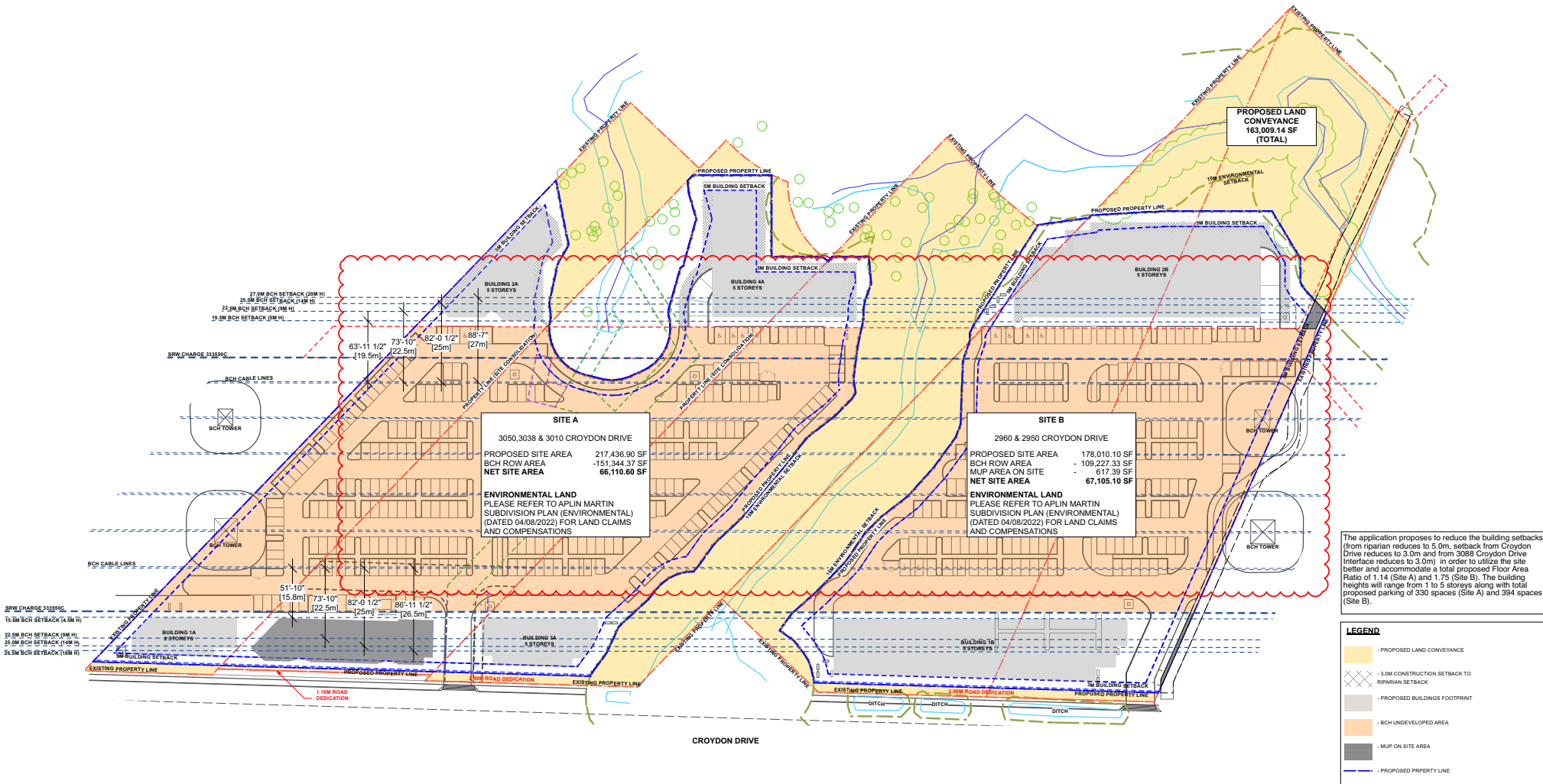
PROPERTY OUTLINE
 MASTER SITE PLAN

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 FILE: 2015

KCC Architecture & Design Ltd. kccarchitecture.com
 Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z2 Tel 604 283 0912



SITE A
 3050, 3038 & 3010 CROYDON DRIVE
 PROPOSED SITE AREA 217,436.90 SF
 BCH ROW AREA -151,344.37 SF
 NET SITE AREA 66,110.60 SF
 ENVIRONMENTAL LAND
 PLEASE REFER TO APLIN MARTIN
 SUBDIVISION PLAN (ENVIRONMENTAL)
 (DATED 04/08/2022) FOR LAND CLAIMS
 AND COMPENSATIONS

SITE B
 2960 & 2950 CROYDON DRIVE
 PROPOSED SITE AREA 178,010.10 SF
 BCH ROW AREA - 109,227.33 SF
 MUP AREA ON SITE 617.39 SF
 NET SITE AREA 67,105.10 SF
 ENVIRONMENTAL LAND
 PLEASE REFER TO APLIN MARTIN
 SUBDIVISION PLAN (ENVIRONMENTAL)
 (DATED 04/08/2022) FOR LAND CLAIMS
 AND COMPENSATIONS

**PROPOSED LAND
 CONVEYANCE
 163,009.14 SF
 (TOTAL)**

The application proposes to reduce the building setbacks (from riparian reduces to 5.0m, setback from Croydon Drive reduces to 3.0m and from 3088 Croydon Drive interface reduces to 3.0m) in order to utilize the site better and accommodate a total proposed Floor Area Ratio of 1.14 (Site A) and 1.75 (Site B). The building heights will range from 1 to 5 storeys along with total proposed parking of 330 spaces (Site A) and 394 spaces (Site B).

LEGEND

- PROPOSED LAND CONVEYANCE
- 3.0M CONSTRUCTION SETBACK TO RIPARIAN SETBACK
- PROPOSED BUILDINGS FOOTPRINT
- BCH UNDEVELOPED AREA
- MUP ON SITE AREA
- PROPOSED PROPERTY LINE

NO.	DATE	ISSUANCE
1	2021 11 19	ISSUED FOR REZONING
2	2021 11 24	REISSUED FOR REZONING
3	2021 12 06	ISSUED FOR REVIEW
4	2022 02 01	REISSUED FOR REZONING
5	2022 03 24	REISSUED FOR REZONING
6	2022 04 13	REISSUED FOR REZONING
7	2022 07 07	REISSUED FOR REZONING
8	2022 08 18	SUBMISSION TO ADP 18-0103-00
9	2022 09 09	REISSUED FOR REZONING
10	2022 09 23	ISSUED FOR REVIEW
11	2022 09 26	REISSUED FOR REZONING

NO.	DATE	ISSUANCE
12	2022 09 23	REISSUED FOR REZONING
13	2022 09 26	REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

**PROPOSED PROPERTY LINES
 SITE DIAGRAM**

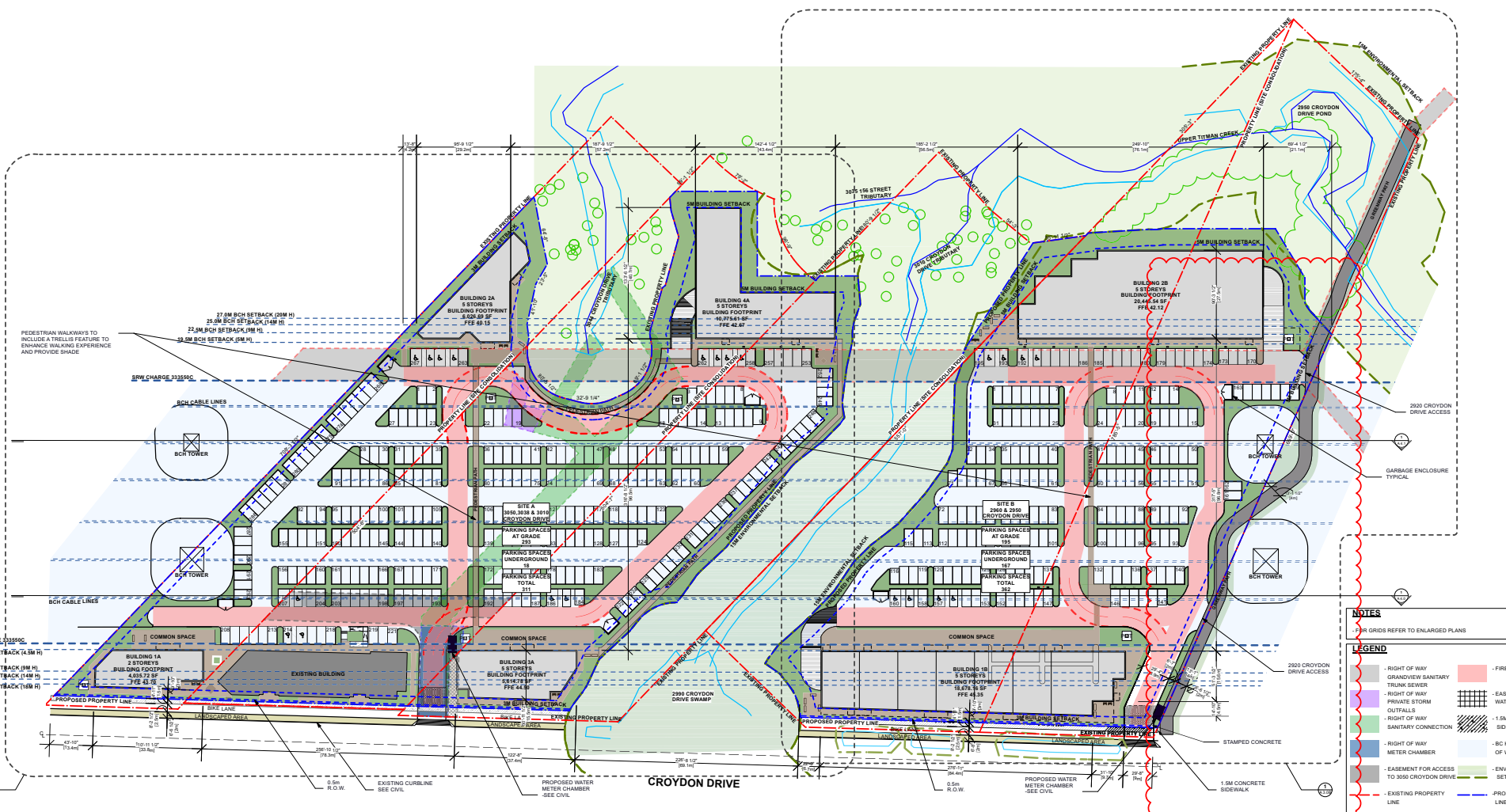
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 SCALE: 1"=100'-0"
 FILE: 2015

KCC Architecture & Design Ltd. kccarchitecture.com
 Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z2 Tel 604 283 0912



NOTES

- 1. GRID LINES REFER TO ENLARGED PLANS

LEGEND

	RIGHT OF WAY		FIRE TRUCK ACCESS
	GRANDVIEW SANITARY		EASEMENT FOR WATER CONNECTION
	TRUNK SEWER		EASEMENT FOR STORM OUTFALLS
	RIGHT OF WAY		1.5M CONCRETE SIDEWALK
	PRIVATE STORM OUTFALLS		BC HYDRO RIGHT OF WAY
	RIGHT OF WAY		METER CHAMBER
	SANITARY CONNECTION		EASEMENT FOR ACCESS TO 3055 CROYDON DRIVE
	RIGHT OF WAY		ENVIRONMENTAL SETBACK
	EASEMENT FOR ACCESS TO 3055 CROYDON DRIVE		PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE		

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NO.	DATE	ISSUANCE
17	2022 02 01	REISSUED FOR REZONING
18	2022 03 16	REISSUED FOR COORDINATION
19	2022 03 22	REISSUED FOR COORDINATION
20	2022 03 24	REISSUED FOR REZONING
21	2022 06 02	ISSUED FOR REVIEW
22	2022 07 07	REISSUED FOR REZONING
23	2022 08 18	SUBMISSION TO ADP 18-0103-00
24	2022 09 09	REISSUED FOR REZONING
25	2022 09 13	REISSUED FOR COORDINATION
26	2022 09 23	ISSUED FOR REVIEW
27	2022 09 26	REISSUED FOR REZONING

ISSUANCE

REISSUED FOR REZONING
 REISSUED FOR COORDINATION
 REISSUED FOR COORDINATION
 REISSUED FOR REZONING
 ISSUED FOR REVIEW
 REISSUED FOR REZONING
 SUBMISSION TO ADP 18-0103-00
 REISSUED FOR REZONING
 REISSUED FOR COORDINATION
 ISSUED FOR REVIEW
 REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT

MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

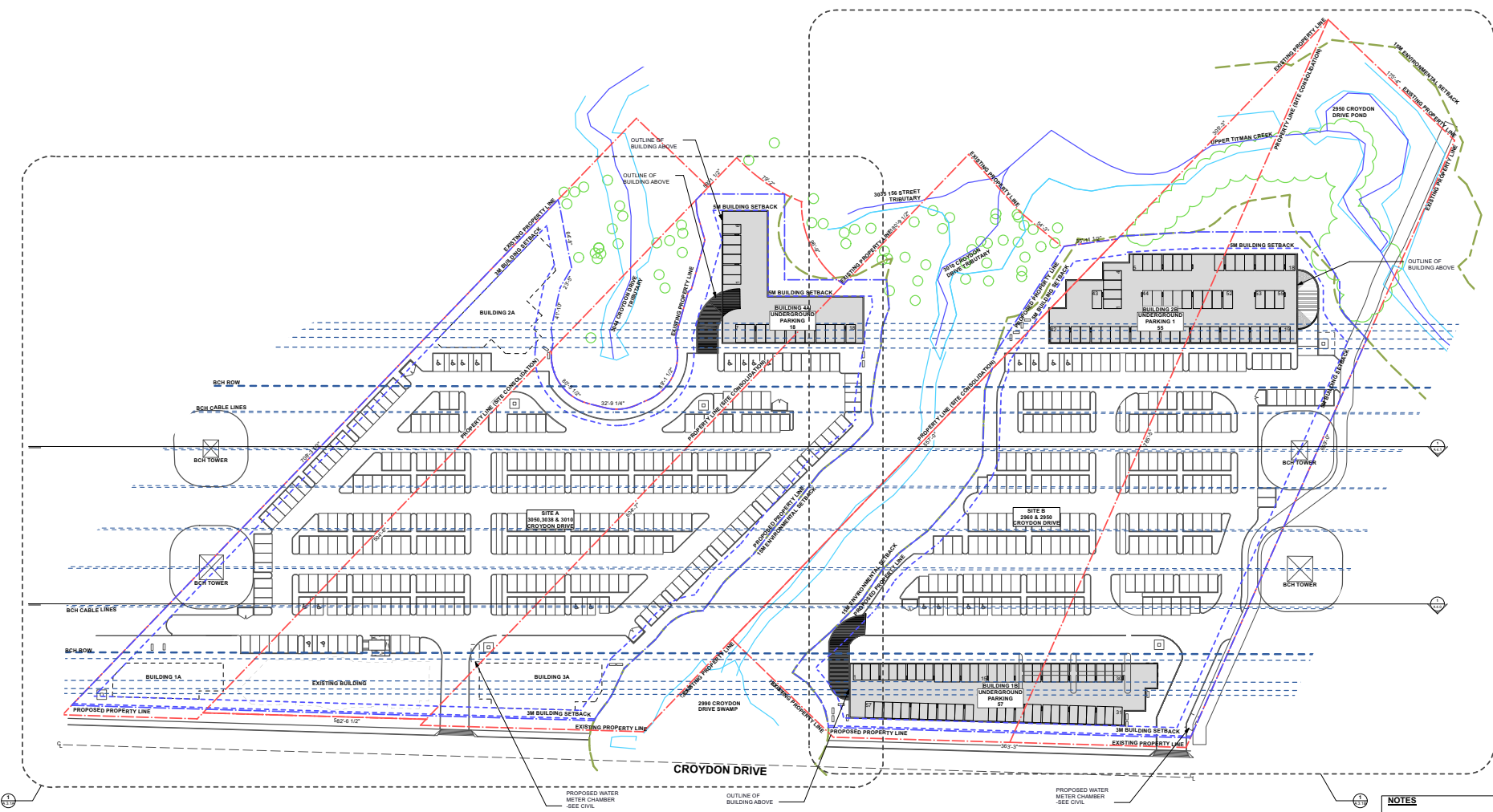
LEVEL 1
 MASTER SITE PLAN

A 2.2



DRAWN: NR
 CHECKED: KC SCALE: 1"=100' 0" FILE: 2015

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NOTES
- FOR GRIDS REFER TO ENLARGED PLANS

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NO.	DATE	ISSUANCE
7	2021 04 16	ISSUED FOR REZONING
8	2021 08 19	ISSUED FOR REVIEW
9	2021 11 19	ISSUED FOR REZONING
10	2021 11 24	REISSUED FOR REZONING
11	2021 12 06	ISSUED FOR REVIEW
12	2022 02 01	REISSUED FOR REZONING
13	2022 03 24	REISSUED FOR REZONING
14	2022 07 07	REISSUED FOR REZONING
15	2022 08 18	SUBMISSION TO ADP 18-0103-00
16	2022 09 09	REISSUED FOR REZONING
17	2022 09 26	REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT
MASTER PLANNING
CROYDON DRIVE
SURREY BC

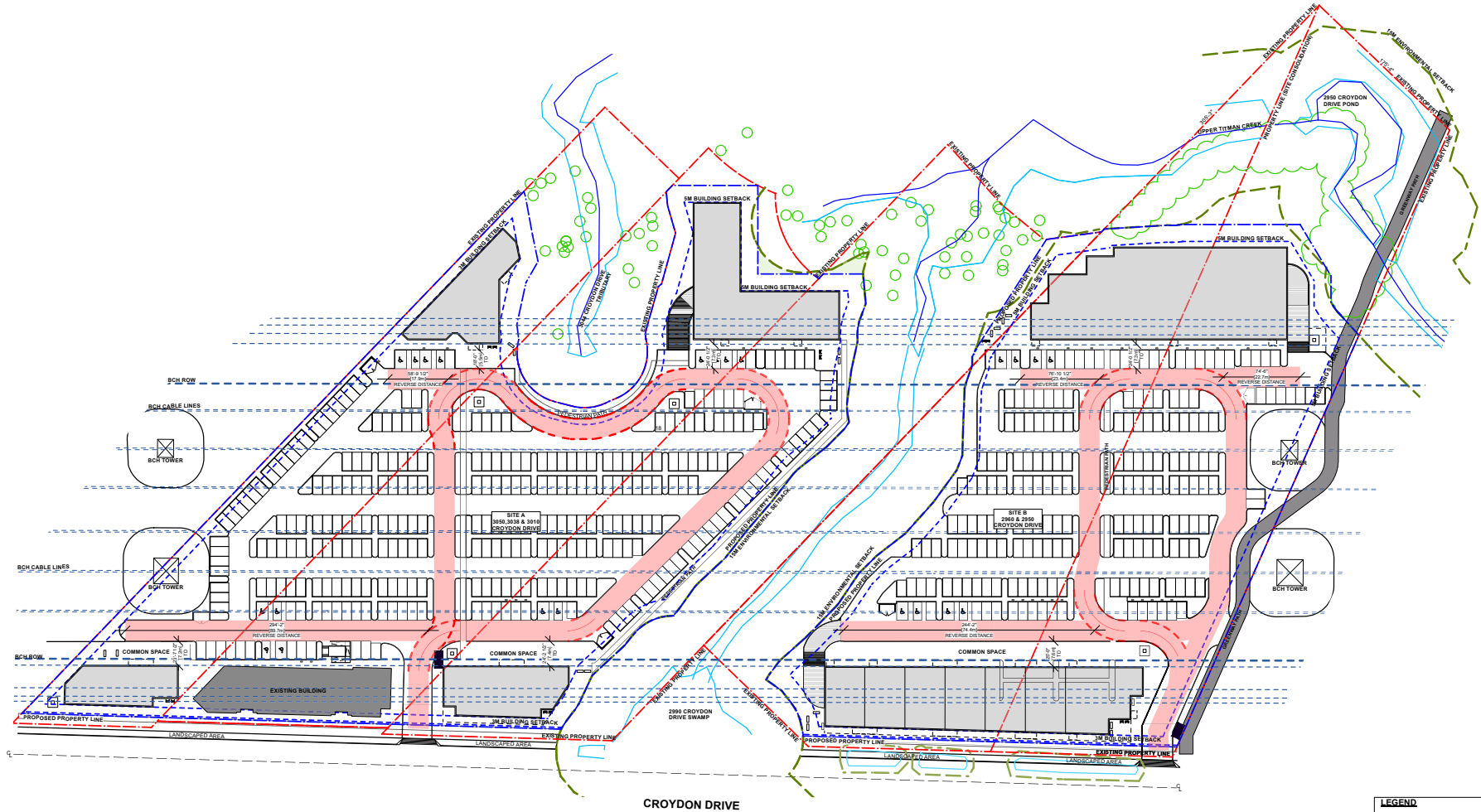
**UNDERGROUND PARKING P1
MASTER PLAN**

A 2.3



DRAWN: NR
CHECKED: KC
SCALE: 1"=100'-0"
FILE: 2015

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CROYDON DRIVE

LEGEND	
	- FIRE TRUCK ACCESS

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4	2022 09 26	REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

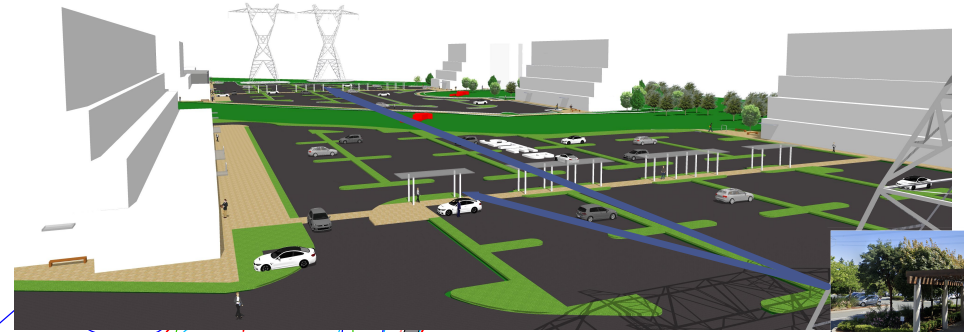
MASTER SITE PLAN FIRE ACCESS PLAN

A 2.4

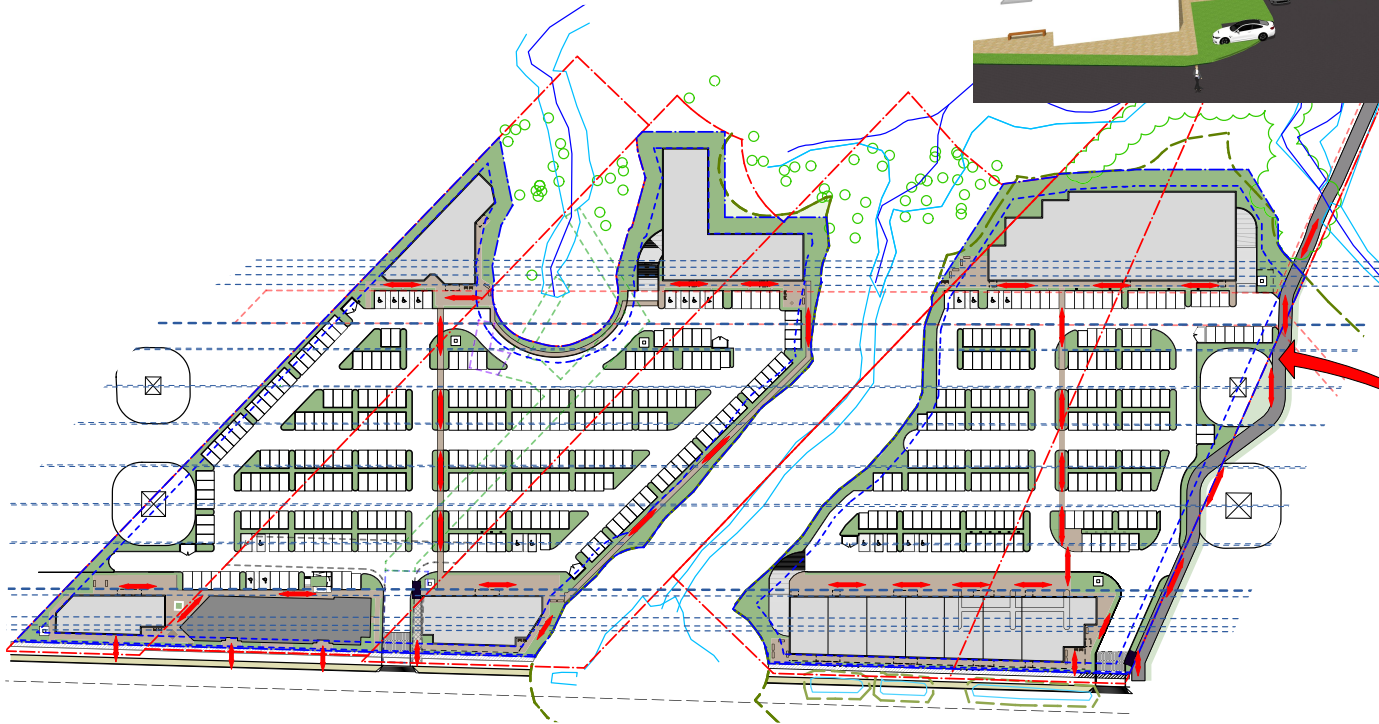




NORTH



MORGAN CROSSING SHOPPING MALL



PEDESTRIAN CIRCULATION TYPICAL

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PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

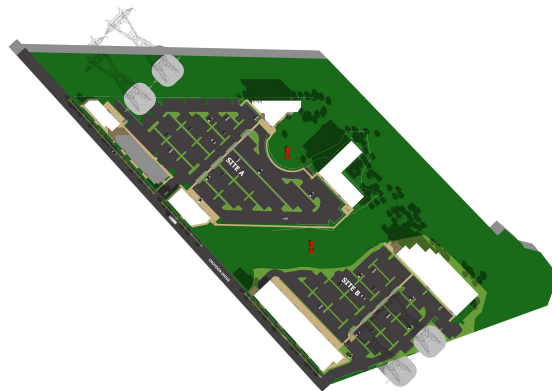
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CIRCULATION

A 2.5

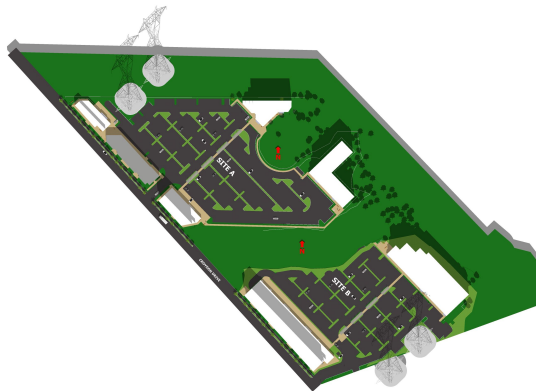


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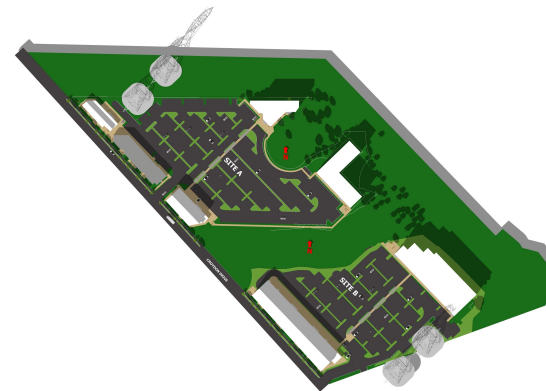
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Tel 604 283 0912



MARCH 10:00 AM



MARCH 12:00 PM



MARCH 2:00 PM

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3	2022 09 26	REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

SHADOW
ANALYSIS

A 2.6

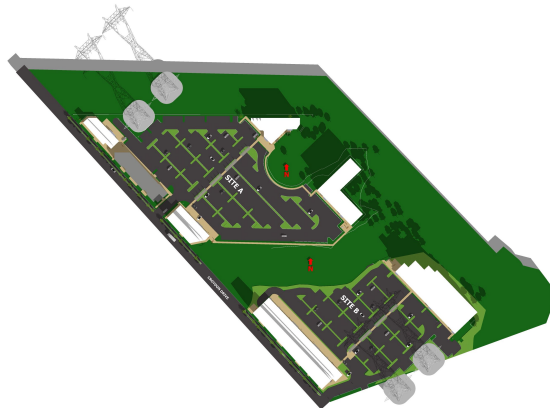


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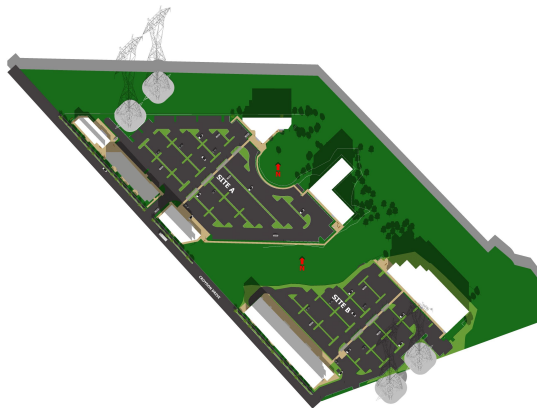
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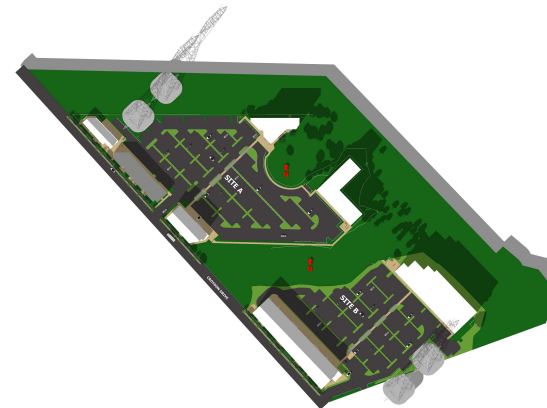
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SEPTEMBER 10:00 AM



SEPTEMBER 12:00 PM



SEPTEMBER 2:00 PM

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PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

SHADOW
ANALYSIS

A 2.7

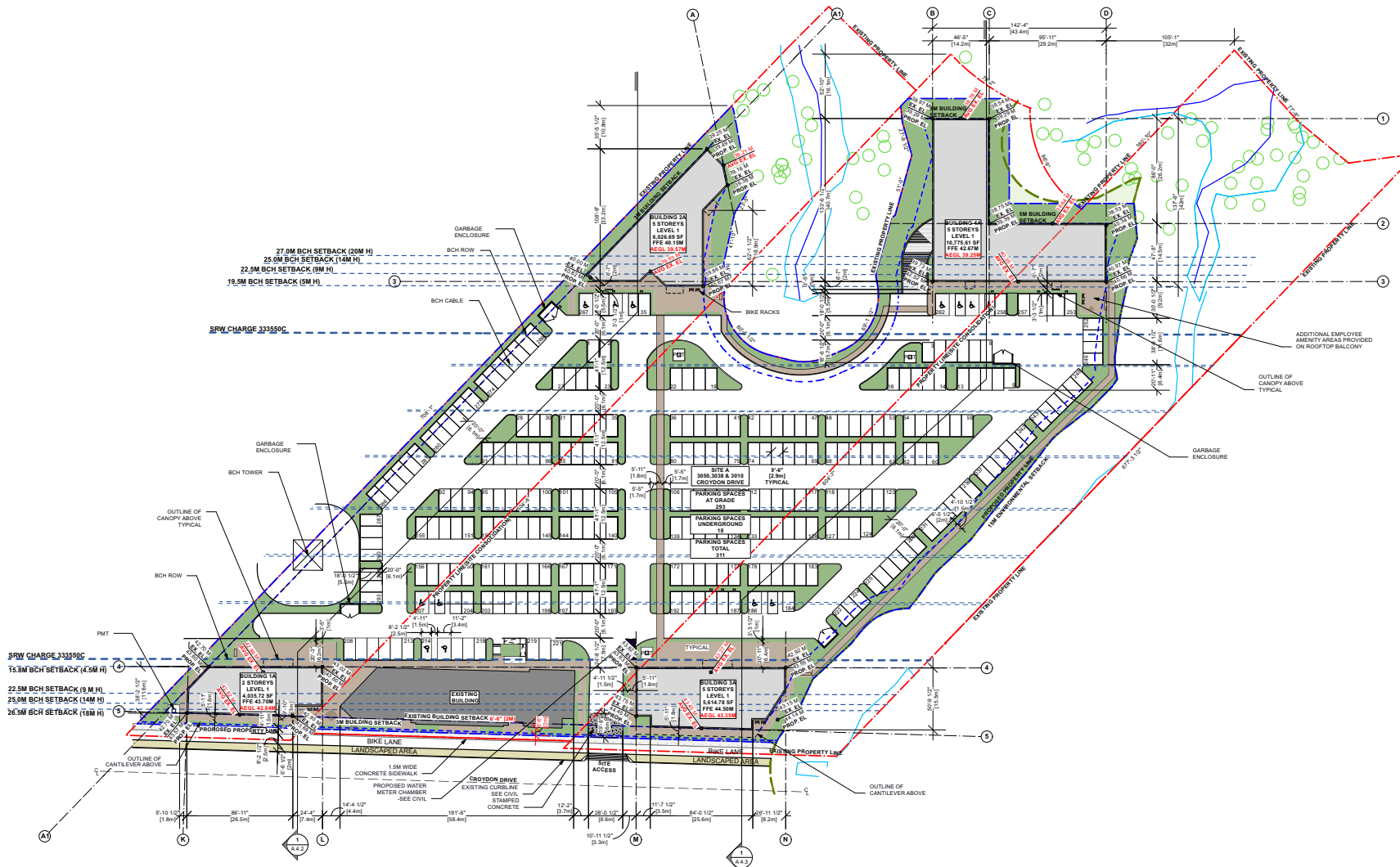
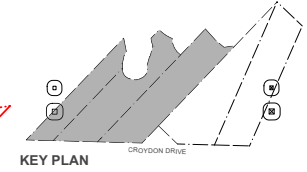


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SCALE: NTS

FILE: 2015

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Tel 604 283 0912



NOTES

IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL

-BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1

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 grades at all building faces surrounding the perimeter of a building, to the highest point on a flat roof

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8	2021 11 24	REISSUED FOR REZONING
9	2021 12 06	ISSUED FOR REVIEW
10	2022 02 01	REISSUED FOR REZONING
11	2022 03 24	REISSUED FOR REZONING
12	2022 04 22	REISSUED FOR REZONING
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17	2022 09 26	REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT

MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

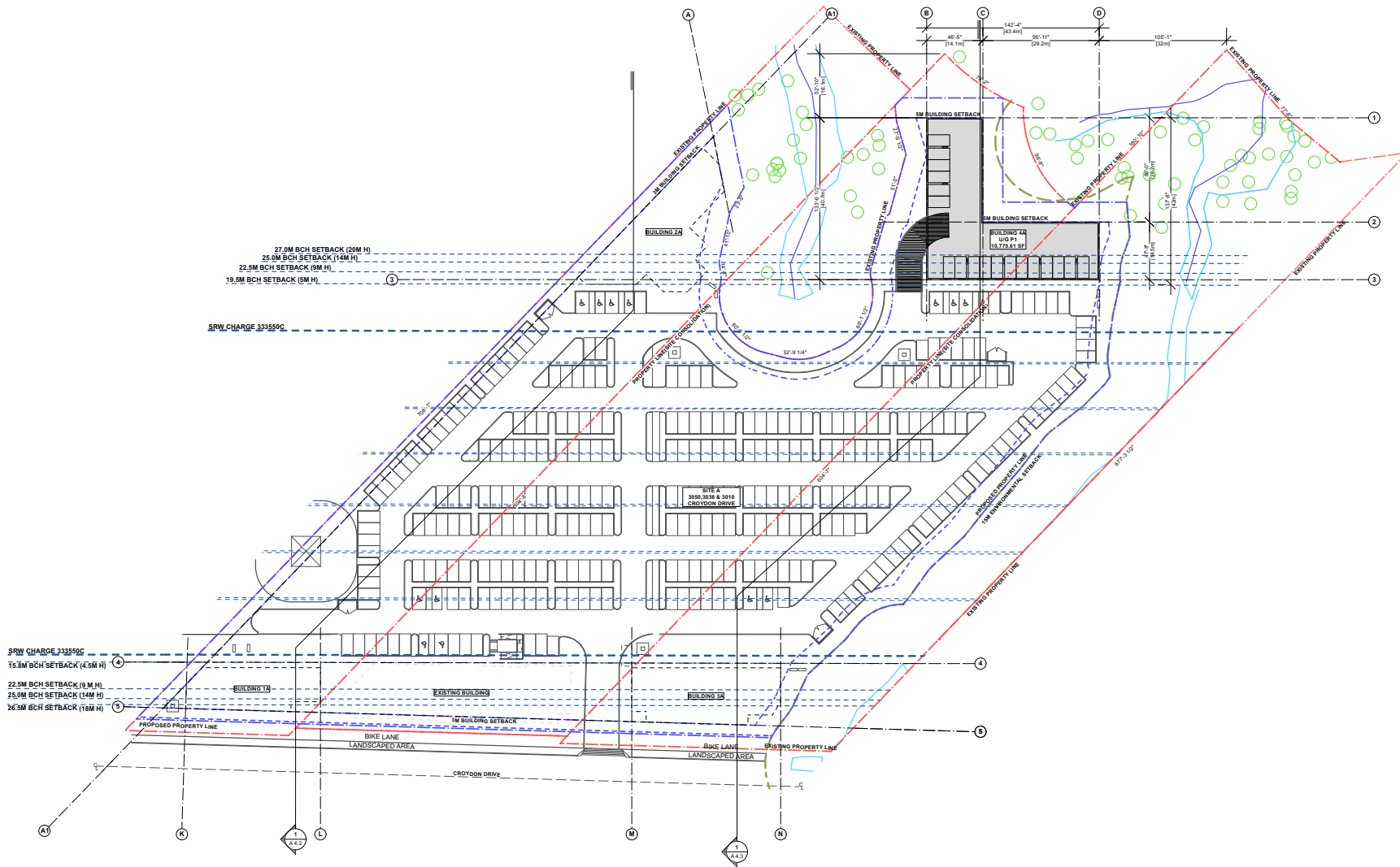
SITE A
SITE PLAN - LEVEL 1

A 3.0A



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 CHECKED: KC
 SCALE: 1:1000
 FILE: 2015

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NOTES

IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL

-BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1

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 grades at all building faces surrounding the perimeter of a building, to the highest point on a flat roof

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PROPOSED NEW DEVELOPMENT

MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

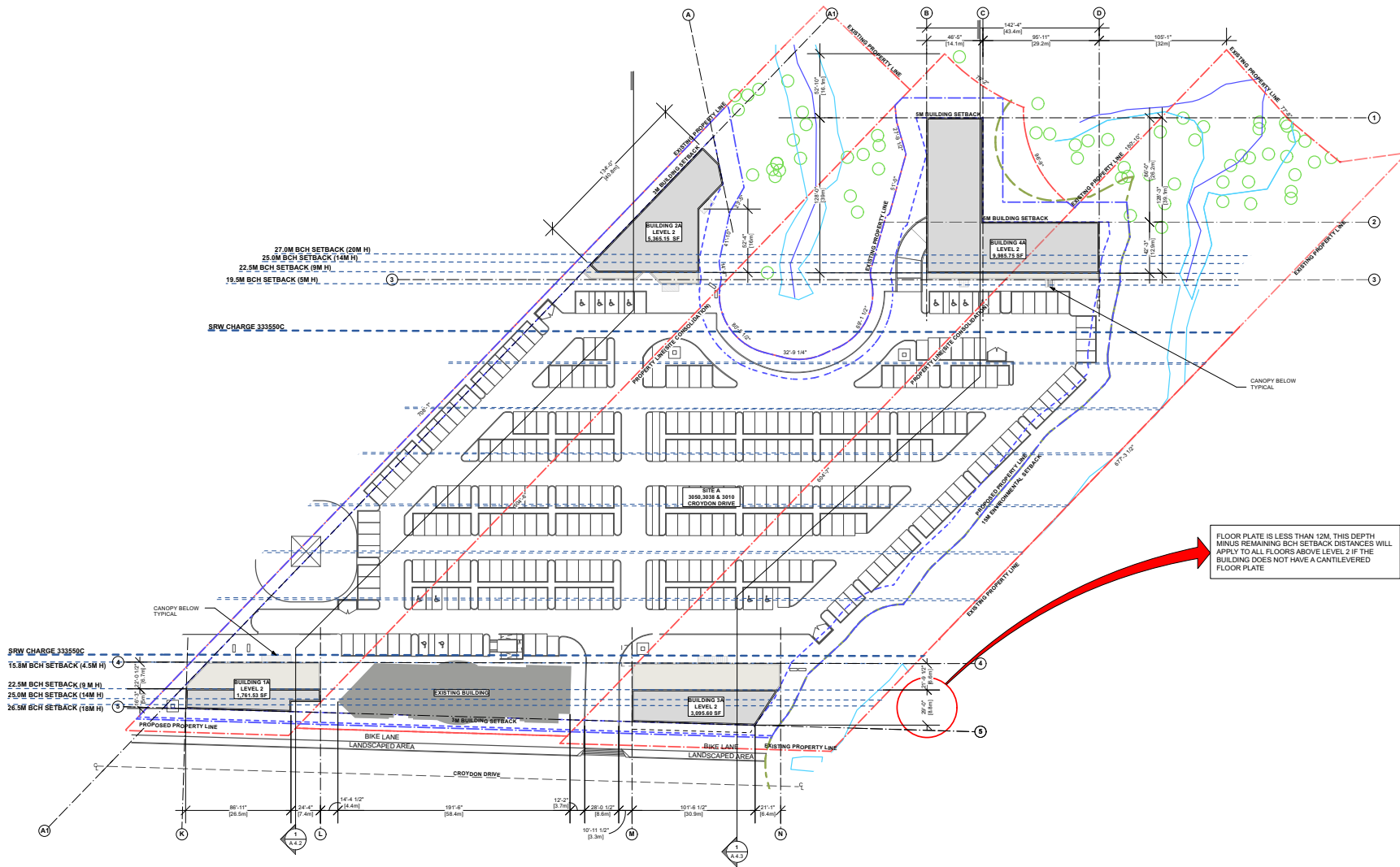
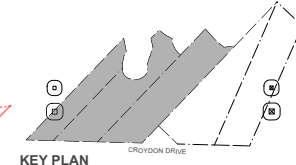


SITE A
UNDERGROUND PARKING P1 A 3.1A



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 FILE: 2015

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FLOOR PLATE IS LESS THAN 12M. THIS DEPTH MINUS REMAINING BCH SETBACK DISTANCES WILL APPLY TO ALL FLOORS ABOVE LEVEL 2 IF THE BUILDING DOES NOT HAVE A CANTILEVERED FLOOR PLATE

NOTES

IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL

-BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1

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 grades at all building faces surrounding the perimeter of a building, to the highest point on a flat roof

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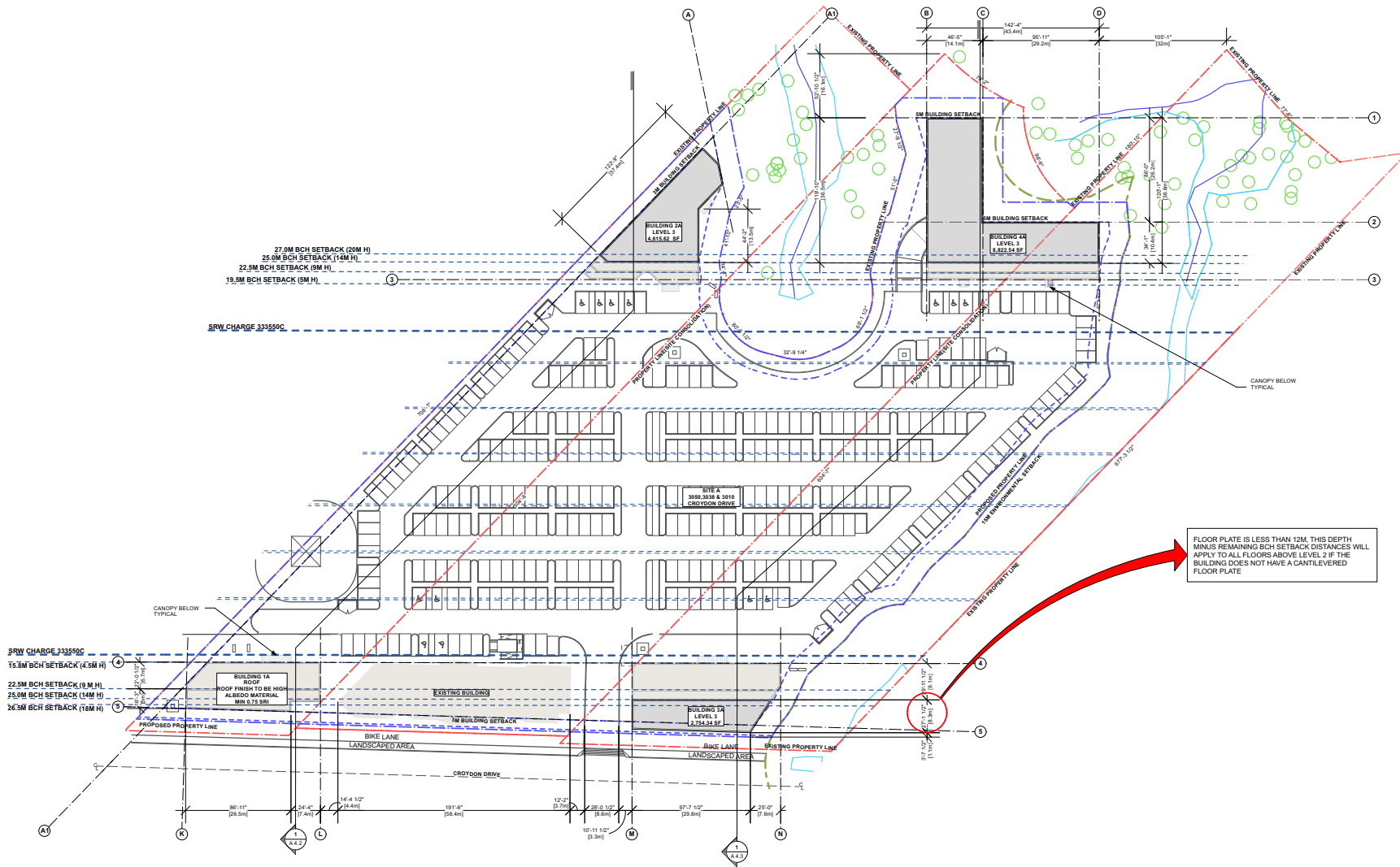
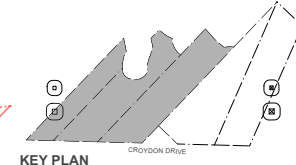
PROPOSED NEW DEVELOPMENT

MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

**SITE A
 LEVEL 2**

A 3.2A





FLOOR PLATE IS LESS THAN 12M. THIS DEPTH MINUS REMAINING BCH SETBACK DISTANCES WILL APPLY TO ALL FLOORS ABOVE LEVEL 2 IF THE BUILDING DOES NOT HAVE A CANTILEVERED FLOOR PLATE

NOTES
IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL
-BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1
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 grades at all building faces surrounding the perimeter of a building, to the highest point on a flat roof

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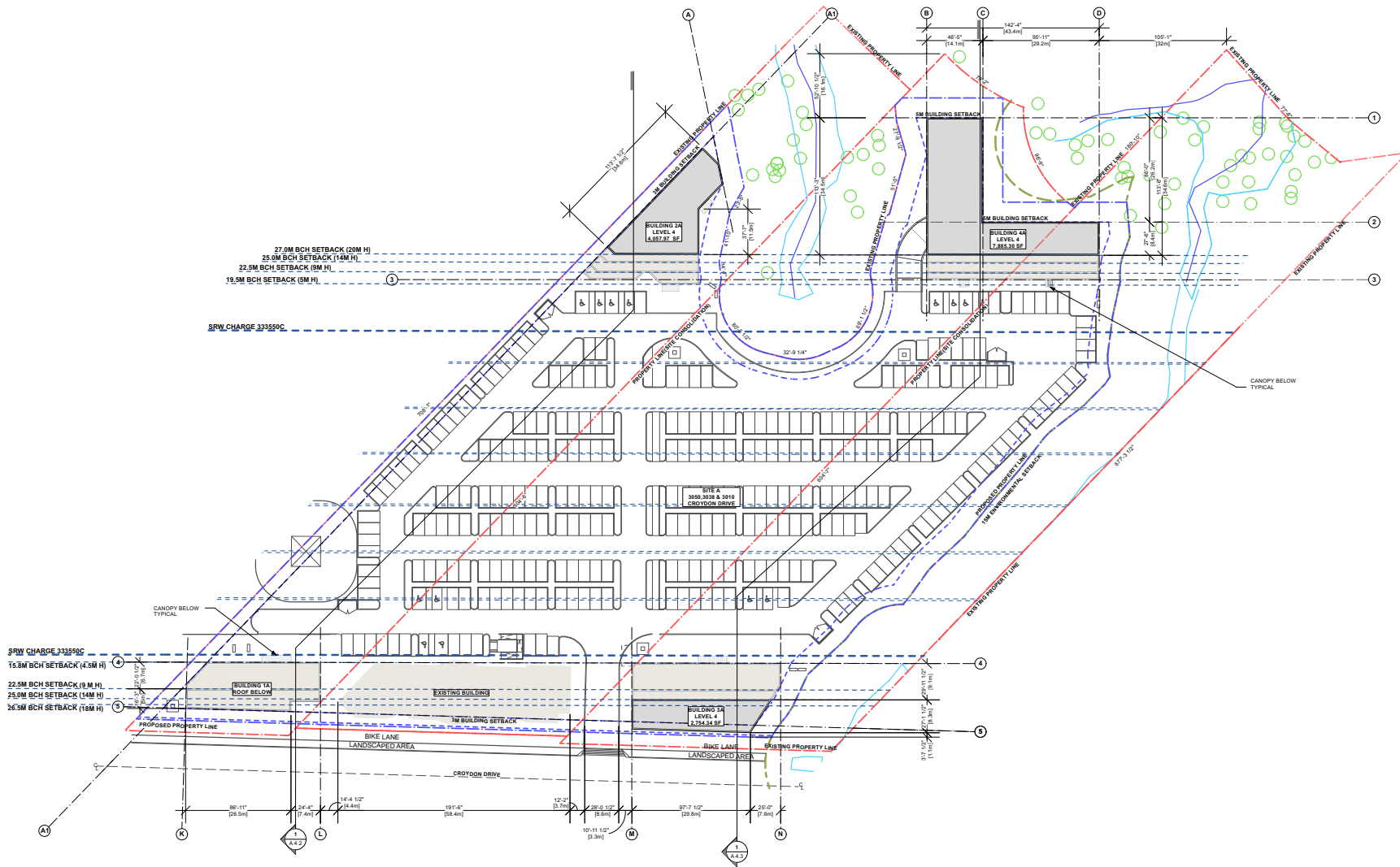
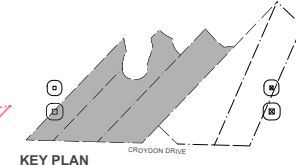


PROPOSED NEW DEVELOPMENT
MASTER PLANNING
CROYDON DRIVE
SURREY BC

SITE A
LEVEL 3

A 3.3A





NOTES

IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL

-BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1

CITY OF SURREY ZONING BY-LAW DEFINITIONS

BUILDING HEIGHT
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PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

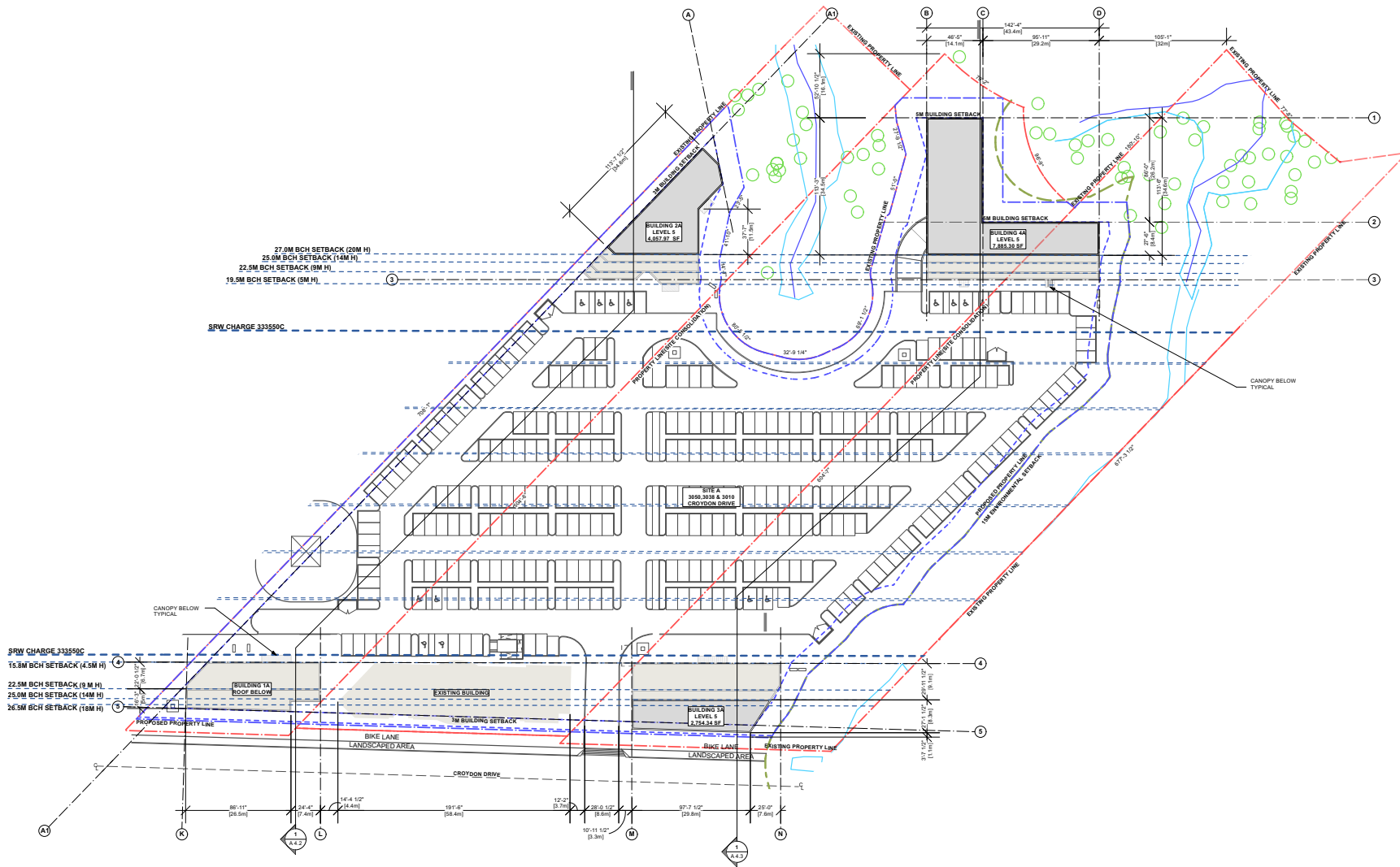
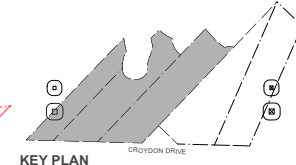
**SITE A
 LEVEL 4**

A 3.4A



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NOTES

IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL

-BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1

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 grades at all building faces surrounding the perimeter of a building, to the highest point on a flat roof

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9	2022 09 26	REISSUED FOR REZONING

PROPOSED NEW DEVELOPMENT

MASTER PLANNING
 CROYDON DRIVE
 SURREY BC



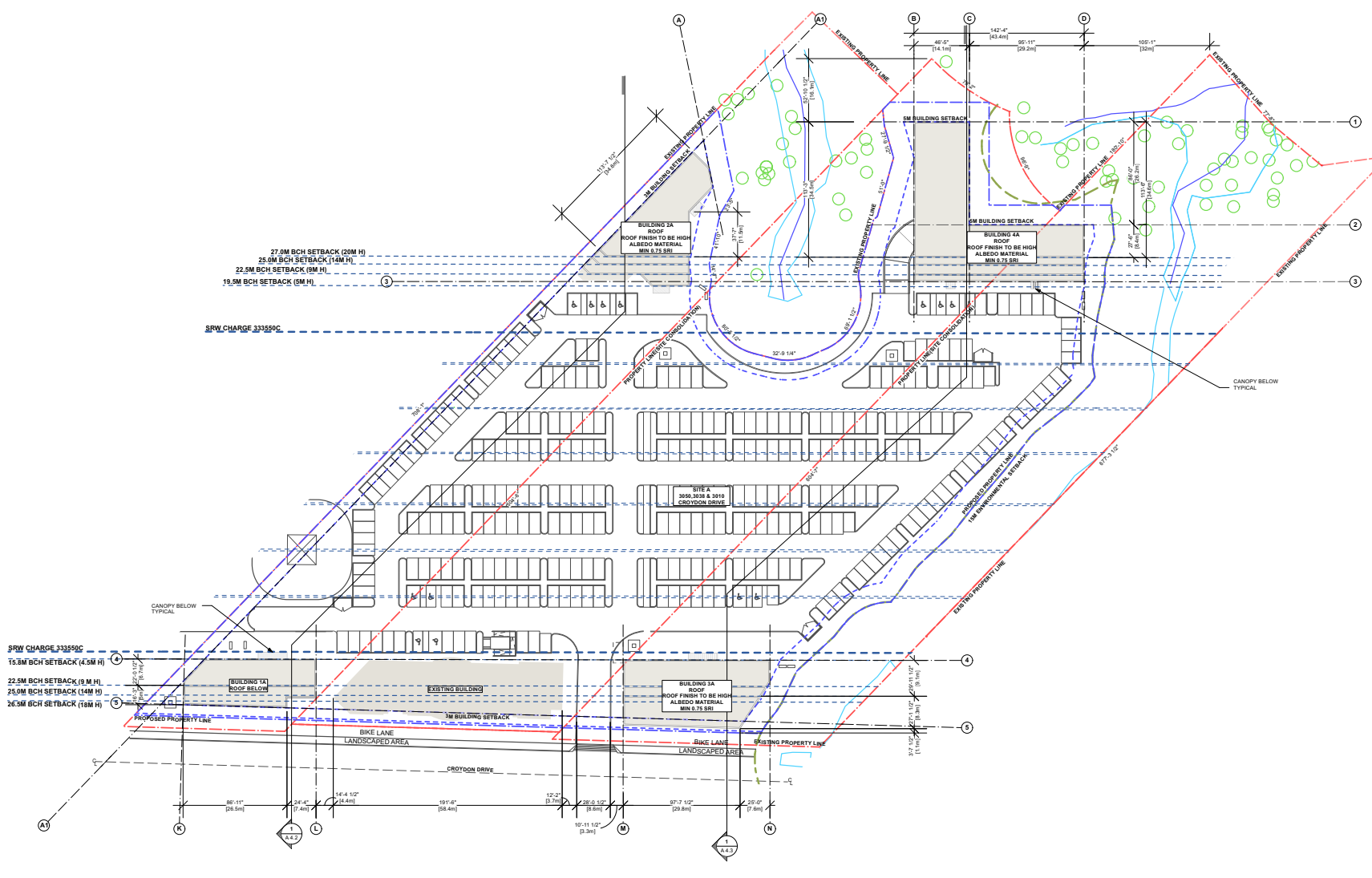
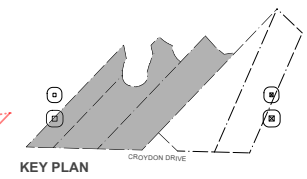
**SITE A
 LEVEL 5**

A 3.5A



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NOTES

IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL

-BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1

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PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

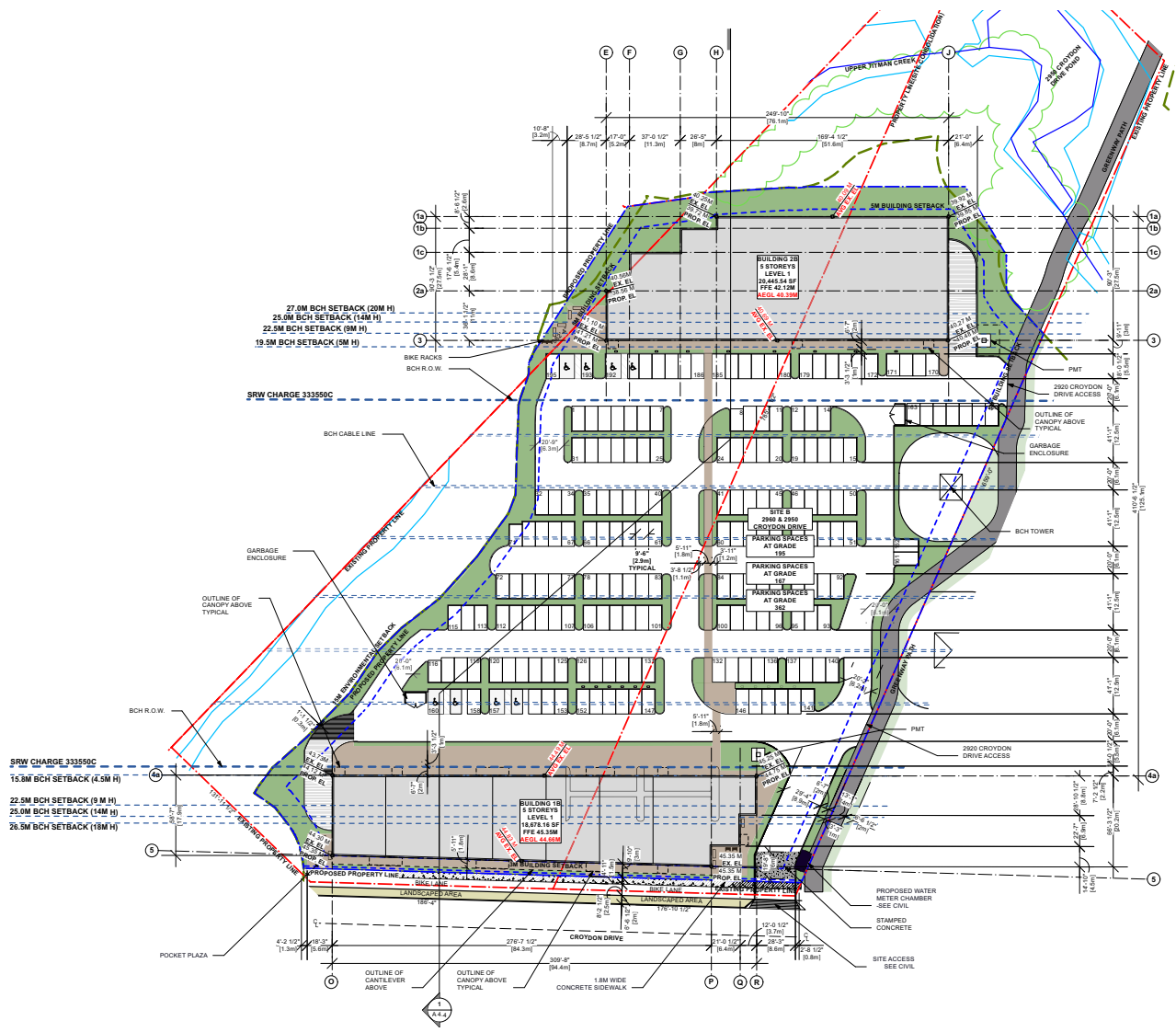
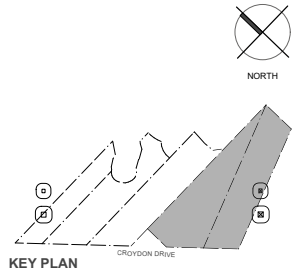
**SITE A
 ROOF**

A 3.6A



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 FILE: 2015

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NOTES

IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL

-BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1

CITY OF SURREY ZONING BY-LAW DEFINITIONS

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PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

**SITE B
 PROPOSED SITE PLAN**

A 3.0B



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PROPOSED NEW DEVELOPMENT

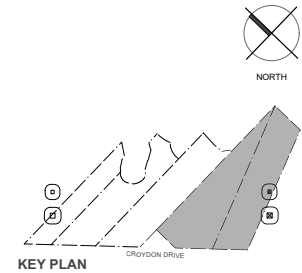
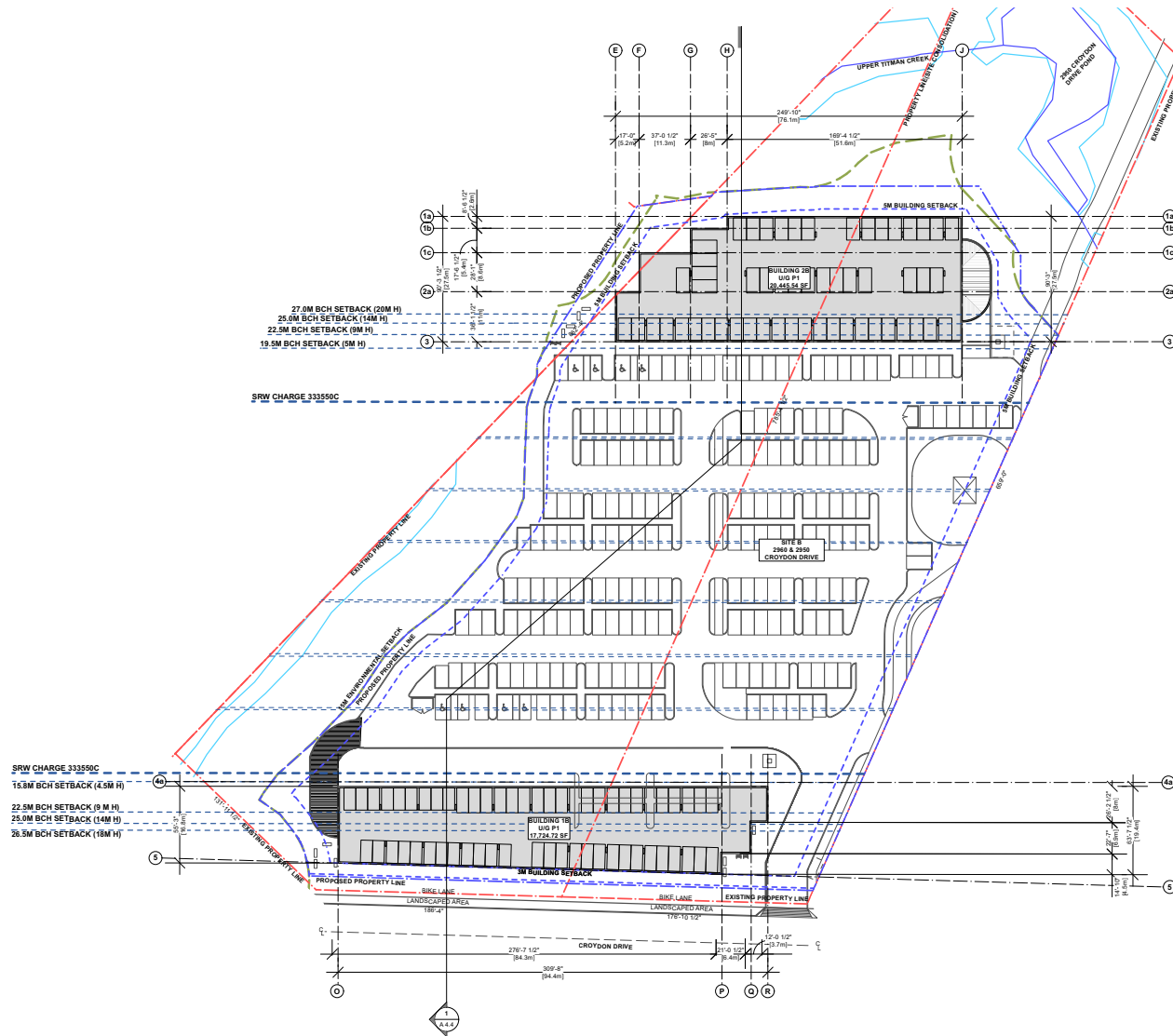
MASTER PLANNING
CROYDON DRIVE
SURREY BC

SITE B
UNDERGROUND PARKING P1 A 3.1B

KCC ARCHITECTURE

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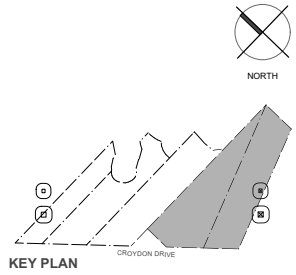
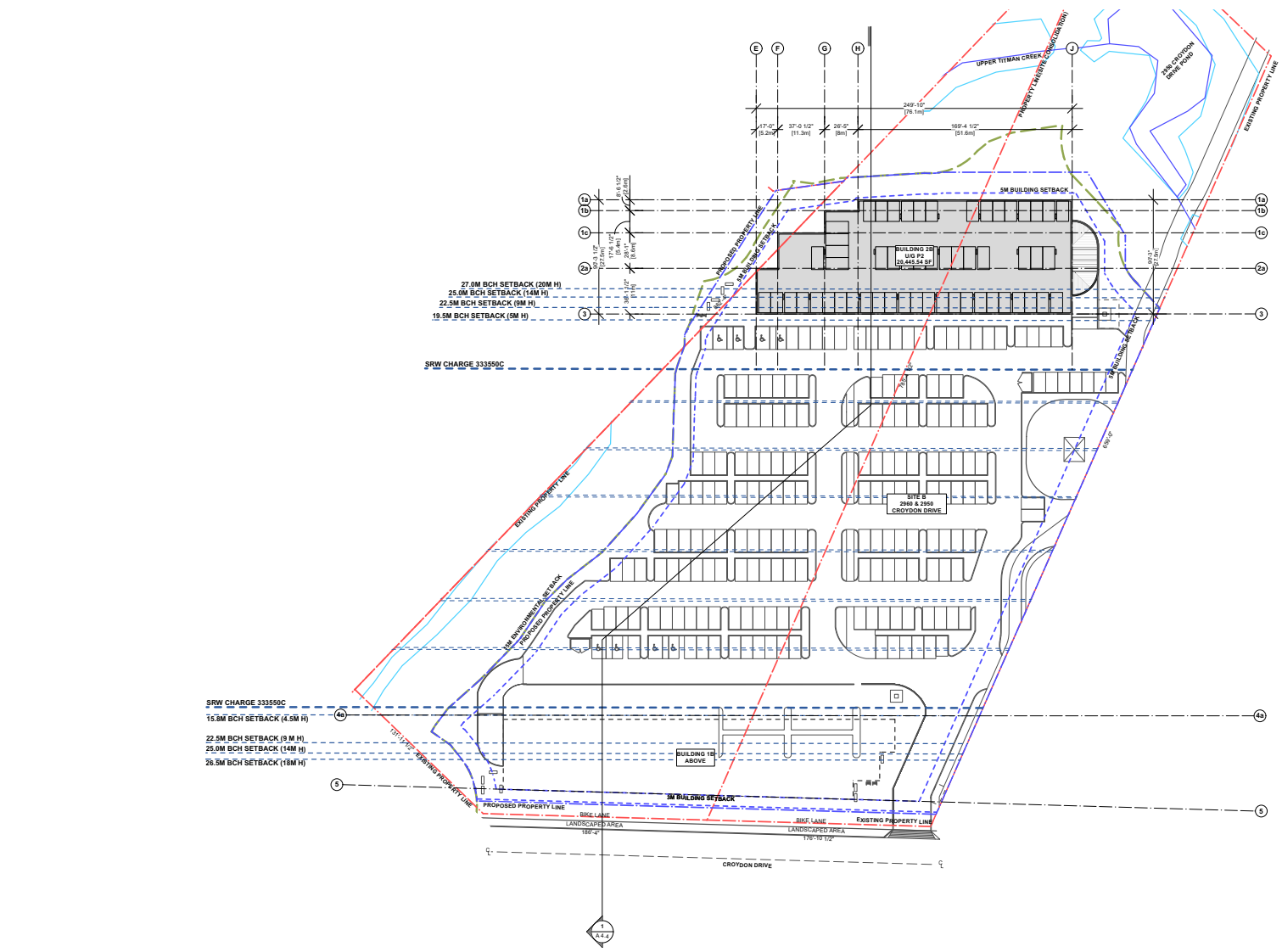
NOTES

IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL

BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1

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 grades at all building faces surrounding the perimeter of a building, to the highest point on a flat roof



SRW CHARGE 333590C
 15.8M BCH SETBACK (4.5M H)
 22.5M BCH SETBACK (9 M H)
 25.0M BCH SETBACK (14M H)
 26.5M BCH SETBACK (16M H)

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PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

SITE B
 UNDERGROUND PARKING P2 A 3.2B

NOTES
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PROPOSED NEW DEVELOPMENT
MASTER PLANNING
CROYDON DRIVE
SURREY BC



PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

SITE B
LEVEL 2

A 3.3B

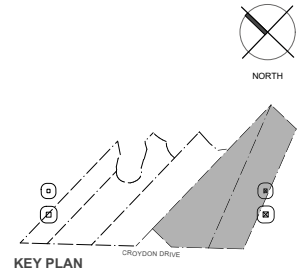
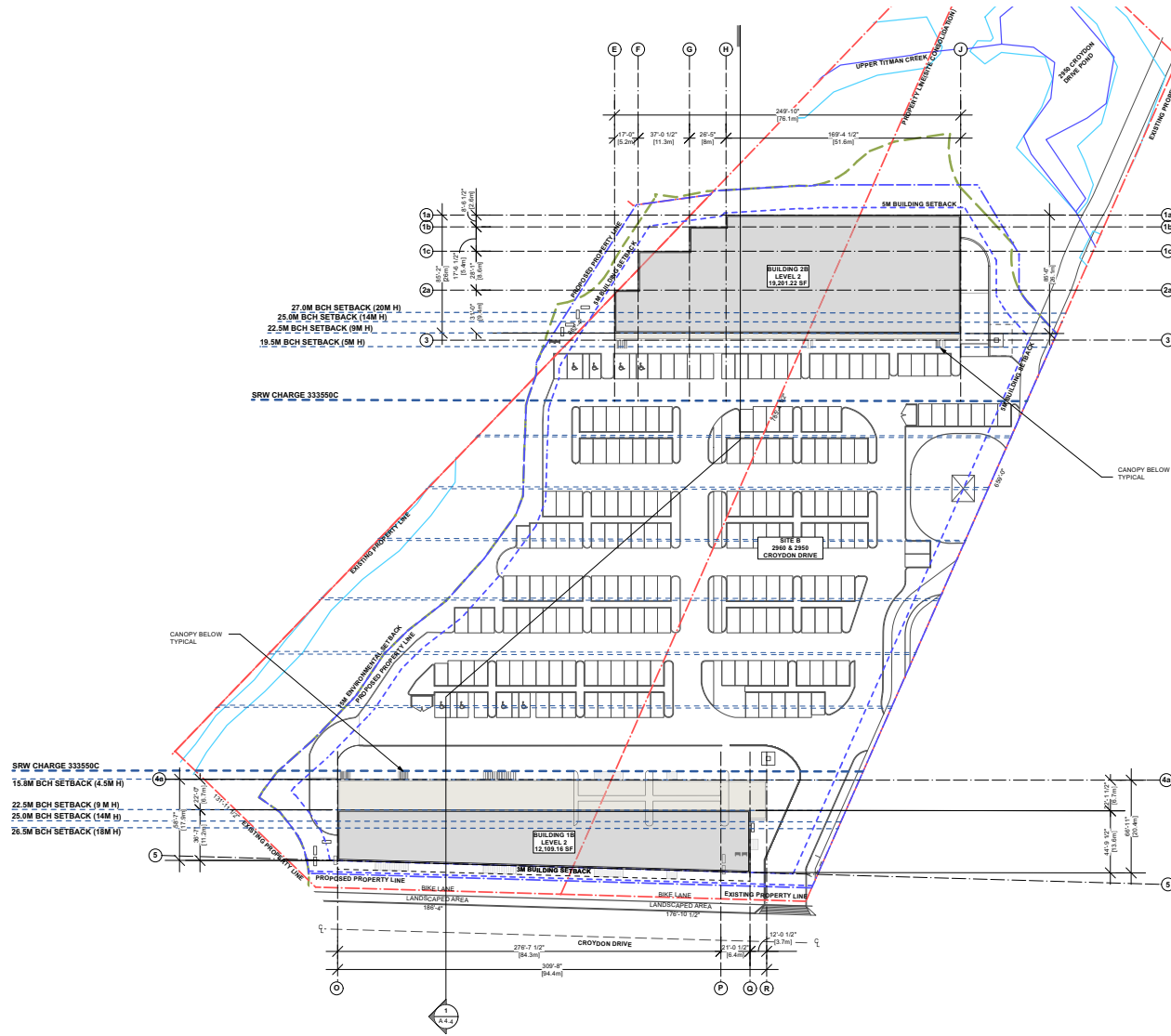
KCC ARCHITECTURE

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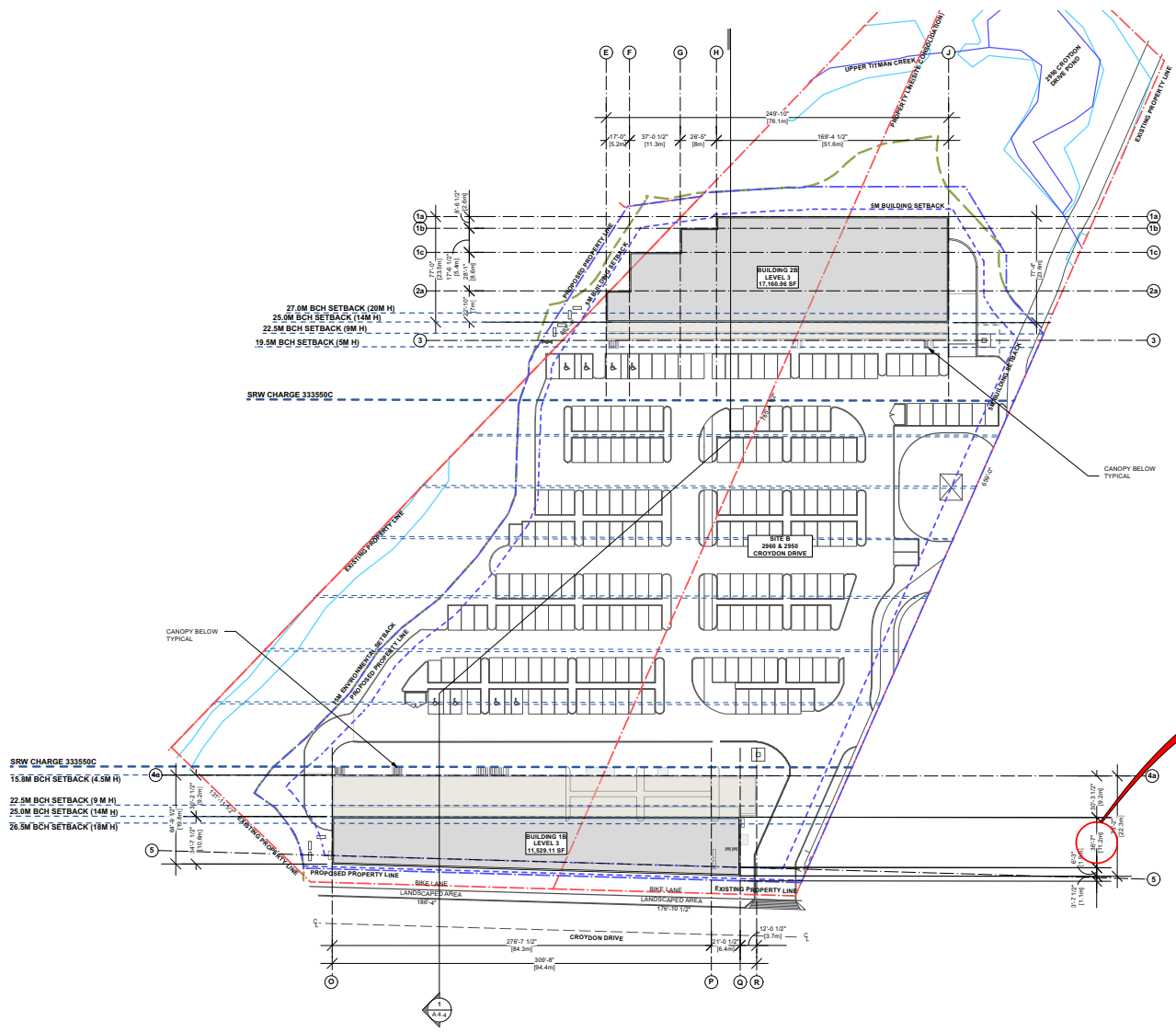
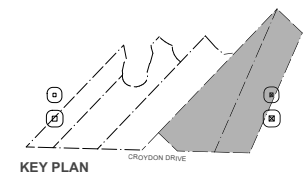
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FLOOR PLATE IS LESS THAN 12M. THIS DEPTH MINUS REMAINING BCH SETBACK DISTANCES WILL APPLY TO ALL FLOORS ABOVE LEVEL 2 IF THE BUILDING DOES NOT HAVE A CANTILEVERED FLOOR PLATE

NOTES
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PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

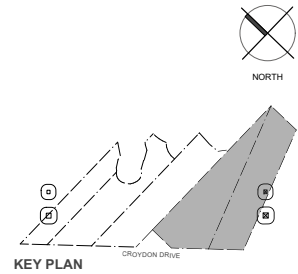
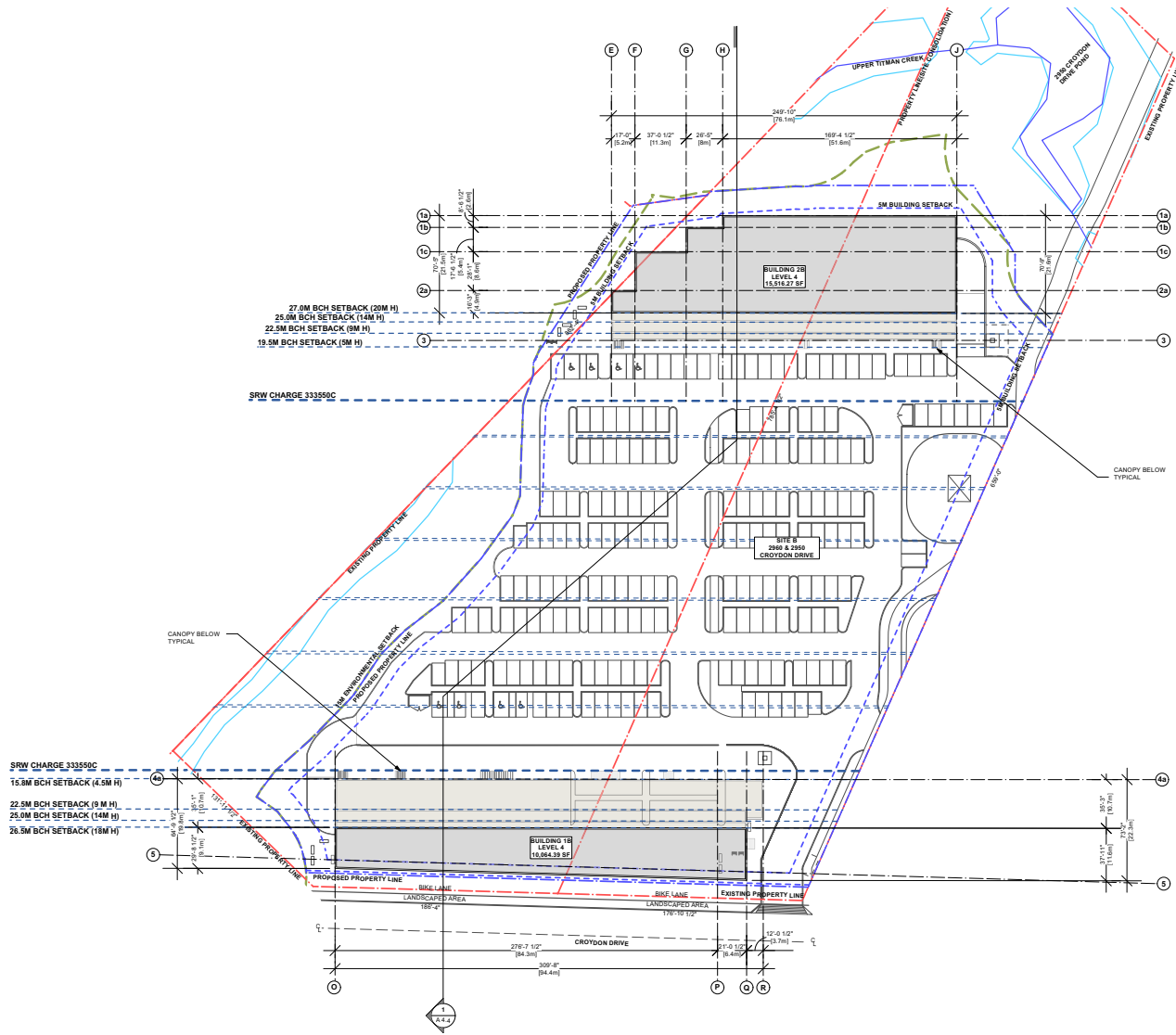
**SITE B
 LEVEL 3**

A 3.4B



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NOTES

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BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES - SEE A2.1

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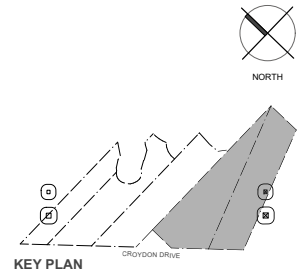
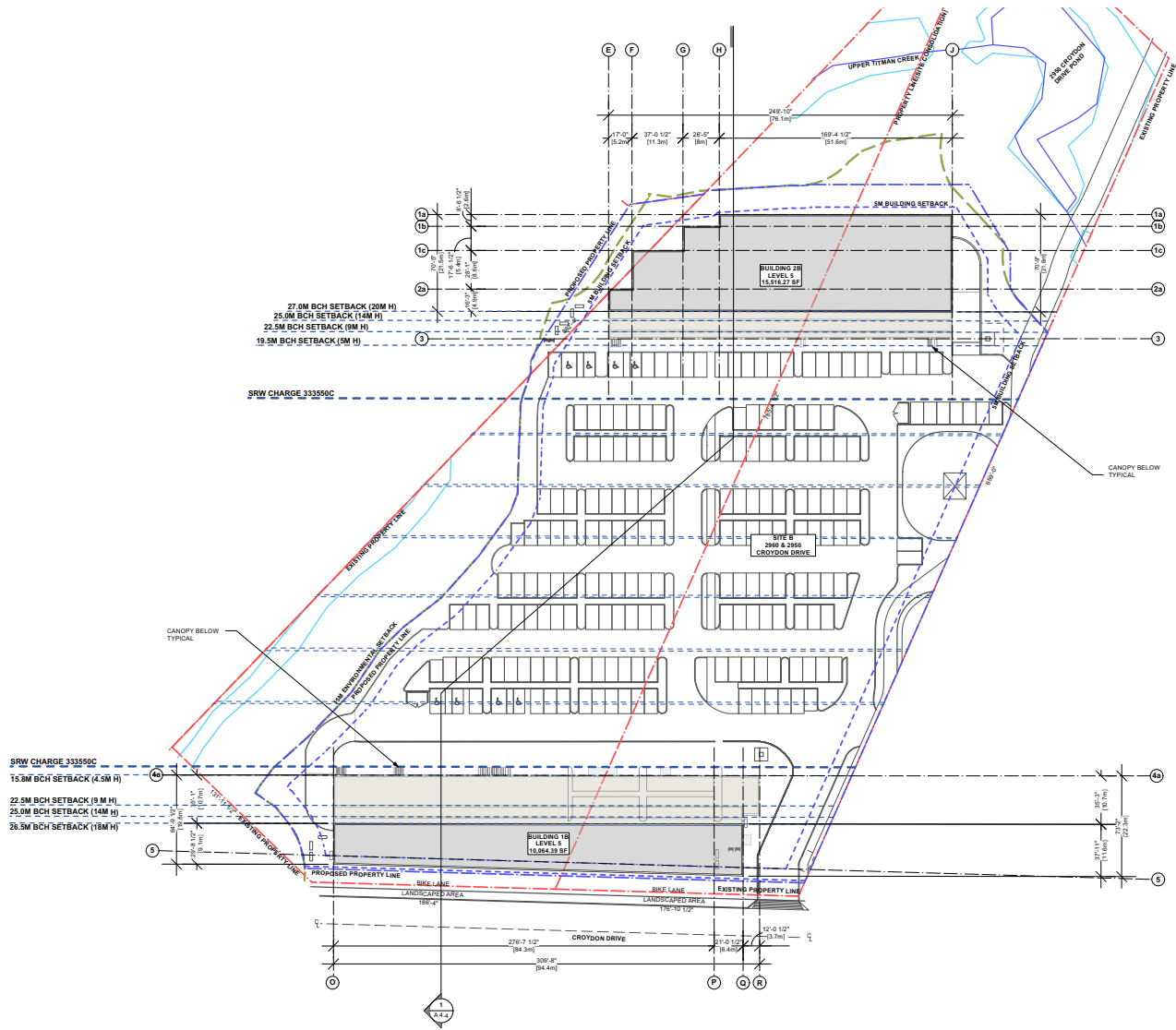


PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

**SITE B
 LEVEL 4**

A 3.5B





NOTES

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PROPOSED NEW DEVELOPMENT
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 CROYDON DRIVE
 SURREY BC

**SITE B
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NO.	DATE	ISSUANCE
1	2021 11 19	ISSUED FOR REZONING
2	2021 11 24	REISSUED FOR REZONING
3	2021 12 06	ISSUED FOR REVIEW
4	2022 02 01	REISSUED FOR REZONING
5	2022 03 24	REISSUED FOR REZONING
6	2022 07 07	REISSUED FOR REZONING
7	2022 08 18	SUBMISSION TO ADP 18-0103-00
8	2022 09 09	REISSUED FOR REZONING
9	2022 09 26	REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

SITE B
ROOF

A 3.7B

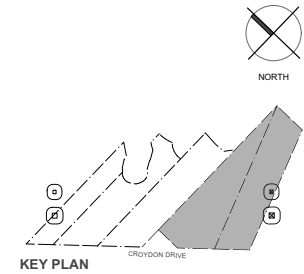
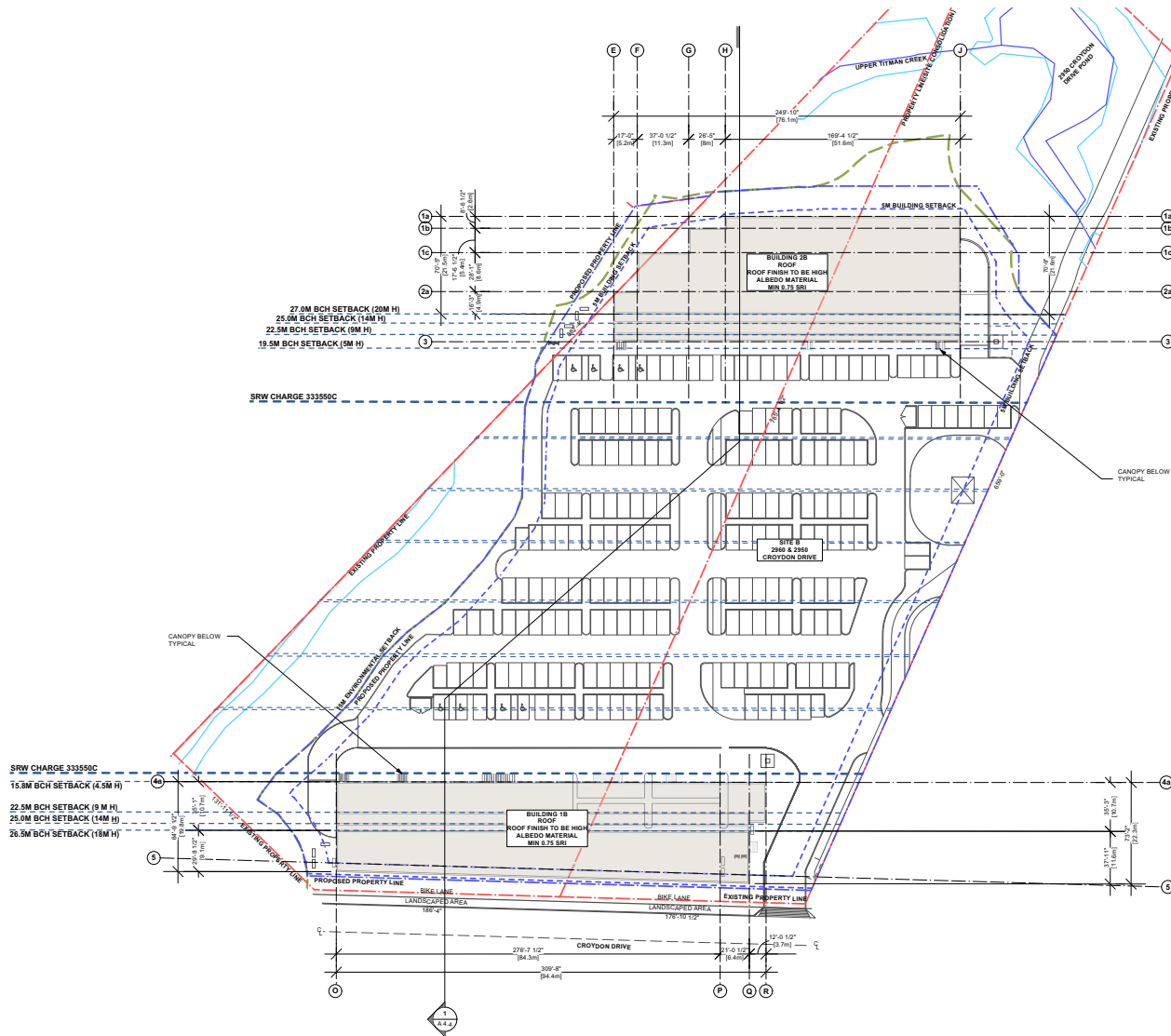


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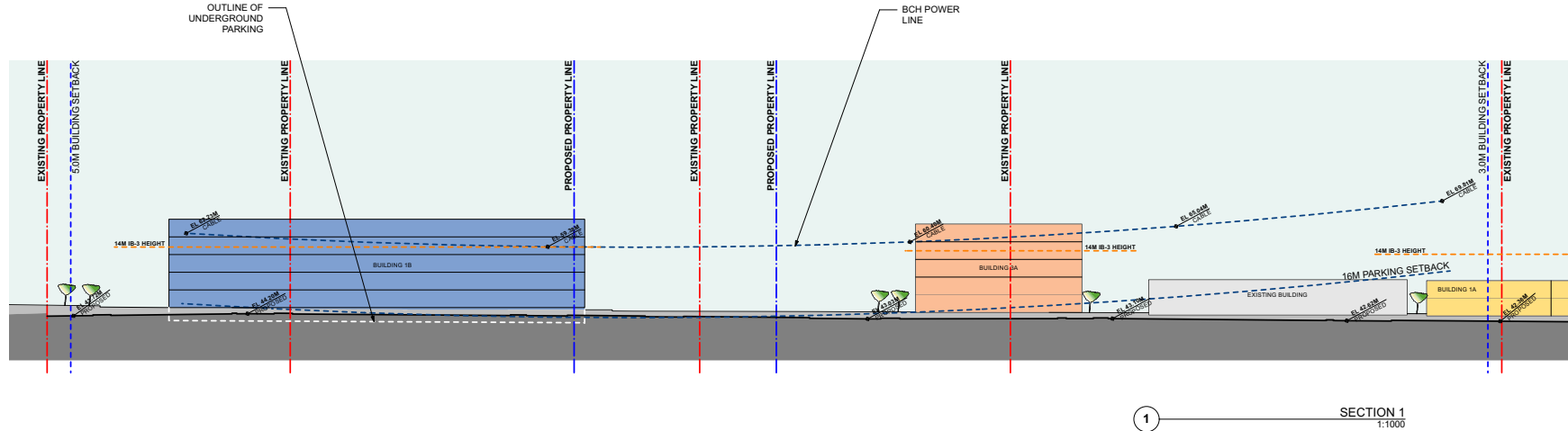
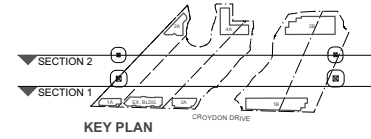
NOTES

IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL

BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES - SEE A2.1

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 grades at all building faces surrounding the perimeter of a building, to the highest point on a flat roof



① SECTION 1
1:1000

CITY OF SURREY ZONING BY-LAW DEFINITIONS

BUILDING HEIGHT
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PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

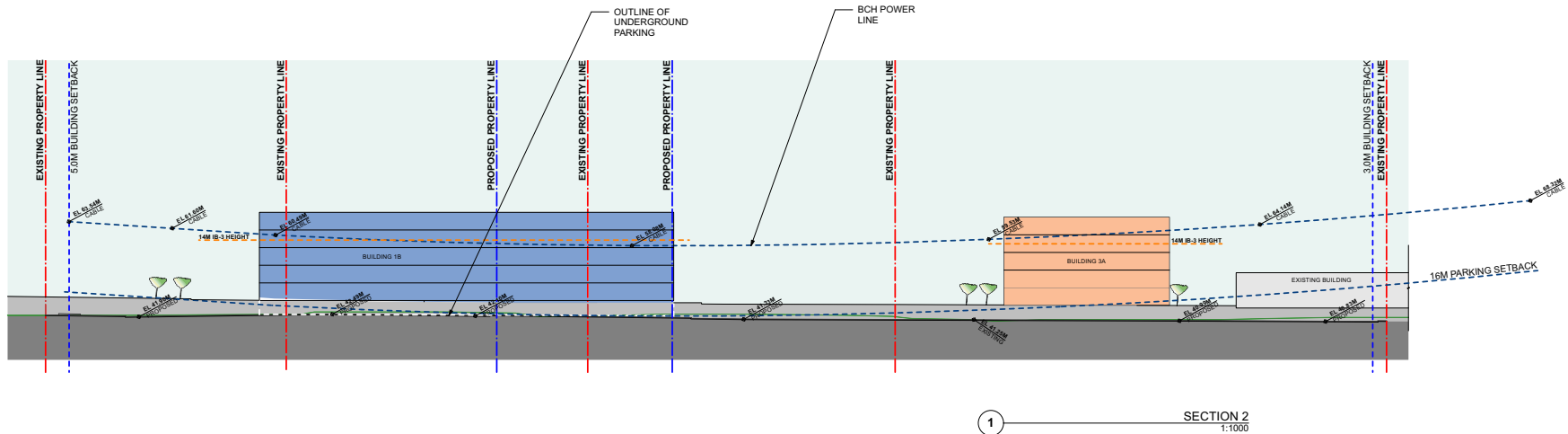
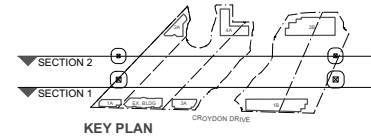
MASTER SITE
 SCHEMATIC SECTION 1

A 4.0



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PROPOSED NEW DEVELOPMENT

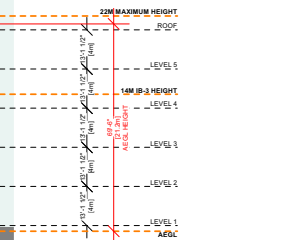
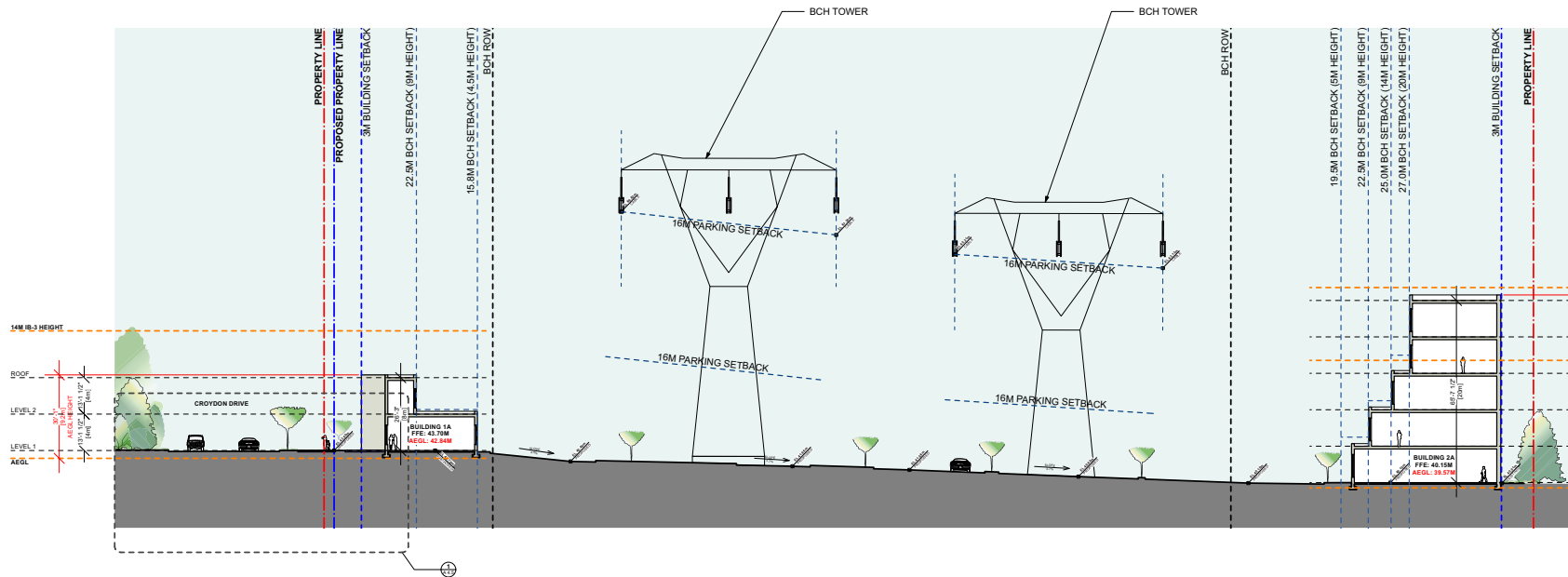
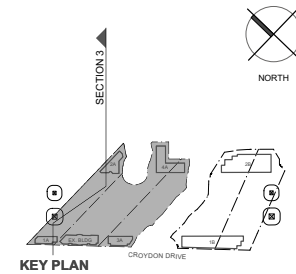
MASTER PLANNING
CROYDON DRIVE
SURREY BC

MASTER SITE
SCHEMATIC SECTION 2

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 grades at all building faces surrounding the perimeter of a building, to the highest point on a flat roof



1 3050 CROYDON DRIVE/ SITE SECTION 3
1:500

NOTES
 IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL
 -BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1

CITY OF SURREY ZONING BY-LAW DEFINITIONS
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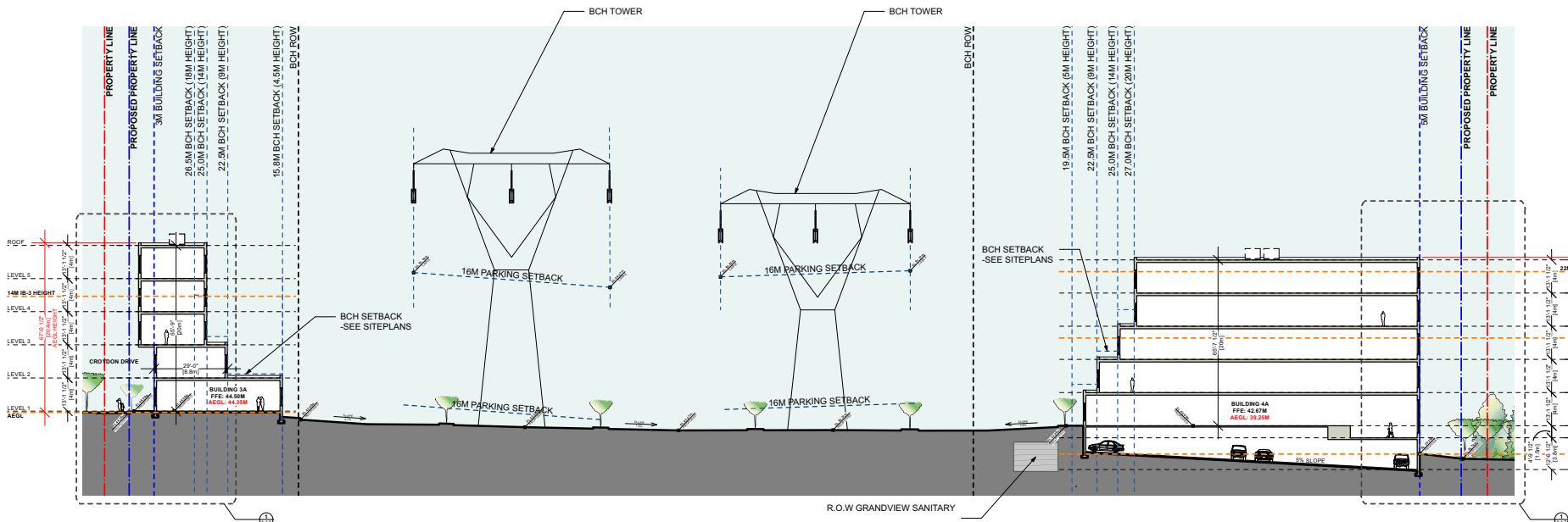
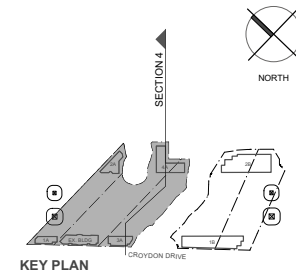
PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

SITE A
SCHEMATIC SITE SECTION 3 A 4.2

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 CHECKED: KC
 SCALE: 1:500
 FILE: 2015



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1 3050 CROYDON DRIVE/ SITE SECTION 4
1:500

NOTES
 IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL
 -BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1

CITY OF SURREY ZONING BY-LAW DEFINITIONS

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PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

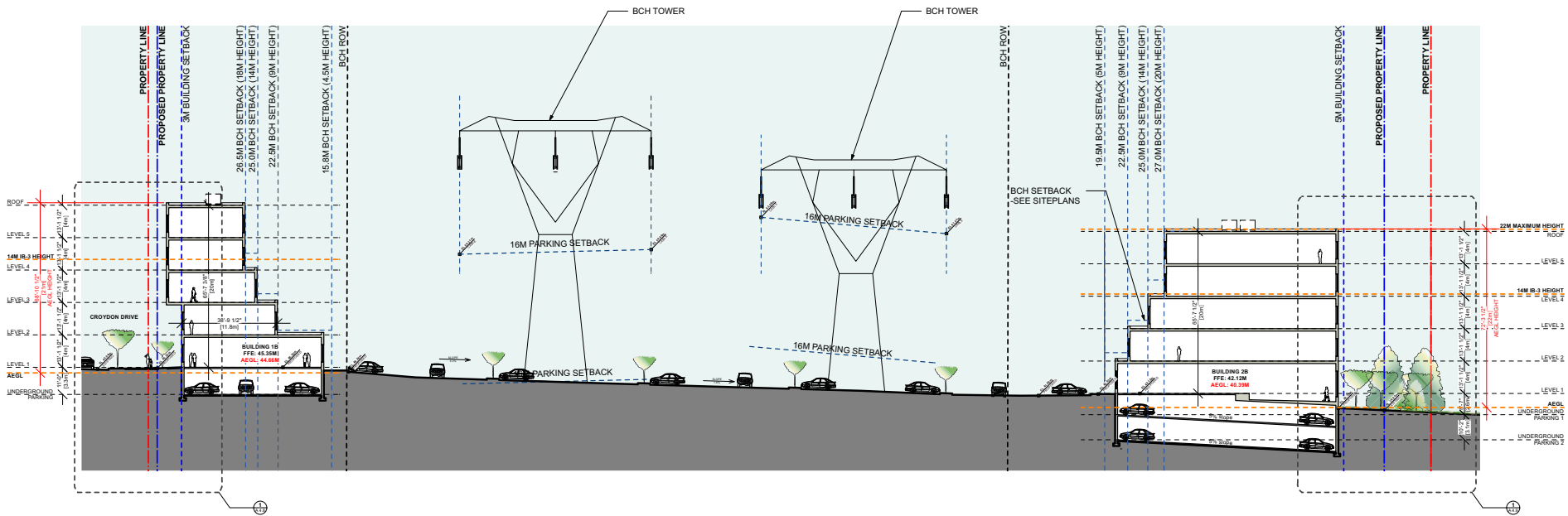
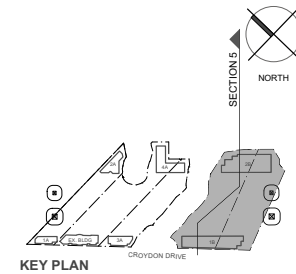
**SITE A
 SCHEMATIC SITE SECTION 4 A 4.3**



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 CHECKED: KC
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1 3050 CROYDON DRIVE/ SITE SECTION 5
1:500

NOTES
 IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL
 -BCH SETBACKS TAKEN FROM EXTERIOR OF OUTSIDE OVERHEAD CABLE LINES -SEE A2.1

CITY OF SURREY ZONING BY-LAW DEFINITIONS

BUILDING HEIGHT
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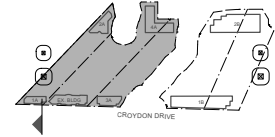
PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

**SITE B
 SCHEMATIC SITE SECTION 5 A 4.4**

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 CHECKED: KC
 SCALE: 1:500
 FILE: 2015



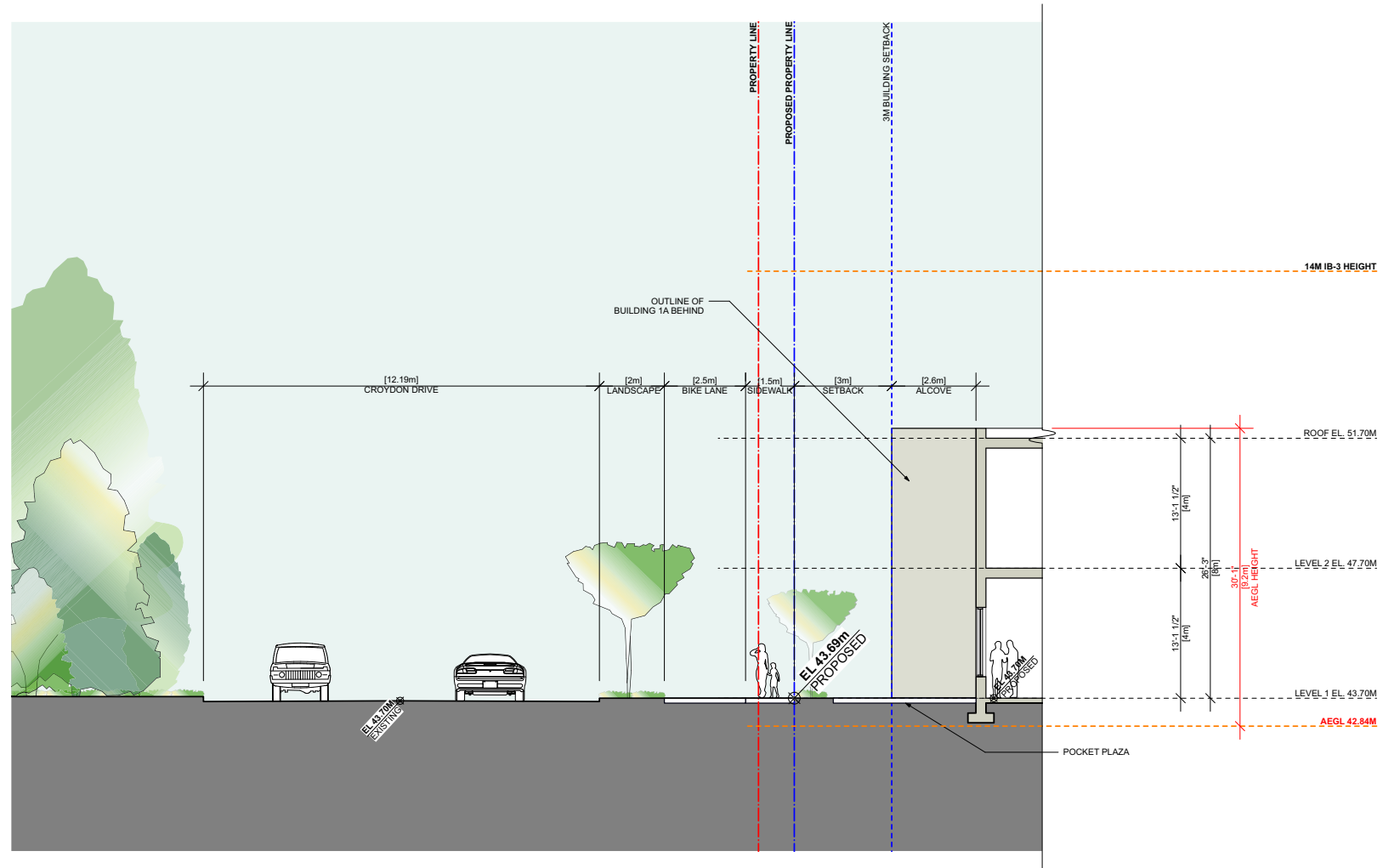
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KEY PLAN



KEY SECTION



14M IB-3 HEIGHT

ROOF EL 51.70M

LEVEL 2 EL 47.70M

LEVEL 1 EL 43.70M

AEGL 42.84M

1 ENLARGED SECTION-BUILDING 1A
3/32" = 1'-0"

NOTES
 IB-3 HEIGHTS AND MAXIMUM HEIGHTS
 MEASURED FROM BUILDING AVERAGE EXISTING
 GRADE LEVEL

CITY OF SURREY ZONING BY-LAW DEFINITIONS
BUILDING HEIGHT
 (b) L. The vertical distance measured from the average existing
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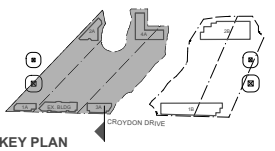
PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

**SITE A
 ENLARGED STREET SECTION A 4.5**

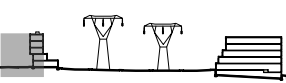
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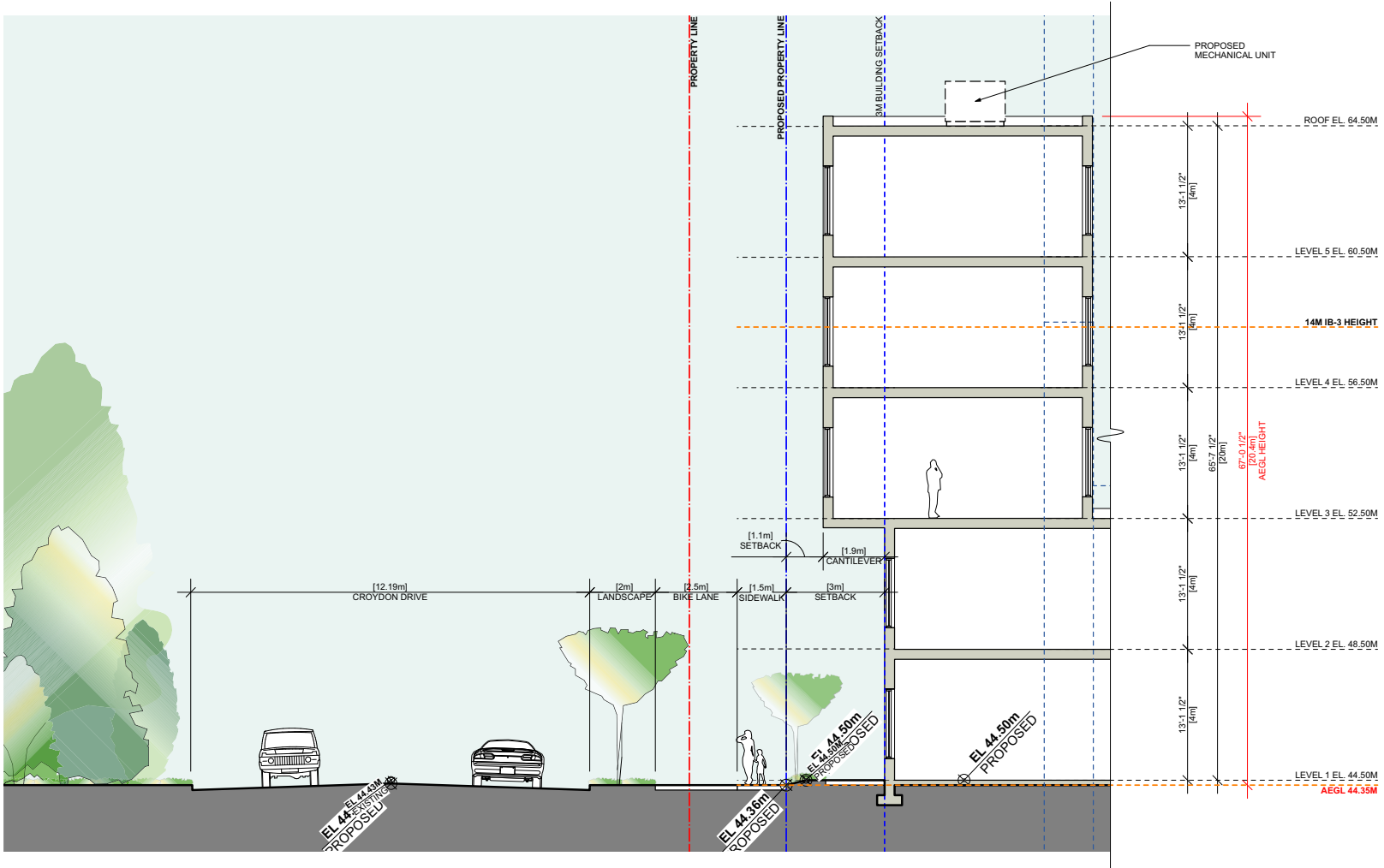
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KEY PLAN



KEY SECTION



1 ENLARGED SECTION-PLAZA
3/32" = 1'-0"

NOTES
IB-3 HEIGHTS AND MAXIMUM HEIGHTS
MEASURED FROM BUILDING AVERAGE EXISTING
GRADE LEVEL

CITY OF SURREY ZONING BY-LAW DEFINITIONS
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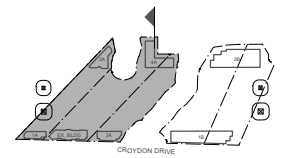
PROPOSED NEW DEVELOPMENT
MASTER PLANNING
CROYDON DRIVE
SURREY BC

SITE A
ENLARGED STREET SECTION A 4.6

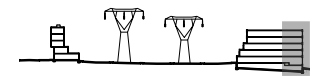
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KEY PLAN

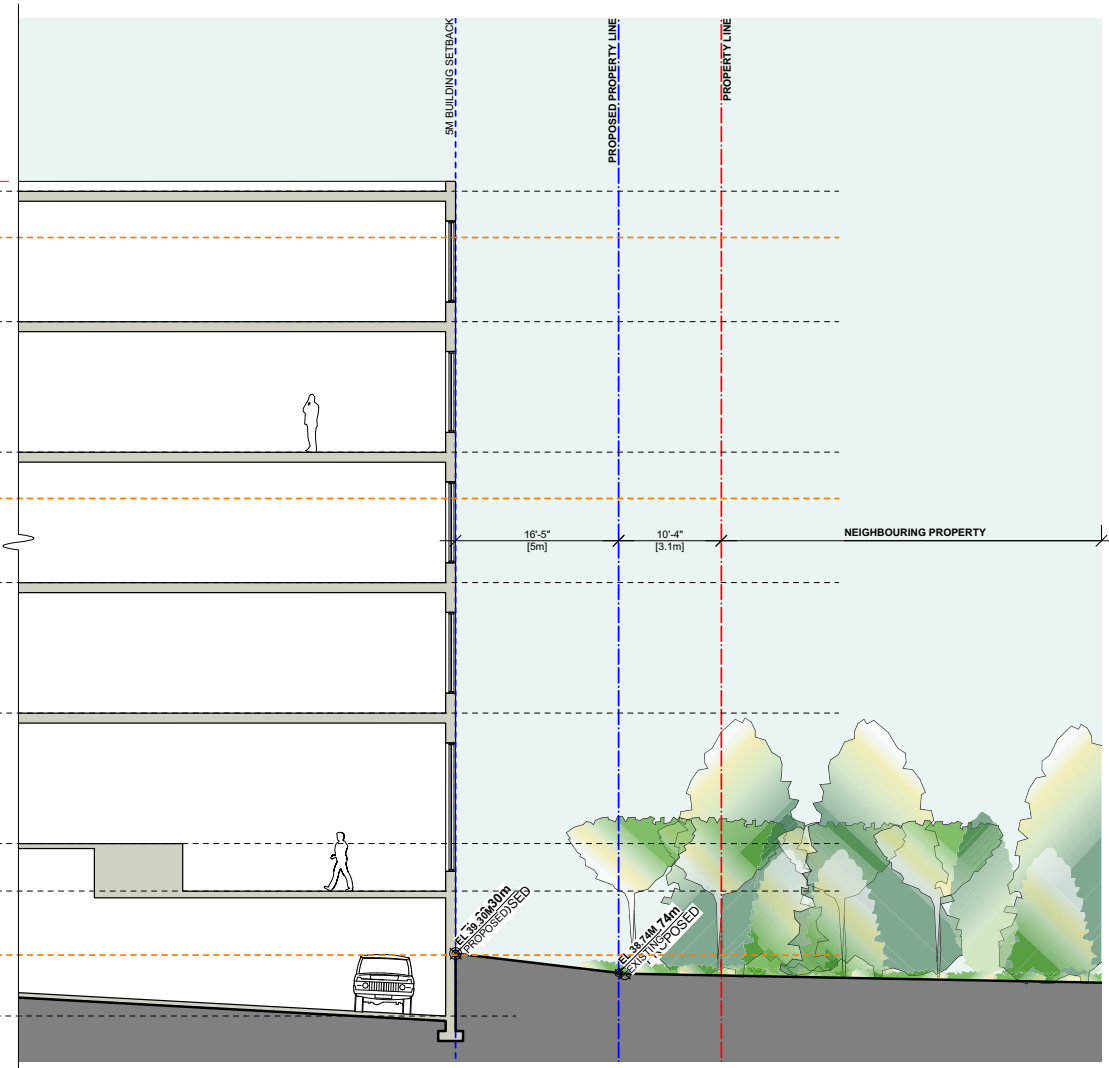


KEY SECTION

ROOF EL. 62.67M
 22M MAXIMUM HEIGHT
 LEVEL 5 EL. 58.67M
 LEVEL 4 EL. 54.67M
 14M IB-3 HEIGHT
 LEVEL 3 EL. 50.67M
 LEVEL 2 EL. 46.67M
 LEVEL 1a EL. 42.67M
 LEVEL 1b EL. 41.21M
 AEGL 39.25M
 UNDERGROUND PARKING EL. 37.38M

77'-10" (23.770M)
 AEGL HEIGHT

74'-5" (22.68M)
 13'-4 1/2" (4m)
 13'-4 1/2" (4m)
 13'-4 1/2" (4m)
 13'-4 1/2" (4m)
 13'-4 1/2" (4m)
 14'-9 1/2" (4.5m)
 12'-6 1/2" (3.8m)



1 ENLARGED SECTION-BUILDING 4A
 1:150

NOTES
 IB-3 HEIGHTS AND MAXIMUM HEIGHTS
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CITY OF SURREY ZONING BY-LAW DEFINITIONS
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13	2022 08 18	SUBMISSION TO ADF 18-0103-00
14	2022 09 09	REISSUED FOR REZONING



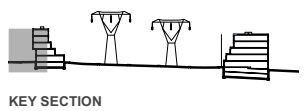
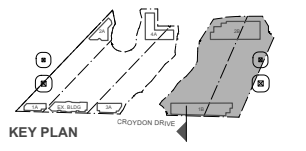
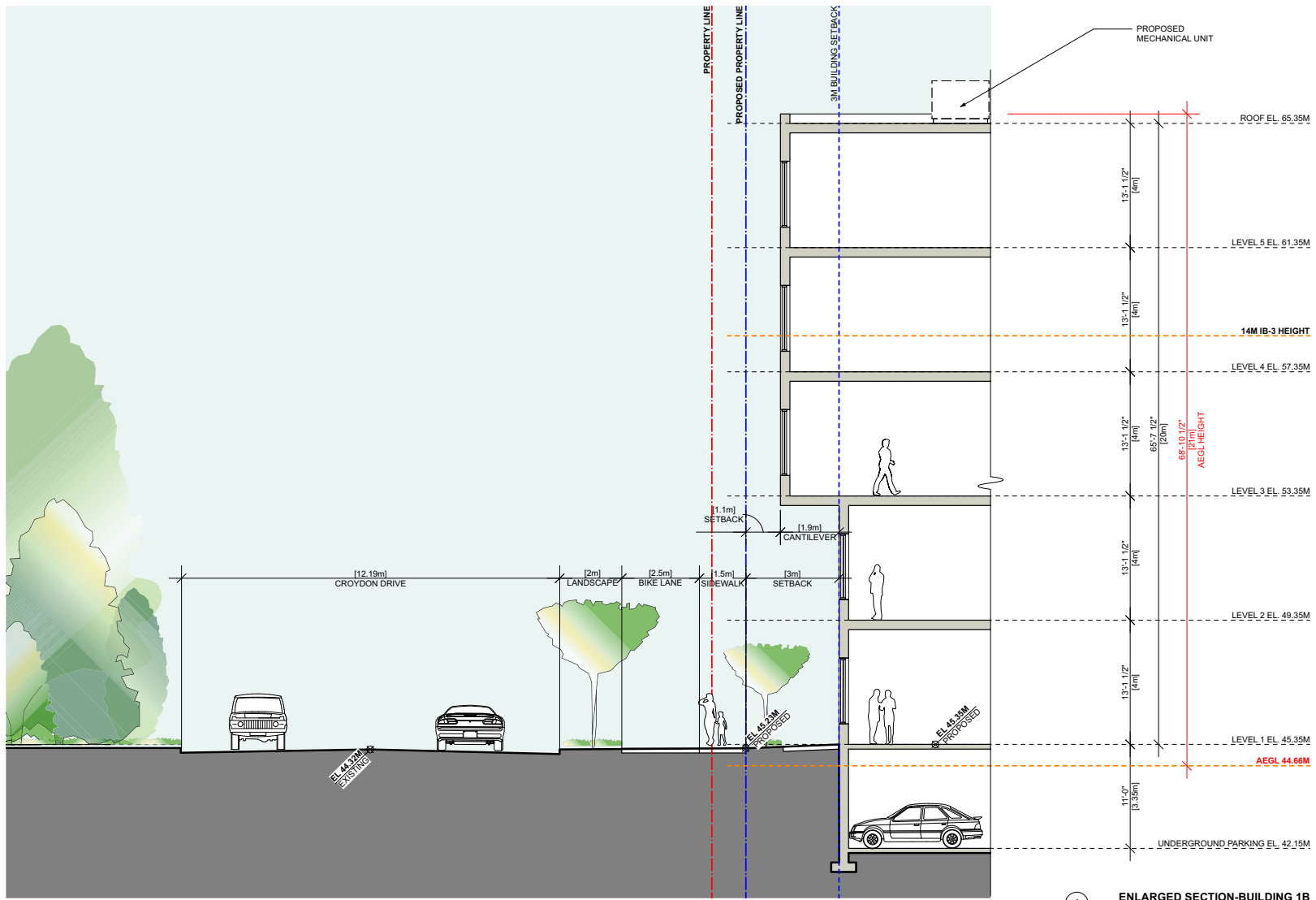
PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

SITE A
 ENLARGED SITE SECTION
 A 4.7

DRAWN: NR
 CHECKED: KC
 SCALE: 1:150
 FILE: 2015



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NOTES
 IB-3 HEIGHTS AND MAXIMUM HEIGHTS MEASURED FROM BUILDING AVERAGE EXISTING GRADE LEVEL

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 grades at all building faces surrounding the perimeter of a building, to the highest point on a flat roof

1 ENLARGED SECTION-BUILDING 1B
 3/32" = 1'-0"

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5	2021 04 08	ISSUED FOR REVIEW
6	2021 04 16	ISSUED FOR REZONING
7	2021 11 19	ISSUED FOR REZONING
8	2021 11 24	REISSUED FOR REZONING
9	2022 02 01	REISSUED FOR REZONING
10	2022 03 24	REISSUED FOR REZONING
11	2022 04 22	REISSUED FOR REZONING
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13	2022 08 18	SUBMISSION TO ADP 18-0103-00
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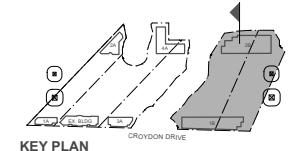
PROPOSED NEW DEVELOPMENT
 MASTER PLANNING
 CROYDON DRIVE
 SURREY BC

**SITE B
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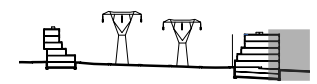
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 SCALE: 3/32"=1'-0"
 FILE: 2015



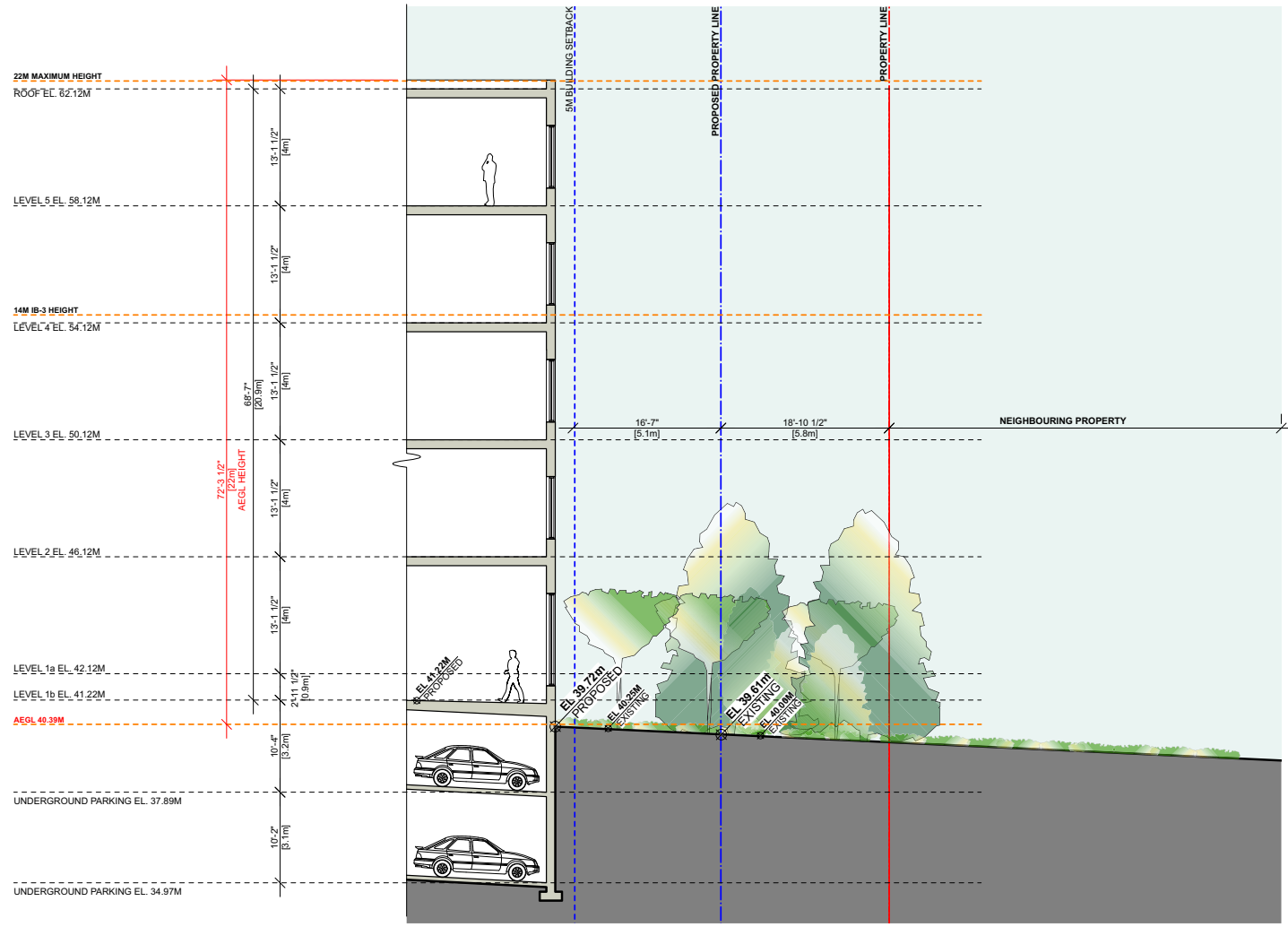
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KEY PLAN



KEY SECTION



1 ENLARGED SECTION-BUILDING 2B
1:150

NOTES
IB-3 HEIGHTS AND MAXIMUM HEIGHTS
MEASURED FROM BUILDING AVERAGE EXISTING
GRADE LEVEL

CITY OF SURREY ZONING BY-LAW DEFINITIONS
BUILDING HEIGHT
(b) L. The vertical distance measured from the average existing
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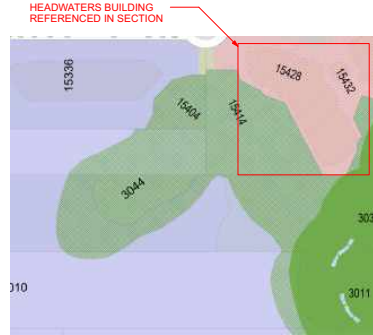
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PROPOSED NEW DEVELOPMENT
MASTER PLANNING
CROYDON DRIVE
SURREY BC

SITE B
ENLARGED SITE SECTION **A 4.9**

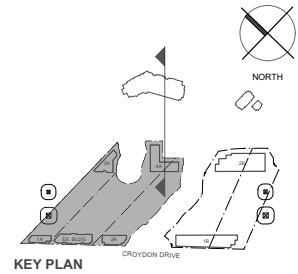




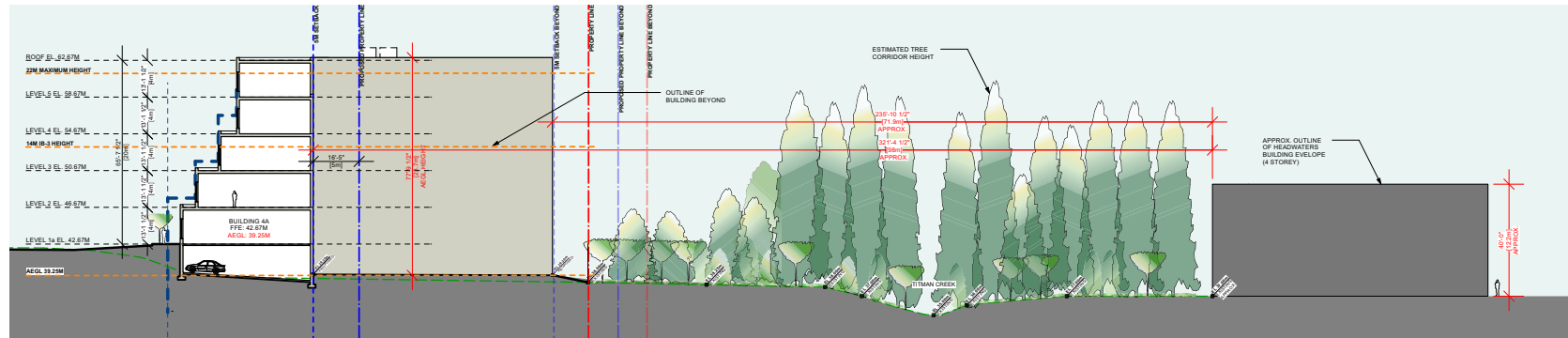
CREEK PRESERVATION AREA
IMAGE TAKEN FROM COSMOS.SURREY.CA



ARIEL CORRIDOR VIEW
IMAGE TAKEN FROM EARTH.GOOGLE.COM



KEY PLAN



1 SITE A CONTEXT SECTION
1:500

NOTES
IB-3 HEIGHTS AND MAXIMUM HEIGHTS
MEASURED FROM BUILDING AVERAGE EXISTING
GRADE LEVEL

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 grades at all building faces surrounding the perimeter of a building, to the highest point on a flat roof

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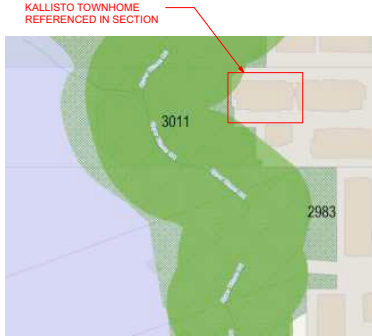
PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

CONTEXT SECTION
SITE A

A 4.10





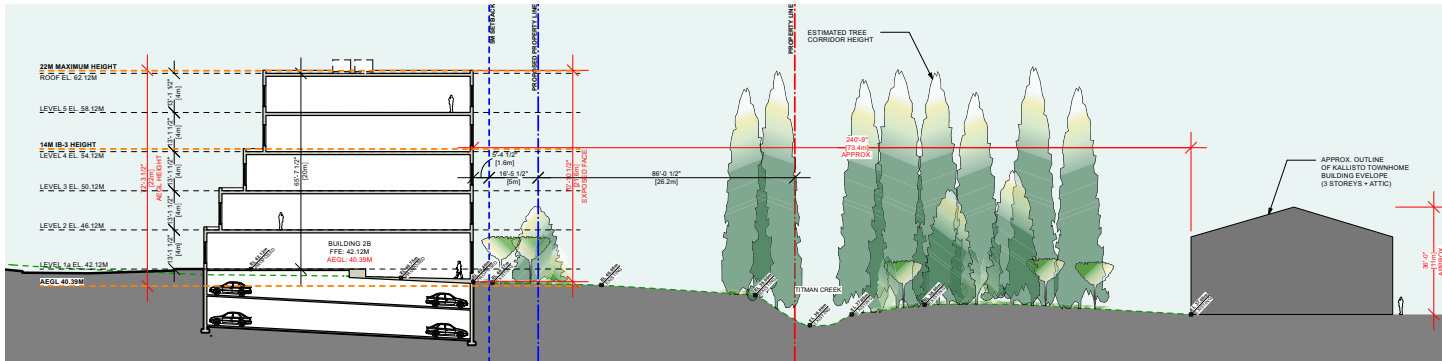
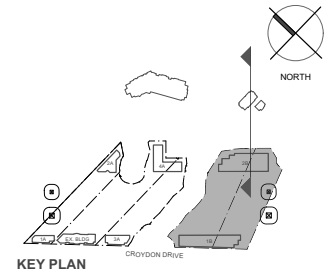
GREEN INFRASTRUCTURE NETWORK CORRIDOR
IMAGE TAKEN FROM COSMOS.SURREY.CA

ROUGH OUTLINE
OF PROPOSED
BUILDING (2B)



ARIEL CORRIDOR VIEW
IMAGE TAKEN FROM EARTH.GOOGLE.COM

KALLISTO TOWNHOME
REFERENCED IN SECTION



1 SITE B CONTEXT SECTION
1:500

NOTES
IB-3 HEIGHTS AND MAXIMUM HEIGHTS
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GRADE LEVEL

CITY OF SURREY ZONING BY-LAW DEFINITIONS
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PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

CONTEXT SECTION
SITE B

A 4.11



DRAWN: NR
CHECKED: KC

SCALE: 1:500

FILE: 2015

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1 AERIAL SOUTH WEST IOS VIEW ALTERNATIVE
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NO.
1
2

DATE
2022 08 18
2022 09 09

ISSUANCE
SUBMISSION TO ADP 18-0103-00
REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

SITE VIEWS

A 5.0a

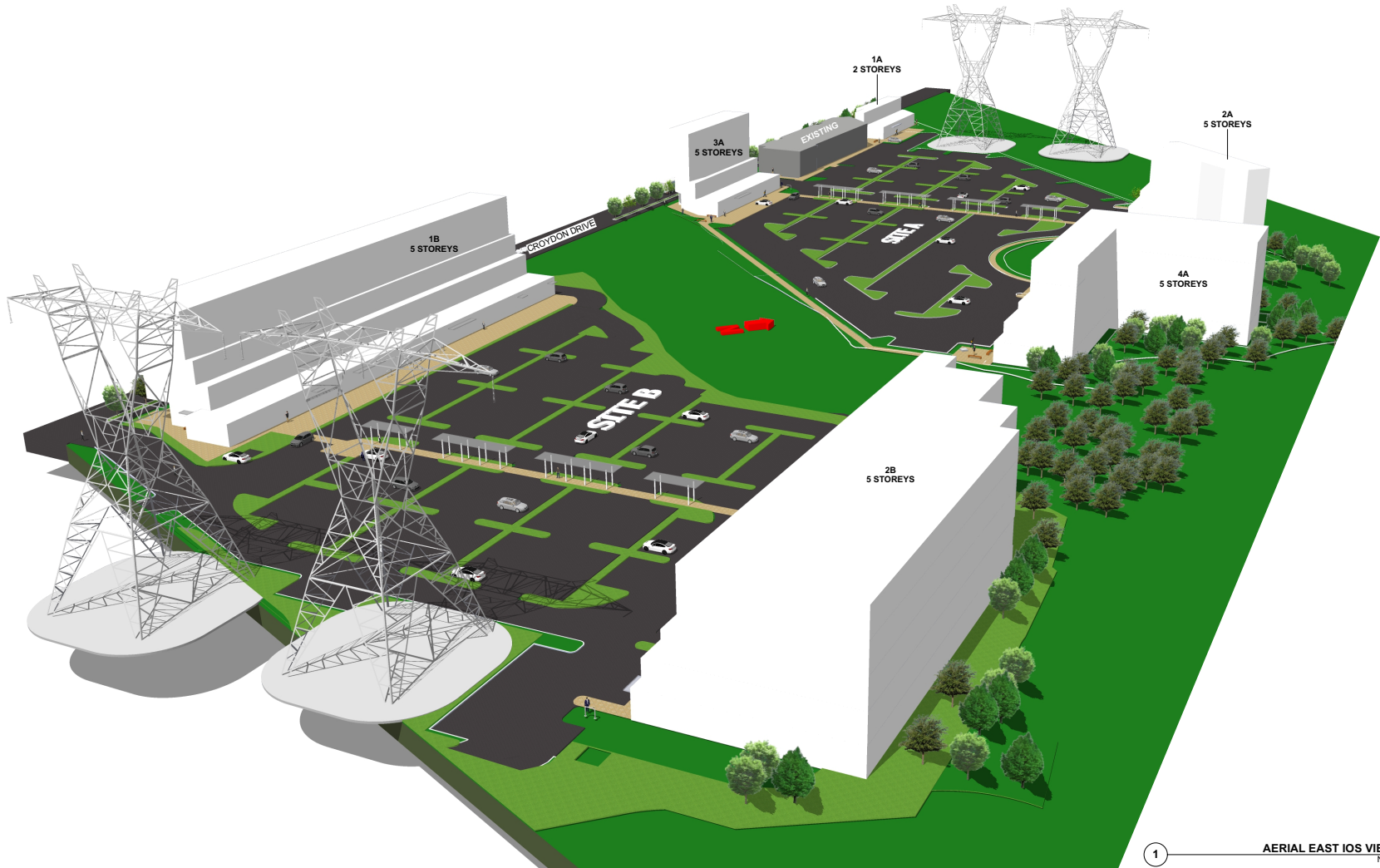


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SCALE: N/A

FILE: 2015

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1

AERIAL EAST IOS VIEW
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PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

SITE VIEWS

A 5.1



DRAWN: NR
CHECKED: KC

SCALE: N/A

FILE: 2015

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PROPOSED NEW DEVELOPMENT
MASTER PLANNING
CROYDON DRIVE
SURREY BC

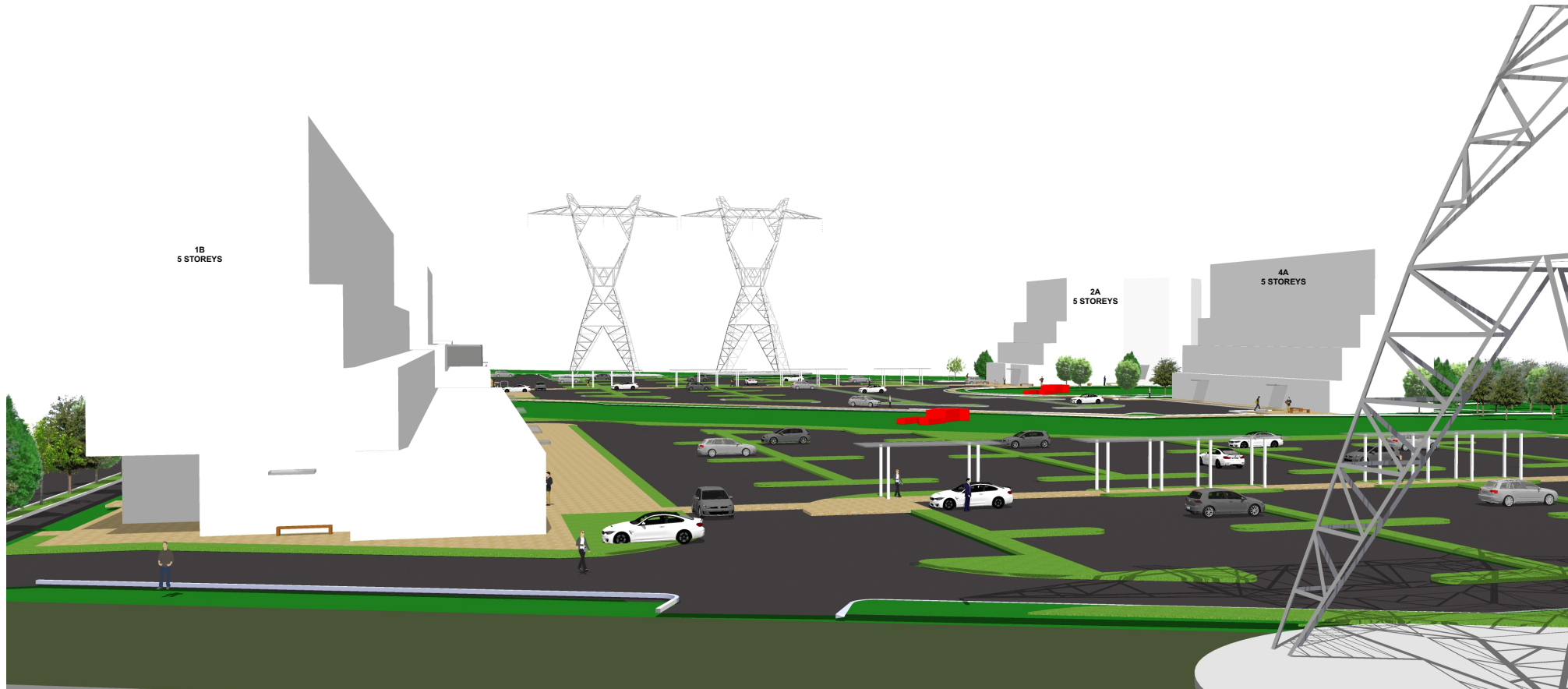
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A 5.2



DRAWN: NR
CHECKED: KC
SCALE: N/A
FILE: 2015

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1 SOUTH IOS VIEW
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PROPOSED NEW DEVELOPMENT
MASTER PLANNING
CROYDON DRIVE
SURREY BC

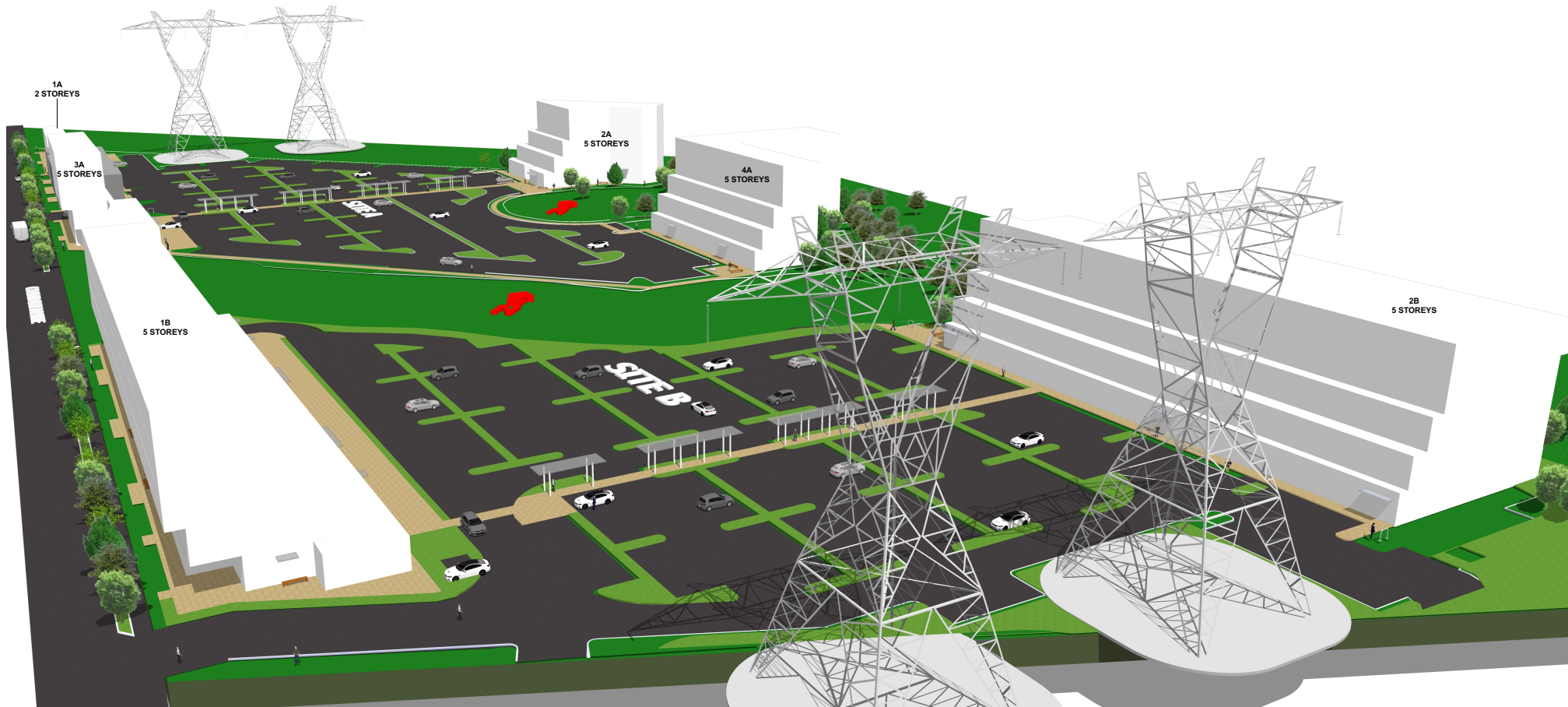
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A 5.3



DRAWN: NR
CHECKED: KC
SCALE: N/A
FILE: 2015

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AERIAL SOUTH IOS VIEW
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PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

SITE VIEWS

A 5.4

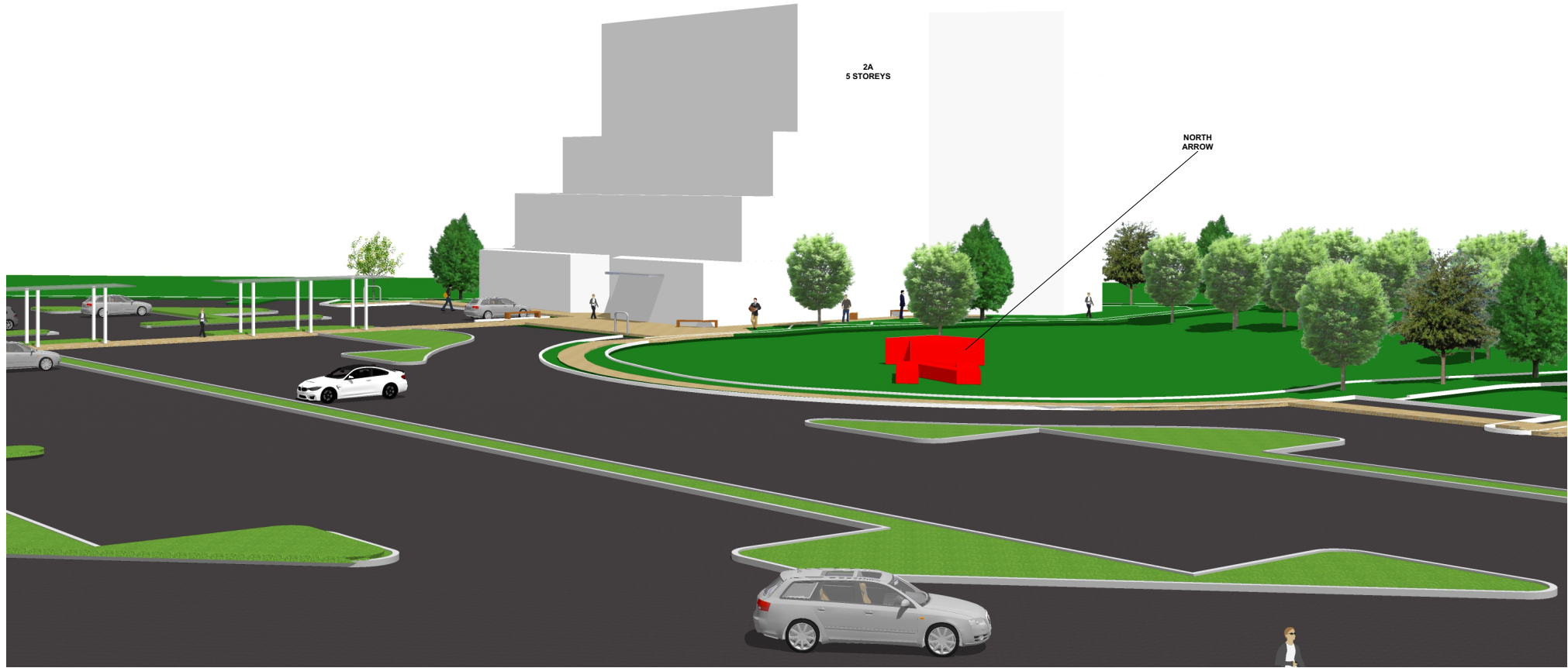


DRAWN: NR
CHECKED: KC

SCALE: N/A

FILE: 2015

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1 PERSPECTIVE NORTH IOS VIEW
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PROPOSED NEW DEVELOPMENT
MASTER PLANNING
CROYDON DRIVE
SURREY BC

SITE VIEWS

A 5.5



DRAWN: NR
CHECKED: KC
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NO.
1
2

DATE
2022 08 18
2022 09 09

ISSUANCE
SUBMISSION TO ADP 18-0103-00
REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

INSPIRATIONAL CONCEPTS A 6.0



DRAWN: NR
CHECKED: KC
SCALE: N/A
FILE: 2015

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kccarchitecture.com
Tel 604 283 0912



PROPOSED CONSTRUCTION TYPE

- UNDERGROUND PARKING CONCRETE STRUCTURE
- STEEL STRUCTURE WITH METAL CLADDING FOR STOREYS ABOVE GROUND
- CURTAIN WALL SYSTEM FOR OPENINGS

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2022 08 18
2022 09 09

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PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

INSPIRATIONAL CONCEPTS

A 6.1



DRAWN: NR
CHECKED: KC

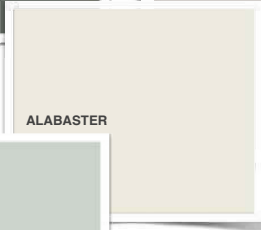
SCALE: N/A

FILE: 2015

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PEWTER GREEN



ALABASTER



REPOSE GRAY



SEA SALT



TRICORN BLACK



WOOD METAL PANELS
FEATURED COLOUR



WOOD METAL PANELS
FEATURED COLOUR



TINTED GLASS PANELS

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DATE
2022 08 18
2022 09 09

ISSUANCE
SUBMISSION TO ADP 18-0103-00
REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT

MASTER PLANNING
CROYDON DRIVE
SURREY BC

CONCEPTUAL FINISHES

A 6.2



DRAWN: NR
CHECKED: KC

SCALE: N/A

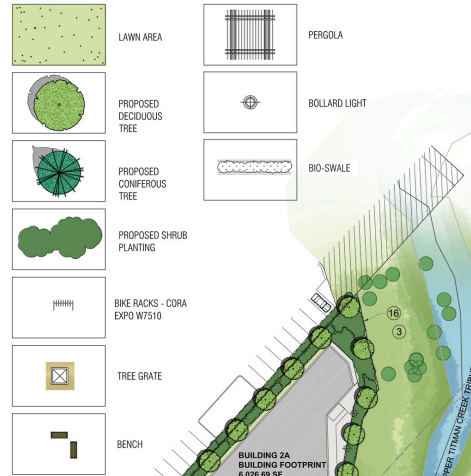
FILE: 2015

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Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z2 Tel 604 283 0912

SUGGESTED PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
TREES				
APD	ACER PALMATUM	JAPANESE MAPLE	6 CM CAL.	B&B
ADG	ACER GRINUM	WINE MAPLE	6 CM CAL.	B&B
ADJ	ACER GRANULA 'COMPACTUM'	COMPACT MAHAR MAPLE	5 CM CAL.	B&B
AMD	AMELANCHIER CANADENSIS	SPICEBERRY	5 CM CAL.	B&B
BRD	BETULA Papyrifera VAR. COMMITATA	PAPERBIRCH	5 CM CAL.	B&B
CCD	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	5 CM CAL.	B&B
CND	CORNUS KUTALIA	PACIFIC DOGWOOD	5 CM CAL.	B&B
SJD	STYRAX JAPONICA CARULINA	JAPANESE DOGWOOD	5 CM CAL.	B&B
SDS	SORBUS SCOPULINA VAR. CASCADENSIS	MOUNTAIN ASH	5 CM CAL.	B&B
MSD	MALUS SARGENTII 'FIREBIRD'	FIREBIRD CHERRYAPPLE	5 CM CAL.	B&B
PRC	PSUDOTSUGA MIZURIBI	DOUGLAS FIR	3.5M HT.	B&B
PRC	PIEA SICHENSIS	SITKA SPRUCE	3.5M HT.	B&B
RFD	RHAMNUS PURSHIANA	CASCARA	3.5M HT.	B&B
TAC	TSUGA HETEROPHYLLA	WESTERN RED CEDAR	3.5M HT.	B&B
TPC	THUJA PLICATA	WESTERN RED CEDAR	3.5M HT.	B&B
SHRUBS & GROUNDCOVERS				
CC	COTYNEUM COQUINA	SMOKE BUSH	#2	CONTAINER
OR	CORNUS STOLONIFERA	RED ODER DOGWOOD	#2	CONTAINER
EA	EUDORNA ALATUS COMPACTUS	OWENS BURNING BUSH	#2	CONTAINER
HAD	HEDERA HELIX	OSAGE SPYR	#2	CONTAINER
JC	JUNIPERUS CHINENSIS MINT JULEP	SEAGREEN JUNPER	#2	CONTAINER
MA	MARHONIA AQUIFOLIUM	OREGON GRAPE	#2	CONTAINER
MG	MIRICA GALE	TALL OREGON GRAPE	#2	CONTAINER
MF	MENDESIA FERRUGINEA	FALSE AZALEA	#2	CONTAINER
PA	PENNANTHUS ALPICOLOIDES HAMELII	OWENS FOUNTAIN GRASS	#2	CONTAINER
PF	POSTELLA FRUTICOSA	SHRUBBY ONOCYOTUS	#2	CONTAINER
FJ	PERIS JAPONICA FOREST FLAME	JAPANESE PIERS	#2	CONTAINER
PL	PHALARIS PAKIS LEWISI VAR. GORDONIAUS	MOCK ORANGE	#2	CONTAINER
NS	POA TOSTICOMIA AUSTRIA	WESTERN SANDW FERN	#2	CONTAINER
PO	PRUNUS L. OTTO LYNNENS	OTTO LYNNEN LABEL	#2	CONTAINER
PS	PHYSCARPUS CAPITATUS	PACIFIC INEBARK	#2	CONTAINER
RS	ROSA CHINENSIS	BALDWIN ROSE	#2	CONTAINER
RN	ROSA NUTKANA	NOOTKA ROSE	#2	CONTAINER
SD	SPIREA DOUGLASHI SSP DOUGLASHI	HARDY HICK	#2	CONTAINER
SP	SPIREA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIRGEA	#2	CONTAINER
SY	SYMPHYCARPUS ALBUS	COMMON SKIMMERRY	#2	CONTAINER
CZ	COREOPSIS VERTICILLATA JAZEB	JAZEB TICKSEED	#1	CONTAINER
ER	ERODIUM INFELICITUM THOMAS MANUE	WALKERLOWER	#1	CONTAINER
HS	HEMERICALLIS STELLA D'ORO	DAY LILY	#1	CONTAINER
RF	RUBROVIA FULGIDA 'GOLDSTRIM'	BLACK EYED SUSAN	#1	CONTAINER
PT	PACHYSTACHYA TERMINALIS	JAPANESE SPURGE	10CM POT	CONTAINER
*NATIVE SPECIES				

SITE LEGEND



LANDSCAPE ELEMENTS

- 1 LAWN
- 2 PLANTING BED
- 3 EXISTING VEGETATION TO MAINTAIN
- 4 PROPOSED TREE
- 5 POCKET PLAZA W/ BENCHES
- 6 PERGOLA W/ SEATING
- 7 ASPHALT PAVING
- 8 CONC. PAVING, BROOM FINISH
- 9 STAMPED CONC. PAVING W/ EXPOSED AGGREGATE BAND
- 10 CONC. SIDEWALK
- 11 BIKE RACKS
- 12 MULTI USE PATH URBAN TRAIL
- 13 WAYFINDING SIGN
- 14 BOLLARD LIGHT
- 15 GRANULAR PAVING MAINTENANCE ACCESS
- 16 ENVIRONMENTAL FENCE
- 17 BIO-SWALE
- 18 GARBAGE ENCLOSURE
- 19 COVERED WALKWAY



1 MASTER PLAN - SITE LANDSCAPING
1 : 500

REVISIONS/ISSUED
 1. APR 13 2021 REVISION FOR REZONING.
 2. OCT 09 2021 REVISION FOR REZONING.
 3. MAR 09 2021 REVISION FOR REZONING.
 4. MAR 21 2022 REVISION FOR REZONING.
 5. MAY 09 2022 REVISION FOR REZONING.
 6. MAY 09 2022 REVISION FOR REZONING.
 7. SEP 10 2022 REVISION FOR REZONING.



PROPOSED NEW DEVELOPMENT MASTER PLANING
 CROYDON DRIVE, SURREY, B.C.
 ARCHITECT: KCC ARCHITECTURE

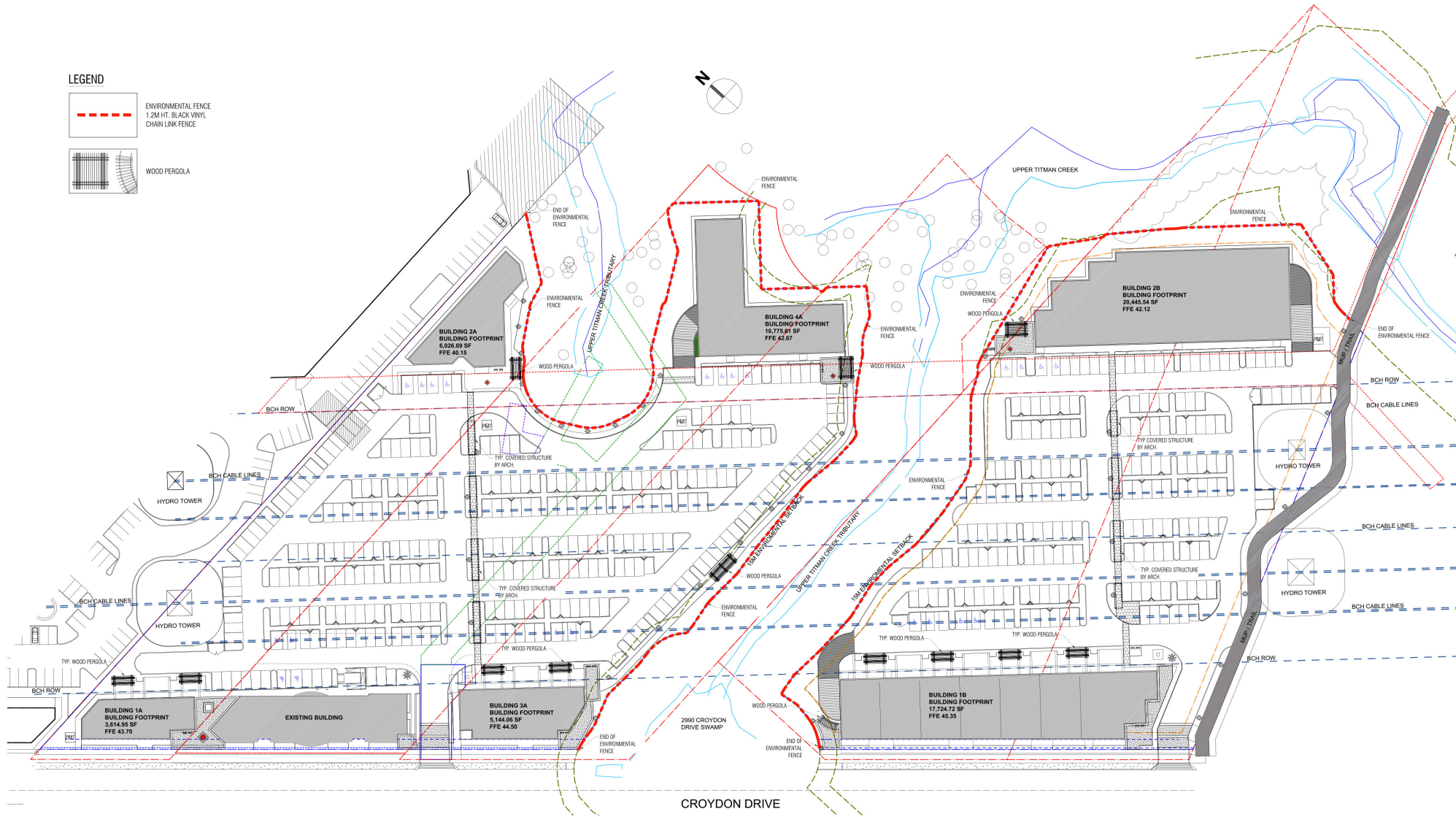
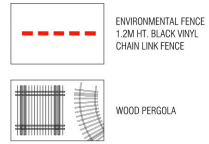
CLIENT: BEECH WESTGARD DEVELOPMENT INC.
 ARCHITECT: KCC ARCHITECTURE
 ROD MARUYAMA & ASSOCIATES INC. 680 C. LEG IN BOUL SQUARE, VANCOUVER, B.C. V5Z 4B4. PH: (604) 674-9967 FX: (604) 674-9931 EM: maruyama@telus.net

MARUYAMA
LANDSCAPE ARCHITECTS

DATE: FEB. 01, 2021
 DESIGN: JZ
 DRAWN: JZ
 CHECKED: FRANK
 SCALE: 1 : 500
 JOB NO.: M810

SHEET TITLE: **MASTER PLAN**
 SHEET NO.:
L-1

LEGEND



1

MASTER PLAN - SITE LANDSCAPING

1 : 500

REVISIONS/ISSUED

1. APR 13 2021 ISSUED FOR REVISIONS.
2. OCT 08 2021 ISSUED FOR REVISIONS.
3. NOV 26 2021 ISSUED FOR REVISIONS.
4. MAR 21 2022 ISSUED FOR REVISIONS.
5. JULY 06 2022 ISSUED FOR REVISIONS.
6. AUG. 08 2022 ISSUED FOR ADP.
7. SEP 12 2022 ISSUED FOR REVISIONS.



SEAL



2023-09-28

PROJECT

**PROPOSED NEW DEVELOPMENT MASTER PLANING
CROYDON DRIVE, SURREY, B.C.**

CLIENT: BEECH WESTGARD DEVELOPMENT INC.

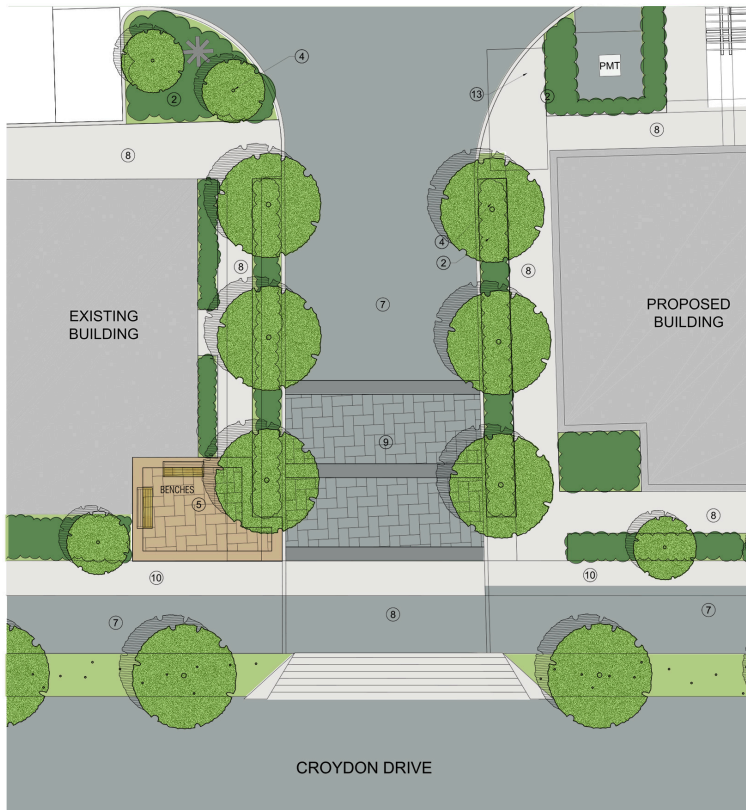
ARCHITECT: KCC ARCHITECTURE

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DATE FEB. 01, 2021
DESIGN JC
DRAWN JC
CHECKED RMM
SCALE 1 : 500
JOB NO. M2102

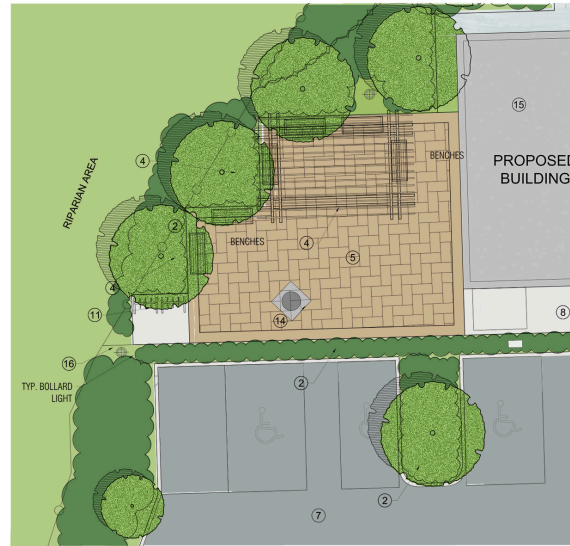
SHEET TITLE
FENCING PLAN
SHEET NO.
L-2



1 TYPICAL DRIVEWAY ENTRANCE
1 : 100

LANDSCAPE ELEMENTS

- | | | |
|--|---|--|
| 1 LAWN | 7 ASPHALT PAVING | 13 WAYFINDING SIGN |
| 2 PLANTING BED | 8 CONC. PAVING, BROOM FINISH | 14 BOLLARD LIGHT |
| 3 EXISTING VEGETATION TO REMAIN | 9 STAMPED CONC. PAVING W/ EXPOSED AGGREGATE BAND | 15 GRANULAR PAVING MAINTENANCE ACCESS |
| 4 PROPOSED TREE | 10 CONC. SIDEWALK | 16 ENVIRONMENTAL FENCE |
| 5 POCKET PLAZA W/ BENCHES | 11 BIKE RACKS | 17 BIO-SWALE |
| 6 PERGOLA W/ SEATING | 12 MULTI USE PATH URBAN TRAIL | 18 GARBAGE ENCLOSURE |



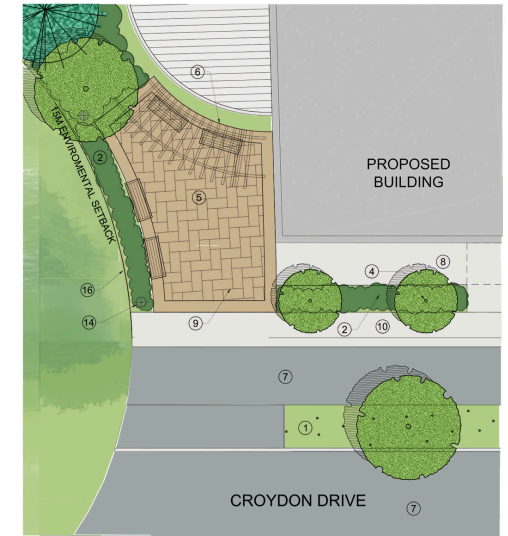
2 TYPICAL POCKET PLAZA
1 : 100



3 SEATING AREA
1 : 100



4 TYPICAL PLANTING ISLAND/ BIO-SWALE
1 : 100



5 TYPICAL POCKET PLAZA ALONG CROYDON DR
1 : 100

REVISIONS/ISSUED
 1. APR 13/ 2021 ISSUED FOR PERZONING.
 2. OCT 09/ 2021 REVISION FOR PERZONING.
 3. NOV 26/ 2021 REVISION FOR PERZONING.
 4. MAR 21/ 2022 REVISION FOR PERZONING.
 5. JULY 05/ 2022 REVISION FOR PERZONING.
 6. MAR 08/ 2023 ISSUED FOR ADP.
 7. SEP 14/ 2023 REVISION FOR PERZONING.



SEAL



2023-09-26

PROJECT

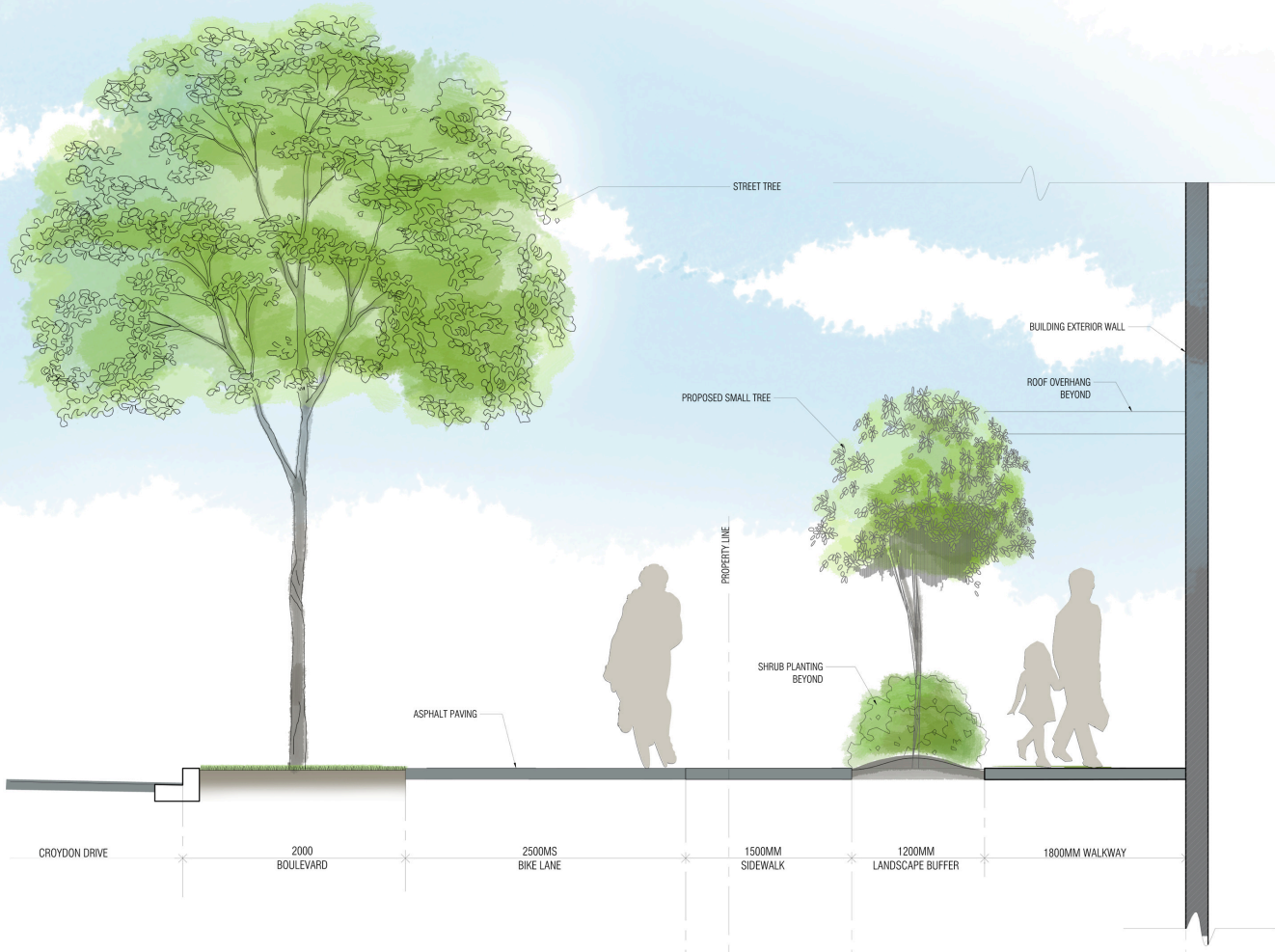
PROPOSED NEW DEVELOPMENT MASTER PLANING
CROYDON DRIVE, SURREY, B.C.

CLIENT: BEECH WESTGARD DEVELOPMENT INC.
 ARCHITECT: KCC ARCHITECTURE
 ROD MARUYAMA & ASSOCIATES INC. 680 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z 4B4, PH: (604) 674-9967 FX: (604) 674-9931 EM: maruyama@telus.net



DATE: FEB. 01, 2021
 DESIGN: JC
 DRAWN: JC
 CHECKED: FRANK
 SCALE: 1 : 100
 JOB NO.: M9102

SHEET TITLE
LANDSCAPE ENLARGEMENT
 SHEET NO.
L-3



1 TYPICAL SECTION ALONG CROYDON DRIVE
1 : 50

- REVISIONS/ISSUED**
1. APR 13/ 2021 ISSUED FOR REZONING.
 2. OCT 08/ 2021 ISSUED FOR REZONING.
 3. NOV 28/ 2021 ISSUED FOR REZONING.
 4. MAR 21/ 2022 REISSUED FOR REZONING.
 5. JULY 05/ 2022 REISSUED FOR REZONING.
 6. AUG 08/ 2022 ISSUED FOR ADP.
 7. SEP 12/ 2022 REISSUED FOR REZONING.



SEAL



2023-09-26

PROJECT

PROPOSED NEW DEVELOPMENT MASTER PLANING
CROYDON DRIVE, SURREY, B.C.

CLIENT: BEECH WESTGARD DEVELOPMENT INC.
ARCHITECT: KCC ARCHITECTURE

ROD MARYAMA & ASSOCIATES INC. 680 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z 4B4. PH: (604)-874-9967 FX: (604)-874-9931 EM: maruyama@telus.net



DATE	FEB. 01, 2021	SHEET TITLE	LANDSCAPE SECTIONS
DESIGN	JZ		
DRAWN	JZ		
CHECKED	MM	SHEET NO.	
SCALE	1 : 50		
JOB NO.	M2102		L-4

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

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

DATE: **September 13, 2022** PROJECT FILE: **7818-0103-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3010 Croydon Dr**

OCP AMENDMENT/NCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment beyond those below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.10 m - 2.98 m along Croydon Drive.
- Convey 8.0 m as a City lot, along the eastern portion of the site for a multi-use pathway.
- Register 0.5 m SRW along Croydon Drive.

Works and Services

- Construct east side of Croydon Drive.
- Construct intersection improvements at 32 Avenue and Croydon Drive.
- Construct a multi-use pathway along the east portion of the site.
- Construct watermain along Croydon Drive.
- Construct sanitary main along Croydon Drive and 31 Avenue.
- Complete SWCP and resolve downstream constraints, as identified.
- Provide water, storm, sanitary service connections to each lot.
- Provide on-site stormwater mitigation features on each lot.
- Implement recommendations of the geotechnical and hydrogeological reports.
- Register applicable legal documents as required.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

SY



APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: _____
 Project Address: 2950 – 3050 Croydon Drive, Surrey, BC
 Consulting Arborist: Nick M^cMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	76
Bylaw Protected Trees to be Removed	76
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	0
Replacement Trees Required: Alder and Cottonwood at 1:1 ratio: 54 times 1 = 54 All Other Bylaw Protected Trees at 2:1 ratio: 22 times 2 = 44 TOTAL:	98
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees Retained in Proposed Open Space/ Riparian Areas	41 modify 86 protect 127 TOTAL

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	1
Replacement Trees Required: Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0 All Other Bylaw Protected Trees at 2:1 ratio: 1 times 2 = 2 TOTAL:	2
Replacement Trees Proposed	0
Replacement Trees in Deficit	2

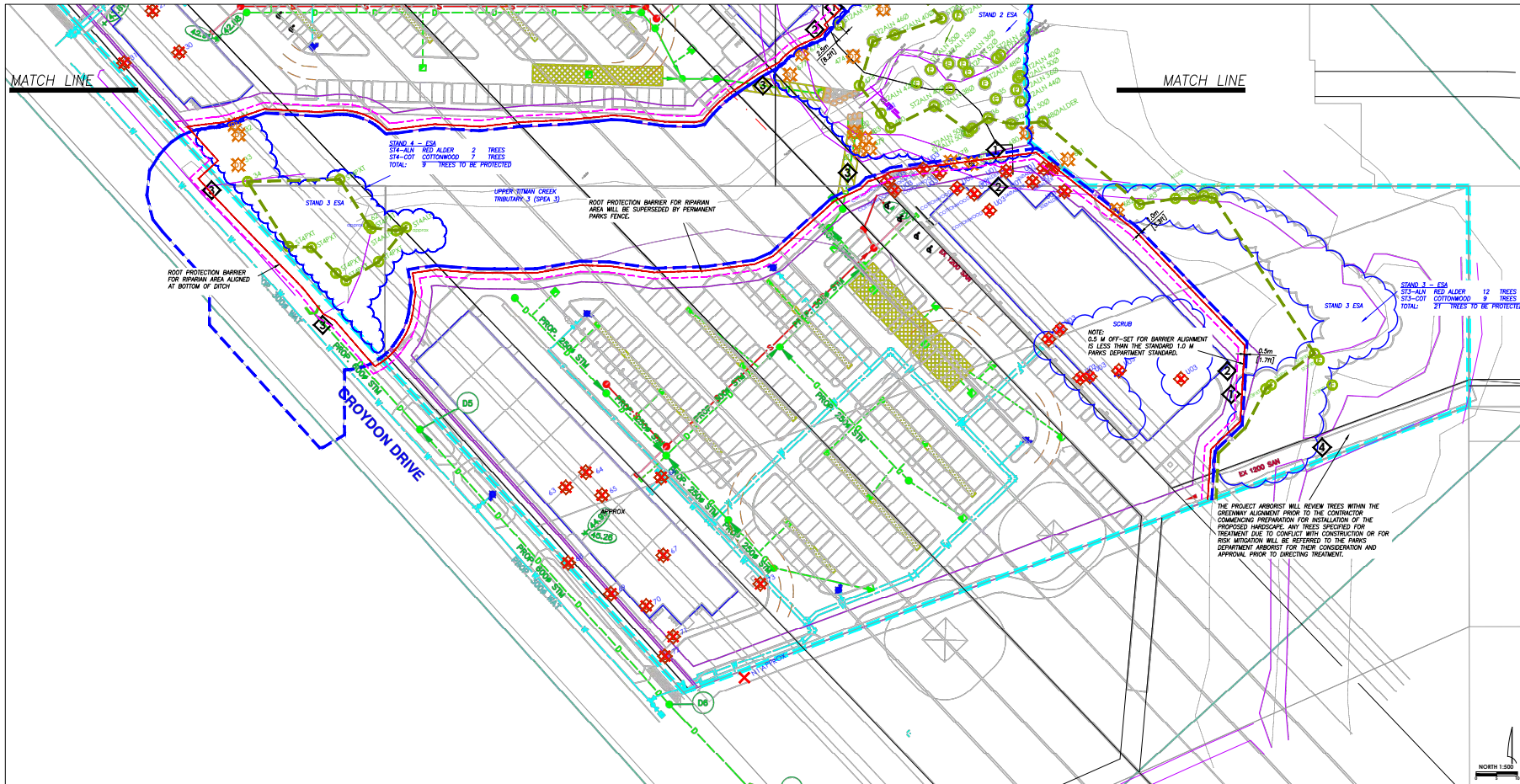
N/A denotes information “Not Available” at this time.

This summary and the referenced documents are prepared and submitted by:

Nick M^cMahon, Consulting Arborist

Dated: September 13, 2022

Direct: 604 812 2986
 Email: nick@aclgroup.ca



TREE MANAGEMENT DETAIL - SOUTH HALF

LEGEND - TREE RETENTION:

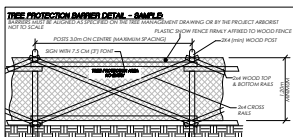
- Green circle: Tree to be retained
- Red circle: Tree to be removed
- Blue circle: Tree to be preserved
- Yellow circle: Tree to be protected
- Orange circle: Tree to be treated
- Black circle: Tree to be removed
- White circle: Tree to be preserved
- Green square: Tree to be retained
- Red square: Tree to be removed
- Blue square: Tree to be preserved
- Yellow square: Tree to be protected
- Orange square: Tree to be treated
- Black square: Tree to be removed
- White square: Tree to be preserved

LEGEND - TREE PROTECTION:

- Blue dashed line: Tree Protection Barrier
- Red dashed line: Root Protection Barrier
- Green dashed line: Riparian Area
- Yellow dashed line: Easement
- Black dashed line: Property Boundary
- Blue solid line: Permanent Fence Edge
- Red solid line: Root Protection Barrier
- Green solid line: Riparian Area
- Yellow solid line: Easement
- Black solid line: Property Boundary

LEGEND - ENVIRONMENTAL SETBACKS AREAS (ESA):

- Blue shaded area: Riparian Area
- Yellow shaded area: Easement
- Black shaded area: Property Boundary
- Green shaded area: Tree Protection Area
- Red shaded area: Root Protection Area
- Orange shaded area: Tree Treatment Area
- Black shaded area: Tree Removal Area
- White shaded area: Tree Preservation Area



- TREE PROTECTION SPECIAL MEASURES:**
- The following trees within a PTE require project arborist direction, treatment or supervision/monitoring. See the Tree Management Drawing for additional references to locations where special measures are required.
 - How: Check EA/ESA Assessment.
 - The project arborist must be on site at the time tree clearing is in progress to review the new clearing edge to identify any trees which may require treatment (e.g., pruning, modification, removal for root retention). Any trees located within the ESA recommended for treatment will be referred to the Parks Department arborist for their approval prior to clearing work to be performed.
 - Best practice EA/ESA Assessment.
 - The project arborist must be on site concurrently with any excavation adjacent to the tree protection zone to identify tree roots, provide root protection measures and/or coordinate root pruning/governance as necessary.
 - Use BEST PRACTICE METHODS TO MINIMIZE TREE DAMAGE TO EXISTING TREES.
 - The project arborist must be on site concurrently with the excavation to expose tree roots with hydro-vac and air-lift methods and to provide root protection measures and/or coordinate root pruning/governance as necessary.
 - How: Check EA/ESA Assessment.
 - The project arborist must be on site at the time tree clearing is in progress to review the new clearing edge to identify any trees which may require treatment (e.g., pruning, modification, removal for root retention). Any trees located within the ESA recommended for treatment will be referred to the Parks Department arborist for their approval prior to clearing work to be performed.
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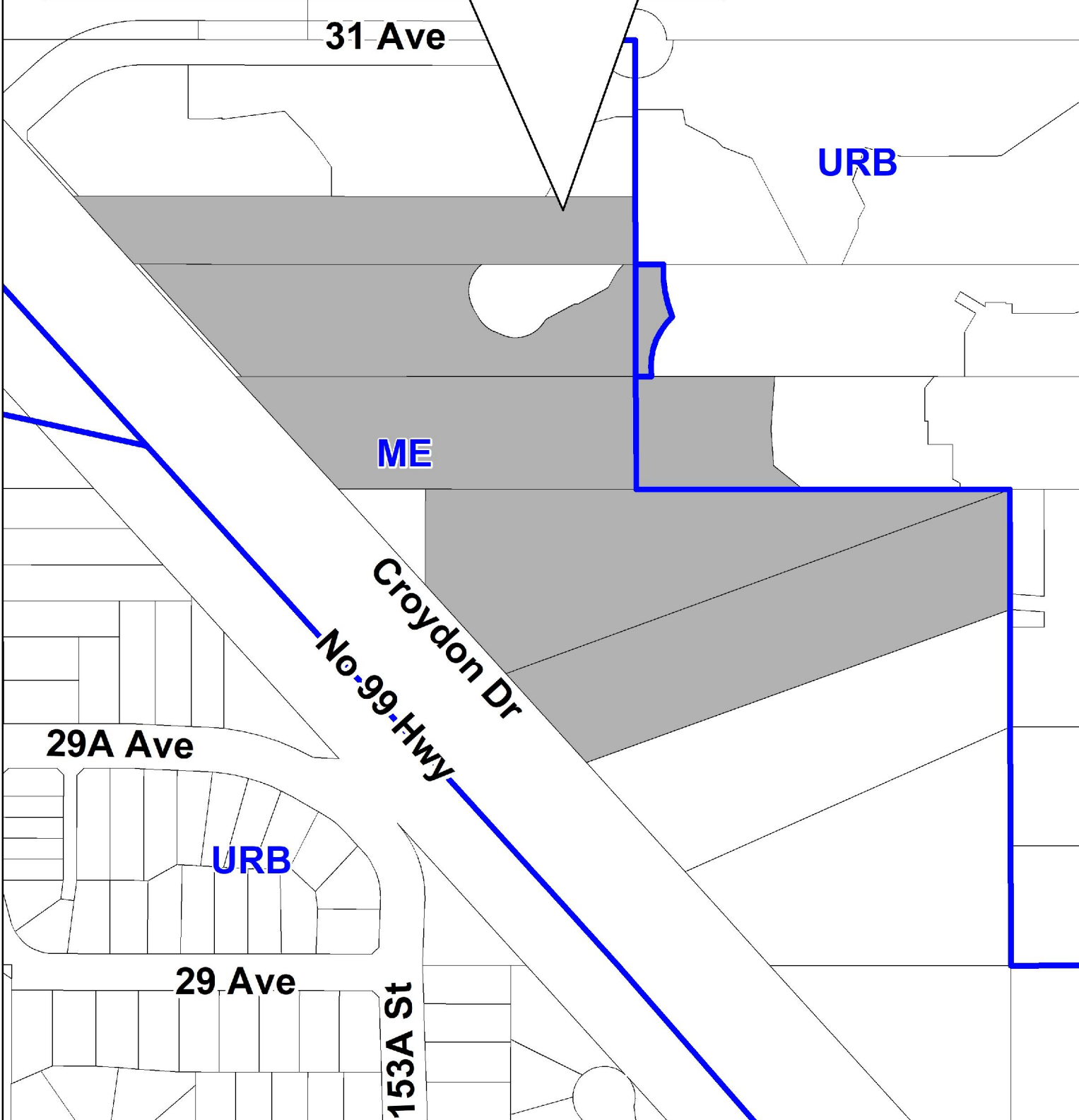
APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 4



PROJECT:	ROSSMARE BUSINESS PARK
ADDRESS:	2990 TO 3050 CROYDON DRIVE SURREY BC
CLIENT:	BEECH WESTGAARD - APLIN AND MARTIN
CITY REF:	ACIL FILE 17319
FILE SIZE:	22'x34" REV # 4
DATE:	SEP 13, 2022



“Amendment to allow a FAR up to 1.9 within Blocks A, B, C, D, and E and a FAR up to 2.7 within Blocks F and G within the Mixed Employment land use designation, as outlined on the Survey Plan, attached hereto as Appendix I, certified correct by Bert Hol B.C.L.S. on the 14th day of September 2022.”



OCP Amendment 18-0103-00

“Amendment to allow a FAR up to 1.9 within Blocks A, B, C, D, and E and a FAR up to 2.7 within Blocks F and G within the Mixed Employment land use designation, as outlined on the Survey Plan, attached hereto as Appendix I, certified correct by Bert Hol B.C.L.S. on the 14th day of September 2022.”



Surrey File: 18-0103

Applicant's responses are in green

Sept 28, 2022

ADP Key Points

ADP: *Reconsider the need to cantilever the top-level floors facing Croydon Drive.*

Applicant: The proposed cantilevered floors starting on Level 3 have been added to buildings 3A and 1B facing Croydon Drive and we agree with the cantilever setback to be increased to 1.5 metres to address design concerns expressed by the City Architect and reiterated by ADP.

ADP: *Consider providing additional public realm areas.*

Applicant: Additional public realm areas will be incorporated into the detailed DP stage when the specific uses along with parking requirements can be determined to outline area for public realm areas.

ADP: *Consider reducing the parking and increasing pedestrian connections across the parking lot.*

Applicant: The riparian boundaries running north-south direction are behind the buildings and would not be suitable for additional pedestrian connections. Each site considers pedestrian connections between the west building on Croydon Dr and the east building next to Titman Creek. Additionally, each building has pedestrian connections running the length of the buildings. Further refinements will be considered within the Design Guidelines.

ADP: *Consider adding a restaurant and childcare services to the site program to keep workers onsite and add to the community during non-work hours.*

Applicant: Childcare services have been removed from the CD bylaw for this site. Restaurant uses can be provided on both the north and south sites.

ADP: *Consider implementing green roofs, particularly at the northeast portion of the site.*

Applicant: The applicant commits to, if green roof is not provided, high-albedo roof with an SRI value of 75 ought to be considered.

ADP: *Recommend developing signage guidelines, particularly for the buildings facing Highway 99, to set tenant expectations early on.*

Applicant: We will develop signage guidelines for this project.

ADP Landscape

ADP: *Consider low impact storm water management to include more surface treatments: raingarden and bioswale expansion which may reduce parking*

Applicant: Low impact storm water management has been incorporated into the site plan through sustainable drainage BMPs, further methods will be confirmed at the detailed DP stage. Further to these BMPs the site took a historical road-side ditch (approx. 1m wide) and rehabilitated a 15m native planted corridor on either side of a new constructed 3.8m ditch which meanders and connects to Titman Creek system.

ADP: *Recommend low impact and permeable locations for the environmentally sensitive areas.*

Applicant: The applicant will provide low impact and permeable locations for environmental sensitive areas where applicable.

ADP: *Encourage additional trees and permeable surfaces in the parking area.*

Applicant: Additional trees will be added where possible at the detailed DP stage. Permeable surfaces will be incorporated where possible.

ADP: *Consider widening bioswales in the parking areas to allow for additional tree planting.*

Applicant: Tree planting opportunities will be explored with BC Hydro and confirmed prior to 4th reading.

ADP: *Consider enhancing the native plant species and plant diversity.*

Applicant: Native plant species and plant diversity will be provided.

ADP: *Consider introducing year-round structure to the landscaping to help mitigate the scale changes between the development and existing residential.*

Applicant: Landscape Architect will review and develop their planting plans to introduce evergreen trees and plants.

ADP Sustainability

ADP: *Consider including additional design features and strategies to address sustainability.*

Applicant: These features will be added to the Design Guidelines prior to 4th reading.

ADP: *Further to comments provided under Key Points, the Panel encouraged the applicant to make the site less reliant on cars and consider alternative transportation to the site. Parking amenities should encourage electric transportation, such as additional electric charging stations and car share programs.*

Applicant: We will incorporate alternative transportation options on site.

ADP: *Consider developing a private shuttle bus to the site from transit.*

Applicant: We would like to review this at detailed DP stage.

ADP: *Consider methods to reduce the urban heat island effect, such as reflective paving forms, reduce parking area.*

Applicant: The applicant commits to considering methods for reducing the urban heat island effect where possible.

ADP: *Consider implementing solar panels above the surface parking area under the hydro lines to provide both shade protection for cars, as well as electricity for the site.*

Applicant: The applicant will review with BC Hydro and provide further comments prior to 4th reading.

ADP: *Consider energy modelling to inform design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.*

Applicant: Energy modelling will be utilized to inform design process.