

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0184-00

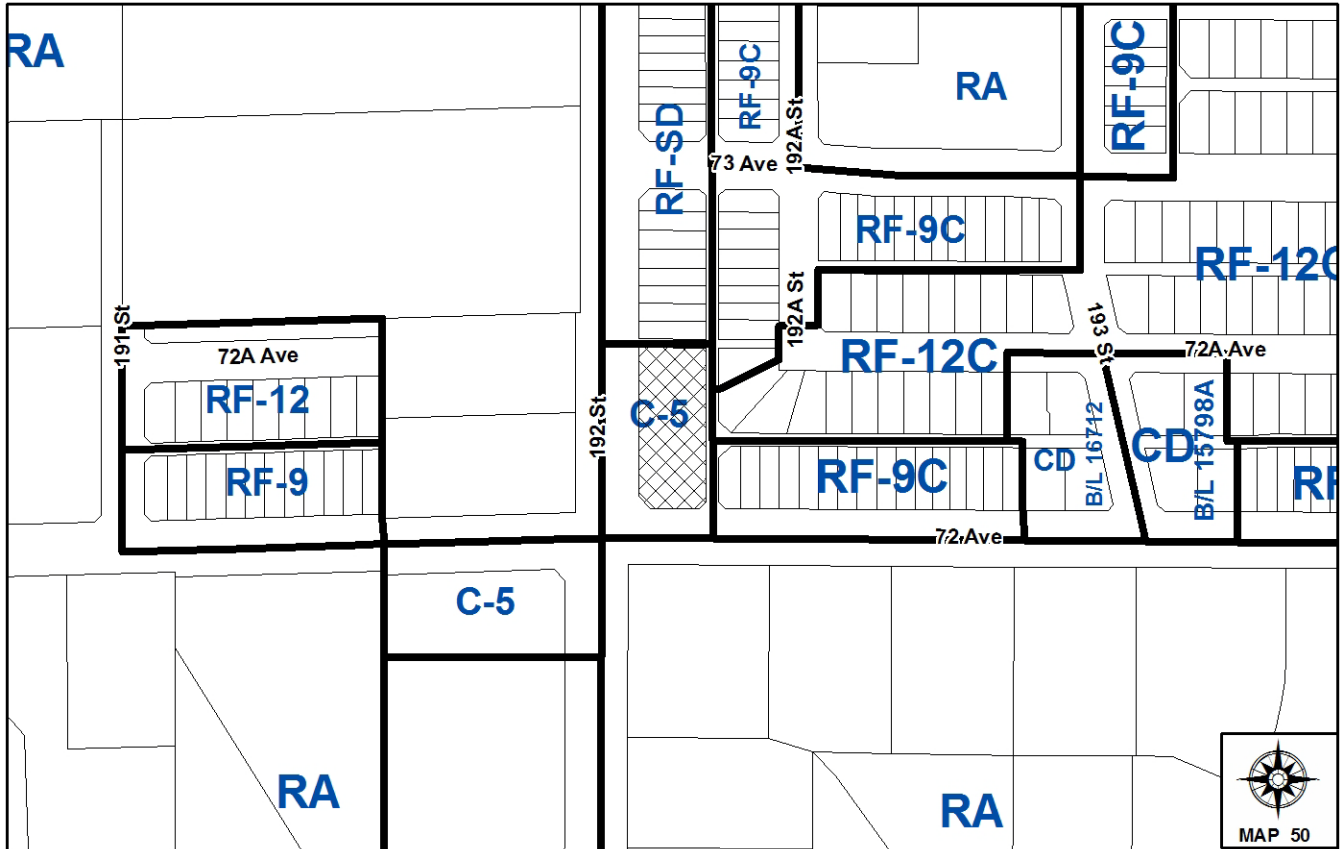
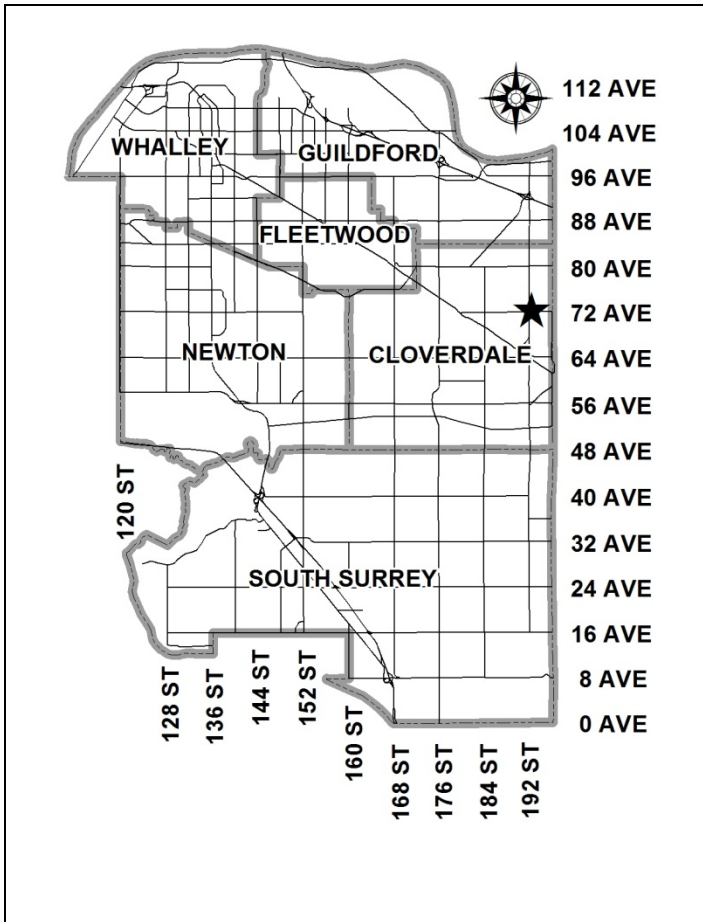
Planning Report Date: November 29, 2010

**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a one-storey neighbourhood commercial building and to vary building setbacks.

**LOCATION:** 7228 - 192 Street  
**OWNER:** GND Enterprises Ltd.  
**ZONING:** C-5  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Neighbourhood Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking relaxation of setbacks.

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- Complies with the C-5 Zone (except for setback regulations).
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton NCP Extension – North of 72 Avenue.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind resolution R09-2082 giving approval to Development Permit No. 7906-0415-00.
2. Council rescind resolution R08-1427 giving approval to Development Variance Permit No. 7906-0415-00.
3. Council authorize staff to draft Development Permit No. 7910-0184-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7910-0184-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) to the building face; and 1.5 metres (5.0 ft.) to the roof projection;
  - (b) to reduce the minimum west side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) to the building face; and 0.50 metre (1.6 ft.) for the roof projection;
  - (c) to reduce the minimum east side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 5.3 metres (17 ft.) to the building face; and 4.3 metres (14 ft.) to the roof projections; and
  - (d) to reduce the minimum landscaping strip of the C-5 Zone from 1.5 metres (5 ft.) to 0 metre along the west and south lot lines.
5. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (d) issuance of Development Variance Permit No. 7910-0184-00.

## REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICSExisting Land Use: Vacant lot.Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single family home.	Urban/Medium High Density	RF-SD
East (Across Lane):	Single family homes.	Urban/Low Density and Medium Density	RF-9C and RF-12 C
South (Across 72 Avenue):	Large single family home.	Urban/ Half Acre Residential	RA
West (Across 192 Street):	Single family home and vacant lot.	Suburban/Open Space and Medium High Density	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site located at 7228-192 Street in East Clayton, is approximately 0.23 hectare (0.6 acre) in size, designated Urban in the Official Community Plan (OCP) and zoned Neighbourhood Commercial (C-5) Zone. The site is located within the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue area and designated Neighbourhood Commercial.
- The subject site was originally part of Application No. 7906-0415-00 which was approved on November 30, 2009. This original application rezoned the northern portion of the 0.42 hectare (1 acre) site from One-Acre Residential (RA) Zone to Semi-Detached Residential (RF-SD) Zone, to develop four (4) lots with two semi-detached (duplex) buildings, and rezoned the southern portion of the site (the subject site) from RA to C-5 to permit the development of a two-storey commercial building with retail and office space. The companion Development Permit No. 7906-0415-00 to regulate the commercial building was also approved on November 30, 2009 and is still valid.
- Due to market conditions, the applicant is proposing to revise the design of the two-storey commercial building approved under Development Permit No. 7906-0415-00 into a one-storey commercial building with four (4) retail units. Since the changes to the approved design are considered significant, a new Development Permit is required.
- In keeping with the intentions of the NCP to create a more pedestrian-oriented streetscape, the 3-metre (10 ft.) wide landscape buffer along 192 Street in the NCP was eliminated by Development Variance Permit No. 7906-0415-00. Instead, the approved Development Permit required planters to be placed at the entrances of each retail unit facing 192 Street.

- A 4-metre (13 ft.) wide walkway separates the commercial lot from the RF-SD lot to the north. The width of the dedicated walkway linking 192 Street to 192A Street to the east was reduced from the 10 metres (33 ft.) indicated in the NCP to 4.0 metres (13 ft.), in order to match the existing walkway to the east. To compensate for the reduced walkway width, a 3.2-metre (10.5 ft.) wide landscape buffer separating the parking stalls from the walkway was required in the Development Permit for the commercial portion of the site.

### Current Proposal

- The current application is for a Development Permit and Development Variance Permit to allow the development of a one-storey commercial building with 781 square metres (8,413 sq. ft.) of retail space.
- The proposed one-storey commercial building complies with all the requirements of the C-5 Zone, except for reduced building setbacks along three property lines and reduced landscaping strips along the 192 Street and 72 Avenue frontages of the site, as illustrated in the following table:

	Permitted in C-5	Proposed		
<i>Density (FAR)</i>	0.50	0.37		
<i>Lot Coverage</i>	50%	37%		
<i>Height (Principal Building)</i>	9.0 m (30 ft.)	7.9 m (26 ft.)		
<i>Setbacks</i>	7.5 m (25 ft.) from all lot lines	North	Building Face 17 m (56 ft.)	Roof Projection 16 m (52 ft.)
		South*	2.4 m (8 ft.)	1.5 m (5 ft.)
		East*	5.3 m (17 ft.)	4.3 m (14 ft.)
		West*	2.0 m (6.6 ft.)	0.50 m (1.6 ft.)
<i>Off-Street Parking</i>	23	25		
<i>Landscaping</i>	1.5 m (5 ft.) wide along perimeter of site abutting roads	North	3.2 m	
		South*	0 m	
		East	1.5 m	
		West*	0 m	

\* Variance Requested

### DESIGN PROPOSAL AND REVIEW

- The proposed commercial development consists of one building with approximately 781 square metres (8,413 sq. ft.) of retail space. The one-storey building is generally rectangular in shape running in a north-south direction and sited on the southwest corner of the site with parking located along the north and east sides of the lot.
- The building has four (4) proposed retail units on the ground level, with the largest corner unit intended to be occupied by a neighbourhood grocery store.

- The primary building siding materials are hardiplank with wood trim and stone. The detailing includes Dorset gold wood trim, black window frames and door frames, and doors with black trim and glazing. The proposed asphalt shingled roof will also be black in colour.
- Signage for the development consists of carved wooden under canopy signs for all retail units facing 192 Street and carved wooden fascia signage for the largest retail unit facing 192 Street and 72 Avenue.
- The commercial development will have driveway access from 192 Street and a secondary driveway access located at the southeast corner of the site exiting into the lane which connects with 72 Avenue to the south. The secondary access helps to facilitate vehicle movement through the commercial site, as the lot is quite narrow. Exiting from the secondary driveway is restricted to right turn only on 72 Avenue, in order to limit traffic going through existing residential lanes to the north and east.

### Landscaping

- The proposed landscaping on the site includes a 3.2-metre (10 ft.) wide landscape buffer separating the adjacent walkway and five (5) parking stalls on the northern portion of the site. The landscaped buffer will include low profile planting with two (2) Katsura trees. The proposed landscaped buffer is consistent with previously approved Development Permit No. 7906-0415-00.
- On the northeast corner of the site is a rain garden (filtration pond) consisting of a bridge, rocks and shrubs that will provide natural drainage for the site and a pedestrian entrance and connection to the walkway and lane to the north.
- Adjacent to the lane to the east, a 1.5-metre (5 ft.) to 4.5-metre (15 ft.) wide continuous landscaped strip is proposed with trees and low shrubbery. There are no landscaped strips proposed along 192 Street and 72 Avenue (see By-law Variances section). This is to accommodate reduced building setbacks along 192 Street and 72 Avenue in order to achieve a more urban and pedestrian streetscape.
- To enhance and soften the presence of the building along 192 Street and 72 Avenue, planters will be provided between each of the commercial units and a small bed of low planting will be located within the recessed areas of the building. The proposed planters and reduced landscaped strips along 192 Street and 72 Avenue are consistent with previously approved Development Permit No. 7906-0415-00.
- In order to provide a more subtle transition between the commercial property and pedestrian areas around the property, no fencing is proposed around the landscaped borders of the site.
- Planters and bench seating will be placed near the intersection of 192 Street and 72 Avenue to enhance the pedestrian-oriented streetscape.

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variances:

- To reduce the minimum front yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) to the building face; and 1.5 metres (5.0 ft.) to the roof projection.

## Applicant's Reasons:

- To create a more pedestrian-oriented streetscape along 72 Avenue and to accommodate parking at the rear of the building.

## Staff Comments:

- The proposed setback relaxation is consistent with the East Clayton Neighbourhood Concept Plan – North of 72 Avenue Extension, which recommends setbacks ranging from 1 metre (3 ft.) to 2 metres (7 ft.) to create a pedestrian-oriented commercial environment.
- Similar setback relaxations were approved under the previous Development Variance Permit for this site (Development Variance Permit No. 7906-0415-00).
- To further enhance the pedestrian environment, planters will be situated between each of the commercial units and a small landscape bed with low planting will be located within the recessed area of the building along 72 Avenue.

## (b) Requested Variance:

- To reduce the minimum west side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) to the building face; and 0.50 metre (1.6 ft.) to the roof projection.

## Applicant's Reasons:

- To create a more pedestrian-oriented streetscape along 192 Street and to accommodate parking at the rear of the building.

## Staff Comments:

- The proposed setback relaxation is consistent with the East Clayton Neighbourhood Concept Plan – North of 72 Avenue Extension, which recommends setbacks ranging from 1 metre (3 ft.) to 2 metres (7 ft.) to create a pedestrian-oriented commercial environment.
- Similar setback relaxations were approved under the previous Development Variance Permit for this site (Development Variance Permit No. 7906-0415-00).
- To further enhance the pedestrian environment, planters will be situated between each of the commercial units and a small landscape bed with low planting will be located within the recessed area of the building along 192 Street.

## (c) Requested Variance:

- To reduce the minimum east side yard setback of the C-5 Zone from 7.5 m (25 ft.) to 5.3 m (17 ft.) to the building face, and to 4.3 m (14 ft.) to the roof projection.

## Applicant's Reasons:

- To create a more pedestrian-oriented streetscape along the lane and to screen the surface parking at the rear of the building.

## Staff Comments:

- The proposed setback relaxation is consistent with the East Clayton Neighbourhood Concept Plan– North of 72 Avenue Extension, which recommends setbacks ranging from 1 metre (3 ft.) to 2 metres (7 ft.) to create a pedestrian-oriented commercial environment.
- The proposed setback relaxation is only for that portion of the proposed building which fronts 72 Avenue. An existing lane provides further separation between the proposed commercial building and existing single family houses to the east.
- To further enhance the pedestrian environment there will be planters and bench seating at the corner of 72 Avenue and 192 Street, and a small landscaped bed with low shrubbery within the recessed area of the building along 72 Avenue.

## (d) Requested Variance:

- To reduce the minimum landscaping strip of the C-5 Zone from 1.5 m (5 ft.) to 0 m along the west and south lot lines to accommodate the proposed neighbourhood commercial building.

## Applicant's Reasons:

- To create a more pedestrian-oriented streetscape, a continuous 1.5-metre (5 ft.) wide landscaped strip cannot be accommodated along 192 Street and 72 Avenue due to reduced building setbacks.

## Staff Comments:

- The proposed setbacks are consistent with the East Clayton Neighbourhood Concept Plan – North of 72 Avenue Extension, which recommends building setbacks ranging from 1 metre (3 ft.) to 2 metres (7 ft.) to create a pedestrian-oriented commercial environment.
- In place of a continuous landscaped strip, the applicant will situate planters between each of the commercial units, and provide two (2) landscaped beds with low planting at the southwest corner of 192 Street and along 72 Avenue adjacent to the building.
- The proposed planters are consistent with the previously approved Development Permit for this site (Development Permit No. 7906-0415-00).



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7910-0184-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LC/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Mark Ankenman, Ankenman Associates Architects Inc.  
                                 Address:                      Suite 200 – 12321 Beecher Street  
                                                                      Surrey, BC  
                                                                      V4A 3A7  
                                 Tel:                                      604-536-1600
  
2.            Properties involved in the Application
  - (a)      Civic Address:                      7228 – 192 Street
  
  - (b)      Civic Address:                      7228 – 192 Street  
                                 Owner:                                      GND Enterprises Ltd., Inc. No. BCo884867  
                                 PID:    028-119-321  
                                 Lot 5 Section 22 Township 8 New Westminster District Plan BCP43402
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7910-0184-00.
  
  - (b)      Remove Notice of Development Permit No. 7906-0415-00 from title.
  
  - (c)      Remove Notice of Development Variance Permit No. 7906-0415-00 from title.

## DEVELOPMENT DATA SHEET

Existing Zoning: C-5

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,292 m <sup>2</sup>
Road Widening area		187 m <sup>2</sup>
Undevelopable area		-
Net Total		2,105 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	37%
SETBACKS ( in metres)		
Front	7.5 m	2.4 m/1.5 m roof projection
Rear	7.5 m	17 m/16 m roof projection
Side #1 (West)	7.5 m	2.0 m/0.50 m roof projection
Side #2 (East)	7.5 m	5.3 m/4.3 m roof projection
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	7.9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total	1,053 m <sup>2</sup>	781 m <sup>2</sup>
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	1,053 m <sup>2</sup>	781 m <sup>2</sup>

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

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.50	0.37
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	23	25
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	23	25
Number of disabled stalls	1	1
Number of small cars	6	5
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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7	NOV. 22, 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
6	NOV. 02, 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
5	OCT. 20, 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
3	SEPT. 14, 2010	RE-ISSUED FOR DEVELOPMENT PERMIT	MG
2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG
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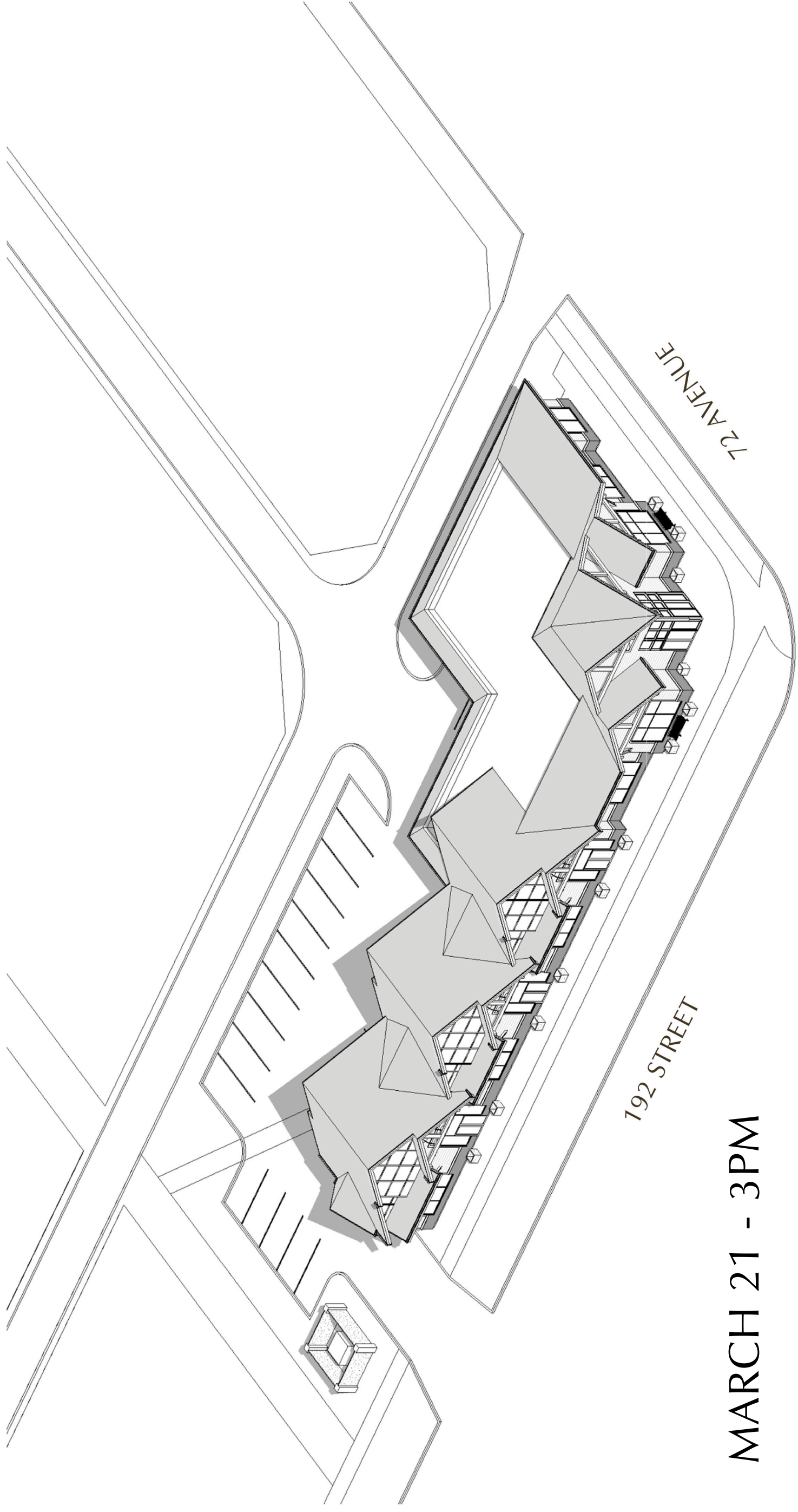
7228 192 STREET, SURREY B.C.      PERSPECTIVE      1008



## COMMERCIAL DEVELOPMENT

Ankenman Associates Architects Inc.      COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.  
 12321 Beecher St., Crescent Beach, BC V4A 3A7      604-536-1600

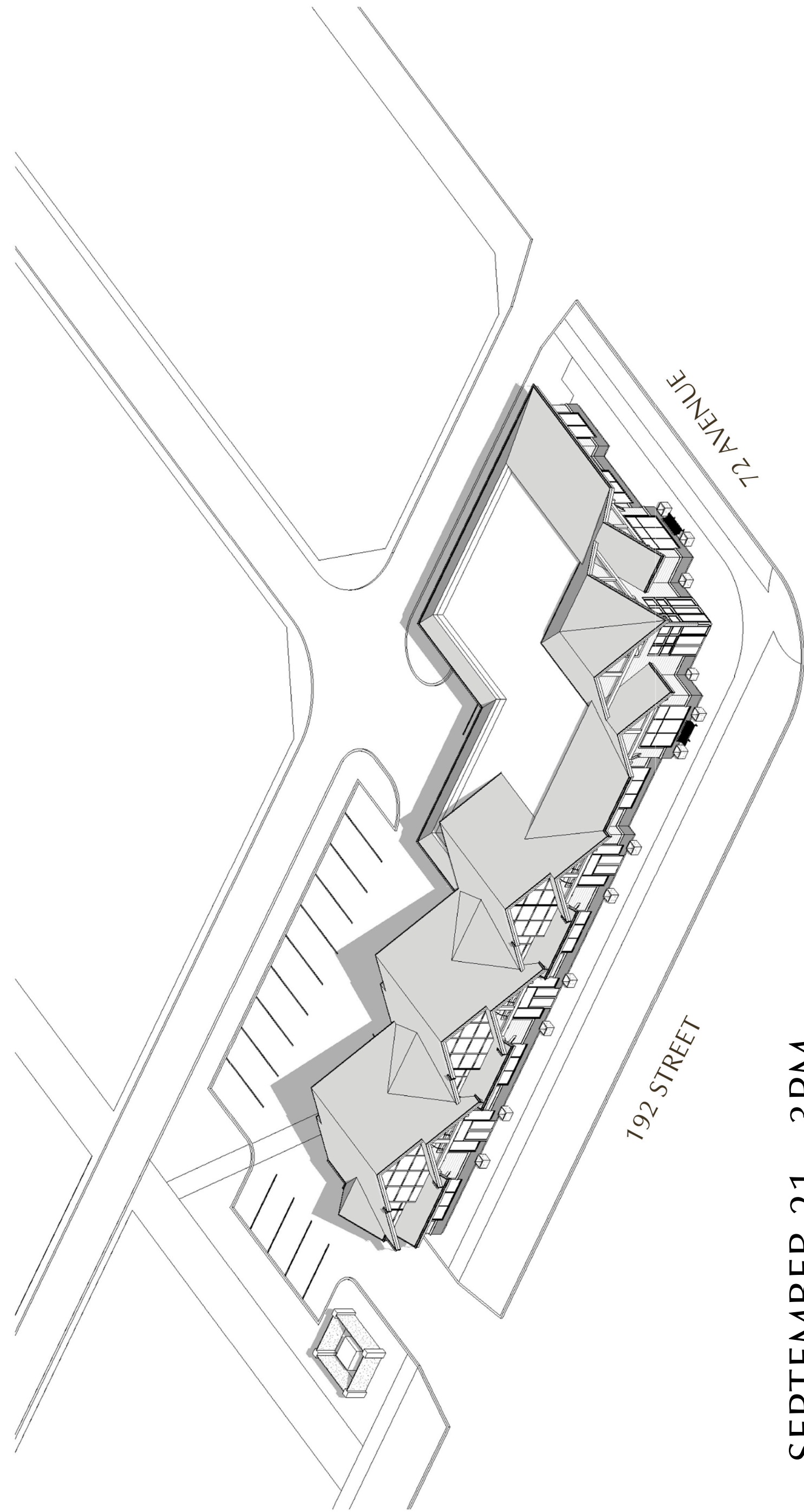
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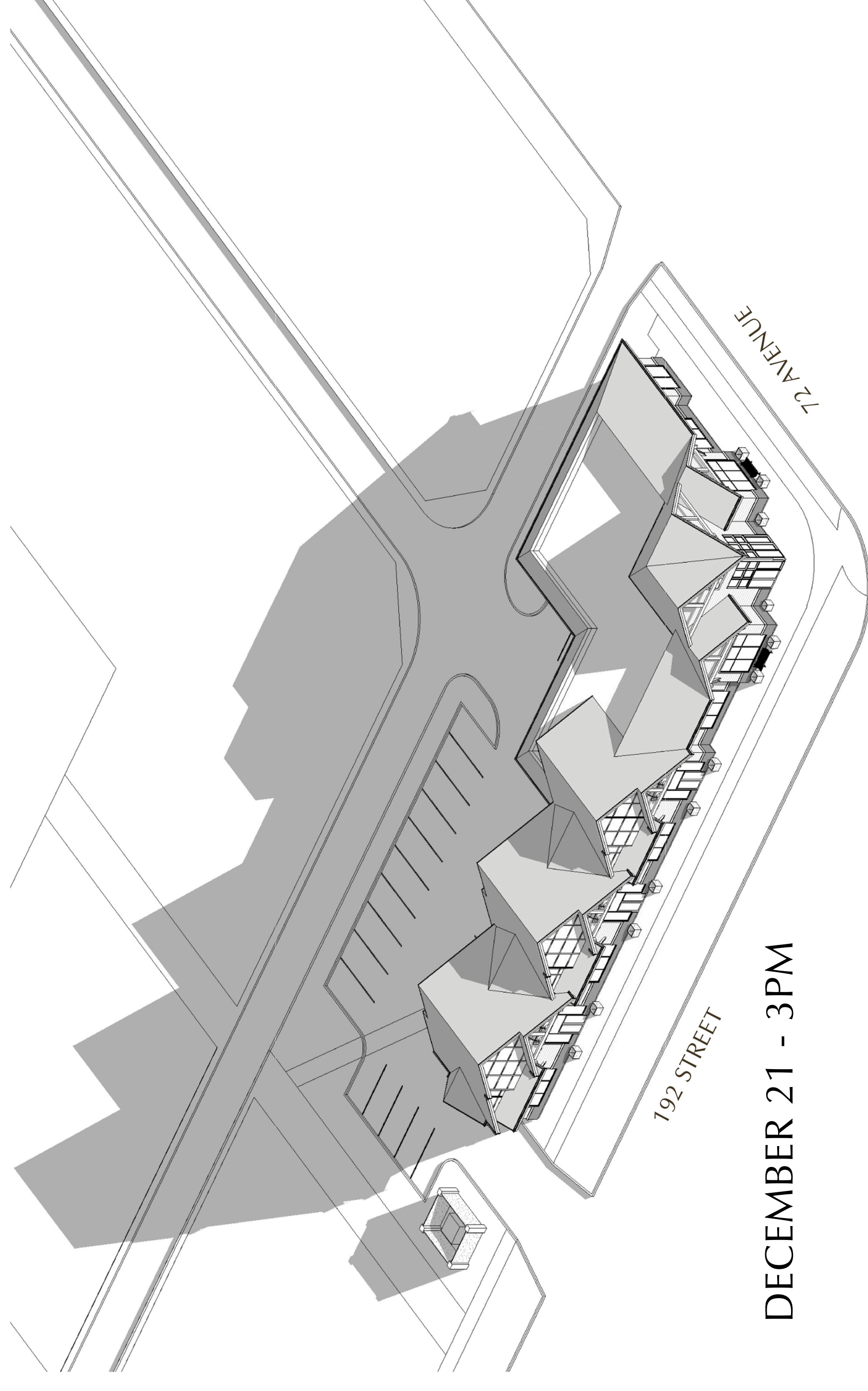
MARCH 21 - 3PM



JUNE 21 - 3PM



SEPTEMBER 21 - 3PM



DECEMBER 21 - 3PM

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# COMMERCIAL DEVELOPMENT

7228 192 STREET, SURREY B.C.

SHADOW STUDY 1008

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.

SCALE: N/A

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**SYNOPSIS**

**ZONING**  
 C5 - NEIGHBOURHOOD COMMERCIAL ZONE  
**CIVIC ADDRESS**  
 7228 192 STREET, SURREY B.C.  
**LEGAL DESCRIPTION**  
 LOT 60, SECTION 22, TOWNSHIP 8  
 NEW WESTMINSTER DISTRICT PLAN 8812

**SITE AREA**  
 GROSS SITE AREA = 2,292 SM (24,674 SF)  
 DEDICATED EASEMENT AREA = 187 SM (2,009 SF)  
 NET SITE AREA = 2,105 SM (22,665 SF)

**SITE COVERAGE**  
 COMMERCIAL RETAIL AREA = 765 SM (8,241 SF)  
 ELECTRICAL ROOM = 5 SM (56 SF)  
 REFUSE AREA = 11 SM (116 SF)  
 GROSS SITE COVERAGE = 781 SM (8,413 SF)

**SITE COVERAGE**  
 PERMITTED 0.50  
 PROVIDED 781 SM / 2,105 SM = 0.37

**FLOOR AREA (INCLUDING REFUSE AREA)**  
 C.R.U. 01 = 372 SM (4,000 SF)  
 C.R.U. 02 = 206 SM (2,222 SF)  
 C.R.U. 03 = 94 SM (1,013 SF)  
 C.R.U. 04 = 93 SM (1,006 SF)  
 ELECTRICAL ROOM = 5 SM (56 SF)  
 REFUSE = 11 SM (116 SF)  
 GROSS FLOOR AREA = 781 SM (8,413 SF)

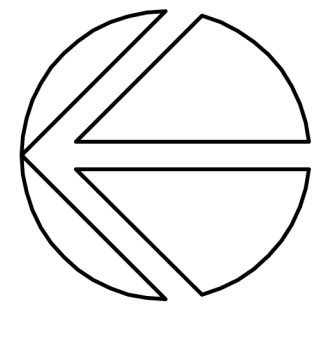
**FLOOR AREA RATIO**  
 PERMITTED 0.50  
 PROVIDED 781 SM / 2,105 SM = 0.37

**MAX. BUILDING HEIGHT**  
 PRINCIPAL BUILDING 9.0 M (30.0 FT)  
 REQUIRED 7.9 M (26.0 FT) TO MIDPOINT OF CABLE

**PARKING REQUIREMENTS**  
 COMMERCIAL RETAIL PARKING:  
 CATEGORY 2 = 767 SM / 100 SM x 3 = 23 CARS  
 SMALL CARS: 20 CARS  
 MAX. 25% OF REQUIRED PARKING CAN BE SMALL CARS = 23 x 25% = 5.75 CARS  
 TOTAL 23 CARS 5 CARS 25 CARS

**SETBACKS**  
 NORTH  
 SOUTH  
 EAST  
 WEST

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SEPT. 23 2010	MEETING WITH CITY OF SURREY	MG
SEPT. 14 2010	RE-ISSUED FOR DEVELOPMENT PERMIT	MG
SEPT. 03 2010	ISSUED FOR DEVELOPMENT PERMIT	MG
JULY 27 2010	ISSUED FOR DEVELOPMENT PERMIT	ML
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**SITE PLAN**

**7228 192 STREET, SURREY B.C.**

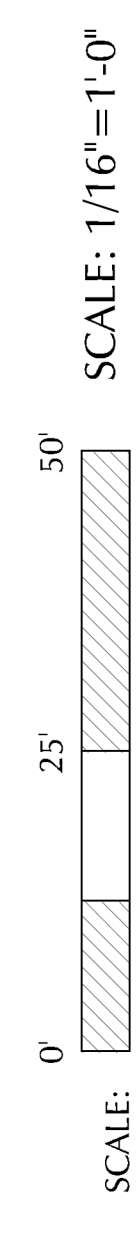
**COMMERCIAL DEVELOPMENT**

**COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.**

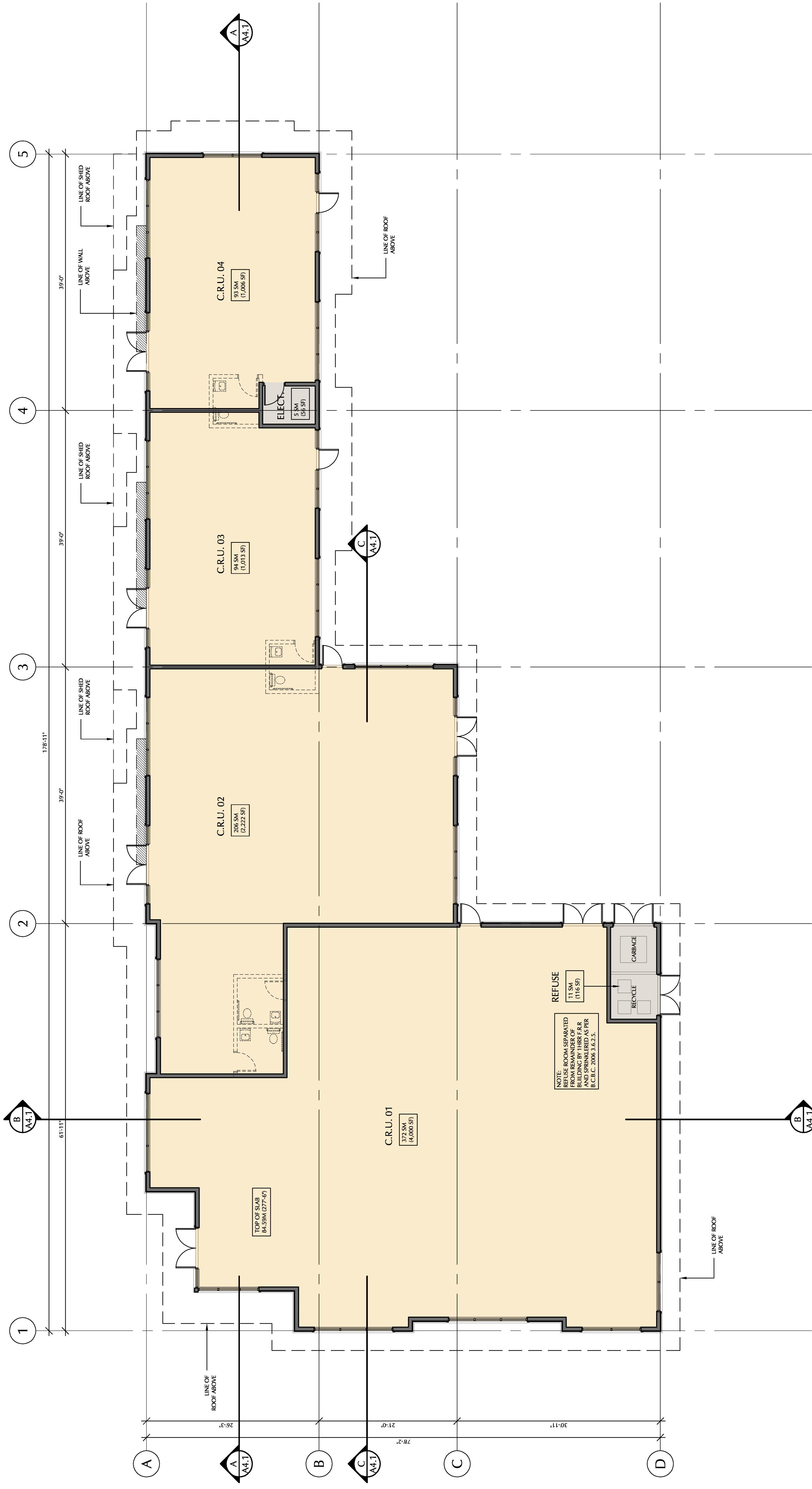
**Ankenman Associates Architects Inc.**  
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600



**1 SITE PLAN**  
 AT.1 SCALE: 1/16" = 1'-0"

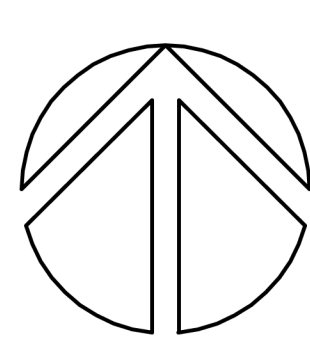
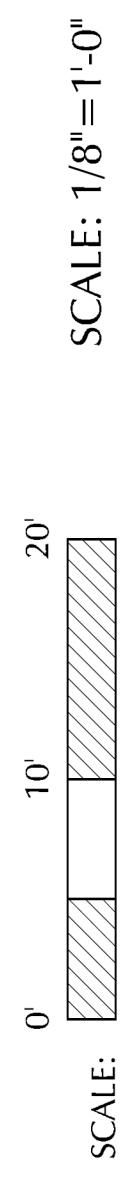


SCALE: 1/16" = 1'-0"

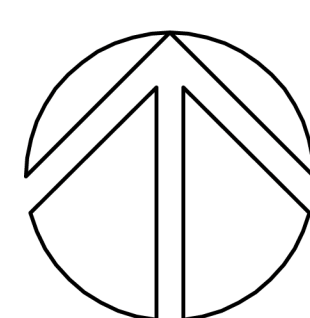
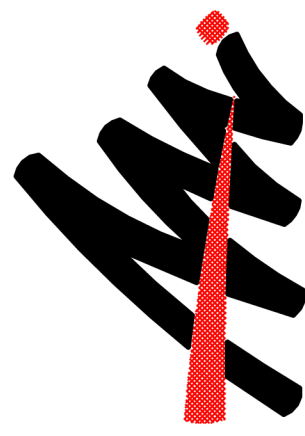


2 MAIN FLOOR PLAN  
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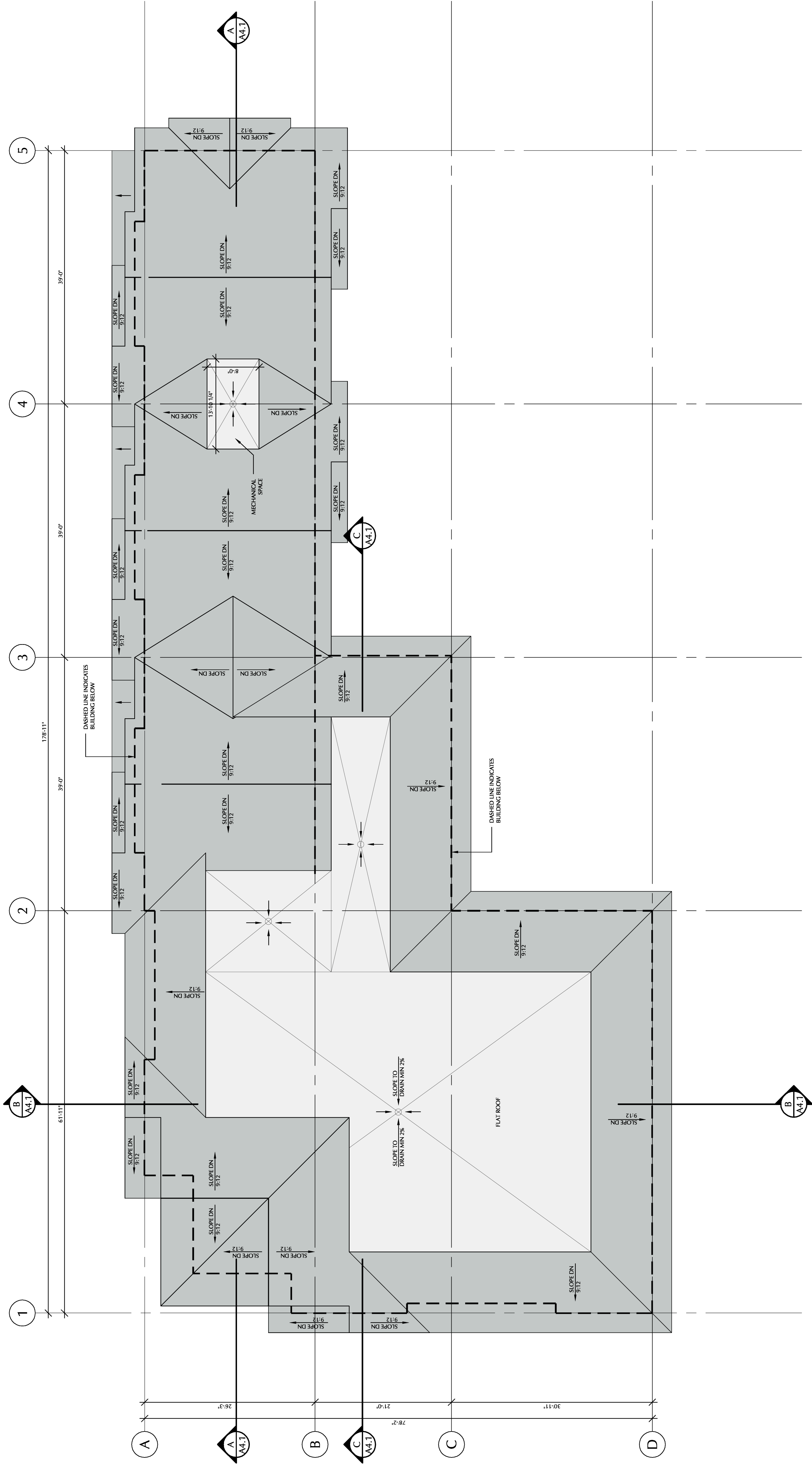
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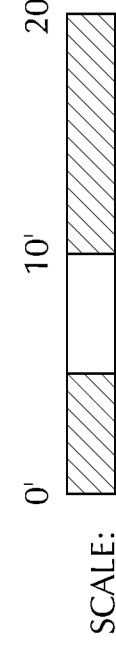


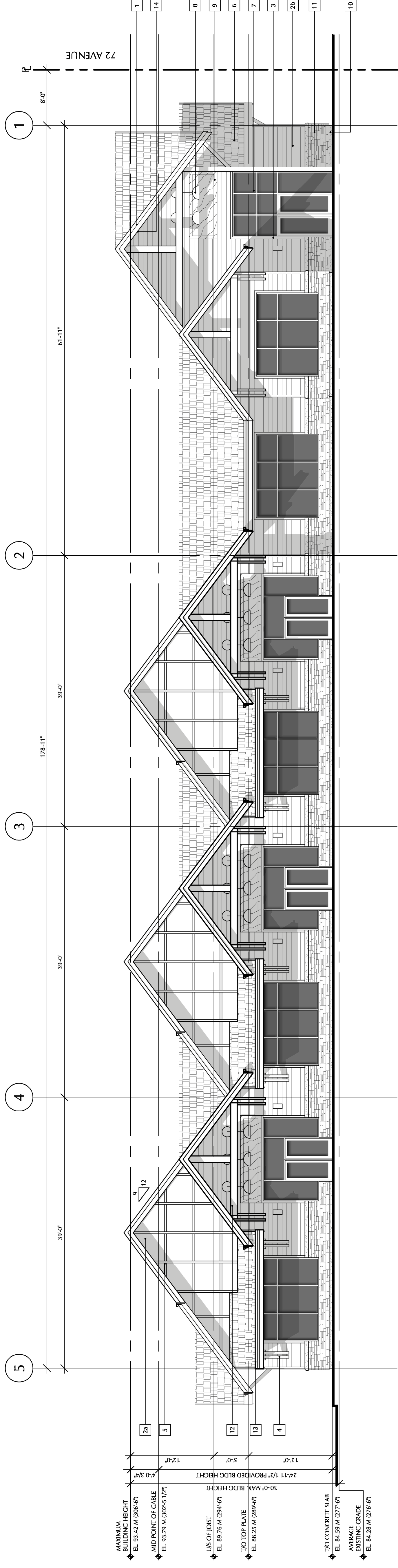
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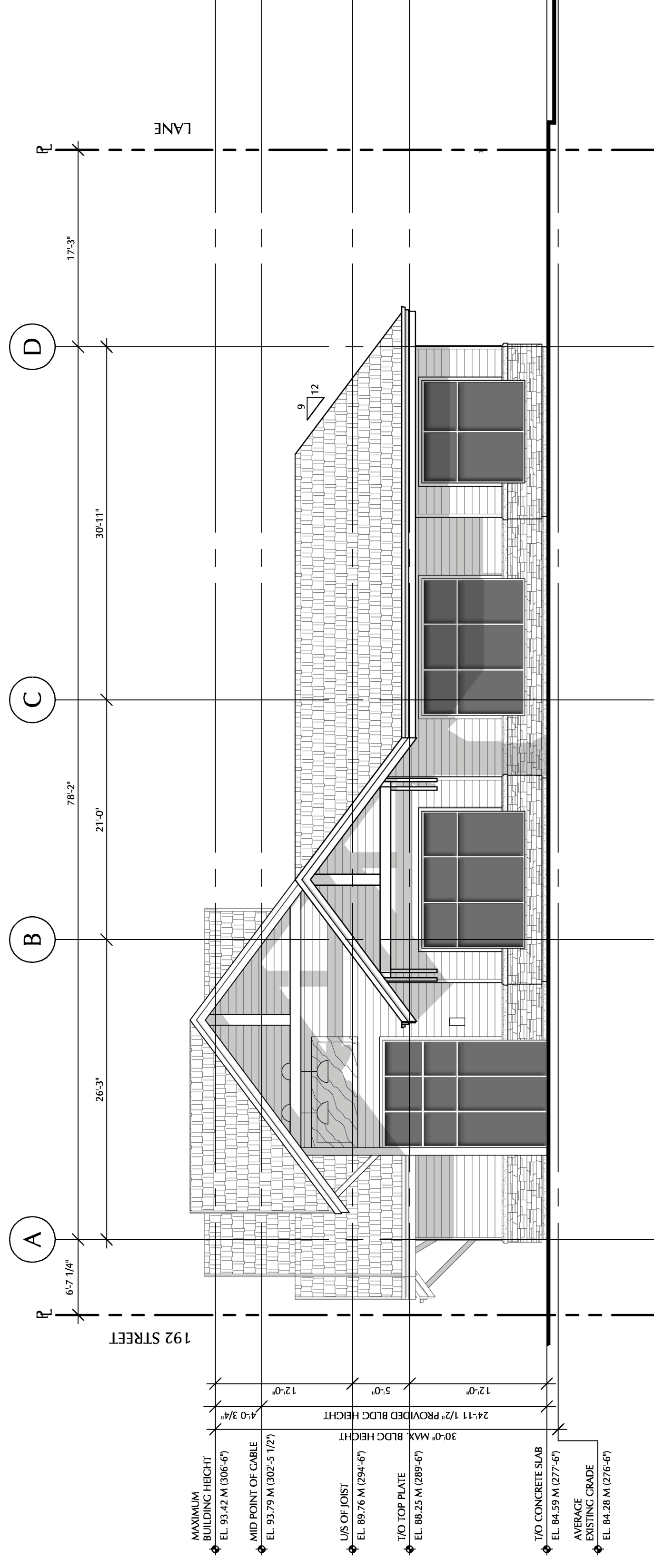
**3** ROOF PLAN  
A2.2 SCALE: 1/8" = 1'-0"

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4 WEST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"

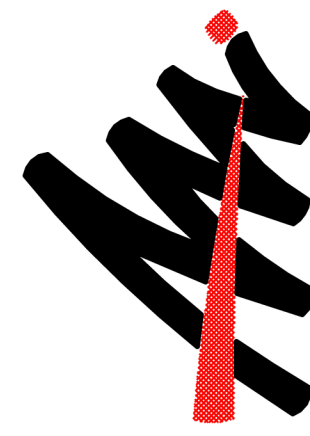


5 SOUTH ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

1	BUILT UP WOOD FASCIA -BENJAMIN MOORE HC-167 AMHERST GRAY	8	GOOSE NECK LIGHTING FOR BUILDING SIGNAGE -BLACK
2a	HARDIE SIDING / PANELS -BENJAMIN MOORE HC-105 ROCKPORT GRAY	9	CURVED / PAINTED WOOD OR HIGH DENRITY URETHANE WOODLOOK BUILDING SIGNAGE
2b	HARDIE SIDING -BENJAMIN MOORE HC-8 DORSET GOLD	10	CLEAR SEALED CONCRETE FOUNDATION
3	4" WIDE DOOR / WINDOW TRIM -BENJAMIN MOORE HC-8 DORSET GOLD	11	LEDGE STONE CW CAP STONE -OWENS CORNING COUNTRY LEDGESTONE -BLACK/REDUCED 391272
4	WOOD BRACKETS FOR POSE CANOPY -BENJAMIN MOORE HC-167 AMHERST GRAY	12	1 1/2" WOOD BATTEN -BENJAMIN MOORE HC-167 AMHERST GRAY
5	1" x 1" WOOD BATTEN -BENJAMIN MOORE HC-8 DORSET GOLD	13	PRE-FINISHED ALUMINUM GUTTERS -COLOUR TO MATCH WOOD FASCIA
6	HIGH PROFILE ASPHALT SHINGLES -CAMBRIDGE 8 BELMONT DUAL BLACK	14	VENTED HARDI BOARD SOFFIT -BENJAMIN MOORE HC-105 ROCKPORT GRAY
7	ALUMINUM STORE FRONT WINDOW FRAME CW DOUBLE GLAZING -BLACK		

REV	DATE	DESCRIPTION	BY
7	NOV. 22 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
6	NOV. 02 2010	ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
5	OCT. 20 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
3	SEPT. 14, 2010	RE-ISSUED FOR DEVELOPMENT PERMIT	MG
2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG



Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

# COMMERCIAL DEVELOPMENT

7228 192 STREET, SURREY B.C.

ELEVATIONS

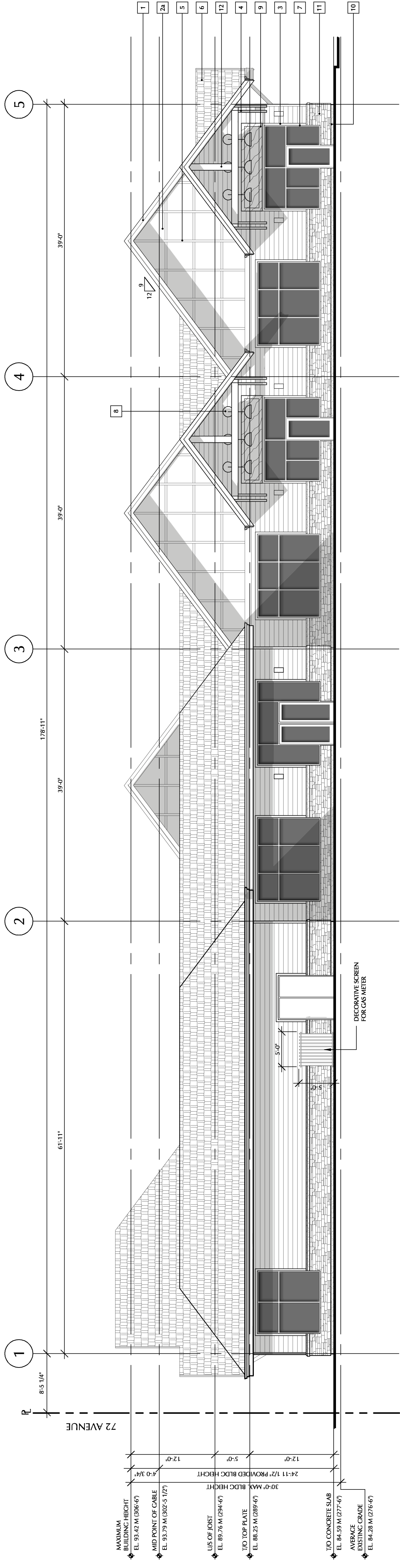
1008

COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.



SCALE: 1/8" = 1'-0"

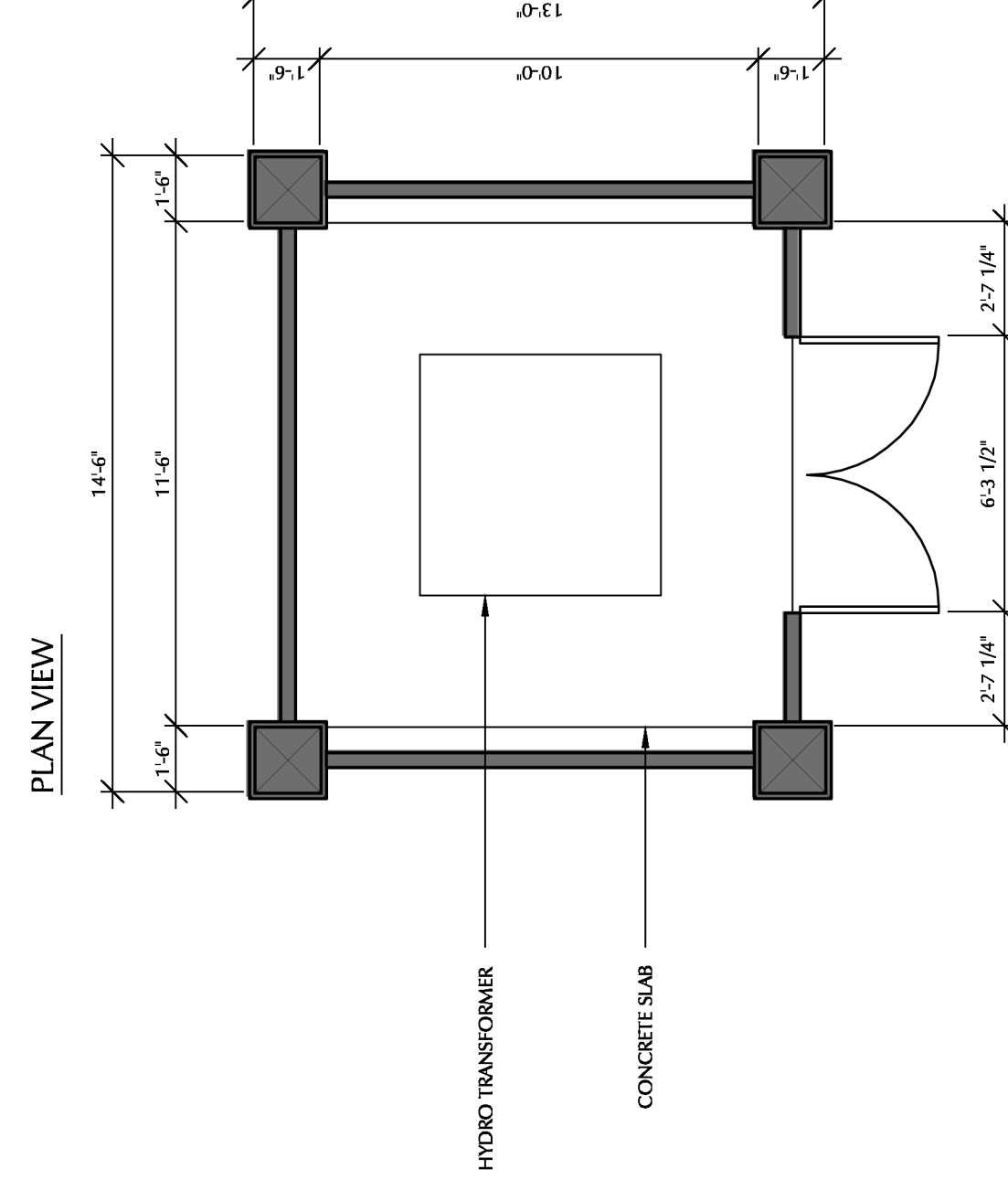
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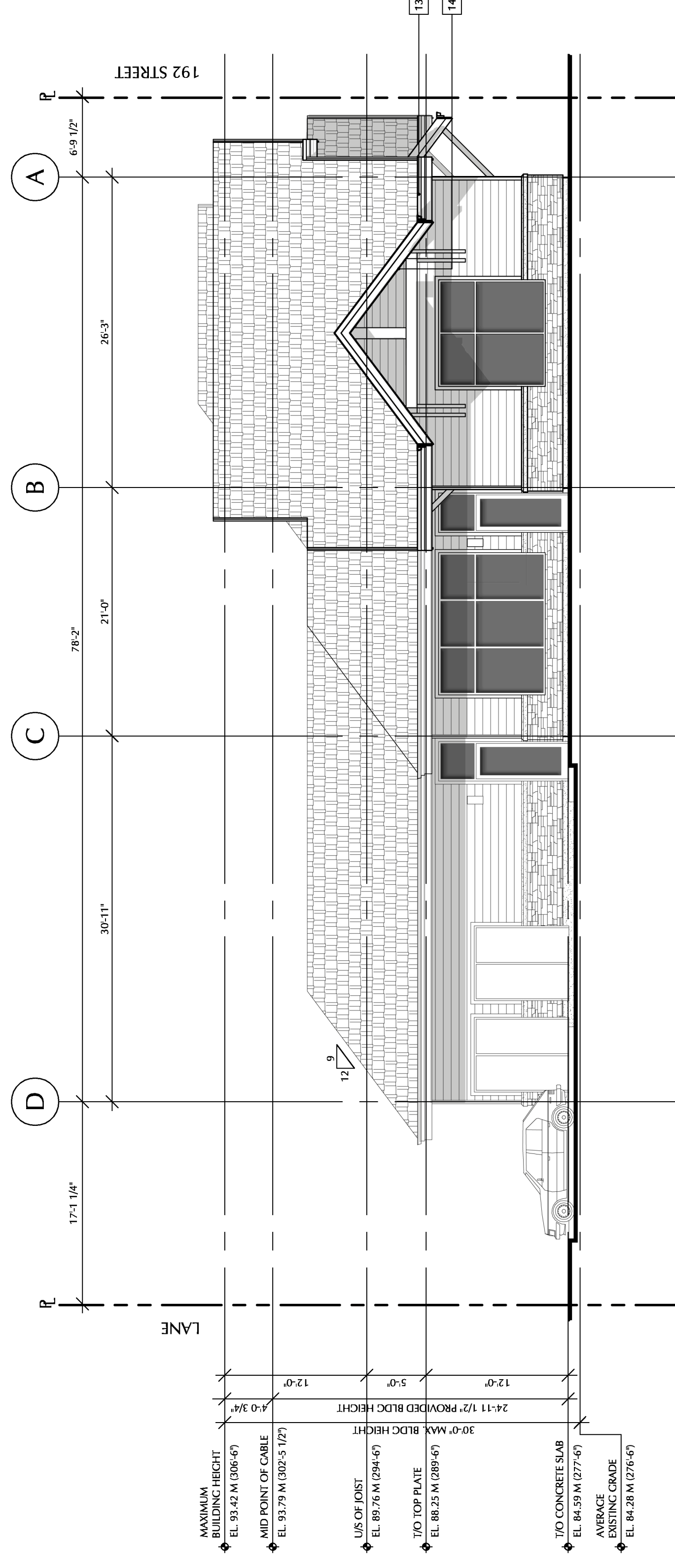
**6 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATION KEY NOTES:**

1	BUILT UP WOOD FASCIA -BENJAMIN MOORE HC-167 AMHERST GRAY	8	COODE NECK LIGHTING FOR BUILDING SIGNAGE -BLACK
2a	HARDIE SIDING / PANELS -BENJAMIN MOORE HC-105 ROCKPORT GRAY	9	CARVED / PAINTED WOOD OR HIGH DENSITY URETHANE WOODS FOR BUILDING SIGNAGE
2b	HARDIE SIDING -BENJAMIN MOORE HC-8 DORSET COUD	10	CLEAR SEALED CONCRETE FOUNDATION
3	4" WIDE DOOR / WINDOW TRIM -BENJAMIN MOORE HC-8 DORSET COUD	11	LEDGE STONE C/W CAP STONE -OWENS CORNING CULTURED STONE COUNTRY LEDGESTONE BLACK RUNDLE 19122
4	WOOD BRACKETS FOR ROOF CANOPY -BENJAMIN MOORE HC-167 AMHERST GRAY	12	17/8" WOOD TRIM -BENJAMIN MOORE HC-167 AMHERST GRAY
5	1 1/4" WOOD BATTEN -BENJAMIN MOORE HC-8 DORSET COUD	13	PRE-FINISHED ALUMINUM CLITTERS -COLOUR TO MATCH WOOD FASCIA
6	HIGH PROFILE ASPHALT SHINGLES -CAMBRIDGE & BILTMORE DUAL BLACK	14	VENTED HARTI 1/2" BOARD SHEET -BENJAMIN MOORE HC-105 ROCKPORT GRAY
7	ALUMINUM STORE FRONT WINDOW FRAME C/W DOUBLE GLAZING -BLACK		

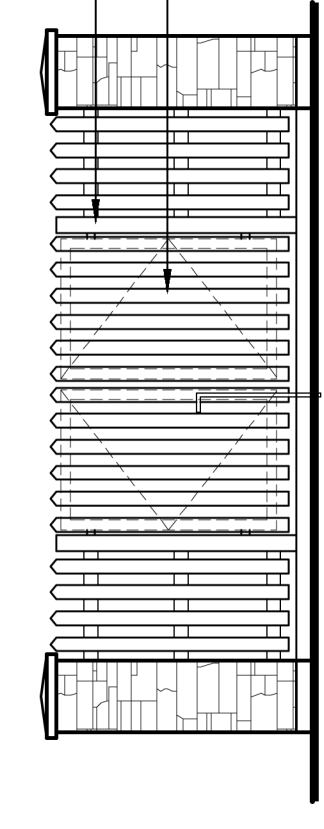


**PLAN VIEW**

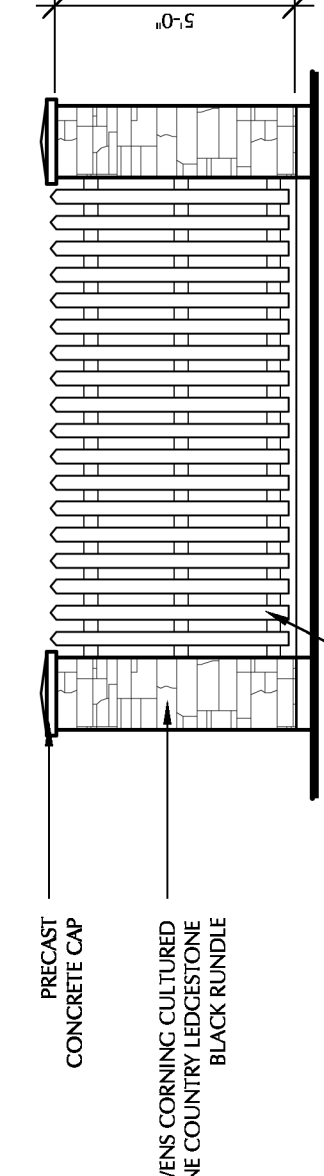


**7 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

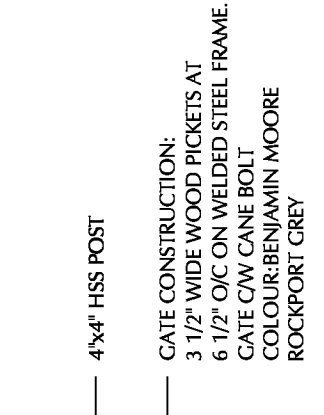
**FRONT ELEVATION**



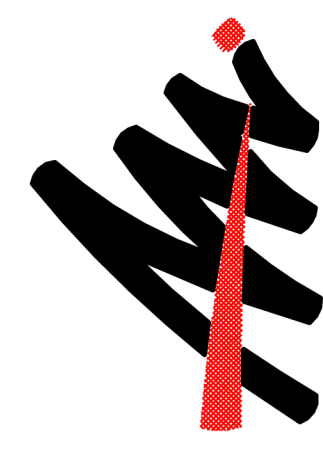
**SIDE ELEVATION (TYPICAL)**



**8 PICKET FENCE SCREENING FOR HYDRO KIOSK**  
SCALE: 1/4" = 1'-0"



NO.	DATE	DESCRIPTION	BY
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2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG



# COMMERCIAL DEVELOPMENT

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

7228 192 STREET, SURREY B.C.

ELEVATIONS

1008

# A3.2

SCALE: 1/8" = 1'-0"



1 BUILT UP WOOD FASCIA, ROOF BRACKETS  
WOOD TRIM, ALUMINUM GUTTERS  
- BENJAMIN MOORE HC-167  
AMHERST GRAY

2 HARDIE SIDING / HARDIE PANELS  
- BENJAMIN MOORE HC-105  
ROCKPORT GRAY

3 HARDIE SIDING, WOOD WINDOW /  
DOOR TRIM, WOOD BATTEN  
- BENJAMIN MOORE HC-8  
DORSET GOLD

4 ALUMINUM STOREFRONT, WINDOW /  
DOOR FRAME, GOOSENECK LIGHTING  
- BLACK

5 CULTURE STONE, CAP STONE  
- OWENS CORNING COUNTRY LEDGESTONE  
BLACK RUNDLE 391272

6 EXPOSED CONCRETE UPSTAND  
- LIGHT GRAY

7 ASPHALT SHINGLES  
- CAMBRIDGE & BILTMORE  
DUAL BLACK

8 BUILDING SIGNAGE  
CARVED / PAINTED WOOD  
OR HIGH DENSITY URETHANE  
WOODLOOK SIGNAGE

9 GLAZING  
- CLEAR

REV	DATE	DESCRIPTION	BY
7	NOV. 22, 2010	ISSUED FOR CITY OF SURREY PLANNING REVIEW	MEG
6	NOV. 02, 2010	ISSUED FOR CITY OF SURREY PLANNING REVIEW	MEG
3	OCT. 20, 2010	ISSUED FOR CITY OF SURREY PLANNING REVIEW	MEG
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2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MEG



Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

# COMMERCIAL DEVELOPMENT

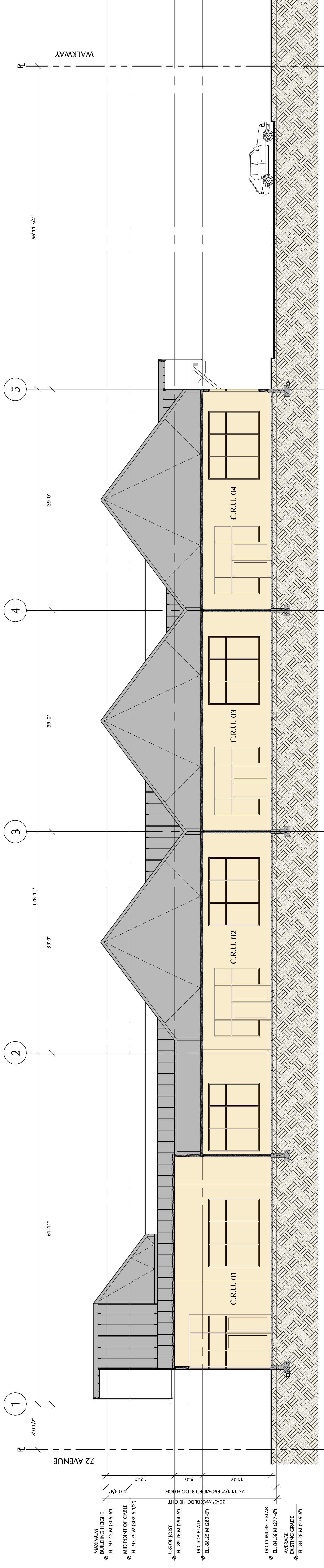
7228 192 STREET, SURREY B.C.

COLOUR BOARD 1008

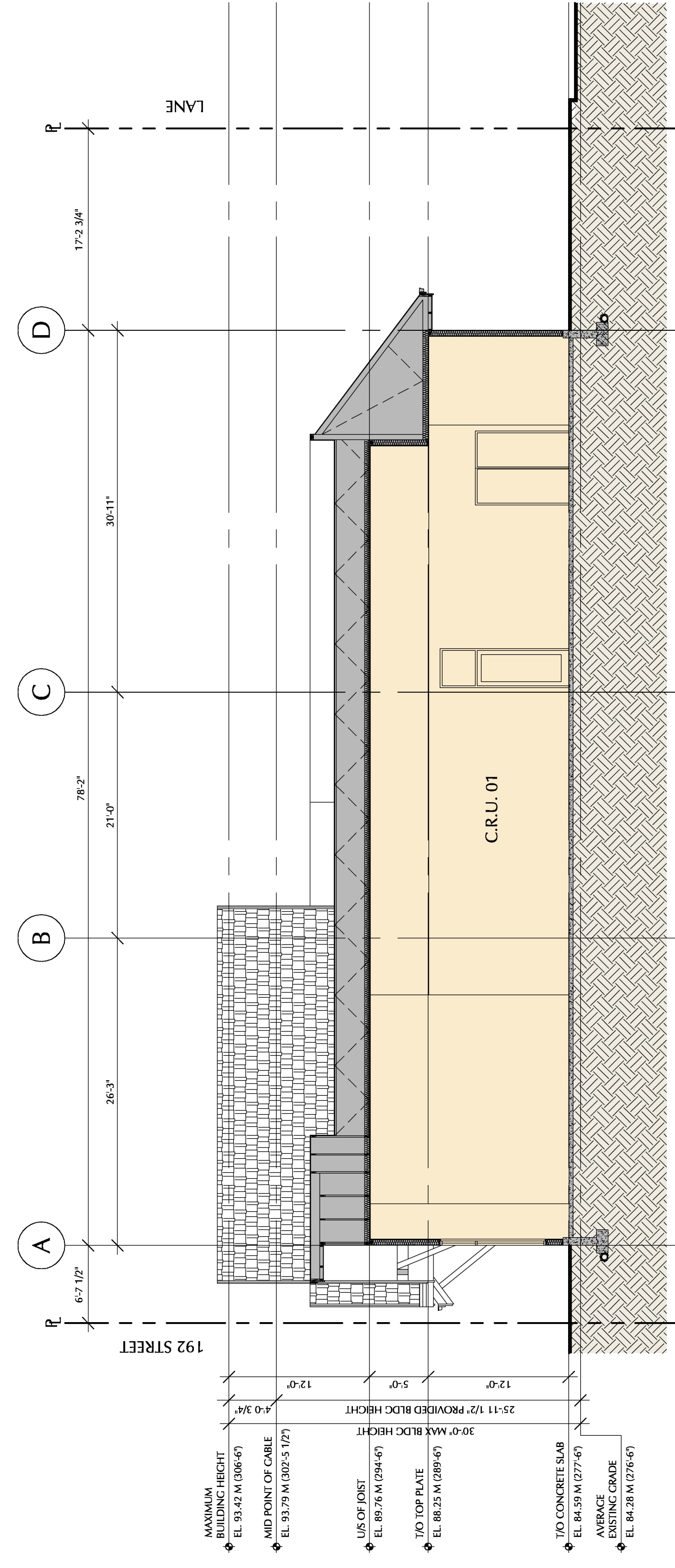
# A3.3

COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.

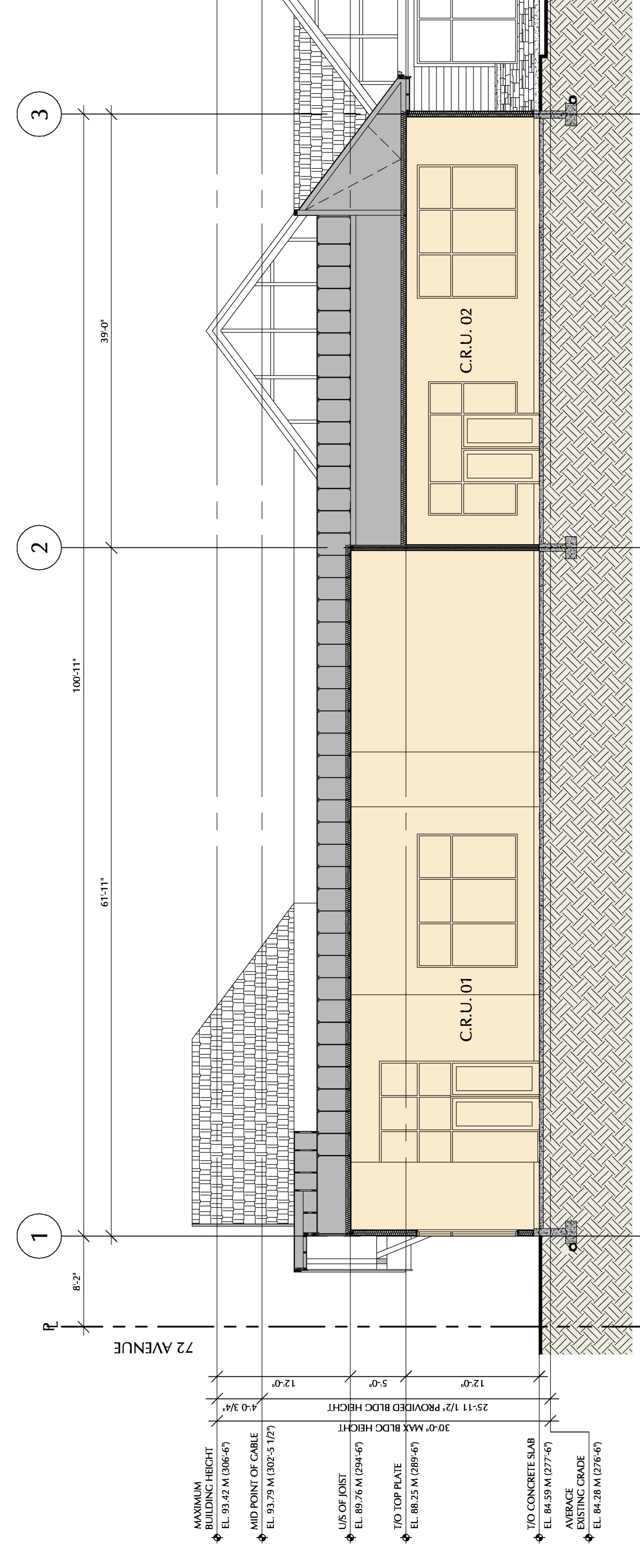
SCALE: N/A



**A SECTION**  
**A4.1** SCALE: 1/8" = 1'-0"



**B SECTION**  
**A4.1** SCALE: 1/8" = 1'-0"



**C SECTION**  
**A4.1** SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY
2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG
3	SEPT. 14, 2010	RE-ISSUED FOR DEVELOPMENT PERMIT	MG
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7	NOV. 22 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG



# COMMERCIAL DEVELOPMENT

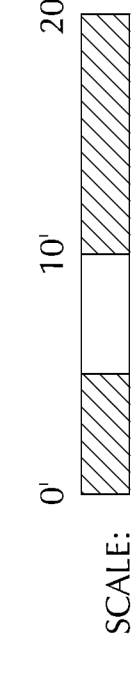
7228 192 STREET, SURREY B.C.

1008

# A4.1

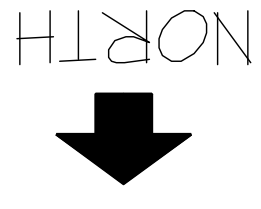
Ankenman Associates Architects Inc.  
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.



SCALE: 1/8"=1'-0"

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NO.	DATE	REVISION DESCRIPTION	DR.
6	10/04/23	REVISE PER CITY	TZ
5	10/04/23	SPOT ELEVATIONS REVISE SHEETS	TZ
4	10/04/23	NEW SITE PLANNING COMMENTS	TZ
3	10/04/23	NEW SITE PLAN CITY COMMENTS	TZ
2	10/04/23	NEW SITE PLANS-ISSUE FOR DP	EM
1	10/04/23	NEW SITE PLANS-ISSUE FOR DP	TZ



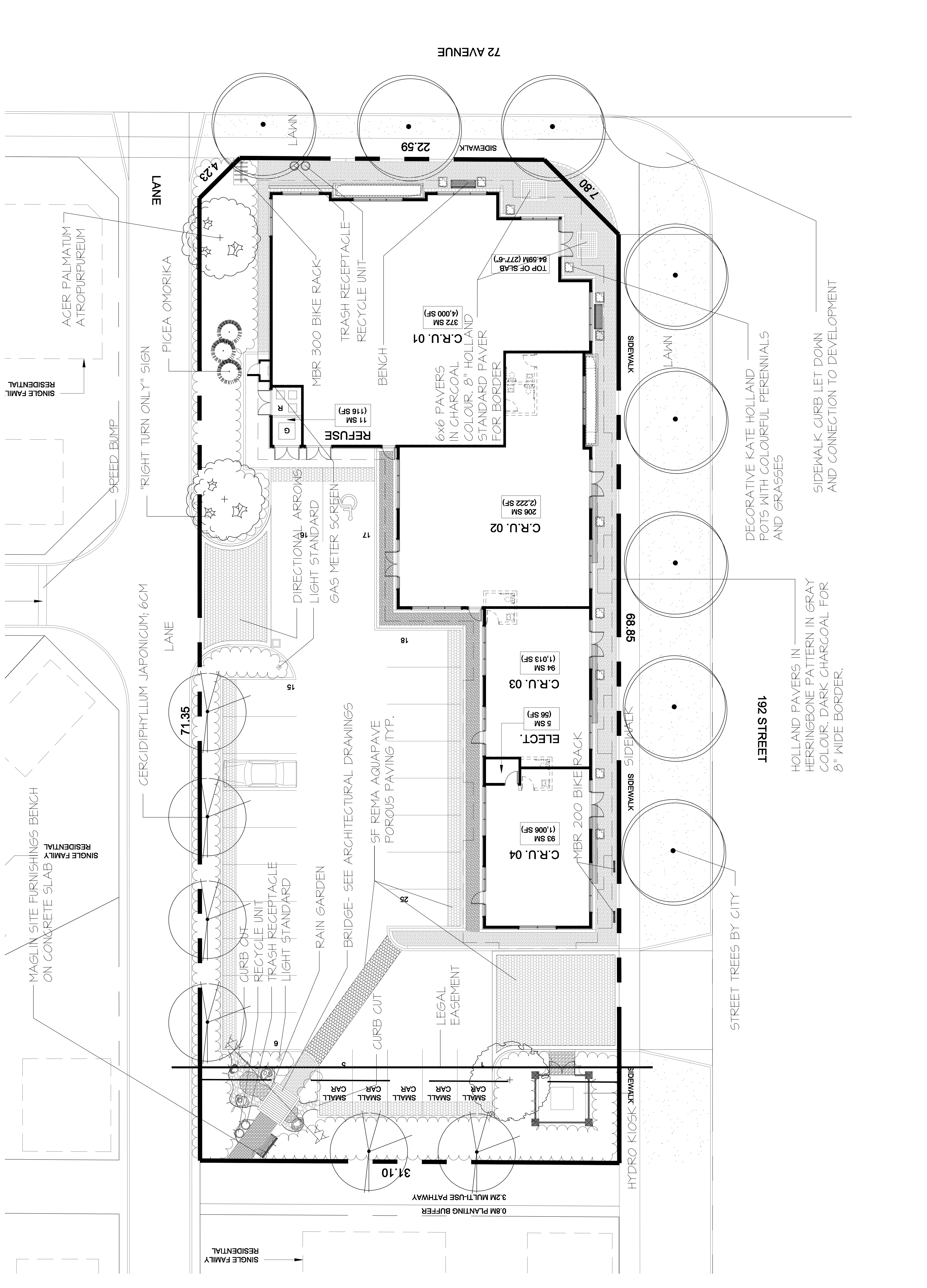
A Partnership of  
 J.D. Mitchell & Associates Ltd.  
 Patricia Campbell Mills Consultants Ltd.  
 Mary Chen Yip Consultants Ltd.  
 Suite C100 - 4185 Still Creek Drive  
 Burnaby, British Columbia  
 V5C 6G9  
 ph (604) 437-3945, f: 437-8723

PROJECT:  
**COMMERCIAL DEVELOPMENT**  
 7228 192 STREET  
 SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE:	10 AUG 23	DRAWING NUMBER:	
SCALE:	1"=100'		
DRAWN:	TZ		
DESIGN:	TZ		
CHKD:	-		

OF 3  
 10-136



DECORATIVE KATE HOLLAND POTS WITH COLOURFUL PERENNIALS AND GRASSES

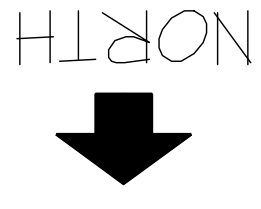
SIDEWALK CURB LET DOWN AND CONNECTION TO DEVELOPMENT

HOLLAND PAVERS IN HERRINGBONE PATTERN IN GRAY COLOUR. DARK CHARCOAL FOR 8" WIDE BORDER.

STREET TREES BY CITY

10-136-02.PDF

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NO.	DATE	REVISION DESCRIPTION	DR.
6	10/04/23	REVISE PER CITY	TZ
5	10/04/23	SPOT ELEVATIONS REVISE SHEETS	TZ
4	10/02/23	NEW SITE PLANNING COMMENTS	TZ
3	10/02/23	NEW SITE PLANNING COMMENTS	TZ
2	10/02/19	NEW SITE PLANS- ISSUE FOR DP	EM
1	10/09/10	NEW SITE PLANS- ISSUE FOR DP	TZ



A Partnership of  
J.D. Mitchell & Associates Ltd.  
Patricia Campbell Mills Consultants Ltd.  
Mary Chen Yip Consultants Ltd.

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia  
V5C 6G9  
ph (604) 437-3945, f: 437-8723

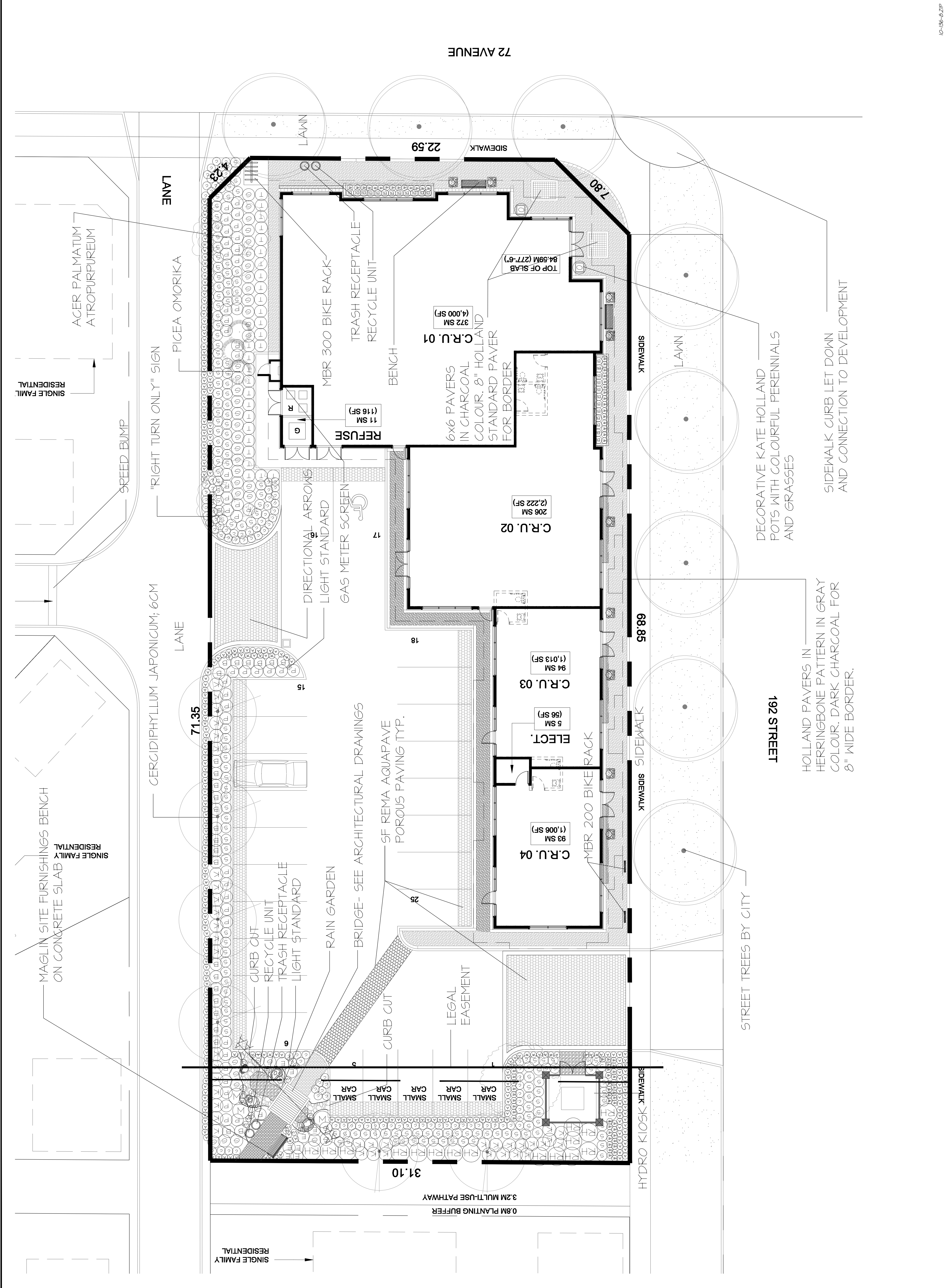
PROJECT:  
**COMMERCIAL DEVELOPMENT**  
7228 192 STREET  
SURREY, B.C.

DRAWING TITLE:  
**SHRUB PLAN**

DATE:	10 AUG 23	DRAWING NUMBER:	
SCALE:	1"=10'0"		
DRAWN:	TZ		
DESIGN:	TZ		
CHKD:	-		

L2

DMG PROJECT NUMBER: 10-136  
OF 3



10-136-3.ZIP



MRG1 200M-32  
RECYCLE UNIT



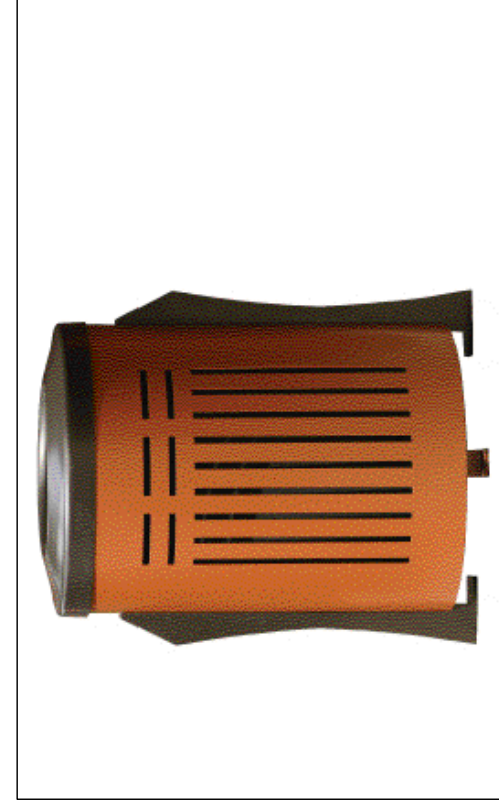
MBR 300 SERIES  
BIKE RACK



MLB450W  
BENCH

MBR 200 SERIES  
BIKE RACK

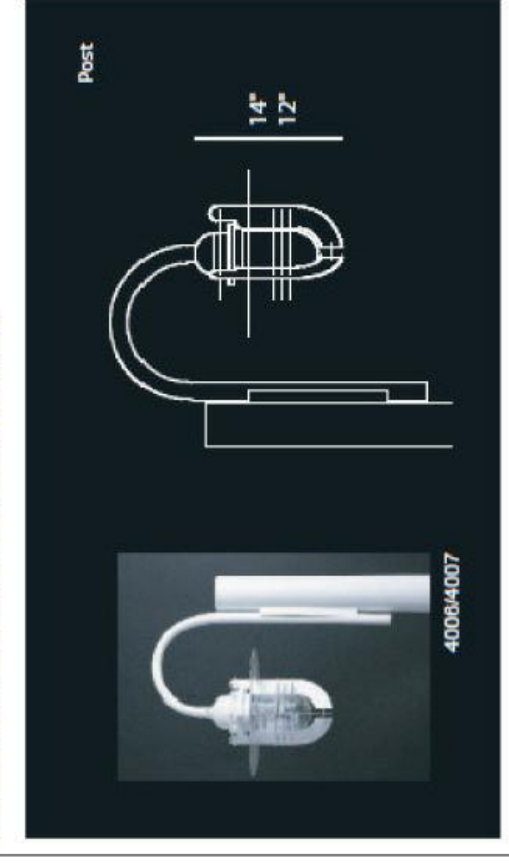
NOTE: BENCH TO BE SURFACE  
MOUNT TO CONCRETE SLAB



MLR1 200M-32  
TRASH

ALL PRODUCTS ARE  
AVAILABLE  
FROM MAGLIN  
SITE FURNISHINGS

PARKING AREA LIGHTING



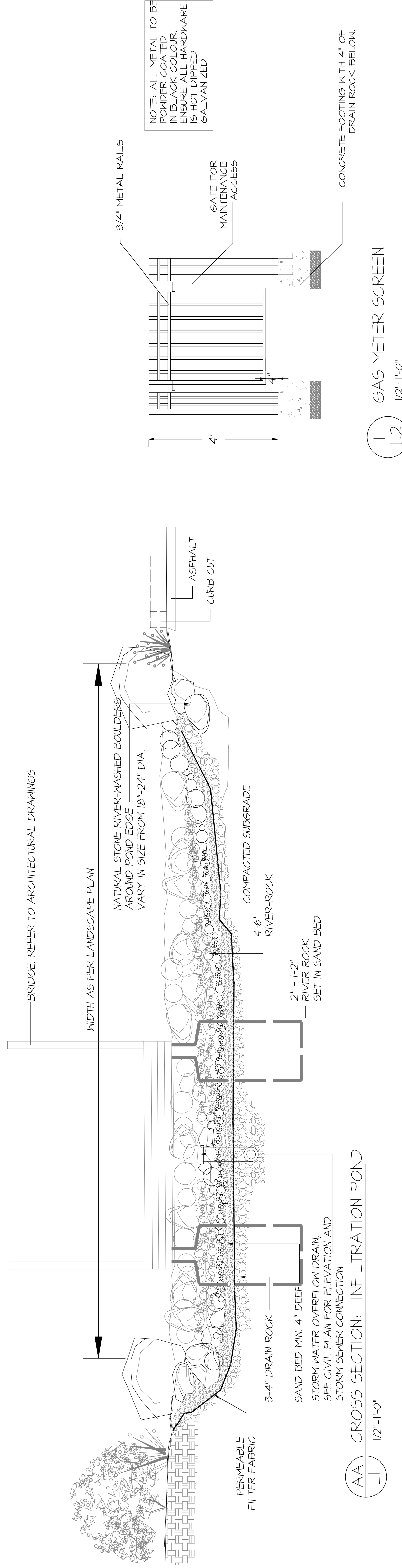
Rebelle Architectural Lighting, Sierra Mist  
Shepherd Hook Post Mounted Luminaire  
Colour choice: ● BLACK

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE /	REMARKS
TREE					
2		ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	5CM CAL; B4B	
1		CERCIDIPHYLLUM JAPONICUM	KATSURRA TREE	10CM CAL; 1.8M STD; B4B	
6		CERCIDIPHYLLUM JAPONICUM 6CM	KATSURRA TREE	6CM CAL; 1.8M STD; B4B	
3		PICEA OMORICA	SERBIAN SPRUCE	2.5M HT; B4B	
8		Street Tree selected by City	to be announced	6CM CAL; B4B	
SHRUB					
25		BERBERIS X ROSE GLOH	ROSE GLOH BARBERRY	#2 POT; 30CM	
24		EXUS SERRIFOLIENS	COMMON BOXWOOD	#3 POT; 40CM	
2		CHAMAECYPARIS OBUSA 'BRACIOLosa'	GOLDEN DWARF HINOKI CYPRESS	1M HT; B4B	
40		KALMIA LATIFOLIA 'BALLSETE'	MOUNTAIN LAUREL	#3 POT; 50CM	
48		PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	2 POT; 25CM; 9/4EARED	
16		RHOZODENDRON 'UNIQUE'	RHOZODENDRON; YELLOW; APRIL	#3 POT; 30CM	
3		SALIX INTEGR A HAKURO NISHIKI	DAPPLED WILLOW	#3 POT; 60CM	
154		SPIRAEA X BIMALDA 'GOLDFLAHE'	GOLDFLAHE SPIREA	#2 POT; 40CM	
28		TAXUS X MEDIA 'HICKSII'	HICK'S YEN	#2 POT; 50CM	
GRASS					
112		CAREX MORRISONII 'ICE DANCE'	VARIEGATED JAPANESE SEDGE	#1 POT	
45		OPHIOGON PLANISCIURIUS 'INGRESCENS'	BLACK MONDO GRASS	#1 POT	
38		FENISSETUM ALOPECUROIDES 'VIRIDESCENS'	BLACK-FLOWERING FOUNTAIN GRASS	#1 POT	
VINE					
7		LONICERA DROOPMORE SCARLET	DROOPMORE SCARLET HONEYBUCKLE	#3 POT; 75CM; STAKED	
PERENNIAL					
11		HELGHERA PALACE PURPLE'	CORAL BELLS	15 CM POT	
30		ASCOSTAPHYLOS INVALIS	KINNICKINICK	#1 POT; 20CM	
8		ELIANTHUS JAPONICA 'EMERALD GALETY'	ELIANTHUS; SILVER VARIEGATED	#2 POT; 40CM	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTION. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.







## INTER-OFFICE MEMO

---

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

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

DATE: **November 23, 2010** PROJECT FILE: **7810-0184-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 7228 192 Street**

**DEVELOPMENT PERMIT**

Provide landscaping along 192 Street and 72 Avenue frontages and temporary parking along 192 Street. A Mini Servicing Agreement is required.

**DEVELOPMENT VARIANCE PERMITS**

There are no engineering requirements relative to the Development Variance Permits.

Bob Ambardar, P.Eng.  
Development Project Engineer

ssa

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0184-00

Issued To: GND ENTERPRISES LTD., INC. NO. BCo884867

(the "Owner")

Address of Owner: 8428 - 164 Street  
Surrey, BC  
V4N 1E5

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-119-321  
Lot 5 Section 22 Township 8 New Westminster District Plan BCP43402

7228 - 192 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 35 C-5 Zone (C-5) the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) to the building face; and to 1.5 metres (5 ft.) for the roof projection;
  - (b) In Section F of Part 35 C-5 Zone (C-5) the minimum the minimum west side yard setback is reduced from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) to the building face; and to 0.50 metres (1.6 ft.) for the roof projection;
  - (c) In Section F of Part C-5 Zone (C-5) the minimum east side yard setback is reduced from 7.5 metres (25 ft.) to 5.3 metres (17 ft.) to the building face for a portion of the building, and to 4.3 metres (14 ft.) to the roof projection;
  - (d) In Section I of Part 35 C-5 Zone (C-5) the continuous landscaping strip along the west lot line is reduced from 1.5 metres (5 ft.) to 0 metre; and

- (e) In Section I of Part 35 C-5 Zone (C-5) the continuous landscaping strip along the south lot line is reduced from 1.5 metres (5 ft.) to 0 metre.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7910-0184-00 (A) through to and including 7910-0184-00 (M) (the "Drawings") which are attached hereto and form part of this development variance permit.
  5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  6. This development variance permit shall lapse if the Owner does not substantially start any construction within two (2) years after Development Permit No. 7910-0184-00 is issued.
  7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20      .  
ISSUED THIS      DAY OF      , 20      .

---

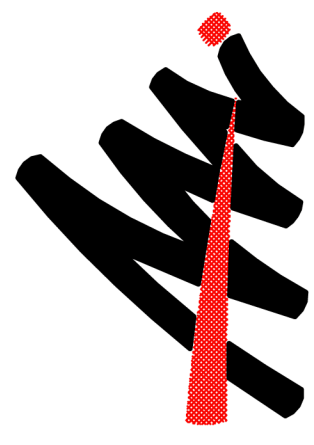
Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



7	NOV. 22, 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
6	NOV. 02, 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
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2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG
REV	DATE	DESCRIPTION	BY



# COMMERCIAL DEVELOPMENT

7228 192 STREET, SURREY B.C.

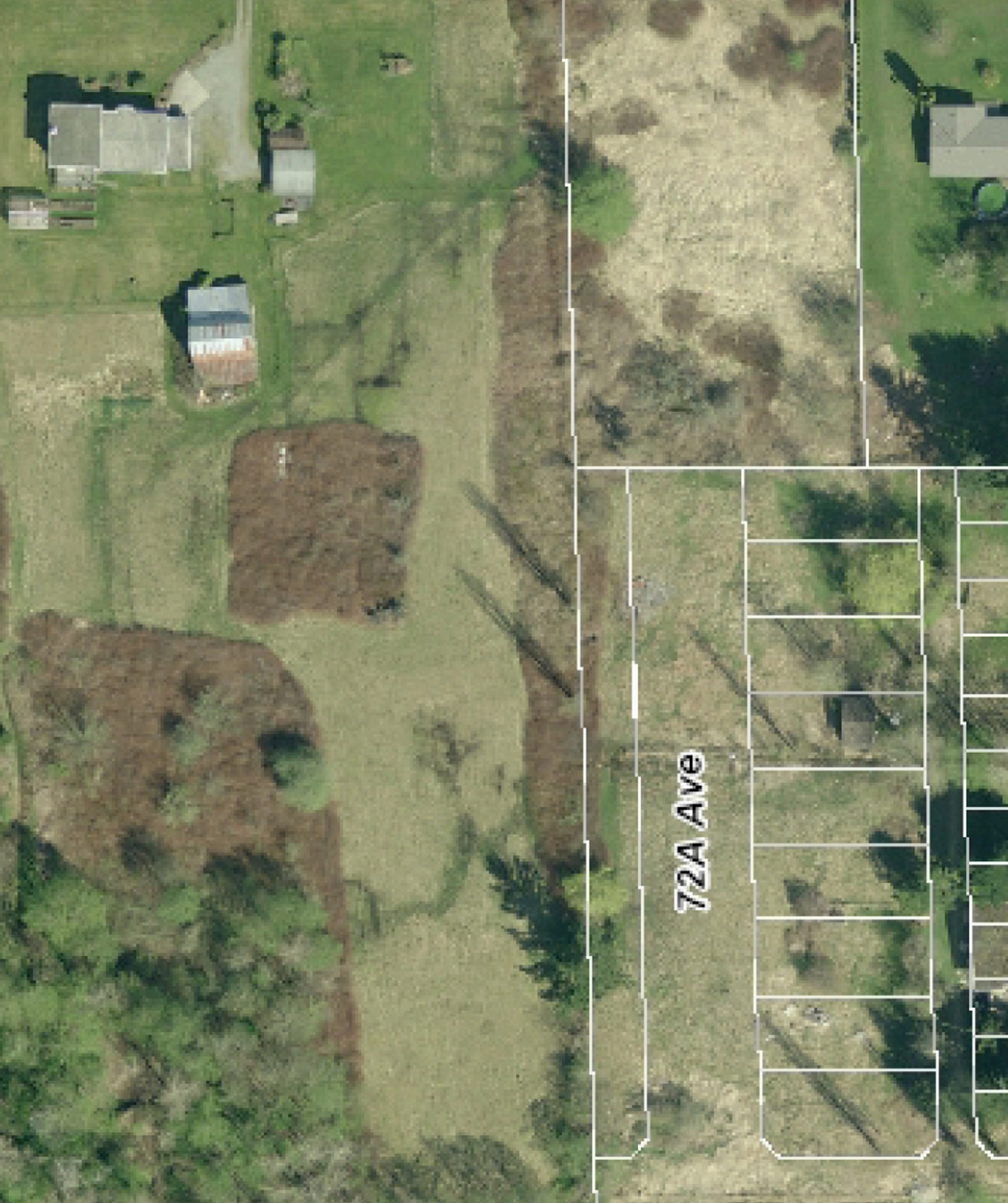
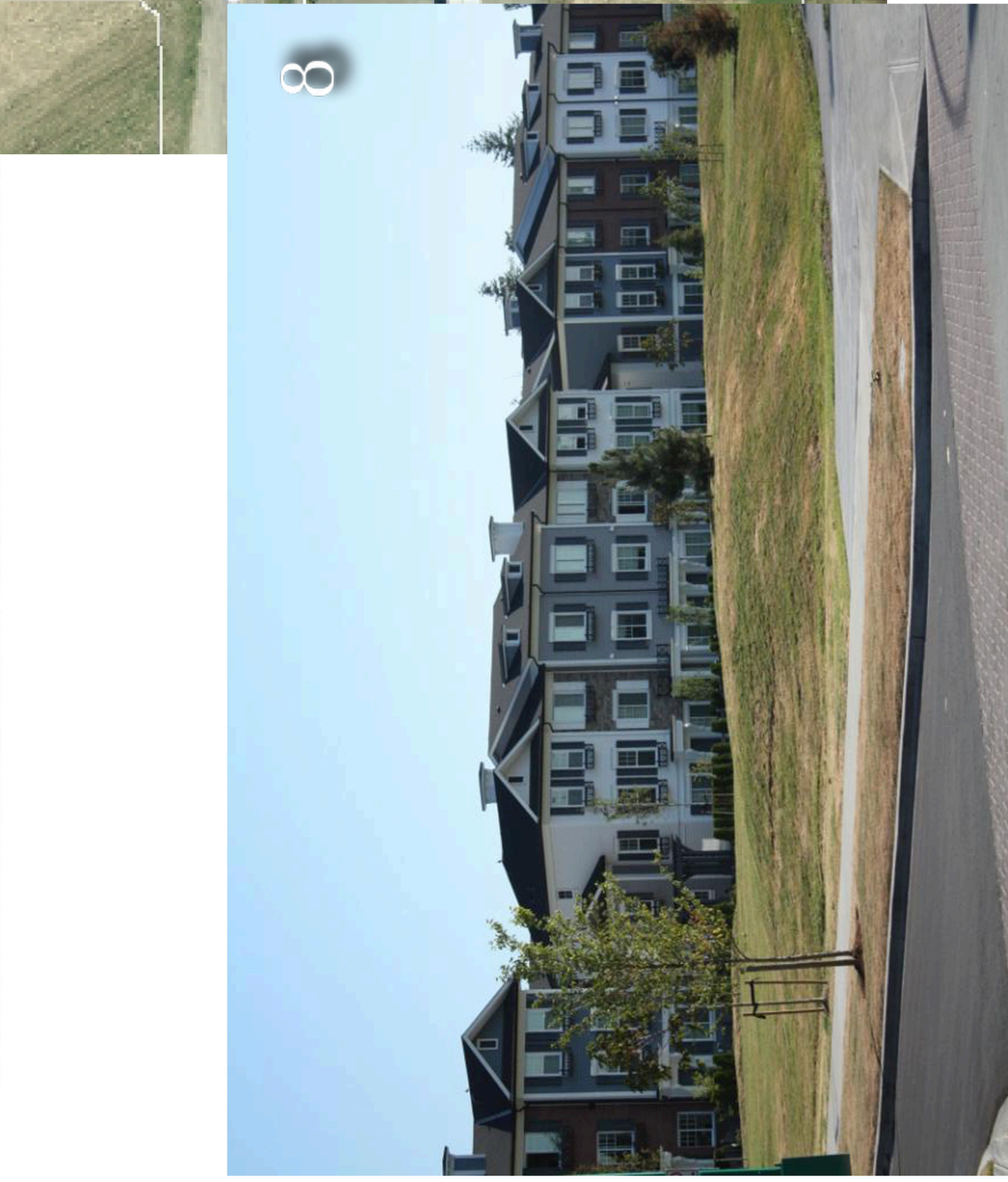
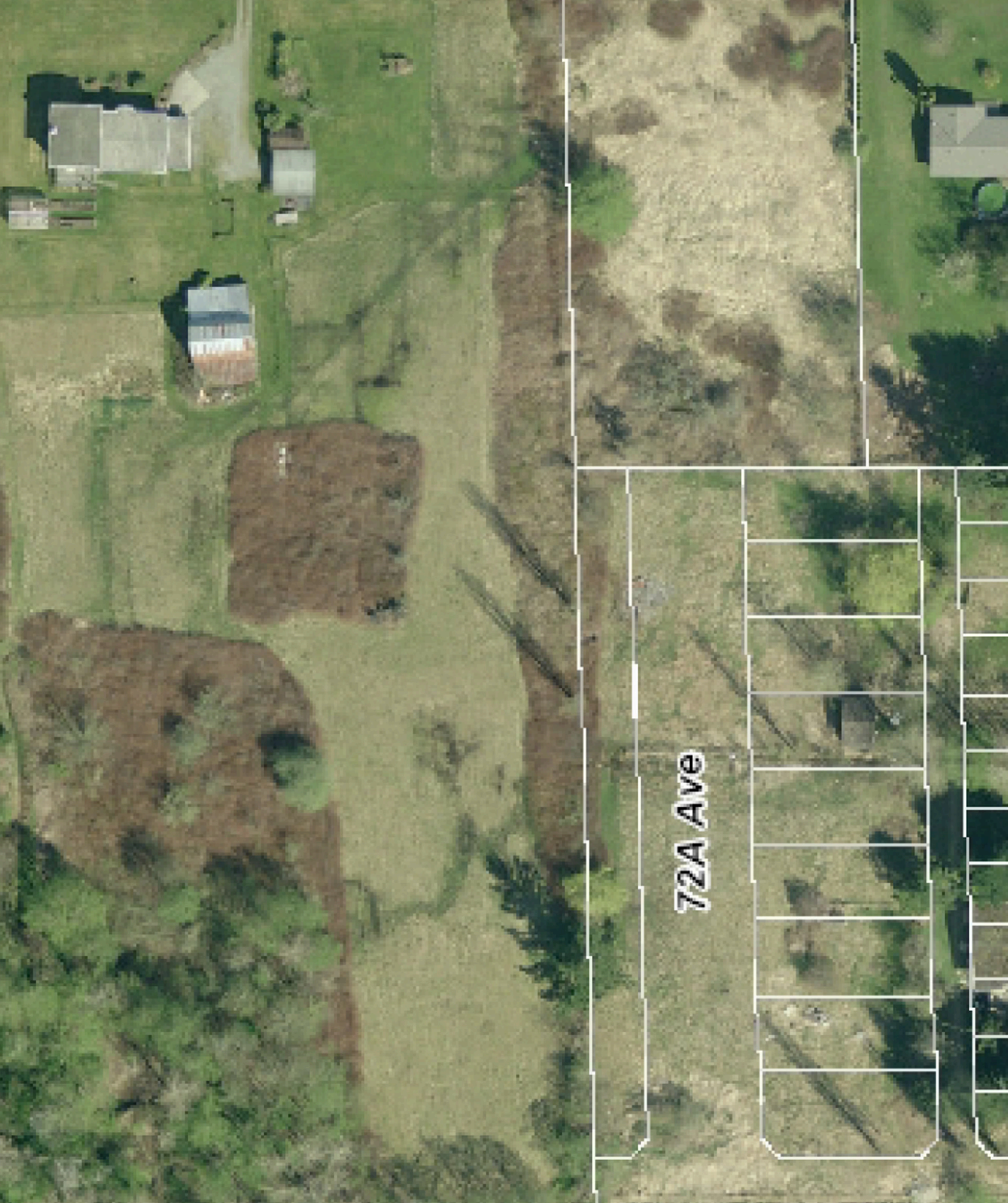
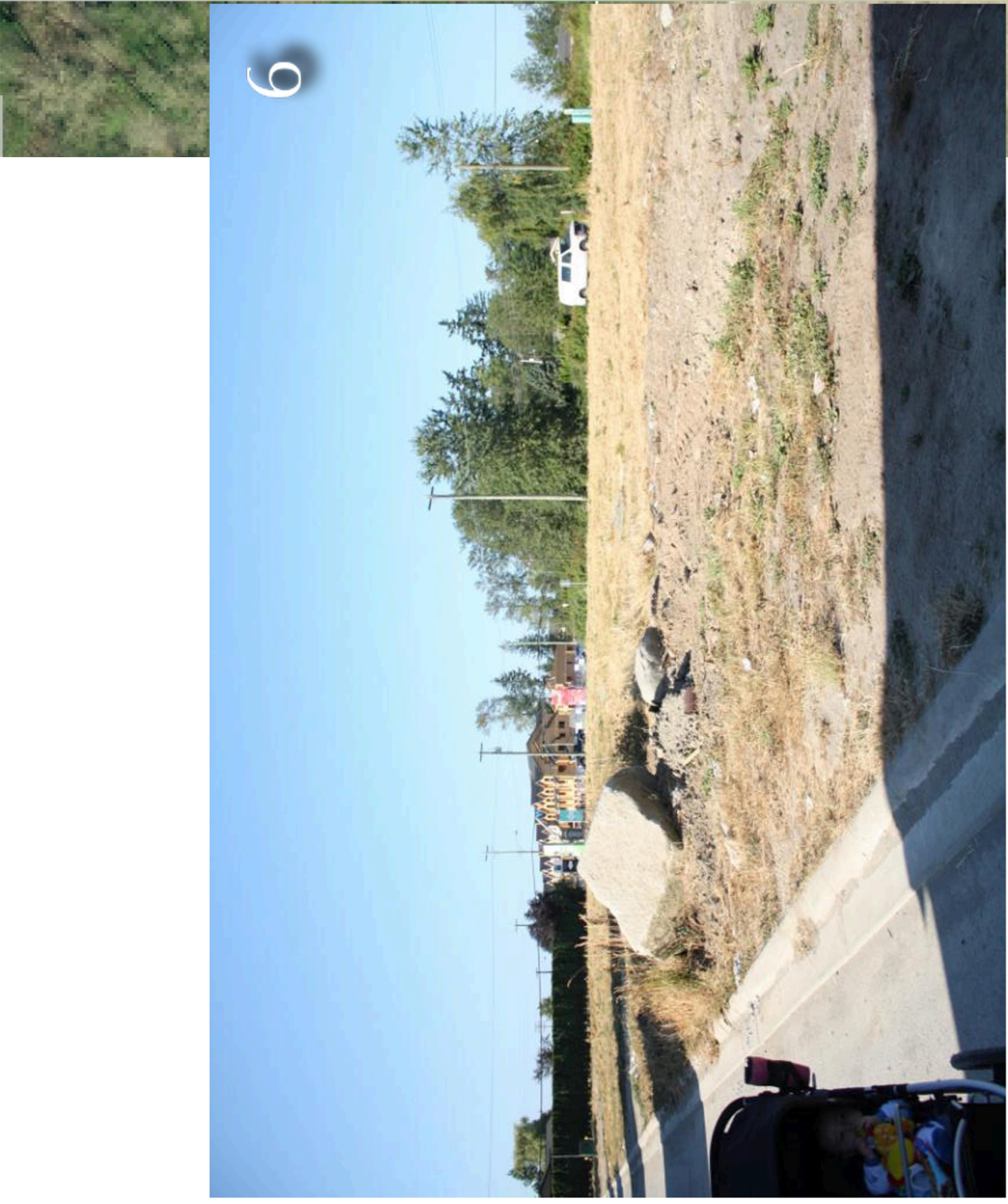
PERSPECTIVE 1008

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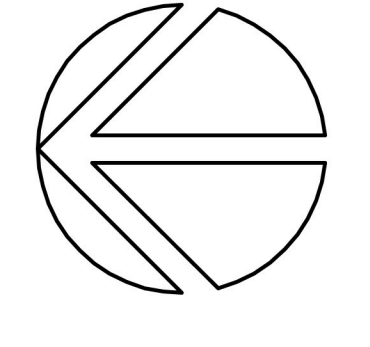
Ankenman Associates Architects Inc.  
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604-536-1600

COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.

SCALE: N/A



REV	DATE	DESCRIPTION	BY
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6	NOV. 02 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
7	NOV. 22 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG

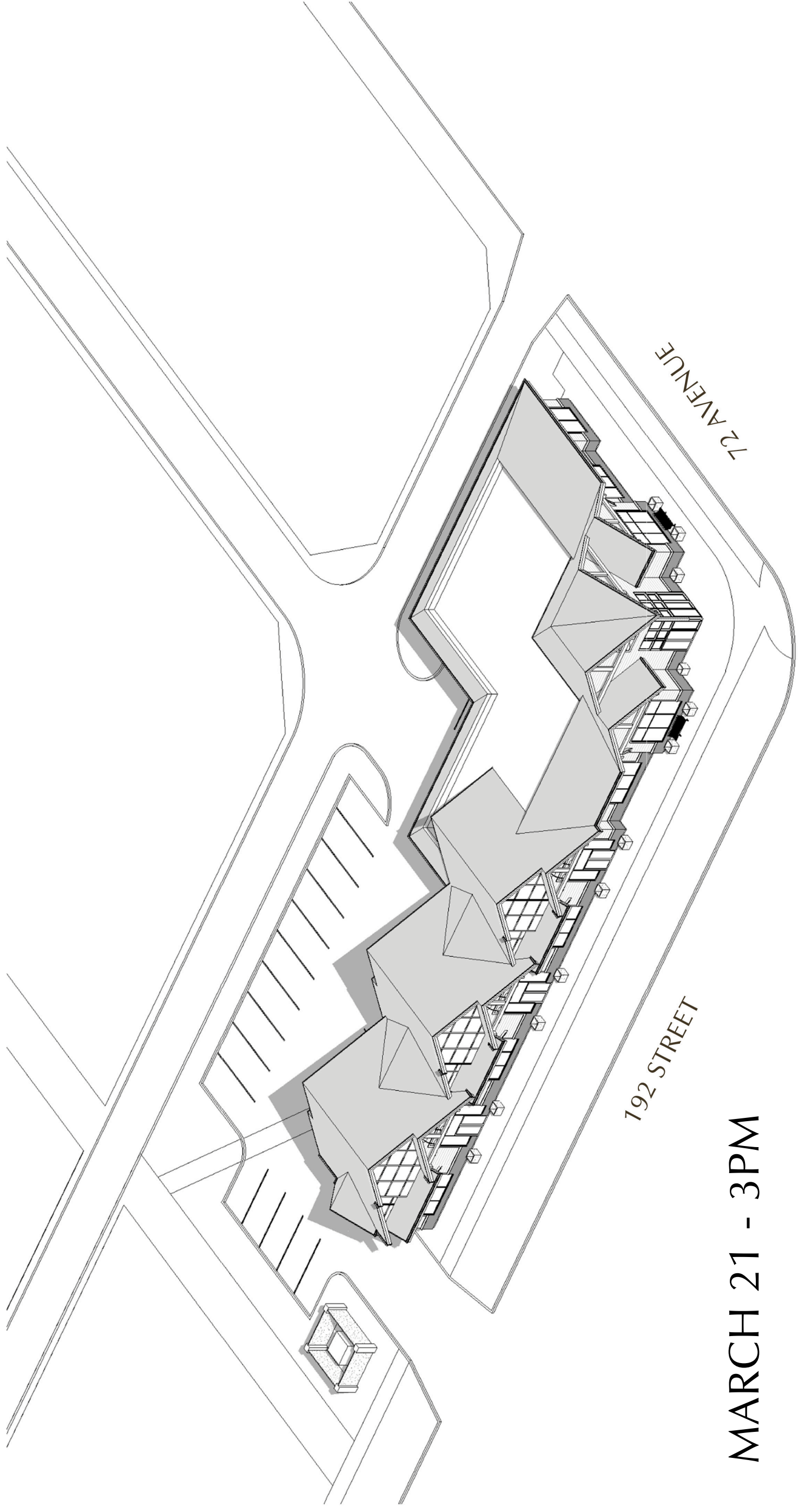


**COMMERCIAL DEVELOPMENT**

7228 192 STREET, SURREY B.C.      CONTEXT PLAN      1008

**A0.1**

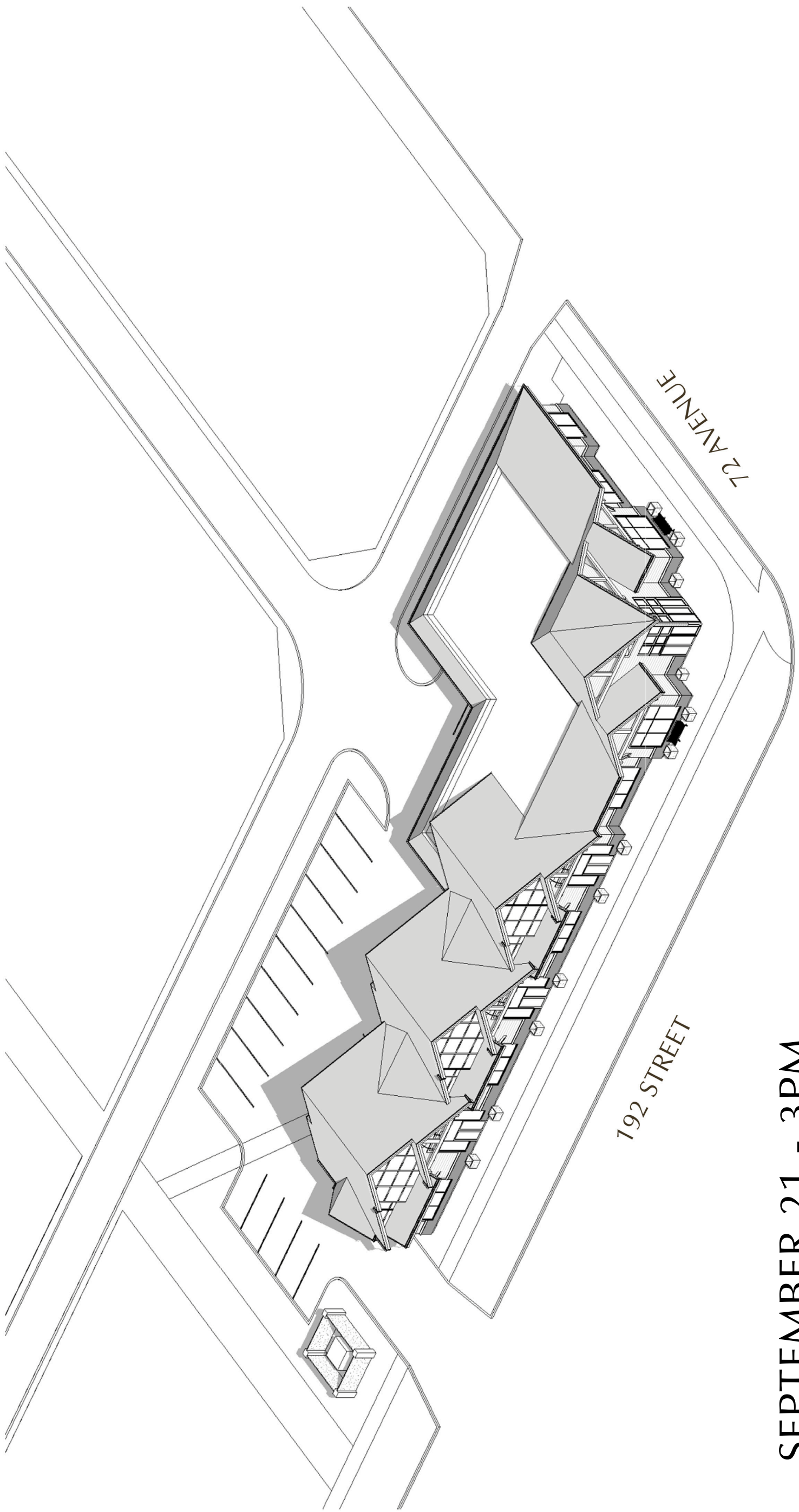
Ankenman Associates Architects Inc.      COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.      SCALE: N/A  
 12321 Beecher St., Crescent Beach, BC V4A 3A7      604.536.1600



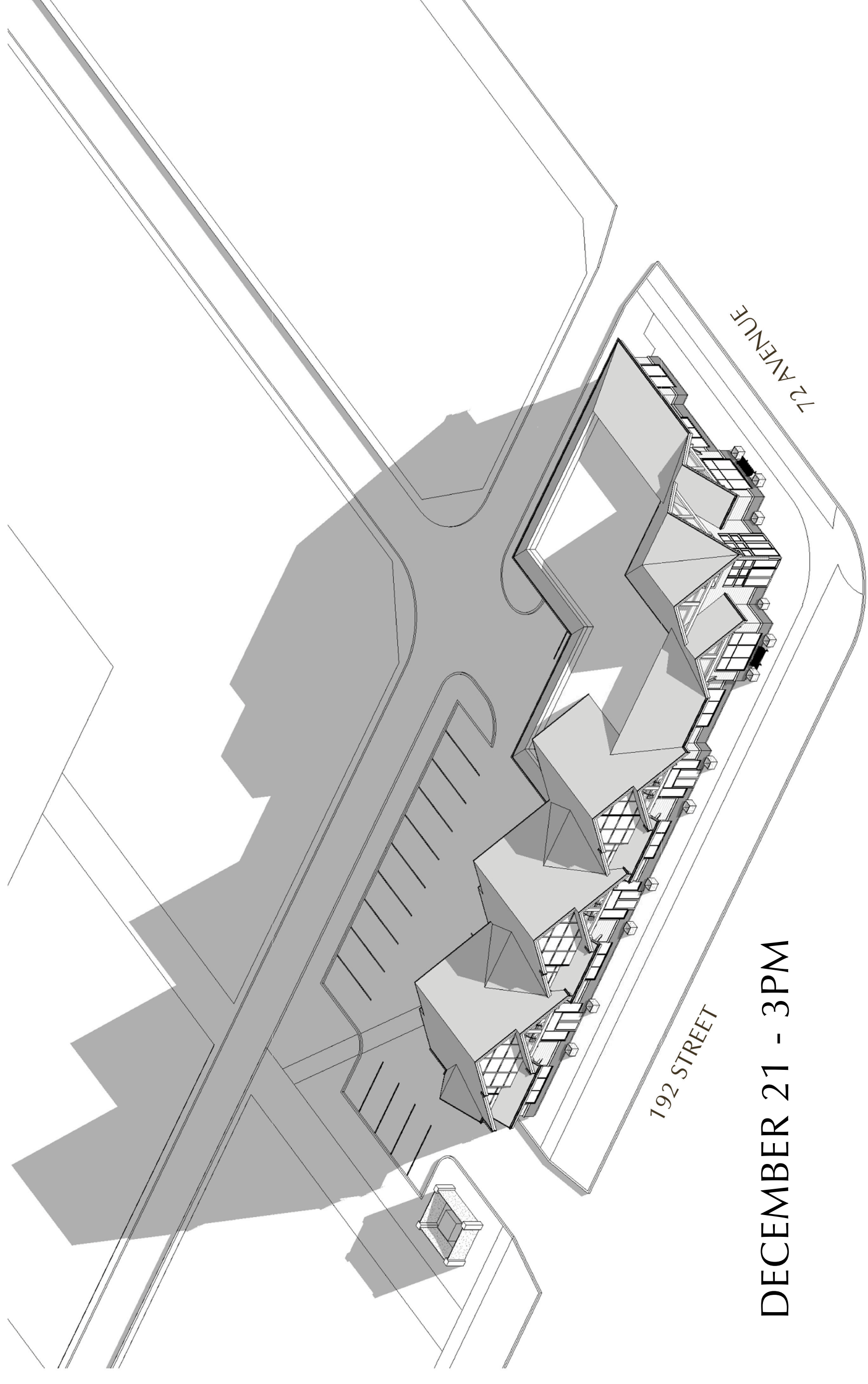
MARCH 21 - 3PM



JUNE 21 - 3PM



SEPTEMBER 21 - 3PM



DECEMBER 21 - 3PM

REV	DATE	DESCRIPTION	BY
7	NOV. 22 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
6	NOV. 02 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
5	OCT. 20 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
3	SEPT. 14, 2010	RE-ISSUED FOR DEVELOPMENT PERMIT	MG
2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG



**COMMERCIAL DEVELOPMENT**

7228 192 STREET, SURREY B.C.

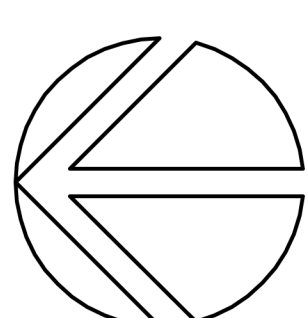
SHADOW STUDY 1008

**A0.2**

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SCALE: N/A



# A1.1

## SYNOPSIS

**ZONING**  
C5 - NEIGHBOURHOOD COMMERCIAL ZONE

**CIVIC ADDRESS**  
7228 192 STREET, SURREY B.C.

**LEGAL DESCRIPTION**  
LOT 60, SECTION 22, TOWNSHIP 8  
N/W4 WESTMINSTER DISTRICT PLAN 8812

**SITE AREA**  
GROSS SITE AREA = 2,292 SM (24,674 SF)  
DEDICATED EASEMENT AREA = 187 SM (2,009 SF)  
NET SITE AREA = 2,105 SM (22,665 SF)

**SITE COVERAGE**  
COMMERCIAL RETAIL AREA = 765 SM (8,241 SF)  
ELECTRICAL ROOM = 5 SM (56 SF)  
REFUSE AREA = 11 SM (116 SF)  
GROSS SITE COVERAGE = 781 SM (8,413 SF)

SITE COVERAGE  
PERMITTED 0.50  
PROVIDED 781 SM / 2,105 SM = 0.37

**FLOOR AREA (INCLUDING REFUSE AREA)**  
C.R.U. 01 = 372 SM (4,000 SF)  
C.R.U. 02 = 206 SM (2,222 SF)  
C.R.U. 03 = 94 SM (1,013 SF)  
C.R.U. 04 = 93 SM (1,006 SF)  
ELECTRICAL ROOM = 5 SM (56 SF)  
REFUSE = 11 SM (116 SF)  
GROSS FLOOR AREA = 781 SM (8,413 SF)

**FLOOR AREA RATIO**  
PERMITTED 0.50  
PROVIDED 781 SM / 2,105 SM = 0.37

**MAX. BUILDING HEIGHT**  
PRINCIPAL BUILDING 9.0 M (30.0 FT)  
REQUIRED 7.9 M (26.0 FT) TO MIDPOINT OF CABLE

**PARKING REQUIREMENTS**  
COMMERCIAL RETAIL PARKING:  
CATEGORY 2 = 767 SM / 100 SM x 3 = 23 CARS  
SMALL CARS: 5 CARS  
MAX. 25% OF REQUIRED PARKING CAN BE SMALL CARS = 23 x 25% = 5.75 CARS  
TOTAL 23 CARS 5 CARS 25 CARS

**SETBACKS**  
NORTH 7.5 M (25.0 FT)  
SOUTH 7.5 M (25.0 FT)  
EAST 7.5 M (25.0 FT)  
WEST 7.5 M (25.0 FT)

NO.	DATE	DESCRIPTION	BY
7	NOV. 22, 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
6	NOV. 02, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG
5	OCT. 20, 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
4	SEPT. 23, 2010	MEETING WITH CITY OF SURREY	MG
3	SEPT. 14, 2010	RE-ISSUED FOR DEVELOPMENT PERMIT	MG
2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG
1	JULY 27, 2010	ISSUED FOR DEVELOPMENT PERMIT	ML



1 SITE PLAN  
A1.1 SCALE: 1/16" = 1'-0"

7228 192 STREET, SURREY B.C.

SITE PLAN

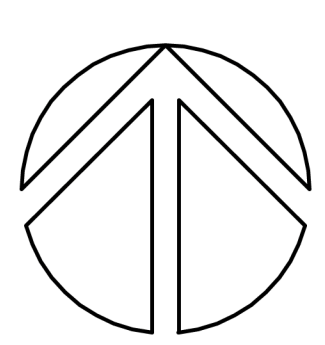
1008

COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.

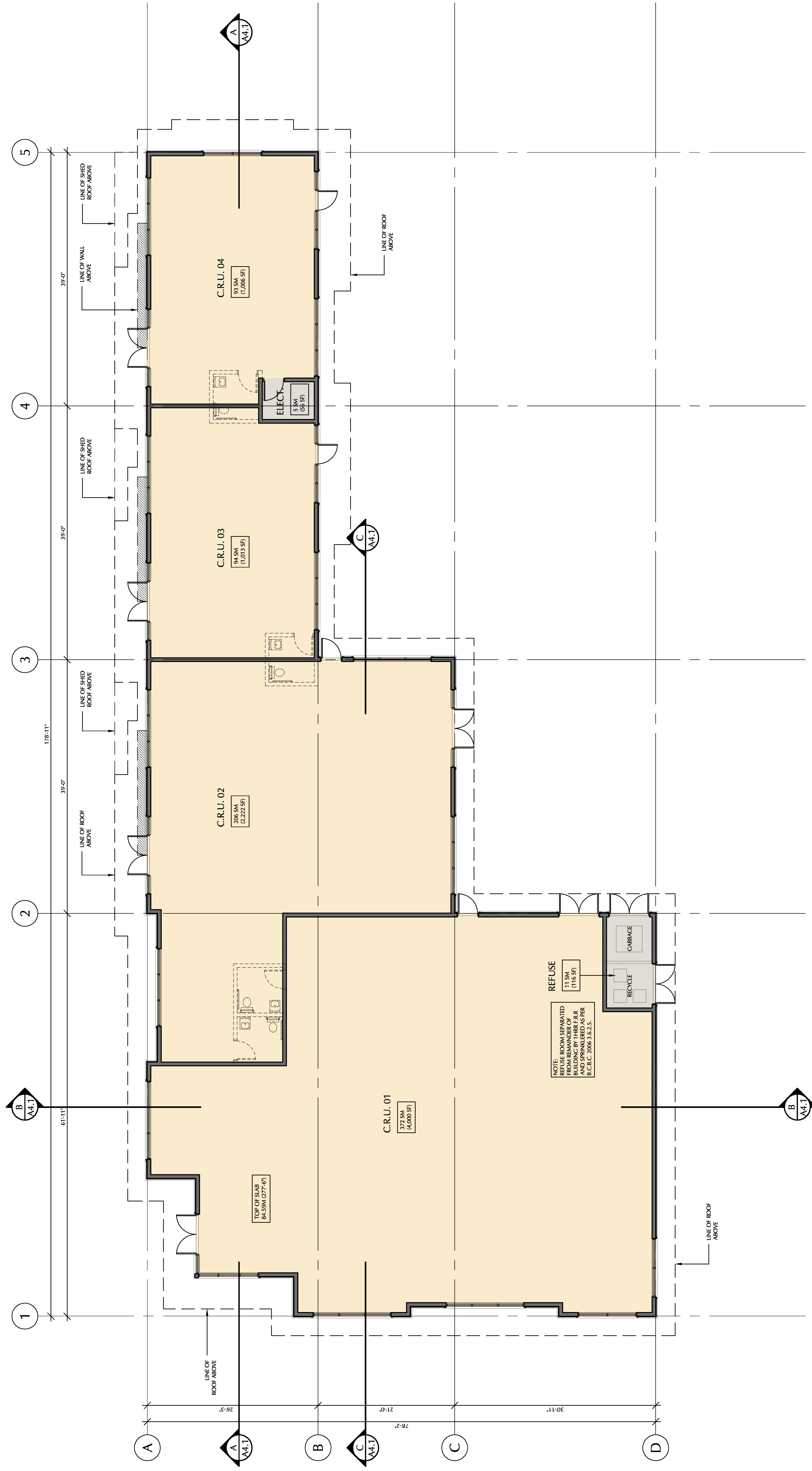
COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600



SCALE: 1/16" = 1'-0"  
0' 25' 50'

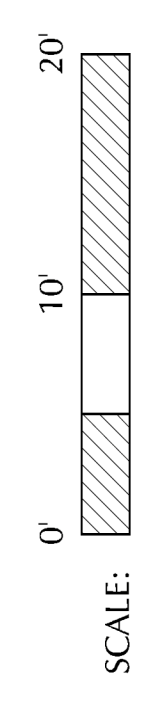


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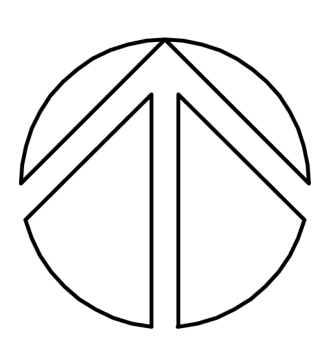


2 MAIN FLOOR PLAN  
A2.1 SCALE: 1/8" = 1'-0"

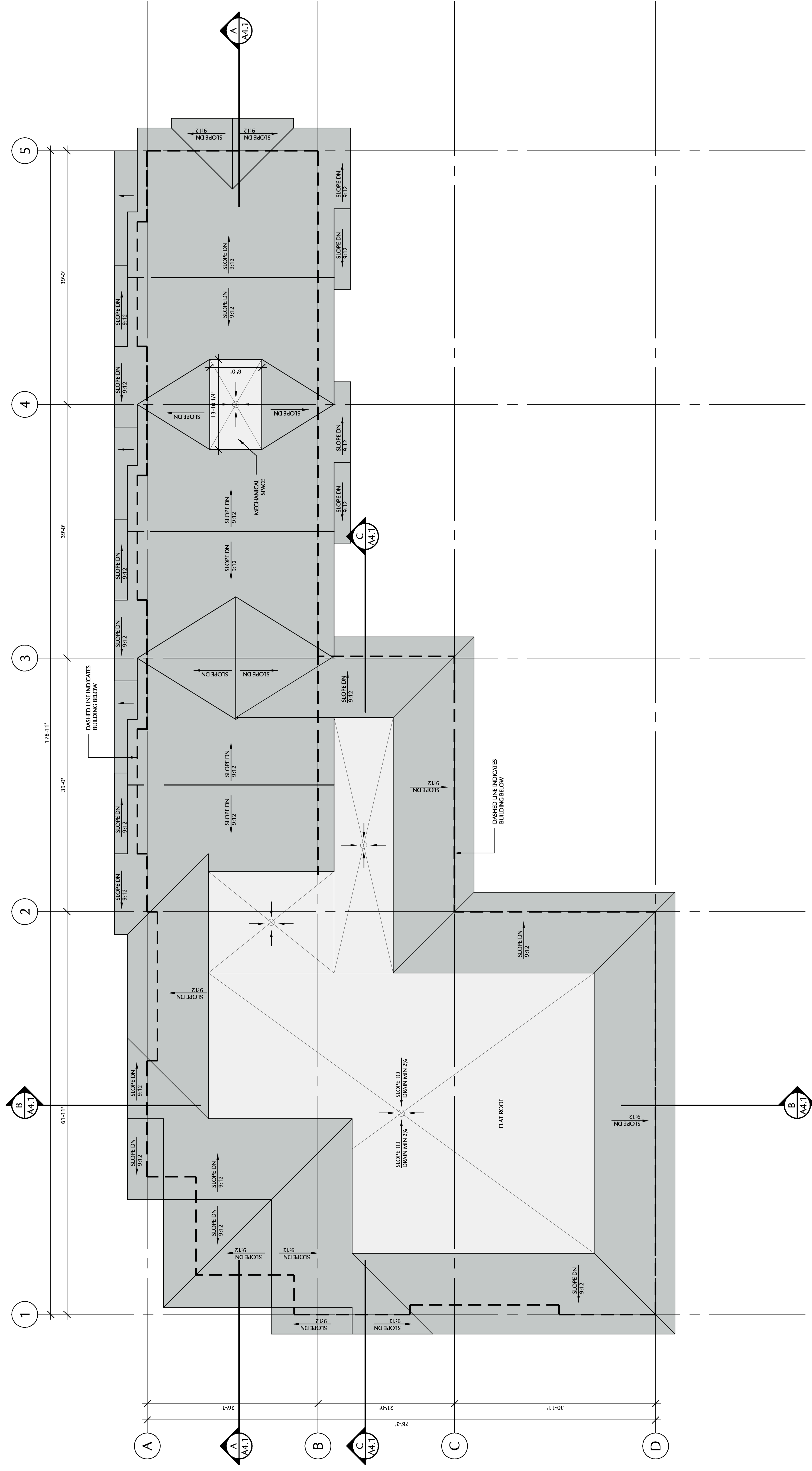
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7	NOV. 22 2010	RE ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
6	NOV. 02 2010	ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
5	OCT. 20 2010	RE ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
3	SEPT. 14, 2010	RE ISSUED FOR DEVELOPMENT PERMIT	MG
2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG







# A2.2



3 ROOF PLAN  
A2.2 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY
2	SEPT. 05, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG
3	SEPT. 14, 2010	RE-ISSUED FOR DEVELOPMENT PERMIT	MG
5	OCT. 20 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
6	NOV. 02 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
7	NOV. 22 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG

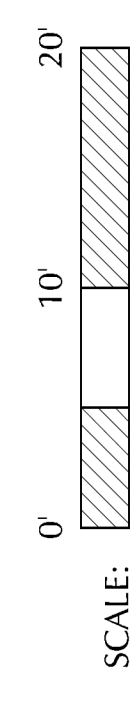
7228 192 STREET, SURREY B.C. 1008

## COMMERCIAL DEVELOPMENT

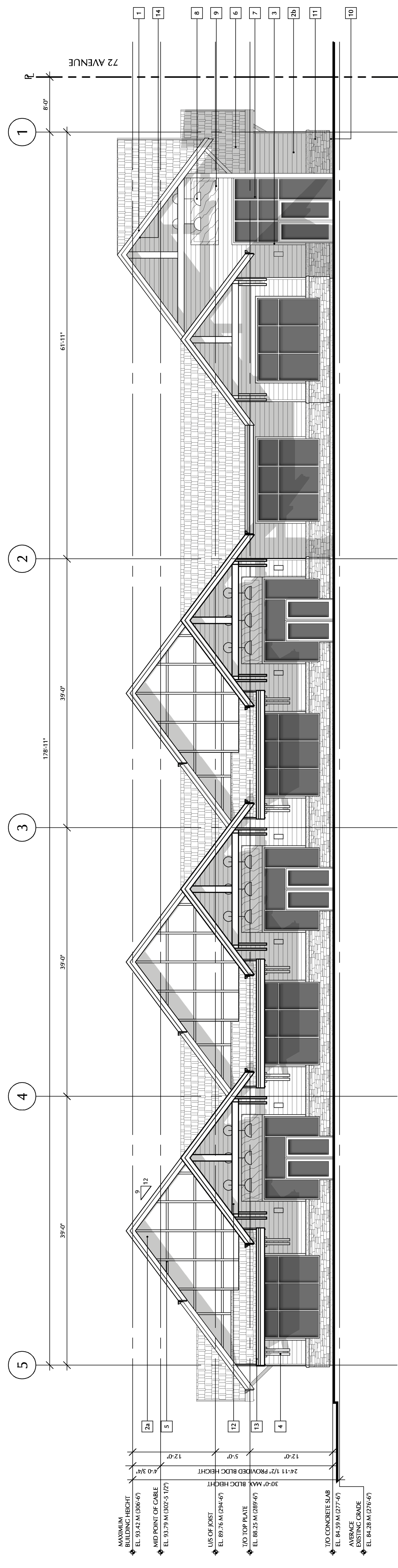
COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.



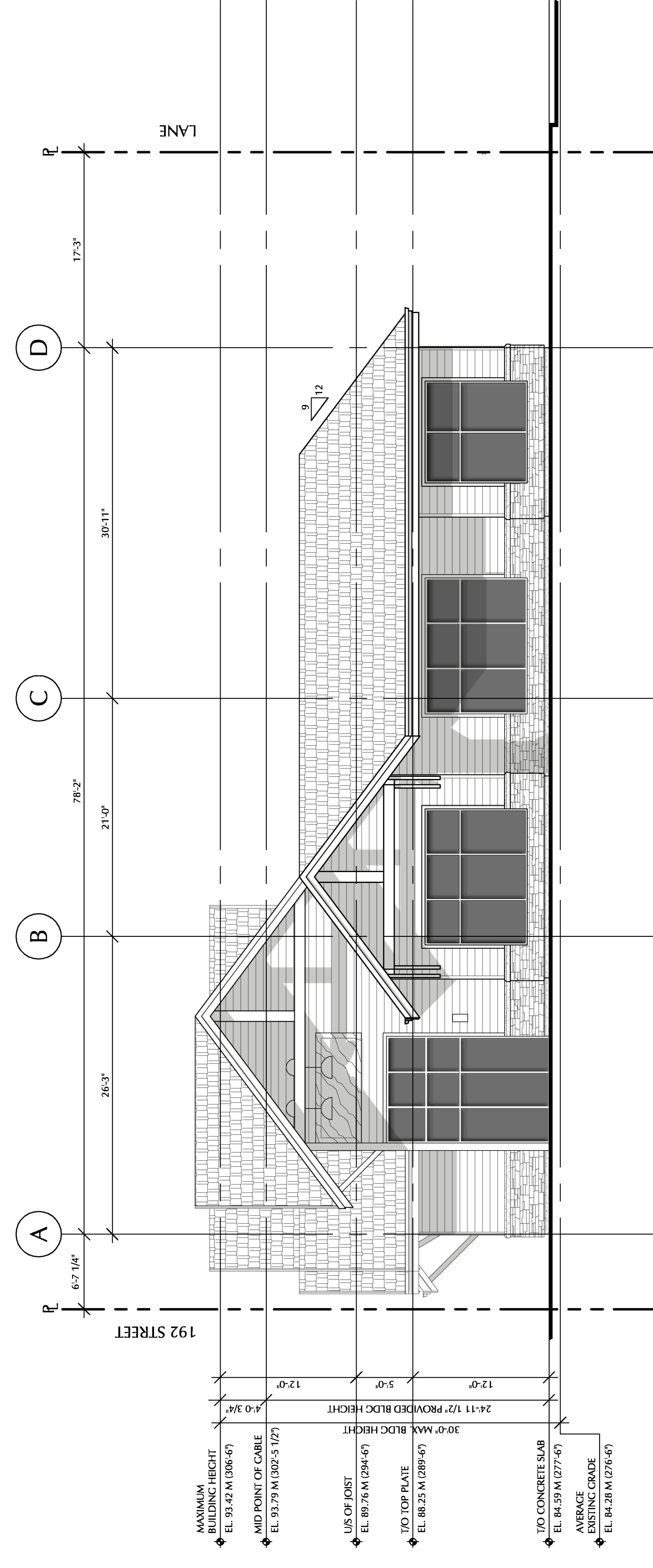
Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600



SCALE: 1/8"=1'-0"



4 WEST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES:

1	BUILT UP WOOD FASCIA -BENJAMIN MOORE HC-167 AMHERST GRAY	8	GOOSE NECK LIGHTING FOR BUILDING SIGNAGE -BLACK
2a	HARDIE SIDING / PANELS -BENJAMIN MOORE HC-105 ROCKPORT GRAY	9	CURVED / PAINTED WOOD OR HIGH DENRITY URETHANE WOODLOOK BUILDING SIGNAGE
2b	HARDIE SIDING -BENJAMIN MOORE HC-8 DORSET GOLD	10	CLEAR SEALED CONCRETE FOUNDATION
3	4" WIDE DOOR / WINDOW TRIM -BENJAMIN MOORE HC-8 DORSET GOLD	11	LEDGE STONE CW CAP STONE -OWENS CORNING COUNTRY LEDGESTONE -BLACK / RUSSEL 391272
4	WOOD BRACKETS FOR POSE CANOPY -BENJAMIN MOORE HC-167 AMHERST GRAY	12	1 1/2" WOOD BATTEN -BENJAMIN MOORE HC-167 AMHERST GRAY
5	1 1/4" WOOD BATTEN -BENJAMIN MOORE HC-8 DORSET GOLD	13	PRE-FINISHED ALUMINUM GUTTERS -COLOUR TO MATCH WOOD FASCIA
6	HIGH PROFILE ASPHALT SHINGLES -CAMBRIDGE 8 BELMONT DUAL BLACK	14	VENTED HARDI BOARD SOFFIT -BENJAMIN MOORE HC-105 ROCKPORT GRAY
7	ALUMINUM STORE FRONT WINDOW FRAME CW DOUBLE GLAZING -BLACK		

REV	DATE	DESCRIPTION	BY
7	NOV. 22 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
6	NOV. 02 2010	ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
5	OCT. 20 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
3	SEPT. 14, 2010	RE-ISSUED FOR DEVELOPMENT PERMIT	MG
2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG

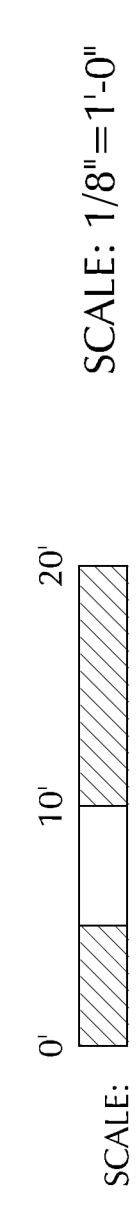
ELEVATIONS 1008

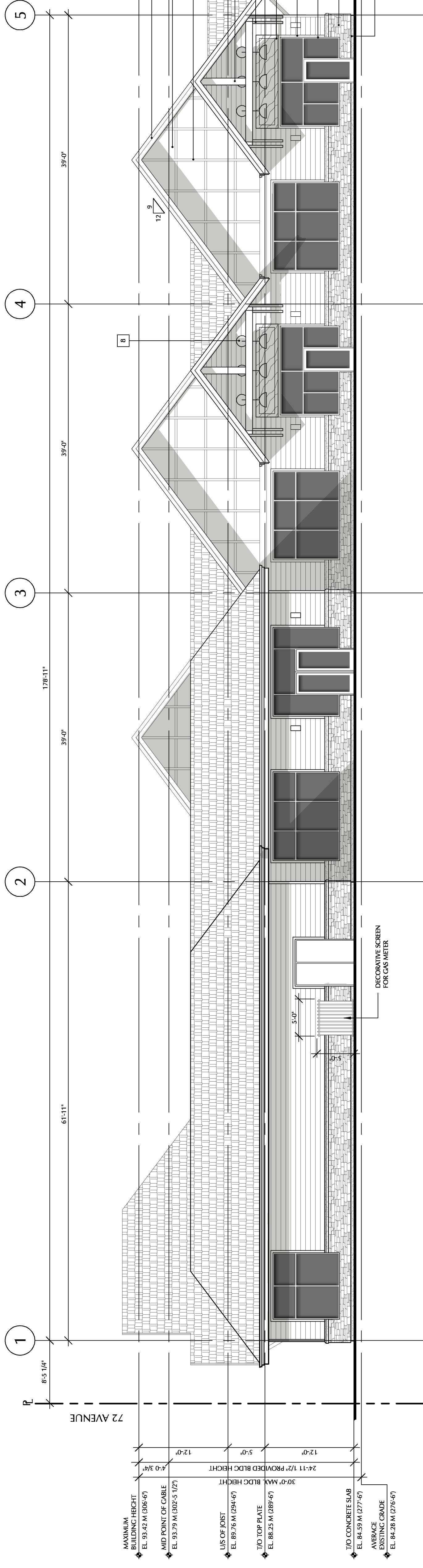
7228 192 STREET, SURREY B.C.

COMMERCIAL DEVELOPMENT

Ankenman Associates Architects Inc. COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.

12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

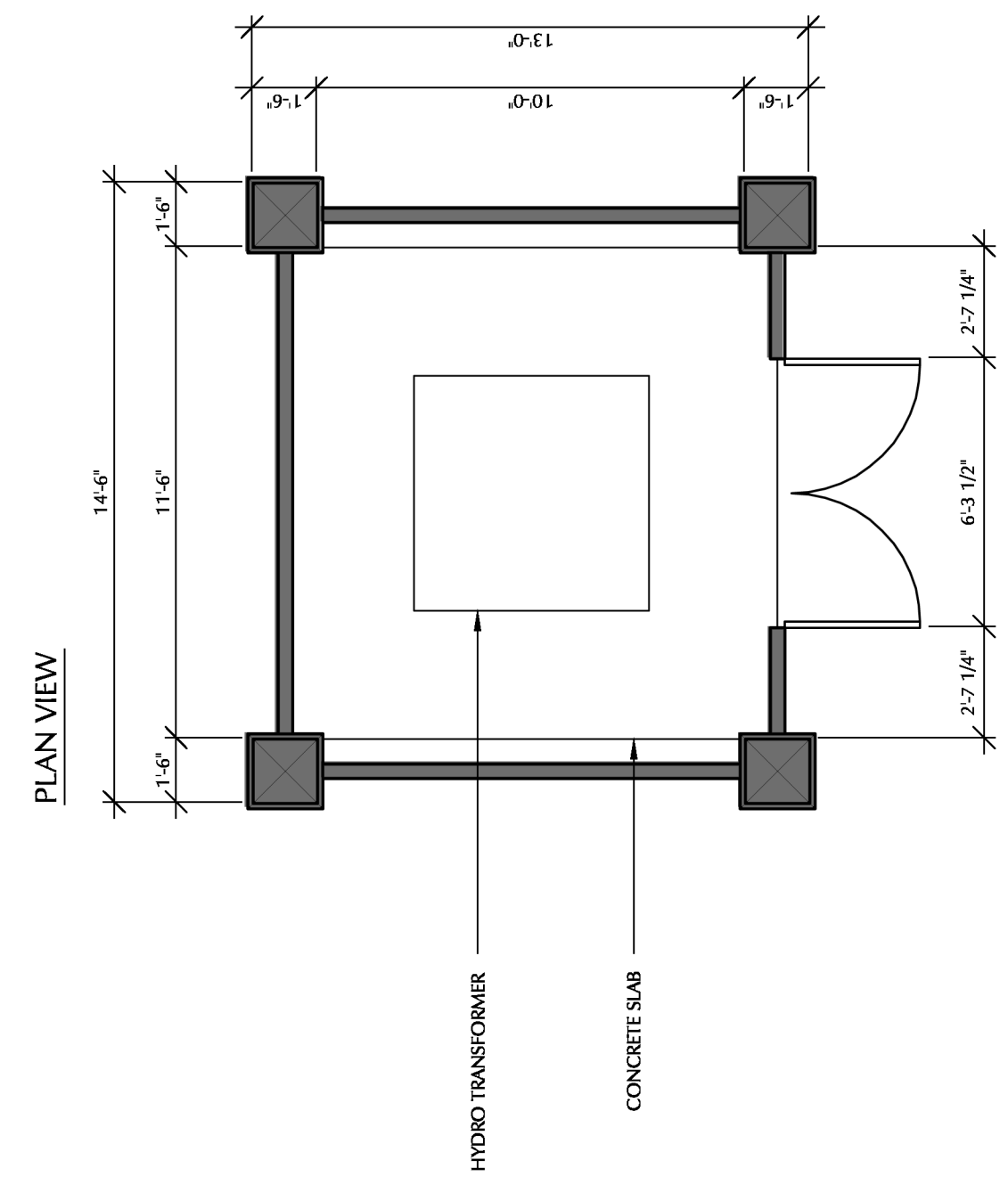




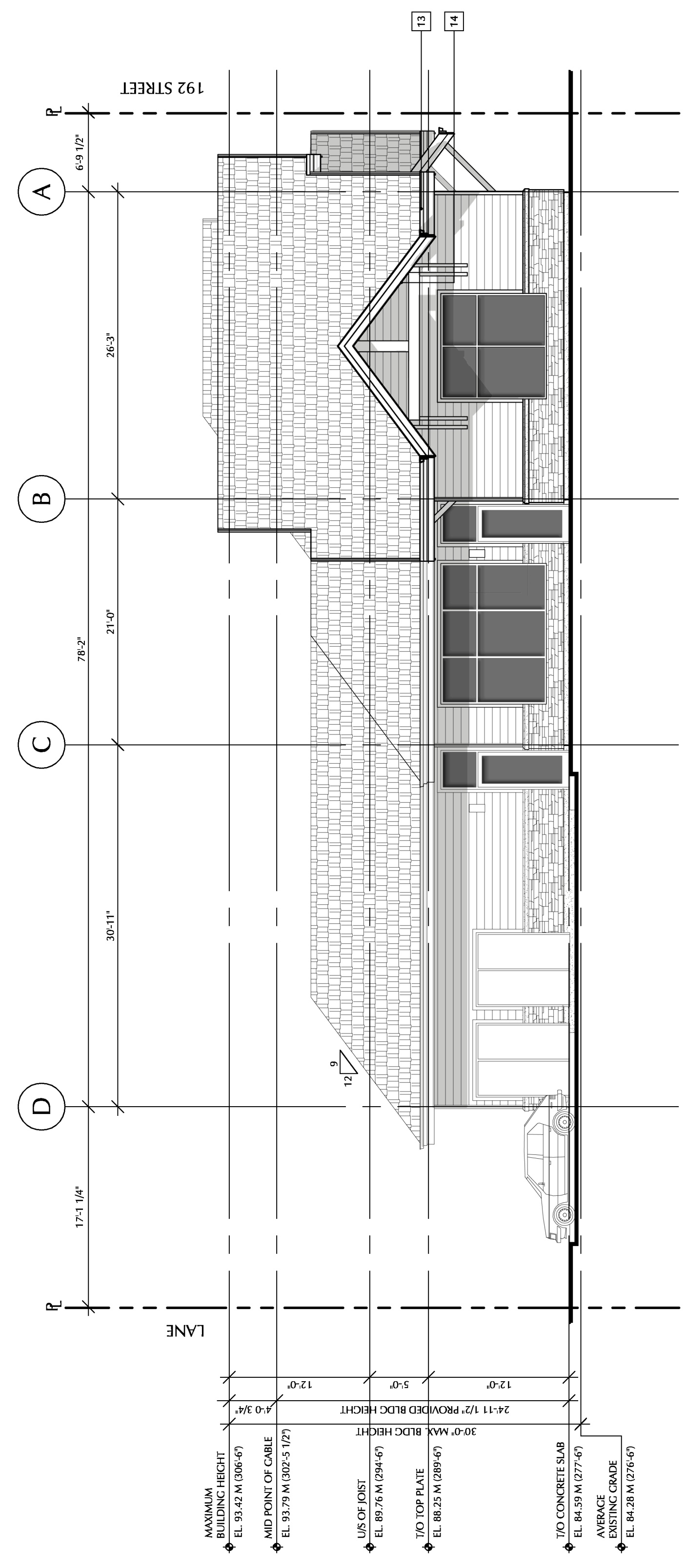
**6 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATION KEY NOTES:**

1	BUILT UP WOOD FASCIA -BENJAMIN MOORE HC167/AMHERST GRAY	8	COODE NECK LIGHTING FOR BUILDING SIGNAGE -BLACK
2a	HARDIE SIDING / PANELS -BENJAMIN MOORE HC105/ROCKPORT GRAY	9	CARVED / PAINTED WOOD OR HIGH DENSITY URETHANE WOODS FOR BUILDING SIGNAGE
2b	HARDIE SIDING -BENJAMIN MOORE HC8/DORSET COULD	10	CLEAR SEALED CONCRETE FOUNDATION
3	4" WIDE DOOR / WINDOW TRIM -BENJAMIN MOORE HC8/DORSET COULD	11	LEDGE STONE C/W CAP STONE -OWENS CORNING CULTURED STONE COUNTRY LEDGESTONE BLACK RUNDLE 191272
4	WOOD BRACKETS FOR ROOF CANOPY -BENJAMIN MOORE HC167/AMHERST GRAY	12	17/8" WOOD TRIM -BENJAMIN MOORE HC167/AMHERST GRAY
5	1 1/4" WOOD BATTEN -BENJAMIN MOORE HC8/DORSET COULD	13	PRE-FINISHED ALUMINUM CLITTERS -COLOUR TO MATCH WOOD FASCIA
6	HIGH PROFILE ASPHALT SHINGLES -CAMBRIDGE & BURNING BLAU BLACK	14	VENTED HARTI BOARD SHEET -BENJAMIN MOORE HC105/ROCKPORT GRAY
7	ALUMINUM STORE FRONT WINDOW FRAME C/W DOUBLE GLAZING -BLACK		

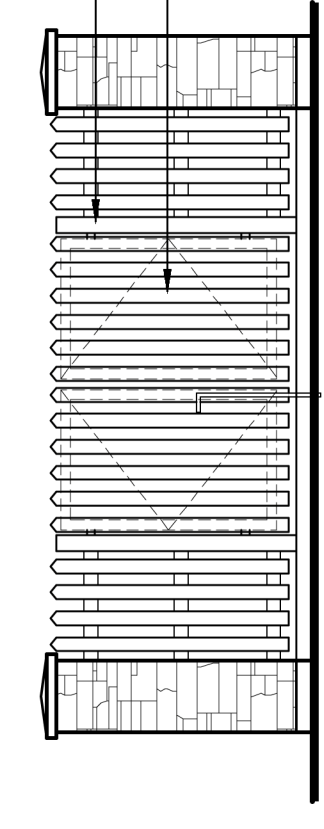


**PLAN VIEW**

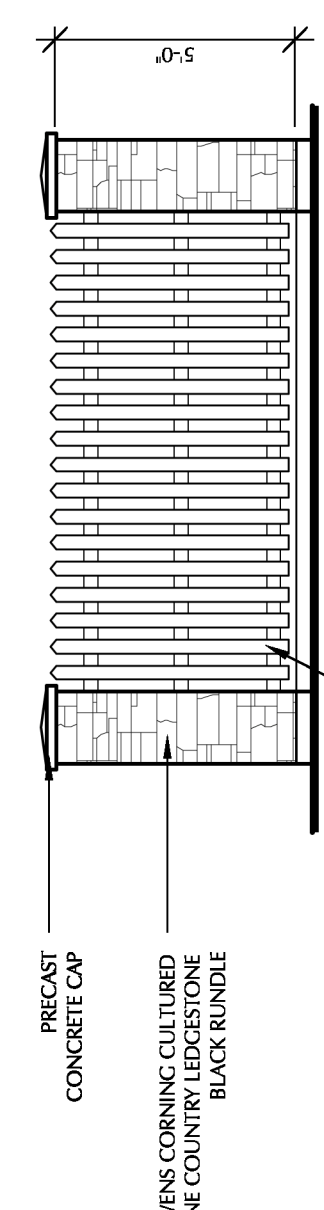


**7 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

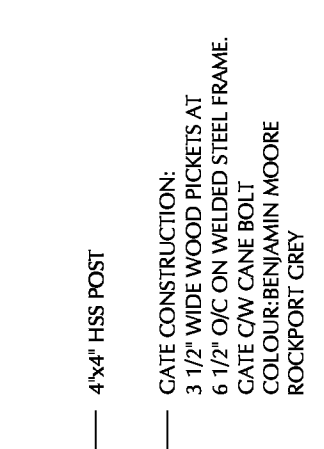
**FRONT ELEVATION**



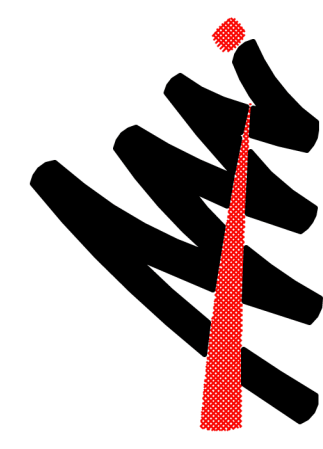
**SIDE ELEVATION (TYPICAL)**



**8 PICKET FENCE SCREENING FOR HYDRO KIOSK**  
SCALE: 1/4" = 1'-0"



REV	DATE	DESCRIPTION	BY
2	SEPT. 05, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG
3	SEPT. 14, 2010	RE-ISSUED FOR DEVELOPMENT PERMIT	MG
5	OCT. 20 2010	SURREY PLANNING REVIEW	MG
6	NOV. 02 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
7	NOV. 22 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG



**COMMERCIAL DEVELOPMENT**

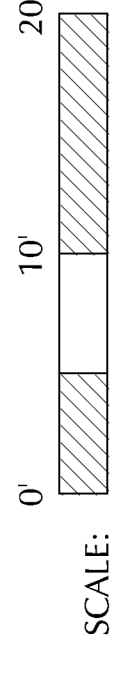
7228 192 STREET, SURREY B.C.

1008

**A3.2**

Ankenman Associates Architects Inc. COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.

12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600



SCALE: 1/8" = 1'-0"



1 BUILT UP WOOD FASCIA, ROOF BRACKETS  
WOOD TRIM, ALUMINUM GUTTERS  
- BENJAMIN MOORE HC-167  
AMHERST GRAY

2 HARDIE SIDING / HARDIE PANELS  
- BENJAMIN MOORE HC-105  
ROCKPORT GRAY

3 HARDIE SIDING, WOOD WINDOW /  
DOOR TRIM, WOOD BATTEN  
- BENJAMIN MOORE HC-8  
DORSET GOLD

4 ALUMINUM STOREFRONT, WINDOW /  
DOOR FRAME, GOOSENECK LIGHTING  
- BLACK

5 CULTURE STONE, CAP STONE  
- OWENS CORNING COUNTRY LEDGESTONE  
BLACK RUNDLE 391272

6 EXPOSED CONCRETE UPSTAND  
- LIGHT GRAY

7 ASPHALT SHINGLES  
- CAMBRIDGE & BILTMORE  
DUAL BLACK

8 BUILDING SIGNAGE  
CARVED / PAINTED WOOD  
OR HIGH DENSITY URETHANE  
WOODLOOK SIGNAGE

9 GLAZING  
- CLEAR

REV	DATE	DESCRIPTION	BY
7	NOV. 22, 2010	ISSUED FOR CITY OF SURREY PLANNING REVIEW	MEG
6	NOV. 02, 2010	ISSUED FOR CITY OF SURREY PLANNING REVIEW	MEG
3	OCT. 20, 2010	ISSUED FOR CITY OF SURREY PLANNING REVIEW	MEG
3	SEPT. 14, 2010	ISSUED FOR DEVELOPMENT PERMIT	MEG
2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MEG



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12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

# COMMERCIAL DEVELOPMENT

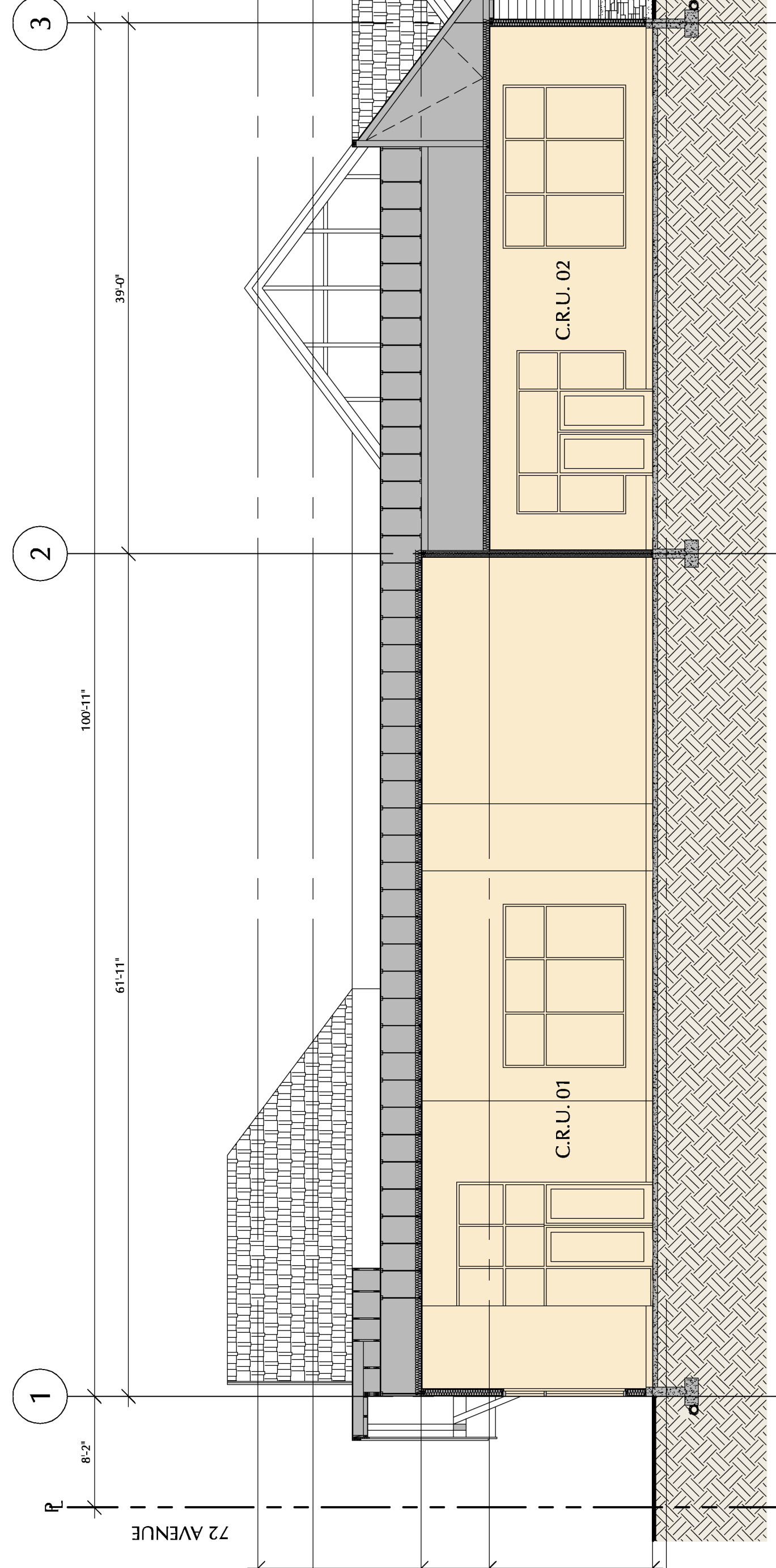
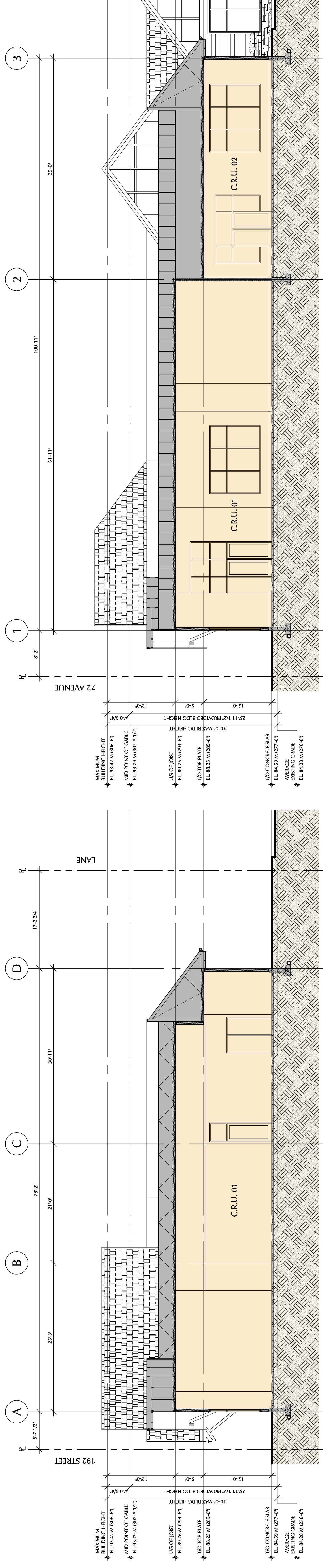
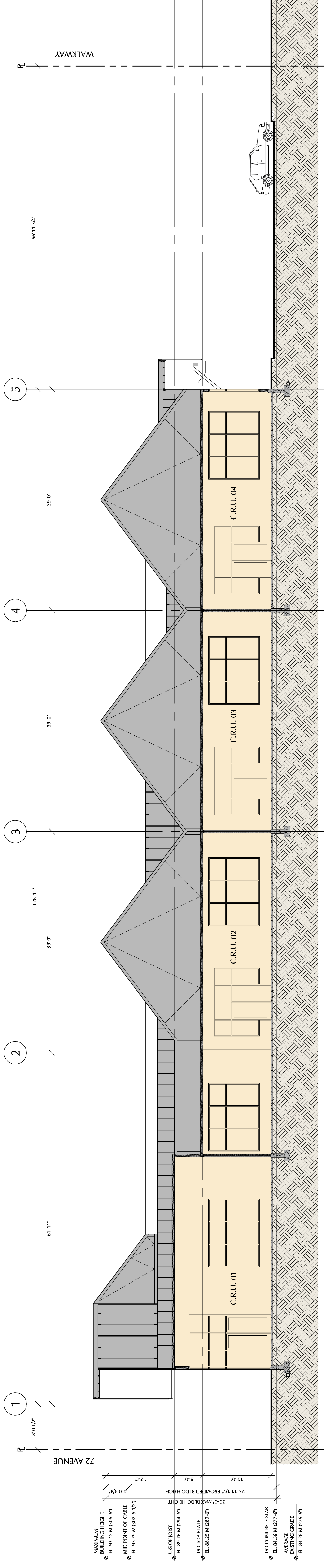
7228 192 STREET, SURREY B.C.

COLOUR BOARD 1008

# A3.3

COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.

SCALE: N/A



REV	DATE	DESCRIPTION	BY
2	SEPT. 03, 2010	ISSUED FOR DEVELOPMENT PERMIT	MG
3	SEPT. 14, 2010	RE-ISSUED FOR DEVELOPMENT PERMIT	MG
5	OCT. 20 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
6	NOV. 02 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG
7	NOV. 22 2010	RE-ISSUED FOR CITY OF SURREY PLANNING REVIEW	MG

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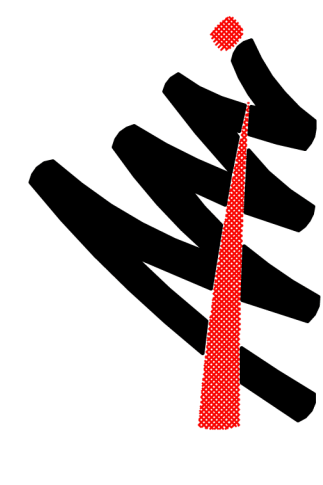
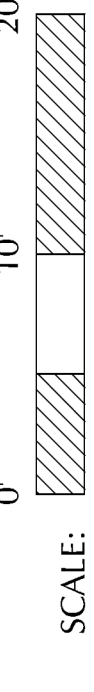
1008

SECTIONS

7228 192 STREET, SURREY B.C.

COMMERCIAL DEVELOPMENT FOR G.N.D. ENTERPRISE LTD.

SCALE: 1/8"=1'-0"



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NO.	DATE	REVISION DESCRIPTION	DR.
6	10/04/23	REVISE PER CITY	TZ
5	10/04/23	SPOT ELEVATIONS REVISE SHEETS	TZ
4	10/02/28	NEW SITE PLANNING COMMENTS	TZ
3	10/02/28	NEW SITE PLAN CITY COMMENTS	TZ
2	10/02/18	NEW SITE PLAN- ISSUE FOR DP	EM
1	10/09/10	NEW SITE PLAN- ISSUE FOR DP	TZ



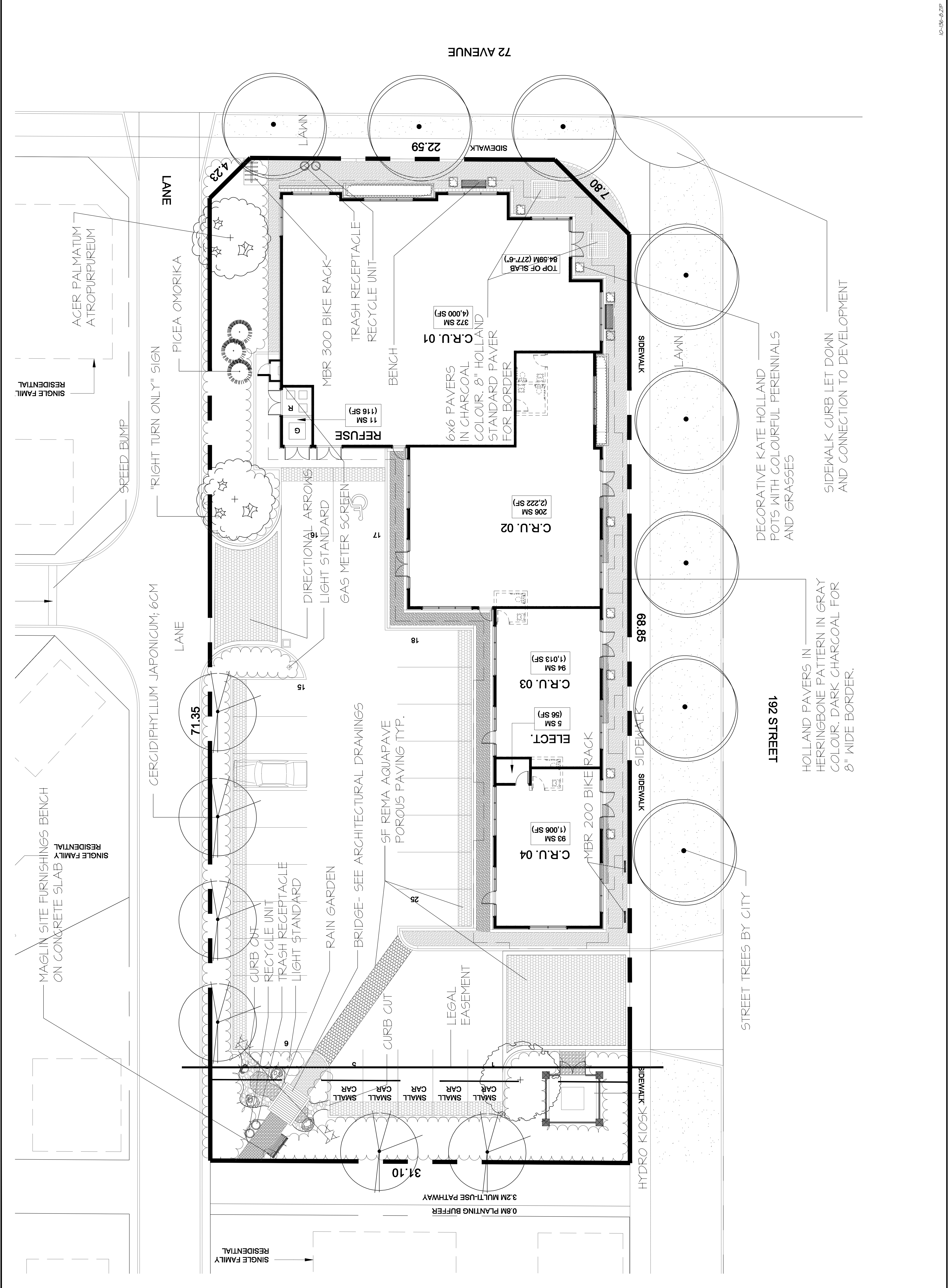
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J.D. Mitchell & Associates Ltd.  
Patricia Campbell Mills Consultants Ltd.  
Mary Chen Yip Consultants Ltd.

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia  
V5C 6G9  
ph (604) 437-3945, f: 437-8723

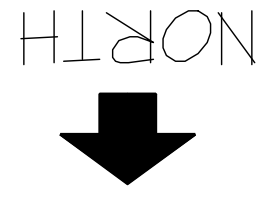
PROJECT:  
**COMMERCIAL DEVELOPMENT**  
7228 192 STREET  
SURREY, B. C.

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE:	10 AUG 23	DRAWING NUMBER:	
SCALE:	1"=100'		
DRAWN:	TZ		
DESIGN:	TZ		
CHKD:			



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NO.	DATE	REVISION DESCRIPTION	DR.
6	10/04/23	REVISE PER CITY	TZ
5	10/04/23	SPOT ELEVATIONS REVISE SHEETS	TZ
4	10/02/23	NEW SITE PLANNING COMMENTS	TZ
3	10/02/23	NEW SITE PLANNING COMMENTS	TZ
2	10/02/19	NEW SITE PLANNING - ISSUE FOR DP	EM
1	10/09/10	NEW SITE PLANNING - ISSUE FOR DP	TZ



A Partnership of  
J.D. Mitchell & Associates Ltd.  
Patricia Campbell Millie Consultants Ltd.  
Mary Chen Yip Consultants Ltd.

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia  
V5C 6G9  
ph (604) 437-3945, f: 437-8723

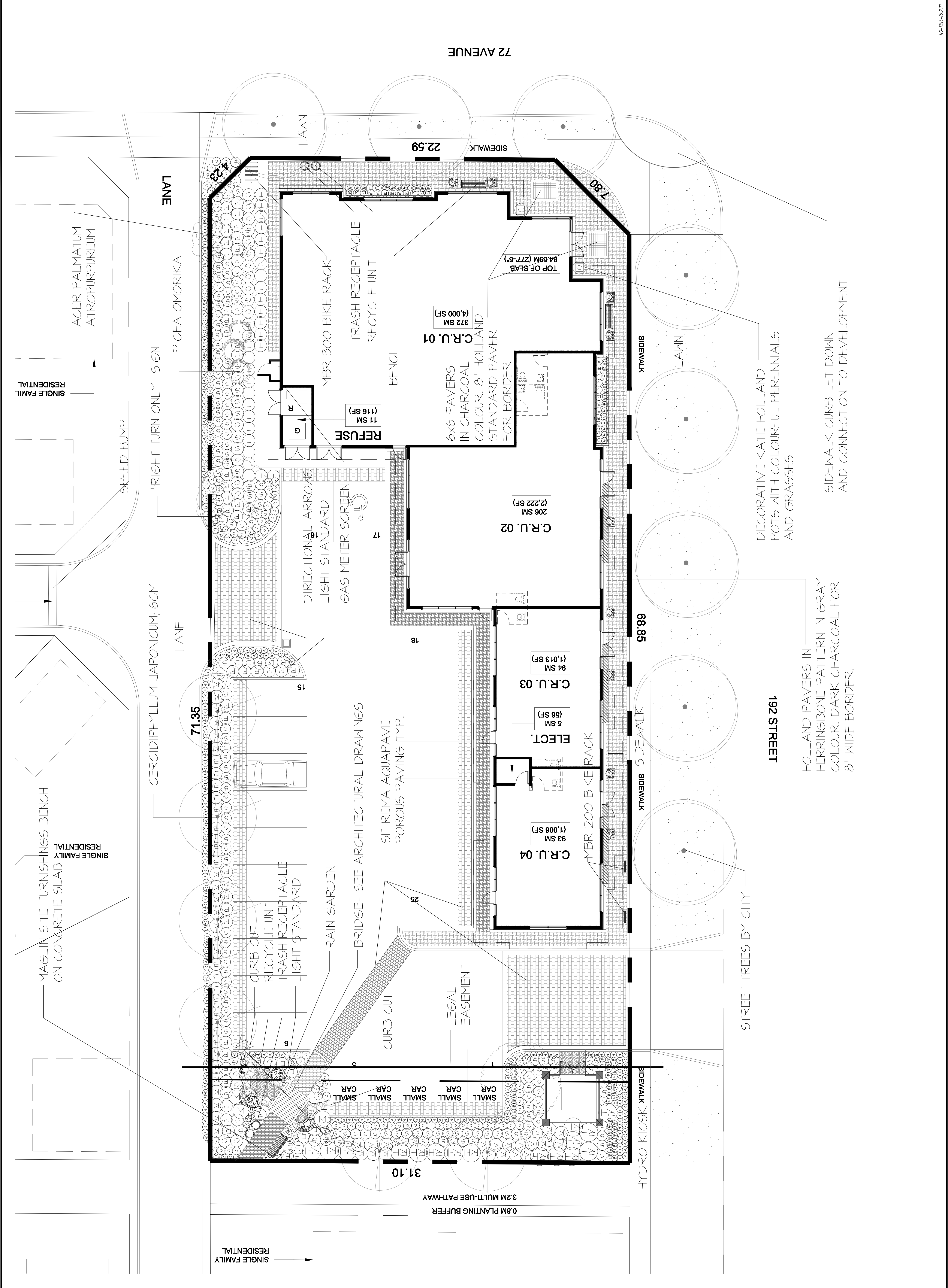
PROJECT:

**COMMERCIAL DEVELOPMENT**  
7228 192 STREET  
SURREY, B.C.

DRAWING TITLE:

**SHRUB PLAN**

DATE:	10 AUG 23	DRAWING NUMBER:	
SCALE:	1"=100'		L2
DRAWN:	TZ		
DESIGN:	TZ		
CHKD:	-		



DECORATIVE KATE HOLLAND POTS WITH COLOURFUL PERENNIALS AND GRASSES

SIDEWALK CURB LET DOWN AND CONNECTION TO DEVELOPMENT

HOLLAND PAVERS IN HERRINGBONE PATTERN IN GRAY COLOUR, DARK CHARCOAL FOR 8" WIDE BORDER.

192 STREET

STREET TREES BY CITY

72 AVENUE

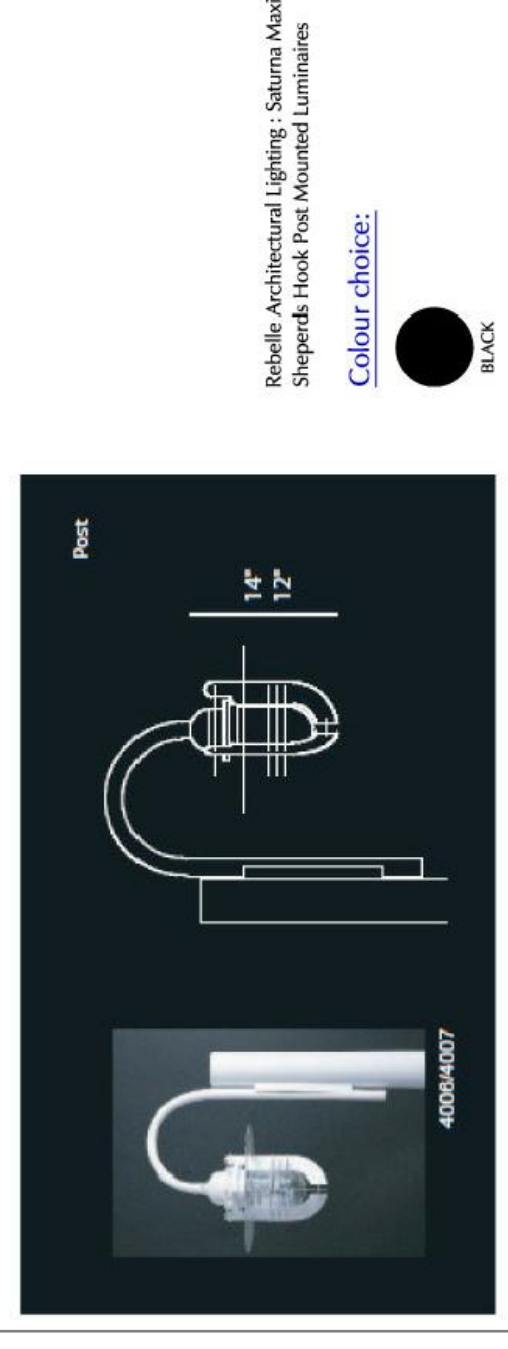
0.8M PLANTING BUFFER  
3.2M MULTI-USE PATHWAY

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

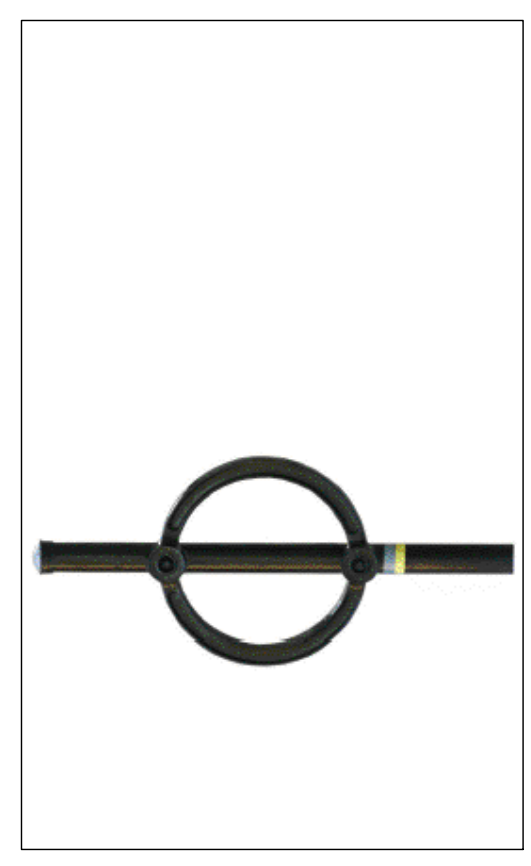
PARKING AREA LIGHTING



Rebelle Architectural Lighting, Sierra Mist  
Shepherd Hook Post Mounted Luminaire  
Colour choice: BLACK



MBR 300 SERIES BIKE RACK



MBR 200 SERIES BIKE RACK



MRC1 200M-32 RECYCLE UNIT



MLB450W BENCH

NOTE: BENCH TO BE SURFACE MOUNT TO CONCRETE SLAB



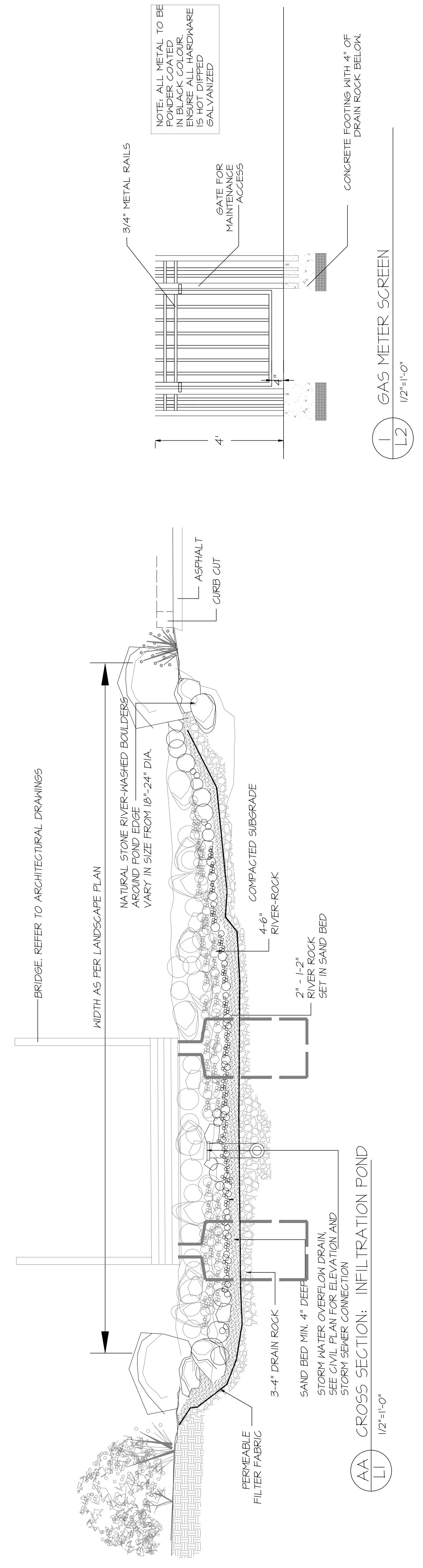
MLMR1 200M-32 TRASH

ALL PRODUCTS ARE AVAILABLE FROM MAGLIN SITE FURNISHINGS

PLANT SCHEDULE		DMG JOB NUMBER: 10136		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	5CM CAL; B4B
TREE	1	CERCIDIPHYLLUM JAPONICUM	KATSURRA TREE	10CM CAL; 1.8M STD; B4B
TREE	6	CERCIDIPHYLLUM JAPONICUM 6CM	KATSURRA TREE	6CM CAL; 1.8M STD; B4B
TREE	3	PICEA OMORICA	SERBIAN SPRUCE	2.5M HT; B4B
TREE	8	Street Tree selected by City	to be announced	6CM CAL; B4B
SHRUB	25	BERBERIS X ROSE GLOH	ROSE GLOH BARBERRY	#2 POT; 30CM
SHRUB	24	EXUS SERRIFOLIENS	COMMON BOXWOOD	#3 POT; 40CM
SHRUB	2	CHAMAECYPARIS OBUSA 'BRACIOLosa'	GOLDEN DWARF HINOKI CYPRESS	1M HT; B4B
SHRUB	40	KALMIA LATIFOLIA 'BALLSETE'	MOUNTAIN LAUREL	#3 POT; 50CM
SHRUB	48	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	2 POT; 25CM; 9/BEARED
SHRUB	16	RHOZODENDRON 'UNIQUE'	RHOZODENDRON; YELLOW; APRIL	#3 POT; 30CM
SHRUB	3	SALIX INTEGR AKAJURO NISHIKI	DAPPLED WILLOW	#3 POT; 60CM
SHRUB	154	SPIRAEA X BIMALDA 'GOLDFLAHE'	GOLDFLAHE SPIREA	#2 POT; 40CM
SHRUB	28	TAXUS X MEDIA 'HICKSII'	HICK'S YEN	#2 POT; 50CM
GRASS	112	CAREX MORRISONII 'ICE DANCE'	VARIEGATED JAPANESE SEDGE	#1 POT
GRASS	45	OPHIOGON PLANISCIURIUS 'INGRESCENS'	BLACK MONDO GRASS	#1 POT
GRASS	38	FENISSETUM ALLOPECUROIDES 'VIRIDESCENS'	BLACK-FLOWERING FOUNTAIN GRASS	#1 POT
VINE	7	LONICERA DROOPMORE SCARLET	DROOPMORE SCARLET HONEYBUCKLE	#3 POT; 75CM; STAKED
PERENNIAL	71	HELGHERA PALACE PURPLE'	CORAL BELLS	15 CM POT
PERENNIAL	30	ASCOTSTAPHYLOS INVALIS	KINNICKINICK	#1 POT; 20CM
PERENNIAL	8	ELIANTHUS JAPONICA 'EMERALD GALETY'	ELIANTHUS; SILVER VARIEGATED	#2 POT; 40CM

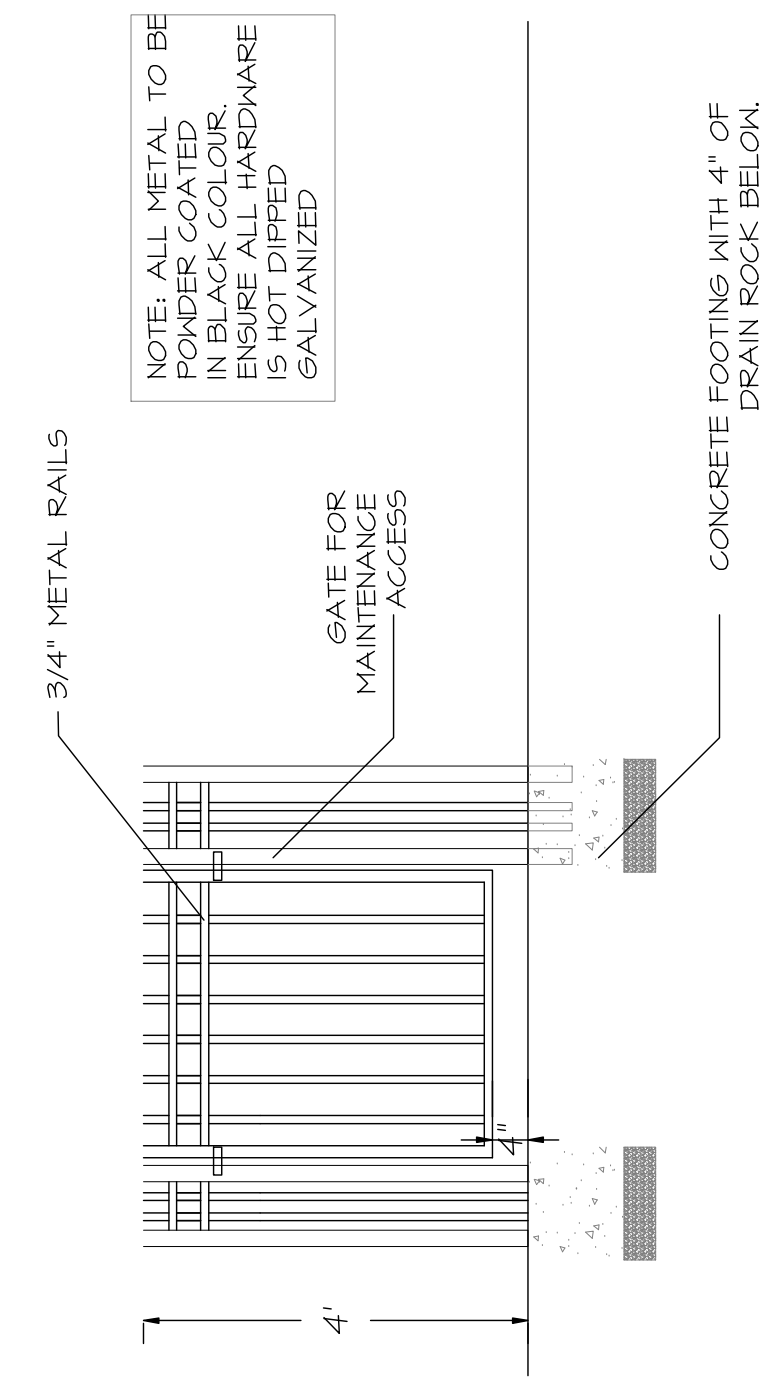
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTION. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



AA CROSS SECTION: INFILTRATION POND  
1/2"=1'-0"

L2 GAS METER SCREEN  
1/2"=1'-0"



NO.	DATE	REVISION DESCRIPTION	DR.
6	10/01/23	REVISE PER CITY	TZ
5	10/01/23	REVISE PER CITY	TZ
4	10/01/23	REVISE PER CITY	TZ
3	10/01/23	REVISE PER CITY	TZ
2	10/01/23	REVISE PER CITY	TZ
1	10/01/23	REVISE PER CITY	TZ



A Partnership of  
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Mary Chen Yip Consultants Ltd.

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PROJECT: **COMMERCIAL DEVELOPMENT**  
7228 192 STREET  
SURREY, B. C.

DRAWING TITLE: **DETAILS AND PLANT LIST**

DATE:	10 AUG 23
SCALE:	TZ
DRAWN:	TZ
DESIGN:	TZ
CHKD:	-

DRAWING NUMBER: **L3**  
OF **10-136**