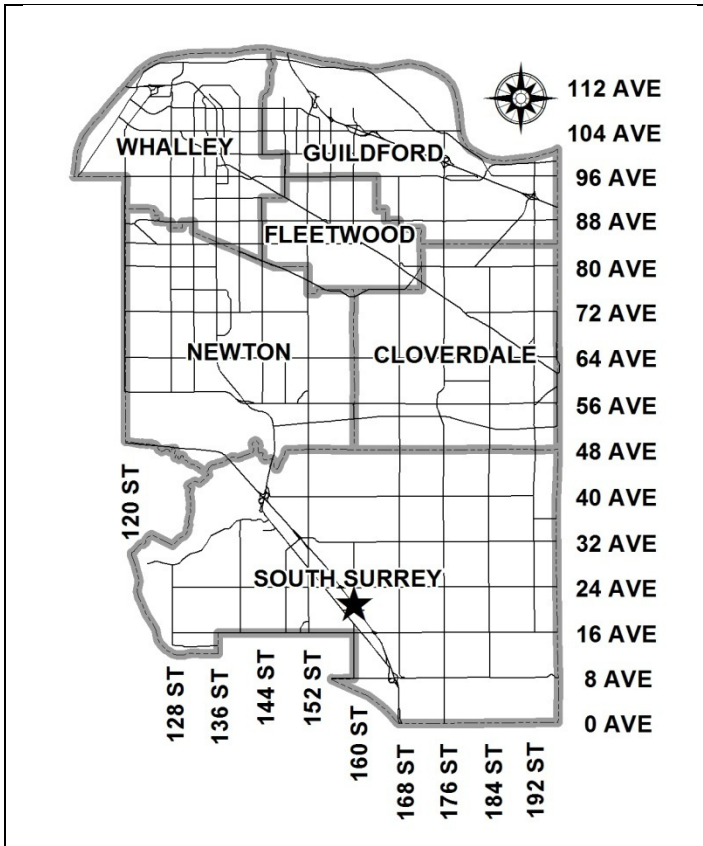


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0112-00

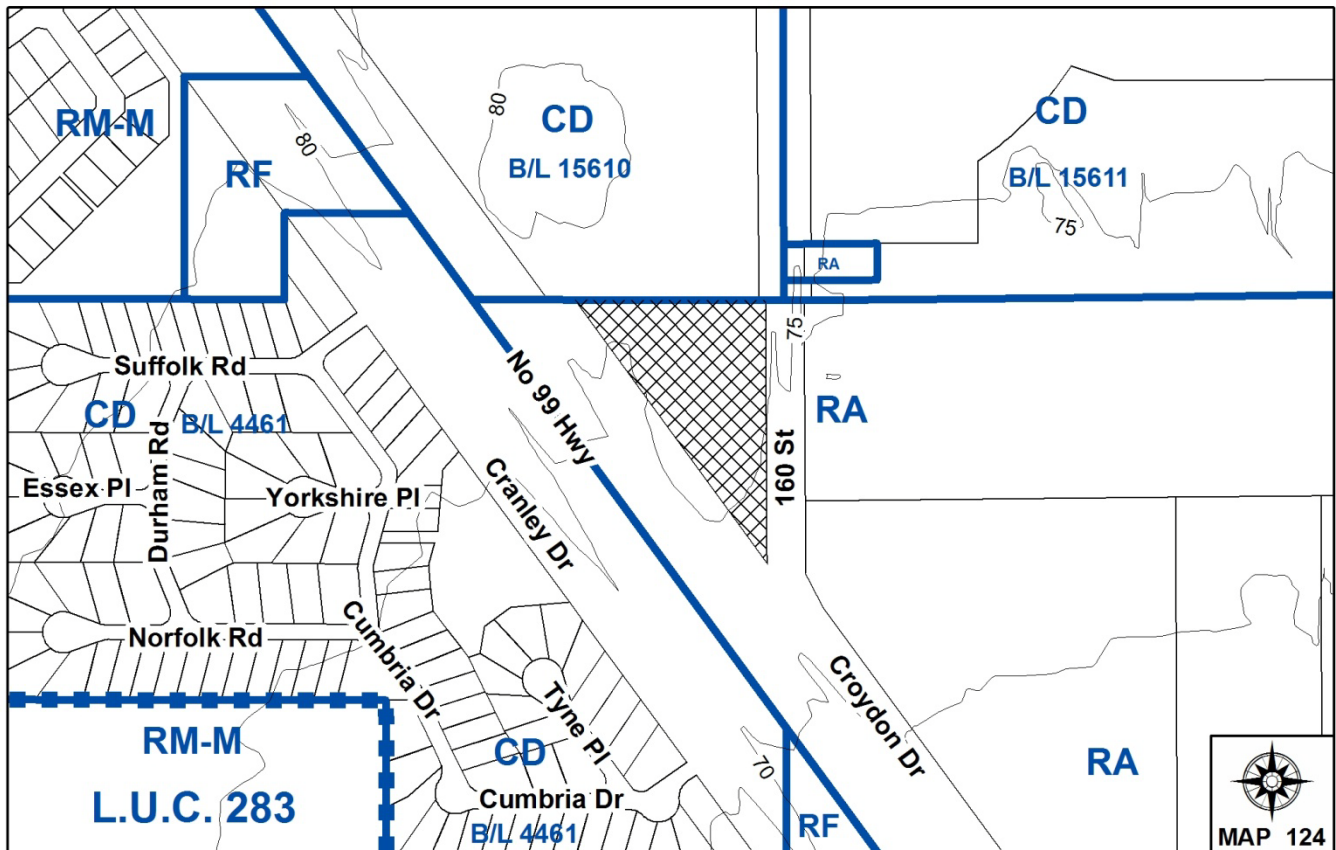
Planning Report Date: July 25, 2011



**PROPOSAL:**

- **Development Permit**  
 in order to permit the development of a 3-storey office building and a retail commercial building.

**LOCATION:** 2121 - 160 Street  
**OWNER:** Grandview Pointe Developments Inc.  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**LAP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with "Commercial" OCP designation.
- Complies with "Commercial" Highway 99 Corridor Land Use Plan designation.
- The proposal complies with the C-8 zone, and setback variances granted by Council under the previous development application on the site (File No. 7908-0154-00), and as such only a Development Permit is required to accommodate the modified proposal.
- The proposed development is consistent with the 3/100 surface parking cap established under the Highway 99 Corridor Land Use Plan by providing only 1.75 surface parking stalls per 100 square metres of gross floor area proposed. The remaining required parking is provided as underground parking under the proposed office building.
- The subject site is in a gateway location, on a Provincial highway (Highway No. 99) and a major collector road (160 Street). As such, the site demands a visually prominent and aesthetically pleasing building design. To achieve the desired architectural expression, the project architect has designed the buildings, and selected appropriate building materials and finishes, to create a contemporary, elegant and sophisticated expression.
- The design of both buildings complies with the Highway 99 Corridor Land Use Concept Plan Design guidelines, which specify high quality attractive materials and abundant glazing.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0112-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect.

REFERRALS

**Engineering:** The Engineering Department has no objection to the project. Engineering requirements will be addressed prior to final approval of the Development Permit.

**Department of Fisheries and Oceans:** Environmental requirements were addressed through the previous development application on the subject site (File No. 7908-0154-00).

A new watercourse is currently under construction along the southwest boundary of the site which will connect to the watercourse already constructed on the Grandview Corners Shopping Centre site to the north and eventually will extend further to the south as per the Highway 99 Corridor Land Use Plan. The riparian corridor is 15 metres (49 ft.) in total width, 5 metres (16 ft.) of which is on the subject site and 10 metres (33 ft.) of which is on Highways land. An enhanced habitat area is also being constructed on the southern corner of the subject site. The riparian areas will be landscaped with native trees and shrubs. A no-build restrictive covenant has been registered to protect the environmental features.

SITE CHARACTERISTICS

Existing Land Use: Vacant land

Adjacent Area:

| Direction | Existing Use                       | OCP/LAP Designation   | Existing Zone         |
|-----------|------------------------------------|-----------------------|-----------------------|
| North:    | Grandview Corners Shopping Centre. | Commercial/Commercial | CD (By-law No. 15610) |

| Direction                  | Existing Use        | OCP/LAP Designation                      | Existing Zone           |
|----------------------------|---------------------|--|-------------------------|
| East (Across 160 Street):  | Acreage properties. | Suburban/Business Park<br>Light Industry | RA                      |
| South (Across Highway 99): | Manufactured homes. | Urban/Mobile Home                        | CD (By-law No.<br>4461) |
| West (Across Highway 99):  | Manufactured homes. | Urban/Mobile Home                        | CD (By-law No.<br>4461) |

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is a triangular shaped parcel of land, located on the west side of 160 Street, just south of the Grandview Corners Shopping Centre. The site is currently vacant.
- The site was recently redesignated from "Suburban" to "Commercial" in the OCP and rezoned from "One-Acre Residential Zone (RA)" to "Community Commercial Zone (C-8)" to permit development of 2 retail commercial buildings. Council granted final adoption to the OCP Amendment and Rezoning By-laws on May 30, 2011. A Development Permit, and Development Variance Permit to reduce the required building setbacks, were also issued by Council to accommodate the proposed retail development (File No. 7908-0154-00).
- To the north of the site is the southwest quadrant of the Grandview Corners Shopping Centre, which includes Wal-Mart and Future Shop as the main anchors. To the east of the site are acreage properties designated for future business park and light impact industrial uses in the Highway 99 Corridor Land Use Concept Plan. To the south and west of the site is Highway No. 99.
- The subject site has been purchased by a new owner, who does not wish to proceed with the originally proposed retail development. Instead, the new owner is seeking to develop a mixed office/retail development consisting of a 3-storey office building with retail on the ground floor, and a separate smaller retail commercial building.
- The proposal complies with the C-8 zone, and setback variances previously granted by Council, and as such only a Development Permit is required to accommodate the modified proposal.

### Proposed mixed office/retail development

- The proposed 3- storey office building is located on the west portion of the site and has a total floor area of 3,484 square metres (37,500 sq.ft.). The smaller single-storey retail commercial building is located on the east portion of the site fronting 160 Street and has a total floor area of 235 square metres (2,530 sq.ft.).
- The proposed development complies with all provisions of the C-8 Zone with the exception of building setbacks. The proposed building setbacks are less than the typical required 7.5 metre (25 ft.) setback on all 3 sides. A Development Variance Permit (DVP)

was approved by Council as part of the previous development application on the site (File No. 7908-0154-00) as follows:

- The required north yard building setback was reduced from 7.5 metres (25 ft.) to 3.1 metres (10 ft.);
  - The required east yard building setback was reduced from 7.5 metres (25 ft.) to 3.2 metres (10 ft.); and
  - The required southwest yard building setback was reduced from 7.5 metres (25 ft.) to 5.8 metres (19 ft.).
- The proposed buildings are sited in the exact same location as the previously approved retail commercial buildings under File No. 7908-0154-00. As such, the previously approved DVP is considered to still be applicable. In addition, the previously approved DVP still has merits for the proposed development as follows:
    - The proposed reduced east yard building setback achieves a more urban, pedestrian streetscape along 160 Street and is consistent with the street fronting building setbacks employed on the neighbouring Grandview Corners Shopping Centre site;
    - The proposed reduced north yard building setback only applies to the smaller retail commercial building and should have a minimal impact since it is adjacent to another retail commercial building in the Grandview Corners Shopping Centre with a setback of 5.0 metres (16 ft.) from the property line. The combined spacing between the 2 buildings will be 8.1 metres (27 ft.), and the property line is not proposed to be fenced. As such site lines will not be an issue, and the area will be appropriately landscaped; and
    - The reduced southwest yard building setback forms part of a 15 metre (49 ft.) wide riparian corridor shared between the subject site and the Highways land. The 15 metre (49 ft.) wide riparian corridor will be landscaped with native trees and shrubs and therefore it is an environmental feature which will also serve as a sound attenuation and visual buffer from the highway. The back of the proposed 3-storey office building, which fronts Highway 99, will feature substantial glazing thereby creating a more attractive interface.

#### Access & Parking

- There are 2 proposed vehicular accesses to the site. The main access will be off of 160 Street; however this access will be limited to right-in/right-out and left-in only. A left-out onto 160 Street will not be permitted at this location. The secondary access will be via a private access easement located on the northwest corner of the site through the southwest quadrant of the Grandview Corners Shopping Centre. This will allow patrons to access a signalized intersection on 160 Street and make a left-out. This access was formalized through the previous application on the site (File No. 7908-0154-00).

- The Highway 99 Corridor Land Use Plan requires that surface parking lots for commercial developments within the Plan Area be limited to a maximum of 3.0 spaces for every 100 square metres (1,076 sq.ft.) of gross floor area on any lot. Parking spaces proposed over this cap must be provided below buildings or in parking structures. The proposed development is consistent with this requirement by providing only 1.75 surface parking stalls per 100 square metres of gross floor area proposed. The remaining required parking is provided as underground parking under the proposed office building.

#### Highway 99 Landscape Buffer

- The Highway 99 Corridor Land Use Plan requires a 15-metre (50 ft.) wide landscaped buffer as the interface to Highway No. 99. The buffer is to consist of high quality landscaped berms, plant materials, and fencing, to provide visual and noise protection. The proposed buffer to Highway No. 99 is only 5.0 metres (16 ft.) in width, however, is considered to be appropriate for the subject site because the site abuts a protected watercourse along Highway 99.
- The Ministry of Transportation and Highways (MOTH) and the Department of Fisheries and Oceans (DFO) previously agreed to the development of a 15 metre (49 ft.) wide enhanced riparian corridor along the western boundary of the site, 10 metres (33 ft.) of which is located on Highways land and 5 metres (16 ft.) of which is located on the subject site. This riparian corridor connects with the corridor constructed along the western boundary of the Grandview Corners site to the north, and will eventually extend further south in accordance with the Highway 99 Corridor Land Use Plan. The riparian corridor is currently under construction and will be landscaped with a mixture of native trees and shrubs which makes it both an environmental feature and a sound attenuation and visual buffer which achieves the required 15 metres (49 ft.) of buffering required under the LUP. The riparian area is protected by a no-build restrictive covenant which was registered as part of the previous development application on the site (File No. 7908-0154-00).
- The back of the proposed 3-storey office building, which faces Highway 99, will be attractively designed with substantial glazing. There will be no signage fronting Highway 99 in accordance with Council's direction.

#### DESIGN PROPOSAL AND REVIEW

- The subject site is in a gateway location, on a Provincial highway (Highway No. 99) and a major collector road (160 Street). As such, the site demands a visually prominent and aesthetically pleasing building design. To achieve the desired architectural expression, the project architect has designed the buildings, and selected appropriate building materials and finishes, to create a contemporary, elegant and sophisticated expression.
- Both buildings are tilt up construction but feature significant amount of glass and spandrel glazing on all elevations. Both buildings have a neutral colour scheme but some accent colours have been added to the smaller retail commercial building to add interest. The design of both buildings complies with the Highway 99 Corridor Land Use Concept Plan Design guidelines, which specify high quality attractive materials and abundant glazing.
- The retail units feature storefront glazing and canopies to provide weather protection.

- Rooftop mechanical units will be screened and will not be visible from the street.

### CPTED

- The building features large windows on all sides on all floors to provide natural surveillance around the site. The building also features appropriate lighting on all sides of the building and security cameras will be provided where necessary to provide additional surveillance. The underground parkade, elevator, stairwells, and lobby and entry areas, have all been designed in keeping with CPTED principles.

### Sustainability

- The applicant is incorporating or contemplating the following sustainable design initiatives:
  - Incorporate bioswales to attenuate and treat storm water runoff ;
  - Promote the use of recycled, salvaged, local and sustainable building materials;
  - Select low emission adhesives, sealants, paints, and floor coverings.
  - Ensure proper ventilation;
  - Install efficient outdoor irrigation systems;
  - Provide low flush toilets and low-flow faucets;
  - Use extra insulation and eliminate thermal bridging;
  - Install energy-efficient windows, Low E Glazing on southwest facades; and
  - Select energy star appliances.

### Signage

- Fascia signage will consist of individual channel letters with thru-wall construction. No sign boxes or raceways will be permitted.
- Two freestanding signs are proposed for the site fronting 160 Street. One sign will be an address sign and the other will be a tenant identification sign. The signs will be a maximum of 2.5 metres (8 ft.) in height, in accordance with the Highway 99 Corridor design guidelines, and are designed to complement the architectural character of the proposed buildings.
- All proposed signage complies with the Sign By-law.

### TREE PRESERVATION AND LANDSCAPING

- As part of the previous development application on the site (File No. 7908-0154-00) a certified arborist (Norm Hol – Arbortech Consulting Ltd.) was retained to conduct a site inspection and prepare an arborist report. The arborist report identified only 1 mature tree on the site and concluded that the tree needed to be removed. The tree was an Alder in poor condition.
- The applicant's landscape architect proposes a generous combination of native plant material (trees & shrubs) in a variety of textures and colours.

- The site will feature high quality site furnishing similar to those used in the neighbouring Grandview Corners development including benches, garbage cans, and lighting.
- The entry to the site, along with the various pedestrian linkages, will be marked with decorative paving.
- The garbage/recycling facilities and the emergency exit stair from the underground parkade will be screened with decorative enclosures.

#### ADVISORY DESIGN PANEL

- ADP Meeting Date: June 2, 2011.
- All of the ADP comments have been satisfactorily addressed.

#### PRE-NOTIFICATION

- Under current Council policy, the City is not required to send pre-notification letters to surrounding property owners for Development Permit applications. However, pursuant to Corporate Report No. L007 considered by Council on July 5, 2005, for detailed Development Permit applications in Grandview Corners, notification letters are to be forwarded to owners of surrounding properties using the pre-notification criteria for rezoning applications (i.e. properties within 100 metres (300 ft.) from application site, but in any case, a minimum of three lots in any direction from the building site) and to respective Residents Associations and community groups. A preliminary notice on this Development Permit application was sent out on July 8, 2011 in accordance with the above notification criteria.
- A development proposal sign was also erected on the property.
- Staff received no response to the pre-notification letters or development proposal sign.

#### 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, Landscape Plans and Perspective |
| Appendix III. | Engineering Summary  |
| Appendix IV   | ADP Comments   |



INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ionic Architecture Inc. and DMG Landscape Architects, respectively, dated June 17, 2011 and July 20, 2011.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

RG/kms

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## DEVELOPMENT DATA SHEET

Existing Zoning: C-8

| Required Development Data           | Minimum Required /<br>Maximum Allowed | Proposed             |
|-------------------------------------|---------------------------------------|----------------------|
| LOT AREA* (in square metres)        |                                       |                      |
| Gross Total                         |                                       |                      |
| Road Widening area                  |                                       |                      |
| Undevelopable area                  |                                       |                      |
| Net Total                           | 5,902 square metres                   |                      |
| LOT COVERAGE (in % of net lot area) |                                       |                      |
| Buildings & Structures              | 50%                                   | 24%                  |
| Paved & Hard Surfaced Areas         |                                       |                      |
| Total Site Coverage                 |                                       |                      |
| SETBACKS ( in metres)               |                                       |                      |
| Front                               | 3.2 metres                            | 3.2 metres           |
| Rear                                | 5.8 metres                            | 6.2 metres           |
| Side #1 (N)                         | 3.1 metres                            | 3.2 metres           |
| BUILDING HEIGHT (in metres/storeys) |                                       |                      |
| Principal                           | 12 metres                             | 12 metres            |
| Accessory                           |                                       |                      |
| NUMBER OF RESIDENTIAL UNITS         |                                       |                      |
| Bachelor                            |                                       |                      |
| One Bed                             |                                       |                      |
| Two Bedroom                         |                                       |                      |
| Three Bedroom +                     |                                       |                      |
| Total                               |                                       |                      |
| FLOOR AREA: Residential             |                                       |                      |
| FLOOR AREA: Commercial              |                                       |                      |
| Retail                              |                                       |                      |
| Office                              |                                       |                      |
| Total                               | 4,722 m <sup>2</sup>                  | 3,719 m <sup>2</sup> |
| FLOOR AREA: Industrial              |                                       |                      |
| FLOOR AREA: Institutional           |                                       |                      |
| TOTAL BUILDING FLOOR AREA           | 4,722 m <sup>2</sup>                  | 3,719 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 /<br>Maximum Allowed | Proposed |
|---|---------------------------------------|----------|
| DENSITY   |                                       |          |
| # of units/ha /# units/acre (gross)                           |                                       |          |
| # of units/ha /# units/acre (net)                             |                                       |          |
| FAR (gross)   |                                       |          |
| FAR (net)   | 0.80                                  | 0.63     |
| AMENITY SPACE (area in square metres)                         |                                       |          |
| Indoor  |                                       |          |
| Outdoor   |                                       |          |
| PARKING (number of stalls)                                    |                                       |          |
| Commercial  | 89                                    | 114      |
| Industrial  |                                       |          |
| Residential Bachelor + 1 Bedroom                              |                                       |          |
| 2-Bed   |                                       |          |
| 3-Bed   |                                       |          |
| Residential Visitors  |                                       |          |
| Institutional   |                                       |          |
| Total Number of Parking Spaces                                | 89                                    | 114      |
| Number of disabled stalls                                     | 2                                     | 2        |
| Number of small cars  |                                       | 7        |
| Tandem Parking Spaces: Number / % of<br>Total Number of Units |                                       |          |
| Size of Tandem Parking Spaces<br>width/length                 |                                       |          |

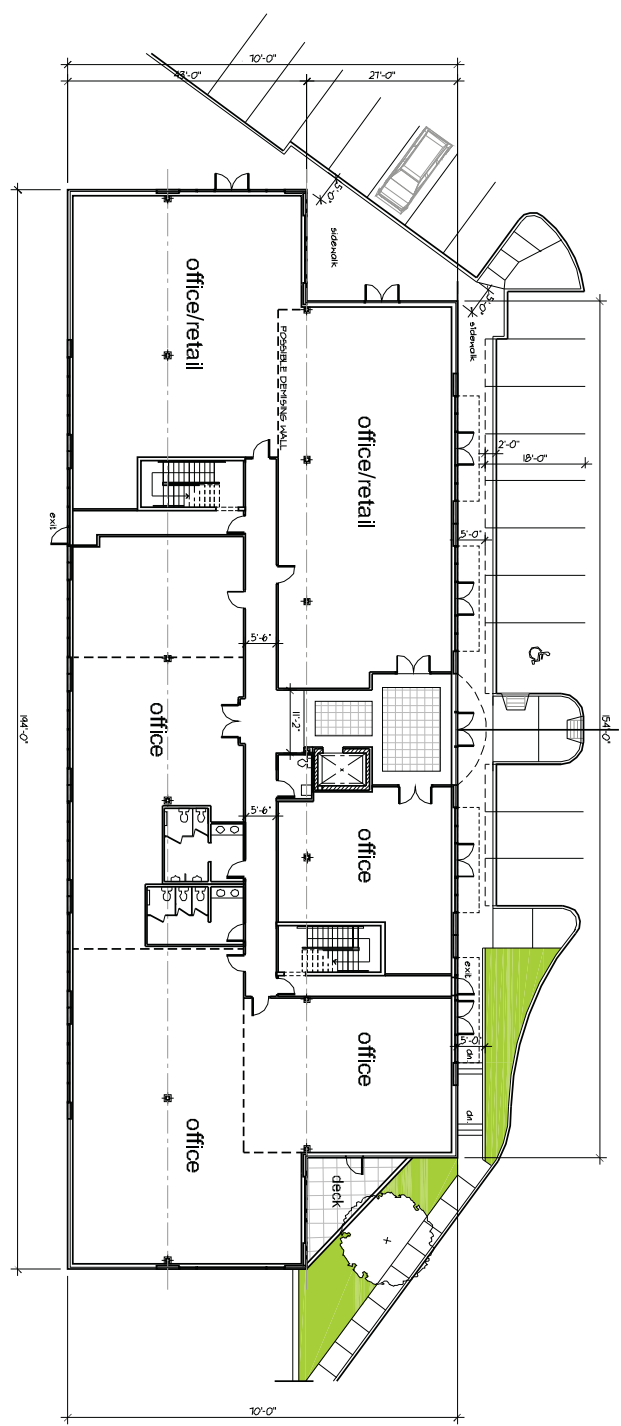
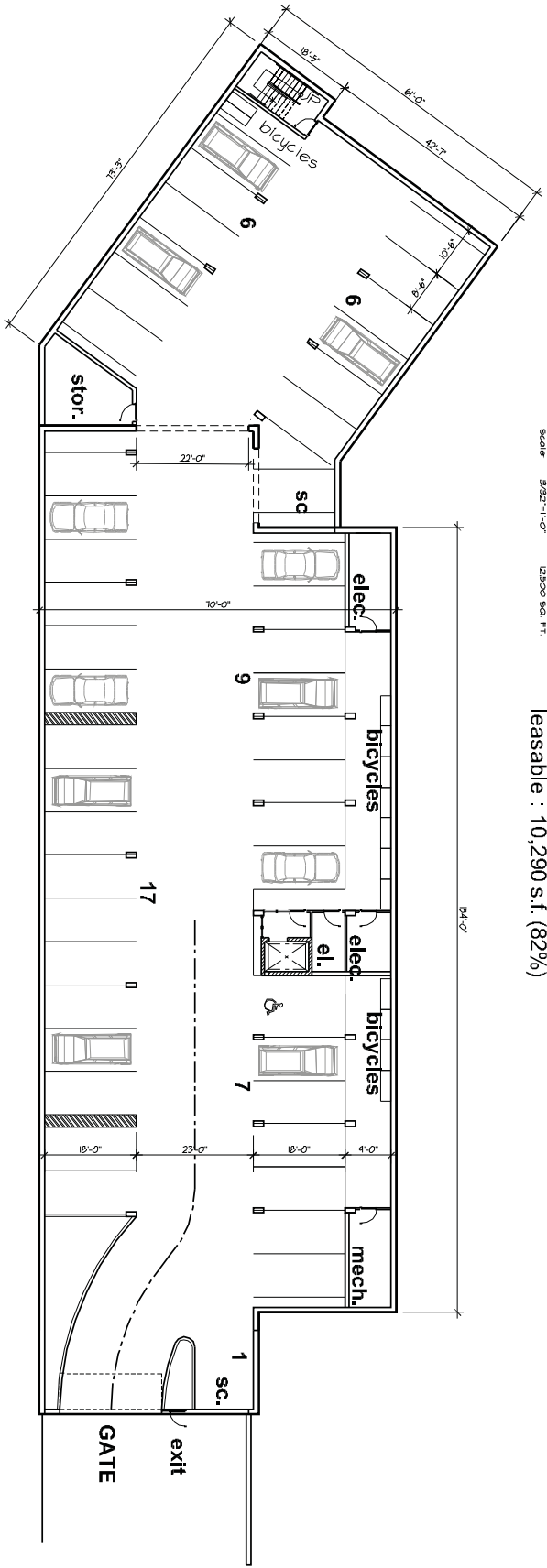
|               |    |                                 |    |
|---------------|----|---------------------------------|----|
| Heritage Site | NO | Tree Survey/Assessment Provided | NO |
|---------------|----|---------------------------------|----|



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**GARAGE FLOOR PLAN**

floor area : 16,980 s.f.



**GROUND FLOOR PLAN**

floor area : 12,500 s.f.  
leasable : 10,290 s.f. (82%)

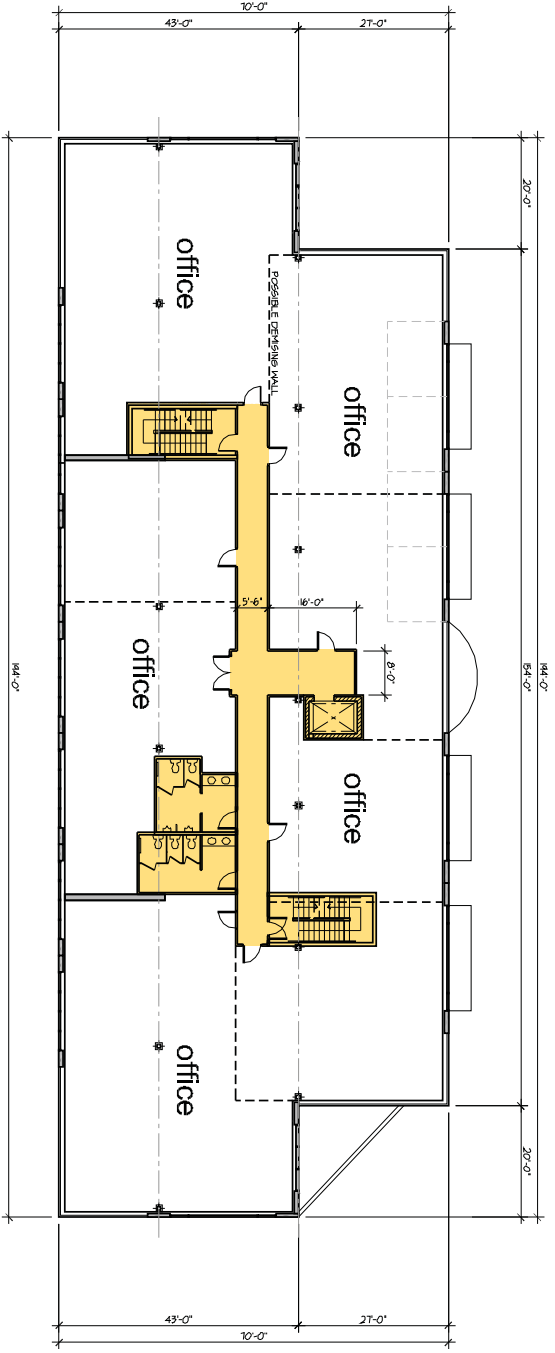
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| Scale:    | As Noted    | Sheet:    | Drawing Title:   |  | <b>Ionic Architecture Inc.</b><br>architect - member a.i.b.c.<br>251-0950 93rd Street    Tel: (778) 575-0598<br>Surrey B.C. V3S 2J9    Fax: (778) 874-0599<br>ionic@ionic-architecture.com |
| Date:     | APRIL 2011  | of:       | <b>GARAGE &amp; GROUND FLOOR PLANS</b><br>Project Title:     |  |  |
| Revision: | Project No: | Sheet No: | PROPOSED OFFICE BUILDING<br>2121 160TH STREET<br>SURREY, BC. |  | 04 5-28-11 ISSUED FOR A.D.P.<br>03 5-16-11 ISSUED FOR D.P.<br>02 5-11-11 REVISED FOR REVIEW<br>01 4-21-11 ISSUED FOR REVIEW  |
| 04        | 11-1121     | A-3       |  |  | Rev.    Date    Description  |

**SECOND FLOOR PLAN**

floor area : 12,500 s.f.

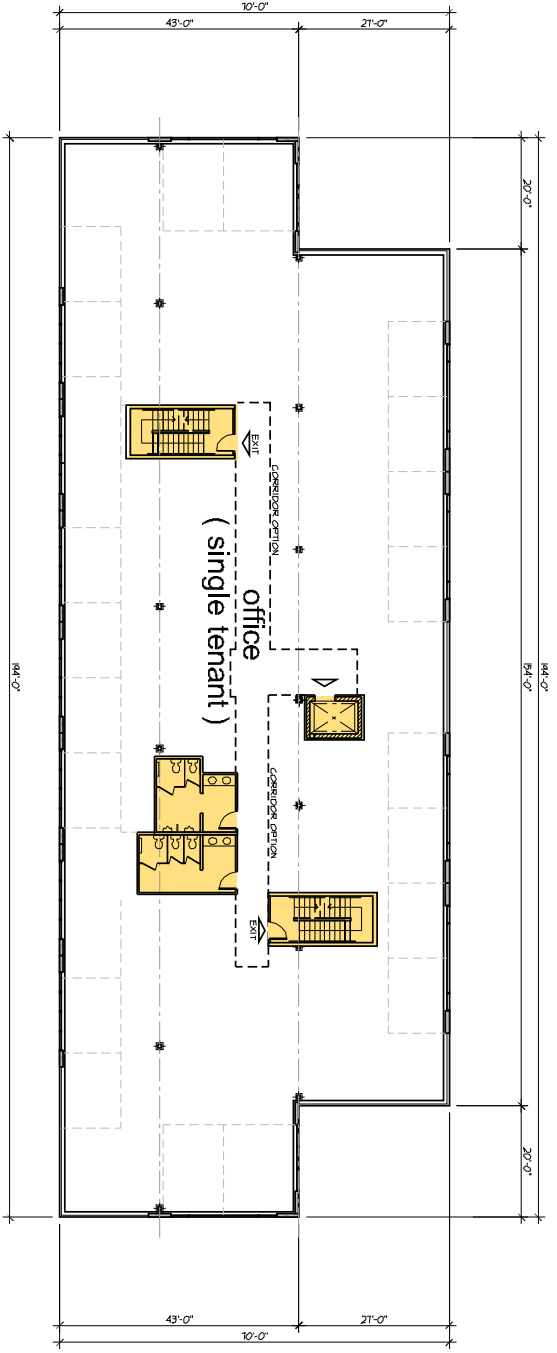
reusable : 10,968 s.f. (88%)



**THIRD FLOOR PLAN**

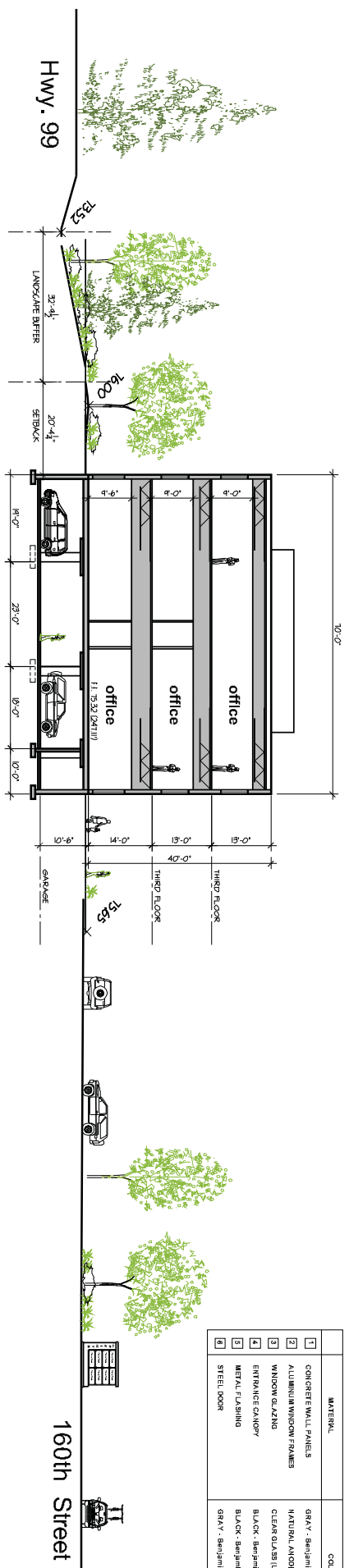
floor area : 12,500 s.f.

Scale 3/32"=1'-0" 12000 SQ. FT.



REVISED TO 5/25/11

|          |             |       |  |  |   |                            |
|----------|-------------|-------|--|--|---|----------------------------|
| Scale    | As Noted    | Sheet | Drawing Title  |  | Ionic Architecture Inc.<br>architect-member a.i.b.c.                        |                            |
| Date     | APRIL 2011  | of    | SECOND & THIRD FLOOR PLANS                                   |  | 201-9950 93rd Street, Surrey B.C. V3S 2J9                                   |                            |
| Revision | Project No. | A-4   | PROPOSED OFFICE BUILDING<br>2121 160TH STREET<br>SURREY, BC. |  | Tel: (778) 575-0598<br>Fax: (778) 874-0599<br>office@ionic-architecture.com |                            |
| 04       | 11-1121     |       |  |  | 04  | 5-28-11 ISSUED FOR A.D.P.  |
|          |             |       |  |  | 03  | 5-16-11 ISSUED FOR D.P.    |
|          |             |       |  |  | 02  | 5-11-11 REVISED FOR REVIEW |
|          |             |       |  |  | 01  | 4-21-11 ISSUED FOR REVIEW  |
|          |             |       |  |  | Rev.  | Date Description           |



| MATERIAL                 | COLOR                         |
|--------------------------|-------------------------------|
| 1 CONCRETE WALL PANELS   | GRAY - Benjamin Moore 2125-0  |
| 2 ALUMINUM WINDOW FRAMES | NATURAL ANODIZED              |
| 3 WINDOW GLAZING         | CLEAR GLASS (LOW-E)           |
| 4 ENTRANCE CANOPY        | BLACK - Benjamin Moore 2125-0 |
| 5 METAL FLASHING         | BLACK - Benjamin Moore 2125-0 |
| 6 STEEL DOOR             | GRAY - Benjamin Moore 2125-0  |

**EAST - WEST SITE / BUILDING SECTION AA**  
Scale 3/32"=1'-0"

NOTE:  
ALL FASCIA SIGNAGE TO BE INDIVIDUAL CHANNEL LETTERS WITH THRU WALL CONSTRUCTION



**ELEVATION to CROFTON DRIVE**  
Scale 3/32"=1'-0"

**NORTH ELEVATION**  
Scale 3/32"=1'-0"

# Grandview Pointe - proposed commercial development

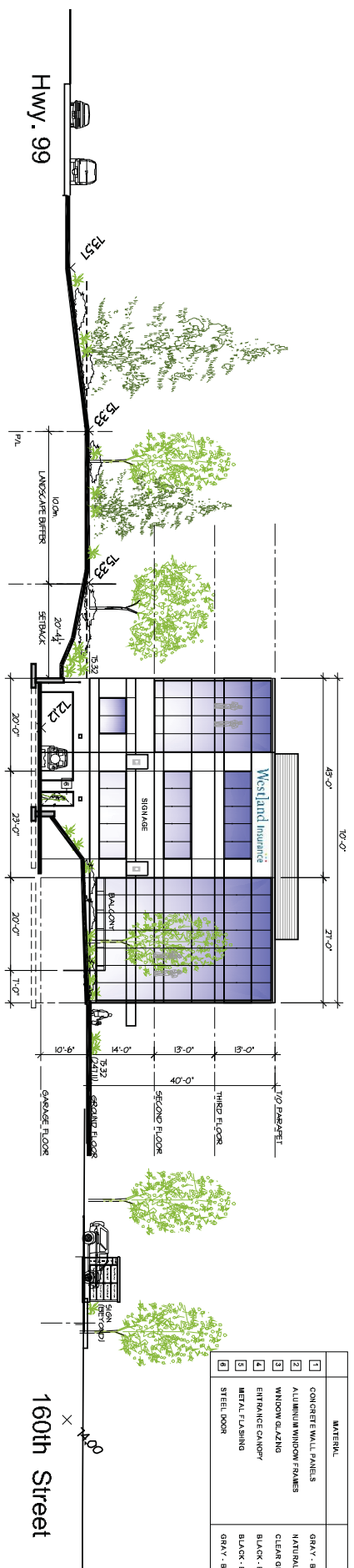
2121 160th Street  
Surrey

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REVISED TO 5/25/11

|                  |                     |   |  |                              |
|------------------|---------------------|---|--|------------------------------|
| Scale: As Noted  | Sheet: A-5          | Drawing Title: BUILDING SECTION & ELEVATION                                 | <b>Ionic Architecture Inc.</b><br>architect - member a.i.b.c.<br>201-995-9328 932nd Street, Surrey B.C. V3S 2J9<br>Tel: (778) 575-0598 Fax: (778) 874-0598<br>ionic@ionic-architecture.com | 04 5-26-11 ISSUED FOR A.D.P. |
| Date: APRIL 2011 | Project No: 11-1121 | Project Title: PROPOSED OFFICE BUILDING<br>2121 160TH STREET<br>SURREY, BC. |  | 03 5-16-11 ISSUED FOR D.P.   |
| Revision: 04     | 11-1121             |   | 02 5-11-11 REVISED FOR REVIEW  |                              |
|                  |                     |   | 01 4-21-11 ISSUED FOR REVIEW   |                              |
|                  |                     |   | Rev. Date Description  |                              |

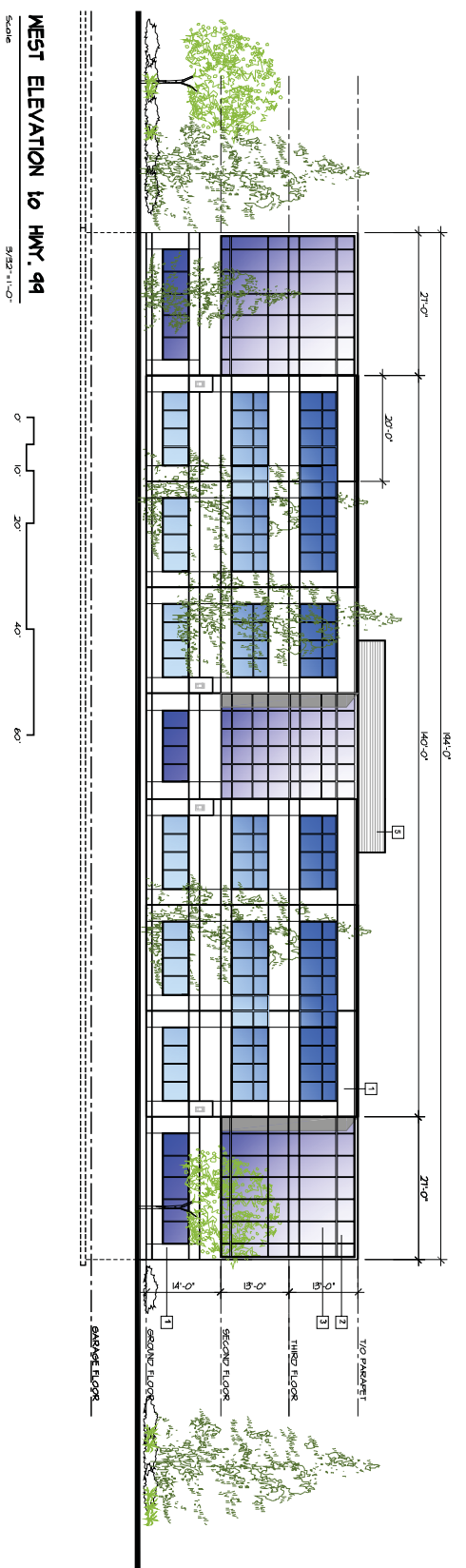




| MATERIAL                 | COLOR                         |
|--------------------------|-------------------------------|
| 1 CONCRETE WALL PANELS   | GRAY - Benjamin Moore 2125-0  |
| 2 ALUMINUM WINDOW FRAMES | NATURAL ANODIZED              |
| 3 WINDOW GLAZING         | CLEAR GLASS (LOW-E)           |
| 4 ENTRANCE CANOPY        | BLACK - Benjamin Moore 2125-0 |
| 5 METAL FLASHING         | BLACK - Benjamin Moore 2125-0 |
| 6 STEEL DOOR             | GRAY - Benjamin Moore 2125-0  |

**EAST - WEST SITE SECTION BB / SOUTH ELEVATION**  
Scale 3/8\"/>

NOTE:  
ALL FASCIA SIGNAGE TO BE REMOVED. CHANNEL LETTERS WITH THRU WALL CONSTRUCTION

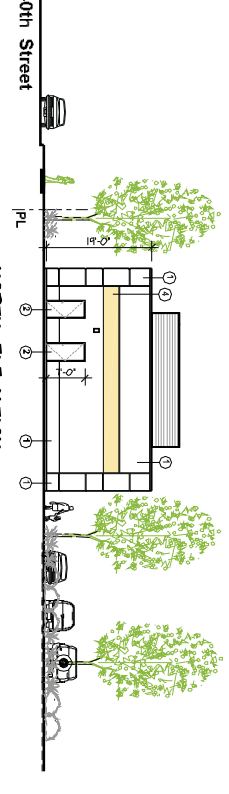
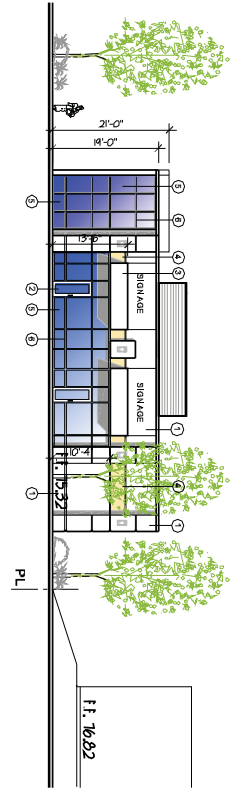
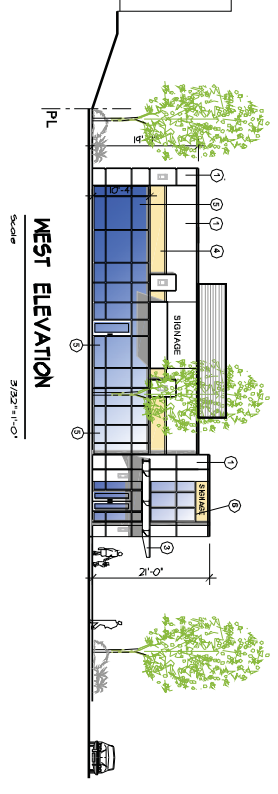
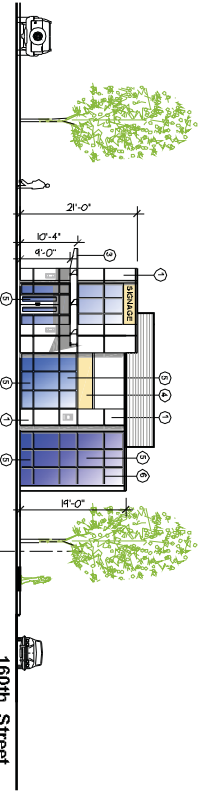


**WEST ELEVATION to HWY. 99**  
Scale 3/8\"/>

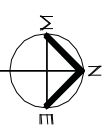
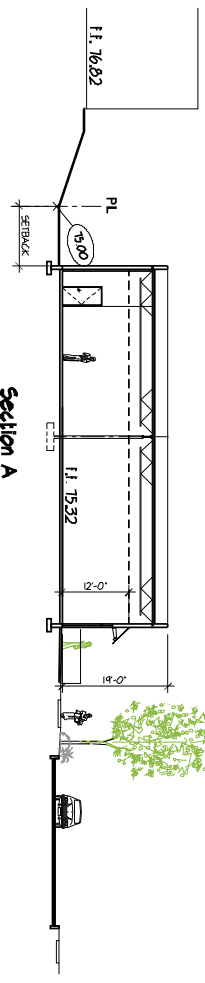
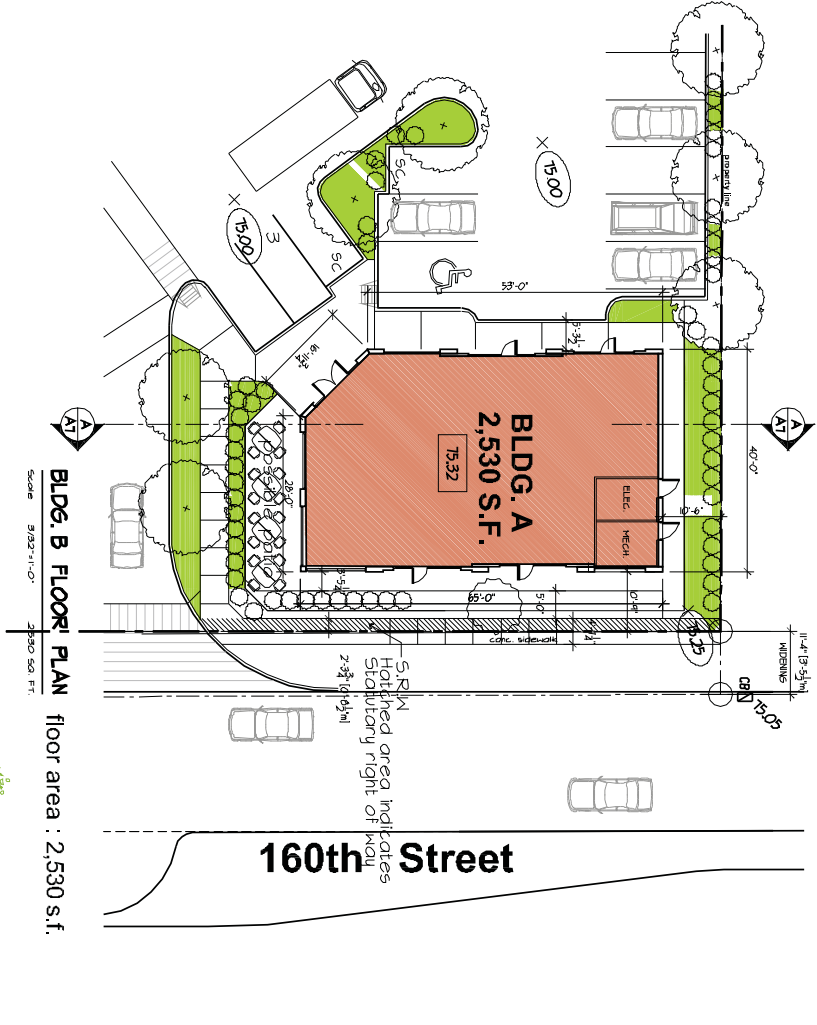
# Grandview Pointe - proposed commercial development

2121 160th Street  
Surrey

|                  |                     |   |   |                               |
|------------------|---------------------|---|---|-------------------------------|
| Scale: As Noted  | Sheet: A-6          | Drawing Title: SOUTH & WEST BUILDING ELEVATIONS                       | <b>Ionic Architecture Inc.</b><br>architect-member a.i.b.c.<br>201-990-932nd Street, Surrey B.C. V3S 2J9<br>Tel: (778) 574-0598 Fax: (778) 574-0599<br>ionic@ionic-architecture.com | 04 5-26-11 ISSUED FOR A.D.P.  |
| Date: APRIL 2011 | Project No: 11-1121 | Project Title: PROPOSED OFFICE BUILDING 2121 160TH STREET SURREY, BC. |   | 03 5-16-11 ISSUED FOR D.P.    |
| Revision: 04     |                     |   |   | 02 5-12-11 REVISED FOR REVIEW |
|                  |                     |   |   | 01 4-21-11 ISSUED FOR REVIEW  |
|                  |                     |   |   | Rev. Date Description         |



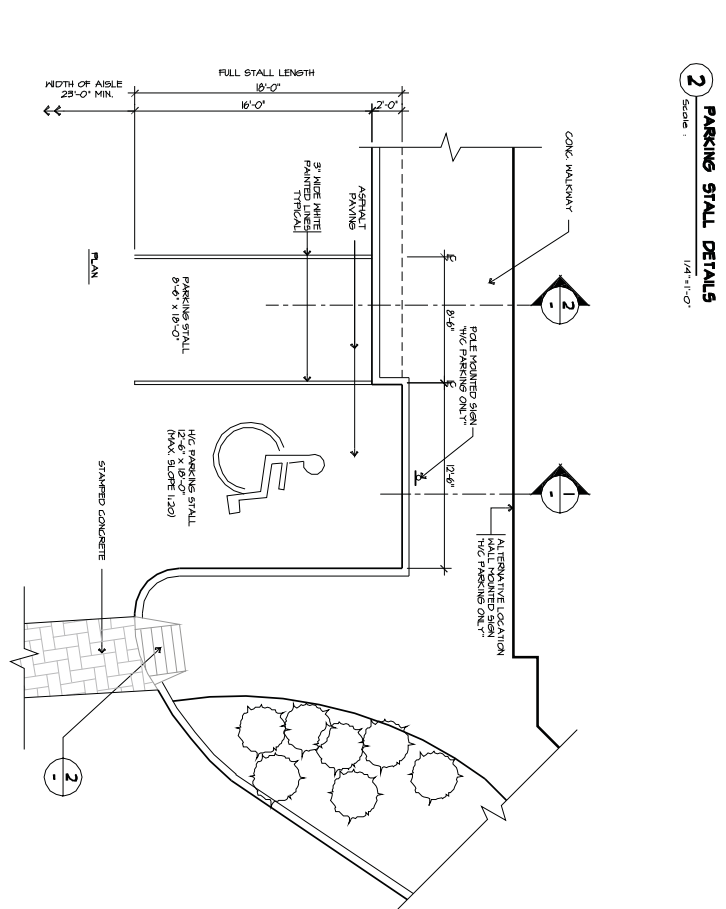
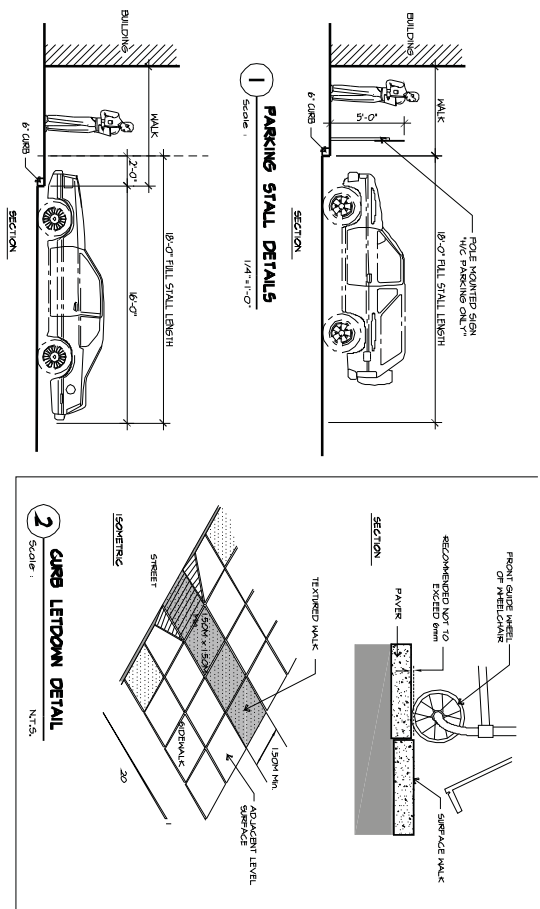
| MATERIAL                            | COLOR                                |
|-------------------------------------|--------------------------------------|
| 1 CONG. PANELS (front side of bldg) | LIGHT YELLOW - Benjamin Moore CC-990 |
| 2 METAL DOOR                        | BLACK - Benjamin Moore 2135-90       |
| 3 FABRIC & METAL                    | BLACK - Benjamin Moore 2135-90       |
| 4 CONG. PANELS (back side of bldg)  | DARK YELLOW - Benjamin Moore CC-990  |
| 5 WINDOW / GLAZING                  | CLEAR GLASS                          |
| 6 PRE-FIN ALUMINUM FRAMES           | BLACK                                |



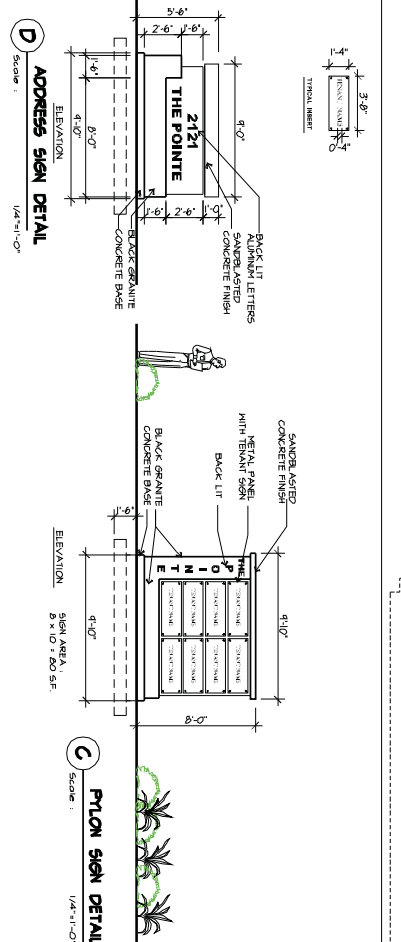
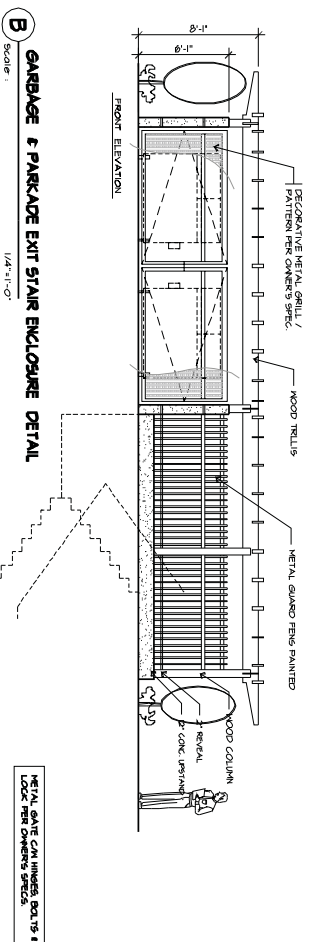
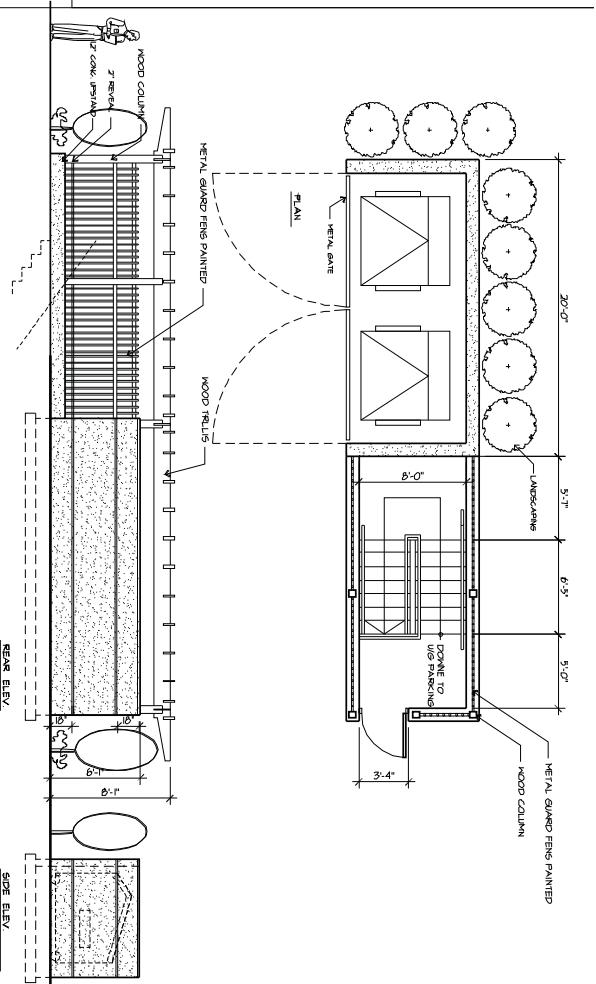
|                 |                     |  |   |             |                   |
|-----------------|---------------------|--|---|-------------|-------------------|
| Scale: As Noted | Sheet: A-7          | Drawing Title: BLDG. B - PLANS & ELEVATIONS  | <b>Ionic Architecture Inc.</b><br>architect - member a.i.b.c.<br>201-995-0928 Street<br>Surrey B.C. V3S 2J6<br>Tel: 1778 575-0598<br>Fax: 1778 874-0598<br>ionic@ionic-architecture.com | 02 5-26-11  | ISSUED FOR A.D.P. |
| Date: MAY 2011  | Project No: 11-1121 | Project Title: PROPOSED COMMERCIAL DEVELOPMENT<br>2121 160TH STREET<br>SURREY, BC. |   | 01 05-13-11 | ISSUED FOR D.P.   |
| Revision: 02    |                     |  |   |             | Description       |

REVISED TO 5/24/11

X:\WORK\11-1121\_160th Street office bldg\00-jour-template\3-bldg permit application\06-20-11\11-1121-160th Street details\_4-21-11.dwg 1/4"=1'-0"



**A ACCESSIBILITY DETAILS**  
Scale: 1/4"=1'-0"



|           |          |         |  |
|-----------|----------|---------|--|
| Scale:    | As Noted | Sheet:  | Drawing Title:                         |
| Date:     | MAY 2008 | of      | SITE DETAILS                           |
| Revision: | 03       | 11-1121 | Project Title:                         |
|           |          |         | <b>PROPOSED COMMERCIAL DEVELOPMENT</b> |
|           |          |         | 2121 160th Street                      |
|           |          |         | SURREY, B.C.                           |

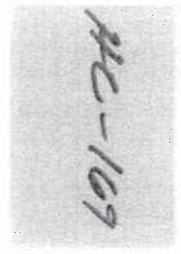
**Ionic Architecture Inc.**  
architect-member a.i.b.c.

|      |         |                    |
|------|---------|--------------------|
| 03   | 5-13-11 | ISSUED FOR D.P.    |
| 02   | 5-12-11 | REVISED FOR REVIEW |
| 01   | 4-26-11 | ISSUED FOR REVIEW  |
| Rev. | Date    | Description        |

### Proposed Colour Scheme

## Proposed Bldg. "A" Development @ 2121 160<sup>th</sup> Street, Surrey

#1  
**CONCRETE WALL PANEL**  
Benjamin Moore Paints  
2112-50 stormy monday



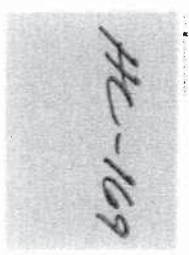
#5  
**METAL FLASHING**  
Benjamin Moore Paints  
2135-10 blacktop



#2, #3  
**ALUMINUM WINDOWS**  
Natural Anodized Frame  
Clear Glass (Low-E)



#6  
**STEEL DOOR**  
Benjamin Moore  
2112-50 stormy monday



#4  
**ENTRANCE CANOPY**  
Benjamin Moore Paints  
2135-10 blacktop



### Proposed Colour Scheme

## Proposed Bldg. "B" Development @ 2121 160<sup>th</sup> Street, Surrey

#1  
**CONC. PANEL (front/side of bldg.)**  
Benjamin Moore Paints  
CC-190 summer harvest



#4  
**CONC. PANEL (back side of bldg.)**  
Benjamin Moore Paints  
CC-210 dijon



#2,  
**METAL DOOR**  
Benjamin Moore  
2135-50 blacktop



#5, #6  
**ALUMINUM WINDOWS**  
Natural Anodized Frame  
Clear Glass



#3  
**FABRIC & METAL**  
Benjamin Moore Paints  
2135-10 blacktop





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| NO. | DATE       | REVISION OR DESCRIPTION | BY  | CHK |
|-----|------------|-------------------------|-----|-----|
| 1   | 2023.05.22 | ISSUE FOR PERMIT        | DMG | DMG |
| 2   | 2023.05.22 | REVISED PLAN            | DMG | DMG |
| 3   | 2023.05.22 | REVISED PLAN            | DMG | DMG |
| 4   | 2023.05.22 | REVISED PLAN            | DMG | DMG |
| 5   | 2023.05.22 | REVISED PLAN            | DMG | DMG |
| 6   | 2023.05.22 | REVISED PLAN            | DMG | DMG |
| 7   | 2023.05.22 | REVISED PLAN            | DMG | DMG |
| 8   | 2023.05.22 | REVISED PLAN            | DMG | DMG |
| 9   | 2023.05.22 | REVISED PLAN            | DMG | DMG |
| 10  | 2023.05.22 | REVISED PLAN            | DMG | DMG |

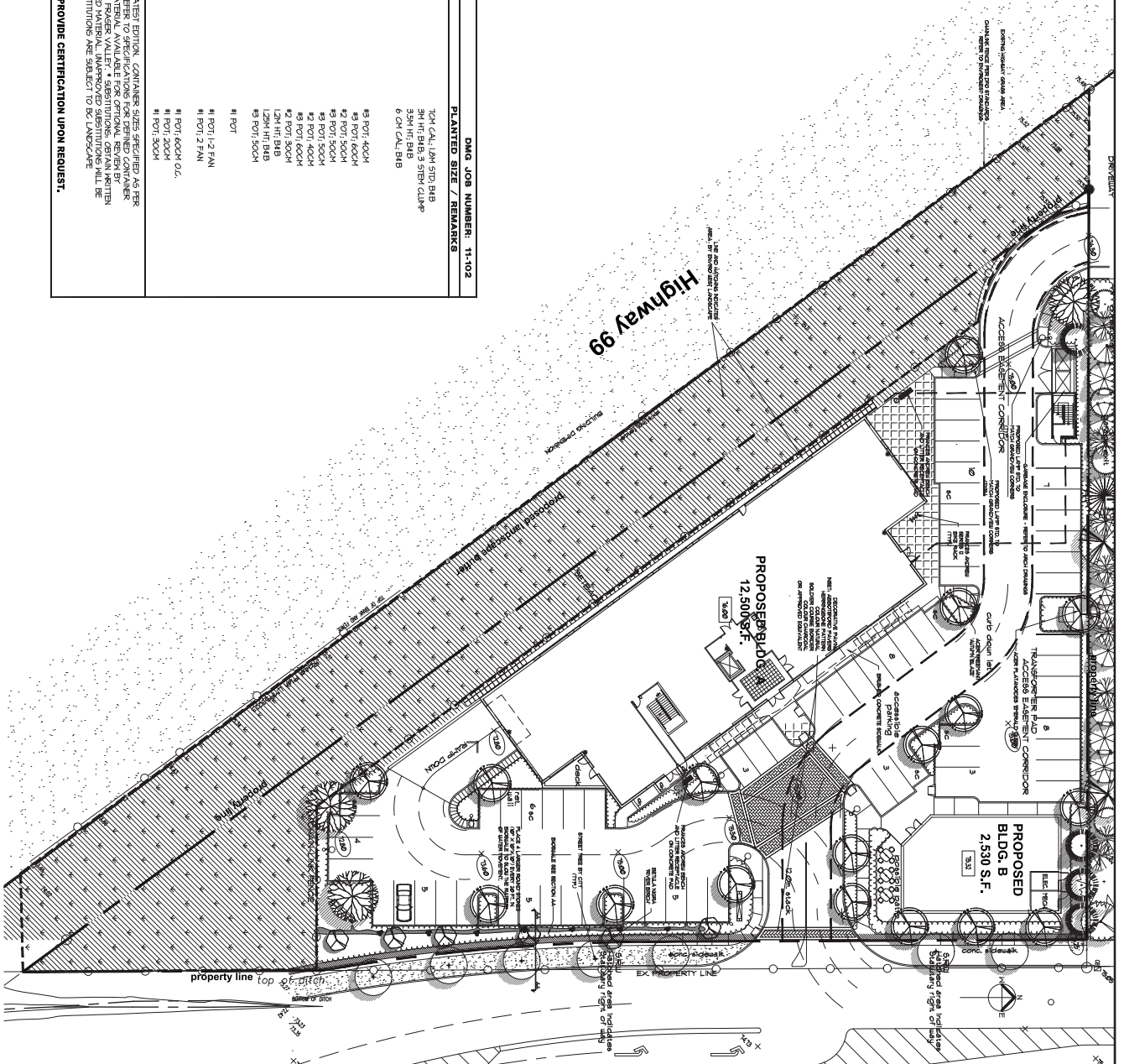


Administrative  
J.D. Nelson & Associates Ltd.  
Professional Landscaper  
1000 West Broadway  
Vancouver, BC  
V6C 3G9  
PH: (604) 437-3982 FX: 437-8723

PROJECT:  
**GRANDVIEW POINTE  
COMMERCIAL DEV.  
2121-160TH STREET  
SURREY, BC**

DRAWING TITLE:  
**LANDSCAPE  
PLAN**

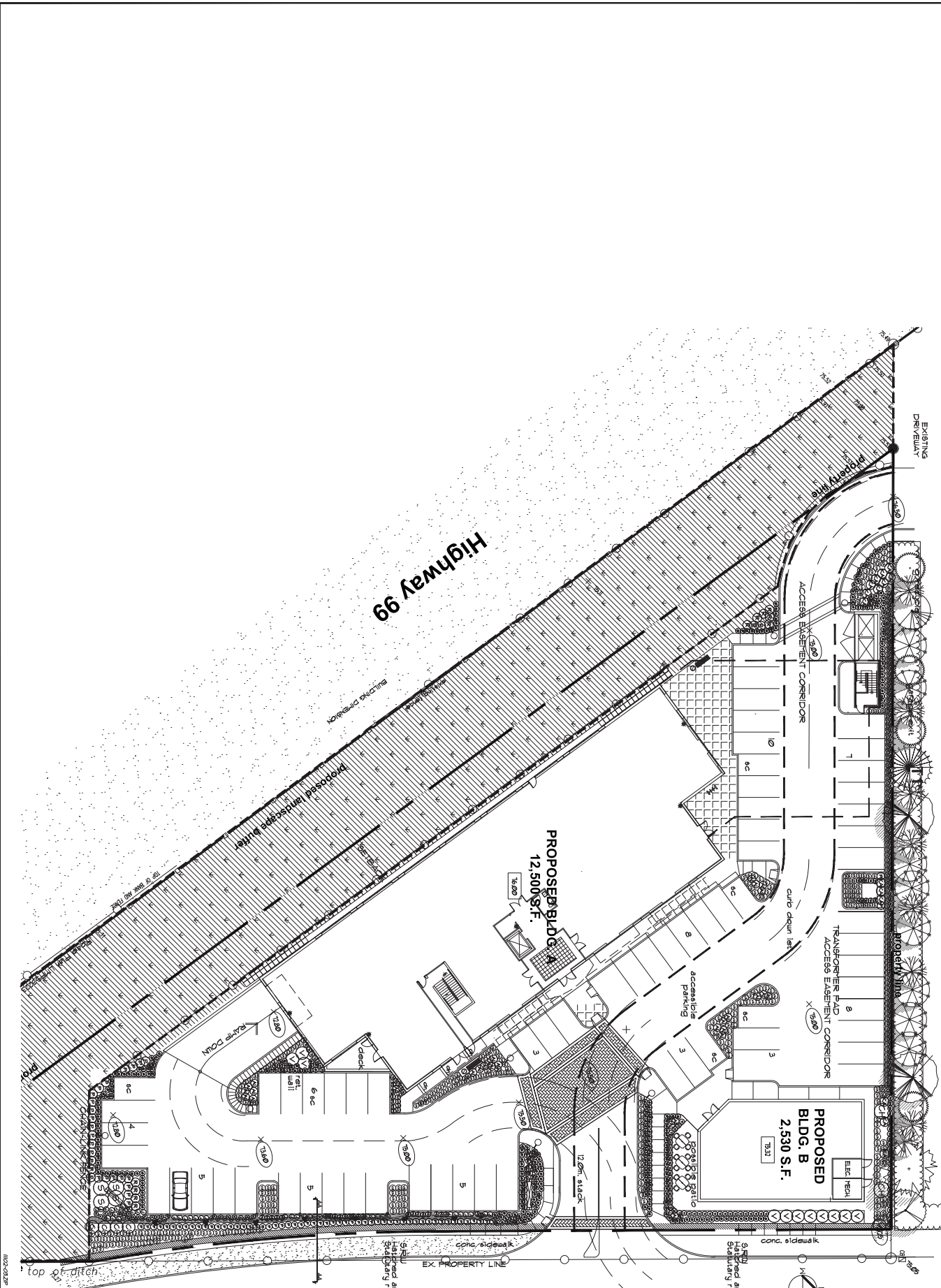
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| SCALE  | 1"=20'-0" |                |    |
| DRAWN  | DMG       |                |    |
| DESIGN | DMG       |                |    |
| CHKD   | DMG       |                |    |



| PLANT SCHEDULE | COMMON NAME         | PLANTED SIZE / REMARKS   | DMG JOB NUMBER: 11-102 |
|----------------|---------------------|--------------------------|------------------------|
| 1              | ACER X FRENCH LILAC | 10M CAL. 1.8M STD. B&B   |                        |
| 2              | BETULA NIGRA        | 3M HI. B&B, 3 STEM CLUMP |                        |
| 3              | QUERCUS PRINCEPS    | 3M HI. B&B               |                        |
| 4              | QUERCUS TONKAWA     | 6 CM CAL. B&B            |                        |
| 5              | SYCAMORE            |                          |                        |
| 6              | ALYSSA JAPONICA     | 43 POT. 40CM             |                        |
| 7              | CAMELLIA            | 43 POT. 40CM             |                        |
| 8              | SPRING DAISY        | 43 POT. 30CM             |                        |
| 9              | RED OLEIFER         | 43 POT. 30CM             |                        |
| 10             | RED OLEIFER         | 43 POT. 30CM             |                        |
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| 99             | RED OLEIFER         | 43 POT. 30CM             |                        |
| 100            | RED OLEIFER         | 43 POT. 30CM             |                        |

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SPECIFICATIONS AND OTHER PLANT MATERIAL AVAILABLE FOR CRITICAL REVIEW BY THE CLIENT AND 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 REQUESTS TO SUBSTITUTE. 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.



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| NO. | DATE     | REVISION DESCRIPTION | DR. |
|-----|----------|----------------------|-----|
| 1   | 11-20-20 | REVISED SITE PLAN    | BA  |
| 2   | 11-20-20 | REVISED PLAN         | DP  |
| 3   | 11-20-20 | REVISED PLAN         | DP  |
| 4   | 11-20-20 | REVISED PLAN         | DP  |
| 5   | 11-20-20 | REVISED PLAN         | DP  |
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| 13  | 11-20-20 | REVISED PLAN         | DP  |
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| 19  | 11-20-20 | REVISED PLAN         | DP  |
| 20  | 11-20-20 | REVISED PLAN         | DP  |

**DMG**  
 landscape architects  
 A Corporation  
 J.D. Nelson & Associates Ltd.  
 1000 West 10th Street  
 Vancouver, BC V6H 3G9  
 PH (604) 437-3942 FX 437-8723

PROJECT:  
**GRANDVIEW POINTE  
 COMMERCIAL DEV.  
 2121-160TH STREET  
 SURREY, BC**

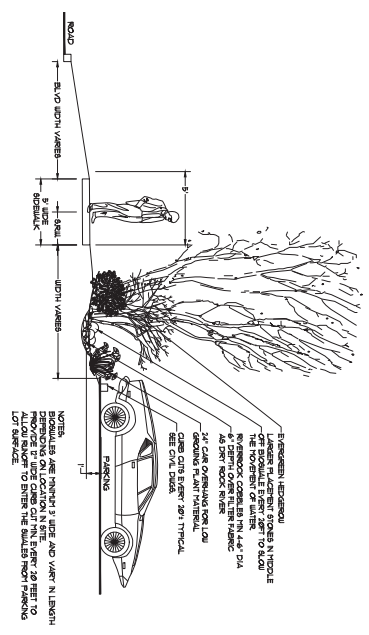
DRAWING TITLE:  
**SHRUB  
 PLAN**

| DATE     | DIRECTOR | DRAWING NUMBER |
|----------|----------|----------------|
| 11-20-20 | BA       | L2             |

DRAWN: BA  
 DESIGN: DP  
 CHECK: DP  
 DATE: 11-20-20  
 PROJECT NUMBER: 11-102

OF 4

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1/4" = 1'-0" PARKING BIOSWALE: TYP.



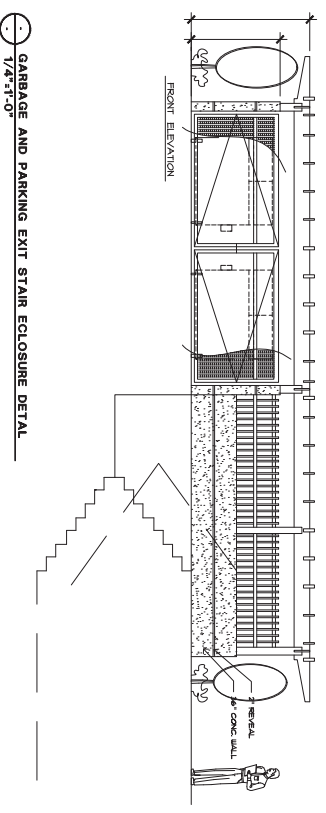
FRANCES ANDREW LITTER CONTAINER, R331-1, BLACK



FRANCES ANDREW CARRIAGE BENCH, BLACK



LUMCA CONCEPT 30 POWERCOAT BLACK (OR APPROVED ALTERNATE)



| NO. | DATE     | REVISION DESCRIPTION | DR. |
|-----|----------|----------------------|-----|
| 1   | 11/13/20 | ADD ZONING CODE PLAN | BA  |
| 2   | 11/13/20 | REV SITE PLAN        | DP  |
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| 19  | 11/13/20 | REV SITE PLAN        | DP  |
| 20  | 11/13/20 | REV SITE PLAN        | DP  |

**DMG**  
 landscape architects  
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 Mary Chan YG Commercial Ltd.  
 5555 Yonge Street  
 Suite 100  
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 Tel: (905) 882-0200  
 Fax: (905) 882-0201  
 Email: info@dmg.ca

PROJECT  
**GRANDVIEW POINTE  
 COMMERCIAL DEV.**  
 2125- 160TH STREET  
 SURREY, BC  
**LANDSCAPE  
 DETAILS**

DRAWING TITLE  
 AS SHOWN  
**L3**  
 DATE: 01/03/21  
 SCALE: 1/4" = 1'-0"  
 DRAWN: [ ]  
 DESIGN: PC  
 CHECK: PC  
 DWG PROJECT NUMBER: **11-102**  
 OF 4

11/20/20/21







## APPENDIX III

---

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

FROM: **Development project Engineer, Engineering Department**

DATE: **July 19, 2011** PROJECT FILE: **7811-0112-00**

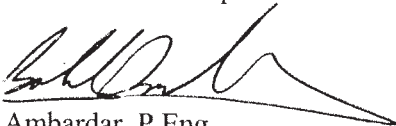
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RE: **Engineering Requirements (Commercial)  
Location: 2121 160 Street**

### DEVELOPMENT PERMIT

The site and landscape plans are to be revised to address the following:

- the site plan is to identify an access easement corridor through the site, that is currently being established in development of the lands through Project 7808-0154-00. The applicant will be required to confirm alignment of the corridor to ensure the proposed access and drive aisles correspond accordingly;
- a 0.7-metre statutory right-of-way (SRW) exists on site along property line, to provide area for City sidewalk and service connection features. Unobstructed access to the SRW area is to be provided, in where no landscaping or site features are to align within; and
- landscaping and tiered rock feature walls are proposed within the road right-of-way area south of the access. These features conflict with on and offsite drainage infrastructure, and future roadway components for 160 Street. The proposed boulevard features are to be relocated onto the site, providing a clear area for operation of the existing infrastructure and future completion of 160 Street.



Bob Ambardar, P.Eng.  
Development Project Engineer

KH

**Chair:**

Leroy Mickelson

**Panel Members:**

N. Baldwin  
W. Francl  
D. Lee  
S. Lyon  
L. Mickelson  
Cpl. M. Searle

**Guests:**

S. Chan, Ionic Architecture Inc.  
Meredith Mitchell, DMG Landscape Architects  
Tim Clark, Owner Rep  
Gordon MacPherson, Remax  
Barry Weih, Wensley Architecture  
Neil Banich, Wensley Architecture  
Joel Smith, Wensley Architecture  
Mark Van der Zalm, Van der Zalm & Associations Inc.  
Raj Singh, Van der Zalm & Associations Inc  
Kirk Fisher, Lark Group  
John Therney, Lark Group  
Martin Brükner, IBI/HB Architect  
Colleen Dixon, IBI/HB Architect  
Iris Woo, IBI/HB Architect  
Peter Kreuk, Durante Kreuk Ltd. Landscape Architect  
Chris Vollan, Developer  
Andy Tam, Developer  
Patrick Cotter, Patrick Cotter Architects  
Jason Olinek, Patrick Cotter Architects

**Staff Present:**

T. Ainscough, Planning & Development  
H. Bello, Planning & Development  
J. Hunter, Legislative Services  
M. B. Rondeau, Planning & Development

## APPENDIX IV

### A. RECEIPT OF MINUTES

It was

Moved by S. Lyon

Seconded by D. Lee

That the minutes of the Advisory Design

Panel meeting held on May 12, 2011 be received.

Carried

### B. SUBMISSIONS

1. **File No.:** 7911-0112-00  
**New or Resubmit:** New  
**Description:** 3-storey office building and 1 storey commercial retail building  
**Address:** 2121 – 160 Street, Grandview Corners  
**Developer:** Grandview Pointe Developments Ltd  
**Architect:** Sam Chan, Ionic Architecture  
**Landscape Architect:** DMG Landscape Architects  
**Planner:** Ron Gill  
**Urban Design Planner:** Hernan Bello

The Urban Design Planner presented background information and an overview of

the proposed project and highlighted the following:

- There was a previous application on this site with a very similar site plan, however with a one storey commercial building at the west.
- The current proposal is a 3 storey office building with a 1 storey commercial building at the street.
- Staff support this proposal; it is a better use and higher quality design in a prominent location.
- Another office building similar to this proposal is under construction to the north of the Moran Crossing site.
- Landscaping will need to be resolved at the grade interface at NE corner.
- Staff supports the site planning, streetscape, and the horizontal expression.
- Would like the opinion of the panel for this option and how it relates to its context.

The Project Architect presented an overview of the site plan, perspectives, massing models, and building elevations and highlighted the following:

- 2,500 sq. ft. building.
- Commercial (retail/financial) on main floor, top two floors are office space.
- It is a triangular site and very hard to utilize; site also slopes from the north to the south.
- 2 access points – one from 160 Street and a link to the development to the north was required.
- 3 storey building with underground parking which takes away 44% of surface parking.
- Proposal is for a 3 storey building and a one storey retail / restaurant.
- In keeping with the facade of the building to the north, we propose canopies and keeping it very simple, street presence is very friendly with a lot of glazing all around the building.
- There is a landscape buffer along Hwy 99.
- Provided bike racks.
- CPTED – openness of building, lots of glazing, there are fences along west side preventing people from getting in.
- Sustainability – we are committed to following sustainability guidelines, we are using low E glass, recycling, low emission materials, minimize truck traffic, divert construction waste from landfills.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Environmental buffer – we are using an environmental consultant; it's a continuation of buffer from north; EnviroWest is designing the buffer.
- Grade changes, bioswale, parking area have areas of decorative paving to provide sense of entry, pedestrian walkway, buffer planting, and screening at garbage area are provided.
- Tried to maintain relatively sparse planting in north parking area to ensure pedestrian safety.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**2121 – 160 Street, Grandview Corners**  
**File No. 7911-0112-00**

It was Moved by S. Lyon  
Seconded by D. Lee  
That the Advisory Design Panel (ADP)  
recommends that the applicant address the following issues to the satisfaction of  
the Planning and Development Department.  
Carried

**STATEMENT OF REVIEW COMMENTS**

**Context and Site Planning**

- One panel member suggested turning the small building 90° to cover more of the adjacent neighbour's rear blank wall and provide more outdoor landscaping/seating on sunny south side.
- Sidewalk heavily pinched on north east corner of building. Should retain a minimum sidewalk width of 5 feet at building corner.
- Consider locating commercial entry doors with provision for canopies on the main east face of the three storey building.
- Pedestrian – provide fire exit way along ESA to provide safe pedestrian access to parking area – consider gravel pathway.
- Pedestrian Circulation – make the pedestrian spaces as generous as possible.
- Look at moving underground parking access to north rather than south. Current entry is very tight turn.
- Parking – if you get a retail tenant and have a patio space at south corner of the building, the corner into the parking entrance here is too tight. Put underground parking access elsewhere to free up that corner for other uses.

**Form and Character**

- Small building is more attractive – like that it has some of the features associated with retail.
- Would like to see something on the larger building to help the retail, canopies, awnings, etc. Provide a lively ground floor with clear glazing/canopies/signage. Add canopies over potential retail space at grade for rain protection and to provide signage opportunities.
- Don't support dark glazing on retail spaces.
- West facade facing the highway is really flat and looks relentless; trees are useful but need something more than that for solar shading.
- Look for a more interesting solution for upper level tenant signage, e.g., "Remax".
- Use sun shading to enhance the character of the south west facade.
- Break the box up and make it more interesting.

**Landscaping**

- Commend applicant on use of natural swale to manage storm water runoff. Like the row of trees on north property line.

- Consider a few additional areas in parking area to locate trees, including SE corner and NW corner of building.
- Consider the relocation of arbours outside of ESA to avoid overgrowth of natural vegetation and improve visibility.
- Please indicate location of wheel stops and areas without curbing.
- Consider enhanced paving expression around perimeter of building.
- Pedestrian paving areas – there is an opportunity to enrich.

### CPTED

- Police have no concerns with site; very interesting traffic pattern; lot of traffic coming from the south now. Concern is that people will drive through there at night. The way it is signed is important; the way parking is structured is a long finger of parking with access only at each end and people may use this area after hours.
- Concern re: drivers cutting through parking lot to get to adjacent property.
- Provide standard CPTED requirements for underground.

### Accessibility

- Concern for pedestrians cutting across parking lot – consider providing a walkway.
- Emergency exit going out into environmentally sensitive areas – would want a safe path circulating back. Suggest a continuous pathway circulating around building – something that is not overgrown so people can safely make their way out.
- Include a disabled parking space in underground parking.
- Ensure washrooms are wheelchair accessible.
- Elevator buttons on side to be accessible for wheelchair users.
- Sidewalk areas - minimum of 5 feet in width.
- Letdowns at disabled parking spaces.
- Power doors at entrances.

### Sustainability

- Add sunscreens to west facade for architectural relief and solar shading

|           |                       |  |
|-----------|-----------------------|--|
| <b>2.</b> | <b>File No.:</b>      | <b>7911-0053-00</b>                    |
|           | New or Resubmit:      | New                                    |
|           | Description:          | Mid-Rise Office Building               |
|           | Address:              | 96 Avenue between 137 and 137A Streets |
|           | Developer:            | Kirk Fisher, Lark Group                |
|           | Architect:            | Neil Banich, Wensley Architecture      |
|           | Landscape Architect:  | Mark van der Zalm                      |
|           | Planner:              | Gary Gahr                              |
|           | Urban Design Planner: | Mary Beth Rondeau                      |

The Urban Design Planner provided background information and an overview of the project and highlighted the following:

- Site is in south of city centre area adjacent to Surrey Memorial Hospital (SMH)