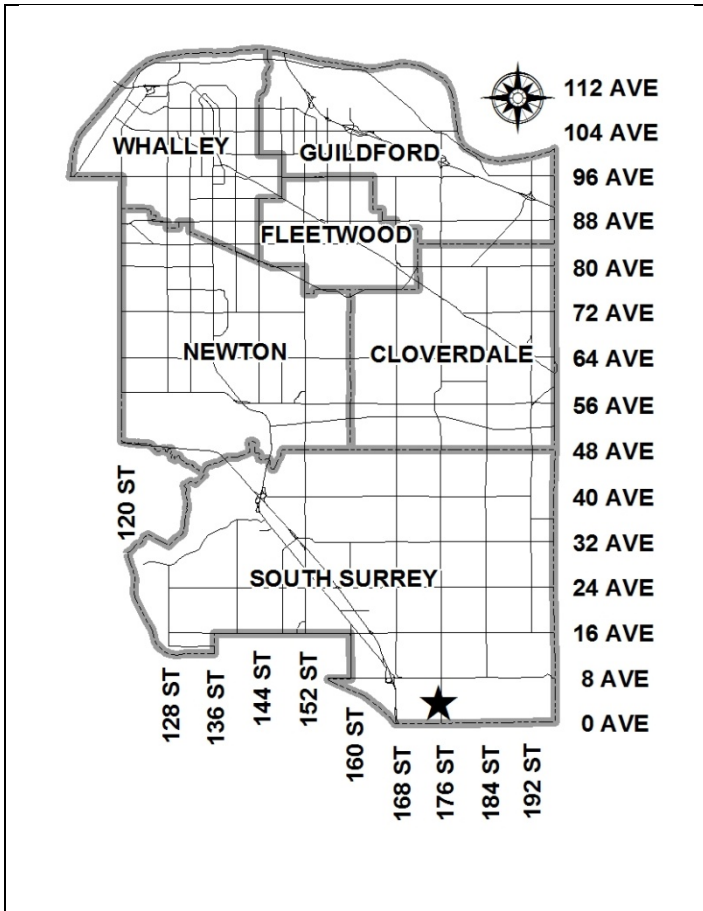


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0295-00

Planning Report Date: June 17, 2013



PROPOSAL:

- **Rezoning** from CD By-law (No. 17018) to CD
- **Development Permit**

in order to add additional uses and to permit the development of 4 single-storey commercial buildings.

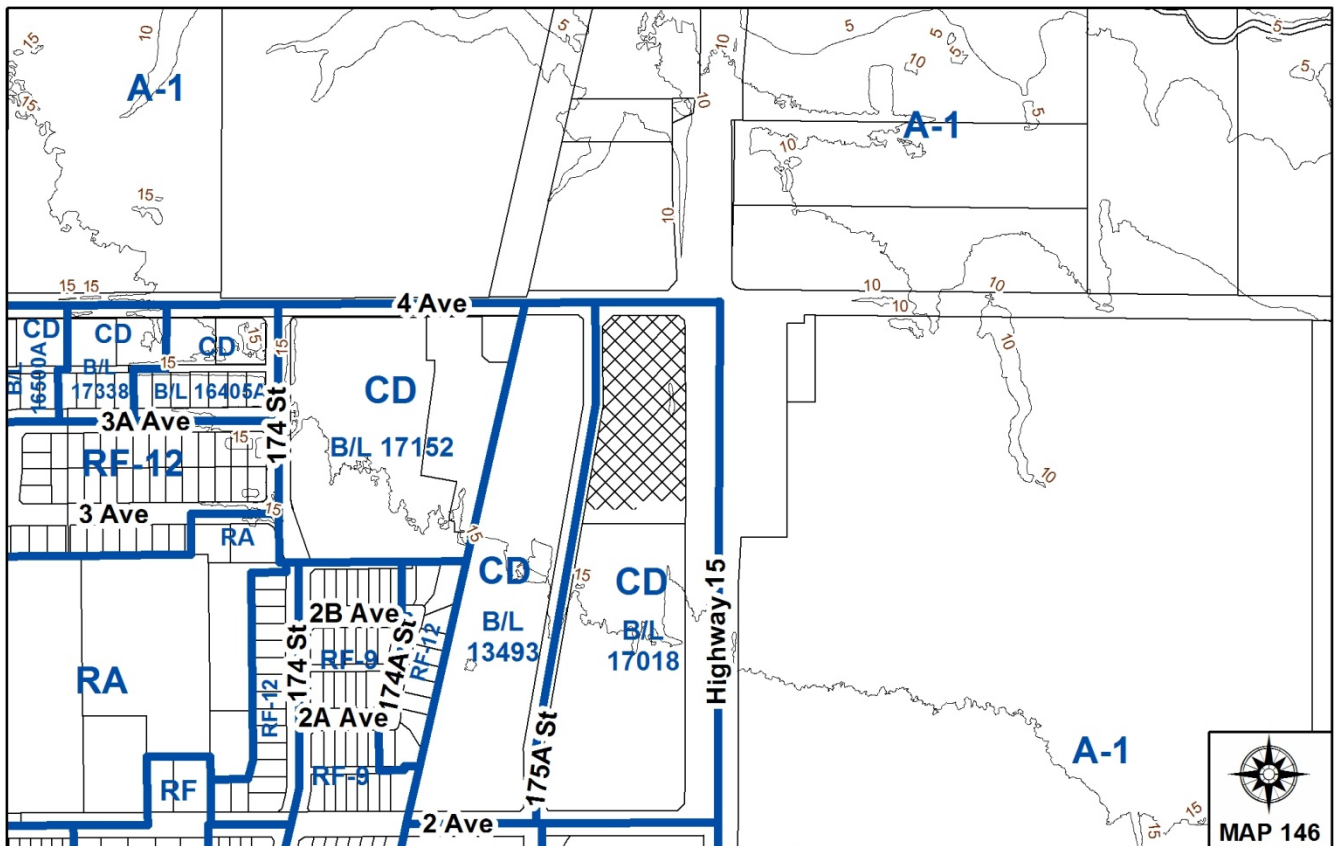
LOCATION: 388 - 175A Street

OWNER: Silverstone Ventures Inc.

ZONING: CD

OCP DESIGNATION: Commercial

LAP DESIGNATION: Tourist Village/Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Complies with the Douglas Local Area Plan.
- The proposed commercial buildings have a similar form and character to the two existing commercial buildings on the north portion of the property at 388 – 175A Street, approved under File Nos. 7911-0196-00 and 7912-0035-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site shown as "Block A" on the survey plan attached in Appendix V from "Comprehensive Development Zone (CD)" (By-law No. 17018) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7911-0295-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Partially vacant, with two commercial buildings on the northerly portion of 388 – 175A Street.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 4 Avenue):	Partially treed lot within the Agricultural Land Reserve.	Agricultural	A-1
East (Across Highway No. 15):	Farmland within the Agricultural Land Reserve.	Agricultural	A-1
South:	Vacant. Current a pre-Council application for hotel, seniors housing, self-storage (7912-0296-00).	Commercial	CD (By-law No. 17018)
West (Across 175A Street):	Douglas Point townhouse strata.	Urban	CD (By-law No. 13493)

DEVELOPMENT CONSIDERATIONSSite

- The subject parcel is located at 388 – 175A Street in the Douglas area. The site is designated "Commercial" in the Official Community Plan (OCP) and "Tourist Village/Business Park" in the Douglas Local Area Plan (LAP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17018).
- The site is bordered to the west, across 175A Street, by the Douglas Point Townhouse site, which contains 75 ground-oriented townhouse units. The site is bordered to the south by a vacant parcel which is currently under a pre-Council application for a hotel, seniors housing, and self-storage (File No. 7912-0296-00). To the east of the site, across Highway No. 15, and to the north of the site, across 4 Avenue, are parcels of land within the Agricultural Land Reserve (ALR).

Background

- The site has a long history of development application activity dating back to 1997. A development framework for the site was established in 2010 under File No. 7909-0099-00. Under this application the site was zoned to the current zoning (CD By-law No. 17018) and General Development Permit No. 7909-0099-00 for the whole site was approved by Council in March 2010.
- Development Permit No. 7911-0196-00 was issued by Council in October 2011 for a commercial building at the northwest corner of the site (Building 1). This building has been constructed. Development Permit No. 7912-0035-00 was issued by Council in October 2012 for a commercial building in the northeast corner of the site (Building 2) and this building is currently under construction.

- The applicant was until recently proposing a conference centre/banquet hall on the subject site (in conjunction with a hotel) but has since amended that application to drop the conference centre/banquet hall proposal.

Current Application

- The applicant is proposing:
 - A rezoning from CD By-law No. 17018 to a new CD, in order to allow for the additional uses of drive-through bank, beverage container return centre, liquor store and to increase the floor area permitted for restaurants;
 - A Development Permit to allow for the development of 4 one-storey commercial buildings; and
 - A lot line adjustment between 228 – 175A Street and 388 – 175A Street.

Proposed CD Zone

- The applicant is proposing a CD Zone based on the existing CD Zone (By-law No. 17018), which was based on a combination of commercial and industrial zones. The new CD Zone is proposed only for the parcel at 388 – 175A Street. The southerly property at 228 – 175A Street is under a rezoning application (File No. 7912-0296-00) and is currently under review by staff. A separate planning report will be brought forward to Council in the future for this application.
- The following is a table outlining the differences between the existing CD Zone and the proposed CD Zone:

	Existing CD By-law No. 17018	Proposed CD Zone
Permitted Uses	<ul style="list-style-type: none"> • Light impact industry, including warehouses and automotive service uses. • Eating establishments to a max.floor area of 335 sq.m. (3,600 sq.ft.). • Tourist accommodation. • Drive-through banks <u>not</u> permitted. • Stand-alone liquor store <u>not</u> permitted. • Personal service uses are accessory use only. • Indoor recreational facility <u>not</u> permitted 	<ul style="list-style-type: none"> • Light impact industry, warehouses and automotive service uses <u>not</u> permitted. • Eating establishments limited to a max. floor area of 650 sq.m. (7,000 sq.ft.). • Tourist accommodation <u>not</u> permitted. • Drive-through banks are permitted. • Stand-alone liquor store is permitted. • Personal services are permitted as primary use. • Indoor recreational facility is permitted.
Density	Maximum FAR is 0.80	Maximum FAR is 0.50
Minimum Setbacks	North yard (4 Avenue) – 7.5 metres South yard – 7.5 metres East yard (176 Street) – 6.0 metres West yard (175A Street) – 7.5 metres	North yard (4 Avenue) – 7.5 metres South yard – 0 metres East yard (176 Street) – 2.7 metres West yard (175A Street) – 3.0 metres, although roof overhangs may extend to 0.3m from lot line.

- The general shift in permitted uses from the current CD Zone to the proposed CD Zone is reflective of a move from a more industrially focused site to a more typical commercial mix of uses.
- The maximum floor area ratio (FAR) is proposed to be reduced from 0.80 to 0.50, and is reflective of the primarily single-storey buildings that are either existing or proposed for the parcel at 388 – 175A Street.
- The setbacks in the proposed CD Zone are generally reduced from the current CD By-law. Along 175A Street, the goal is to bring the buildings closer to the street to more positively engage with the public realm. Along Highway 15, where trucks are often waiting to cross the border, the setback has been reduced and that area will be landscaped. The south yard setback is proposed to be reduced to 0 metres because the applicant is proposing to place the hotel building (File No. 7912-0296-00) immediately adjacent to Building 3, so that the uses on the site are more effectively linked together.

DESIGN PROPOSAL AND REVIEW

Access, Parking and Pedestrian Circulation

- The site has vehicular access from 175A Street, as no direct access is permitted from Highway No. 15. There are existing reciprocal access and parking easements between the subject site and the parcel to the south.
- A total of 136 parking spaces are proposed to be provided. Sixty-six (66) parking spaces are provided in Phases 1 and 2. The building in Phase 1 (Building 1) is constructed and the building in Phase 2 (Building 2) is almost complete. The applicant is proposing to provide 70 parking spaces in Phase 3, to serve the 4 proposed new buildings.
- The applicant is proposing pedestrian connections between the 4 proposed buildings, the 2 existing buildings, the sidewalk on 175A Street, and also the hotel that is proposed on the parcel to the south. The pedestrian crossings of the drive-aisles are raised walkways, which allows for better visibility of the walkways and also slows vehicular traffic. The pedestrian space is well designed to encourage pedestrian movement on the site and with the parcel to the south.

Building and Site Design

- The applicant is proposing 4 one-storey buildings, with a total floor area of 2,345 sq.m. (25,240 sq.ft.). The applicant is proposing 1 long building (Building 3) along Highway No. 15, and 3 smaller buildings (Pads #1-3) along 175A Street. Building 3 will act as a barrier to the noise from highway traffic. Pads #1-3 are oriented to 175A Street, to provide a better interface with the street.
- The site plan shows the effort to orient buildings to the street, with much of the parking in the site's interior. A central pedestrian-friendly area is proposed, with raised cross-walks, specialty paving in the drive-aisle and parking areas, and various pedestrian plaza areas.

- In an effort to link the commercial uses on 388 – 175A Street with the proposed hotel on 228 - 175A Street, the applicant is proposing a om lot line on the south side of Building 3. Building 3 is proposed to abut the lobby/meeting room area, which will visually connect the 2 properties and the commercial and hotel uses. The hotel's lobby is proposed at the south end of the central pedestrian-friendly area, and will be a strong visual anchor for the proposed commercial development.
- Brick veneer is proposed as the base accent to the building and corrugated galvalum metal siding, fibre cement panels and glazing are proposed as finishing materials. Canopies, articulation on Building 3, and tilted roof forms add to the visual interest of the proposed buildings. The applicant is proposing to place the garbage/recycling area inside of the loading area in the interior of Building 3, which improves the site aesthetics.

Signage

- The applicant is proposing a 6.0 metre (19.5 feet) high free-standing sign along 176 Street (Highway No. 15). The sign is proposed to have a brick veneer base, and an illuminated sign cabinet containing tenant names, and metal flashing surrounding the signage area.
- The applicant is proposing a similar, but lower, free-standing sign along 175A Street. This free-standing sign is proposed to be 3.0 metres (10 feet) high.
- The applicant is proposing raised 45 centimetre (18 inches) high channel letter fascia signage above the retail/commercial store fronts.

Landscaping

- The applicant is proposing a mixture of trees, shrubs and grasses throughout the site. Benches, timber bollard seating and bike racks are proposed throughout the site.
- A mixture of paving materials and patterns are proposed in the parking areas and the pedestrian walkways. A substantial pedestrian plaza area with a wood deck area is proposed along the Pad #1 building.
- Pedestrian pathways on the site are anchored by landscaping which increases the visibility of the pedestrian areas and also enhances the aesthetics of the site.
- In addition to the landscaping proposed around Building 3 and Pads #1-3, the applicant is proposing landscaping and parking lot layout changes to Phase 2, the area around Building 2, which is currently under construction. Phase 2 was developed under File No. 7912-0035-00. The changes are primarily a response to the new proposed site layout. The proposed changes are consistent with the landscaping standard on the site, and with the overall concept for Development Permit No. 7912-0035-00.

ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on February 28, 2013 (Appendix IV). The ADP comments and suggestions have been satisfactorily addressed.

PRE-NOTIFICATION

Pre-notification letters were sent on December 19, 2012 and staff received 2 phone calls and 1 letter. One caller was curious about the nature of the proposal and did not indicate any concerns. The other caller indicated concern about building height and would like a landscaped berm along 175A Street. The letter writer did not want a beverage container return centre and also indicated concern about building height and would like a landscaped berm along 175A Street)

(The proposed 4 buildings are one-storey, and are 10.6 metres (34 feet) in height. The proposed zoning allows for a beverage container return centre, but the tenant mix on the site is not known at present. Beverage container return centre use is allowed in the Community Commercial Zone. The use is confined to an enclosed building and is restricted to a maximum floor area of 279 sq.m. (3,000 sq.ft.). The applicant is orienting the 3 pad buildings to 175A Street to provide a more interesting streetscape (as opposed to a parking area).)

SUSTAINABLE DEVELOPMENT

The applicant prepared and submitted a sustainable development checklist for the subject site on June 7, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is designated for commercial in the Douglas Local Area Plan (LAP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The commercial project contains one care-taker dwelling unit.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The applicant is proposing absorbent soils greater than 300mm (1 foot) in depth, roof downspout disconnection, infiltration trenches or sub-surface chambers, vegetated swales, dry swales, sediment control devices and perforated pipe systems. The applicant is proposing to plant trees on the site – there are currently no trees on the site. Recycling pick-up will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Pedestrian walkways, pedestrian lighting and bike racks are proposed. Tenants will have the ability to add showers/change facilities.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> CPTED principles are used to reduce “blind spots” on the site. Landscaping will allow for viewing between shrubs and high tree canopies.
6. Green Certification (F1)	<ul style="list-style-type: none"> The applicant will be conforming to ASHRAE 90.1.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The applicant conducted 2 meetings with the neighbouring townhouse site to the west. The typical public notification procedures were followed. The applicant is discussing with Fortis the possibility of providing a District Energy Utility on the subject site and the lot to the south.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Applicant's Response
Appendix V.	Zoning Block Plan
Appendix VI.	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da

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DRV 6/13/13 9:41 AM

Information for City Clerk

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

1. (a) Agent: Name: Maciej Dembek
 Barnett Dembek Architects Inc.
 Address: 7536 - 130 Street, #135
 Surrey, BC V3W 1H8

 Tel: 604-597-7100

2. Properties involved in the Application
 - (a) Civic Address: 388 - 175A Street

 - (c) Civic Address: 388 - 175A Street
 Owner: Hardy Bains, Silverstone Ventures Inc
 PID: 028-604-580
 Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP48387

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone a portion of the property shown as Block A on the attached zoning block plan (Appendix V).

 - (b) Application is under the jurisdiction of MOTI.

 MOTI File No. 2013-00092.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

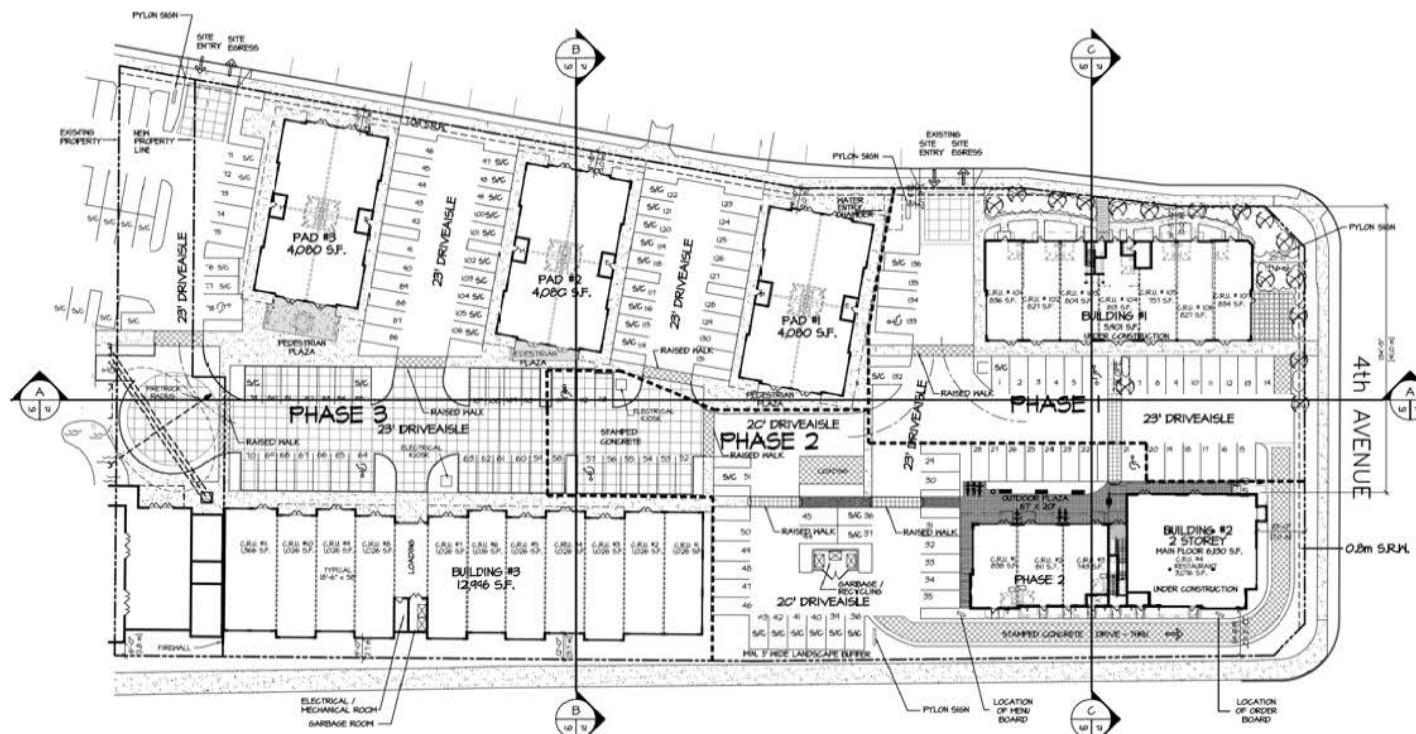
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total (overall lot)		11,143 sq.m.
Road Widening area		0
Undevelopable area		0
Net Total (overall lot)		11,143 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures (overall lot)	50%	36%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
East Yard (176 Street)	2.7m	2.7m
West Yard (175A Street)	3.0m(0.3m for canopy)	3.0m(0.3m for canopy)
North (4 Avenue)	7.5m	Varied by DVP
South	0m	0m
BUILDING HEIGHT (in metres/storeys)		
Principal	11m	10.6m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial (Phase 3)		2,345 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA (Phase 3)		2,345 sq.m.

** 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) (overall lot)	0.50	0.35
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial (Phase 3)	70	70
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		4
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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



NET SITE AREA : 114,443 S.F. 2.754 AC 1.114 HA
 FAR : 0.31 (31,261 S.F.)
 SITE COVERAGE : 35.1% (42,825 S.F.)

PARKING :

REQUIRED :			
BUILDING #1 :			
LOWER FLOOR :	3/100m2 = 6.7	SPACES	
LOWER FLOOR DAYCARE :	6/100m2 = 16	SPACES	
RESIDENTIAL :	2.2	SPACES	
BUILDING #2 :			
LOWER FLOOR :	3/100m2 = 6.7	SPACES	
LOWER FLOOR :	10/100m2 = 28.5	SPACES (RESTAURANT)	
UPPER FLOOR :	2/100m2 = 6.1	SPACES	
TOTAL (PHASE I & II) :	66.3	SPACES	
PROVIDED (PHASE I & II) :	66	SPACES	
BUILDING #3 :			
PAD #1 :	3/100m2 = 11.4	SPACES	
PAD #2 :	3/100m2 = 11.4	SPACES	
PAD #3 :	3/100m2 = 11.4	SPACES	
TOTAL (PHASE 3) :	34.2	SPACES	
PROVIDED (PHASE 3) :	34	SPACES	

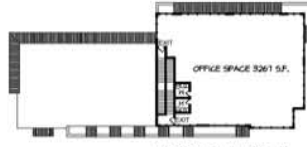
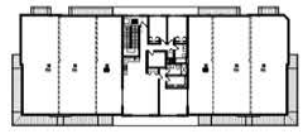
AREA :

BUILDING #1 :			
LOWER FLOOR :	5,901	S.F.	
UPPER FLOOR :	1,444	S.F.	
TOTAL :	7,345	S.F.	
BUILDING #2 :			
LOWER FLOOR :	6,130	S.F.	
UPPER FLOOR :	3,682	S.F.	
TOTAL :	9,812	S.F.	
BUILDING #3 :	12,946	S.F.	
PAD #1 :	4,080	S.F.	
PAD #2 :	4,080	S.F.	
PAD #3 :	4,080	S.F.	
TOTAL :	25,236	S.F.	



TABLE OF CONTENTS

- AC-1.0 SITE PLAN & DEVELOPMENT DATA
- AC-1.1 CONTEXT PLAN
- AC-1.2 SITE SECTIONS
- AC-1.3 GRADING PLAN, STREET ELEVATIONS & SHADOW ANALYSIS
- AC-2.1 BUILDING #3 FLOOR & ROOF PLAN
- AC-3.1 PAD BUILDING FLOOR PLANS & ELEVATIONS
- AC-3.2 BUILDING #3 ELEVATIONS
- AC-4.1 BUILDING #3 - BUILDING MASSING
- AC-4.2 PAD BUILDINGS - BUILDING MASSING



CONCEPTUAL SITE PLAN
 SCALE : 1" = 30'-0"

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ISSUED FOR	BY	DATE	ISSUE

DESIGN : PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC.
 DRAWN : HIGHWAY COMMERCIAL DEVELOPMENT
 PROJECT : 116TH STREET AT 4TH AVENUE, SURREY
 DATE : June 4, 2019
 SCALE : 1" = 30'-0"
 SHEET CONTAINS PRELIMINARY SITE PLAN AND DEVELOPMENT DATA

barnett dembek ARCHITECTS INC.

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@darkitex.com

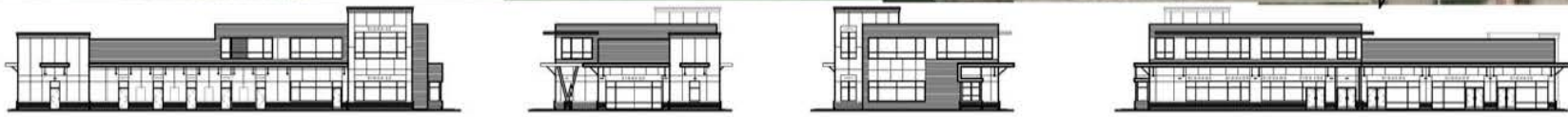
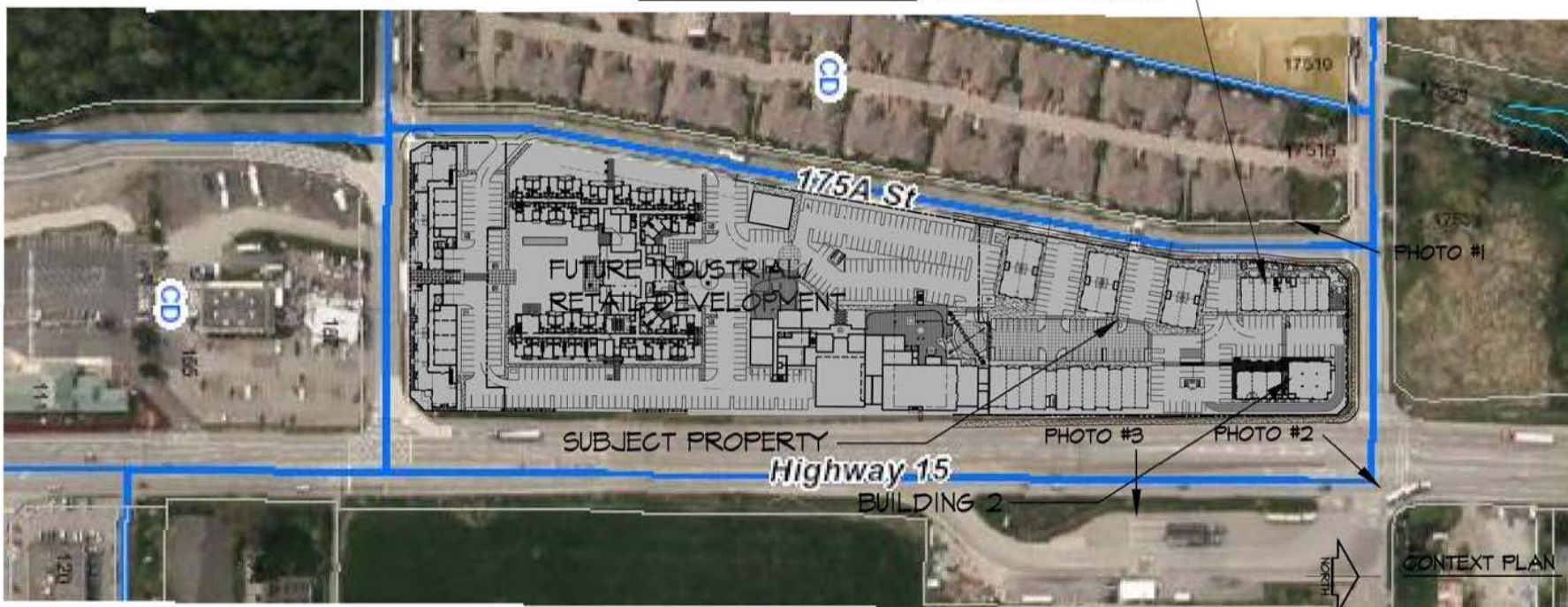
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
1106	AC-1.0
	1106

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EAST ELEVATION SOUTH ELEVATION NORTH ELEVATION WEST ELEVATION

BUILDING #1 ELEVATIONS - (EXISTING BUILDING UNDER CONSTRUCTION)



EAST ELEVATION SOUTH ELEVATION NORTH ELEVATION WEST ELEVATION

BUILDING #2 ELEVATIONS



PHOTO #1

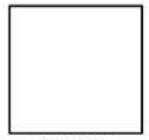


PHOTO #2



PHOTO #3

REV	DATE	BY	ISSUE FOR



DESIGN: []
 INC. []
 DRAWN: []
 DATE: []
 PROJECT: HIGHWAY COMMERCIAL DEVELOPMENT
 170TH STREET AT 4TH AVENUE, SURREY
 SHEET CONDITIONS: []
 SCALE: []
 P. 1 OF 27

barnett dembek
 ARCHITECTS INC.

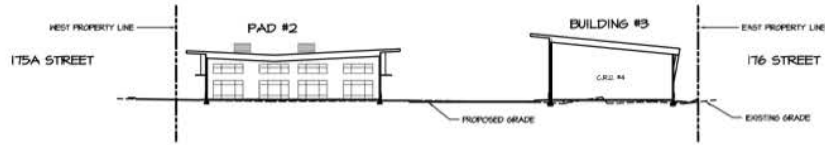
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@barnett-dembek.com

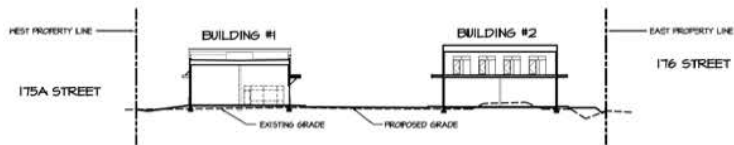
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11016	AC-1.1



SECTION A-A
SCALE : 1" = 30'-0"



SECTION B-B
SCALE : 1" = 30'-0"



SECTION C-C
SCALE : 1" = 30'-0"

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REV#	DATE	BY	DATE	ISSUE	NO.

DESIGNER M.C.	DRAWN M.C.	DATE June 4/18	SCALE 1" = 30'-0"
CLIENT : PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC.			
PROJECT : HIGHWAY COMMERCIAL DEVELOPMENT 176TH STREET AT 4TH AVENUE, SURREY			
SHEET CONTENT : SITE SECTIONS			

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
11016	AC-L2
PROJECT NO.	REV. NO.
11016	



MARCH 21 @ NOON
SCALE: 1" = 60'-0"



JUNE 21 @ NOON
SCALE: 1" = 60'-0"



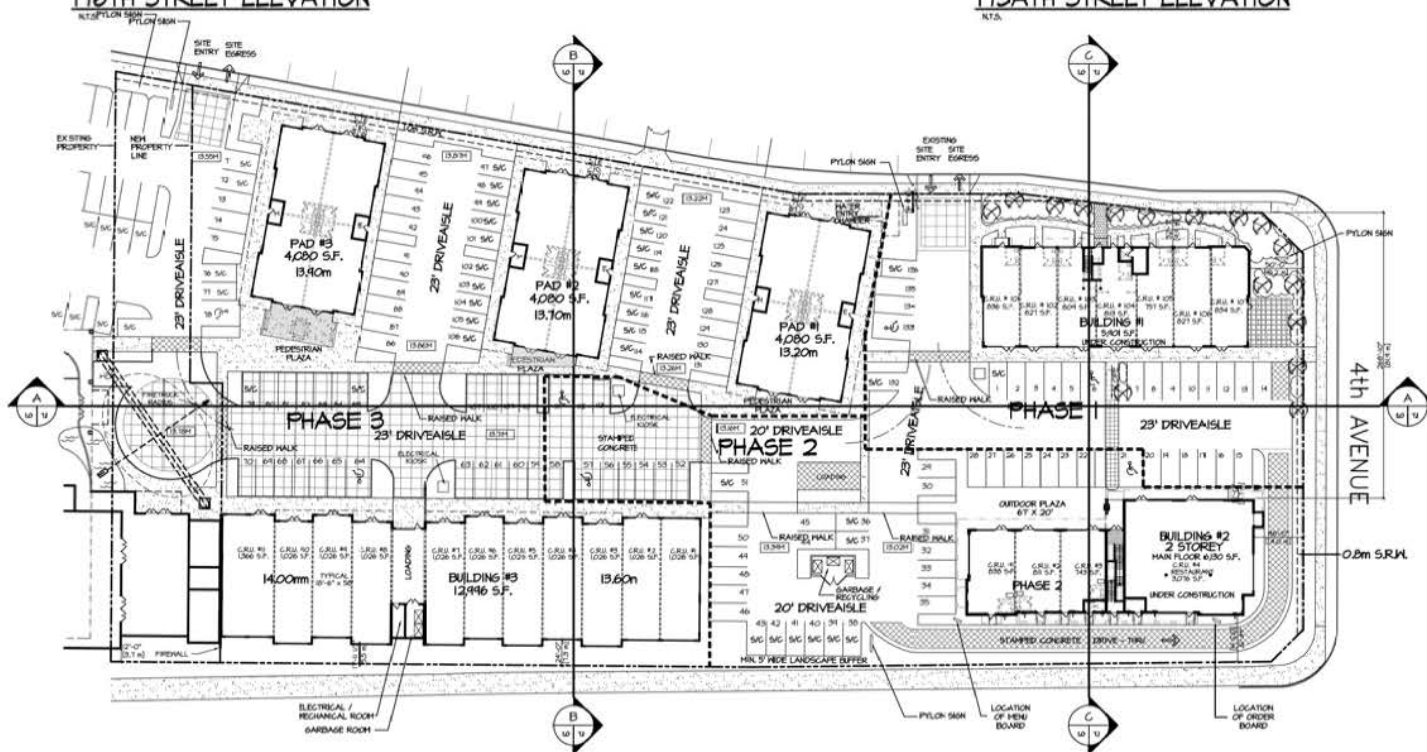
DECEMBER 21 @ NOON
SCALE: 1" = 60'-0"



176TH STREET ELEVATION



175TH STREET ELEVATION



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REV	DATE	BY	ISSUE

NO.	DATE	BY	ISSUE

DATE: 17/06/2017

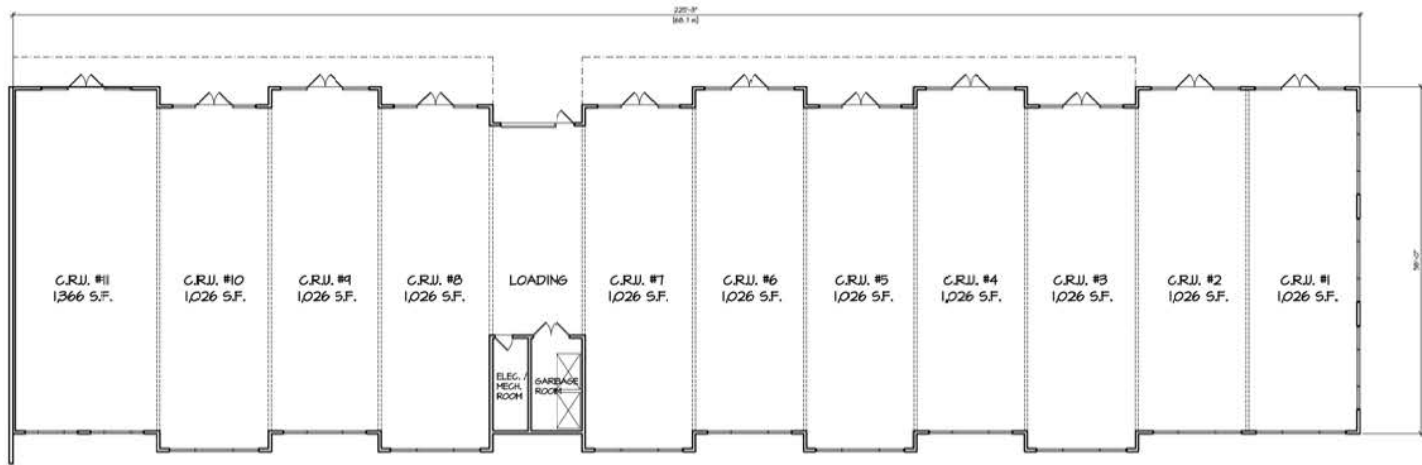
CLIENT: PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC.
PROJECT: HIGHWAY COMMERCIAL DEVELOPMENT
SHEET CONTENT: SHADOW ANALYSIS, SITE MASSING, STREET ELEVATION, GRADING PLAN

barnett dembec
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

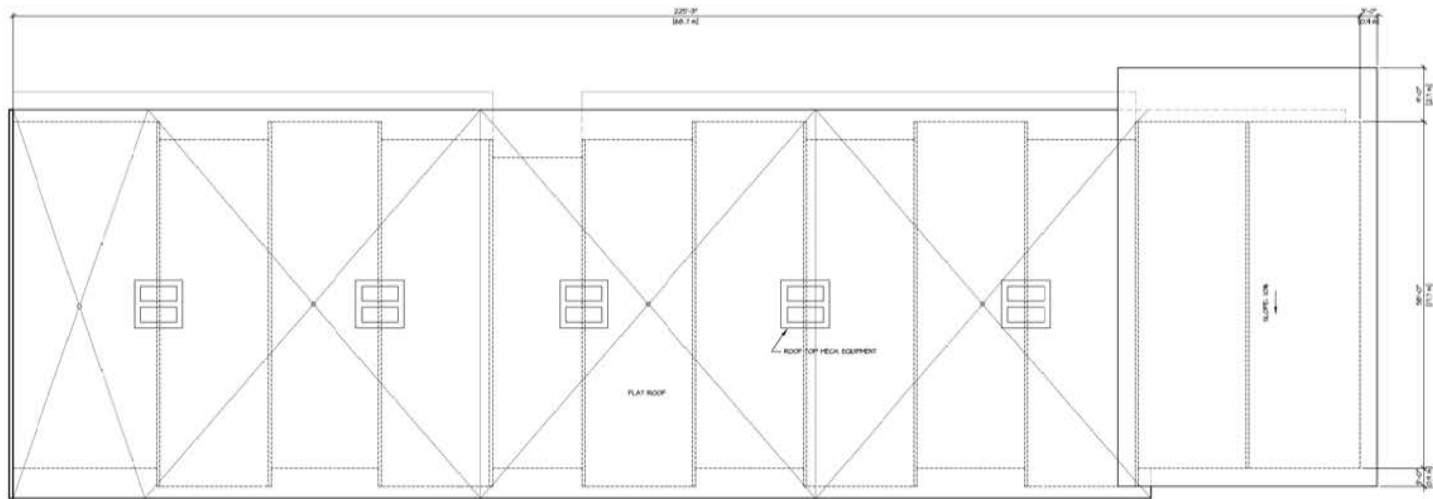
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mo@barnett-dembec.com

CLIENT NO.	SHEET NO.
11016	AC-13

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MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0" 12,486 S.F.



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

REV.	DATE	BY	CHKD.	ISSUE



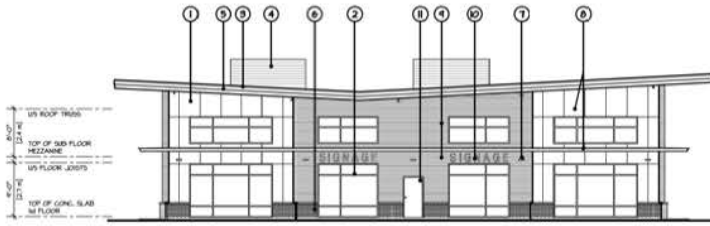
DESIGN NO.	135
DATE	Feb. 27 03
SCALE	3/32" = 1'-0"
CLIENT	PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC.
PROJECT	HIGHWAY COMMERCIAL DEVELOPMENT 176TH STREET AT 4TH AVENUE, SURREY
SHEET	CONCRETE FLOOR & ROOF PLAN BUILDING #3

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 120 STREET,
SURREY, B.C.
V3W 1H8

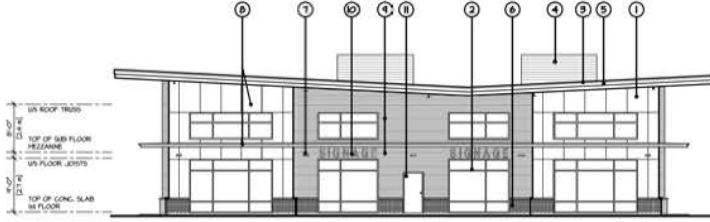
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	11016
SHEET NO.	AG-2J
PROJECT NO.	11016
REV. NO.	



SOUTH ELEVATION

SCALE : 3/32" = 1'-0"



NORTH ELEVATION

SCALE : 3/32" = 1'-0"

SCHEDULE OF FINISHES

- ① FIBRE CEMENT PANEL CAN CLEAR ANODIZED ALUMINUM TRIMS & REVEALS
- ② 6mm CLEAR GLASS INSULATED WITH 5mm CLEAR INSBOARD GLASS IN 2" X 4 1/2" CLEAR ANODIZED ALUMINUM STOREFRONT FRAMES (OPTIONAL MIN-STOREFRONT)
- ③ PREFINISHED PRIME AND PAINTED METAL FLASHING TO MATCH HOOD
- ④ ROOFTOP MECHANICAL EQUIPMENT BEHIND METAL SCREENING
- ⑤ 2ND COATED SPRUCE PASGIA
- ⑥ BRICK VENEER - NATURAL MATERIALS "REDONDO GRAY MESSAGE"
- ⑦ HALL ILLUMINATED LIGHT FIXTURE (REFER TO ELECTRICAL DWGS.)
- ⑧ 4 X 4 HSL CANOPY FRAME WITH CORRUGATED GALVALUME DECK SUSPENDED ON 2 X 2 HSL TENSION MEMBERS
- ⑨ CORRUGATED GALVALUME SIDING
- ⑩ SIGNAGE - RAISED CHANNEL LETTERS 1/2" HIGH SIGNAGE IS TO CONFORM WITH THE CITY OF SURREY 568 BY-LAW
- ⑪ 3070 PREFINISHED METAL DOORS & FRAMES PRIME AND PAINTED APPROVED CALKING COMPOUND TO MATCH COLOUR OF FRAMES



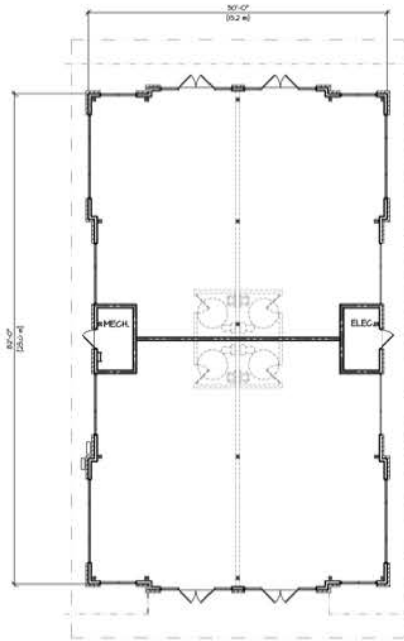
EAST ELEVATION

SCALE : 3/32" = 1'-0"



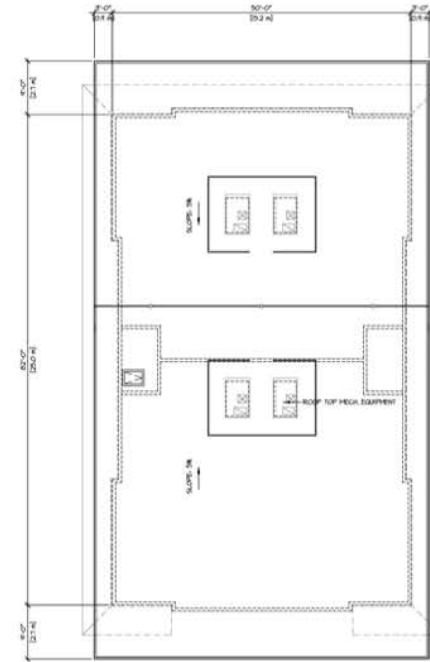
WEST ELEVATION

SCALE : 3/32" = 1'-0"



MAIN FLOOR PLAN

SCALE : 3/32" = 1'-0" 4/280 S.F.



ROOF PLAN

SCALE : 3/32" = 1'-0"

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REV	DATE	BY	ISSUE



DESIGN NO.	DATE	SCALE
PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC.	MAY 27 2013	3/32" = 1'-0"
PROJECT : HIGHWAY COMMERCIAL DEVELOPMENT		
170TH STREET AT 4TH AVENUE, SURREY		
SHEET CONTAINS PLANS & ELEVATIONS		
PAGE NO.		
PAGE TOTAL		

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

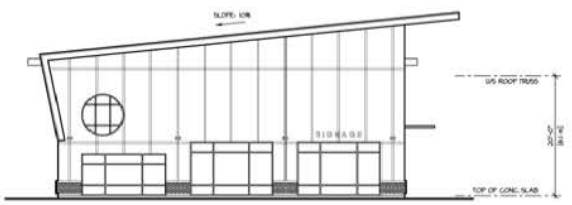
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@darkitex.com

CLIENT NO.	SHEET NO.
11016	AC-3J
REV. NO.	

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WEST ELEVATION
SCALE: 3/32" = 1'-0"



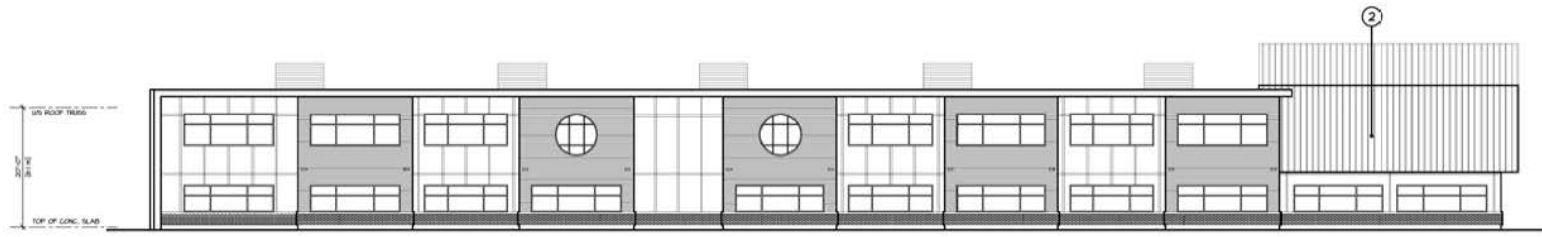
NORTH ELEVATION
SCALE: 3/32" = 1'-0"

SCHEDULE OF FINISHES

- ① TILT UP CONCRETE G/M PAINTED REVEALS
- ② PREFINISHED STANDING SEAM METAL CLADDING
- ③ 6mm CLEAR GLASS INSULATED WITH 5mm CLEAR INBOARD GLASS IN 2" X 4 1/2" CLEAR ANODIZED ALUMINUM STOREFRONT FRAMES (OPTIONAL MINI-STOREFRONT)
- ④ PREFINISHED PRIMED AND PAINTED METAL FLASHING
- ⑤ 3070 PREFINISHED METAL DOOR & FRAME PRIMED AND PAINTED APPROVED CAULKING COMPOUND TO MATCH WOOD STAIN COLOUR
- ⑥ 4 X 4 H.S.S. CANOPY FRAME WITH CORRUGATED GALVALUME DECK
- ⑦ BRICK VENEER - MUTUAL MATERIALS "REDONDO GRAY MISSION"
- ⑧ WALL MOUNTED LIGHT FIXTURE
- ⑨ SIGNAGE - RAISED CHANNEL LETTERS 18" HIGH, SIGNAGE IS TO CONFORM WITH THE CITY OF SURREY SIGN BY-LAW.
- ⑩ CORRUGATED GALVALUME SIDING
- ⑪ ROOFTOP MECHANICAL UNIT BEHIND METAL SCREENING



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

REV	DATE	BY	CHK	ISSUED FOR



DESIGN 1	NO. 1	SCALE 1
DRAWN 1	NO. 1	SCALE 1
DATE 1	NO. 27 13	SCALE 1
CLIENT: PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC.		
PROJECT: HIGHWAY COMMERCIAL DEVELOPMENT 170TH STREET AT 4TH AVENUE, SURREY		
SHEET CONTAINS ELEVATIONS BUILDING 10		

barnett dembek
ARCHITECTS INC.

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PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11016	AC-3.2

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VIEW FROM NORTHWEST



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

REV#	DATE	BY	ISSUE	DATE	BY	ISSUED FOR



00-magn-01.dwg

CLIENT : PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC.
 PROJECT : HIGHWAY COMMERCIAL DEVELOPMENT 170TH STREET AT 4TH AVENUE, SURREY
 SHEET CONTENT : BUILDING MASSING BUILDING #3

DESIGN : [blank]
 INCH : [blank]
 DRAWN : [blank]
 DATE : Jun 4 18
 SCALE : 1/8" = 1'-0"

barnett dembek
 ARCHITECTS INC.

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100
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 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
11016	AC-4.1
REV. NO.	



VIEW FROM NORTHWEST



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST

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REV	DATE	BY	ISSUE	DESCRIPTION



City of Surrey

DESIGN	NO.	DATE	SCALE
1	1	Aug. 27 13	N.T.S.
CLIENT: PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC.			
PROJECT: HIGHWAY COMMERCIAL DEVELOPMENT 176TH STREET AT 4TH AVENUE, SURREY			
SHEET CONTENT: BUILDING MASSING FAD BUILDING			

barnett dembek
ARCHITECTS INC

UNIT 135,
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SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@darkitex.com

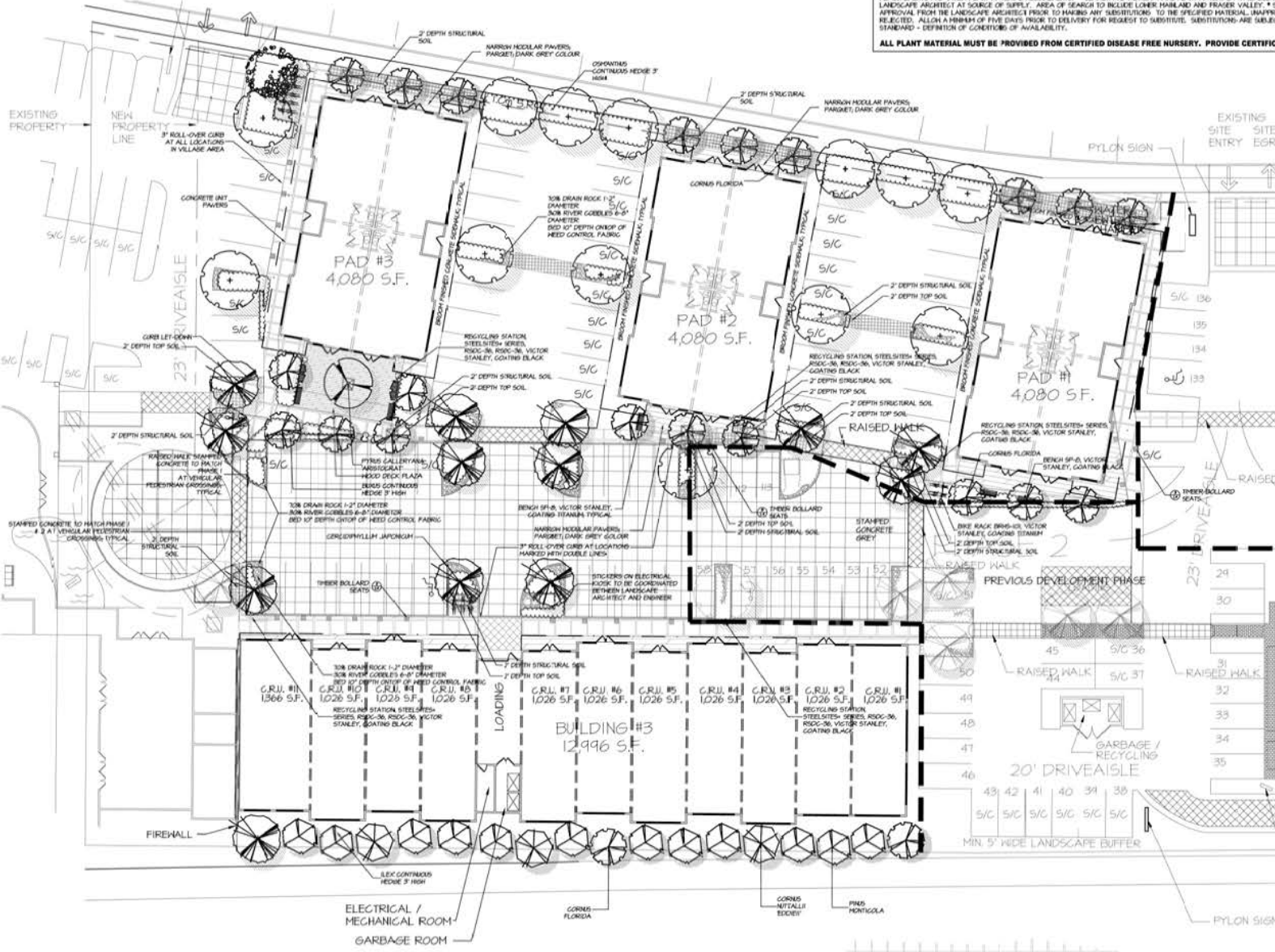
CLIENT NO.	SHEET NO.
11016	AC-4.2
PROJECT NO.	REV. NO.
11016	

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER:	12-116
TREE	13	CERCOPHYLLUM JAPONICUM	KATSURA	PLANTED SIZE / REMARKS	60H CAL, 15H HT, B&D
	22	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD		50H CAL, 25H HT, B&D
	3	CORNUS NUTTALLI 'ELEGANT'	PACIFIC DOGWOOD		60H CAL, 15H HT, B&D
	13	QUERCUS T. 3-INCH'S 'SHADEMASTER'	SHADEMASTER HONEY LOCUST		60H CAL, 15H HT, B&D
	12	FRAX HOLOGATA	WESTERN WHITE PINE		25H HT, 3H HT, B&D
	1	FRAX CALLENTYAN 'HONEYCRAV'	ARIZONIAN PEAR		60H CAL, 15H HT, B&D
	1	ZELKOVA CARPINIFOLIA	CAUCASIAN ELM		3H HT, B&D

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE I.C. LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO HAVING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO I.C. 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	DRAWN	CHECKED
1				
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35				

PROJECT: **COMMERCIAL BUILDINGS PHASE 3**
362, 368 + 376 - 175A STREET, SURREY, B.C.

DRAWING TITLE: **TREE PLAN**

DATE: 12/06/05	DRAWING NUMBER:
SCALE: 1/8" = 1'	L1
DRAWN: ER	OF 6
DESIGN:	
CHK'D: HJL	
M2LA PROJECT NUMBER: 12-116	

PLANT SCHEDULE				M3 JOB NUMBER	12-116
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / BEHARRIS	
①	18	ERUO NEROPHYLLIS	COMMON BUCKHORN	42 POT, 400H	
②	123	LEX CRINITA 'CORNEA'	JAPANESE HOLLY	42 POT, 500H	
③	252	LEPOPE	BORDER GRASS	42 POT, 200H	
④	10	OSMORHIZA HIRACOIDES	FALSE HOLLY FRAGRANT HETE	48 POT, 500H	
⑤	600	PRUNUS PINDO TORULATA	SWAMP PINKO PINE	42 POT, 200H	
⑥	20	IRIDIODENDRON ALBA (TREBOSK)	IRIDIODENDRON HETI	42 POT, 500H	
⑦	34	DESCHAMPSIA CORTOSA	SWIFT SHAW GRASS	42 POT, 200H	
⑧	43	PENICILLARIA ALBOCAERULEA MAUREL	SWAMP FOURSEAN GRASS	42 POT, 500H	
⑨	376	LAVANILLA ANGUSTIFOLIA 'NICOLOTE SUPERIOR'	HEGOTE LAVANDER	42 POT, 200H	
⑩	375	VIRCA HINC ALBA 'VERMOREL EXCEL'	FERNSHILL	48 POT, 200H	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE IBC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CRMA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND COVER PLANT MATERIAL REQUIREMENTS. * SEASIDE AND BEACH AREA PLANT MATERIAL MUST BE OBTAINED FROM A SUPPLIER WHOSE LANDSCAPE ADJUSTED AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER FRASER VALLEY AND FRASER VALLEY. * SUBSTITUTIONS ORIGINATED BY SPECIAL 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 SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO IBC LANDSCAPE STANDARD - CONTAINER OR CONDITIONS OF AVAILABILITY.

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



M2
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V3M 3L7
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Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT: **COMMERCIAL BUILDINGS PHASE 3**
362, 368 + 376 - 175A STREET, SURREY, B.C.

DRAWING TITLE: **SHRUB PLAN**

DATE: 02/20/21 DRAWING NUMBER: **L2**

SCALE: 1/8" = 1'


DRAWN: ER

DESIGN: ER

CHECK: MTLM

M2LA PROJECT NUMBER: 12-76

LIGHTING LEGEND:

-  FEATURE LAMP POSTS, LAMP HEAD DIRECTIONS INDICATED
-  UPLIGHT FOR FEATURE TREE



LED COMPOSITE BALL TYPE BALL W/ AS UPLIGHT



FEATURE TREE LIGHTING

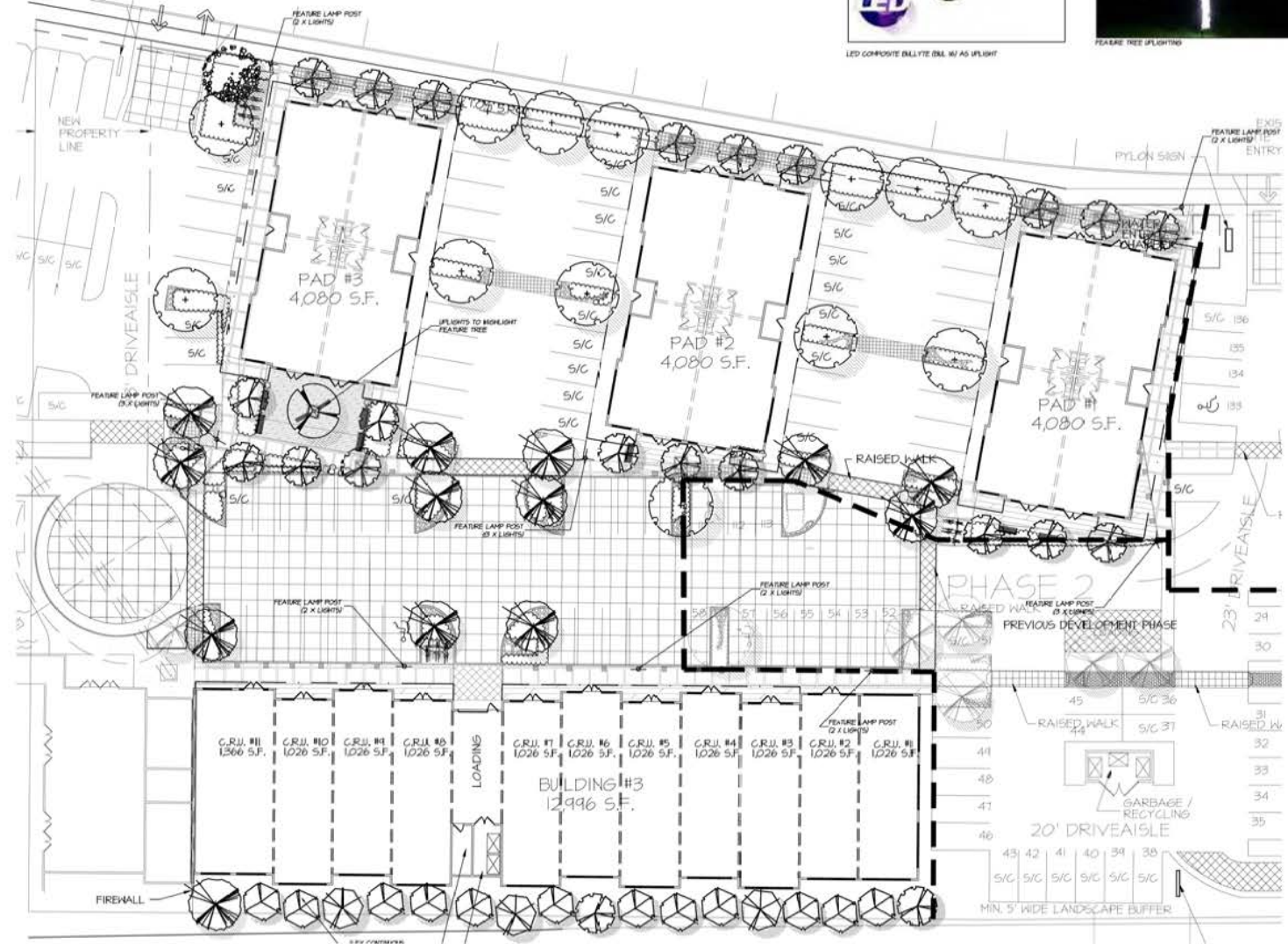


FEATURE LAMP POSTS REFER TO DETAIL SHEET



LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
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FURNITURE AND PAVING LEGEND:

-  BIKE RACK BR18-VICTOR STANLEY, COATING TITANIUM
-  TIMBER BOLLARD SEATS
-  BENCH SP-B, VICTOR STANLEY, COATING TITANIUM TYPICAL
-  RECYCLING STATION, STEELITES+ SERIES, RSDG-36, RSDG-36, VICTOR STANLEY, COATING BLACK
-  FEATURE LAMP POST (3 X LIGHTS)
-  WOOD DECK PLAZA
-  NARROW MODULAR PAVERS, PARQUET, DARK GREY COLOUR
-  CONCRETE UNIT PAVERS
-  10% DRAIN ROCK 1-2" DIAMETER
-  30% RIVER COBBLES 6-8" DIAMETER
-  STRUCTURAL SOIL
-  STAMPED CONCRETE
-  STAMPED CONCRETE TO MATCH PHASE 1 & 2 AT VEHICULAR PEDESTRIAN CROSSINGS, TYPICAL

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT: **COMMERCIAL BUILDINGS PHASE 3**
 362, 368 + 376 - 175A STREET, SURREY, B.C.

DRAWING TITLE: **LIGHTING, FURNITURE AND PAVING PLAN**

DATE: 12/20/21	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L3
DRAWN: ER	
DESIGN: ER	OF 6
CHECK: MHL	
M2LA PROJECT NUMBER:	12-76



RECYCLING STATION, STEEL/SITES+ SERIES, R5DC-36, R5DC-36, VICTOR STANLEY, COATING TITANIUM



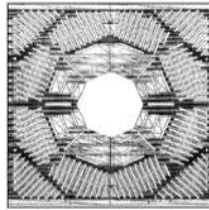
BENCH SP-0, VICTOR STANLEY, COATING BLACK



BIKE RACK BRH-101, VICTOR STANLEY, COATING BLACK



LAMP P05T, LANDSCAPE FORMS, RAMA, BLACK



NEST VISH SALES TREE GRATE, BLACK



DECK AREA OUTSIDE PAD #8

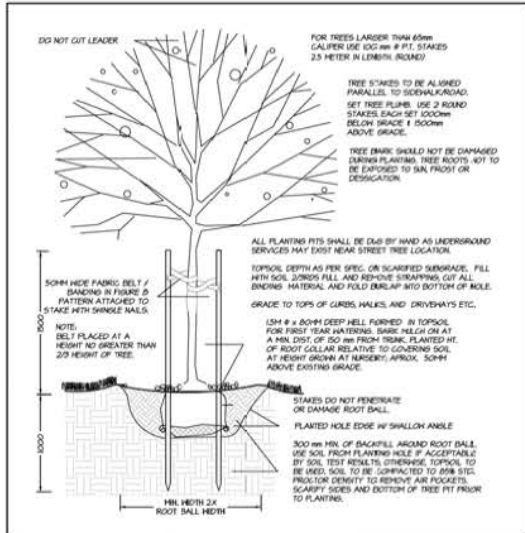


NARROW MODULAR PAVERS

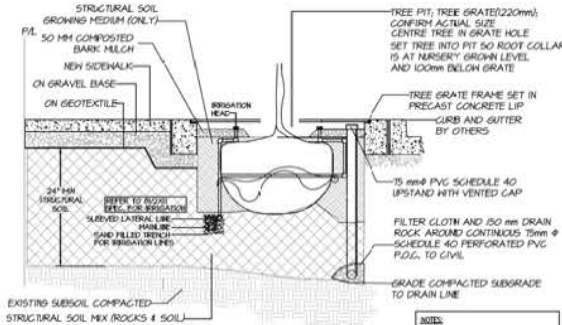
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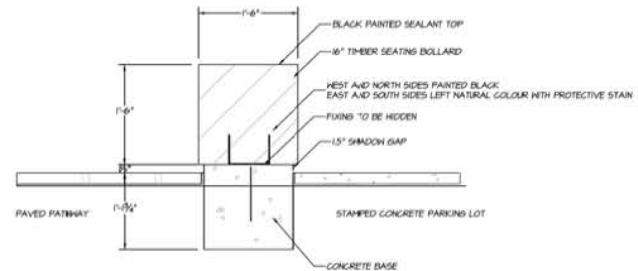
#220 - 26 Lorne Mews
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Email: office@m2la.com



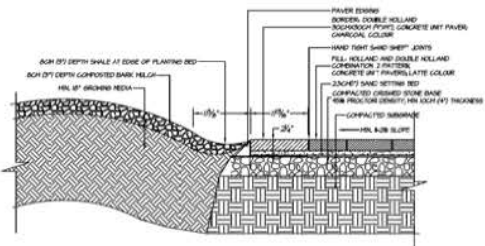
1 DETAIL - TYPICAL TREE PLANTING
L4 SCALE: 1/2" = 1'-0"



2 SECTION THROUGH TREE WELL
L4 SCALE: NTS



3 TIMBER BOLLARD SEATS
L4 SCALE: 1" = 1'-0"



4 PLANTING BED AND CONCRETE PAVERS
L4 SCALE: 3/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	12/20/24	ISSUE FOR PERMITS	ER
2	12/20/24	ISSUE FOR CIVIL	ER
3	12/20/24	REV. AS PER NEW ARCH PLAN	ER
4	12/20/24	ISSUE FOR CIVIL	ER

PROJECT: **COMMERCIAL BUILDINGS PHASE 3**
362, 368 + 376 - 175A STREET, SURREY, B.C.

DRAWING TITLE: **DETAILS PLAN**

DATE: 12/20/24 DRAWING NUMBER:
SCALE: VARIES
DRAWN: ER
DESIGN:
CHECK: M2LA
M2LA PROJECT NUMBER: 12-20 OF 6

L4

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER:	12-053
	2	ACER CIRCINATUM	VINE MAPLE	PLANTED SIZE / REMARKS	2.5M HT; B4B; 3 STEM CLUMP
	3	ACER GRiseum	PAPERBARK MAPLE		3M HT; B4B
	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE		6CM CAL; 2M STD; B4B
	1	GARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORSEBEAM		5CM CAL; B4B
	6	CORNUS NUTTALLII 'EDDIE'	PACIFIC DOGWOOD		6CM CAL; 1.5M HT; B4B
	1	FAGUS SYLVATICA 'ASPLENIFOLIA'	FERN LEAF BEECH		6CM CAL; 1.2M STD; B4B
	8	MAGNOLIA KODUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA		2M HT; B4B (Specially STD Or Shrub Form)
	1	MAGNOLIA x 'YELLOW BIRD'	MAGNOLIA		1.8M HT; B4B (Specially STD Or Shrub Form)
	11	PRINUS MONTICOLA	WESTERN WHITE PINE		2.5M HT; 3M HT; B4B
	3	PRUNUS SUBMIRTELLA 'AUTUMNALIS'	AUTUMN FLOWERING CHERRY		6CM CAL; 1.5M STD; B4B
	4	PRUNUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR		6CM CAL; 1.5M STD; B4B

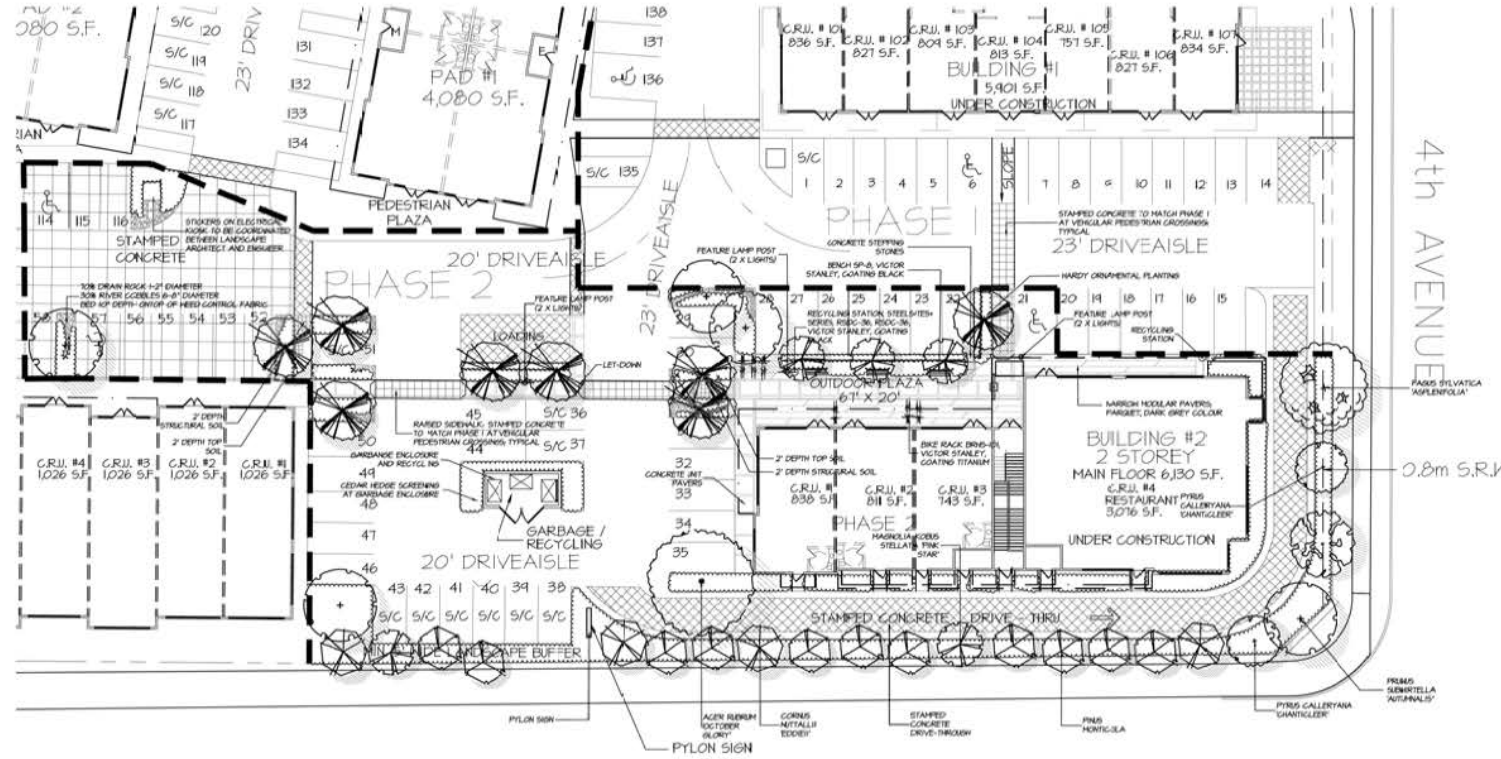
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL 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 SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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NO.	DATE	REVISION DESCRIPTION	DL
12	18 JUN 08	REV. TO COORDINATE WITH PHASE 2	ER
13	12 JAN 08	REV. PHASE 2 SP. CHANGES	ER
14	12 JAN 08	REV. AS PER NEW SITE PLAN	ER
15	12 JAN 08	REV. AS PER Pylon SIGN	ER
16	12 JAN 08	DATE FOR DP	ER
17	12 JAN 08	REV. AS PER CITY COMMENTS	ER
18	12 JAN 08	REV. PHASE BOUNDARY	ER
19	12 JAN 08	REV. PER ASP COMMENTS-SITE PLAN	ER
20	12 JAN 08	REV. AS PER ASP COMMENTS	ER
21	12 JAN 08	DATE FOR ASP	ER
22	12 JAN 08	REV. AS PER NEW SITE PLAN	ER
23	12 JAN 08	REV. AS PER NEW SITE PLAN	ER
24	12 JAN 08	DATE FOR DP	ER

PROJECT: **COMMERCIAL DEVELOPMENT PHASE 2**
382 175A ST.
SURREY, B.C.

DRAWING TITLE: TREE PLAN	
DATE: 12 APR 08	DRAWING NUMBER:
SCALE: 1/8" = 1'	L1
DRAWN: ER / HLM	
DESIGN:	OF 6
CHK'D: HLM	
MSLA PROJECT NUMBER: 12-053	

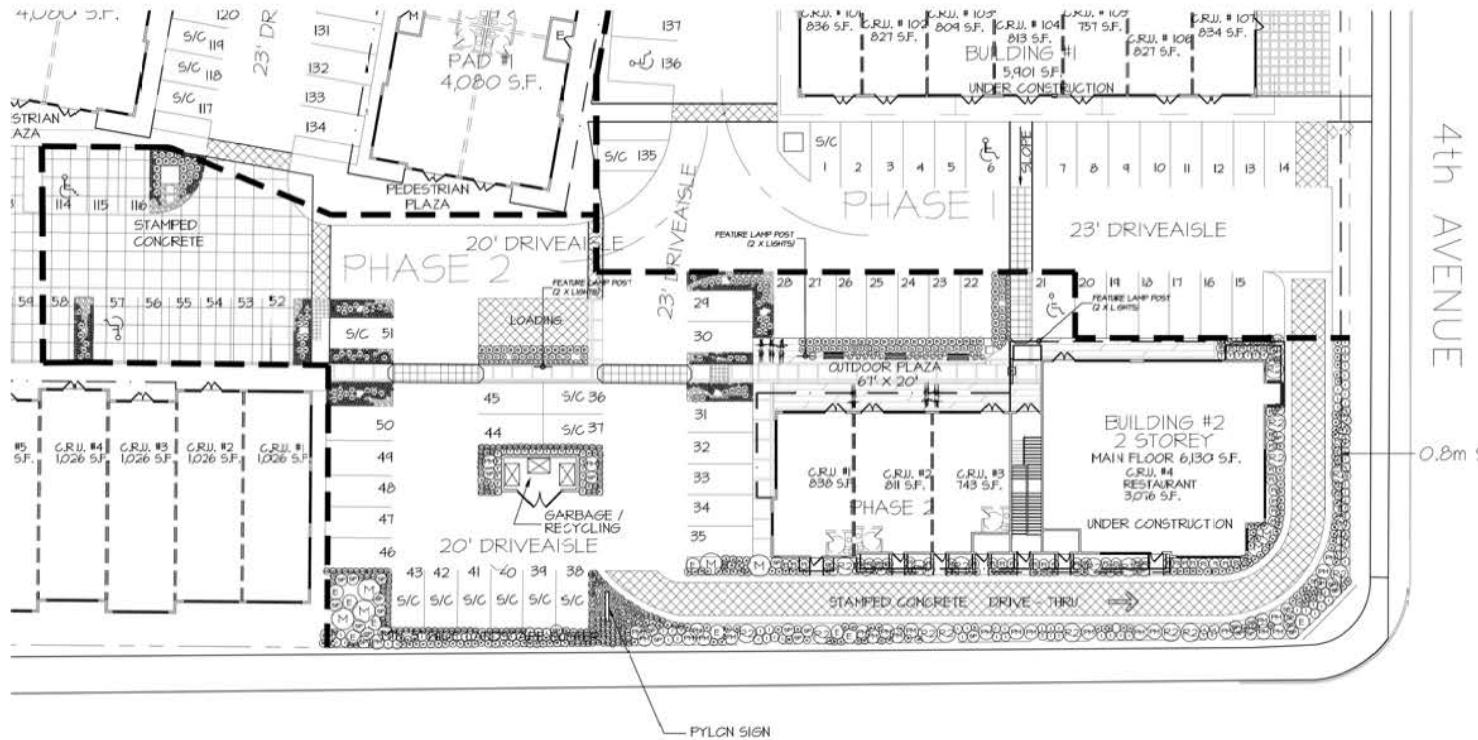
PLANT SCHEDULE

M2 JOB NUMBER: 12-053

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUBS				
(E)	10	EUONYMUS ALATA 'COMPACTUS'	COMPACT RINGS BURNING BUSH	#3 POT
(E)	107	ILEX GREENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT, 50CM
(C)	4	IRIS SETOSA	HILD FLAG IRIS	#1 POT, 50CM
(C)	4	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT, 40CM
(C)	34	PINUS MUGO 'PAMILLO'	DWARF MUGO PINE	#2 POT, 25CM
(E)	46	FRAXINUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT, 50CM
(E)	24	RHODODENDRON 'ALBATROSS'	RHODODENDRON-WHITE	#3 POT, 50CM
(E)	1	ROSA FISOCARPA	CLUSTERED HILD ROSE	#2 POT, 50CM
(E)	12	SYRINGA MEYERI 'PALIBIN'	PALIBIN DWARF KOREAN LILAC	#2 POT, 50CM
(C)	23	THUJA OCCIDENTALIS 'SMARASO'	EMERALD GREEN CEDAR	1.5M HT; #4 B
(C)	1	VACCINIUM CORTYBOSUM	HIGHBUSH BLUEBERRY	#2 POT, 50CM
(C)	4	VIOLA PALLISTRIS	MARSH VIOLET	#1 POT, 50CM
GRASS				
(A)	250	HEL CTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT, HEAVY
PERENNIAL				
(C)	41	HELLEBORUS OREINTALIS	LENTUS ROSE	#2 POT, 50CM
GC				
(A)	17	ARGOSTAPHYLOS UVA-URSI	VANCOUVER JADE KINKRINKICK	#1 POT, 20CM
(E)	410	CORNUS CANADENSIS	BUNCHBERRY	#1 POT, 20CM

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NO.	DATE	REVISION DESCRIPTION	DR.
17	12 APR 20	REV. TO COORDINATE WITH PHASE 1	ER
18	12 APR 20	REV. PER PHASE 2 SIF COMMENTS	ER
19	12 APR 20	REV. AS PER NEW SITE PLAN	ER
20	12 APR 20	REV. AS PER Pylon SIGN	ER
21	12 APR 20	ISSUE FOR IPI	ER
22	12 APR 20	REV. AS PER CITY COMMENTS	ER
23	12 APR 20	REV. PHASE BOUNDARY	ER
24	12 APR 20	REV. PER ASP COMMENTS-SITE PLAN	ER
25	12 APR 20	REV. AS PER ASP COMMENTS	ER
26	12 APR 20	ISSUE FOR ASP	ER
27	12 APR 20	REV. AS PER NEW SITE PLAN	ER
28	12 APR 20	REV. AS PER NEW SITE PLAN	ER
29	12 APR 20	ISSUE FOR IPI	ER

PROJECT: **COMMERCIAL DEVELOPMENT PHASE 2**
382 175A ST.
SURREY, B.C.

DRAWING TITLE: **SHRUB PLAN**

DATE: 12 APR 20 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: ER / M2LA
DESIGN:
CHECK: M2LA
M2LA PROJECT NUMBER: 12-053

L2

OF 6

LIGHTING LEGEND:
 FEATURE LAMP POSTS, LAMP HEAD DIRECTIONS INDICATED

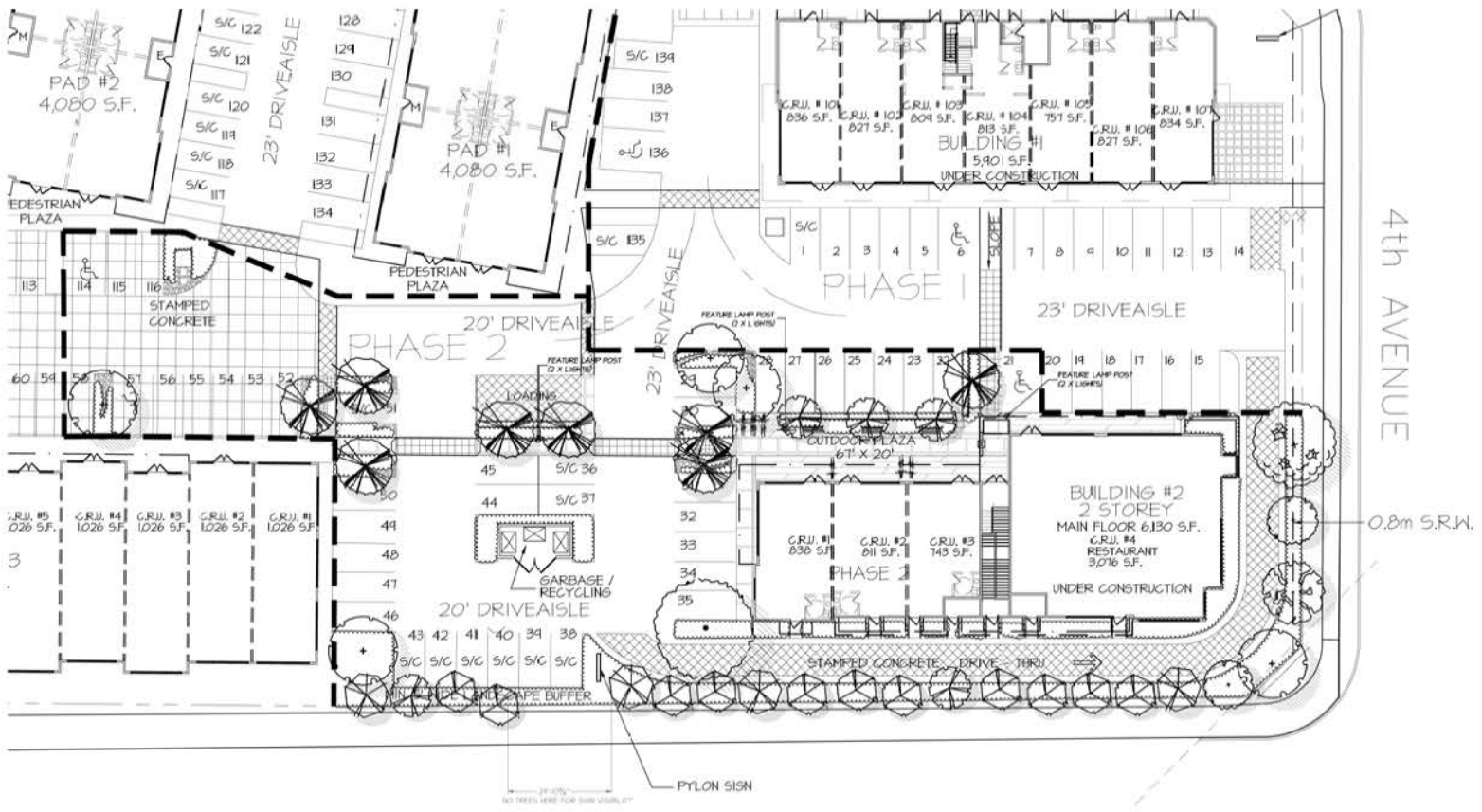


FEATURE LAMP POSTS REFER TO DETAIL SHEET

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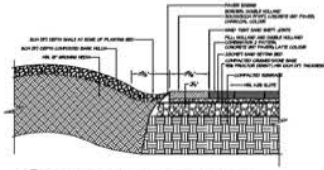
NO.	DATE	REVISION DESCRIPTION	DR.
12	12/24/20	REV. TO COORDINATE WITH PHASE 2	ER
13	02/04/21	REV. PER PHASE 2 SFP COMMENTS	ER
14	02/04/21	REV. AS PER NEW SITE PLAN	ER
15	02/04/21	REV. AS PER Pylon SIGN	ER
16	02/04/21	ZONE FOR SP	ER
17	02/04/21	REV. AS PER CITY COMMENTS	ER
18	02/04/21	REV. PHASE BOUNDARY	ER
19	02/04/21	REV. PER ASP COMMENTS-SITE PLAN	ER
20	02/04/21	REV. AS PER ASP COMMENTS	ER
21	02/04/21	ZONE FOR ASP	ER
22	02/04/21	REV. AS PER NEW SITE PLAN	ER
23	02/04/21	REV. AS PER NEW SITE PLAN	ER
24	02/04/21	ZONE FOR OP	ER
25	02/04/21	ZONE FOR OP	ER
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:
COMMERCIAL DEVELOPMENT PHASE 2
 382 175A ST.
 SURREY, B.C.

DRAWING TITLE:
SHRUB PLAN

DATE: 12/24/20 DRAWING NUMBER:
 SCALE: 1/8" = 1' DRAWN: ER / M2LA
 DESIGN: ER
 CHECK: M2LA
 M2LA PROJECT NUMBER: 12-003

L2
 OF 6



1 PLANTING BED AND CONCRETE PAVERS
SCALE: 1/4" = 1'-0"



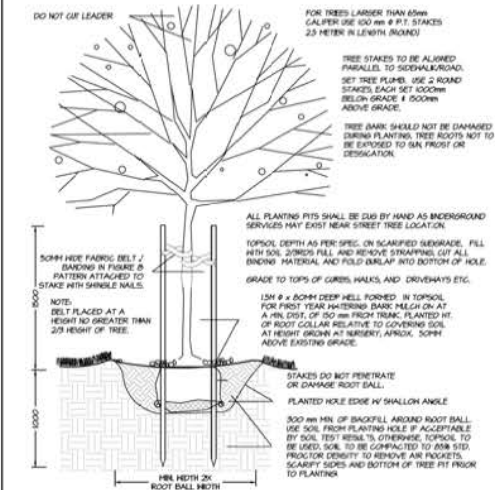
RECYCLING STATION STEEL/SIENH SERIES, RSDC-36, RSDC-36, VICTOR STANLEY, COATING BLACK



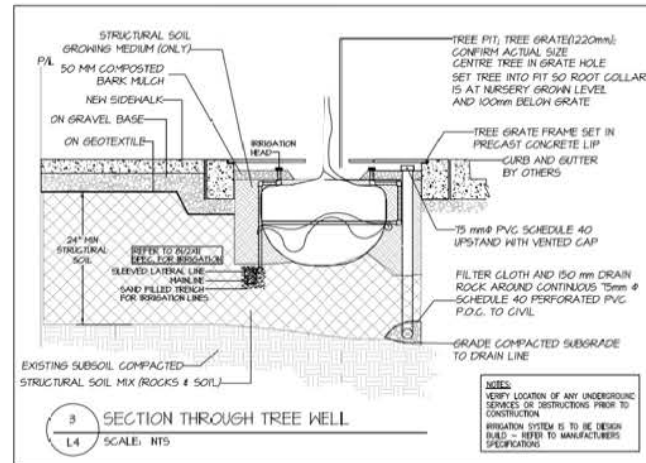
BENCH SP-B, VICTOR STANLEY, COATING BLACK



BIKE RACK BRM-101, VICTOR STANLEY, COATING BLACK



2 DETAIL - TYPICAL TREE PLANTING
SCALE: 1/2" = 1'-0"



3 SECTION THROUGH TREE WELL
SCALE: 1/4" = 1'-0"

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NO.	DATE	REVISION DESCRIPTION	DR.
10	15 JAN 20	REV. TO COORDINATE WITH PHASE 2	ER
11	15 JAN 20	REV. PER PHASE 2 OF CONCEPT	ER
12	15 FEB 20	REV. AS PER NEW SITE PLAN	ER
13	10 MAR 20	REV. AS PER PAVING PLAN	ER
14	10 MAR 20	ISSUE FOR CP	ER
15	10 MAR 20	REV. AS PER CITY COMMENTS	ER
16	10 MAR 20	REV. PHASE BOUNDARY	ER
17	10 MAR 20	REV. PER ASP COMMENTS-SITE PLAN	ER
18	10 MAR 20	REV. AS PER ASP COMMENTS	ER
19	10 MAR 20	ISSUE FOR ASP	ER
20	10 MAR 20	REV. AS PER NEW SITE PLAN	ER
21	10 MAR 20	REV. AS PER NEW SITE PLAN	ER
22	10 MAR 20	ISSUE FOR CP	ER

SCALE:

PROJECT:
COMMERCIAL DEVELOPMENT PHASE 2
382 175A ST.
SURREY, B.C.

DRAWING TITLE:
DETAILS PLAN

DATE: 12 APR 20	DRAWING NUMBER:
SCALE: VARIES	L4
DRAWN: ER / M2LA	
DESIGN:	
CHECK: M2LA	

M2LA PROJECT NUMBER: 12-003

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

FROM: Development Services Manager, Engineering Department

DATE: June 12, 2013

PROJECT FILE: 7811-0295-00

**RE: Engineering Requirements (Commercial/Industrial)
 Location: 388 175A St**

REZONE/DEVELOPMENT PERMIT

There are no engineering requirements associated with the Rezone as the site has been serviced through previous development applications.

Specific servicing requirements associated with the Development Permit must be addressed through the Building Permit process.



Rémi Dubé, P.Eng.
Development Services Manager

RD



Unit 135 - 7536 - 130 Street, Surrey, BC V3W 1H8
 (604) 597-7100 Fax: (604) 597-2099 email: mail@bdarkitex.com

Principal: Lance Barnett, Architect, AAA, MAIBC, RA (AZ), LEED®
 Principal: Maciej Dembek, Architect, AAA, MAIBC, LEED®

BD ARCH FILE: 11016

May 29, 2013

City of Surrey
 Planning and Development Department
 14245 56th Avenue
 Surrey, B.C.
 V3X 3A2

Attention: Mr. Keith Broersma
 Planner

Dear Keith:

**Re: Proposed Commercial Development
 388 175A Street, Surrey, B.C.
 Your File Number: 7911-0295-00**

We have addressed ADP comments in *italics* as follows:

STATEMENT OF REVIEW COMMENTS

- In general, much improved siting and building massing and articulation.
- This is a nicer project; would benefit from study in model form.

Site

- Buildings siting much better. Landscaping is helping tie it all together.
- Better with building closer to street.

Form and Character

- Lots of articulation on buildings. Works well. Needs to be organized/refined. Otherwise working.
- *Lower canopy supports deleted from exteriors to simplify elevation.*
- *Lower canopy extended across face of west elevations on pad buildings for improved west elevation sun screening.*
- *The tilted roof form on the east building fascia is modified so it does not disappear at the bottom edge against the building.*

- *The south tilted roof form is deleted altogether on the east building to accommodate the new hotel building and entry that are now up against this building and to avoid visual competition with the hotel entry canopy.*
- *The glazed openings on the south bay on the east building are simplified into one large opening, similar to the adjacent commercial bays.*
- *The south elevation of the east building is now a firewall, so is simplified into a rectangular form with a large scale reveal pattern to match the other elevations. It extends beyond the east and west faces of the building to the plane of the roof fascia, and matches the roof overhang heights so that the adjacent roof fascia appears to turn from the horizontal into the vertical edge of the firewall. This edge reaches grade on east elevation and stops at lower canopy height on the west.*
- *The circular windows on the east building are expanded in size to better dominate the north and east elevations, and is moved on the north elevation to line up with the edge of the window below.*
- *On the north elevation of the east building, the two westerly ground floor openings are expanded in size to match those on the west elevation around the corner, and to create more of a space on the elevation for the circular window.*
- *The upper windows on the east elevation of the east building are reduced in height to match those below and on the west elevation.*
- *Like the building location and form. A good improvement that creates a vibrant informal corridor.*
- *Distinctive building form gives good identity.*
- *Good pathway links interconnecting the plazas.*
- *Creates distinctive outdoor plaza amenities.*
- *Parking lot feel could be mitigated by special paving treatment, perhaps in the parking area. A stamped concrete surface is added to the central drive aisle and flanking parking stalls to create a central spine for the layout. The drive aisle and flanking parking is straightened out at the south to increase the south plaza outside Pad 3 and focus on the new hotel entry. A circular stamped concrete drop off under the glazed hotel entry canopy terminates the drive aisle. A roll over curb is provided along the edges of the parking along this spine and around the edge of the hotel drop off zone to further define and differentiate this area from peripheral parking and drive aisles.*
- *Consider making the space a shared pedestrian/vehicle area. For example, use paving through the vehicle area, break down the typical 6" curb and use roll curbs with bollards to control traffic. Stamped concrete is added down the central drive aisle complete with roll over curb.*
- *'End' of parking/plaza is important for the consideration of this space. The Hotel entry is added at this location, complete with the circular stamped concrete drop off bulb, and overhead glazed canopy and support system.*
- *Building at south end should better address this phase (Phase 4). Hotel entry added at this location and the hotel is redesigned with room overlooking the new 'square'*

- Flip the building around so rotunda faces the courtyard for a huge courtyard. *The hotel is completely redesigned to enter at the south end of this site.*
- In next phase, see a patio for a restaurant. Encourage south area to get program. *The plaza area in front of the south pad building is enlarged as a focal area.*
- Outdoor plaza is good; like architectural style of buildings. Renderings do not do it justice.
- Loading bay does not work well. Like the three 'pods' and relationship to street. Have a free standing pod somewhere near the three pods. *The loading bay is located in a central location to the entire commercial development, including the 2 previously approved buildings that are under construction. We have added a walk to connect from it to the north Pad building, and added a landscape buffer on the east side of it for a visual buffer of the garbage enclosure beyond. Most trucks will more than likely park directly in front of the space they are there to service, and this bay is for a parking area for trucks should they require any extended period of time onsite.*
- Massing at west small buildings more compatible with residential to west.
- Simpler main buildings, interesting streetscape.
- Look at coloration difference of metal roof/wall cladding. *Roof finish material is revised to QC8306 Charcoal.*
- Suggest reversing high roofs to other end of Pads #1 to #3 to reduce mass facing residential. *We have kept the lower portion of the roof on the west side of the site, and have introduced the lower canopy across the west building face to break up the wall plane.*
- Not keen on suspended canopies. *Suspension rods are deleted.*
- Improve building form (four pieces versus one piece from last month)
- Must be considered as an urban design whole with a coordinated submission including hotel and seniors and storage. *The hotel site is radically reworked to better integrate this end of the site with the seniors building to the south.*
- Make the garbage less visible. *More landscape screening is added beside the loading bay to reduce the garbage enclosure visibility.*
- Requires a 3-D physical model of entire site. *We have the entire site available in a sketch up assembly.*

Landscaping

- On verge of being a street, not a parking lot. Get trees out by edges of parking stalls to minimize free space in middle of parking lot. Needs a unifying piece. *Trees moved as requested. Much additional pedestrian surfaces are added; scored concrete and roll over curbs are added to the main drive aisle which is straightened out to allow for a focal space in front of the south Pad building intimately related to the large scale entry canopy and drop off at the hotel entry.*
- A good amount of trees reduces the 'heat island' affect.
- Prefer more buffering of parking between buildings #1 to #3.

CPTED

- Site is much more visually permeable from residential area.

Accessibility

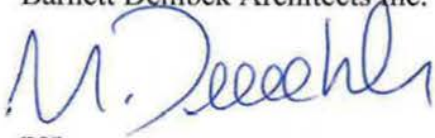
- Good distribution of HANDICAPPED stalls.
- Power doors at entrances. *These will be provided where required by the building cod. The hotel entry door will definitely be equipped as such.*
- Driveway walkways okay at 5' in width.
- Washrooms be wheelchair accessible. *Every CRU will have minimum one accessible washroom.*
- Parking okay.
- Benches in patio areas provide for wheelchair accessibility. *Benches are liberally sprinkled along the main pedestrian spine.*

Sustainability

- A central district energy system is possible for all these sites. *Discussions are underway with Fortis to see if a DEU can be set up for the entire block from 2nd to 4th Avenue.*
- Mind the west/south shading. *Lower canopies are extended along the west sides of the pad buildings. The upper roof is extended across the face of, and just over, the upper windows of the northern building bay for added shading.*
- Sustainability concerns. Tree canopy helps to reduce.
- Central energy system would be appropriate. *In discussion with Fortis.*
- Good changes to previous plan have been made to improve shading, etc. for improved passive design.
- Main recommendation is that the entire site uses a 'central' or 'modular' central system. "A District Energy type of system" and share energy between all buildings. There is significant advantages to share energy between hotel, pool, supermarket, office and residential. *In discussion with Fortis.*
- Minimal strategy. Look at enhancing.
- Sun screening at west elevations, especially building 3. *Added with canopy extension.*

- This application should be made in coordination with the adjacent site
- Geothermal or district energy system. *In discussion with Fortis.*
- The sustainability aspect of each building is weak.

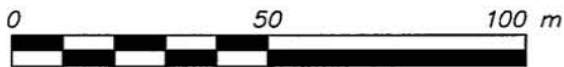
Yours truly,
Barnett Dembek Architects Inc.



per
Maciej Dembek, MAIBC
Principal
/md

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF PART OF LOT 1, PLAN BCP48387 AND LOT 1, PLAN BCP45025; BOTH OF SECTION 32, BLOCK 1 NORTH, RANGE 1 EAST, NWD

City of Surrey B.C.G.S. 92G.007

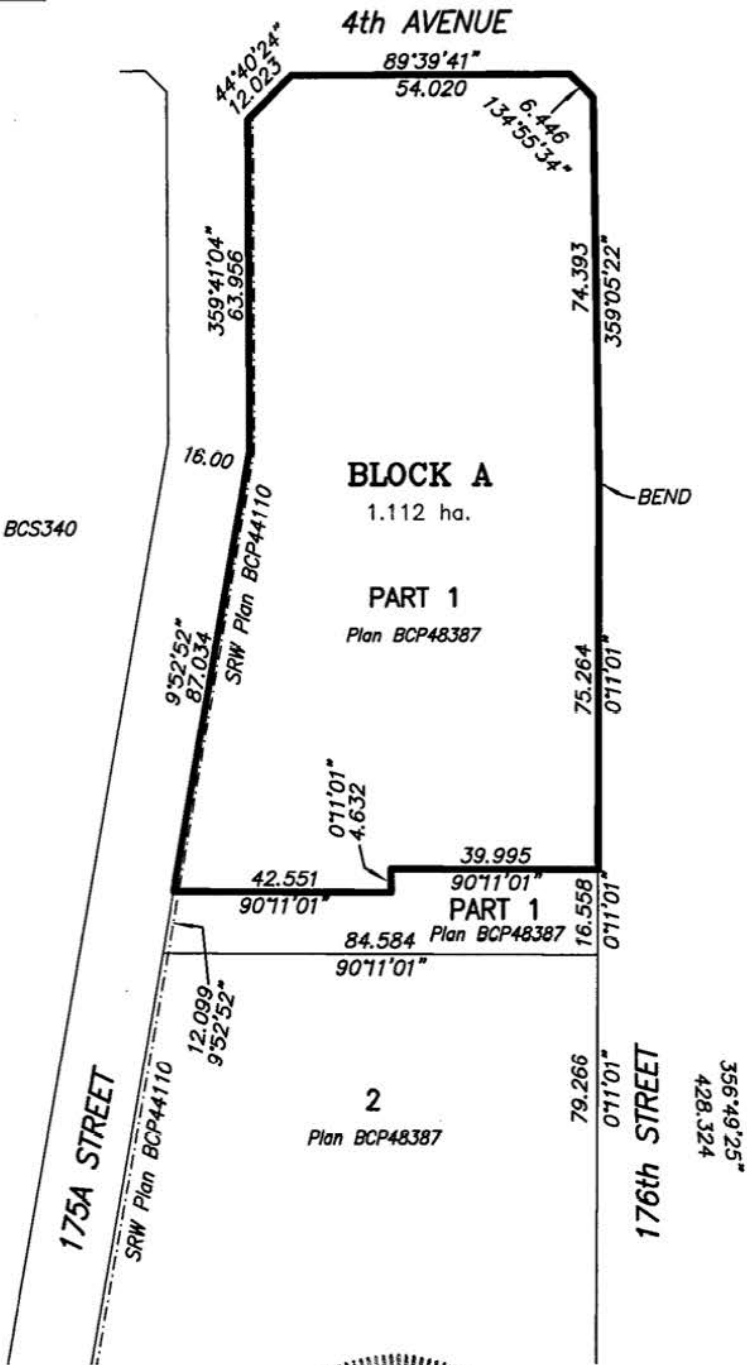


SCALE 1 : 1500

All distances are in metres

Legend:

- Denotes control monument found
- Denotes iron post found
- ha. Denotes hectares



Strata Plan BCS340



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 Fax: 604-597-3783



Certified correct to survey dated this 6th day of June, 2013.

K. Schuurman

Kenneth W. Schuurman, B.C.L.S.

This plan lies within the Greater Vancouver Regional District

File: 4999-ZONING

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 2010, NO. 17018, AMENDMENT BY-LAW, 2012, NO. 17783)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of:

Parcel Identifier: 028-604-580
 Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP48387
 388 - 175A Street

containing 1.112 hectares and labelled as "Block A" on the attached Survey Plan, prepared by Kenneth Schuurman, BCLS, and dated June 6, 2013
 (hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the *comprehensive design* of a neighbourhood scale shopping node.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Retail stores* excluding auction houses, *adult entertainment stores* and *secondhand stores* and *pawnshops*.

2. Office uses excluding *social escort services* and *methadone clinics*.
3. *General service uses* including *drive-through banks*.
4. *Personal service uses* excluding *body rub parlours*.
5. *Eating establishments*, including *drive-through restaurants*, provided that each *eating establishment* is limited to a maximum *gross floor area* of 650 square metres [7,000 sq.ft.].
6. *Indoor recreational facilities*.
7. *Beverage container return centre* provided:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The *beverage container return centre* is limited to a maximum *gross floor area* of 279 square metres [3,003 sq.ft.].
8. *Child care centres*.
9. *Liquor store*.
10. One *dwelling unit per lot* provided that the *dwelling unit* is:
 - (a) Contained within a *principal building*; and
 - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.50.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

	Setback	East Yard	West Yard	North Yard	South Yard
Use					
<i>Principal and Accessory Buildings and Structures</i>		2.7 m. [9 ft.]	3.0 m.* [10 ft.]	7.5 m. [25 ft.]	0 m.

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* Notwithstanding the definition of *setback* in Surrey Zoning By-law, 1993, No. 12000, as amended, roof overhangs may extend up to 0.3 metre [1 ft.] from the *lot line*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 11 metres [36 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 ft.].

H. Off-Street Parking

Refer to Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 3 metres [10 ft.] wide on an earth berm shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.

5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located within any required *setbacks* adjacent any *residential lot*.
2. Outdoor storage of any goods, materials, or supplies is specifically prohibited.
3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m. [1 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-5 Zone.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.

5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended, and the Surrey Development Cost Charge By-law, 2013, No. 17856, as amended, and the development cost charges shall be based on the C-5 Zone.
 8. Surrey Tree Preservation By-law, 2006, No. 16100 as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act SBC, 2002, c. 75, as amended, and the Regulations pursuant thereto.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____"

READ A FIRST AND SECOND TIME on the ____ day of _____, 20__.

PUBLIC HEARING HELD thereon on the ____ day of _____, 20__.

READ A THIRD TIME ON THE ____ day of _____, 20__.

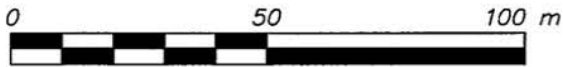
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ____ day of _____, 20__.

_____ MAYOR

_____ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF PART OF LOT 1, PLAN BCP48387 AND LOT 1,
PLAN BCP45025; BOTH OF SECTION 32, BLOCK 1 NORTH,
RANGE 1 EAST, NWD**

City of Surrey B.C.G.S. 92G.007

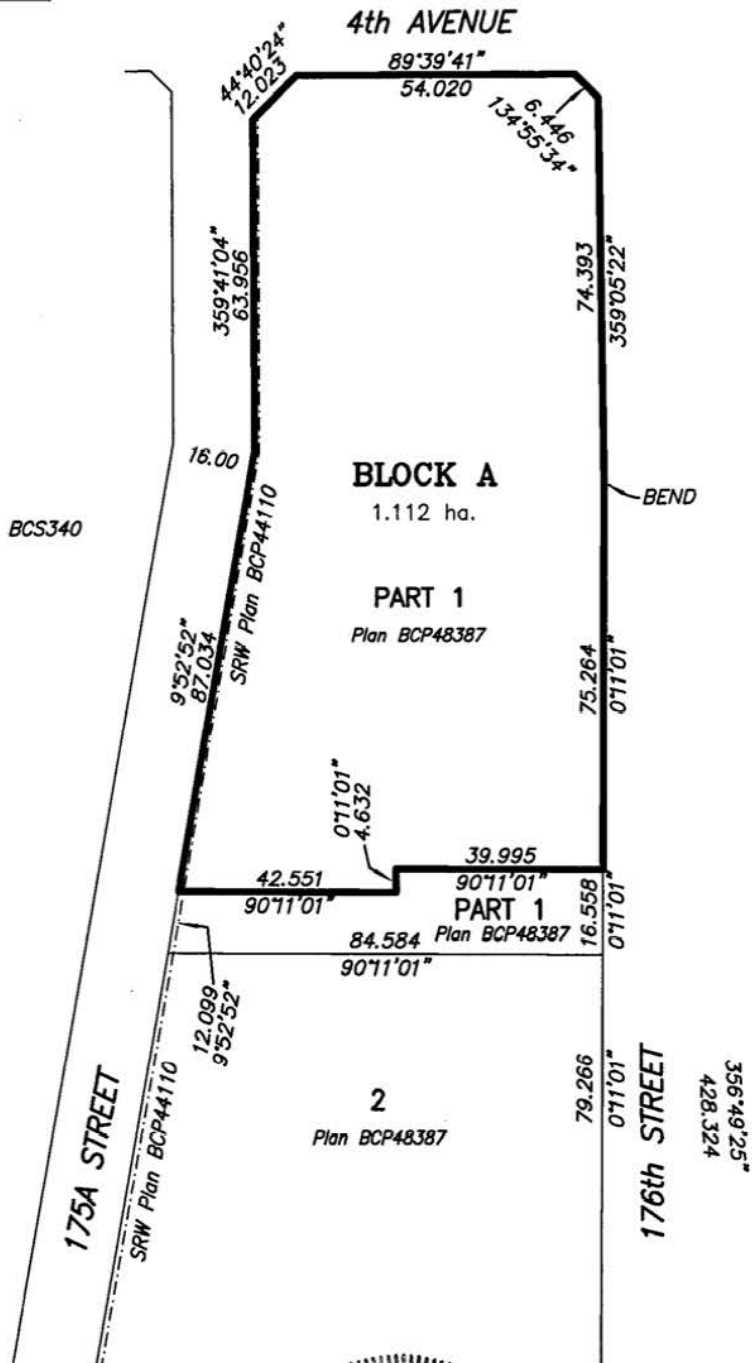


SCALE 1 : 1500

All distances are in metres

Legend:

- Denotes control monument found
- Denotes iron post found
- ha. Denotes hectares



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 Fax: 604-597-3783



Certified correct to survey dated
 this 6th day of June, 2013.

K. Schuurman

Kenneth W. Schuurman, B.C.L.S.