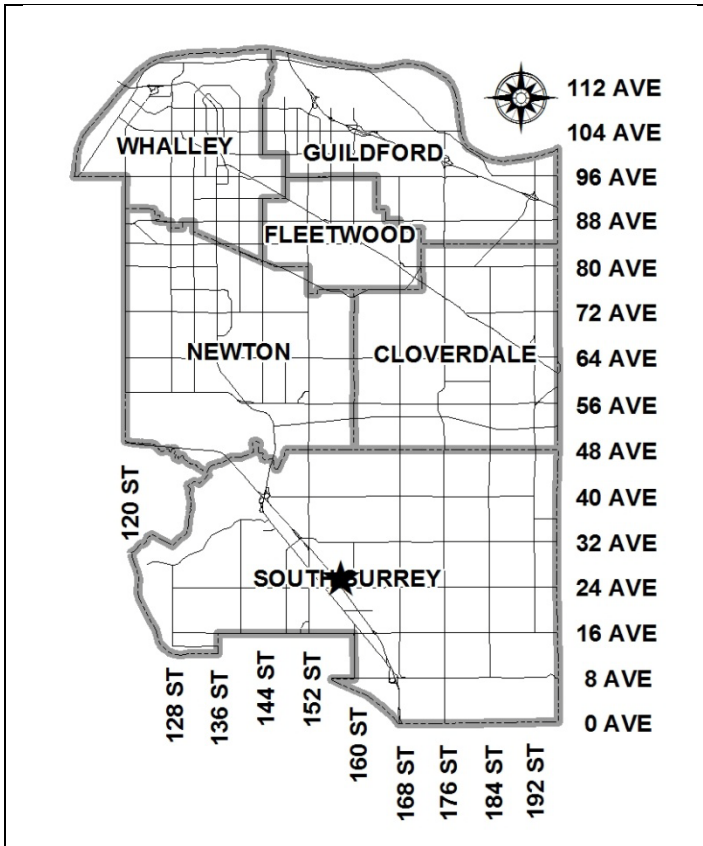


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0298-00

Planning Report Date: May 28, 2012

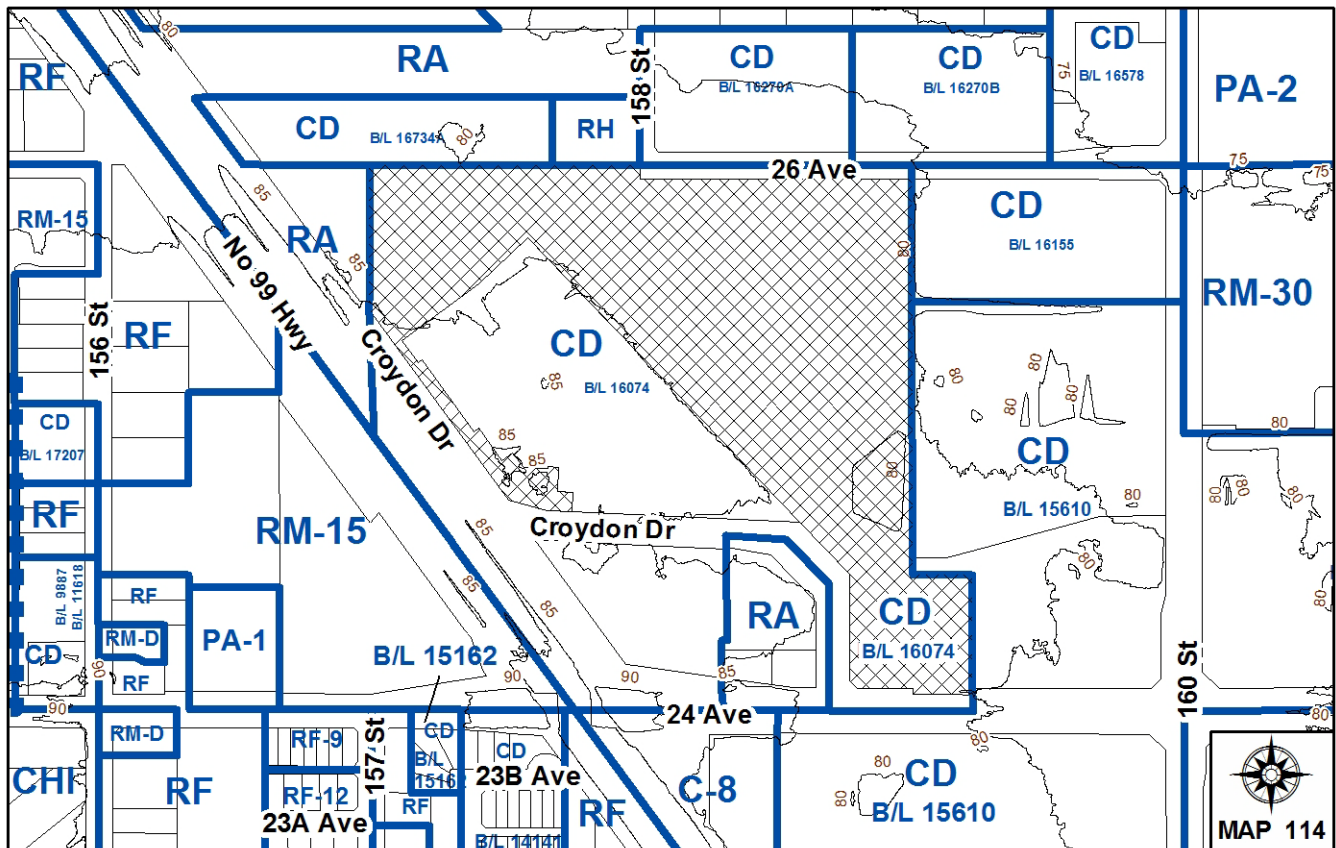


**PROPOSAL:**

- **Development Permit**

in order to permit the development of two restaurants with a combined floor area of 536 square metres (5,800 sq.ft) within the Morgan Crossing Lifestyle Centre

**LOCATION:** 15715 Croydon Drive  
**OWNER:** Morgan Crossing Properties Ltd.  
 Inc. No. BC0742937  
**ZONING:** CD (By-law No. 16074)  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Mixed Commercial Residential Land Uses



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposed restaurant designs are consistent with the generalized Development Permit and design guidelines approved by Council for the overall Morgan Crossing site.
- The exterior materials used are high quality and compatible with those of the surrounding buildings in Morgan Crossing.
- The perimeter of the buildings will be landscaping with a combination of trees and shrubs in a variety of species. The landscaping concept is consistent with the landscaping planted throughout the Morgan Crossing development.
- The proposed fascia signage for the restaurants complies with the signage guidelines established for the Morgan Crossing Development and with the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7911-0298-00 and authorize the Mayor and Clerk to execute the Permit.

**NOTE:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

**Engineering:** The Engineering Department requirements for this site were addressed under the rezoning application (No. 7906-0137-00), therefore, there are no engineering requirements for this Development Permit (Appendix III).

**Fire Department** No concerns.

SITE CHARACTERISTICS

Existing Land Use: Morgan Crossing Lifestyle Centre

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North (Across 26 Avenue):	Office building under construction, single family dwelling and townhouses.	Industrial, Suburban and Multiple Residential/ Business Park Light Industrial and 20-30 upa Medium-High Density	CD (By-law No. 16734A), RA, CD (By-law No. 16270A) and CD (By-law No. 16270B)
East:	Home Depot store, other commercial businesses and apartment building.	Commercial and Multiple Residential/ Commercial and High Density Residential (30-60 upa)	CD (By-law No. 15610) and CD (By-law No. 16155)
South (Across 24 Avenue):	Wal-Mart store and other commercial businesses.	Commercial/Commercial	CD (By-law No. 15610)
West:	Vacant land. Under development application number 7906-0472-00 (proposed gas station and retail commercial) Pre-Council.	Suburban/Commercial	RA

## DEVELOPMENT CONSIDERATIONS

### Morgan Crossing Lifestyle Centre

- The subject application involves the Morgan Crossing Lifestyle Centre which is a large (18.6 acre/7.5 hectare) mixed use development located on the northeast corner of 24 Avenue and Highway 99. The Morgan Creek Lifestyle Village features a mixed-use development comprising 40,028 m<sup>2</sup> (430,872 sq.ft.) of commercial space and a total of 457 apartment units for a total gross floor area of ±84,530 m<sup>2</sup> (909,800 sq.ft.) The rezoning, OCP Amendment and Generalized Development Permit for the site were approved by Council in 2007.
- The approved generalized Development Permit (No. 7906-0137-00) which establishes the form and character of the development including an overall site plan, access and circulation system, pedestrian connections, design guidelines dealing with the general form and character of buildings and landscaping details for the Morgan Crossing development. All subsequent development approvals for all phases of Morgan Crossing are intended to be evaluated based on compliance with the generalized Development Permit.

### Phase 1 Detailed Development Permit (7906-0137-01)

- On June 26, 2007, Council approved and issued Development Permit 7906-0137-01 for Phase 1 of the Morgan Crossing development. This includes the attached multi-building complex (Buildings K,L,M) at the northeast corner of the site, north of the B.C. Hydro right-of-way. Phase 1 comprises 11,732 square metres (126,286 sq.ft.) of commercial retail space and a total of 189 residential units.

### Phase 2 Detailed Development Permit (7907-0223-00)

- On September 10, 2007, Council approved and issued Development Permit No. 7907-0223-00 for Phase 2 of the Morgan Crossing development. This consists of six (6) mixed-use buildings flanking Croydon Drive and the proposed main street of the Morgan Crossing lifestyle village centre (Buildings CDEFGH). Phase 2 comprises 15,808 sq.m. (170,061 sq.ft.) of commercial retail space and 25,391 sq.m. (273,315 sq.ft.) of residential floor area with a total of 268 dwelling units.

### Phase 3 Detailed Development Permit (7907-0394-00)

- On February 25, 2008, Council approved and issued Development Permit No. 7907-0394-00 for Phase 3 of the Morgan Crossing Development. This consists of a two-storey retail building (Building AB) located at the northwest corner of the site. Phase 3 comprises 5,889 sq.m. (63,390 sq.ft.) of commercial retail space with no residential component.

### Phase 4 Detailed Development Permit (7908-0242-00)

- On October 20, 2008, Council approved and issued Development Permit No. 7908-0242-00 for Phase 4 of the Morgan Crossing Development. This consists of a 2,554 square metre. (27,492 sq.ft.) retail building (Building J; Best Buy) on the southwest corner of the

site, on the south side of Croydon Drive (15760 Croydon Drive), and detailed designs for the public realm.

#### Phase 5 Detailed Development Permit (7910-0096-00)

- On June 7, 2010, Council approved and issued Development Permit No. 7910-0096-00 for Phase 5 of the Morgan Crossing Development. This consists of a 516 square metre (5,550 sq.ft.) free-standing restaurant building (White Spot) on the southeast corner of the site fronting Croydon Drive and 24 Avenue.

#### Subject Proposal

- The applicant now proposed Phase 6 of the Morgan Crossing Development which includes two restaurants (Shanti and Famoso Pizza) with a combined floor area of 536 square meters (5,800 sq.ft.) on the southeast corner of the site. The two building are proposed to be adjoined to the White Spot building. A Development Permit is proposed to regulate the form and character of these two restaurant buildings.
- The two restaurant buildings are sited in accordance with the Council approved generalized Development Permit (No. 7906-0137-00).
- The overall floor area ratio and lot coverage including the proposed restaurants still meets the maximum 1.21 FAR and 60% lot coverage permitted on this portion of the site (Block A) under the CD Zone (By-law No. 16074). All proposed building setbacks also comply with the minimum setbacks prescribed in the CD Zone (By-law No. 16074).
- The proposed building height is 10 metres (32 ft.). This complies with the maximum building height of 20 metres (66 ft.) permitted under the CD Zone.

#### Parking

- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law No. 12000, the proposed restaurants require 54 onsite parking stalls. This parking is met within the adjacent surface parking area already constructed. In addition, under the CD Zone (By-law No. 16074), the maximum number of surface parking spaces shall not exceed a total of 3 parking spaces per 100 square metres (1,076 sq.ft.) of gross floor area. All additional parking spaces must be provided in a structure or underground. Although no structured or underground parking is proposed on this portion of the site, the proposed development still meets this requirement through underground parking provided under the previously constructed mixed commercial/residential buildings on the remainder of the site.

#### Access and Site Circulation

- The main transportation and access elements, including signalizations and road improvements along Croydon Drive, 24 Avenue, 26 Avenue and 160 Street have been secured under the rezoning application for Morgan Crossing. The proposal conforms to the overall transportation pattern established for Morgan Crossing under the original rezoning application and generalized Development Permit. The main vehicular entry to this portion of the site is from Croydon Drive. Access to 24 Avenue is not permitted at this location.

- The proposed restaurant buildings are well served with a series of pedestrian linkages, in keeping with the village concept of Morgan Crossing.

#### Architectural, Building Design and Public Realm

- The proposed restaurant designs are consistent with the generalized Development Permit and design guidelines approved by Council for the overall Morgan Crossing site.
- The two restaurant buildings will be adjoined to each other and to the existing White Spot restaurant building creating the appearance of one long building. As such, the restaurant buildings are designed to be compatible with each other, and with the White Spot building, while at the same time still expressing their own unique character inspired by the type of food they offer.
- The Shanti restaurant, which will offer Indian cuisine, takes inspiration from the rich culture of India. Shimmering “SolaRay” siding and ornate tile work are utilized to capture the colour and shimmer of traditional Indian fabrics and mosaics. The building also features open windows boxes.
- The Famoso restaurant, which will offer Italian cuisine, takes inspiration from the pizzeria of Naples, where wood-fired ovens form the focus to casual, almost rustic restaurants. An arched doorway, metal chimney, and brick accents reference the exterior features that would typically be found in these traditional pizzeria restaurants.
- The existing white Spot restaurant building has a distinctive West Coast character, with cultured stone, and heavy timber elements.
- While architecturally unique, the three buildings are harmonized through the design of the roof line, landscaping, and street furnishings. The material selection is consistent in quality and compatible in character to other buildings within the Morgan Crossing Lifestyle Centre.
- Both restaurants feature an outdoor patio area. The Shanti patio is framed by a decorative precast concrete fence. The Famoso patio is framed by a glass fence. The fences are at the same height.
- The loading area for the proposed restaurants is built into the Famoso restaurant building, and will be closed by a metal door which can be opened when there are deliveries.

#### Signage

- The proposed fascia signage for the restaurant complies with the signage guidelines established for the Morgan Crossing Development. Two (2) fascia signs are proposed for each restaurant, one on the northeast elevation and one on the southwest elevation. The signage will consist of halo-lit channel letters. The proposed fascia signs comply with the Sign By-law.

### Landscaping

- The majority of the landscaping has already been installed on this site but new landscaping around the building will feature a combination of trees and shrubs in a variety of species. The landscaping concept is consistent with the landscaping planted throughout the Morgan Crossing development.

### Crime Prevention Through Environmental Design (CPTED)

- The following Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the design of the restaurant buildings:
  - The adjacent parking areas and pedestrian linkages are already well lit though a combination of pole lights and pedestrian scale bollard lighting and the new buildings will have decorative lighting on all sides;
  - The buildings have been designed to minimize recesses and hidden areas; and
  - Operationally, the Shopping Centre Management will maintain 24-hour security patrols.

### ADP Meeting Dates: January 26, 2012 and May 3, 2012

- All ADP recommendations have been addressed.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	ADP Comments
Appendix V	Development Permit No. 7911-0298-00

### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by MCM Partnership Architects, Bricault Design, and PMG Landscape Architects, respectively, dated April 10, 2012.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

RG/kms

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. 5/24/12 11:14 AM

Information for City Clerk

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

1. (a) Agent:      Name:              Art Phillips  
   Larco Investments Ltd.  
   Address:            #3<sup>rd</sup> 100 Park Royal South  
   West Vancouver BC V7T 1A2  
  
   Tel:                    604-925-8218  
   Fax:                    604-925-2739

2.      Properties involved in the Application

- (a)      Civic Address:            15715 Croydon Drive
- (b)      Civic Address:            15715 Croydon Drive  
            Owner:                    Morgan Crossing Properties Ltd. Inc. No. BC0742937  
            PID:                        027-169-782  
            Lot 1 Section 23 Township 1 New Westminster District Plan BCP31949 Except: Firstly; Part  
            Dedicated Road on Plan BCP31950 Secondly; Part Subdivided by Air Space Plan BCP42891



## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 16074)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total (Entire Site)		64,446 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	
<b>SETBACKS</b> ( in metres) (Subject buildings)		
North	10 m	> 10 m
South	6 m	6 m
East	10 m	> 10 m
West	3 m	3 m
<b>BUILDING HEIGHT</b> (in metres/storeys) (Subject buildings)		
Principal	20 m	10 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b> (Subject buildings)		
Retail		
Office		
Total		536 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b> (Subject buildings)		536 m <sup>2</sup>

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

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net) (Entire Site)	1.21	1.21
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls) (for Subject Buildings)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces (for Subject Buildings)	54	54
Number of disabled stalls	1	1
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
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# CONTENTS

## PROJECT DESCRIPTION

### ARCHITECTURAL DRAWINGS

- DP00 COVER PAGE
- DP01 CONTEXT PLAN
- DP02 FAMOSO PIZZA & SHANTI SITE PLAN
- DP03 FAMOSO PIZZA FLOOR PLAN
- DP04 OVERALL ELEVATIONS
- DP05 FAMOSO PIZZA ELEVATIONS
- DP06 SHANTI ELEVATIONS
- DP07 PERSPECTIVE VIEWS
- DP08 PERSPECTIVE VIEWS
- 1.00 SHANTI FLOOR PLAN
- 2.00 SHANTI SECTION
- 3.00 SHANTI ELEVATIONS
- 3.01 SHANTI ELEVATIONS
- 4.00 SHANTI PERSPECTIVES
- 5.00 SHANTI PATIO SCREEN WITH PRECEDENTS
- 6.00 SHANTI PRECEDENTS - ARCHITECTURAL FACADES
- 6.01 SHANTI PRECEDENTS - INDIAN PATTERNS

### LANDSCAPE DRAWINGS

- L1 PADS 3 & 4 LANDSCAPE PLAN
- LWS-2B PADS 3 & 4 LANDSCAPE PLAN
- LWS-3B LANDSCAPE DETAILS

## PROJECT DIRECTORY

**OWNER/CLIENT**  
MORGAN CROSSING PROPERTIES LTD.  
THIRD FLOOR, 100 PARK ROYAL  
WEST VANCOUVER, BC V7T 1A2

**ARCHITECT 1 (FAMOSO)**  
MUSSON CATTELL MACKEY PARTNERSHIP  
1600 - TWO BENTALL CENTRE  
555 BURNARD STREET, BOX 264  
VANCOUVER, BC V7X 1M9  
TELEPHONE: 604-687-2690

**ARCHITECT 2 (SHANTI)**  
BRUCALTI DESIGN  
407 W. CORDOVA STREET  
VANCOUVER, BC V6B 1E5  
TELEPHONE: 604-730-9730

### CONSULTANTS

**LANDSCAPE**  
DMG  
LANDSCAPE ARCHITECTS  
SUITE C100, 4185 STEEL CREEK DRIVE  
BURNABY, BC V5C 6G9  
TELEPHONE: 604-24-3834

**GEOTECHNICAL**  
HORIZON ENGINEERING INC  
200-82 LONSDALE AVENUE  
NORTH VANCOUVER, BC V7M 2E6  
TELEPHONE: 604-990-0548

**CIVIL ENGINEERING**  
AFLIN & MARTIN  
CONSULTANTS LTD.  
291-12448 - 62ND AVENUE  
SURREY, BC V3W 3E9  
TELEPHONE: 604-597-9058

## BUILDING INFORMATION:

BUILDING ADDRESS: PAD 3 - 15865 CROYDON DRIVE, SURREY, BC  
PAD 4 - 15869 CROYDON DRIVE, SURREY, BC  
LEGAL DESCRIPTION: LOT 1, SECTION 23, TOWNSHIP 1, N.W.D.,  
PLAN BCP 31949

PROJECT DATA:

<b>BUILDING AREA:</b>	Building Name:	PAD 3 - FAMOSO PIZZA
	Owner Building Area (ft <sup>2</sup> ):	PAD 4 - SHANTI
	Total Gross Building Area (ft <sup>2</sup> ):	PAD 3 - 2,200 (204 sqm)
		PAD 4 - 1,976 (228 sqm)
		4,176 (382 sqm)
<b>MAJOR OCCUPANCIES:</b>	Group A, Division 2:	Assembly (Restaurant)
	Number of Stories:	1 Story
	Number of Levels:	2 Stories
	Building Classification:	Group A, Division 2, Open-Tier Offices, Business
	Construction Type:	Level 1
	Asph/Flt System:	Required
	Fire Alarm System:	Required
	Parking Required:	Existing (Asphaltment - 400 Spots, 2nd L.)
		SR
		1
	Parking Provided:	Existing (Asphaltment - On Site, 40 Spots)
		SR
		1



LOCATION PLAN

ISSUED FOR ADP SUBMISSION, APRIL 10, 2012

ARCHITECTURAL



PAD 3 - FAMOSO PIZZA

PAD 4 - SHANTI

MORGAN CROSSING SURREY, BC

ISSUED FOR ADP SUBMISSION, NOVEMBER 26, 2011

APPENDIX II



KEY PLAN



APRIL 11 2011 - BIDDING FOR AIP SUBMISSION  
 NOV 24 2011 - BIDDING FOR AIP SUBMISSION  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKAY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

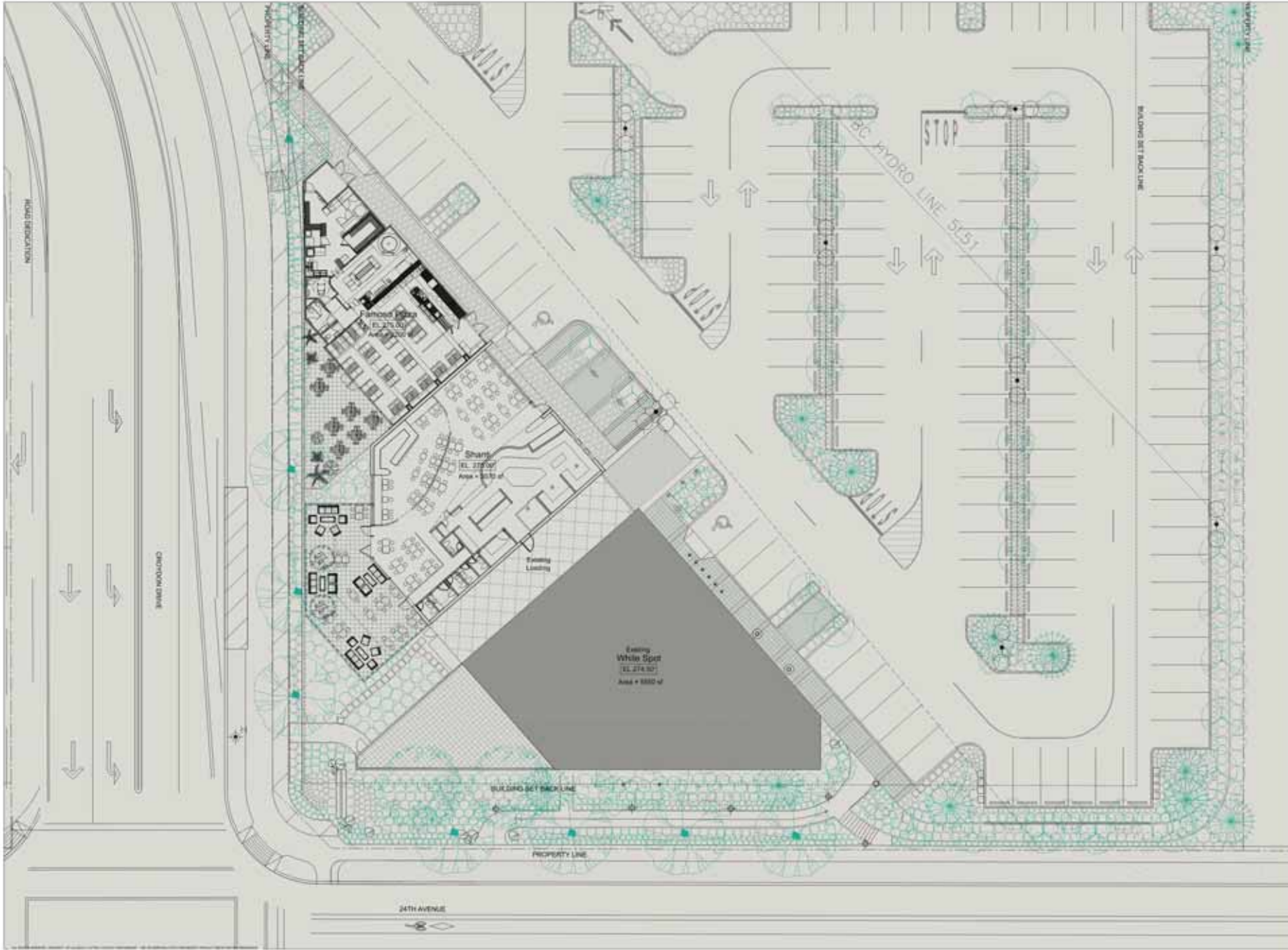
1567 CROYDON DRIVE  
 200 BURNABY CENTRE  
 BURNABY BC V5A 4E9  
 CANADA V5A 4E9  
 TEL: 604-291-1111 FAX: 604-291-1111  
 WWW.MUSSONCATTELLMACKAY.COM

MORGAN CROSSING

15677 CROYDON DRIVE  
 SURREY BC

CONTEXT PLAN

SCALE:	1/8" = 1'-0"
DATE:	NOV 2011
DESIGN:	SS
REVISION:	
PROJECT:	36605.34
SHEET:	DP01



MAY 3, 2011 REVISION FOR ASP PROVISIONS  
 REVISION

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

100 - 13877 CROYDON DRIVE  
 100 BURNABY STREET 2ND FLOOR VANCOUVER BC  
 Canada V7V 1A8  
 T 604 487 2790 F 604 487 1771  
 mcp@mcmk.ca  
 www.mcmk.ca

**MORGAN CROSSING**

13877 CROYDON DRIVE  
 SURREY BC

**FAMOSO PIZZA &  
 SHANTI  
 SITE PLAN**

SCALE:	N.T.S.
DATE:	MAY 2011
DESIGNER:	JM
REVISION:	▲
PROJECT:	306025-36
SHEET:	<b>DP02</b>





1 OVERALL NORTH-EAST ELEVATIONS  
Scale: N.T.S.



2 OVERALL SOUTH-WEST ELEVATIONS  
Scale: N.T.S.

14 MAY 2011 ISSUED FOR DESIGN REVIEW  
10 APRIL 2011 ISSUED FOR ACP SUBMISSION  
NOV 24 2011 ISSUED FOR ACP SUBMISSION  
REVISIONS

MUSSON  
CATTELL  
MACKEY  
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1600 - 1745 BRITISH COLUMBIA  
388 BURNARD STREET 604 VAN COUVER BC  
CANADA V7V 1A8  
TEL: 604 271 2792 FAX: 604 261 1711  
mcp@mcp.ca  
www.mcp.ca

MORGAN CROSSING

15677 CROYDON DRIVE  
SURREY BC

OVERALL  
ELEVATIONS

SCALE:	N.T.S.
DATE:	NOV 2011
DRAWN:	SS
REVISION:	1
PROJECT:	206026.36
SHEET:	DP04



1 NORTH-EAST ELEVATIONS  
Scale: N.T.S.



2 SOUTH-WEST ELEVATIONS  
Scale: N.T.S.



- MATERIALS LEGEND**
1. CLEAR GLAZING
  2. EIFS 2A - "JALEPENY"
  3. EIFS 2B "ARRESTING AUBURN"
  4. BRICK - "AUTUMN BLEND"
  5. CONCRETE CURB
  6. WINDOW/DOOR FRAMES - DARK GREY/CHARCOAL COATING
  7. GULLAM/HEAVEY TAMBER CANOPY STRUCTURE
  8. TERACOTTA ROOF TILE
  9. GREEN SCREEN
  10. BLACK PAINTED METAL
  11. SOLID WOOD DOOR - STAINED/LAQUERED FINISH
  12. PRECAST CONC. WINDOW SILL

NOTE: ALL SIGNAGE TO COMPLY WITH MORGAN CROSSING SIGNAGE DESIGN GUIDELINES.

- 14 MAY 2012 ISSUED FOR DESIGN REVIEW
- 15 APRIL 2012 ISSUED FOR ACP SUBMISSION
- NOV 24 2011 ISSUED FOR ACP SUBMISSION

**MUSSON  
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1600 - 1745 BRITISH COLUMBIA  
360 BURKHEAD STREET 601 VAN COUVER BC  
CANADA V7V 1A9  
TEL: 604 487 2792 FAX: 604 487 1711  
mcp@mcpdesign.com  
www.mcpdesign.com

**MORGAN CROSSING**

15677 CROYDON DRIVE  
SURREY BC

**SHANTI  
ELEVATIONS**

SCALE:	N.T.S.
DATE:	NOV 2011
DRAWN:	SS
REVISION:	1
PROJECT:	206026.36
SHEET:	DP06





- MATERIALS LEGEND
1. CLEAR GLAZING
  2. DECORATIVE PRECAST CONCRETE FENCE
  3. MOSAIC TILE
  4. PLANTER WINDOW
  5. CANOPY WITH RIVER ROCK ZINC FACING
  6. "SOLARAY" SHIMMERING MIRRORING DISCS ON HARDBOARD

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**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1507 CROYDON DRIVE  
SURREY BC  
CANADA V1V 1S8  
TEL: 604 273 7700 FAX: 604 273 1171  
www.mussoncatclemackey.com

**MORGAN CROSSING**

1507 CROYDON DRIVE  
SURREY BC

**SHANTI  
ELEVATIONS**

SCALE:	A:1.5
DATE:	NOV 2011
DRAWN:	SS
REVISION:	
PROJECT:	206075.30
SHEET:	<b>DP06</b>

**NORTH-EAST ELEVATIONS**

**SOUTH-WEST ELEVATIONS**



SITE PERSPECTIVE VIEW SOUTH



PERSPECTIVE VIEW SOUTH



PERSPECTIVE VIEW SOUTH WEST

14 MAY 2011 ISSUED FOR DESIGN REVIEW  
 15 APRIL 2011 ISSUED FOR ACP SUBMISSION  
 16 NOV 2011 ISSUED FOR ACP SUBMISSION  
 REVISIONS

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 PARTNERSHIP**  
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 1600 - 1745 BRITISH COLUMBIA  
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 T 604 487 2782 F 604 487 1711  
 mcp@mcp.ca  
 www.mcp.ca

**MORGAN CROSSING**

15677 CROYDON DRIVE  
 SURREY BC

**PERSPECTIVE  
 VIEWS**

SCALE: N.T.S.  
 DATE: NOV 2011  
 DRAWN: SS  
 REVISION: 1  
 PROJECT: 206026.30  
 SHEET: **DP07**



PERSPECTIVE FROM INTERSECTION  
Scale: N.T.S.



PERSPECTIVE FROM CROYDON  
Scale: N.T.S.



PERSPECTIVE FROM CROYDON  
Scale: N.T.S.



PERSPECTIVE - NORTH WEST CORNER  
Scale: N.T.S.

14 MAY 2012 ISSUED FOR DESIGN REVIEW  
15 APRIL 2012 ISSUED FOR ACP SUBMISSION  
NOV 24 2011 ISSUED FOR ACP SUBMISSION  
REVISIONS

MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS  
1600 - 1745 BRITISH COLUMBIA  
365 BURNING BUSH BOULEVARD SURREY BC  
CANADA V3V 2G4  
TEL: 604 271 2700 FAX: 604 271 1711  
mcp@mcpfirm.com  
www.mcpfirm.com

MORGAN CROSSING

15877 CROYDON DRIVE  
SURREY BC

PERSPECTIVE  
VIEWS

SCALE:	N.T.S.
DATE:	NOV 2011
DRAWN:	SS
REVISION:	1
PROJECT:	206026.30
SHEET:	DP08

# Shanti at Morgan Crossing

South Surrey, BC

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2. Section
3. Elevations
4. Elevations
5. Perspectives
6. Precedents
7. Precedents

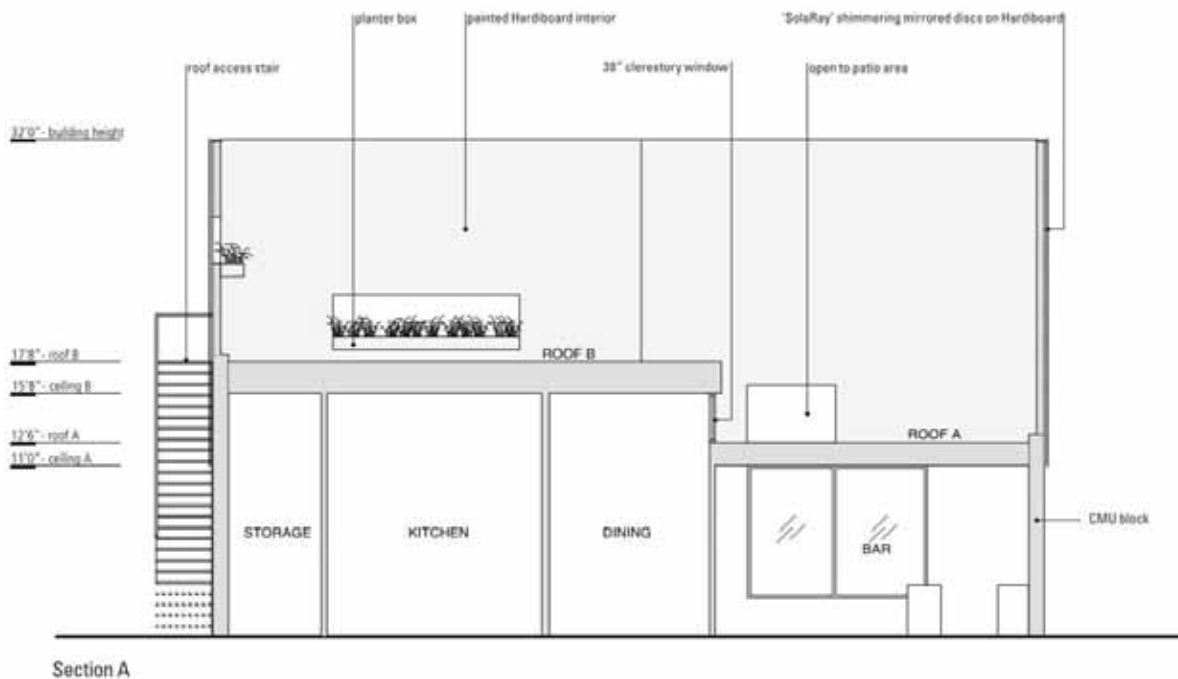


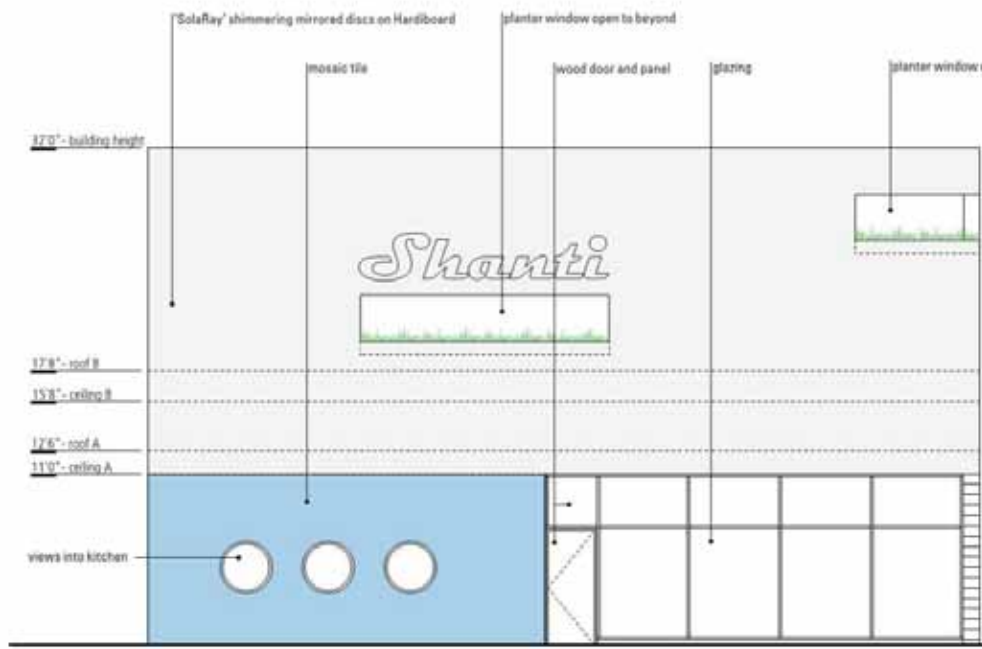
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**bricault design**

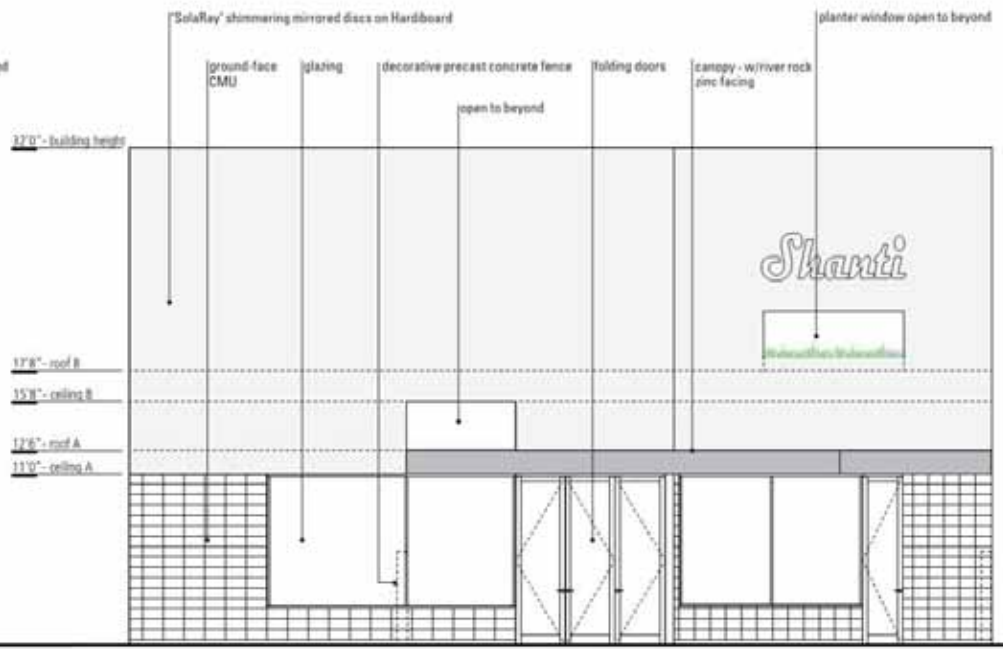
407 w. cordova st. vancouver bc V6B 1E5 p 604 731 9720 f 604 676 3072 www.bricault.ca







Front elevation, facing parking lot



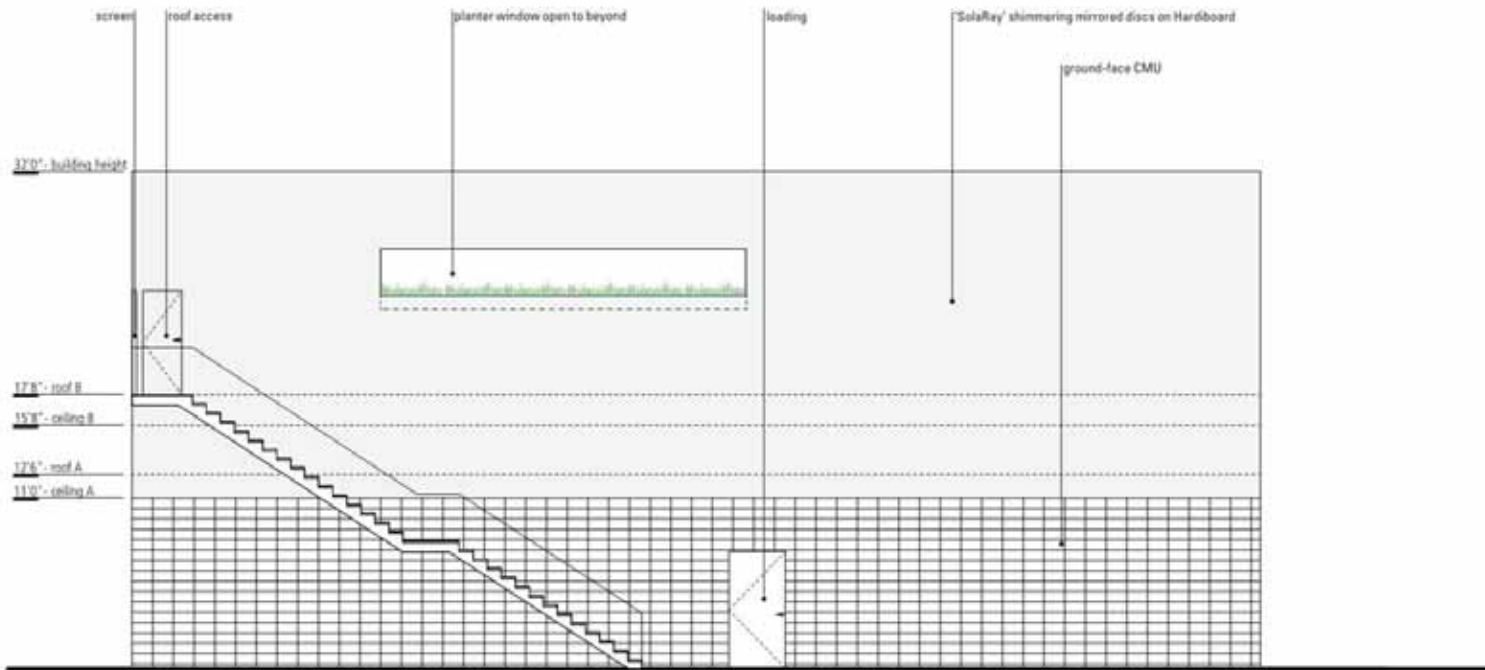
Rear elevation, facing Croydon Drive

SHANTI

ELEVATIONS (1/8" = 1'0")

bricault design

407 w. cordova st. vancouver bc V6B 1E5 p 604 731 9720 f 604 676 3072 www.bricault.ca



Side elevation, facing loading area (lane)





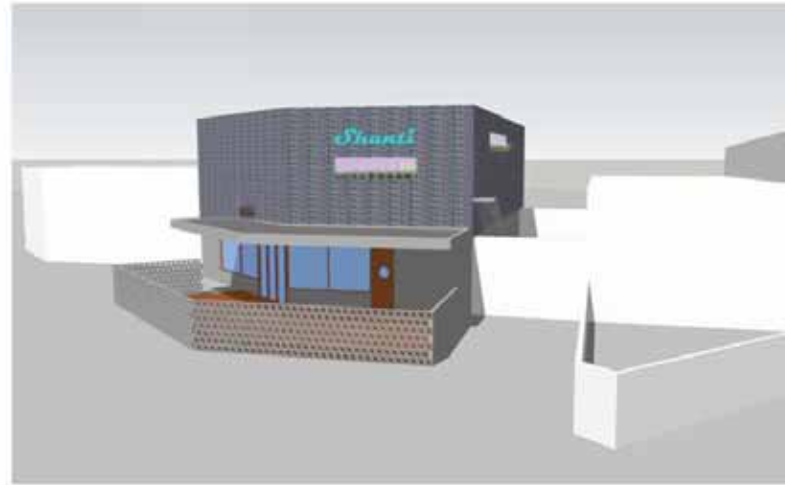
Front elevation



Entry detail



Back elevation



Patio

SHANTI

PERSPECTIVES

bricault design

407 w. cordova st. vancouver bc V6B 1E5 p 604 731 9720 f 604 676 3072 www.bricault.ca



Store, Santa Monica, CA



Parking garage, Charlotte, NC



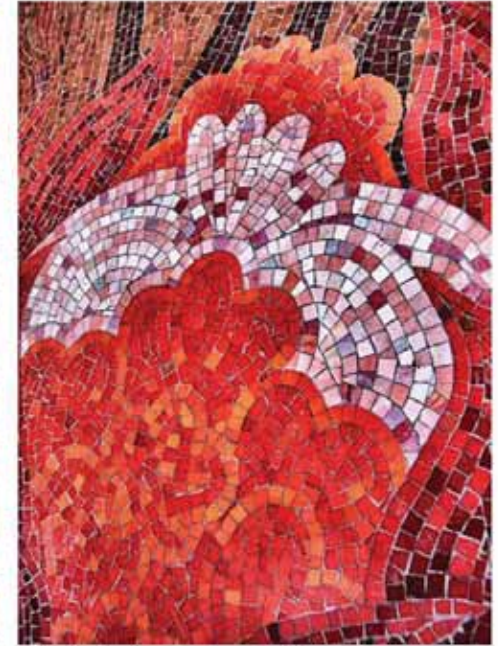
Transit station, San Francisco, CA



Durgiana Temple/Silver Temple, Amritsar, India



Traditional Indian fabrics and mosaics (front facade)



Indian inspired mosaic (front facade)

SHANTI

PRECEDENTS: INDIAN PATTERNS

bricault design

407 w. cordova st. vancouver bc V6B 1E5 p 604 731 9720 f 604 676 3072 www.bricault.ca









## APPENDIX IV

2. 5:00 PM

File No.:	7911-0298-00
New or Resubmit:	New
Description:	<b>Two restaurants in Morgan Crossing</b>
Address:	15865 & 15869 – Croydon Drive (Morgan Crossing)
Developer:	David Sheppard, Morgan Crossing Properties Ltd
Architect:	Musson Cattell Mackey Partnership, and Bricault Design
Landscape Architect:	Marlene Messer, DMG Landscape Architects
Planner:	Ron Gill
Urban Design Planner:	Hernan Bello

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- This site is in Morgan Crossing development; the overall site is almost complete.
- This segment is in the area at the south east.
- White Spot is adjacent to the site and its form and character are along the lines of the Morgan Crossing, but this proposal is quite different, does not respond to the context.
- Applicant is asked to explain the rationale for the form and character; panel is asked to comment.

The **City Architect** presented an overview of the project description:

- Context includes White Spot and the rest of Morgan Crossing which all have a palette of similar materials. This project has quite a different form and character inspired by a traditional one storey commercial street with individual, unique building expressions.
- Other concern with Shanti is the durability of the SolarRay reflective material and how it will perform in this climate.
- Applicant and ADP are asked to talk about form and character rationale and durability of cladding material.
- Appreciate the unique quality and iconic approach but wondering about the actual execution of it.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- John Moorcroft, MCMP Architects are designers for Famoso and master planning for the 3 restaurants.
- Marc Bricault is designer for Shanti. Shanti will be operated by Vikram Vij.
- Also have Marlene Messer from DMG, Art Philips from Larco Investments Ltd., and Karen Donald from Morgan Crossing.
- Looked at this from a viewpoint that this area of Morgan Crossing is just retail pads. Retail-only use is not typical of Morgan Crossing, which has residential above.
- These 3 sites are different from the rest of Morgan Crossing, but add to the uniqueness and urban feel. Consistency can be achieved with landscape and street furnishings.



- Famoso materials are like Morgan Crossing - hardi siding, stucco and brick features to the arches. Put window into Famoso to view wood fire oven. Both restaurants have large patios to sidewalk with nice landscaping around them.
- Garbage area is now enclosed.
- Shanti's patio fence is now a nice aluminum lattice that has a durability of material and animation - a nice Indian feel to it.

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

- The two buildings continue the theme of landscape, street trees, paving patterns, site furnishings. Uses a similar landscape treatment along road edge and can elaborate landscaping as for White Spot.
- Planted bioswales already existing on site.

In response to questions the following information was provided by the **Project Architect**:

- SolarRay material is durable enough to handle this climate. Has been used in Chicago in a Target store sign. It references the small mirrors used in Indian fabric.
- There is not anything in the way of continuous weather protection in this area.
- There is an existing loading zone shared by White Spot and Shanti. The door is flush with the exterior wall.
- Both buildings are wood frame structures.
- Sustainability Checklist was part of the development permit application (landscapes, bioswales program in place).
- Mechanical system not yet determined. Shanti has solar hot water panels on roof.

## ADVISORY DESIGN PANEL STATEMENT OF REVIEW

**Two restaurants in Morgan Crossing**  
15865 & 15869 - Croydon Drive (Morgan Crossing)  
File No. 7911-0298-00

It was

Moved by N. Baldwin

Seconded by B. Shigetomi

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Advisory Design Panel.

Carried

## STATEMENT OF REVIEW COMMENTS

### Context and Site Planning

- Needs integrated street landscape referencing the vocabulary of Morgan Crossing as a whole, while allowing individual expression.
- Consider separating Famoso from Shanti to create a breezeway connection from front to back.
- Set back loading door and use colour on door to separate.

- This is a very exposed site and a gateway to Morgan Crossing. White Spot is very good architecturally and requires an appropriate response.

### Form and Character

- General:
  - Consider the composition of the three buildings as two bookends with a jewel in the middle.
  - Consider a single shell building with two frontage expressions. This is a very common approach in generic commercial retail developments.
  - Need some element on street edge to represent the shopping centre.
  - There are a lot of detailing and material issues which require a full presentation including a sample board.
  - Front facades are two dimensional.
  - Would like to see a breezeway connecting rear patios with sidewalk and surface parking side. This would also allow the building expressions to wrap.
  - Building facades need to provide weather protection and more fenestration.
  - Tie two forms together with additional accents in front and colour.
  - Patio windows and door – tie into aesthetic of Famoso, similar in approach as Shanti.
  - Tie patio enclosures with aesthetics.
- Famoso:
  - As a group, the buildings are a poorly balanced composition with Famoso the weaker element.
  - Needs to be more animated and tied together with the garbage enclosure.
  - Bring in more glass to make more inviting.
  - Apply Shanti character to Famoso; facade too flat.
  - Articulate to avoid flatness of elevation.
  - Make bigger with integrated or sloped roof line to offset weight of White Spot.
  - Reconsider 'fake' widows.
- Shanti:
  - Architecture of Shanti is playful and proportionate.
  - Look at carrying mosaic tile across by loading bay.
  - Floating surface is a detailing minefield and no detail has been provided.

### Landscaping

- Separation of patios – connect to create a village. Create a special break between decks to animate and bring it all together.
- Question buffering between patios. An opportunity for wonderful restaurant rows and creating more interest and animation.
- Utilize the wider sidewalk section as a place with more seating, interest, congregation. Consider richer planting framing an "outdoor room" to receive restaurant patrons before or after their restaurant patronage.
- Use permeable pavers.

### CPTED

- Project is unique from RCMP perspective.

- Happy with development of Morgan Crossing and with White Spot and sidewalk structure and practices for any restaurants with regards to theft.
- Issue with roof access stairs – should be halfway from interior.

#### Accessibility

- Shanti – provide barrier free seating.
- Hall in front of barrier free washroom must be accessible.

#### Sustainability

- Solar panels on Shanti is good, suggest using it on Famoso.
- Like the permeable paving and bio swales.
- Suggest having tenants utilize heat recovery as there is a source and load.
- Make sure energy efficiency is front and centre during design as these are high energy use occupancies.
- Promote rain capture and permeable pavers.
- Permeable pavers at outdoor patios.
- Famoso lighting – seems excessive. Perhaps distribute more across elevations.

The **Project Architect** made the following comments on the Statement of Review:

- There used to be a walkway between two buildings but Planning suggested that the two building be combined.
- Can consider more setbacks at the building face.
- Walkway between buildings is not appropriate.
- Will take all other comments into consideration.

### 3. 6:00 PM

File No.:	<b>7911-0236-00</b>
New or Resubmit:	New
Last Submission Date:	N/A
Description:	<b>3-Storey Building (Office/Retail)</b>
Address:	10173/10183 152A Street
Developer:	West Coast Hay Management Ltd. c/o Yoon Sang Ik
Architect	Mathew Cheng Architect Inc. Mathew Cheng
Landscape Architect:	DMG Landscape Architects Marlene Messer
Planner:	Shawn Low
Urban Design Planner:	Mary Beth Rondeau

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- Project is located one block over from 152 Street, the “Main Street” of Guildford on 152A Street. 103 Street will be a future road.
- Guildford Town Centre mall is located on the west side of 152<sup>nd</sup>.
- Currently, there is no specific town centre plan for Guildford.

2. **5:45 PM** (5:30 PM)

File No.:	7911-0298-00
New or Resubmit:	Resubmit
Last Submission Date:	January 26, 2012
Description:	DP for <b>Two restaurants (Shanti and Famoso Pizza)</b>
Address:	15865 & 15869 – Croydon Drive (Morgan Crossing)
Developer:	David Sheppard, Morgan Crossing Properties Ltd John Moorcroft, Musson Cattell Mackey Partnership and Bricault Design
Landscape Architect:	PMG Landscape Architects
Planner:	Ron Gill
Urban Design Planner:	Hernan Bello

The **City Architect** presented an overview of the previous ADP recommendation: direction was to look at how the end on the building is terminated. A revised streetscape was done. The panel is asked to comment on the response to the previous Statement of Review. The Panel's comments on the previous submission indicated that the White Spot building quality is highly articulated and this quality of design and the angled roof should be reflected in the Famoso Pizza building. The Panel considered that the design of the Shanti Restaurant was okay.

The **Project Architect** noted the main criticism was with the Famoso. Three areas:

- i. Façade was very much a single plane
- ii. Lack of glazing on front
- iii. Design should be stronger to match White Spot and be a book end to the Shanti.

Changes include:

- A lot more glazing is provided at the front and have gone to a sloping clay tile roof.
- Articulation of the façade.
- Materials are simplified, brick, stucco.
- Strong adobe rust and rust brown colours.
- Garbage enclosure now captured under the roof and open for ventilation. Flue to brick oven is expressed.
- Considered one large patio but wanted to keep patios separate and distinct by landscaping.
- No changes to the landscaping; it continues White Spot and Morgan Crossing style along Croydon and along parking lot side, same theme, paving and street furniture.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

Two restaurants (**Shanti and Famoso Pizza**)  
15865 & 15869 – Croydon Drive (**Morgan Crossing**)  
File No. 7911-0298-00

It was Moved by B. Shigetomi  
Seconded by T. Wolf  
That the Advisory Design Panel (ADP)  
recommends that the applicant address the following recommendations and  
Revise and resubmit to the Planning staff.

Carried

**STATEMENT OF REVIEW COMMENTS**

**Context**

- Complied with the ADP's requirements and is adequate.
- All in the right direction.
- Careful with cover for patio.

**Form and Character**

- Revised design addresses the comments from last design. Famoso revisions more compatible with White Spot. Commend applicant on changes.
- Consider solid door (front entry). Consider more "traditional" wood door for the main entry.
- Like the building form (Famoso). It keeps with the Italian pizza theme.
- Garbage enclosure door looks out of place. Look at how the door could be made to suit the rest of the façade, i.e., historical/Italian theme. Consider "blending in" the refuse enclosure with the rest of the building.
- Character to emphasize the more monochromatic brick colour as show on perspectives and avoid high contrast.
- Consider same fenestration treatment for the north elevation as is shown on the south; provide vertical "columns" between windows
- Consider canopy over patio in same architectural treatment (brick support columns) as provided on south façade.
- Recommend infilling at area above oven – dark recessed area does not add interest to elevation.
- Express oven form on exterior.

**Landscaping**

- Landscape appropriate and well done.

**Sustainability**

- Comments on sustainability remain the same and should be carried out in detailed design.
- No comments – applicant addressed concerns.

CITY OF SURREY

(the "City")

**APPENDIX V**

DEVELOPMENT PERMIT

NO.: 7911-0298-00

Issued To: MORGAN CROSSING PROPERTIES LTD., INC. NO. BC0742937  
("the Owner")

Address of Owner: 3<sup>rd</sup> Floor, 100 Park Royal South  
West Vancouver, BC  
V7T 1A2

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

Parcel Identifier: 027-169-782  
Lot 1 Section 23 Township 1 New Westminster District Plan BCP31949 Except: Firstly Part Dedicated Road on Plan BCP31950 Secondly; Part Subdivided by Air Space Plan BCP 42891

15715 Croydon Drive

(the "Land")

3. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7911-0298-00 (A) through to and including 7911-0298-00 (S) (the "Drawings") which are attached hereto and form part of this development permit.

6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
7.
  - (a) The landscaping shall conform to drawings numbered 7911-0298-00 (O) through to and including 7911-0298-00 (S) (the "Landscaping").
  - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
  - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$34,936.44

(the "Security")
  - (d)
    - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
    - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
    - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
8. This development permit supplements/amends Development Permit No(s). 7906-0137-00, 7908-0242-00, 7910-0016-00 and 7910-0096-00
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.


- 11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 12. This development permit is not a building permit.

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

\_\_\_\_\_  
 Mayor - Dianne L. Watts

\_\_\_\_\_  
 City Clerk - Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

  
 \_\_\_\_\_  
 Authorized Agent: (Signature)

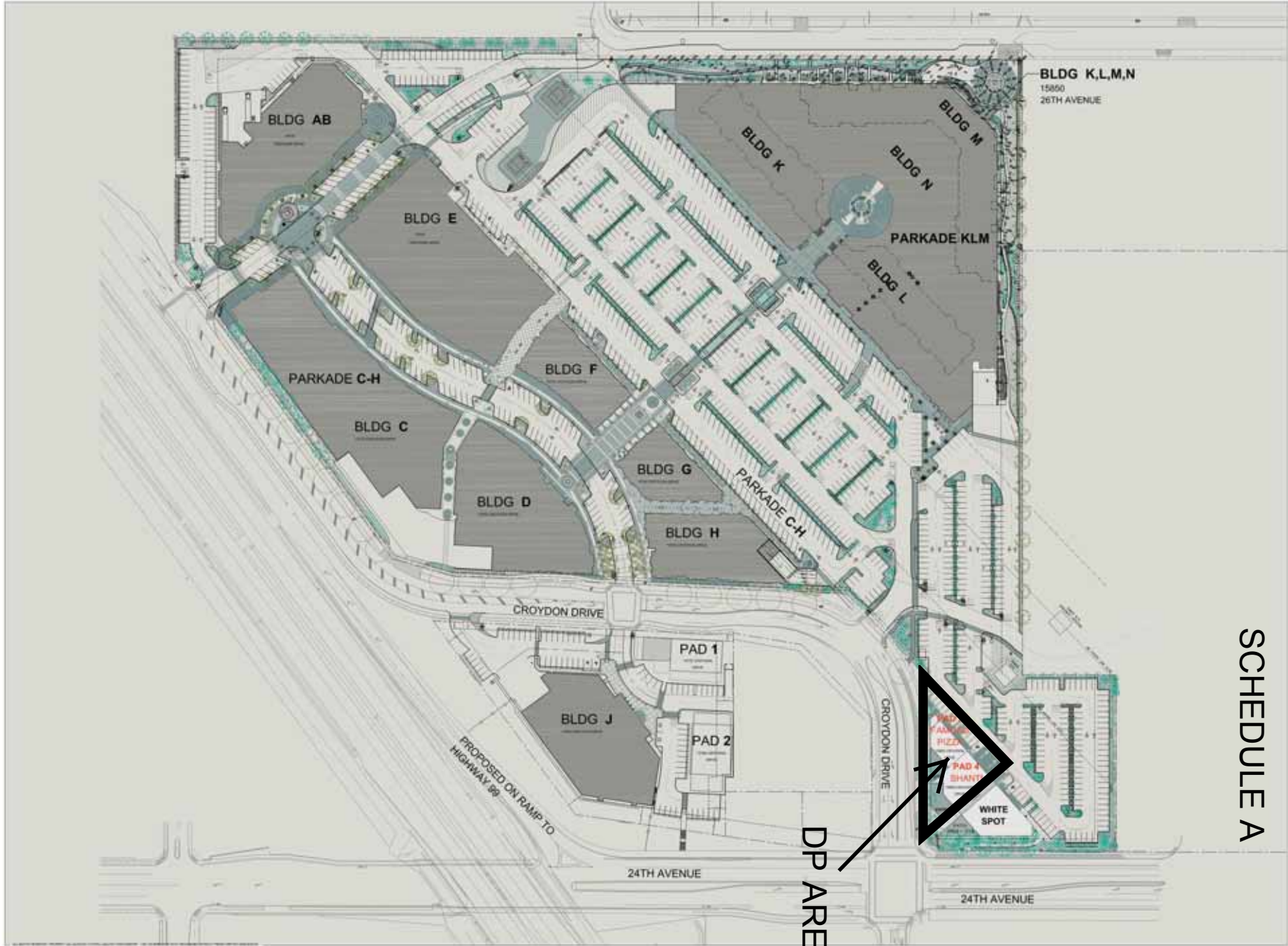
ART PHILLIPS  
 \_\_\_\_\_  
 Name: (Please Print)

OR

\_\_\_\_\_  
 Owner: (Signature)

\_\_\_\_\_  
 Name: (Please Print)





DP AREA

SCHEDULE A

APRIL 11 2011 - BIDDING FOR AIP SUBMISSION  
MAY 24 2011 - BIDDING FOR AIP SUBMISSION

MUSSON  
CATTELL  
MACKAY  
PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS

15677 CROYDON DRIVE  
SURREY BC  
CANADA V3V 2G7  
TEL: 604 587 2999 FAX: 604 587 1111  
www.mcp-partnership.com

MORGAN CROSSING

15677 CROYDON DRIVE  
SURREY BC

CONTEXT PLAN

SCALE: 1/8" = 1'-0"  
DATE: NOV 2011  
DRAWN: SS  
REVISION: 1  
PROJECT: 366025.34  
SHEET: DP01

# CONTENTS

## PROJECT DESCRIPTION

### ARCHITECTURAL DRAWINGS

- DP00 COVER PAGE
- DP01 CONTEXT PLAN
- DP02 FAMOSO PIZZA & SHANTI SITE PLAN
- DP03 FAMOSO PIZZA FLOOR PLAN
- DP04 OVERALL ELEVATIONS
- DP05 FAMOSO PIZZA ELEVATIONS
- DP06 SHANTI ELEVATIONS
- DP07 PERSPECTIVE VIEWS
- DP08 PERSPECTIVE VIEWS
- 1.00 SHANTI FLOOR PLAN
- 3.00 SHANTI SECTION
- 3.00 SHANTI ELEVATIONS
- 3.01 SHANTI ELEVATIONS
- 4.00 SHANTI PERSPECTIVES
- 5.00 SHANTI PATIO SCREEN WITH PRECEDENTS
- 6.00 SHANTI PRECEDENTS - ARCHITECTURAL FACADES
- 6.01 SHANTI PRECEDENTS - INDIAN PATTERNS

### LANDSCAPE DRAWINGS

- L1 PADS 3 & 4 LANDSCAPE PLAN
- LWS-2B PADS 3 & 4 LANDSCAPE PLAN
- LWS-3B LANDSCAPE DETAILS

## PROJECT DIRECTORY

**OWNER/CLIENT**  
 MORGAN CROSSING PROPERTIES LTD.  
 THIRD FLOOR, 100 PARK ROYAL  
 WEST VANCOUVER, BC V7T 1A2

**ARCHITECT 1 (FAMOSO)**  
 MUSSON CATTELL MACKEY PARTNERSHIP  
 1600 - TWO BENTALL CENTRE  
 555 BURNARD STREET, BOX 264  
 VANCOUVER, BC V7X 1M9  
 TELEPHONE: 604-687-2990

**ARCHITECT 2 (SHANTI)**  
 BRUCALTI DESIGN  
 407 W. CORDOVA STREET  
 VANCOUVER, BC V6B 1E5  
 TELEPHONE: 604-730-9730

### CONSULTANTS

**LANDSCAPE**  
 DMG  
 LANDSCAPE ARCHITECTS  
 SUITE C100, 4185 STEEL CREEK DRIVE  
 BURNABY, BC V5C 6G9  
 TELEPHONE: 604-24-3834

**GEOTECHNICAL**  
 HORIZON ENGINEERING INC  
 200-82 LONGDALE AVENUE  
 NORTH VANCOUVER, BC V7M 2E8  
 TELEPHONE: 604-990-0548

**CIVIL ENGINEERING**  
 AFLIN & MARTIN  
 CONSULTANTS LTD.  
 291-12448 - 62ND AVENUE  
 SURREY, BC V3W 3E9  
 TELEPHONE: 604-597-9058

## BUILDING INFORMATION:

BUILDING ADDRESS: PAD 3 - 15865 CROYDON DRIVE, SURREY, BC  
 PAD 4 - 15869 CROYDON DRIVE, SURREY, BC  
 LEGAL DESCRIPTION: LOT 1, SECTION 23, TOWNSHIP 1, N.W.D.,  
 PLAN BCP 31949

PROJECT DATA:

<b>BUILDING AREA:</b>	Building Name:	PAD 3 - FAMOSO PIZZA
	Owner Building Area (ft <sup>2</sup> ):	PAD 4 - SHANTI
	Total Gross Building Area (ft <sup>2</sup> ):	PAD 3 - 2,208 (204 sqm)
		PAD 4 - 1,976 (182 sqm)
		4,184 (386 sqm)
<b>MAJOR OCCUPANCES:</b>	Group A, Division 3:	Assembly (Restaurant)
	Number of Stories:	1 Storey
	Number of Levels:	2 Storeys
	Building Classification:	Group A, Division 2, Open-Ten-Stories, Restaurant
	Construction Type:	Level 1
	Asph/Flt System:	Required
	Fire Alarm System:	Required
	Parking Required:	Existing (Establishment - 500 Seats, 200 ft <sup>2</sup> )
	Parking Provided:	Existing (Establishment - On Site, 40 Spaces)



LOCATION PLAN

ISSUED FOR ADP SUBMISSION, APRIL 10, 2012

ARCHITECTURAL



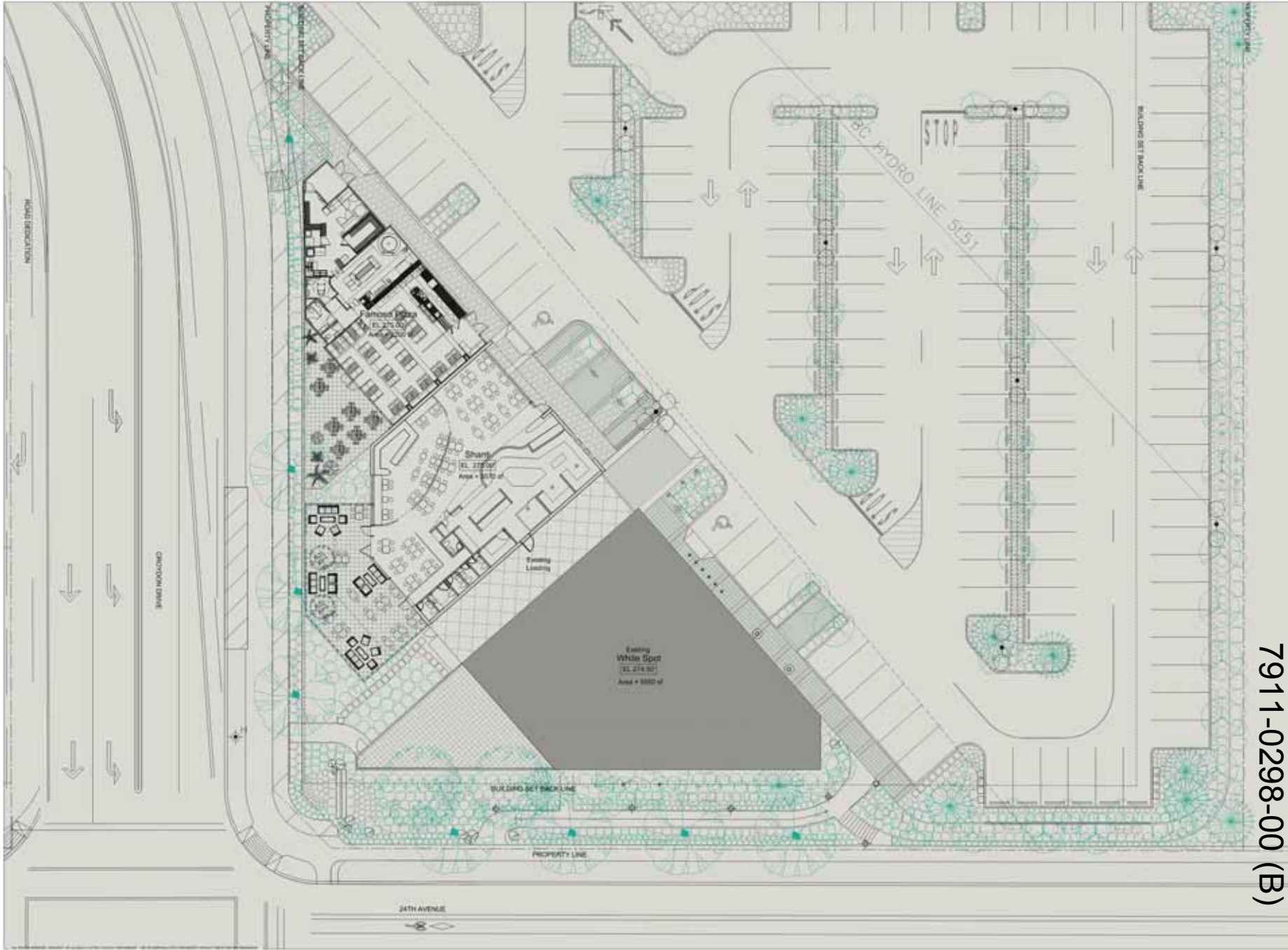
PAD 3 - FAMOSO PIZZA

PAD 4 - SHANTI

MORGAN CROSSING SURREY, BC

ISSUED FOR ADP SUBMISSION, NOVEMBER 26, 2011

7911-0298-00 (A)



7911-0298-00 (B)



MAY 1, 2011 REVISION FOR ASP PROVISIONS  
REVISION

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

100 - 1265 BRITISH COLUMBIA  
3880 BURNHAMTHORPE STREET WEST VANCOUVER BC  
CANADA V7V 1A8  
TEL: 604 271 2790 FAX: 604 271 1771  
www.mussoncatclemackey.com

**MORGAN CROSSING**

13677 CROFTON DRIVE  
SURREY BC

**FAMOSO PIZZA &  
SHANTI  
SITE PLAN**

SCALE:	N.T.S.
DATE:	MAY 2011
DRAWN:	BA
REVISION:	▲
PROJECT:	306025-36
SHEET:	DP02



15 APR 2011 REVISION FOR AIP SUBMISSION  
16 NOV 11, 2011 REVISION FOR AIP SUBMISSION

**MUSSON  
CATELL  
MACKAY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1500 1000 BRUNNEN DRIVE  
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CANADA V7Y 1G6  
TEL: 604 299 7700 FAX: 604 487 1771  
mcp@mcp.ca  
www.mcp.ca

MORGAN CROSSING

15677 CROYDON DRIVE  
SURREY BC

**FAMOSO PIZZA  
FLOOR PLAN**

SCALE:	1/4" = 1'-0"
DATE:	NOV 2011
DESIGN:	SS
REVISION:	
PROJECT:	366025.34
SHEET:	DP03

7911-0298-00 (C)

DATE PLOTTED: 11/15/2011 10:45:30 AM



1 OVERALL NORTH-EAST ELEVATIONS  
Scale: N.T.S.



2 OVERALL SOUTH-WEST ELEVATIONS  
Scale: N.T.S.

14 MAY 2011 ISSUED FOR DESIGN REVIEW  
10 APRIL 2011 ISSUED FOR ACP SUBMISSION  
NOV 24 2011 ISSUED FOR ACP SUBMISSION  
REVISIONS

MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS

1800 - THE BRITISH COLONY  
388 BURNED BRISTOL RD VAN COUVER BC  
Canada V7V 1A9  
Tel: 604 887 2782 Fax: 604 887 1711  
mcp@mussoncattellmackey.com  
www.mussoncattellmackey.com

MORGAN CROSSING

15677 CROYDON DRIVE  
SURREY BC

OVERALL  
ELEVATIONS

SCALE:	N.T.S.
DATE:	NOV 2011
DRAWN:	SS
REVISION:	1
PROJECT:	206026.36
SHEET:	DP04

7911-0298-00 (D)



1 NORTH-EAST ELEVATIONS  
Scale: N.T.S.



2 SOUTH-WEST ELEVATIONS  
Scale: N.T.S.



- MATERIALS LEGEND**
1. CLEAR GLAZING
  2. EIFS 2A - "JALEPENY"
  3. EIFS 2B "ARRESTING AUBURN"
  4. BRICK - "AUTUMN BLEND"
  5. CONCRETE CURB
  6. WINDOW/DOOR FRAMES - DARK GREY/CHARCOAL COATING
  7. GULLAM/HEAVEY TAMBER CANOPY STRUCTURE
  8. TERACOTTA ROOF TILE
  9. GREEN SCREEN
  10. BLACK PAINTED METAL
  11. SOLID WOOD DOOR - STAINED/LAQUERED FINISH
  12. PRECAST CONC. WINDOW SILL

NOTE: ALL SIGNAGE TO COMPLY WITH MORGAN CROSSING SIGNAGE DESIGN GUIDELINES.

- 14 MAY 2012 ISSUED FOR DESIGN REVIEW
- 15 APRIL 2012 ISSUED FOR ACP SUBMISSION
- NOV 24, 2011 ISSUED FOR ACP SUBMISSION REVISIONS

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - THE BRICKS COURT  
388 BURNING BRIST RD SW VANCOUVER BC  
Canada V7V 1J6  
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mcp@mcpfirm.com  
www.mcpfirm.com

**MORGAN CROSSING**

15677 CROYDON DRIVE  
SURREY BC

**SHANTI  
ELEVATIONS**

SCALE:	N.T.S.
DATE:	NOV 2011
DRAWN:	SS
REVISION:	1
PROJECT:	206026.36
SHEET:	<b>DP06</b>

7911-0298-00 (E)



7911-0298-00 (F)



MATERIALS LEGEND

- 1. CLEAR GLAZING
- 2. DECORATIVE PRECAST CONCRETE FENCE
- 3. MOSAIC TILE
- 4. PLANTER WINDOW
- 6. CANOPY WITH RIVER ROCK ZINC FACING
- 8. "SOLARAY" SHIMMERING MIRRORING DISCS ON HARDBOARD

NOV 24, 2011 10:08 AM EST 1000000000

**MUSSON  
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**MORGAN CROSSING**

1507 CROYDON DRIVE  
DORRIS BC

**SHANTI  
ELEVATIONS**

SCALE:	A:1.5
DATE:	NOV 2011
DRAWN:	SS
REVISION:	
PROJECT:	206075.38
SHEET:	<b>DP06</b>

NORTH-EAST ELEVATIONS

SOUTH-WEST ELEVATIONS



SITE PERSPECTIVE VIEW SOUTH



PERSPECTIVE VIEW SOUTH



PERSPECTIVE VIEW SOUTH WEST

7911-0298-00 (G)

14 MAY 2012 ISSUED FOR DESIGN REVIEW  
 15 APRIL 2012 ISSUED FOR ACP SUBMISSION  
 16 NOV 2011 ISSUED FOR ACP SUBMISSION  
 REVISIONS

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**MORGAN CROSSING**

15877 CROYDON DRIVE  
 SURREY BC

**PERSPECTIVE  
 VIEWS**

SCALE: N.T.S.  
 DATE: NOV 2011  
 DRAWN: SS  
 REVISION: 1  
 PROJECT: 206026.30  
 SHEET: **DP07**





PERSPECTIVE FROM INTERSECTION  
Scale: N.T.S.



PERSPECTIVE FROM CROYDON  
Scale: N.T.S.



PERSPECTIVE - NORTH WEST CORNER  
Scale: N.T.S.



PERSPECTIVE FROM CROYDON  
Scale: N.T.S.

7911-0298-00 (H)

14 MAY 2012 ISSUED FOR DESIGN REVIEW  
15 APRIL 2012 ISSUED FOR ADP SUBMISSION  
NOV 24 2011 ISSUED FOR ADP SUBMISSION  
REVISIONS

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MORGAN CROSSING

15877 CROYDON DRIVE  
SURREY BC

PERSPECTIVE  
VIEWS

SCALE:	N.T.S.
DATE:	NOV 2011
DRAWN:	SS
REVISION:	1
PROJECT:	206026.36
SHEET:	DP08

# Shanti at Morgan Crossing

South Surrey, BC

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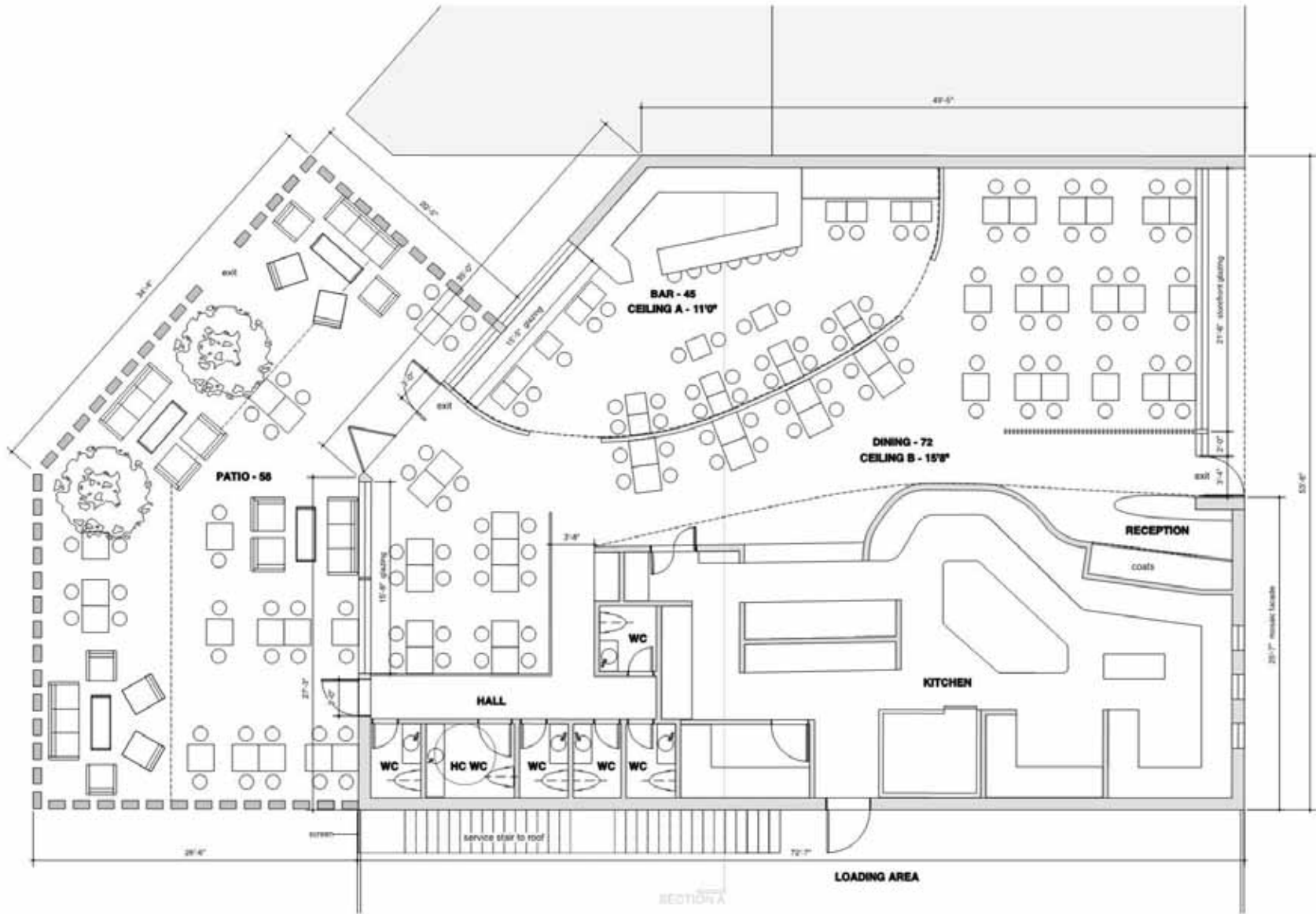


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7911-0298-00 (1)



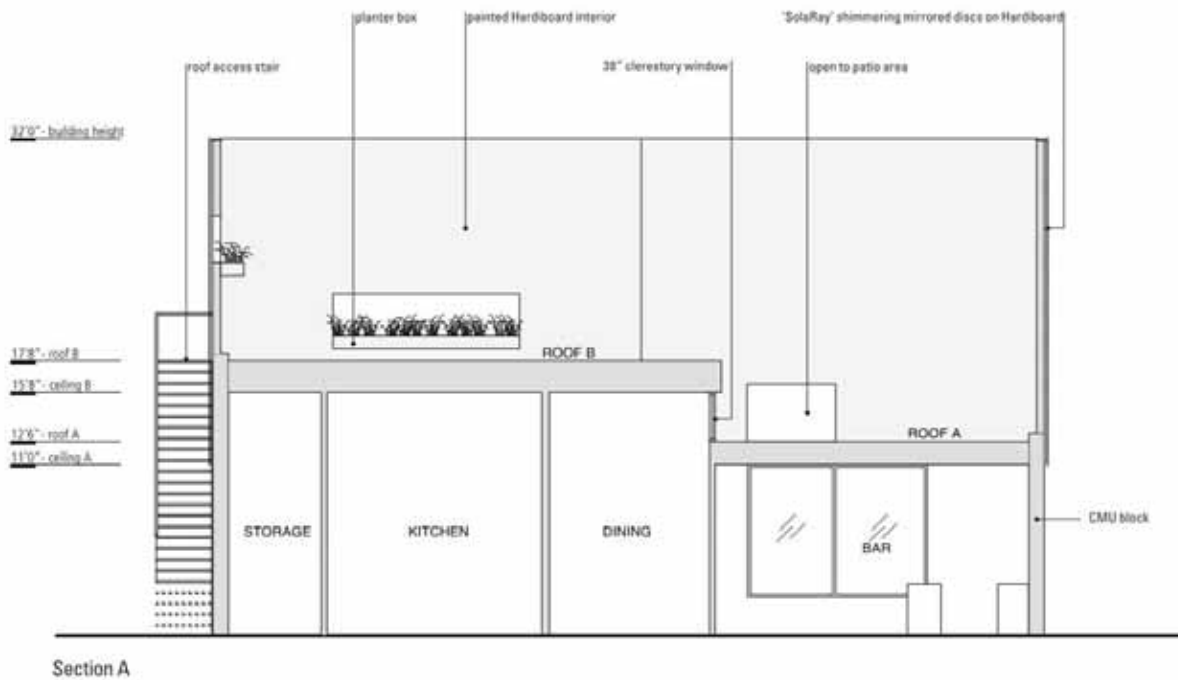
SHANTI

FLOOR PLAN (1/8" = 1'0")

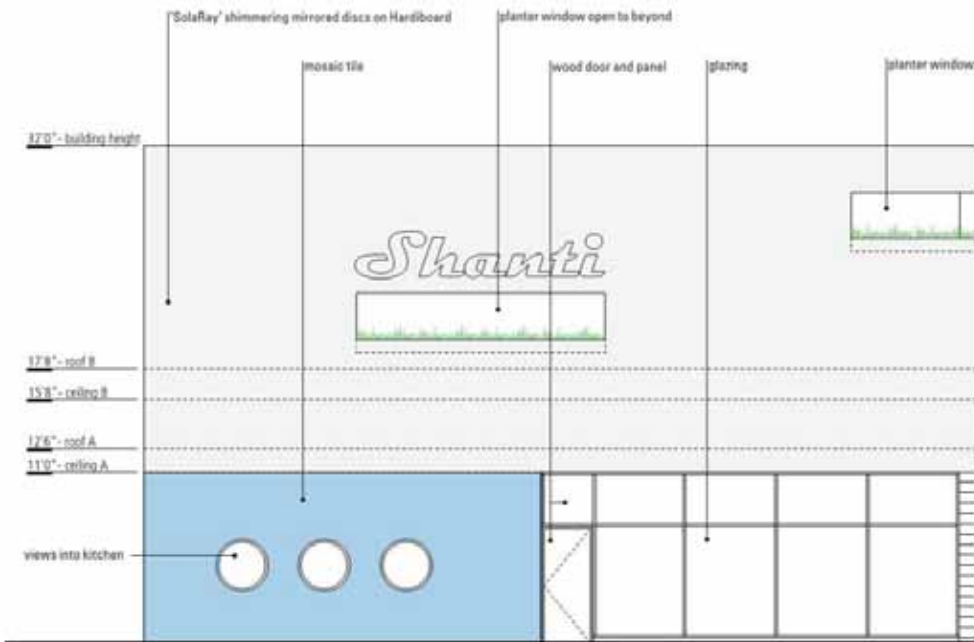
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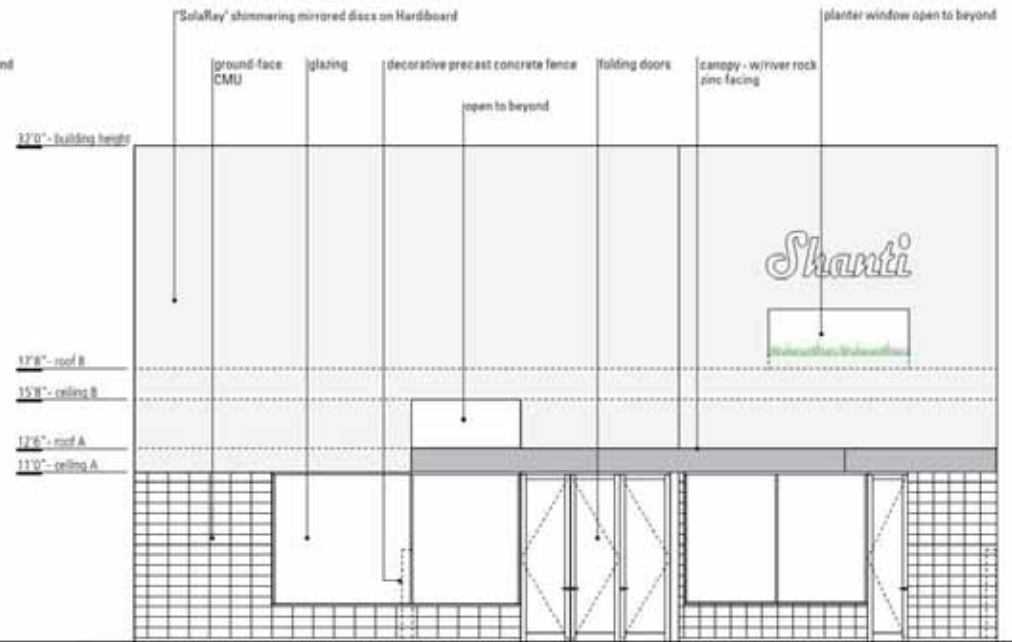
7911-0298-00 (J)



7911-0298-00 (K)



Front elevation, facing parking lot



Rear elevation, facing Croydon Drive

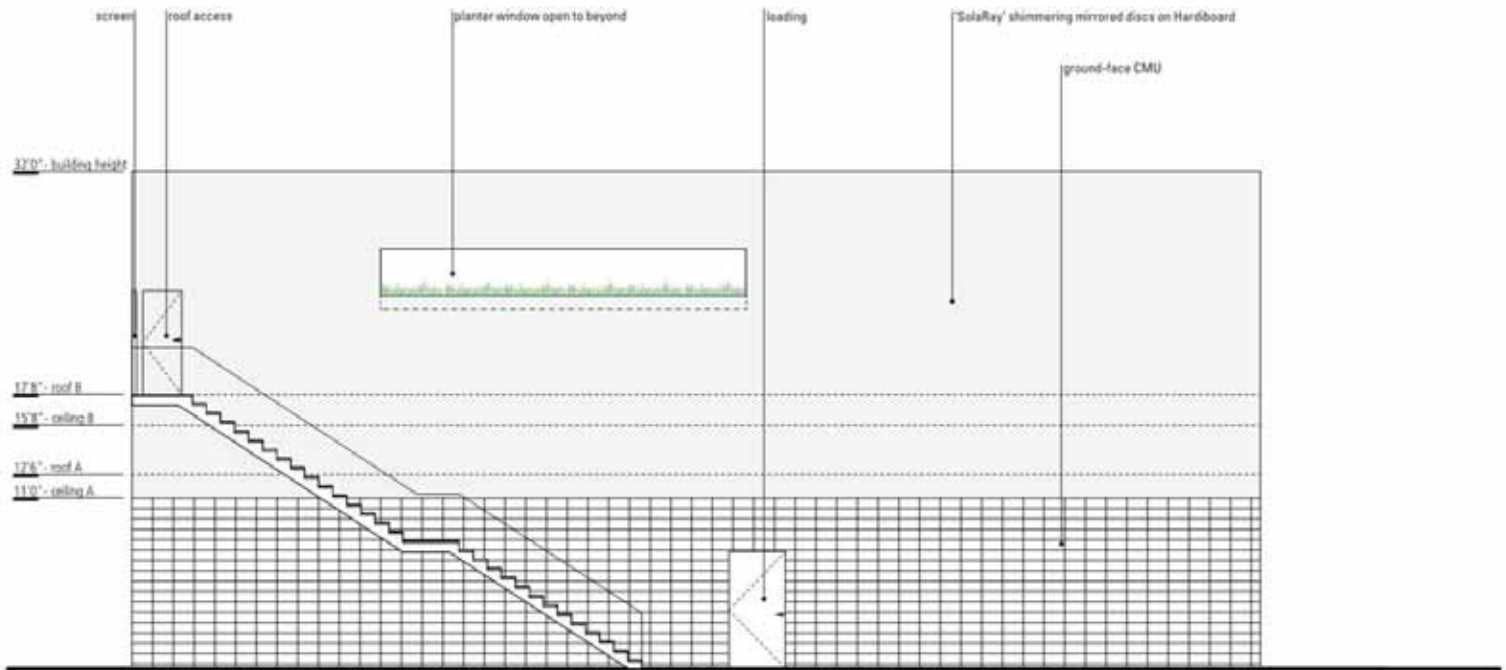
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ELEVATIONS (1/8" = 1'0")

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7911-0298-00 (L)



Side elevation, facing loading area (lane)

7911-0298-00 (M)



Front elevation



Entry detail



Back elevation



Patio

7911-0298-00 (N)

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PERSPECTIVES

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