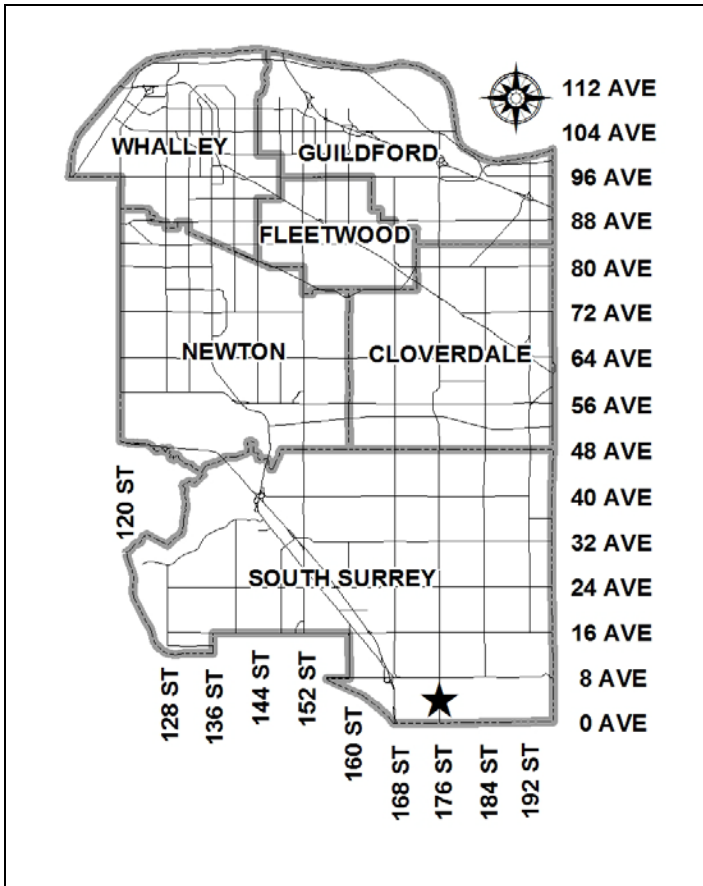


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0035-00

Planning Report Date: September 10, 2012

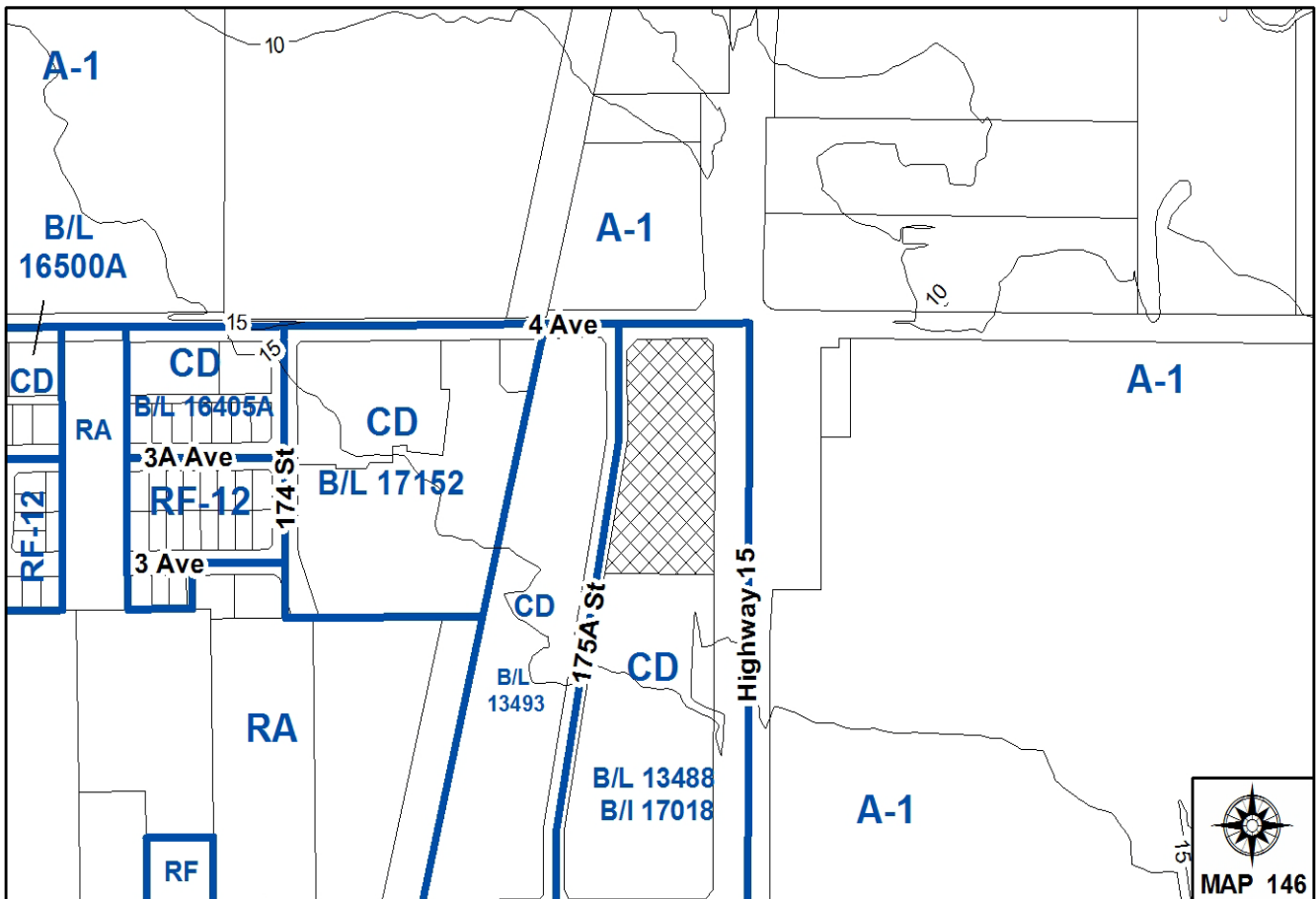


**PROPOSAL:**

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

in order to permit the development of a 873 sq.m. (9,400 sq.ft.) commercial building.

**LOCATION:** 388 - 175A Street  
**OWNER:** Silverstone Ventures Inc., Inc. No. BC0580701  
**ZONING:** CD (By-law No. 17018)  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Tourist Village/Business Park



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required to vary the northerly setback.

### RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Complies with the Douglas Local Area Plan.
- The proposed design is in general compliance with the guidelines set out in the draft General Development Permit (No. 7909-0099-00) previously approved on this site.
- A setback variance from 7.5 metres (25 feet) to 7.0 metres (23 feet) for most of the northerly elevation and to 5.6 metres (18 feet) for the drive-through window is proposed. The applicant is providing adequate landscaping along the northerly elevation.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0035-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0035-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northerly front yard setback of the CD Zone (By-law No. 17018) from 7.5 metres (25 ft.) to 7.0 metres (23 feet) for most of the northerly elevation and to 5.6 metres (18 feet) for the drive-through window.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

**REFERRALS**

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

Fire Department: No concerns.

Ministry of Transportation and Infrastructure (MOTI): No concerns. No direct vehicular access to Highway No. 15 is permitted.

**SITE CHARACTERISTICS**

Existing Land Use: Mostly vacant, with one commercial building under construction in the northwest corner.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 4 Avenue ):	Partially treed lot within the Agricultural Land Reserve.	Agricultural	A-1

Direction	Existing Use	OCP Designation	Existing Zone
East (Across Highway No. 15):	Farm land within the Agricultural Land Reserve.	Agricultural	A-1
South:	Vacant lot.	Industrial	CD (By-law No. 17018)
West (Across 175A Street):	Douglas Point townhouse strata.	Urban	CD (By-law No. 13493)

## DEVELOPMENT CONSIDERATIONS

### Site

- The subject site is a 1.23 hectare (3.04 acres) parcel 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 2.44 hectare (6.02 acres) parcel (228 – 175A Street), also zoned CD By-law No. 17018. To the east of the site, across Highway No. 15, and to the north of the site, across 4 Avenue, there 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 a General Development Permit for the whole site (including the property to the south, 228 – 175A Street) was approved by Council.
- The General Development Permit (No. 7909-0099-00) shows 9 buildings (5 industrial buildings, 1 hotel, 1 drive-through restaurant, 1 retail/office building, 1 retail building), site accesses, parking areas and a landscaping plan, for the subject site and the parcel to the south (228 – 175A Street) (Appendix V).
- A specific Development Permit (No. 7911-0196-00) was issued by Council in October 2011 for the retail building at the northwest corner of the site. This building is presently under construction.
- The applicant was until recently proposing a conference centre/banquet hall on the subject site (in conjunction with a hotel) (File No. 7911-0295-00) but has since amended that application to drop the conference centre/banquet hall and hotel proposal on the subject site. The applicant is exploring various options for the remainder of the subject site, with a focus on retail, but has not yet submitted a final layout.

### Current Application

- The applicant is applying for a Development Permit and a Development Variance Permit (DVP) for "Building 2" on the northeast corner of the subject site. The proposed DVP is to reduce the northerly setback from 7.5 metres (25 feet) to 7.0 metres (23 feet) for most of the northerly elevation and to 5.6 metres (18 feet) for the drive-through window.
- The building is proposed to have a total floor area of 873 sq.m (9,400 sq.ft.) with 570 sq.m. (6,130 sq.ft.) of commercial space on the ground floor and a 304 sq.m. (3,270 sq.ft.) office space on the second floor. The proposed building is generally consistent with General Development Permit No. 7909-0099-00, including the proposed drive-through use.
- The proposed building requires 41 parking spaces and 42 parking spaces are being provided.
- Vehicular access to the site is proposed from 175A Street at the same location as was shown on General Development Permit No. 7909-0099-00. Pedestrian connections are substantially the same as the previous Development Permit, with the addition of an internal connection to proposed future development to the south.

### DESIGN PROPOSAL AND REVIEW

#### Building Design

- The building is proposed to be partially one-storey, with a two-storey portion proposed on the northerly half of the building, which serves to anchor the corner of the site. A raised parapet is proposed on the southerly portion of the building.
- The building is constructed of tilt-up concrete. Brick veneer is proposed as the base accent to the building and corrugated galvalume metal siding, fibre cement panels and glazing are proposed as finishing materials.
- Knee braces support a canopy over the main pedestrian areas on the south and west elevations, and extends partially along the north and east elevations.
- A substantial pedestrian plaza area with concrete unit pavers is proposed along the westerly elevation. Landscaping, benches and bicycle parking are proposed in this area. Depending on the building's tenants, there is room for outdoor seating. This plaza area is connected by pedestrian walkways to the existing building to the west and also to the proposed future commercial area to the south.

#### Signage

- The applicant is proposing a 4.0 metre (13 feet) high free-standing sign along 176 Street (Highway No. 15). The sign is proposed to be incorporated with the garbage enclosure and also a decorative trellis. The sign is proposed to have a brick veneer base, which will complement the brick veneer on the proposed building, and metal flashing above and below the multi-tenant signage area.

- The applicant is proposing raised 45 centimetre (18 inches) high individually illuminated channel letter fascia signage above the retail/commercial store fronts.

### Landscaping

- The applicant is proposing landscaping (trees and shrubs) along the north and east property lines to screen the drive-through and garbage enclosure. The applicant is also proposing landscaping at the base of the building alongside the drive-through aisle. Stamped concrete is proposed for the entire drive-through aisle.
- 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.
- The applicant is proposing an outdoor plaza on the western side of the building. This area will have landscaping, benches and bicycle parking.
- The applicant is proposing a high quality garbage enclosure, consisting of the same brick veneer as is proposed on the building, and also aluminum framed gates with a metal screen. A decorative trellis is also proposed to be connected to the garbage enclosure, framing a pedestrian connection to the sidewalk along 176 Street.

### Sustainable Development Checklist

The applicant prepared and submitted a sustainable development checklist for the subject site on February 17, 2012. The table below summarizes the applicable development features of the proposal based on the 7 criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• A multi-use pathway is proposed to run along the northerly property line, along 4 Avenue.</li> <li>• The site is mostly vacant and is an urban infill development.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils greater than 30cm (1 foot).</li> <li>• On-site infiltration trenches or sub-surface chambers.</li> <li>• Rain garden.</li> <li>• Dry swales.</li> <li>• Sediment control devices.</li> <li>• Perforated pipe systems.</li> <li>• Increase in tree canopy coverage.</li> <li>• Recycling containers will be provided for businesses.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Pedestrian pathways are provided on-site.</li> <li>• Bicycle racks are provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Planting is CPTED-friendly.</li> <li>• Hidden corners are minimized.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• Applicant indicates conformance to ASHRAE 90.1.</li> <li>• Appliances will be EnerGuide or Energy Star.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>

### ADVISORY DESIGN PANEL

This project was presented to the Advisory Design Panel on May 17, 2012 and July 19, 2012. The applicant has addressed the items raised by the Advisory Design Panel (Appendix VI).

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is proposing to reduce the northerly setback from 7.5 metres (25 feet) to 7.0 metres (23 feet) for most of the northerly elevation and to 5.6 metres (18 feet) for the drive-through window.

Applicant's Reasons:

- The proposed setback variance allows for efficient use of the land in the northeasterly corner of the site.

Staff Comments:

- The applicant is able to provide landscaping (trees and shrubs) on the north side of the building to screen the drive-through aisle. In addition, the base of the building will also be screened with landscaping on the south side of the drive-through aisle.
- The majority of the building is set back at 7.0 metres (23 feet) with only a small area at the drive-through window proposed to be set back at 5.6 metres (18 feet).
- In light of the above, staff supports the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations, Renderings, Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7912-0035-00
- Appendix V. Site Plan of General Development Permit No. 7909-0099-00
- Appendix VI. July 19, 2012 ADP Minutes and Applicant's Response

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

KB/kms

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## DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 17018

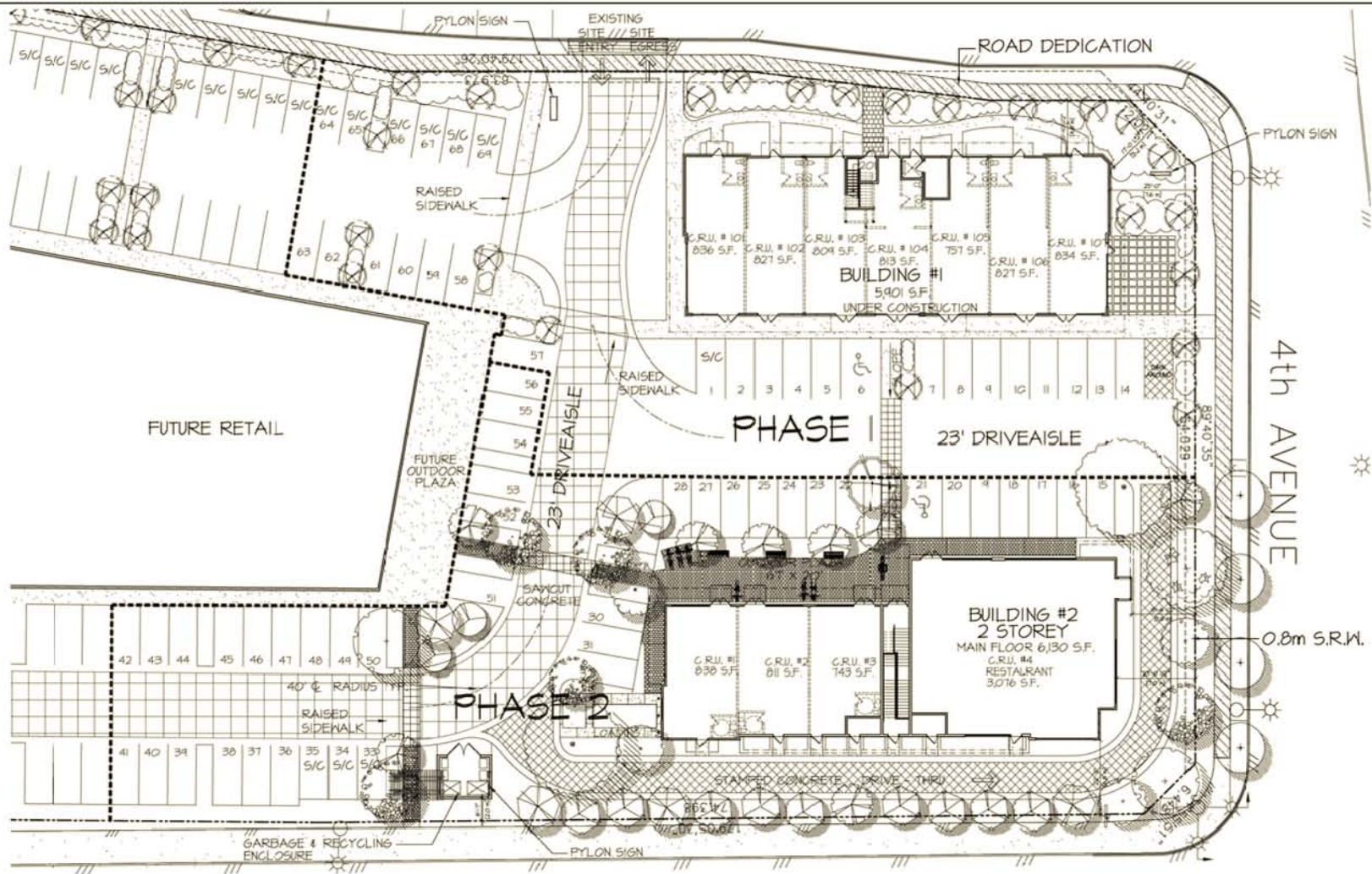
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1.23 ha
Road Widening area		
Undevelopable area		
Net Total		1.23 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	4.5%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Side #1 (N)	7.5m	DVP for 7.0m and 5.6m
Side #2 (E)	6.0m	6.8m
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0m	9.4m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail (Ground floor)		570 sq.m.
Office (Second floor)		304 sq.m.
Total		873 sq.m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		873 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)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	41	42
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	41	42
Number of disabled stalls		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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**BUILDING # 2 ( PHASE 2 )**

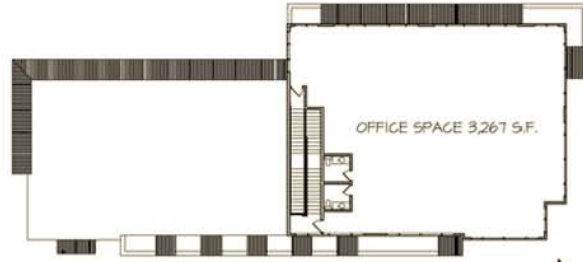
<b>SITE AREA :</b>			
GROSS :	132,454 S.F.	3.041 AC	1.231 HA
ROAD DEDICATION :	634 S.F.	0.015 AC	0.006 HA
NET :	131,820 S.F.	3.026 AC	1.225 HA
<b>F.A.R. (PHASE 1 &amp; 2) :</b>	0.13	(17,062 S.F.)	
<b>SITE COVERAGE (PHASE 1 &amp; 2) :</b>	4.2%	(12,160 S.F.)	
<b>BUILDING HEIGHT :</b>	4.4m / 2 STOREY		

**PARKING (PHASE 1) :**

<b>REQUIRED :</b>	LOWER FLOOR :	3/100m2 (230 M2) = 6.9 SPACES
	DAYCARE :	6/100m2 (300 M2) = 10 SPACES
	DWELLING :	2 SPACES
	<b>TOTAL :</b>	<b>26.9 SPACES</b>
<b>PROVIDED :</b>	REGULAR CAR :	19 SPACES
	SMALL CAR :	7 SPACES
	ACCESSIBLE :	1 SPACES
	<b>TOTAL :</b>	<b>27 SPACES</b>

**PARKING (PHASE 2) :**

<b>REQUIRED :</b>	LOWER FLOOR :	3/100m2 (222 M2) = 6.7 SPACES
	SMALL CAR :	10/100m2 (286 M2) = 28.6 SPACES
	UPPER FLOOR :	2/100m2 (303.5 M2) = 6.1 SPACES
	<b>TOTAL :</b>	<b>41.4 SPACES</b>
<b>PROVIDED :</b>	REGULAR CAR :	38 SPACES
	SMALL CAR :	3 SPACES
	ACCESSIBLE :	1 SPACES
	<b>TOTAL :</b>	<b>42 SPACES</b>



**TABLE OF CONTENTS**

AC-10	CONCEPTUAL SITE PLAN
AC-11	CONTEXT PLAN
AC-12	GRADING PLAN, SHADOW ANALYSIS, SITE MASSING, SITE SECTION, & STREET ELEVATION
AC-21	MAIN FLOOR PLAN
AC-22	UPPER FLOOR PLAN & ROOF PLAN
AC-31	ELEVATIONS
AC-32	BUILDING MASSING
AC-33	GARBAGE ENCLOSURE & SIGNAGE DETAILS

**BUILDING # 2 - LEVEL 2**  
 CONCEPTUAL SITE PLAN  
 SCALE: 1/8" = 1'-0"

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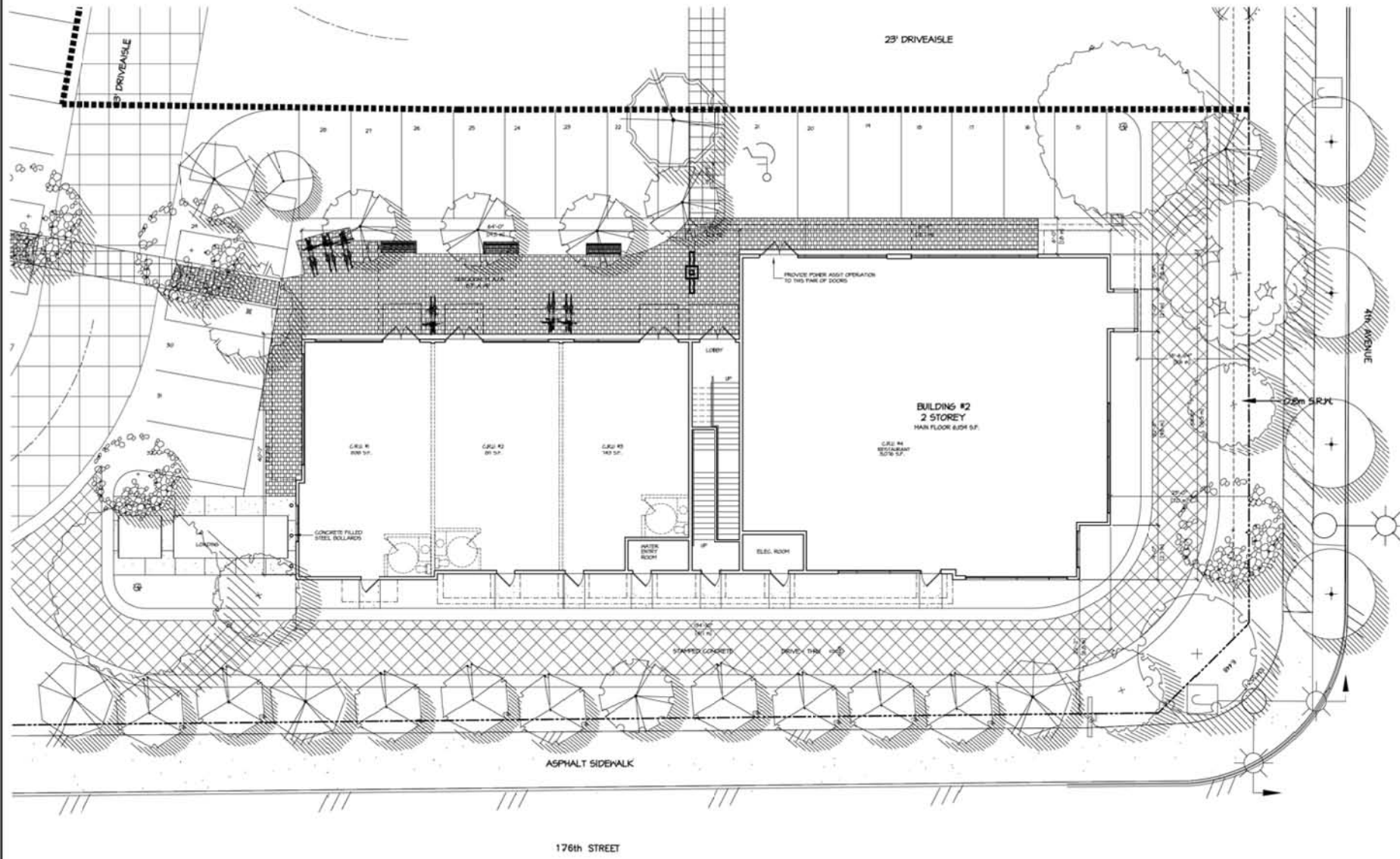
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 PROJECT : HIGHWAY COMMERCIAL DEVELOPMENT  
 110TH STREET AT 4TH AVENUE, SARREY  
 SHEET CONTAINS : CONCEPTUAL SITE PLAN  
 BUILDING # 2

barnett architects  
 UNIT 135,  
 7536 130 STREET  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) :  
 FAX: (604) :  
 EMAIL: info@barnett.ca

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 PROJECT NO. 1106

Appendix II

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**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
6330 SF.

REV.	DATE	BY	ISSUE FOR



DESIGN NO. 1  
DRAWN 1  
DATE 1 Aug 13 12  
SCALE 1/8" = 1'-0"

CLIENT: SILVERSTONE VENTURES INC.  
PROJECT: HIGHWAY COMMERCIAL DEVELOPMENT  
176TH STREET AT 4TH AVENUE, SURREY  
SHEET CONTAINS: MAIN FLOOR PLAN  
BUILDING #2

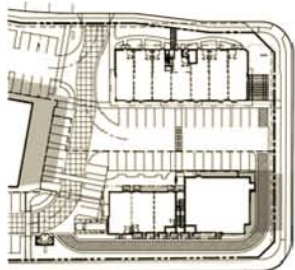
**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H6

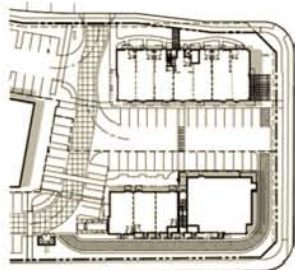
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@barnett.com

CLIENT NO.	SHEET NO.
1106	AC-21
PROJECT NO.	REV. NO.

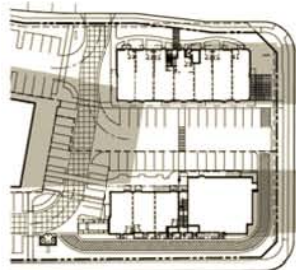




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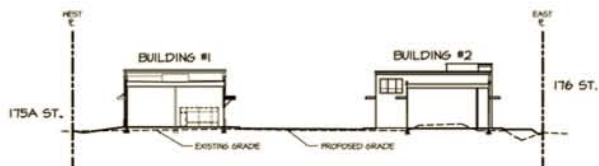
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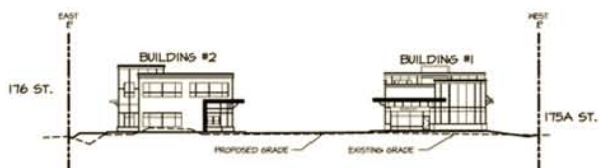
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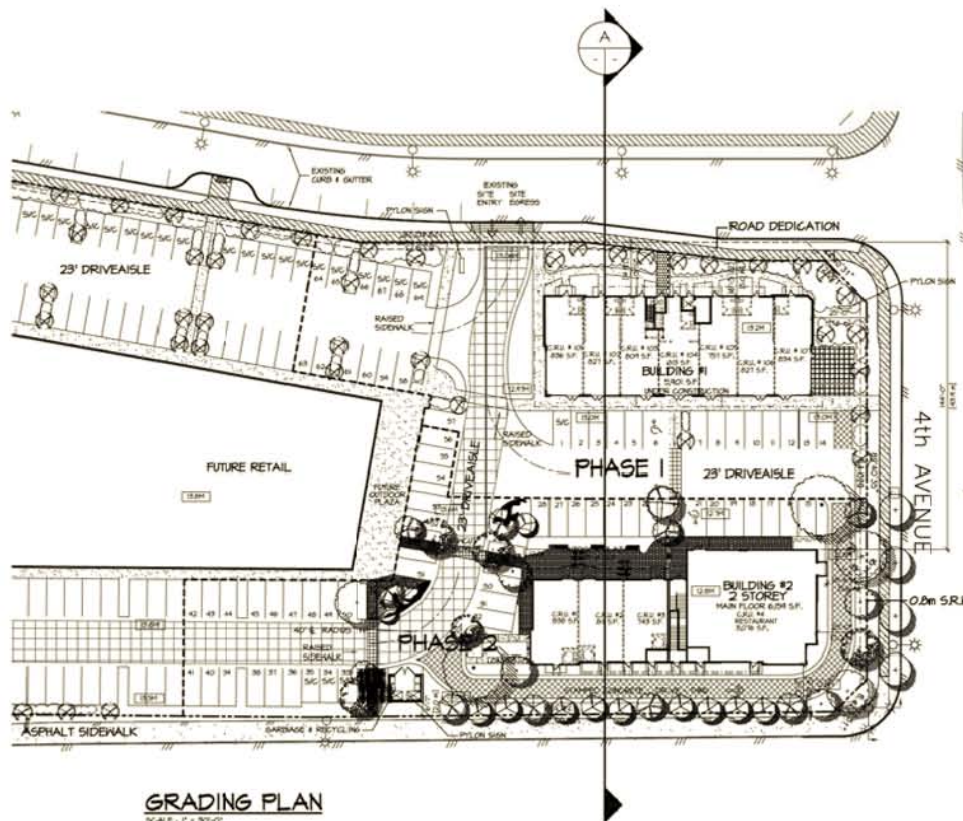
SITE MASSING  
NOT TO SCALE



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



4TH AVE. ELEVATION  
SCALE: 1" = 30'-0"



GRADING PLAN  
SCALE: 1" = 30'-0"

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DATE: Aug 13 2012  
SCALE: AS NOTED

CLIENT: SILVERSTONE VENTURES INC.  
PROJECT: HIGHWAY COMMERCIAL DEVELOPMENT  
170TH STREET AT 4TH AVENUE, SURREY  
SHEET CONTAINS: SHADOW ANALYSIS, SITE MASSING, SITE SECTION, STREET ELEVATION, GRADING PLAN

barnett dembek  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1T8

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

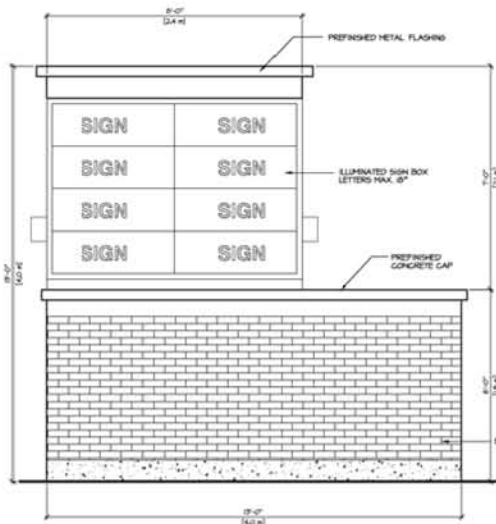
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PROJECT NO.	REV. NO.
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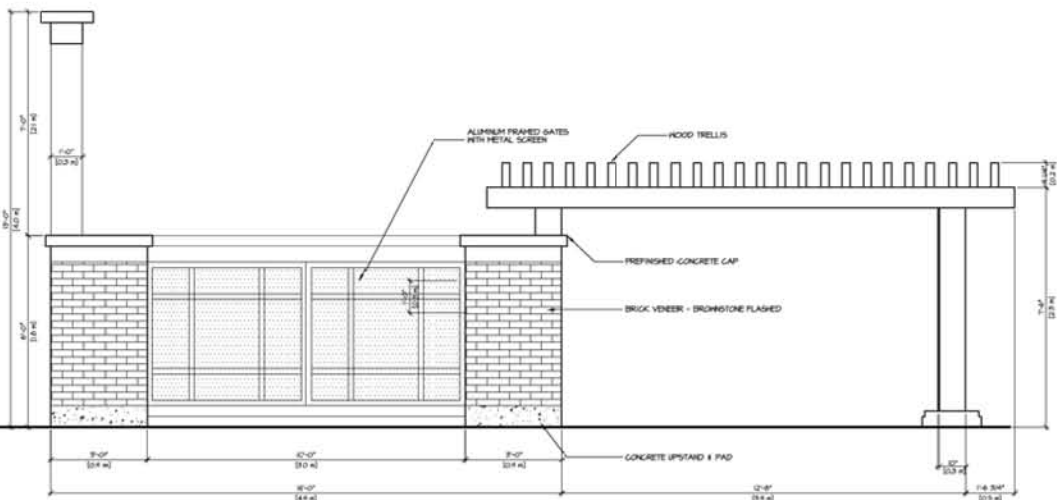






**SIGN + GARBAGE ENCLOSURE FRONT ELEVATION**

SCALE: 1/2" = 1'-0"

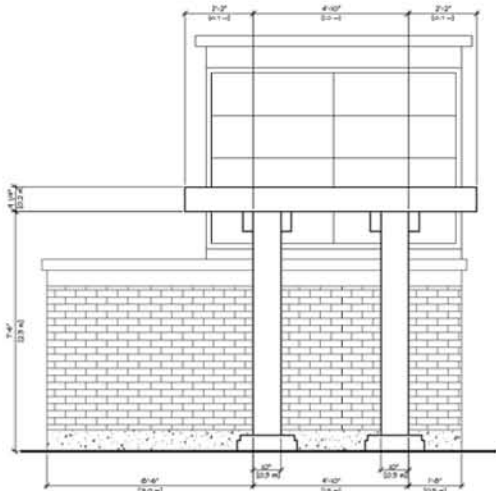


**SIGN + GARBAGE ENCLOSURE REAR ELEVATION**

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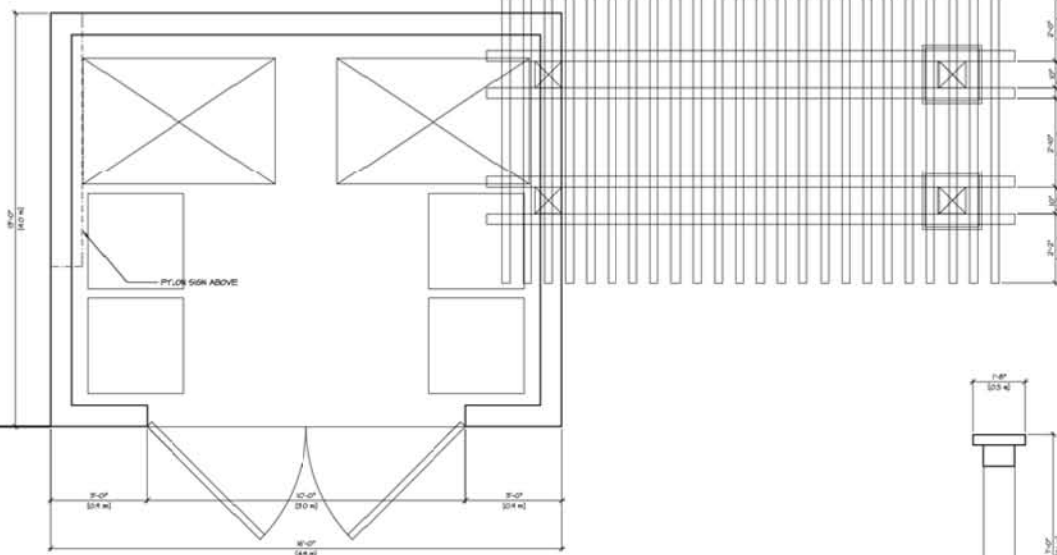
**SIGN + GARBAGE ENCLOSURE SIDE ELEVATION**

SCALE: 1/2" = 1'-0"



**SIGN + GARBAGE ENCLOSURE SIDE ELEVATION**

SCALE: 1/2" = 1'-0"



**SIGN + GARBAGE ENCLOSURE PLAN**

SCALE: 1/2" = 1'-0"

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DATE 1  
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CLIENT: SILVERSTONE VENTURES INC.  
PROJECT: HIGHWAY COMMERCIAL DEVELOPMENT  
170TH STREET AT 4TH AVENUE, SURREY  
SHEET CONTENTS: GARBAGE ENCLOSURE & SIGNAGE DETAILS

**barnett demberk**  
ARCHITECTS INC.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H6  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@barnitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
1106	AC-33

**PLANT SCHEDULE**

M2 JOB NUMBER: 12-053

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
3	3	ACER GINONATUM	VINE MAPLE	25M HT; B4B; 3 STEM CLUMP
2	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CM CAL; 2M STD; B4B
6	6	BETULA Papyrifera	PAPER BIRCH	3M HT; B4B; 3 STEM CLUMP
1	1	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL; B4B
7	7	CORNUS NUTTALLII 'EDDIE'	PACIFIC DOWNWOOD	6CM CAL; 1.5M HT; B4B
1	1	FAGUS SYLVATICA 'ASPLENIFOLIA'	FERN LEAF BEECH	6CM CAL; 1.8M STD; B4B
4	4	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA	2M HT; B4B (Specify STD Or Shrub Form)
1	1	MAGNOLIA x 'YELLOW BIRD'	MAGNOLIA	1.8M HT; B4B (Specify STD Or Shrub Form)
12	12	PIRUS MONTICOLA	WESTERN WHITE PINE	2.5M HT; 3M HT; B4B
2	2	PRUNUS SUBHIRTELLA 'AUTUMNALIS'	AUTUMN FLOWERING CHERRY	6CM CAL; 1.5M STD; B4B
5	5	PIRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B4B
4	4	5 STREET TREE	SPECIES SELECTION BY CITY	6CM CAL; 1.8M STD; B4B

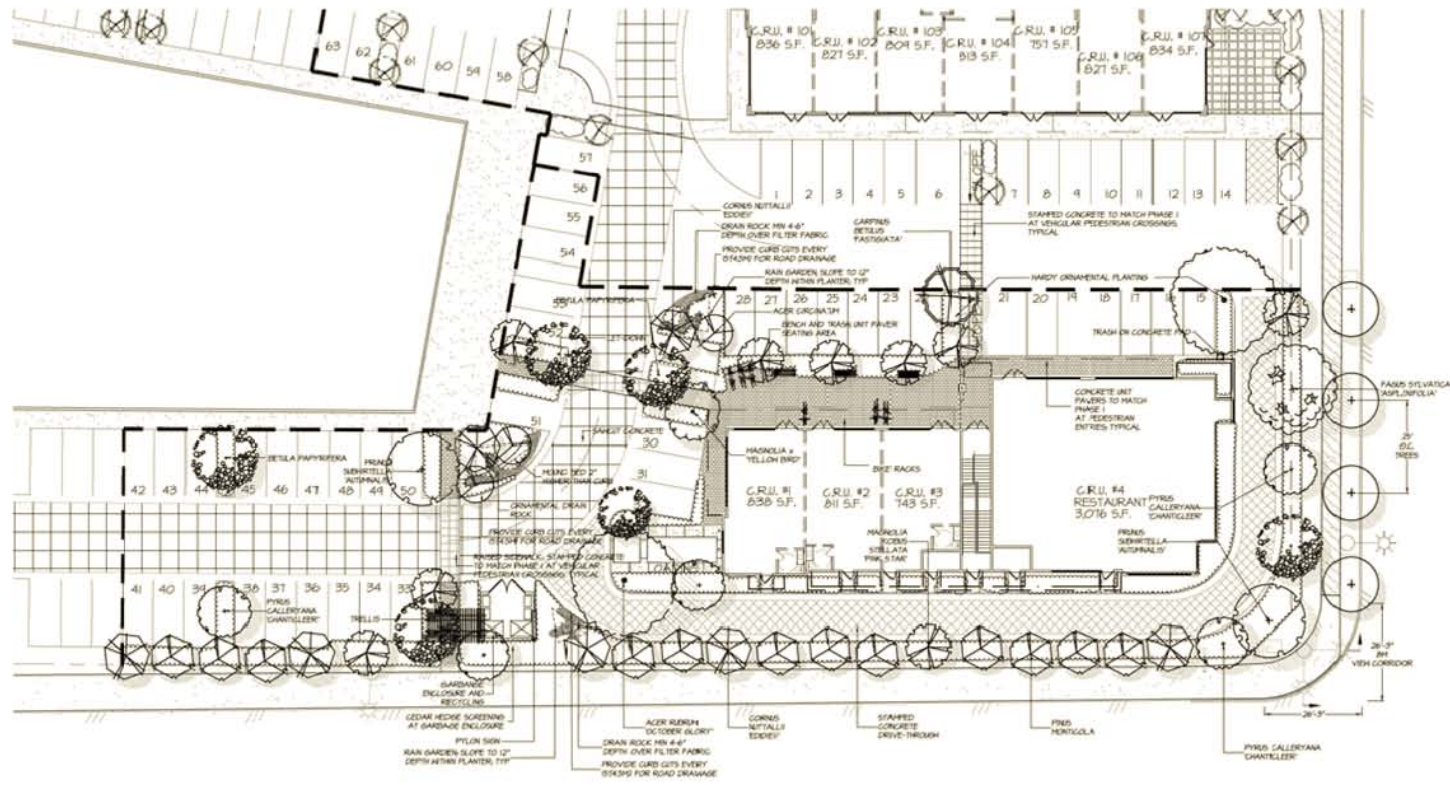
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT 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.

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

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#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	2/28/12	REV. PHASE BOUNDARY	DM
2	4/18/12	REV. PER ASP CORRECTIVE PLAN	DM
3	5/18/12	REV. AS PER ASP CORRECTIVE	DM
4	6/28/12	NOTE FOR ASP	DM
5	7/28/12	REV. AS PER NEW SITE PLAN	DM
6	7/28/12	REV. AS PER NEW SITE PLAN	DM
7	8/28/12	REV. AS PER NEW SITE PLAN	DM
8	9/28/12	REV. AS PER NEW SITE PLAN	DM

PROJECT: **COMMERCIAL DEVELOPMENT PHASE 2**  
 228, 388 175A ST.  
 SURREY, B.C.

DRAWING TITLE: <b>TREE PLAN</b>	
DATE: 12/12/12	DRAWING NUMBER: <b>L1</b>
SCALE: 1/8" = 1'	
DRAWN: DM / HSLH	
DESIGN: DM	
CHK'D: HSLH	
M2LA PROJECT NUMBER: 12-053	OF 4



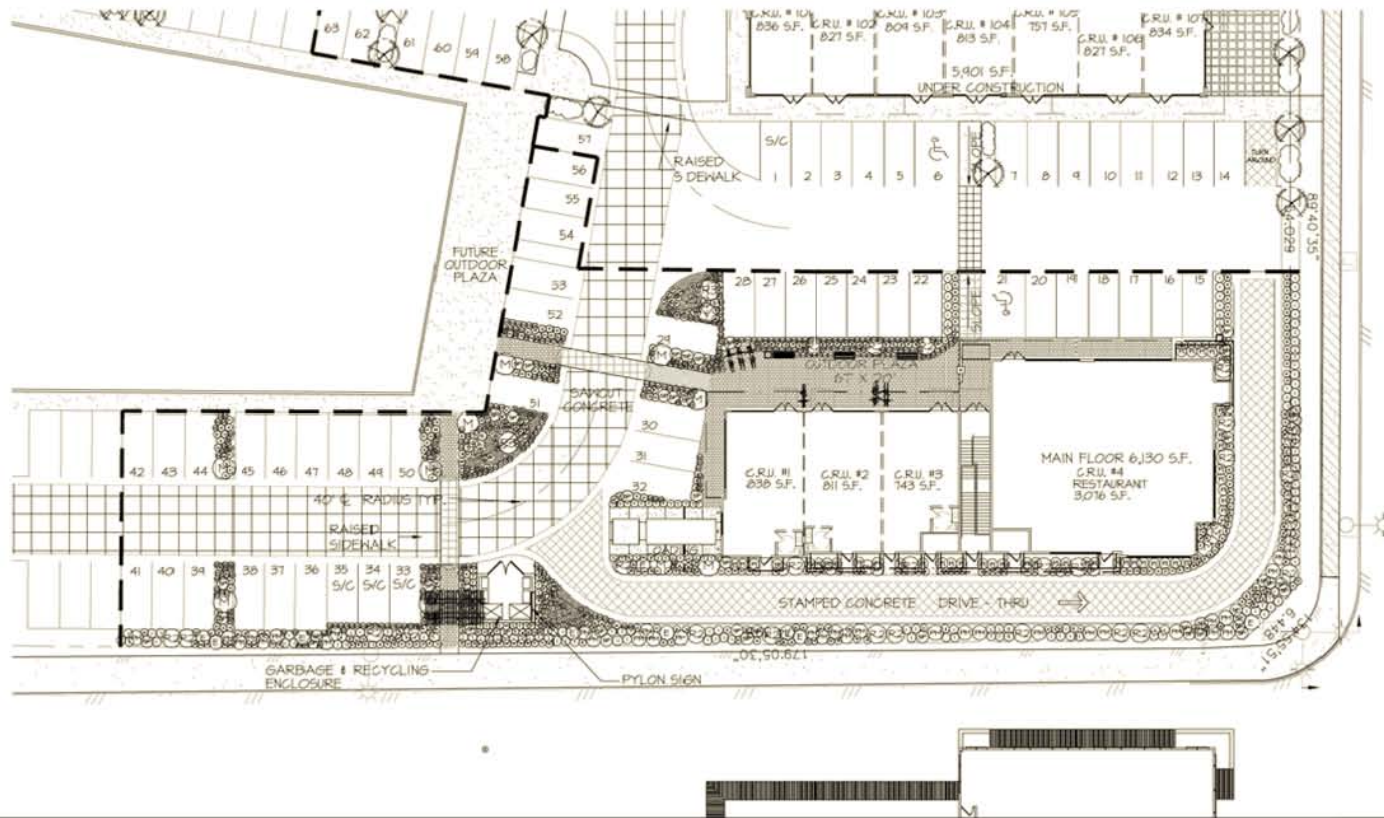
**PLANT SCHEDULE**

M2 JOB NUMBER: 12-053

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
11		EURYNUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT
132		ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT, 50CM
4		IRIS SETOSA	WILD FLAG IRIS	#1 POT, 50CM
12		MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT, 40CM
31		PRUNUS MIBO 'PUMILIO'	DWARF MIBO PINE	#2 POT, 25CM
48		FRAXUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT, 30CM
23		RHODOCYDENDRUM 'ALBATROSS'	R. ALBATROSS, WHITE	#3 POT, 50CM
2		ROSA FISOGARPA	G. JUSTERED WILD ROSE	#2 POT, 50CM
51		SYRINGA MEYERI 'PALIBIN'	PALIBIN DWARF KOREAN L. LAG	#2 POT, 50CM
56		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT, 84B
1		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	#2 POT, 50CM
34		VIOLA PALLISTRIS	MARSH VIOLET	#1 POT, 50CM
GRASS				
316		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT, HEAVY
PERENNIAL				
87		HELLEBORUS ORIENTALIS	LENIS ROSE	#2 POT, 50CM
OC				
8		ARGOSTAPHYLOS UVA-URSI	VANCOUVER JADE KINKIKINICK	#1 POT, 20CM
316		CORNUS CANADENSIS	BUNCHBERRY	#1 POT, 20CM

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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#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
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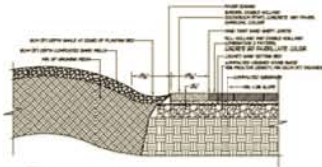
NO.	DATE	REVISION DESCRIPTION	DR.
1	2-AR-02	REV. PHASE RESEARCH	DR
2	2-AR-02	REV. PER ASP CORRECTION PLAN	DR
3	2-AR-02	REV. AS PER ASP COMMENTS	DR
4	2-AR-02	NOTE FOR ASP	DR
5	2-AR-02	REV. AS PER NEW SITE PLAN	DR
6	2-AR-02	REV. AS PER NEW SITE PLAN	DR
7	2-AR-02	NOTE FOR ASP	DR

PROJECT: **COMMERCIAL DEVELOPMENT PHASE 2**  
 228, 388 175A ST.  
 SURREY, B.C.

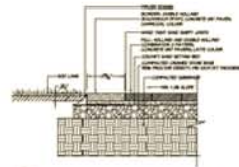
DRAWING TITLE: **SHRUB PLAN**

DATE: 12/14/20  
 SCALE: 1/8" = 1'  
 DRAWN: DR / HSLH  
 DESIGN:  
 CHECKED: HSLH  
 M2LA PROJECT NUMBER: 12-053

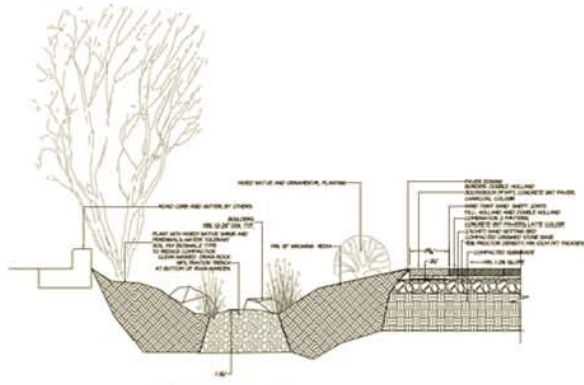
BRWING NUMBER: **L2**  
 OF 4



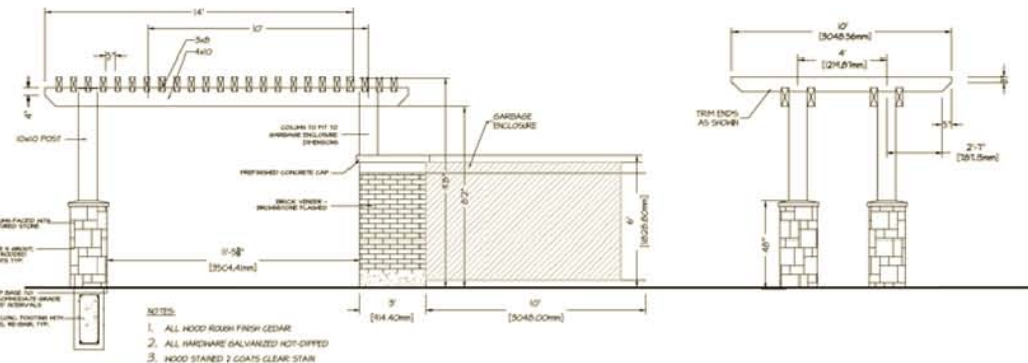
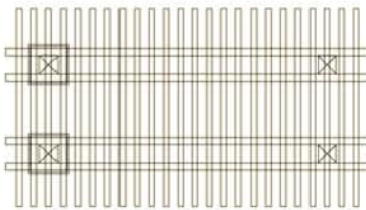
1 PLANTING BED AND CONCRETE PAVERS  
SCALE: 1/2" = 1'-0"



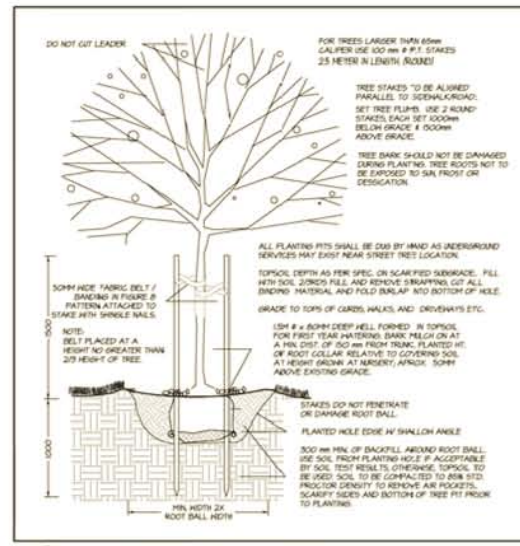
2 SOD LAWN AND CONCRETE UNIT PAVERS  
SCALE: 1/2" = 1'-0"



3 RAIN GARDEN CONCEPT  
SCALE: 1/2" = 1'-0"



4 DETAIL - ENTRY TRELLIS  
SCALE: 1/2" = 1'-0"



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

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V3M 3L7  
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Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	2/28/22	REV. PHASE DESIGN	DR
2	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
3	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
4	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
5	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
6	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
7	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
8	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR

NO.	DATE	REVISION DESCRIPTION	DR.
1	2/28/22	REV. PHASE DESIGN	DR
2	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
3	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
4	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
5	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
6	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
7	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR
8	3/1/22	REV. PER ASP CORRECTIVE PLAN	DR

PROJECT:  
**COMMERCIAL DEVELOPMENT PHASE 2**  
228, 388 175A ST.  
SURREY, B.C.

DRAWING TITLE:  
**DETAILS PLAN**

DATE: 12/14/22	DRAWING NUMBER:
SCALE: VARIOUS	<b>L3</b>
DRAWN: DR / HSLH	
DESIGN: HSLH	
CHECKED: HSLH	OF 4

---

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

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

DATE: **June 22, 2012** PROJECT FILE: **7812-0035-00**

---

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

### DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

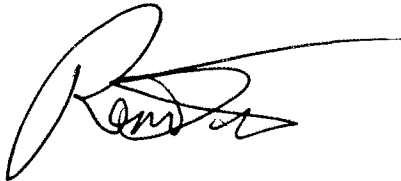
#### ***Property and Right-of-Way Requirements***

- dedicate a 1.0 metre SRW fronting 4 Avenue for greenway.
- provide Water Quality Restrictive Covenant.

The following issues must be addressed through the Building Permit review process:

- The site drains to the Campbell River which is fish bearing. The Little Campbell River Integrated Stormwater Scoping Study recommends on-site capture of the runoff from a 25mm (50% of a 2yr return period) rainfall event to mitigate development impacts. This can be done with infiltration features, augmented topsoil, etc. and is to reduce the volume of post-development flow entering Campbell River. Water quality treatment must also be provided on site prior to discharge into the City's drainage system.
- The number of queuing spaces provided in the drive thru aisle must be confirmed with the City's Transportation Planning Section.
- Provide Service Connections (storm, water, sanitary) are to be provided through the Building Permit.

The applicant is advised that a processing fee of \$1,282.45 is required for the processing of legal documents.



Rémi Dubé, P.Eng.  
Development Services Manager

LR



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0035-00

Issued To: Silverstone Ventures Inc.

("the Owner")

Address of Owner: 12367 - 63A Avenue  
Surrey, BC  
V3X 3H4

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:  
Parcel Identifier: 028-604-580  
Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP48387  
388 - 175A Street  
  
(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:  
  
(a) the minimum northerly front yard setback of the CD Zone (By-law No. 17018) is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 feet) for most of the northerly elevation and to 5.6 metres (18 feet) for the drive-through window.
4. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

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

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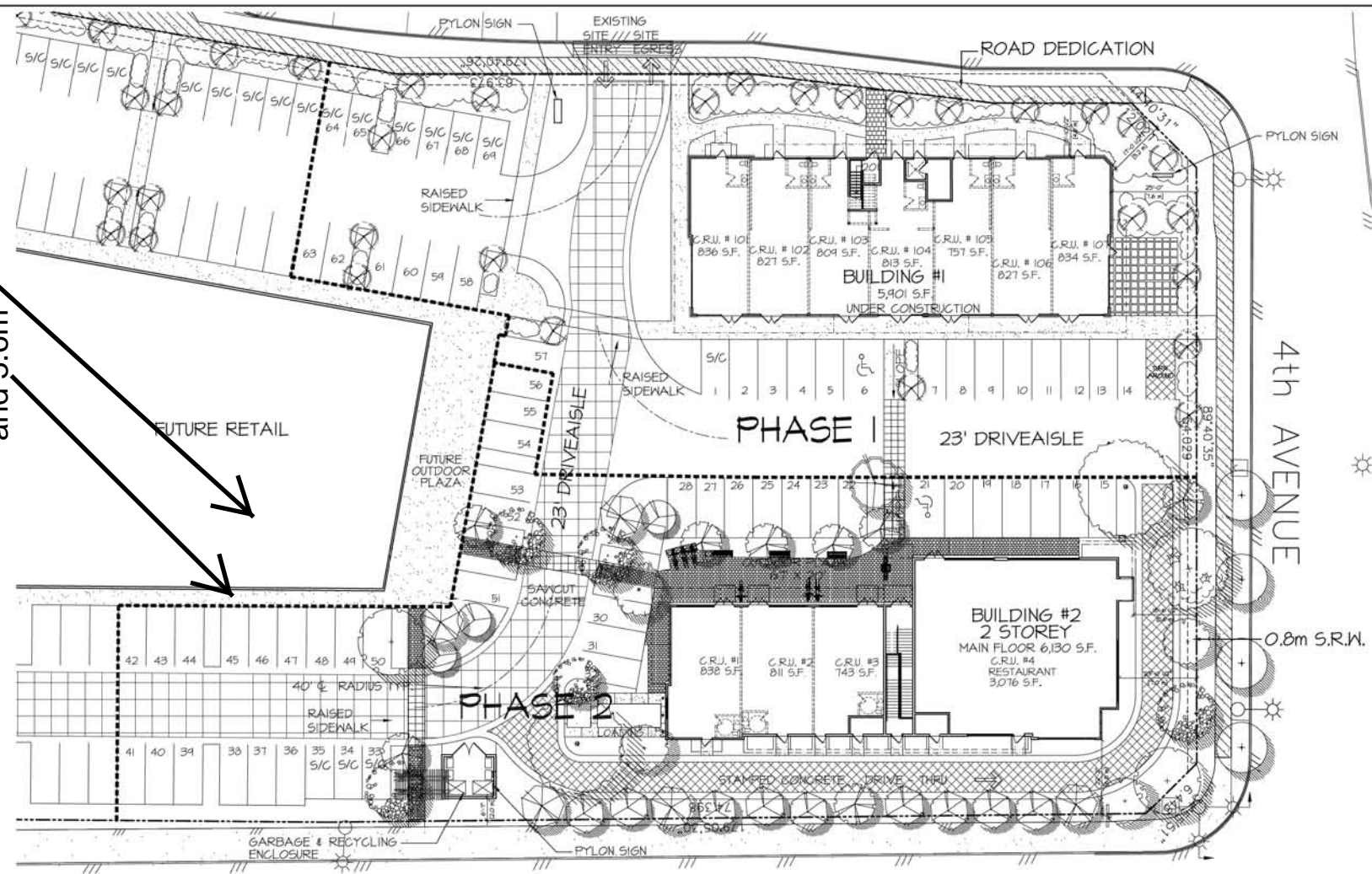
Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



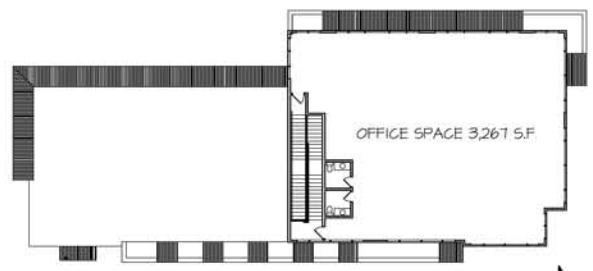
DVP for 7.0m  
and 5.6m



**BUILDING # 2 ( PHASE 2 )**

SITE AREA :			
GROSS :	132,454 S.F.	3.041 AC	1.231 HA
ROAD DEDICATION :	634 S.F.	0.015 AC	0.006 HA
NET :	131,820 S.F.	3.026 AC	1.225 HA
F.A.R. (PHASE 1 & 2) :	0.13	(17,062 S.F.)	
SITE COVERAGE (PHASE 1 & 2) :	9.2%	(12,160 S.F.)	
BUILDING HEIGHT :	9.4m / 2 STOREY		

<b>PARKING (PHASE 1) :</b>			
REQUIRED :	LOWER FLOOR :	3/100m <sup>2</sup> (230 M <sup>2</sup> ) =	6.9 SPACES
	DAYCARE :	6/100m <sup>2</sup> (300 M <sup>2</sup> ) =	10 SPACES
	DWELLING :		2 SPACES
	TOTAL :		26.9 SPACES
PROVIDED :	REGULAR CAR :		14 SPACES
	SMALL CAR :		7 SPACES
	ACCESSIBLE :		1 SPACES
	TOTAL :		21 SPACES
<b>PARKING (PHASE 2) :</b>			
REQUIRED :	LOWER FLOOR :	3/100m <sup>2</sup> (222 M <sup>2</sup> ) =	6.7 SPACES
	LOWER FLOOR :	10/100m <sup>2</sup> (286 M <sup>2</sup> ) =	28.6 SPACES
	UPPER FLOOR :	2/100m <sup>2</sup> (303.5 M <sup>2</sup> ) =	6.1 SPACES
	TOTAL :		41.4 SPACES
PROVIDED :	REGULAR CAR :		30 SPACES
	SMALL CAR :		3 SPACES
	ACCESSIBLE :		1 SPACES
	TOTAL :		42 SPACES



BUILDING # 2 - LEVEL 2

**TABLE OF CONTENTS**

- AC-1.0 CONCEPTUAL SITE PLAN
- AC-1.1 CONTEXT PLAN
- AC-1.2 GRADING PLAN, SHADOW ANALYSIS, SITE MASSING, SITE SECTION, & STREET ELEVATION
- AC-2.1 MAIN FLOOR PLAN
- AC-2.2 UPPER FLOOR PLAN & ROOF PLAN
- AC-3.1 ELEVATIONS
- AC-3.2 BUILDING MASSING
- AC-3.3 GARBAGE ENCLOSURE & SIGNAGE DETAILS

CONCEPTUAL SITE PLAN

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REV	DATE	BY	ISSUED FOR

DESIGN NO. :  
DRAWN BY :  
DATE :  
SCALE :  
PROJECT : HIGHWAY COMMERCIAL DEVELOPMENT  
SHEET NO. :  
SHEET TITLE :  
SHEET NO. :  
REV. NO. :

CLIENT : SILVERSTONE VENTURES INC.  
PROJECT : HIGHWAY COMMERCIAL DEVELOPMENT  
SHEET NO. :  
SHEET TITLE :  
SHEET NO. :  
REV. NO. :

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

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

PROJECT NO. :  
SHEET NO. :  
REV. NO. :

**RESUME**  
**SUBDIVISION DETAILS**

LOT 1: CD - BUSINESS PARK / LIGHT INDUSTRIAL	2.38 HA (24,378.4 SQ. M.) 600 M. = 202,430 SQ. FT.
LOT 2: CD - HOSPITALITY / RETAIL / OFFICES	6.94 HA (8,636.4 SQ. M.) 217 M. = 36,917 SQ. FT.
LOT 3: CD - RESTAURANT / RETAIL	0.57 HA (3,479.5 SQ. M.) 247 M. = 57,382 SQ. FT.
<b>TOTAL</b>	<b>9.89 HA (12,494.3 SQ. M.) 312 M. = 396,729 SQ. FT.</b>

**LOT 1: IB- BUSINESS PARK ZONE**

<b>BASELINE AREAS</b>	
BLOCK A - INDUSTRIAL	1086.8 SQ. M. 11,470 SQ. FT.
BLOCK B - INDUSTRIAL	1086.8 SQ. M. 11,470 SQ. FT.
BLOCK C - INDUSTRIAL	3710.4 SQ. M. 39,740 SQ. FT.
BLOCK D - INDUSTRIAL	2784.4 SQ. M. 29,622 SQ. FT.
BLOCK E - INDUSTRIAL	1728.5 SQ. M. 18,386 SQ. FT.
<b>TOTAL</b>	<b>9,413.9 SQ. M. 100,008 SQ. FT.</b>

<b>USE COVERAGE</b>	8,417.0 SQ. M. / 24,378.9 SQ. M. = 34.9%		
<b>FLOOR AREAS</b>			
BLOCK A	1086.8 / 11,470 SQ. FT. (1086.8)	11,470 SQ. FT. (27,312)	22,940 SQ. FT.
BLOCK B	1086.8 / 11,470 SQ. FT. (1086.8)	11,470 SQ. FT. (27,312)	22,940 SQ. FT.
BLOCK C	3710.4 / 29,615 SQ. FT. (3710.4)	39,740 SQ. FT. (92,145)	78,280 SQ. FT.
BLOCK D	3710.4 / 29,615 SQ. FT. (3710.4)	39,740 SQ. FT. (92,145)	78,280 SQ. FT.
BLOCK E	1728.5 / 15,496 SQ. FT. (1728.5)	18,386 SQ. FT. (41,741)	36,772 SQ. FT.
<b>TOTAL</b>	<b>13,362.9 / 100,008 SQ. FT. (13,362.9)</b>	<b>133,629 SQ. FT. (300,547)</b>	<b>184,292 SQ. FT.</b>

<b>USE COVERAGE</b>	18,145.7 SQ. M. / 24,378.9 SQ. M. = 74.4%
<b>CARLING</b>	- REQUIRED 184,294 / 1075 = 171 STALLS
	- PROVIDED 208 STALLS
<b>LOADING</b>	20 BAYS
<b>PAVED AREAS (MINIMUMS)</b>	LOADING 10,844.4 / (24,378.9) = 44%
<b>PARKING STREET CROSSINGS</b>	114,814.4 SQ. M. / 202,430 SQ. FT.

**LOT 2: CD - HOSPITALITY / RETAIL / OFFICES**

<b>BASELINE AREAS</b>	
BLOCK F - OFFICE / RETAIL	11,948.0 SQ. M. 129,020 SQ. FT.
BLOCK G - HOTEL	12,374.0 SQ. M. 133,440 SQ. FT.
<b>TOTAL</b>	<b>24,322.0 SQ. M. 262,460 SQ. FT.</b>

<b>USE COVERAGE</b>	22,512.0 SQ. M. / 8,636.4 SQ. M. = 26.0%		
<b>FLOOR AREAS</b>			
BLOCK F	11,948.0 / 11,948.0 SQ. FT. (11,948.0)	129,020 SQ. FT. (292,841)	238,040 SQ. FT.
BLOCK G	12,374.0 / 12,374.0 SQ. FT. (12,374.0)	133,440 SQ. FT. (300,770)	40,000 SQ. FT.
<b>TOTAL</b>	<b>24,322.0 / 24,322.0 SQ. FT. (24,322.0)</b>	<b>262,460 SQ. FT. (593,611)</b>	<b>278,040 SQ. FT.</b>

<b>USE COVERAGE</b>	6,794.0 SQ. M. / 8,636.4 SQ. M. = 78.7%
<b>CARLING</b>	- HOTEL 120 ROOMS 0.5/ROOM 800 STALLS
	- RETAIL / OFFICE 23,800 / 306 = 818 STALLS
<b>TOTAL</b>	127 STALLS
<b>LOADING</b>	3 BAYS
<b>PAVED AREAS (MINIMUMS)</b>	LOADING (4,318.2) / (8,771.8) = 49.2%
<b>PARKING STREET CROSSINGS</b>	48,828.0 SQ. M. / 34,424.0 SQ. FT.

**LOT 3: CD - RETAIL / RESTAURANT**

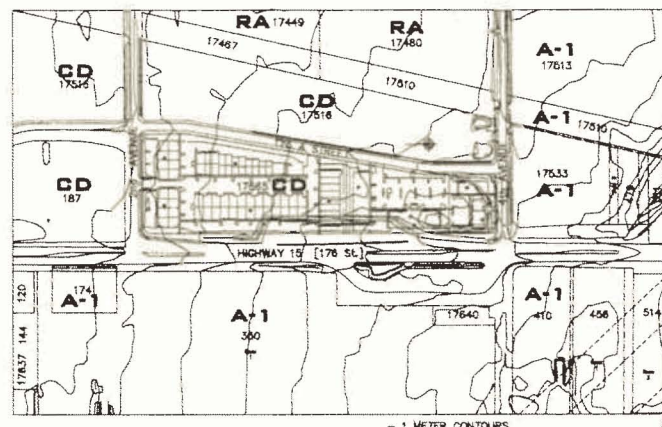
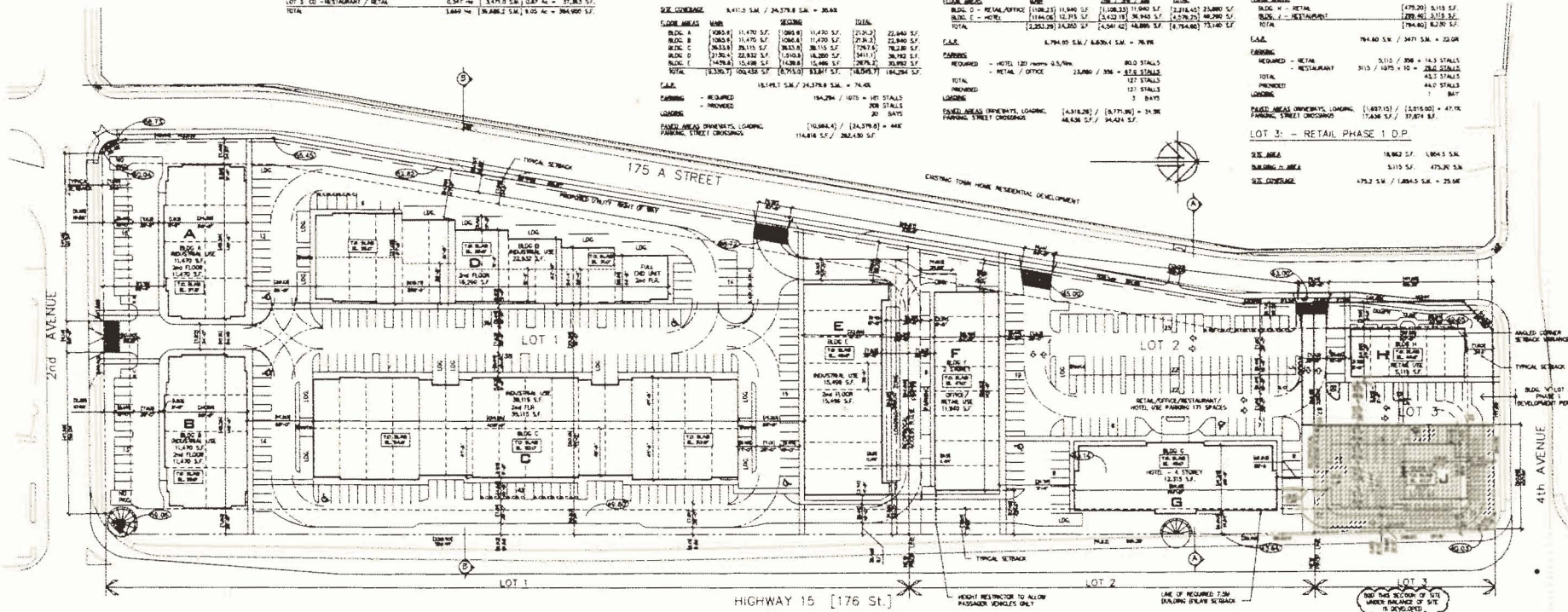
<b>BASELINE AREAS</b>	
BLOCK H - RETAIL	5,115 SQ. M. 54,730 SQ. FT.
BLOCK I - RESTAURANT	3,115 SQ. M. 33,540 SQ. FT.
<b>TOTAL</b>	<b>8,230 SQ. M. 88,270 SQ. FT.</b>

<b>USE COVERAGE</b>	7,640.0 SQ. M. / 3,479.5 SQ. M. = 22.0%		
<b>FLOOR AREAS</b>			
BLOCK H	5,115 / 54,730 SQ. FT. (5,115)	54,730 SQ. FT. (120,200)	54,730 SQ. FT.
BLOCK I	3,115 / 33,540 SQ. FT. (3,115)	33,540 SQ. FT. (73,240)	33,540 SQ. FT.
<b>TOTAL</b>	<b>8,230 / 88,270 SQ. FT. (8,230)</b>	<b>88,270 SQ. FT. (193,440)</b>	<b>88,270 SQ. FT.</b>

<b>USE COVERAGE</b>	7,640.0 SQ. M. / 3,479.5 SQ. M. = 22.0%
<b>CARLING</b>	- RETAIL 5,115 / 308 = 16.6 STALLS
	- RESTAURANT 3,115 / 1075 = 2.9 STALLS
<b>TOTAL</b>	19.5 STALLS
<b>LOADING</b>	1 BAY
<b>PAVED AREAS (MINIMUMS)</b>	LOADING (1,837.1) / (1,015.0) = 181.7%
<b>PARKING STREET CROSSINGS</b>	17,638.0 SQ. M. / 37,274.0 SQ. FT.

**LOT 3: - RETAIL PHASE 1 D.P.**

<b>USE AREA</b>	18,862 SQ. M. 204,534 SQ. FT.
<b>BUILDING USE AREA</b>	5,115 SQ. M. 54,730 SQ. FT.
<b>USE COVERAGE</b>	4,747.2 SQ. M. / 1,844.5 SQ. M. = 25.7%



Appendix V

**Present:**

Chair - L. Mickelson  
**Panel Members:**  
N. Baldwin  
D. Lee  
S. Lyon  
J. Makepeace  
Cpl. M. Searle  
B. Shigetomi  
G. Wylie

**Guests:**

Nirmal Takkar, Phoenix Star Enterprises Ltd.  
Mary Chan-Yip, PMG Landscape Architects  
Maciej Dembek, Barnett Dembek Architects Inc.  
Meredith Mitchell, M2 Landscape  
Hardev Bains  
Al Tanzer, LandSpace Design Inc.  
Jordan Kutev, Jordan Kutev Architecture  
Planning Interior Design  
Sig Toews, Toews and Warner Architecture

**Staff Present:**

H. Bello, Senior Planner - Planning & Development  
M. Rondeau, Planning & Development  
H. Dmytriw, Legislative Services

**B. RESUBMISSION**

**2. 5:06 PM**

File No.:	7912-0035-00
	<b>Resubmit</b>
Last Submission Date:	May 17, 2012
Description:	Highway Commercial Development Detail DP for Phase 2 – Retail/Office -2 storey commercial building
Address:	388 – 175A Street, Surrey
Developer:	Hardy Bains
Architect:	Maciej Dembek, Barnett Dembek Architects Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape
Planner:	Keith Broersma
Urban Design Planner:	Hernan Bello

*Note: Statement of Review from May 17, 2012 minutes included.*

The **Urban Design Planner** noted this project is a resubmit and comments should be focussing on the previous recommendations of the panel. Site is a small commercial building in the northwest corner of the site located at 4th Avenue and 175A Street. The building will have a drive through.

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

- Access is from 175A Street. A corner drive through is mandated by the program and is 5 feet away from the property line and the face of the building.
- The previous building design had a 6 feet wide sidewalk. The redesign has opened it up and has a plaza with pedestrian connections to future development.

- Previous garbage bin areas obstructed the sight lines; bins were moved toward pylon next to entrance at drive through, which will operate as a turnaround for the parking lot.
- Delivery doors are all the same size and the building is more 3-dimensional on the ends.
- Cornice detailing was removed at the north elevation.
- Lack of glazing on north was resolved by reorganizing the ground floor for lots of glazing at northern corner.

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

- The building has been flipped around which increased the outdoor plaza significantly.
- Added bike parking.
- Garbage bins were relocated.
- Bioswale area was relocated.
- Semi trailer truck parking along side of pylons signs.
- Wider pedestrian areas along sidewalk. Let downs at sidewalk at parking area.
- Decorative paving and pedestrian crossing is stamped concrete.
- Drive aisle is stamped coloured concrete.
- Additional trees have been added to pedestrian walkways; planting scheme on street; significant amount of green planting along building.

In response to questions the following information was provided by the project architect:

- Along main arterial road is a gravel shoulder and asphalt sidewalk along the Highway 99 side.
- There is a loading bay. Trucks would load using the front doors along the driveway edge.
- Drive aisle is existing, stamped concrete with let downs at pedestrian circulation point.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

##### **Highway Commercial Development**

##### **Detail DP for Phase 2 – Retail/Office -2 storey commercial building**

**388 – 175A Street, Surrey**

**File No. 7912-0035-00**

It was

Moved by N. Baldwin

Seconded by D. Lee

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

- Significant improvements from first submission. Clearly, the architectural elements have been addressed adequately.
- Site planning and architectural perspective of the outdoor plaza has the potential for café entourage to spill out of the CRU's.
- Rethink location of bike racks to provide the potential for patio zones in front of the CRU's. **Bike racks are moved to allow for more usable areas in front of individual CRU's.**

### Vehicle Circulation

- Improve the ability to exit from dead end parking stalls (at three locations). **A turn around is provided at the end of the aisle.**
- Dead end parking is poor and needs revising. **It remains as per the approved master plan. A turn around is provided at the end of the aisle.**
- Look to revise entry - entry to drive through going north looks challenging. **The loading bay is pushed back out of the drive through entry.**
- Curve the drive through more at the north west to ease vehicle traffic. **A flare is added to the south side of the drive through exit for ease of traffic movement.**
- Look at deleting stall #15. **Stall 15, at north west end of the dead end drive aisle is deleted and made into a turn around.**

### Form and Character

- Much improvement over first submission
- Consider bigger sidelight or display windows at "rear" entrance doors adjacent to fast food drive through. **Display boxes of painted steel plate with glass covers are added along the east elevation.**
- Consider more consistency with canopy detailing. There are two types of support; some canopies supported from below, some from above. **All canopies are placed at the same height and supported from below.**
- Consider more transparent glass at south east corner. **A window and canopy are added on the south elevation to match the door and transom just around the corner on the east elevation.**
- The proposed plaza creates a nice pedestrian place. Consider enhancing it by:
  - Locating the entry to CRU's on its south side to face the plaza. **We moved the door to CRU # 1 farther south so it is near the plaza. We cannot move it around the corner facing south as it conflicts with building code requirements to protect the exit from the second floor that faces this area.**
  - Adding a row of trees along the west side of the plaza. **Trees are added.**
  - Attempting to integrate the pedestrian route from the south. **The pedestrian connection is moved to the west so it connects directly into the plaza.**

- Appreciate the extra glazing but still needs work. Reduce its plainness and industrial feel by increasing the extent of canopy and celebrating the drive through window with a distinct expression. **The drive through window is celebrated and revised so it is a glazed box with the canopy looping around over it.**
- Positive improvements with proper mass at north.
- Upper floor with horizontal metal cladding looks undeveloped. Possibly introduce hardi panel as per main floor and use metal as infill. **Hardi panel wall finishes are added between upper windows, wrapped around the west corners and between the ground and second floors on the north elevation.**

### Landscaping

- Provide rain gardens adjacent to drive through to allow for surface run off. Consider curb cuts to allow cross soil drainage. **Rain garden and curb cuts are added where feasible.**
- Integrate trellis feature with garbage/ sign enclosure as a means to consolidate structures and avoid potential for uncoordinated detailed of two elements. **The trellis and pylon sign are combined into the garbage enclosure design.**
- Consider vertical stainless steel tension cables for climbing plant material on south-eastern extruded facade where there is minimal fenestration. **Glazing is added in lieu of planting and tension cables.**
- Add more trees to plaza. **Trees are added**
- Change to stamped concrete on drive through is good. Permeable pavers should be used in the stalls, not aisles as they will clog.
- Larger outdoor plaza a nice feature; consider permeable pavers. **Plaza is sloped to drain into the adjacent planters**

### CPTED

- CPTED issues dealt with in previous version. Front end plaza lighting provides good surveillance. No crime profile for area. No pre-existing issues.

### Accessibility

- Handicapped parking is okay.
- Suggest numbers of parking stalls for the disabled be included in the Table of Contents. **Numbers are added.**
- Use power door for restaurant. **Power door note is added.**
- Washrooms to be accessible. Recommend an additional unisex washroom in addition to normal washrooms. **All indicated washrooms are revised to be accessible.**

### Sustainability

- Use high efficiency heat/cool equipment. **Noted on the drawings.**
- This area has very poor drainage so ground permeability is almost non-existent. **The developer is adding much material onsite.**
- City should consider eliminating drive throughs. It is an archaic use and completely non-sustainable.

- Applicant has not made an effort to address sustainability in any meaningful way. **We have reviewed the LEED credit list and meet at least 26 of the potential credits on offer. If this were to advance through the accreditation process, it would indeed be LEED certified.**
- Sun screening for upper floor office windows. **Brise soleils are added over the south and west facing upper floor windows.**

Ended at 5:45 pm