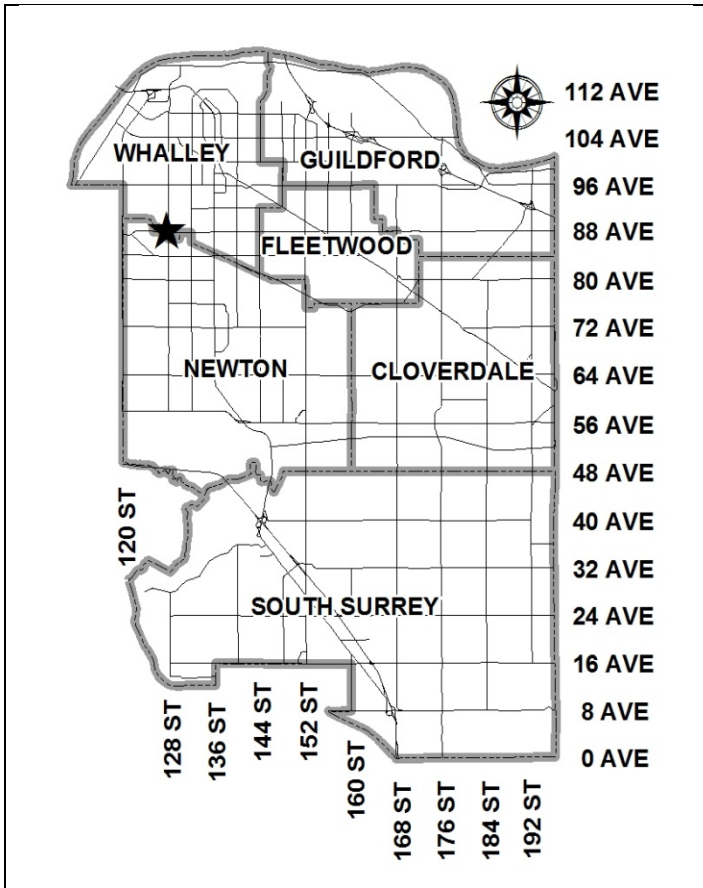


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0137-00

Planning Report Date: October 28, 2013



PROPOSAL:

- **OCF Amendment** from Urban to Commercial
- **Land Use Contract Discharge**
- **Rezoning** from RF and C-4 to CD (based on C-5)
- **Development Permit**

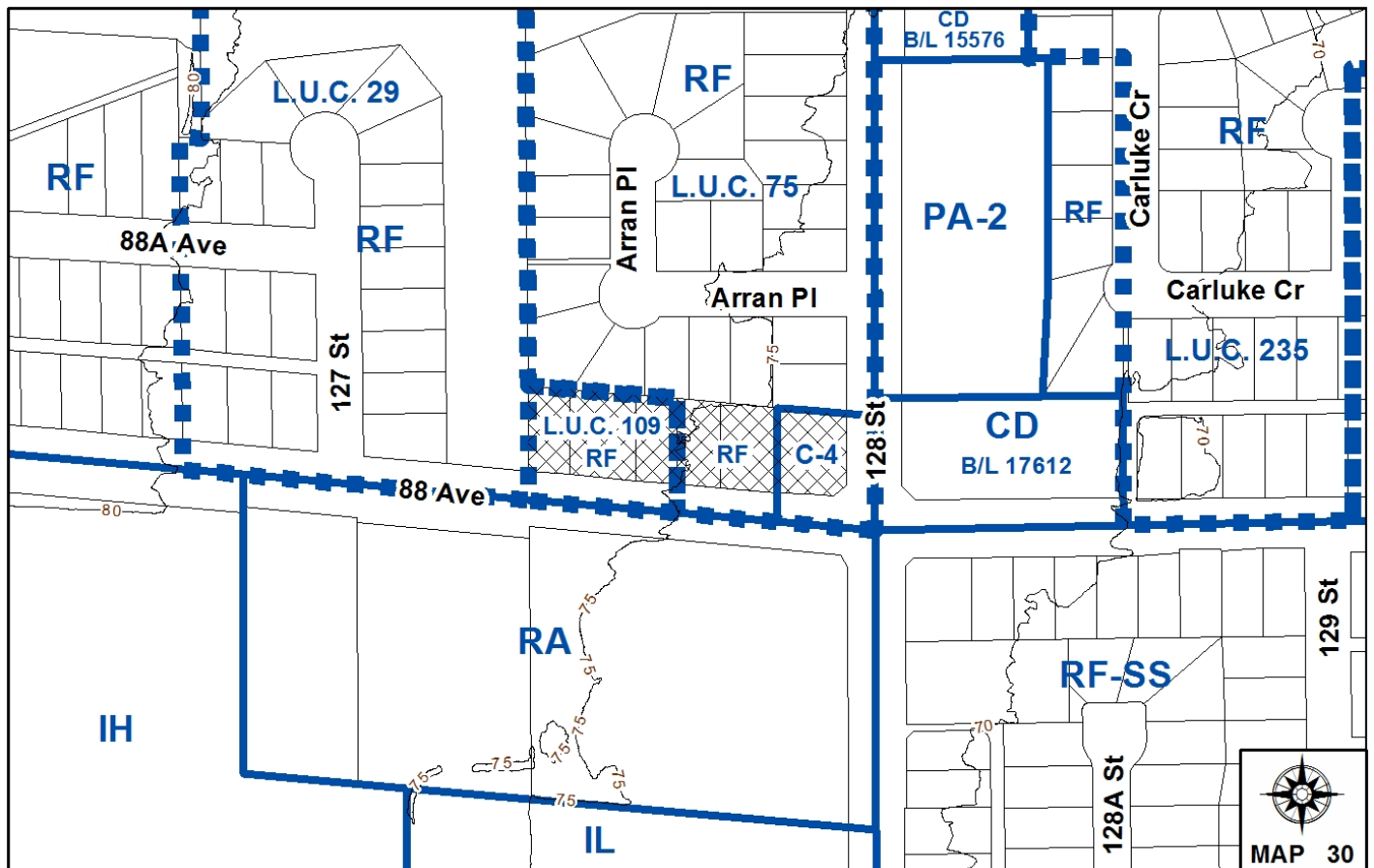
in order to permit the development of three (3), two-storey commercial / office buildings.

LOCATION: 12773, 12725, 12739, 12747 and 12763 - 88 Avenue; and 8809 - 128 Street

OWNER: Binning et al.

ZONING: LUC No. 109 (underlying RF) and LUC No. 75 (underlying RF & C-4)

OCF DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment;
 - Discharge of LUC No. 109
 - Partial Discharge of LUC No. 75; and
 - Rezoning.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The subject site is located at a busy intersection and is in an area encompassing different land uses including single family residential, institutional, commercial and industrial. Transit buses operate along both 88 Avenue and 128 Street, and will provide an additional transportation option for future patrons. The proposed land use, density and building forms are appropriate for this location, and will improve current site conditions.
- On July 29, 2013, Council granted final adoption to the OCP redesignation By-law (No. 17670), redesignating the property directly to the east, across 128 Street, from Urban to Commercial, to allow a three-storey, mixed-use (commercial / residential) building. The current proposal on the subject site is seeking the same OCP redesignation from Urban to Commercial.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Commercial and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to discharge Land Use Contract No. 109, and a date for Public Hearing be set.
4. a By-law be introduced to partially discharge Land Use Contract No. 75, and a date for Public Hearing be set.
5. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Local Commercial Zone (C-4)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
6. Council approve the applicant's request to vary the Sign By-law as described in Appendix VIII.
7. Council authorize staff to draft Development Permit No. 7912-0137-00 including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
8. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) discharge of the No-Build Restrictive Covenant (BH187868), which is registered along the western portion of the eastern-most subject lot at 8809 – 128 Street and the eastern portion of the adjacent lot at 12773 – 88 Avenue; and

- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

REFERRALS

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

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Convenience store with dwelling unit and single family dwellings to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	LUC No. 75 (underlying RF Zone)
East (Across 128 Street):	Recently approved three-storey commercial/residential building under Application No. 7911-0329-00 (unconstructed).	Commercial	CD By-law (No. 17672)
South (Across 88 Avenue):	Surrey School District's adult education centre.	Industrial	RA
West:	City park under a BC Hydro utility right-of-way.	Urban	LUC No. 29 (underlying RF Zone)

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site is located at the north-west corner of 88 Avenue and 128 Street, and includes six (6) properties with a total of area of approximately 0.5 hectare (1.3 acres).
- The three (3) western-most properties (12725/39 and 12747 – 88 Avenue) of the subject site are regulated by Land Use Contract (LUC) No. 109 with an underlying "Single Family Residential Zone (RF)". The two (2) lots directly to the east (12763 and 12773 – 88 Avenue) are regulated by LUC No. 75 with an underlying RF Zone. The lot located at the corner of 88 Avenue and 128 Street (8809 – 128 Street) is also regulated by LUC No. 75, but with an underlying "Local

Commercial Zone (C-4)". All six (6) lots are designated Urban in the Official Community Plan (OCP).

- The property located at the corner of 88 Avenue and 128 Street (8809 – 128 Street) is currently occupied by a two-storey building with a convenience store on the ground floor and a dwelling unit above. The remaining five (5) lots are each currently occupied by single family dwellings. As part of the subject development application, all of the existing buildings and structures on the subject site are to be removed.

Current Proposal

- The applicant is proposing the following in order to allow the development of three (3), two-storey commercial / office buildings:
 - OCP Amendment from Urban to Commercial;
 - Discharge of Land Use Contract (LUC) No. 109;
 - Partial discharge of LUC No. 75;
 - Rezoning from the underlying "Single Family Residential Zone (RF)" and "Local Commercial Zone (C-4)" to "Comprehensive Development Zone (CD)" based on the C-5 Zone; and
 - Development Permit.
- The proposal includes three (3), two-storey commercial buildings consisting of up to fourteen (14) ground-level retail units (CRUs) and office space above.
- In total, the three (3) proposed buildings are approximately 2,715 square metres (29,240 sq.ft.) in size, with the ground-level CRUs being 1,335 square metres (14,370 sq.ft.), and the second floor office space being the remaining 1,381 square metres (14,865 sq.ft.).
- The floor area ratio (FAR) of the subject site with the three (3) proposed buildings is 0.57.
- The applicant is required to dedicate 2.8 metres (9.2 ft.) along 128 Street, and 2.8 metres (9.2 ft.) along 88 Avenue tapering to 1.8 metres (5.9 ft.) at the eastern end of the subject site for the widening of each road.

Proposed CD By-law

- The proposed "Comprehensive Development Zone (CD)" (Appendix VII) is based on the "Neighbourhood Commercial Zone (C-5)" with minor modifications to the density and setbacks only.
- A comparison between the proposed CD Zone and the C-5 Zone is shown in the following table:

	Proposed CD Zone	C-5 Zone
Floor Area Ratio (FAR)	0.57	0.50
Side yard on flanking street (south)	2.0 metres (6.6 ft.)	7.5 metres (25 ft.)
Front yard (east)	4.0 metres (13 ft.)	7.5 metres (25 ft.)

- The CD Zone proposes a floor area ratio (FAR) of 0.57, which is slightly higher than the 0.50 FAR permitted in the C-5 Zone.
- The CD Zone proposes a 4.0-metre (13 ft.) front yard (east) setback and a 2.0-metre (6.6 ft.) side yard flanking street (south) setback in order to achieve a more urban, pedestrian-friendly streetscape.

DESIGN PROPOSAL AND REVIEW

Site Plan

- The applicant proposes to construct three (3), two-storey commercial / office buildings on the subject site.
- In order to achieve a more urban, pedestrian-friendly streetscape, parking will be provided at the rear and the proposed buildings will be approximately 2.0 metres (6.6 ft.) from 88 Avenue and 4.0 metres (13 ft.) from 128 Street.
- Vehicular access to the subject site is limited to a right-in / right-out driveway at the northeast corner on 128 Street, and a right-in / right-out driveway at the southwest corner on 88 Avenue.
- The Serpentine Greenway is to be constructed along the east side of 128 Street, and then cross 88 Avenue to the southeast corner of the subject site, before continuing south along the west side of 128 Street. The applicant has agreed to increase the building setback from the intersection of 88 Avenue and 128 Street in order to provide a larger greenway landing area to support bicycle usage and to minimize conflicts between cyclists and pedestrians.
- The applicant has agreed to construct a 2.0-metre (6.6 ft.) wide asphalt pathway along the eastern lot line of the abutting City property to the west. The proposed pathway will provide pedestrian access from the north, to the subject site and to 88 Avenue, and will be extended in the future by the City to connect with the existing gravel pathway further to the north (aligned with 88A Avenue).

Building Design

- The three (3) proposed buildings exhibit flat roofs, which are similar to the flat roof design of the three-storey, mixed-use building to be constructed on the property east of the subject site, across 128 Street (Development Permit No. 7911-0329-00 approved on July 29, 2013).
- The proposed buildings, constructed of a steel frame structure, incorporate metal cladding in tan, copper and charcoal colours.
- Maroon-coloured bricks are also prominently featured in the design of the proposed buildings.
- Clear glazing in anodized aluminum frames and mullions dominate the building façades and provide a strong, urban interface with the street.

- Steel canopies with glass panels are proposed along the elevations of each of the three (3) buildings. The canopies will provide weather protection for pedestrians.
- The entrances to the individual ground-level retail units will be located along both the north and south building elevations, facing the internal parking lot and 88 Avenue. An entry door is also proposed along the east building elevation of proposed Building C, facing 128 Street. The proposed design will engage the pedestrian realm and provide a strong, urban interface.
- The main entrances to the second floor office space are located at the northeast corner of proposed Building A and at the northeast corner of proposed Building B, facing the internal parking lot.
- A second floor internal passageway will link proposed Buildings B and C. An elevator located in proposed Building B will service both proposed buildings.
- The applicant proposes to install new lighting throughout the subject site and on the buildings. The proposed lighting will be downward facing and will not create significant glare on the existing single family dwellings directly to the north.
- The garbage and recycling receptacles will be located along the north property line near the middle of the site. The receptacles will be screened by a brick enclosure with a metal roof. The colour and materials of the proposed enclosure will match the proposed buildings.
- The project includes a total of 66 parking spaces, which exceeds the minimum parking requirement of 61 spaces for retail and office uses as specified in the Zoning By-law.

Proposed Signage

- The applicant proposes illuminated, individual channel letter fascia signs above both the front (south) and rear (north) entries of each of the 14 ground-level retail units. One additional fascia sign is proposed along the east building elevation of proposed Building C, facing 128 Street.
- The applicant also proposes one (1) identification fascia sign at the southeast corner of Building B, facing 88 Avenue. The proposed identification sign will note the site address and the name of the proposed development.
- No free-standing signs are proposed on the subject site.

New Sign By-law

- Corporate Report No. R117 was forwarded to Council on June 17, 2013 proposing amendments to the current Sign By-law No. 13656. The associated amendment by-law (No. 17984) was approved on July 29, 2013.
- Under Part 1 'Introductory Provisions', Section 9 'Variance' of the amended Sign By-law No. 13656, Council may now grant variances to signage through a Development Permit (DP). Signage variances can be approved through a DP, if a comprehensive sign design package is included as part of the proposal.

- The proposed fascia signs, which form part of the subject Development Permit application, are considered a comprehensive sign package. As a result, Council may approve the proposed fascia signs through a Development Permit without a Development Variance Permit.
- The applicable variance to the Sign By-law is described in Appendix VIII.

Trees and Landscaping

- The applicant submitted an Arborist Report and Tree Retention / Replacement Plan prepared by Mike Fadum and Associates Ltd and LandSpace Designs Inc., respectively (Tree Summary in Appendix IV). The report and plans have been reviewed by City staff and the applicant will resolve any issues prior to consideration of Final Adoption.
- The chart below provides a summary of the proposed tree removal by species:

Tree Species	ON-SITE TREES		
	Total Trees	Retention	Removal
Apple	1	0	1
Deodar Cedar	1	0	1
Cherry	1	0	1
Falsecypress	1	0	1
Oak	2	0	2
Spruce	1	0	1
Walnut	1	0	1
TOTAL	8	0	8

- The report identifies a total of eight (8) mature trees on the subject site. The applicant proposes to remove all of the trees, as they are within the proposed building envelopes or parking lot.
- Based on the tree replacement ratio in accordance with the Tree Protection By-law (No. 16100), a total of 16 replacement trees are required. Currently, 19 replacement trees are proposed on the subject site.
- The landscape plan shows the proposed 19 trees include Japanese maples, magnolias, and cherry trees. A significant number of shrubs and ground cover species are also proposed along all property lines including rhododendrons, azaleas, holly, roses and emerald cedars.
- A total of thirty-six (36) trees (mainly Douglas Firs), with tree roots and canopies that encroach within the subject site, are located off-site on the residential properties to the north. All 36 trees will be retained and will not be impacted by the proposed project.

Public Art

- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund, to satisfy the requirements of the policy.

Sustainable Development Checklist

The applicant prepared and submitted a sustainable development checklist for the subject site on June 11, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located in an urban infill area. Buses frequent the site along 88 Avenue and 128 Street, and provide an additional transit option for patrons to the site.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed development includes commercial/retail and office uses.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposal incorporates on-site infiltration trenches and sub-surface chambers. The parking spaces along the north property line are permeable concrete. Heat pumps are to be installed in all three (3) buildings to minimize energy consumption.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> A portion of the Serpentine Greenway extends through the southeast corner of the subject site. This multi-use path forms a vital link for pedestrian and cyclists in the area. The proposal also includes the construction of an asphalt pathway within the BC Hydro utility ROW on the abutting City property to the west in order to extend the greenway system in the area.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The proposed building incorporates CPTED principles including: visibility over landscaped areas, significant glazing, and clear pedestrian linkages and lighting.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

ADVISORY DESIGN PANEL

ADP Date: July 25, 2013

This project was well-received and supported by the ADP. The applicant has resolved most design issues raised by the ADP (Appendix V), and has agreed to resolve any remaining issues, prior to consideration of Final Adoption of the Rezoning By-law and issuance of the Development Permit.

PRE-NOTIFICATION

Pre-notification letters were sent on August 1, 2013. Staff did not receive any telephone calls or letters of concerns regarding the proposed project.

JUSTIFICATION FOR OCP AMENDMENT

- The 0.5-hectare (1.3-acre) site is designated Urban in the Official Community Plan (OCP). The applicant is seeking an OCP Amendment from Urban to Commercial (see Appendix VI).

- The subject site is located at a busy intersection that is characterized by different land uses including commercial, industrial and institutional, as well as residential uses. Therefore, the proposed land use (commercial and office) can be supported.
- On July 29, 2013, Council granted final adoption to the OCP Amendment By-law (No. 17670) to allow a three-storey, mixed-use (commercial / residential) building, with a floor area ratio (FAR) of 0.75, on the property to the east across 128 Street. The OCP Amendment By-law (No. 17670) redesignated the property from Urban to Commercial.
- The proposed land use and increased density are appropriate for this location, and is consistent with the recently approved development to the east.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments and Applicant's Responses
Appendix VI.	OCP Redesignation Map
Appendix VII.	Proposed CD By-law
Appendix VIII.	Proposed Sign By-law Variance

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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(g) Civic Address: 12773 - 88 Avenue
Owners: Gurpal K Binning
Hardev S Binning
PID: 018-771-459
Lot B Section 31 Township 2 New Westminster District Plan LMP16878

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the site.
- (b) Introduce a By-law to discharge Land Use Contract No. 109.
- (c) Introduce a By-law to partially discharge Land Use Contract No. 75.
- (d) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-5)

Required Development Data	Minimum Required / Maximum Allowed in the C-5 Zone	Proposed
LOT AREA*		
Gross Total		5,210 sq.m.
Road Widening area		485 sq.m.
Undevelopable area		
Net Total		4,745 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	28%
Paved & Hard Surfaced Areas		62%
Total Site Coverage		90%
SETBACKS		
Front (East)	7.5 metres	4.4 metres
Rear (West)	7.5 metres	8.3 metres
Side #1 (North)	7.5 metres	16 metres
Side #2 (South)	7.5 metres	2 metres
BUILDING HEIGHT		
Principal	9.0 metres	8.9 metres
Accessory	4.0 metres	4.0 metres
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Total		N/A
FLOOR AREA: Residential		
		N/A
FLOOR AREA: Commercial		
Retail		1,335 sq.m.
Office		1,380 sq.m.
Total	2,373 sq.m.	2,715 sq.m.
FLOOR AREA: Industrial		
		N/A
FLOOR AREA: Institutional		
		N/A
TOTAL BUILDING FLOOR AREA		
	2,373 sq.m.	2,715 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 in the C-5 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.50	0.57
AMENITY SPACE (area in square metres)		
Indoor	N/A	N/A
Outdoor	N/A	N/A
PARKING (number of stalls)		
Commercial	36	36
Office	25	30
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors	N/A	N/A
Institutional		N/A
Total Number of Parking Spaces	61	66
Number of disabled stalls	1	1
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD (based on C-5)

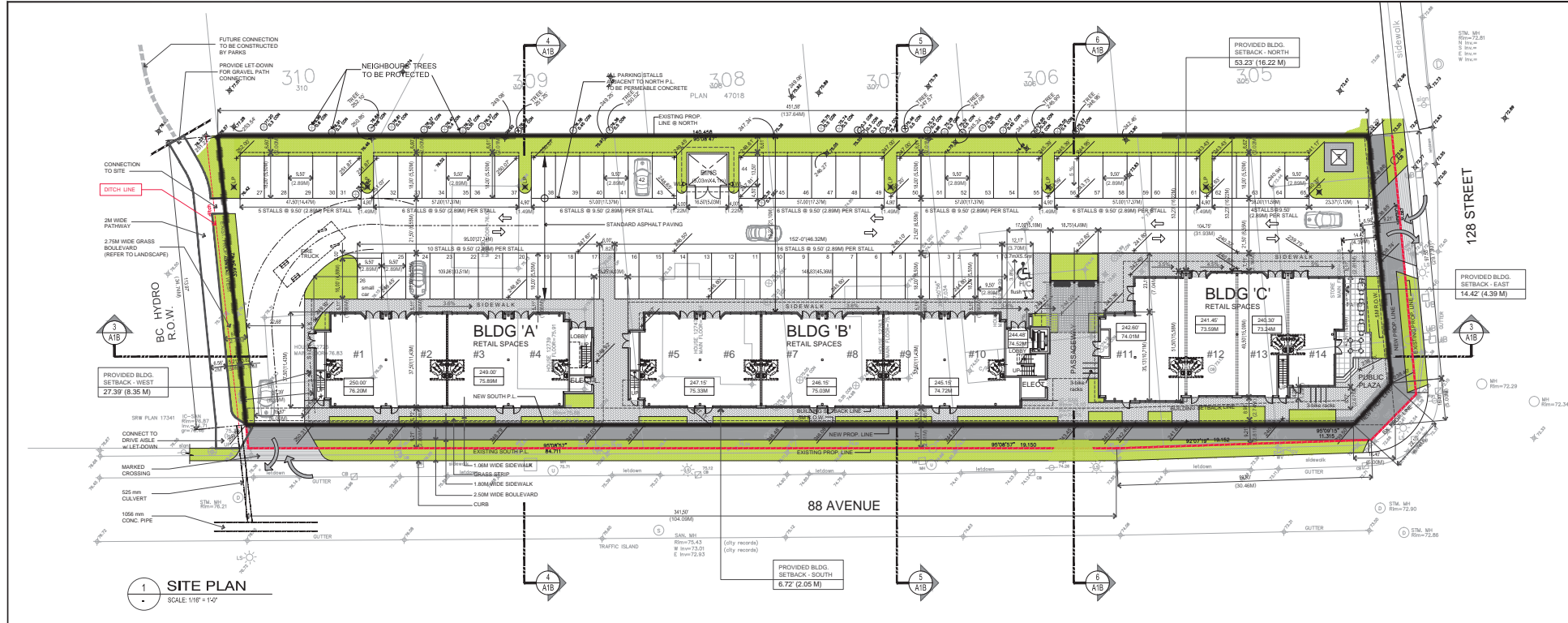
Required Development Data	Building #A	Building #B	Building #C
SETBACK (in metres)			
Front (East)	96 metres	42 metres	4.4 metres
Rear (West)	8.4 metres	45 metres	100 metres
Side #1 (North)	21 metres	21 metres	15.5 metres
Side #2 (South)	2 metres	2 metres	2 metres
BUILDING HEIGHT (in metres/storeys)	8.5 metres	8.7 metres	8.9 metres
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE	0	0	0
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA	723 sq.m.	1,096 sq.m.	896 sq.m.

NO.	DATE	DESCRIPTION
1	2023.10.20	ISSUED FOR PERMIT
2	2023.10.20	ISSUED FOR PERMIT
3	2023.10.20	ISSUED FOR PERMIT
4	2023.10.20	ISSUED FOR PERMIT
5	2023.10.20	ISSUED FOR PERMIT
6	2023.10.20	ISSUED FOR PERMIT
7	2023.10.20	ISSUED FOR PERMIT
8	2023.10.20	ISSUED FOR PERMIT
9	2023.10.20	ISSUED FOR PERMIT
10	2023.10.20	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	2023.10.20	ISSUED FOR PERMIT
2	2023.10.20	ISSUED FOR PERMIT
3	2023.10.20	ISSUED FOR PERMIT
4	2023.10.20	ISSUED FOR PERMIT
5	2023.10.20	ISSUED FOR PERMIT
6	2023.10.20	ISSUED FOR PERMIT
7	2023.10.20	ISSUED FOR PERMIT
8	2023.10.20	ISSUED FOR PERMIT
9	2023.10.20	ISSUED FOR PERMIT
10	2023.10.20	ISSUED FOR PERMIT

DEVELOPMENT PERMIT

BINNING'S PLACE
 PROPOSED COMMERCIAL CORNER
 88 AVENUE & 128 STREET, VANCOUVER, BC
 SITE PLAN / SYNOPSIS / PERSPECTIVE VIEW
 DATE: 11-28-2023
 SCALE: 1:1000
 SHEET: 1 OF 1
 DRAWN: [Name]
 CHECKED: [Name]
 DATE: OCTOBER 2023



ZONING SYNOPSIS

PROPERTIES:

EXISTING LOTS	
12725 - 88 AVENUE	
12739 - 88 AVENUE	
12747 - 88 AVENUE	
12763 - 88 AVENUE	
12773 - 88 AVENUE	
8809 - 128 STREET	
ALL LOTS TO BE CONSOLIDATED	14 594 S.F.
SITE:	14 594 = .28
EXISTING	51 059.74
DEDICATION ON 88 AVE. & 128 ST.	5 220.30 S.F.
NET	51 059.74 S.F.

FLOOR AREA

BLDG. 'A'	IMPERIAL	METRIC
FIRST FLOOR	3 884	
SECOND FLOOR	3 906	
	7 790 S.F.	
BLDG. 'B'		
FIRST FLOOR	5 870	
SECOND FLOOR	5 928	
	11 798 S.F.	
BLDG. 'C'		
FIRST FLOOR	4 618	
SECOND FLOOR	5 033	
(Including Bridge)	9 651 S.F.	
TOTAL	29 239.00 S.F.	
F.A.R.	29 239 = .57	
	51 059.74	

SITE COVERAGE:

BLDG. 'A'	3 884
BLDG. 'B'	5 870
BLDG. 'C'	4 618
BIN STORAGE	222
	14 594 S.F.
	14 594 = .28
	51 059.74

SETBACKS:

	IMPERIAL	METRIC
NORTH	53.23'	16.22
EAST (128 ST.)	14.42'	4.39
SOUTH	6.72'	2.05
WEST	27.39'	8.35

BUILDING HEIGHT:

MEASURED FROM AVERAGE FINISHED GRADE OF EACH BUILDING TO HIGHEST PART OF FLAT ROOF

BUILDING 'A'

FIRST FLOOR (HIGHEST LEVEL)	250.00'
SECOND FLOOR	263.25'
ROOF (HIGHEST PART)	276.92'
PARAPET (HIGHEST PART)	285.92'
AVE. FIN. GRADE AROUND BLDG. :	249.92' + 248.92' = 249.42'
	2
BUILDING HEIGHT:	
ROOF	276.92'
AVE. GRADE	276.92'
	27.50 FT. (8.38 M)

BUILDING 'B'

FIRST FLOOR (HIGHEST LEVEL)	247.15'
SECOND FLOOR	260.40'
ROOF (HIGHEST PART)	274.07'
PARAPET (HIGHEST PART)	283.07'
TOP ELEVATOR SHAFT TOWER	292.07'
AVE. FIN. GRADE AROUND BLDG. :	247.07' + 244.00' = 245.54'
	2
BUILDING HEIGHT:	
ROOF	274.07'
AVE. GRADE	245.54'
	28.53 FT. (8.70 M)

BUILDING 'C'

FIRST FLOOR (HIGHEST LEVEL)	242.60'
SECOND FLOOR	256.07'
ROOF (HIGHEST PART)	269.74'
PARAPET (HIGHEST PART)	274.73'
AVE. FIN. GRADE AROUND BLDG. :	243.36' + 238.70' = 241.03'
	2
BUILDING HEIGHT:	
ROOF	269.73'
AVE. GRADE	241.03'
	28.70 FT. (8.75 M)

PARKING:

FLOOR AREA EXCLUDE STAIRS, ELEVATOR AND SERVICE ROOMS)

REQUIRED:

RETAIL (FIRST FLOOR)

BLDG. 'A'	3 505
BLDG. 'B'	5 261
BLDG. 'C'	4 166
	12 932 S.F.
	12 932 X 3 / 1 075 = 36.10
	36

OFFICE (SECOND FLOOR)

BLDG. 'A'	3 600
BLDG. 'B'	5 396
BLDG. 'C'	4 386
	13 382 S.F.
	13 382 X 2 / 1 075 = 24.90
	25

TOTAL REQUIRED 61 CARS

PROVIDED:

STANDARD	65
H/C ACCESSIBLE	1
	66 CARS

LOADING:

NOT REQUIRED

BICYCLES:

REQUIRED:

0.06 X 29 239 = 1.6
 1 075

PROVIDED: 6 BIKE RACKS

GRADING LEGEND:

EXISTING GRADE BASED FROM SURVEY PLAN PREPARED BY DHALIWI & ASSOCIATES
FINISHED GRADE

LIGHTING LEGEND

LP	12 FT. HIGH POLE LITE
WL	WALL-MOUNTED LITE

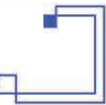




PROPOSED COMMERCIAL COMPLEX (BINNING'S PLACE)
12725, 12773 - 88 AVENUE
SURREY

CONTEXT PLAN

Gerry Blonski
ARCHITECT a.i.b.c.





EXISTING SITE CONDITION

BINNING'S PLACE
PROPOSED COMMERCIAL COMPLEX
12725, 12773 - 88 AVENUE
SURREY, BC

Gerry Blonski architect a.i.b.c.



NORTH SITE ELEVATION - Along Driveway



SOUTH SITE ELEVATION - Along 88 Avenue



SITE PLAN

BINNING'S PLACE
PROPOSED COMMERCIAL COMPLEX
 12725, 12773 - 88 AVENUE
 SURREY, BC

Gerry Blonski architect a.i.b.c.



SOUTH ELEVATION



NORTH ELEVATION



TYPICAL SIDE ELEVATION

COLORED ELEVATIONS: BLDG. 'A'

BINNING'S PLACE
 PROPOSED COMMERCIAL COMPLEX
 12725, 12773 - 88 AVENUE
 SURREY, BC



NORTH ELEVATION



SOUTH ELEVATION

COLORED ELEVATIONS: BLDG. 'B'

BINNING'S PLACE
 PROPOSED COMMERCIAL COMPLEX
 12725, 12773 - 88 AVENUE
 SURREY, BC



NORTH ELEVATION



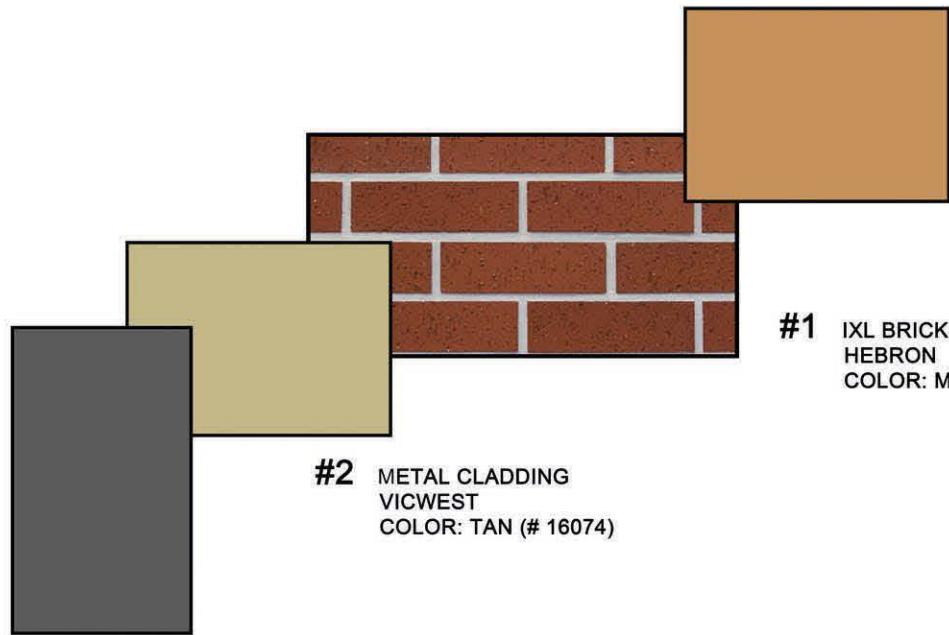
EAST ELEVATION



SOUTH ELEVATION

COLORED ELEVATIONS: BLDG. 'C'

BINNING'S PLACE
 PROPOSED COMMERCIAL COMPLEX
 12725, 12773 - 88 AVENUE
 SURREY, BC



#1 IXL BRICKS
HEBRON
COLOR: MAROON

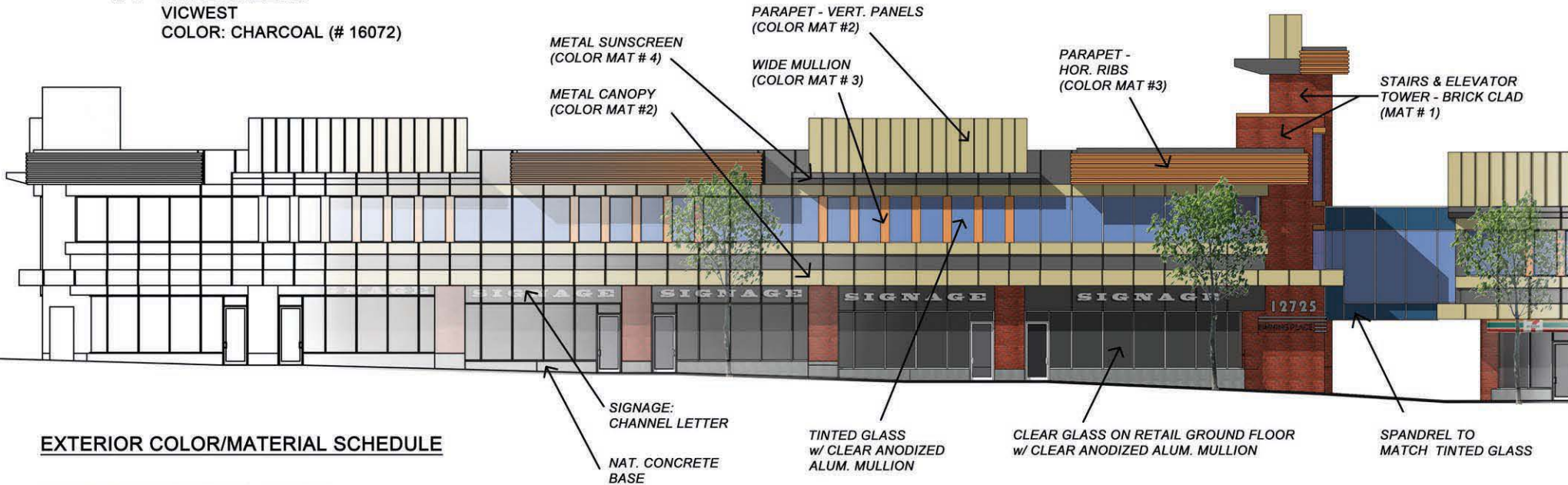
#2 METAL CLADDING
VICWEST
COLOR: TAN (# 16074)

#4 METAL CLADDING
VICWEST
COLOR: CHARCOAL (# 16072)

#3 METAL CLADDING
VICWEST
COLOR: COPPER (# 3234)

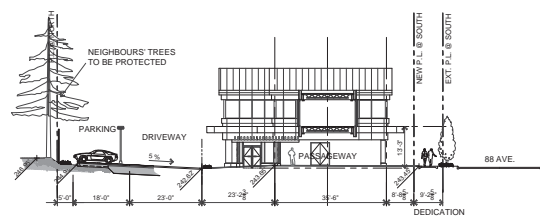


#5 TINTED GLASS
TYPE: BLUE PLUS

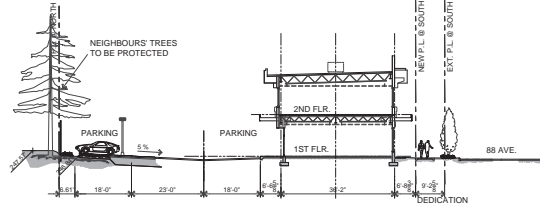


EXTERIOR COLOR/MATERIAL SCHEDULE

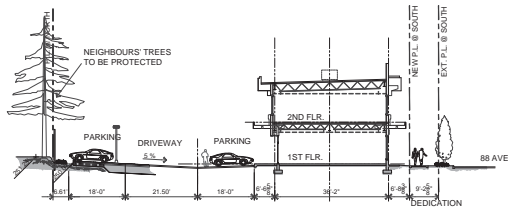
BINNING'S PLACE
PROPOSED COMMERCIAL COMPLEX
12725, 12773 - 88 AVENUE
SURREY, BC



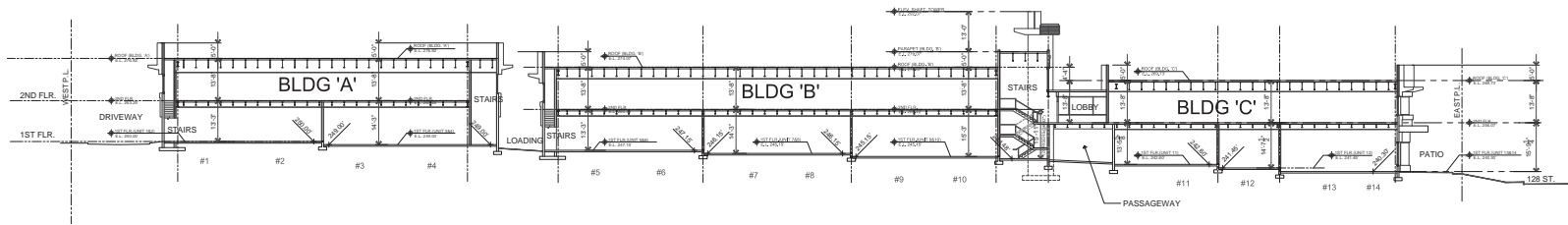
6 SITE CROSS-SECTION
 A1 SCALE: 1/16" = 1'-0"



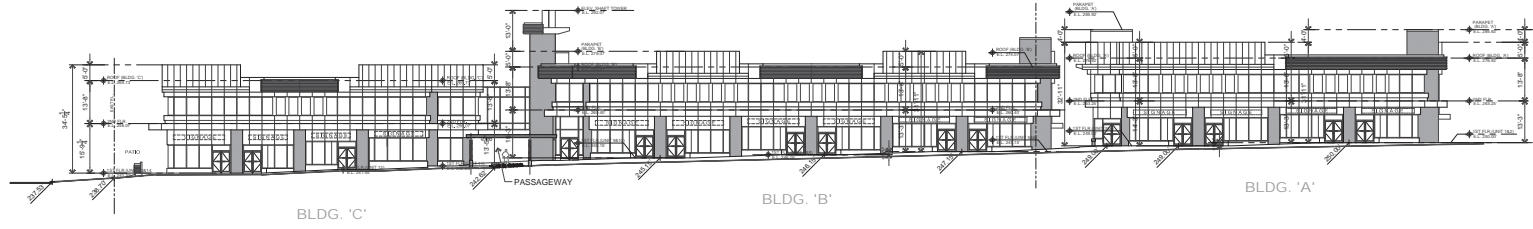
5 SITE CROSS-SECTION
 A1 SCALE: 1/16" = 1'-0"



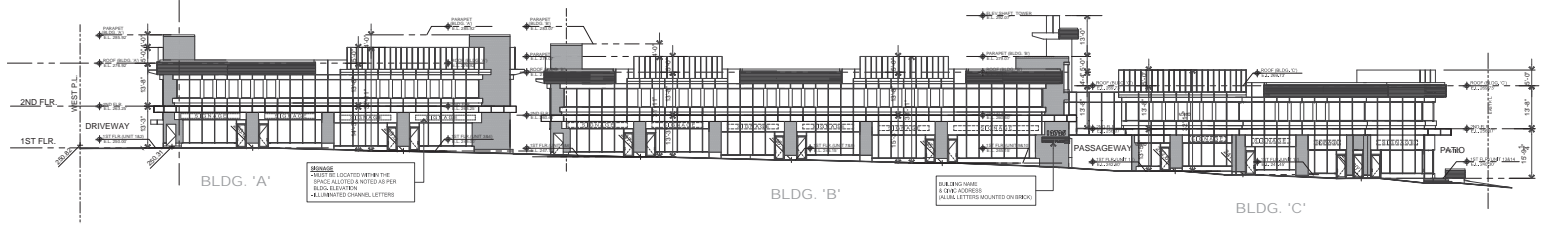
4 SITE CROSS-SECTION
 A1 SCALE: 1/16" = 1'-0"



3 SITE LONGITUDINAL SECTION
 A1 SCALE: 1/16" = 1'-0"



2 SITE ELEVATION: North
 A1 SCALE: 1/16" = 1'-0"



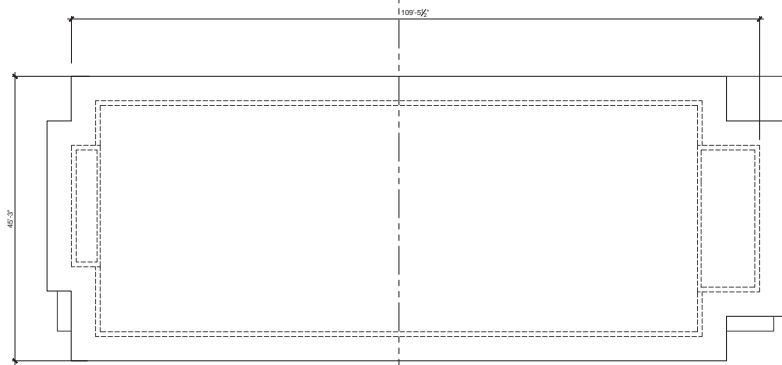
1 SITE ELEVATION: South
 A1 SCALE: 1/16" = 1'-0"

NO.	DATE	DESCRIPTION
1	11-12-2013	PROPOSED CONSTRUCTION PERMIT
2	11-12-2013	PROPOSED CONSTRUCTION PERMIT
3	11-12-2013	PROPOSED CONSTRUCTION PERMIT
4	11-12-2013	PROPOSED CONSTRUCTION PERMIT
5	11-12-2013	PROPOSED CONSTRUCTION PERMIT
6	11-12-2013	PROPOSED CONSTRUCTION PERMIT
7	11-12-2013	PROPOSED CONSTRUCTION PERMIT
8	11-12-2013	PROPOSED CONSTRUCTION PERMIT
9	11-12-2013	PROPOSED CONSTRUCTION PERMIT
10	11-12-2013	PROPOSED CONSTRUCTION PERMIT

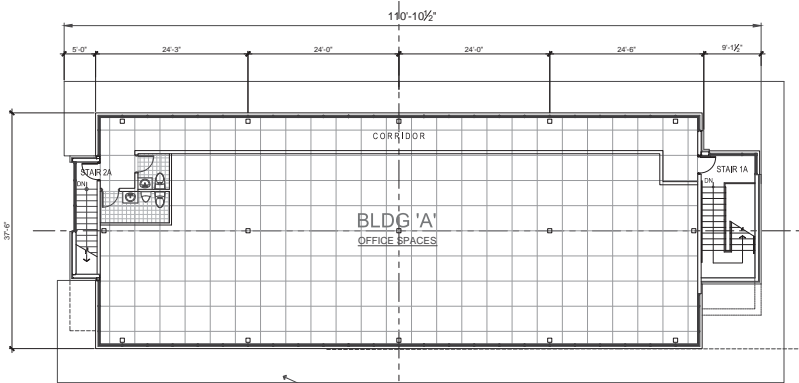
DEVELOPMENT PERMIT

BINNING'S PLACE
 PROPOSED COMMERCIAL COMPLEX
 5025-5027 88 AVENUE, BURNABY, B.C.
 SITE ELEVATIONS / SECTIONS
 DATE: 11-12-2013
 SCALE: 1/16" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: OCTOBER 2013

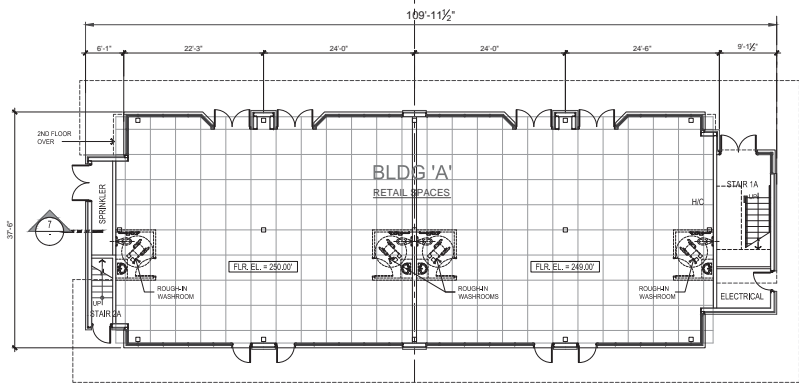
A1b



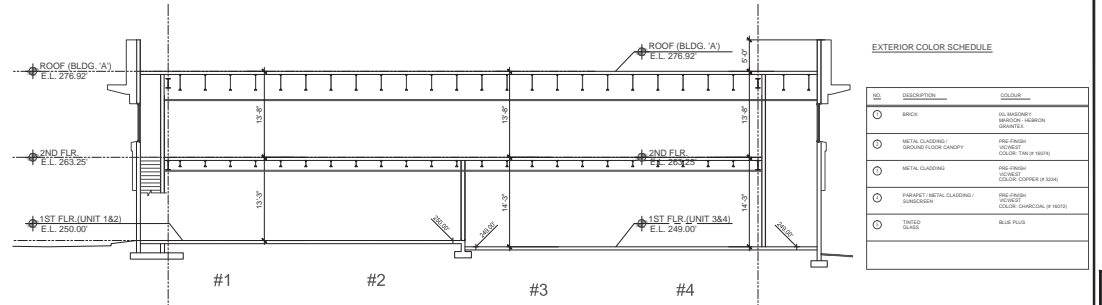
2 BLDG. A: ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BLDG. A: SECOND FLOOR
SCALE: 1/8" = 1'-0"



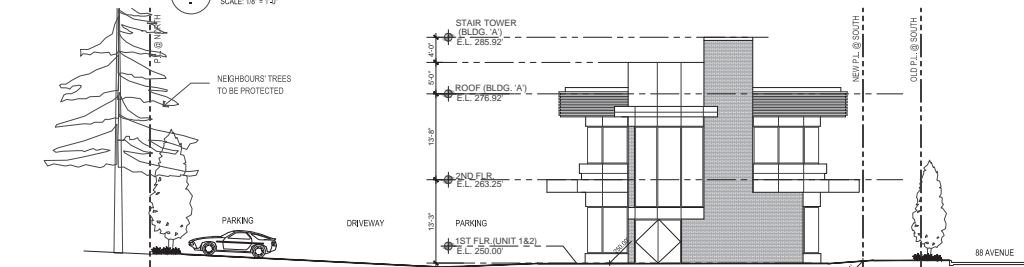
1 BLDG. A: GROUND FLOOR
SCALE: 1/8" = 1'-0"



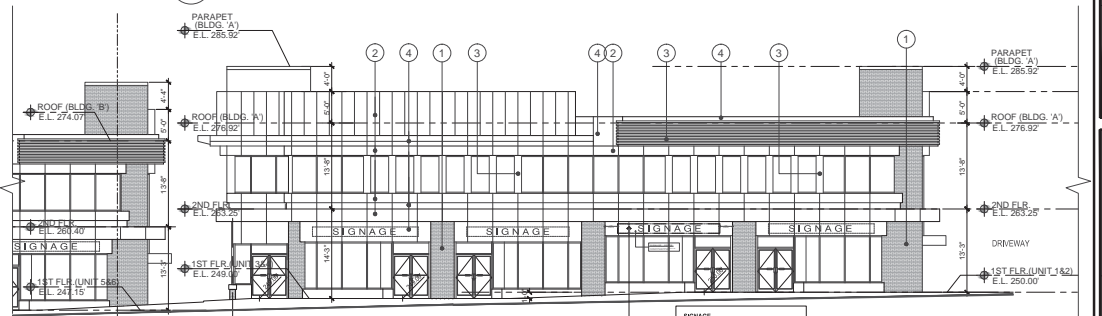
7 BLDG. A: BLDG. SECTION
SCALE: 1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE

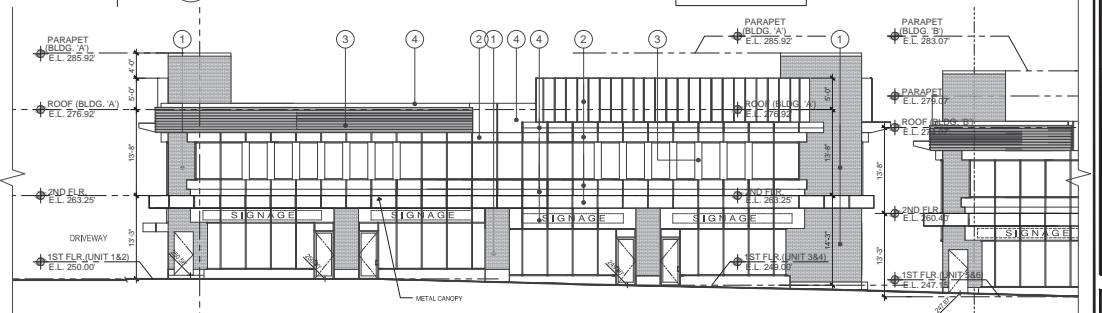
ID	DESCRIPTION	COLOR
1	BRICK	BLK MANTON BROWN (RESIDENTIAL) JANITORS
2	METAL CLADDING	RED BRICK COLOR: 100-19 10014
3	METAL CLADDING	RED BRICK COLOR: CORNER OF SIGN
4	PANTRY METAL CLADDING	RED BRICK COLOR: CHANNEL (P 10019)
5	TERRAZZO	BLAU FLUX



6 BLDG. A: WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 BLDG. A: NORTH ELEVATION
SCALE: 1/8" = 1'-0"



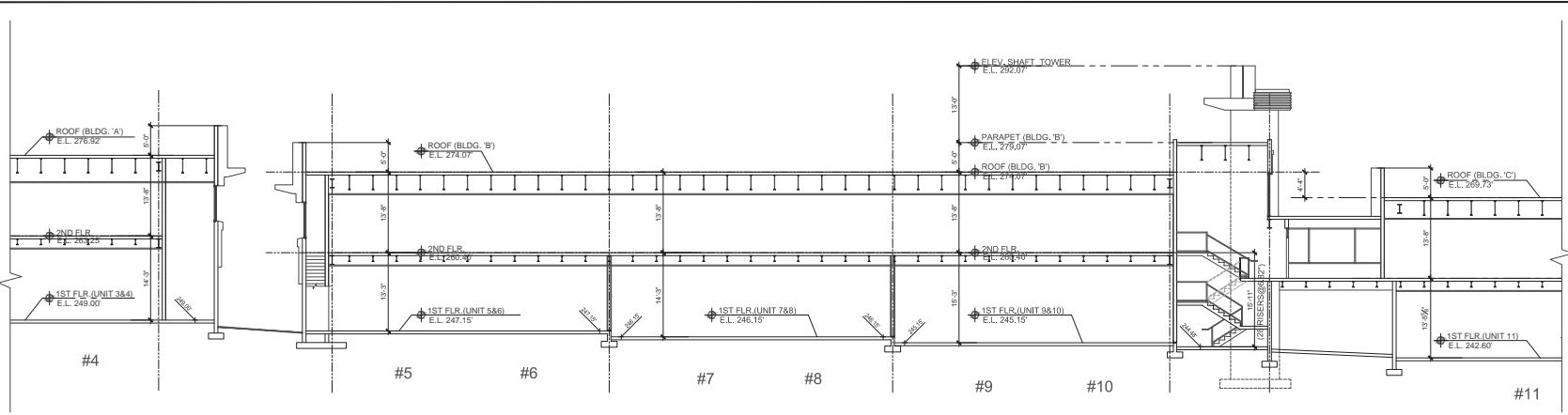
4 BLDG. A: SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ID	DATE	DESCRIPTION
1	2023-10-20	PROPOSED CONCEPT
2	2023-10-20	PROPOSED CONCEPT
3	2023-10-20	PROPOSED CONCEPT
4	2023-10-20	PROPOSED CONCEPT
5	2023-10-20	PROPOSED CONCEPT
6	2023-10-20	PROPOSED CONCEPT
7	2023-10-20	PROPOSED CONCEPT
8	2023-10-20	PROPOSED CONCEPT
9	2023-10-20	PROPOSED CONCEPT
10	2023-10-20	PROPOSED CONCEPT

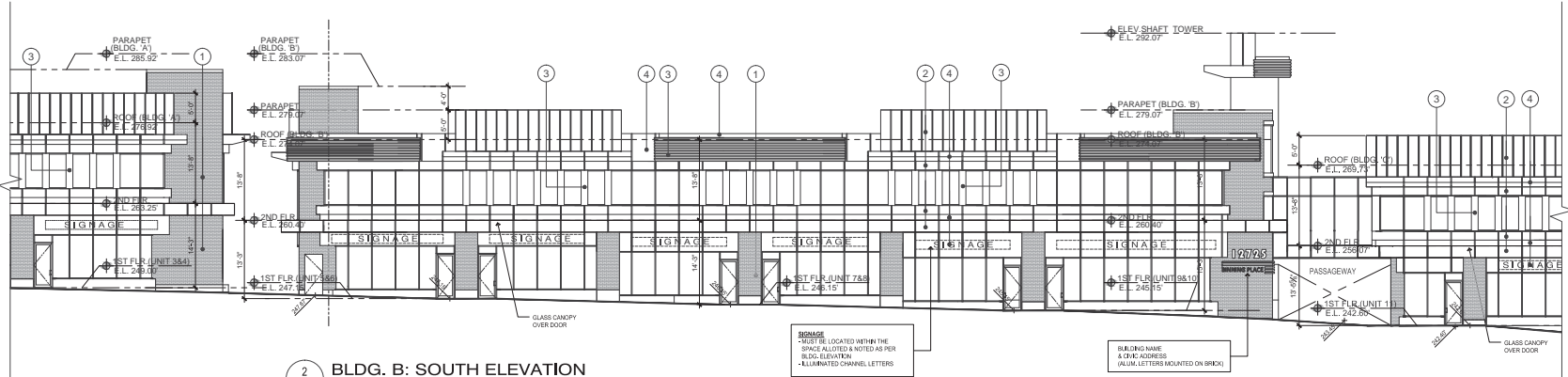
DEVELOPMENT
PERMIT

PROJECT: BINNING'S PLACE
PROPOSED CONCEPT
2023-10-20 88 AVENUE, BURNABY, B.C.
DRAWN: 11-28
CHECKED: 11-28
DATE: OCTOBER 2023

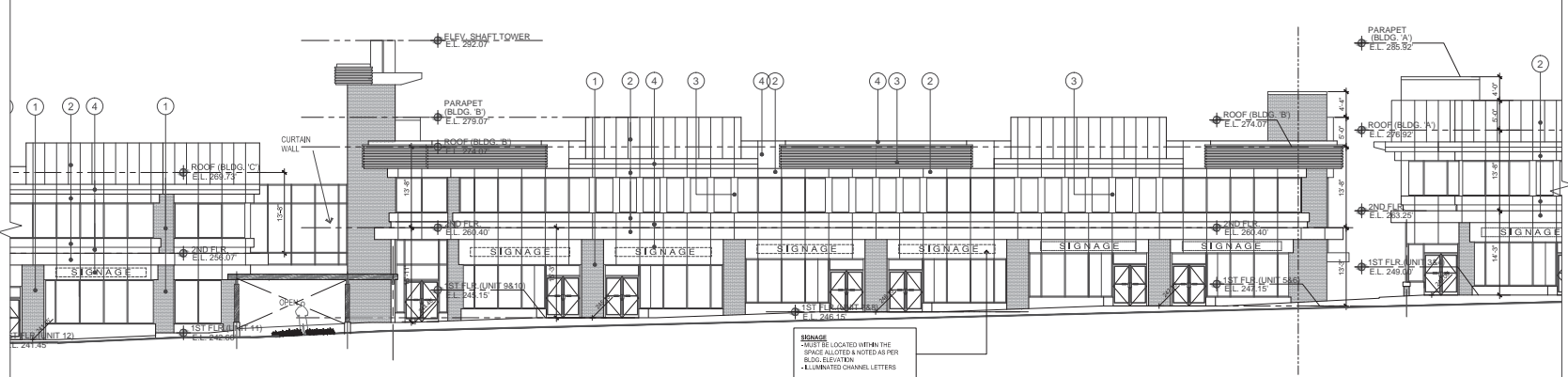
NO.	DESCRIPTION	COLOR
1	BRICK	CL MASONRY BRICK - HERRING BONNET
2	METAL CLADDING	POLYMER COATED STEEL
3	METAL CLADDING	POLYMER COATED STEEL (BY S&B)
4	PARAPET / METAL CLADDING / BRICKWORK	POLYMER COATED STEEL (BY S&B) COLOR: CHARCOAL (BY 16070)
5	TRIM / GLASS	BLUE GRASS



3 BLDG. B: BLDG. SECTION
 SCALE: 1/8" = 1'-0"



2 BLDG. B: SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 BLDG. B: NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE

NO.	DESCRIPTION	COLOR
1	BRICK	CL MASONRY BRICK - HERRING BONNET
2	METAL CLADDING	POLYMER COATED STEEL
3	METAL CLADDING	POLYMER COATED STEEL (BY S&B)
4	PARAPET / METAL CLADDING / BRICKWORK	POLYMER COATED STEEL (BY S&B) COLOR: CHARCOAL (BY 16070)
5	TRIM / GLASS	BLUE GRASS

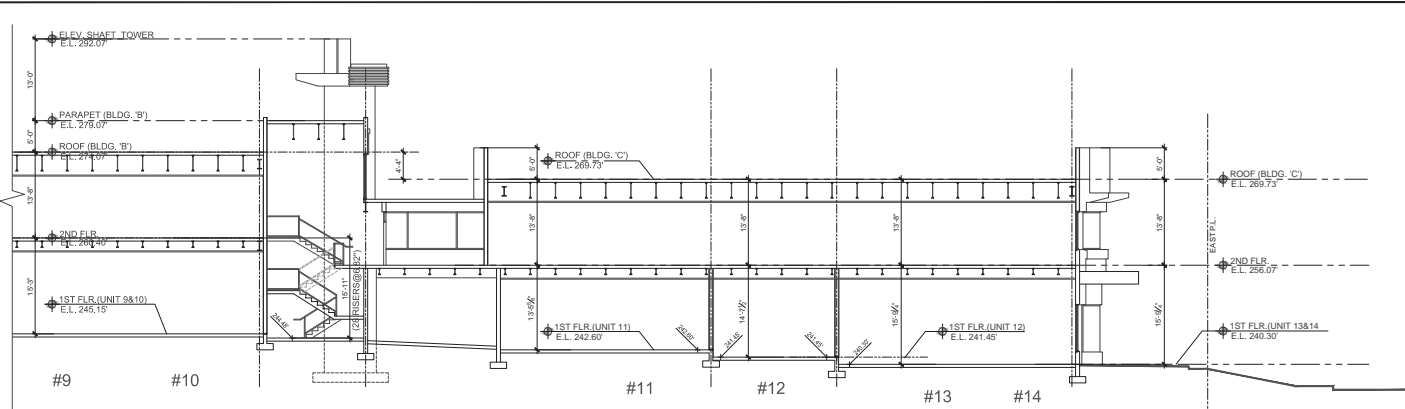
DEVELOPMENT PERMIT

BINNING'S PLACE
 PROPOSED COMMONS COMPLEX
 BLDG. B BUILDING ELEVATIONS
 DATE: 11-28-2018
 SCALE: 1/8" = 1'-0"

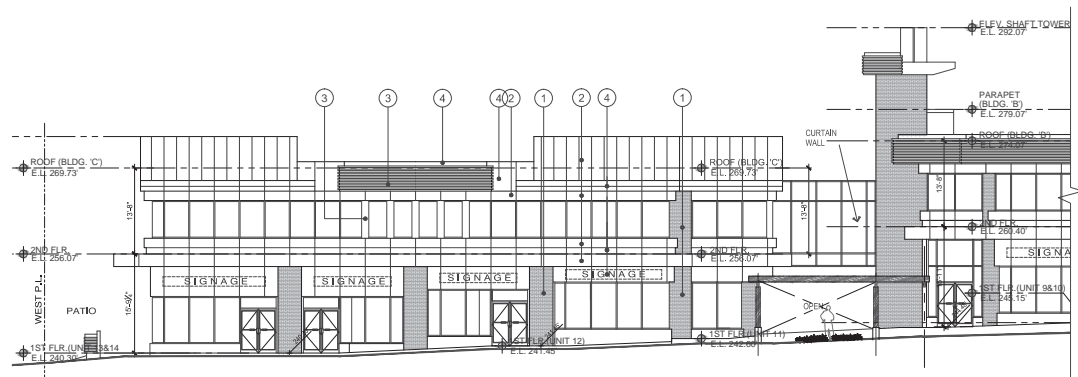
A4

EXTERIOR COLOR SCHEDULE

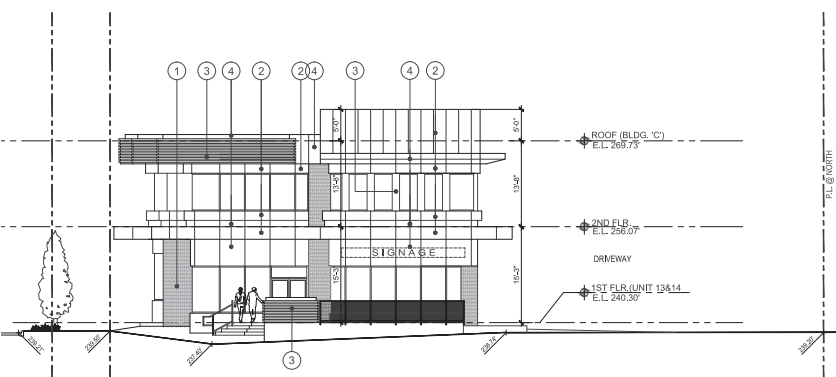
ID	DESCRIPTION	COLOR
1	BRICK	1/2" BRICK SANDWICH SANDWICH
2	METAL CLADDING GROUND FLOOR CANOPY	PAVE BRICK HORIZONTAL COLOR: TAN @ WEST
3	METAL CLADDING	PAVE BRICK HORIZONTAL COLOR: COPPER @ WEST
4	PARAPET (METAL CLADDING) SUNSCREEN	PAVE BRICK HORIZONTAL COLOR: SANDWICH @ WEST
5	FINISH GLASS	BLUE PLUS



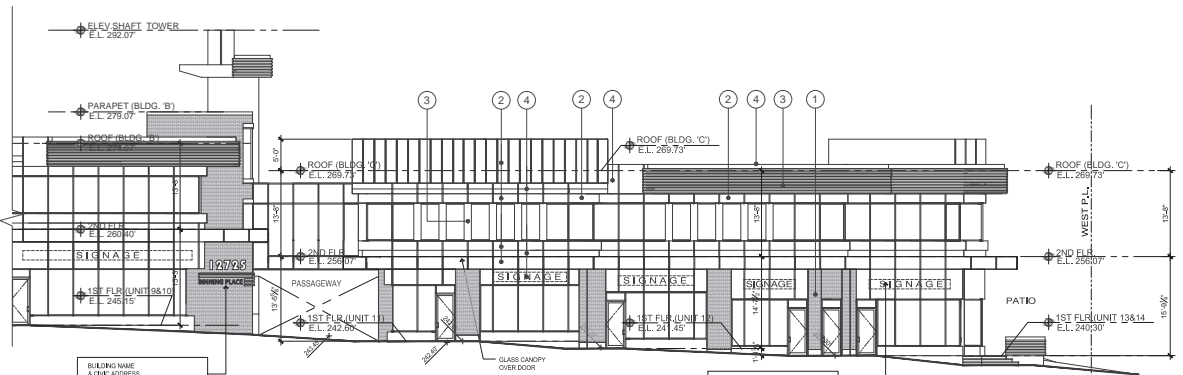
4 BLDG. C: BLDG. SECTION
 SCALE: 1/8" = 1'-0"



2 BLDG. C: NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 BLDG. C: NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 BLDG. C: SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING NAME
 ALUM. ADDRESS
 (ALUM. LETTERS MOUNTED ON BRICK)

SIGNAGE
 - BRICK LOCATED WITHIN THE SPACE ALLOCATED AS PER BRICK ELEVATION
 - ILLUMINATED CHANNEL LETTERS

NO.	DATE	DESCRIPTION
1	11/11/2011	PROPOSED CONCEPT
2	11/11/2011	PROPOSED CONCEPT
3	11/11/2011	PROPOSED CONCEPT
4	11/11/2011	PROPOSED CONCEPT
5	11/11/2011	PROPOSED CONCEPT
6	11/11/2011	PROPOSED CONCEPT
7	11/11/2011	PROPOSED CONCEPT
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9	11/11/2011	PROPOSED CONCEPT
10	11/11/2011	PROPOSED CONCEPT
11	11/11/2011	PROPOSED CONCEPT
12	11/11/2011	PROPOSED CONCEPT
13	11/11/2011	PROPOSED CONCEPT
14	11/11/2011	PROPOSED CONCEPT
15	11/11/2011	PROPOSED CONCEPT
16	11/11/2011	PROPOSED CONCEPT
17	11/11/2011	PROPOSED CONCEPT
18	11/11/2011	PROPOSED CONCEPT
19	11/11/2011	PROPOSED CONCEPT
20	11/11/2011	PROPOSED CONCEPT

DEVELOPMENT PERMIT

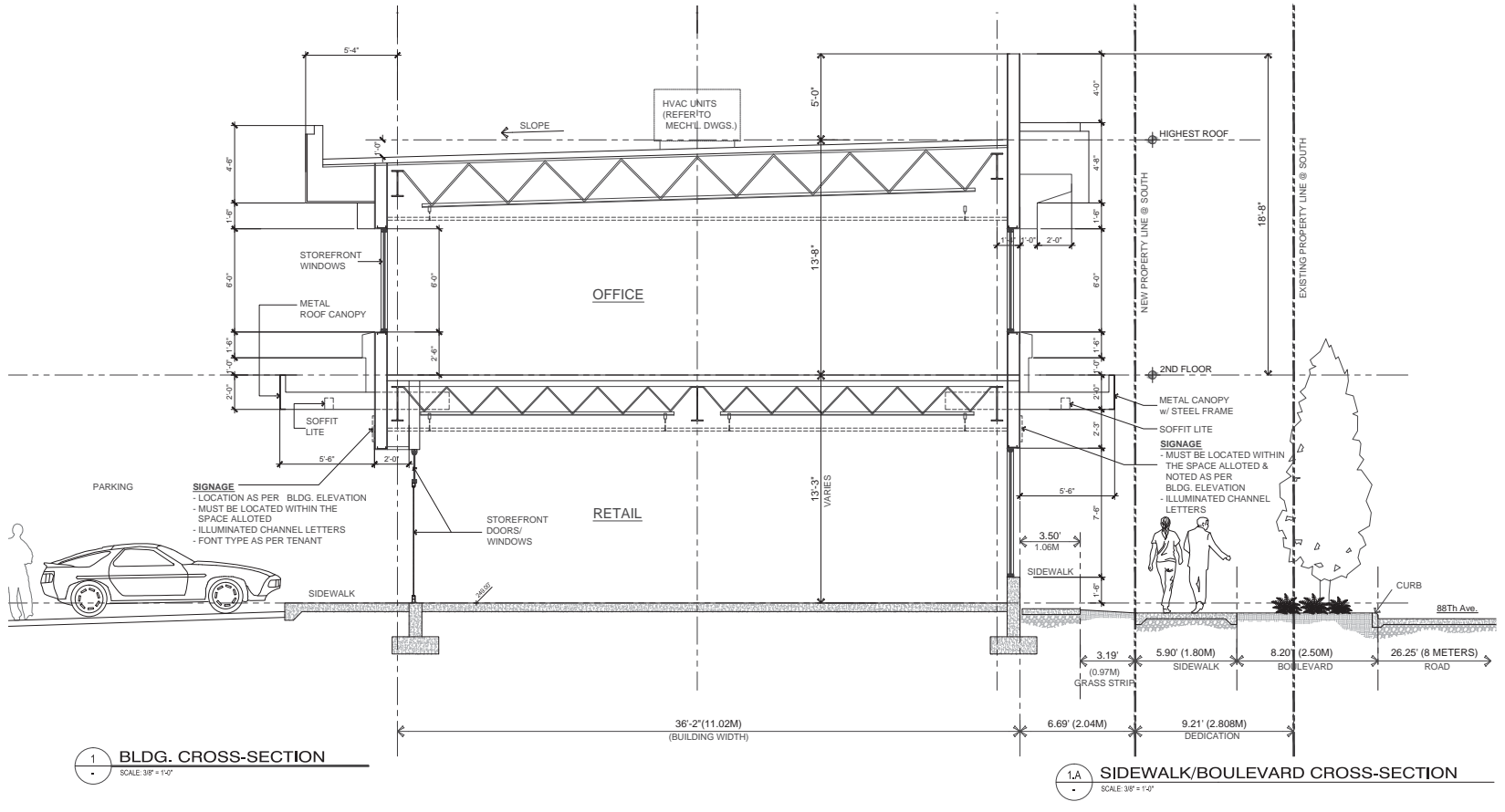
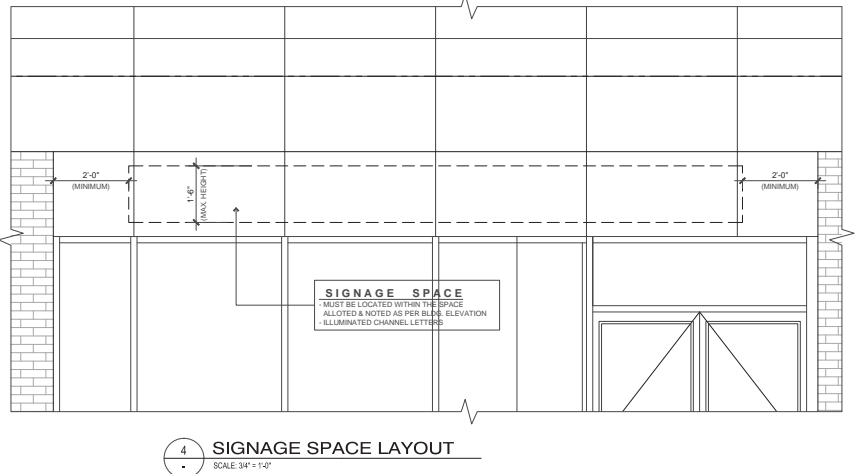
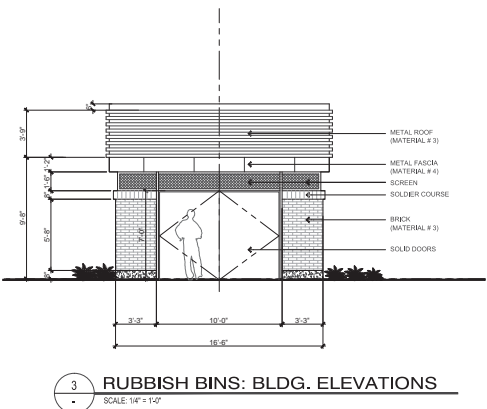
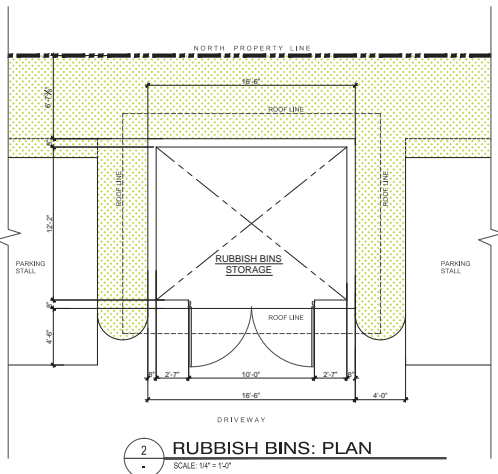
BINNING'S PLACE
 PROPOSED CONCEPT
 2025 2273 8th Avenue, S.W., D.C.
BLDG. C - BUILDING ELEVATION/SECTION
 DATE: 11-28-11
 SCALE: 1/8" = 1'-0"
 SHEET: 02/09B - 2011

A6

NO.	DATE	DESCRIPTION
1	11/17/2017	PROPOSED CONCEPT PLAN
2	11/17/2017	PROPOSED CONCEPT PLAN
3	11/17/2017	PROPOSED CONCEPT PLAN
4	11/17/2017	PROPOSED CONCEPT PLAN
5	11/17/2017	PROPOSED CONCEPT PLAN
6	11/17/2017	PROPOSED CONCEPT PLAN
7	11/17/2017	PROPOSED CONCEPT PLAN
8	11/17/2017	PROPOSED CONCEPT PLAN
9	11/17/2017	PROPOSED CONCEPT PLAN
10	11/17/2017	PROPOSED CONCEPT PLAN
11	11/17/2017	PROPOSED CONCEPT PLAN
12	11/17/2017	PROPOSED CONCEPT PLAN
13	11/17/2017	PROPOSED CONCEPT PLAN
14	11/17/2017	PROPOSED CONCEPT PLAN
15	11/17/2017	PROPOSED CONCEPT PLAN
16	11/17/2017	PROPOSED CONCEPT PLAN
17	11/17/2017	PROPOSED CONCEPT PLAN
18	11/17/2017	PROPOSED CONCEPT PLAN
19	11/17/2017	PROPOSED CONCEPT PLAN
20	11/17/2017	PROPOSED CONCEPT PLAN

DEVELOPMENT PERMIT

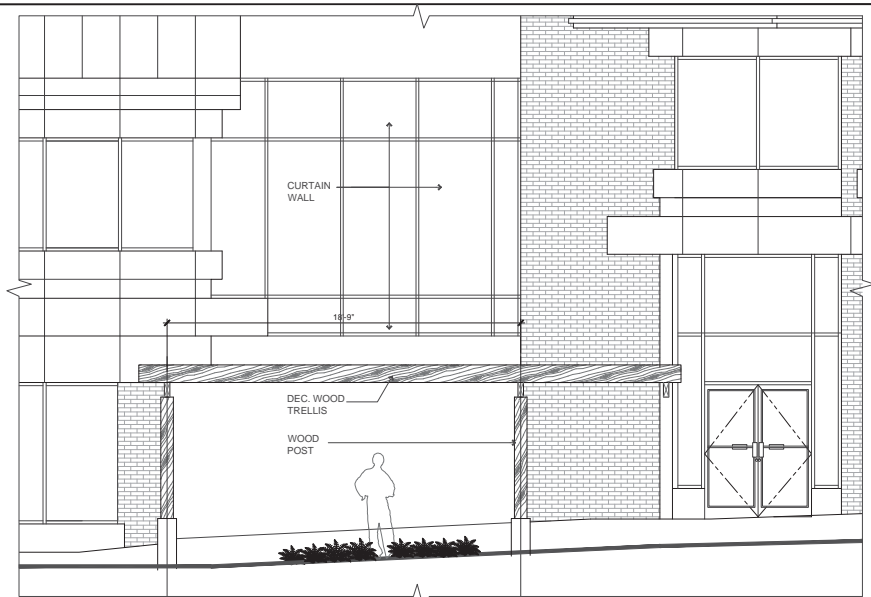
BINNING'S PLACE
 PROPOSED COMMERCIAL COMPLEX
 SECTION DETAIL / LENS
 DATE: 11-17-2017
 TIME: 10:00 AM
 PROJECT NO.: 17-000001
 SHEET NO.: 1010008-0010



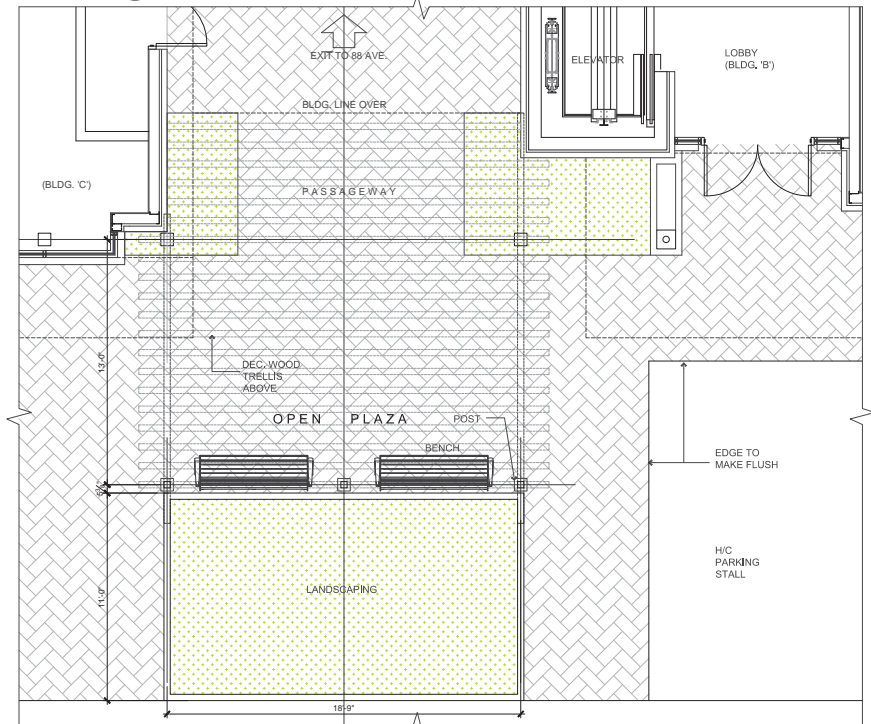
1 BLDG. CROSS-SECTION
 SCALE 3/8" = 1'-0"

1.A SIDEWALK/BOULEVARD CROSS-SECTION
 SCALE 3/8" = 1'-0"

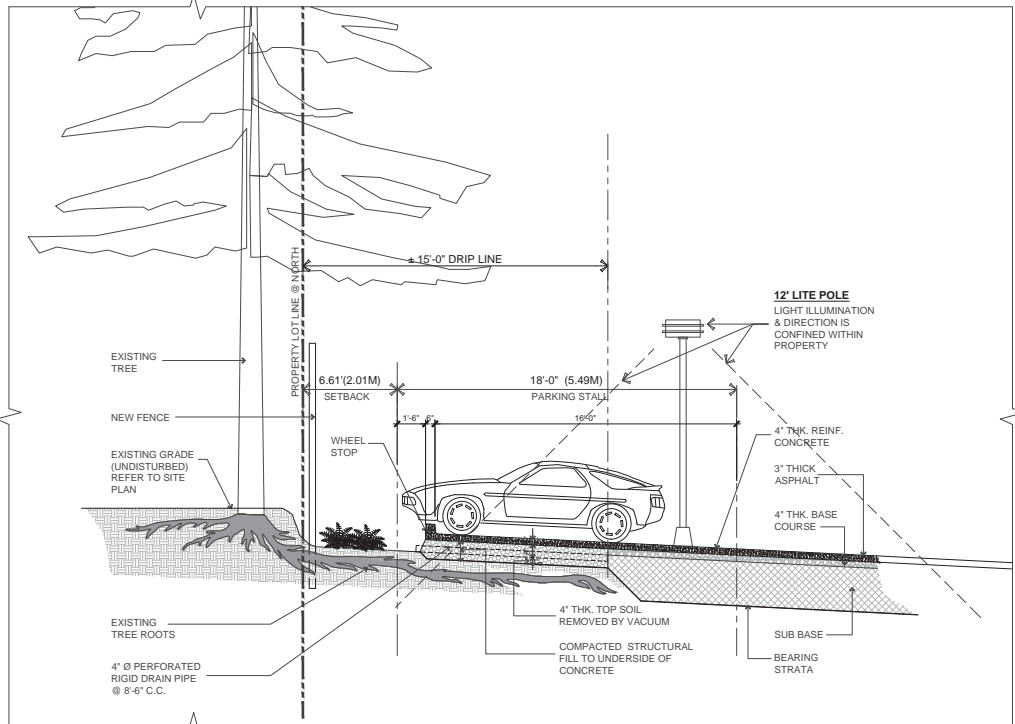




2 ELEVATION: OPEN PLAZA
SCALE: 3/8" = 1'-0"



1 PLAN: OPEN PLAZA
SCALE: 3/8" = 1'-0"

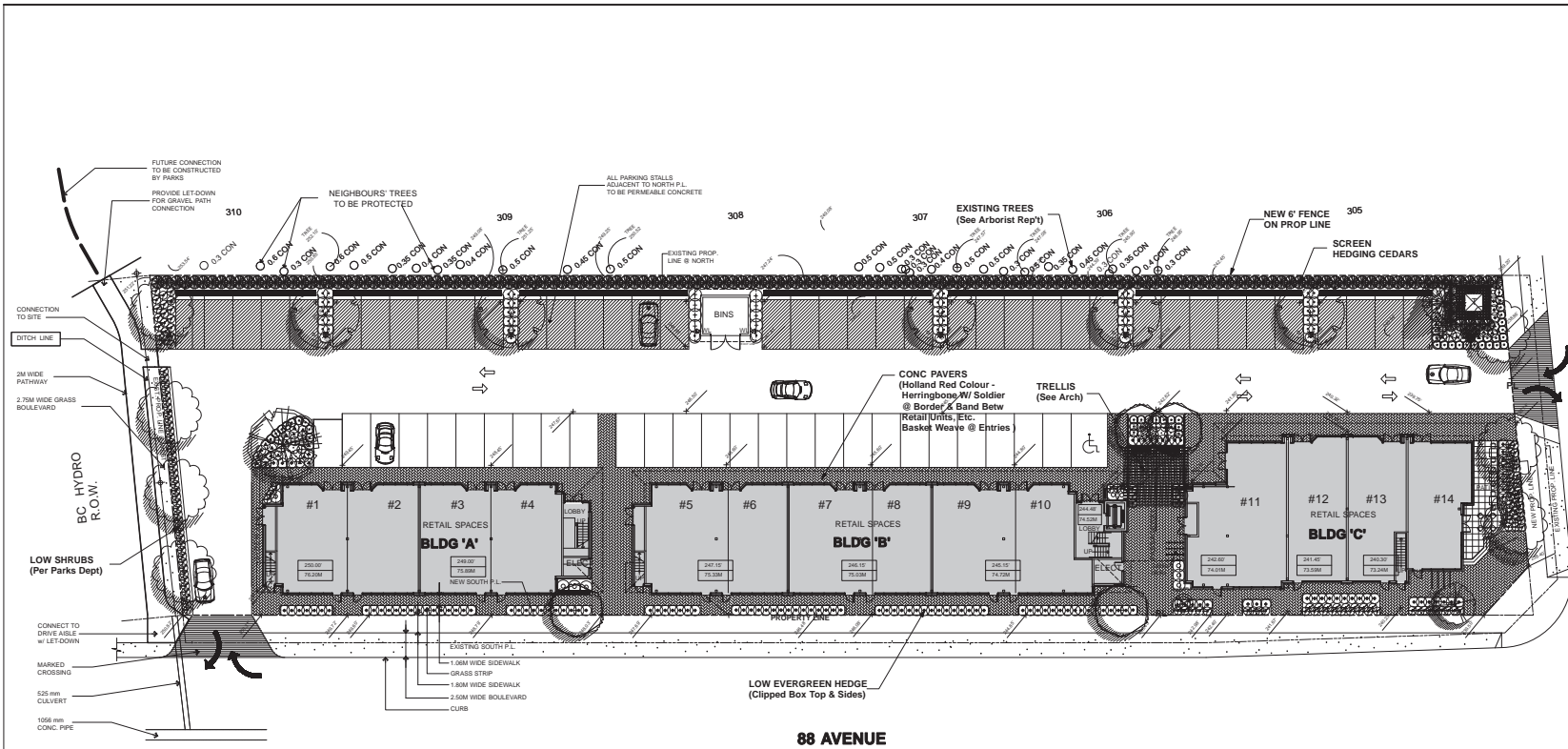


3 PARKING STALL DETAIL (ADJ. TO NEIGHBORS' TREES)
SCALE: 3/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	11/15/2018	ISSUED FOR PERMIT
2	11/15/2018	ISSUED FOR PERMIT
3	11/15/2018	ISSUED FOR PERMIT
4	11/15/2018	ISSUED FOR PERMIT
5	11/15/2018	ISSUED FOR PERMIT
6	11/15/2018	ISSUED FOR PERMIT
7	11/15/2018	ISSUED FOR PERMIT
8	11/15/2018	ISSUED FOR PERMIT
9	11/15/2018	ISSUED FOR PERMIT
10	11/15/2018	ISSUED FOR PERMIT
11	11/15/2018	ISSUED FOR PERMIT
12	11/15/2018	ISSUED FOR PERMIT
13	11/15/2018	ISSUED FOR PERMIT
14	11/15/2018	ISSUED FOR PERMIT
15	11/15/2018	ISSUED FOR PERMIT
16	11/15/2018	ISSUED FOR PERMIT
17	11/15/2018	ISSUED FOR PERMIT
18	11/15/2018	ISSUED FOR PERMIT
19	11/15/2018	ISSUED FOR PERMIT
20	11/15/2018	ISSUED FOR PERMIT

DEVELOPMENT PERMIT

BINNING'S PLACE
PROPOSED COMMONS COMPLEX
2022-12123 81st AVENUE, DUBLINO, AZ
PARKING STALL DETAIL / OPEN PLAZA
DATE: 11-15-2018
SCALE: 3/8" = 1'-0"
DRAWN: [Name]
CHECKED: [Name]
DATE: 11-15-2018



128 STREET

88 AVENUE

Note
Contractor to check and verify all dimensions on site and report any discrepancies to the Land Architect prior to proceeding with the work.
Do not scale the Drawings.

All Drawings, Specifications and related documents, are the copyright property of the Land Architect and must be returned upon request. Reproduction of Drawings, Specifications and related documents in whole or in part is prohibited without the Land Architect's written consent.

This Drawing is not to be used for construction until countersigned by the Landscape Architect:

Landscape Architect's signature
Date:

7		
6		
5		
4		
3		
2	ISSUE FOR D.P.	Oct 04/13
1	ISSUE FOR D.P.	July 16/13
No.	Issued for	Date

Drawing Title

LANDSCAPE PLAN

Project CITY FILE #707-0447-00

BINNING'S PLACE
PROPOSED COMMERCIAL COMPLEX
12725 - 12773 88 AVENUE, SURREY, B.C.

PLANT LIST					PLANT LIST				
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees					Shrubs Continued ...				
○	1	Acer palmatum 'Osakasuki'	Japanese Maple	3m H. / s-stem	○	57	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot, 60cm spacing
○	4	Magnolia grandiflora	Southern Magnolia	6cm cal. / m-stem	○	8	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
○	5	Fraxinus americana 'Autumn Purple'	White Ash Var.	6cm cal. / 2m std	○	2	Rhododendron 'Anna Rose Whitney'	Rhododendron (ball var.)	#7 pot
○	1	Liquidambar styraciflua 'Worpleston'	Sweet Gum	7cm cal. / 2m std	○	3	Rosa madag. 'Catherine Dailight'	Hardy French Rose var.	#3 pot
○	7	Prunus serrulata 'Pl. Perfector'	Daybreak Flowering Cherry	6cm cal. / 2m std	○	11	Spiraea x bumalda 'Anthony Waterer'	Spiraea Var.	#2 pot
○	1	Chamaecyparis nootkatensis	Nootka Cypress	3m H. / spr form	○	159	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.5m ft.
Shrubs					○	29	Viburnum davidii	Davis's Viburnum	#2 pot
○	140	Azalea japonica 'Rosebud'	Japanese Azalea	#3 pot	○	1	Weigela 'Eriob. Ruby'	Weigela	#3 pot
○	4	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#3 pot	Ground Covers/Pennants/Vines				
○	137	Ilex crenata	Japanese Holly	#3 pot	■	30	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c. / heavy
○	41	Lonicera pileata	Evergreen Honeysuckle	#2 pot	■	274	Cotoneaster 'Lowfast'	Cotoneaster var.	#1 pot / 90cm o.c. / heavy
○	8	Photinia Fraseri	Photinia	#3 pot	■	15	Erica darleyensis 'Warmer's Red'	Winter Heather	10cm pot / 45cm o.c.
○	12	Pieris japonica 'Temple Bells'	Japanese Andromeda	#3 pot	○	2	Hydrangea anomala pectinatis	Climbing Hydrangea	#5 pot / stake to wall

- Notes:**
1. Specification as per most recent BCSLA/BCSNA Landscape Standard and Landscape Design Inc. 'Type Notes'.
 2. Plant material to be supplied by Landscape Architect at nursery.
 3. The Contractor is to verify all job measurements & quantities at time of tender. Should there be discrepancies between Plant List and Plan the greater number is deemed to be correct.
 4. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval.



CONSULTING LANDSCAPE ARCHITECT



Structural -	
Mechanical -	
Electrical -	
Landscape -	

Scale 1/16" = 1'-0"	Drawing Number -
Drawn by - ACT	<p>L-1</p>
Checked by -	
File Number -	
Plot Date - APRIL 2012	

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

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

DATE: **October 21, 2013** PROJECT FILE: **7812-0137-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12725/39/47/63/73 88 Avenue and 8809 128 Street**

OCP AMENDMENT

The Engineering Department have no concerns from a servicing perspective relative to this OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.808 metres tapering to 1.808 metres (west to east) along 88 Avenue to accommodate the required a 30.0-metre road allowance for the arterial road standard;
- dedicate 2.808 metres along 128 Street to accommodate the required 30.0-metre road allowance for the arterial road standard;
- dedicate a 5.0 x 5.0-metre corner cut at the 88 Avenue and 128 Street intersection; and
- registration of a 0.5-metre Stat. Right-of-Way on both 88 Avenue and 128 Street.

Works and Services

- mitigate to the City's satisfaction any construction impact to the boulevard areas on both 88 Avenue and 128 Street and
- abandon all existing storm, sanitary and water service connections to the satisfaction of the Engineering Department and provide new adequately sized connections for the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

The Engineering Department have no servicing concerns relative to this Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

SSA

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0137-00

Project Location: 12725 / 39 / 47 / 63 / 73 - 88 Avenue and 8809 - 128 Street

Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Ground cover for the developable portion of the site consists primarily of turf grasses. The onsite tree resource includes a mixture of native and non native species of moderate health and structure although many have been topped and poorly maintained with the exception of a good quality oak.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A)	8
Number of Protected Trees declared hazardous due to Natural causes	(B)	0
Number of Protected Trees to be removed	(C)	8
Number of Protected Trees to be retained (A-C)	(D)	0
Number of Replacement Trees required (0 alder and cottonwood X 1 and 8 others X 2)	(E)	16
Number of Replacement Trees proposed	(F)	19
Number of Replacement Trees in deficit (E-F)	(G)	0
Total number of Prot. and Rep. Trees on site (D+F)	(H)	19
Number of lots proposed in the project	(I)	
Average number of Trees per Lot	(H/I)	(J) N/A

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: July 15, 2013





Advisory Design Panel Minutes

Planning Boardroom 1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JULY 25, 2013
Time: 4:00 pm

Present:

Chair - J. Makepeace

Panel Members:

S. Lyon
B. Wakelin
T. Bunting
S. Vincent

Guests:

Ian Guan, Gradual Architecture Inc.
Meredith Mitchell, M2 Landscape Arch.
B. Dubb, Developer
Maciej Dembek, Barnett Dembek Architect Inc.
Gerry Blonski, Gerry Blonski Architect
Al Tanzer, Landscape Design Inc.
Amar, Prem and Burpac Binning, Owners

Staff Present:

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

B. NEW SUBMISSION

3. 6:30 PM

File No.: **7912-0137-00**
 New or Resubmit: New
 Description: Rez and DP for a Two-storey mixed use development (3 buildings proposed)
 Address: **12725, 39, 47, 63, 73 – 88 Avenue and 8809 – 128 Street**
 Developer: Prem, Amar, Gурpal and Hardev Binning, Owners
 Architect: Gerry Blonski, Gerry Blonski Architect
 Landscape Architect: Al Tanzer, Landscape Design Inc.
 Planner: Donald Nip
 Urban Design Planner: Mary Beth Rondeau

The **Acting City Architect** presented an overview of the proposed project and highlighted the following:

- Requesting a change to allow commercial at this corner, 128 Street will become a main arterial, so the use considered appropriate.
- A pathway will be added to the adjacent greenway to help connect.

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

- Has received many support letters for the complex from area residents.
- Site slopes 3 metres from west to east. Ground higher to north. Site will be handicapped accessible. No ramps, less than 5% slope on site.
- Three buildings to face south onto 88 Avenue with sight lines into site.
- Structural steel, masonry, metal cladding, reflective blue glass to screen from sun and front clear glass.
- Weather protection canopy over street and parking sidewalks.
- Storm water management with underground chambers.
- Site will be lit with bollards and lighting on the building.
- Heating and cooling system will be air to air heat pumps.

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

- There are a lot of trees on north side of site and cedar hedging to be added along edge to create privacy in neighbouring residences.
- Surfacing will be concrete pavers in herring bone pattern.
- Permeable pavers for benefit of tree roots on north side and for surface water management. Will fine tune use of pavers elsewhere on project.
- On back side to be continuous evergreen hedge to a 2.5 – 3' max. height.
- Street trees on city side: ornamental trees, shade trees, flowering trees.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rez and DP for a Two-storey mixed use development (3 buildings proposed)
12725, 39, 47, 63, 73 - 88 Avenue and 8809 - 128 Street
File No. 7912-0137-00

It was

Moved by B. Wakelin

Seconded by T. Bunting

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

Site

- The site layout is very well done with the buildings along the streets and retail oriented to the streets.
- It is important to be sensitive to north neighbours i.e. lighting
 - Pole-mounted lighting is added to the landscaped islands between the North parking spaces, and will have shields to deflect light from the neighbours and direct it to the paved surface.

Building Form and Character

- Good material palette.
- Good space on second floor.
- Consider recessing CRU entries on 88 Avenue
 - The CRU doors on the North side face the parking lot will be used the most and are recessed so that the open doors will not intrude into the pedestrian sidewalk. The applicant will consider additional recessed doors along 88 Avenue.
- Consider development of a signage control package to encourage different signage applications and limit oversized or aggressive signs.
 - Signage will be controlled and limited to the space permitted.

- Take care with the canopy soffits, as this will be critical to success of the public sidewalk space. Consider heavier gauge steel or wood.
 - Canopy soffits will be heavy gauge metal
- Consider opening windows.
 - Opening windows will be discussed further with the HVAC Engineer.
- Discourage blue reflective glass
 - The applicant will change the second floor glass from reflective to a blue tint with a high UV value. This blue band of glass is an important design element and should be retained.
 - Note that reflective glass is not a cosmetic feature but was developed by the glass industry to save energy, provide a more comfortable glare free environment and is standard for office buildings.

Landscaping

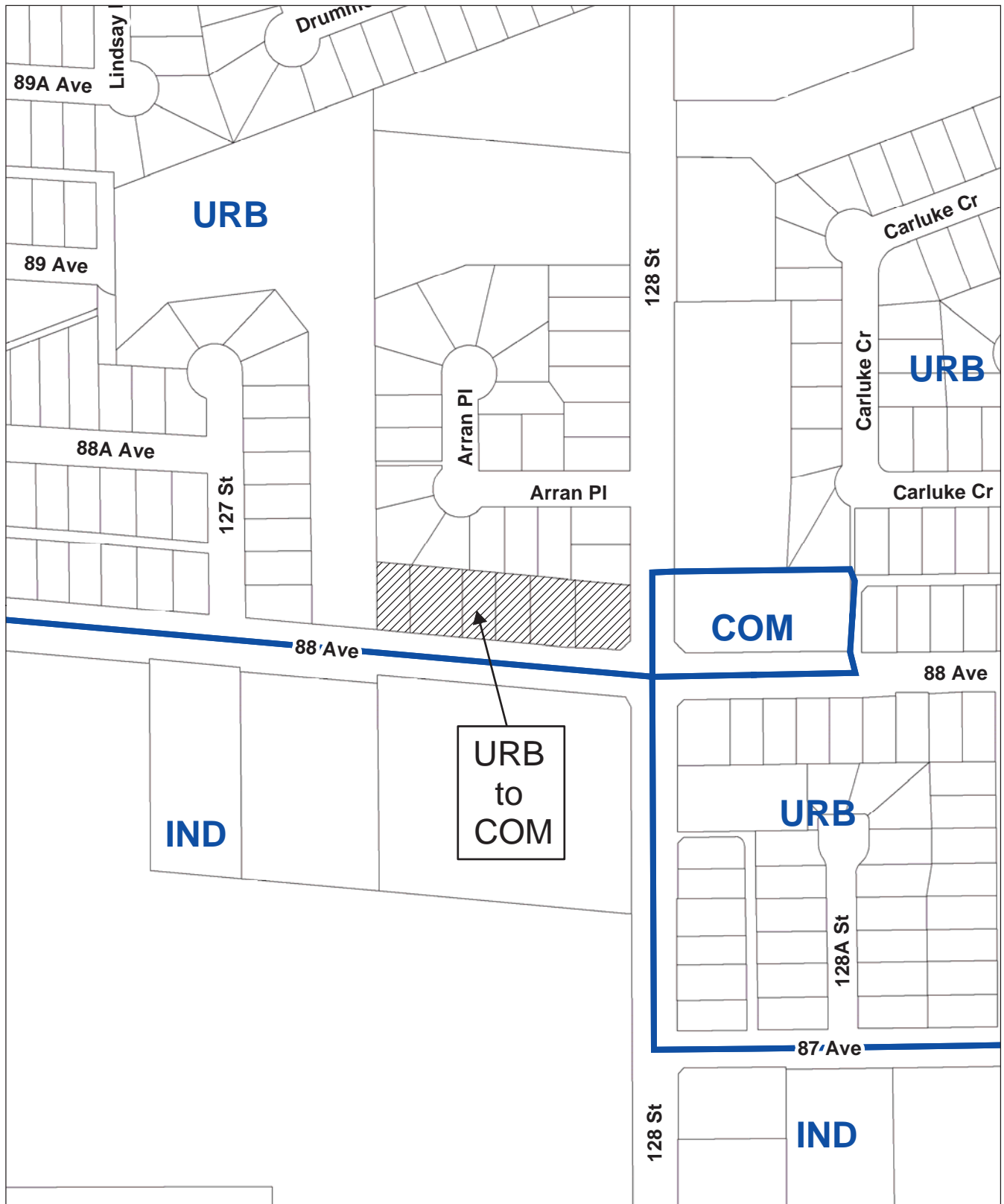
- Good effort to save trees.
- Make all parking the same material, i.e. permeable pavers.
 - Concrete pavers are shown on pedestrian areas only to differentiate them from vehicular areas. Permeable concrete is used on the Northern parking stalls as part of the preservation system for the neighbour's trees.
 - Standard asphalt paving is used for the remainder of the parking area and will be connected to a subsurface retention system to permit the water to seep into the soil.
- Widen 88 Avenue sidewalk, consider lower hedge on 88 Avenue.
 - The landscaping along 88 Avenue will be limited to 18 inch height, so as not to protrude above the store front glass.
 - The sidewalk adjacent to the building along 88 Avenue is limited to one meter by the space available.

CPTED

- The area doesn't show much existing activity. RCMP felt that the site is well designed for commercial and office as proposed.
- Consider after hours control of parking lot.
 - The owners will consider enhanced security.
- If an electronics store moves in, look at use of bollards.
- Security lighting – but consider adjacent residential.
 - Parking lot lighting will be directed away from the residential area.
- Improve visibility of passageways by wrapping windows from retail and stairs.
 - Passageways are short and open, with good visibility from 88 Avenue and the parking lot.

Sustainability

- Blue glass has less light transmission (very low), and will be dark inside. Use less glass, particularly on north side.
 - The second floor has a continuous strip of glass to provide flexibility for tenant demarcation.
 - The continuous glass is an important design element and should be left as is.
- Recommend that since there are good overhangs that less reflective glass be used to let more natural light in and more winter sun in when the sun is at low angles. Instead use glazing with good U-V rate, but not reflective.
 - We will change the second floor glass from reflective to a blue tint with a high UV value. This blue band of glass is an important design element and should be retained.
 - Note that reflective glass is not a cosmetic feature but was developed by the glass industry to save energy, provide a more comfortable glare free environment and is standard for office buildings.
- Good overhang shading on south side.
- Good building orientation for energy conservation if appropriate glass used.
- Pursue LEED designation.
 - Full LEED certification would not be practical, but perhaps the most significant contribution to sustainability is the project's location. It has a customer base of an existing residential area, which will enable the residents to walk to local services rather than drive to another location.
 - The other significant features are:
 - high level of insulation;
 - energy saving glass;
 - heat pump for both heating and air-conditioning;
 - storm water retention system;
 - energy saving lights;
 - low water use plumbing fixtures; and
 - the metal cladding is low maintenance.



OCP Amendment

Proposed amendment from Urban to Commercial



CITY OF SURREY

BYLAW NO. _____

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

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

(a) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 006-182-836
Lot 329 Section 31 Township 2 New Westminster District Plan 47378
12725 - 88 Avenue

Parcel Identifier: 000-939-412
Lot 330 Section 31 Township 2 New Westminster District Plan 47378
12739 - 88 Avenue

Parcel Identifier: 005-000-181
Lot 331 Section 31 Township 2 New Westminster District Plan 47378
12747 - 88 Avenue

Parcel Identifier: 006-294-669
Lot 348 Section 31 Township 2 New Westminster District Plan 48699
12763 - 88 Avenue

Parcel Identifier: 018-771-459
Lot B Section 31 Township 2 New Westminster District Plan LMP16878
12773 - 88 Avenue

(b) FROM: LOCAL COMMERCIAL ZONE (C-4)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 018-771-441
Lot A Section 31 Township 2 New Westminster District Plan LMP16878

8809 - 128 Street

(hereinafter both 1.(a) and (b) shall be referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a neighbourhood scale commercial node in a comprehensive design.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, provided that any of these uses, or a combination thereof, do not constitute a singular use on the *lot*:

1. *Retail stores* excluding *adult entertainment stores*, auction houses, *secondhand stores* and *pawnshops*.
2. *Personal service uses* limited to barbershops, beauty parlours, cleaning and repair of clothing, shoe repair shops.
3. *Eating establishments* excluding *drive-through restaurants*.
4. *Neighbourhood pubs*.
5. Office uses excluding *social escort services* and *methadone clinics*.
6. *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*.
7. *Indoor recreational facilities*.
8. *Community services*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.60

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i> (East)	<i>Rear Yard</i> (West)	<i>Side Yard</i> (North)	<i>Side Yard on Flanking Street</i> (South)
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.0 m. [13 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.0 m. [6.6 ft.]

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

G. Height of Buildings

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

1. *Principal buildings:* The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided as stated in Table C.2. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,047 sq. m. [1.0 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

K. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the servicing requirements for the C-5 Zone as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
3. General provisions are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

- 7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
- 8. *Building* permits shall be subject to "Surrey Development Cost Charge By-law, 2013, No. 17856", as may be amended or replaced from time to time, and the development cost charges shall be based on the C-5 Zone.
- 9. Tree regulations are set out in "Surrey Tree Protection By-law, 2006, No. 16100", as amended.
- 10. Development permits may be required in accordance with the "Surrey Official Community Plan, 1996, By-law No. 12900", as amended.
- 11. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 2013.

PASSED SECOND READING on the _____ th day of _____, 2013.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 2013.

PASSED THIRD READING on the _____ th day of _____, 2013.

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

_____ MAYOR

_____ CLERK

PROPOSED SIGN BY-LAW VARIANCE

#	PROPOSED VARIANCES	SIGN BY-LAW REQUIREMENT	RATIONALE
1	To allow one (1) additional fascia sign on the east building elevation of proposed Building C, facing 128 Street and one (1) additional fascia sign on the south building elevation of proposed Building B, facing 88 Avenue. This results in a proposed increase in fascia signs from 28 to 30.	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a)).	The proposed fascia signs are of an appropriate size and scale in relation to proposed Building C. The proposed fascia sign on proposed Building B, facing 88 Avenue, is a building identification sign.