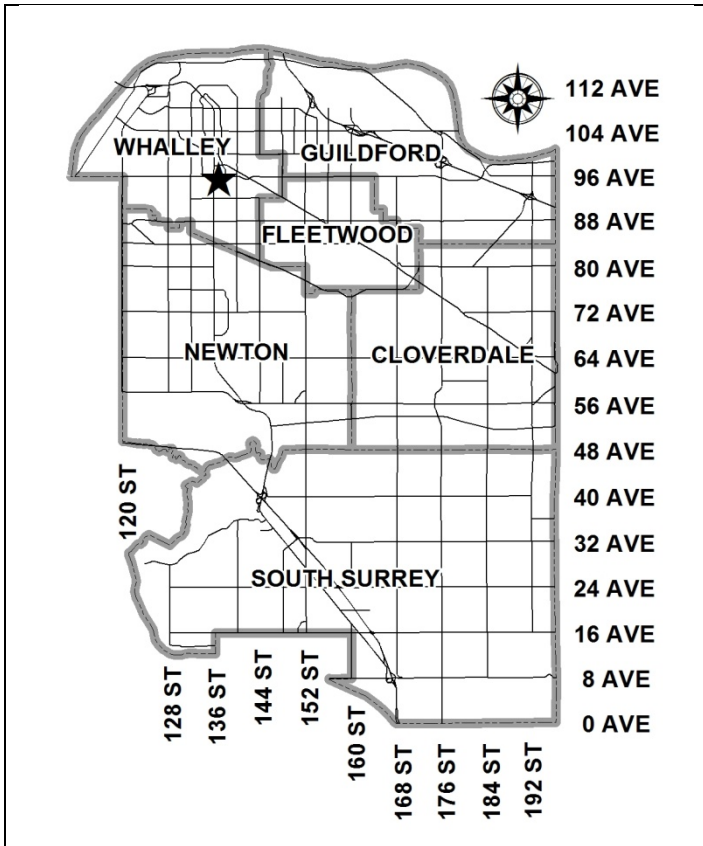


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0312-00

Planning Report Date: March 11, 2013



**PROPOSAL:**

- Development Permit
- Development Variance Permit

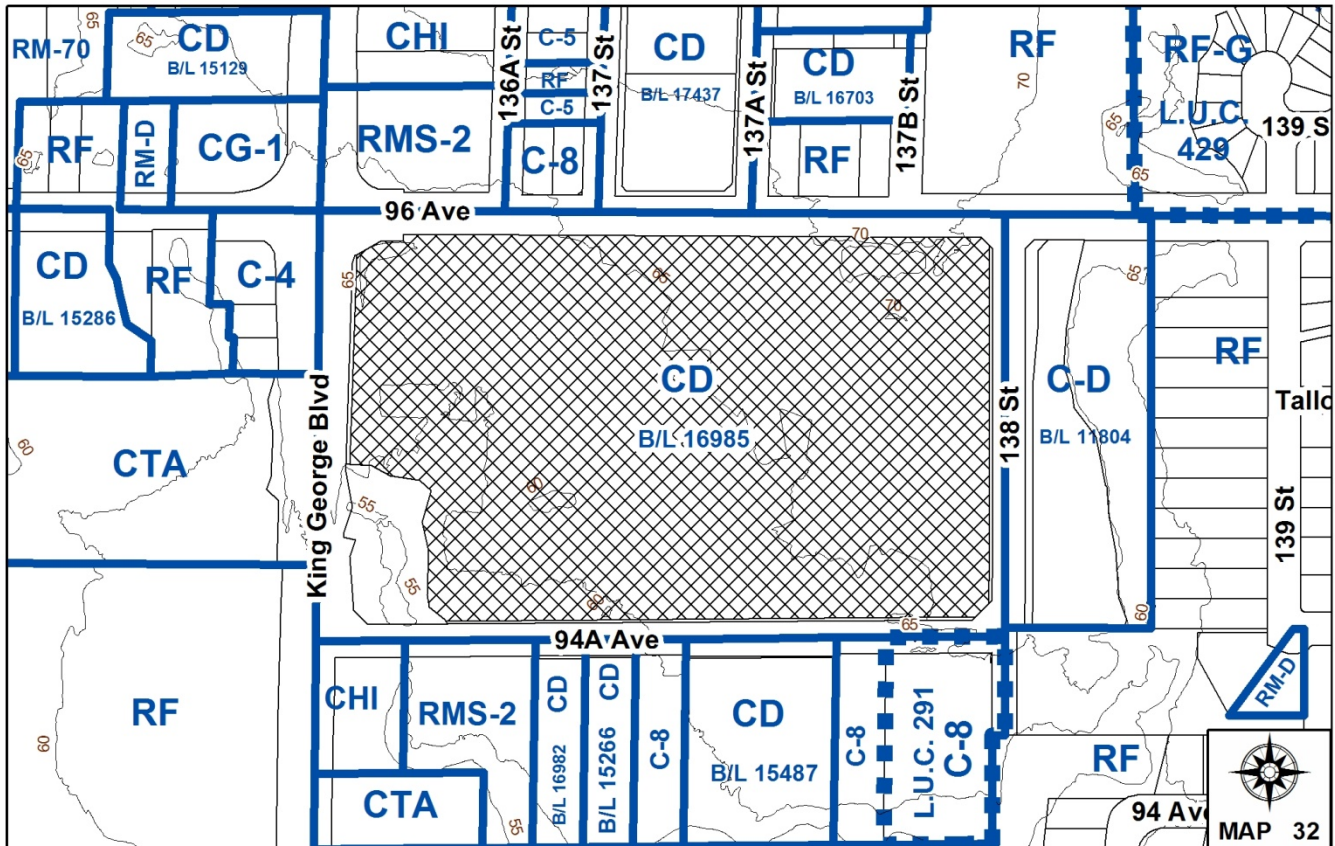
in order to permit the development of a new parkade at Surrey Memorial Hospital.

**LOCATION:** Portion of 13750-96 Avenue

**OWNER:** Fraser Health Authority

**ZONING:** CD (By-law No. 16985)

**OCP DESIGNATION:** City Centre



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the front yard setback for the proposed new parkade.

### RATIONALE OF RECOMMENDATION

- Complies with the Surrey City Centre Land Use and Density Concept Plan.
- Assists in facilitating the major expansion of the Surrey Memorial Hospital by allowing for additional parking for the overall hospital campus site.
- Although generally sited in the same location as the current parkade, the majority of the proposed parkade, except for the roof and ground levels, will now be below ground. Therefore, the new parkade will offer a more pleasant design from the street frontages. New landscaping will also assist in softening the edges of the new parkade.
- The proposed parkade will be in operation shortly after the completion of the 8-storey critical care tower currently under construction. It is anticipated that the critical care tower will be open in early 2014, with the parkade to open in mid- July 2014.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0312-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0312-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary Part 5 of the Zoning By-law, to reduce the minimum setback for an underground parking facility from the front lot line, from 2 metres (6.6 ft.) to 1.5 metres (5 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

### REFERRALS

- Engineering: The Engineering Department has no objection to the project. The completion of Engineering servicing requirements will be subject to Building Permit issuance, as outlined in Appendix III.
- BC Hydro: BC Hydro has no concerns.
- Fire: The Surrey Fire Department does not have any concerns.

### SITE CHARACTERISTICS

- Existing Land Use: Surrey Memorial Hospital, 3-storey parkade and 8-storey hospital expansion, currently under construction.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Medical facility, medical clinic, new office building under construction, single family dwellings.	Commercial	RMS-2, C-8, CD (By-law No. 17437) and RF
East (Across 138 Street):	Vacant lot with BC Hydro and Fortis BC rights-of-way, Development Permit No. 7904-0139-00 expired for a medical office building. A greenway is proposed along the east side of 138 Street. Quibble Creek further east.	Commercial	CD By-law (No. 11804)
South (Across 94A Avenue):	Dairy Queen restaurant and a variety of medically-related office buildings and medical support related facilities.	Commercial	CHI, RMS-2, CD (By-law No. 16982), CD (By-law No. 15266), C-8, CD (By-law No. 15487) and LUC 291 (underlying C-8)
West (Across King George Boulevard):	Tim Hortons, mobile home park and Queen Elizabeth Secondary School.	Urban	C-4, CTA and RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 13750 – 96 Avenue in the City Centre area. The Surrey Memorial Hospital currently exists on site, but is undergoing an expansion and renovation of the Surrey Memorial Hospital North Lobby (approved under Development Permit Application No. 7911-0006-00), as well as the construction of an 8-storey critical care tower (approved under Development Permit No. 7910-0261-00).
- The site is zoned Comprehensive Development Zone (By-law No. 16985) and designated City Centre in the Official Community Plan (OCP).
- As part of the previously approved Development Permit No. 7911-0006-00, 1,619 parking stalls would be provided for the overall Surrey Memorial Hospital (SMH) campus site, as part of the work for the approved expansion and renovation that is underway. These 1,619 parking spaces are distributed in two parking garages and in surface parking lots.
- A Development Permit application has been submitted for a new parkade consisting of approximately 755 stalls to replace the existing above-ground parkade on the south side of 96 Avenue, which currently accommodates 430 spaces.
- A total of 430 spaces will be removed to allow for the construction of the new parkade, leaving a total of 1,189 interim parking spaces.

- However, with the new parkade consisting of a total of 755 spaces, there will be 1,944 parking spaces overall for the entire SMH campus.
- While this parkade is under construction, hospital staff who normally park at this location, will be permitted to park in the underground parking at the Lark-owned office development to the north of the subject site, at 13737 – 96 Avenue.
- In the meantime, while the hospital parkade is under construction, visitor parking will be dispersed on surface parking areas throughout the hospital site.
- It is anticipated that the proposed parkade will be in operation shortly after the completion of the 8-storey critical care tower currently under construction. The parkade is anticipated to be open mid-July 2014, with the critical care tower to open in early 2014.
- A total of 46 bicycle parking spaces are proposed to be dispersed throughout the new parkade: 10 spaces are proposed outside in the plaza seating area; 16 spaces proposed in a bicycle storage room on P1; 4 outdoor spaces proposed on P2; and 16 spaces in a bicycle storage room, also on P2.

#### DESIGN PROPOSAL AND REVIEW

- Vehicular access to the new parkade, along with the ambulance access, is proposed from a central driveway at 96 Avenue and 137A Street.
- The new parkade encompasses 4 and a half levels of parking. Due to the slope of the subject site, the Ground Floor Plan is what would be considered the parkade's rooftop parking level. The roof level parking will be accessible from the east of the parkade and will be illuminated from free-standing light poles.
- Level P1 is street level for all vehicles driving in from 96 Avenue. Emergency vehicles may access from 96 Avenue at this level and continue turning right through the site or continue down a ramp to Level P2, which is the ambulance level allowing access to the emergency area.
- Levels P3, P4 and P4.5 will consist of parking areas only.
- The parkade façade will consist of smooth concrete with score lines painted to match the hospital building's panels and proposes to include materials which will be similar to that of the hospital expansion. Details will be developed further prior to consideration of final approval of the Development Permit.
- The proposed landscape concept includes a new seating plaza facing 96 Avenue at 137A Street, which will incorporate paving, landscaped areas, bicycle parking and benches.
- A terraced, landscaped wall is proposed at the south-east of the parkade to deal with grading on site.

ADVISORY DESIGN PANEL

- The proposal was not subject to Advisory Design Panel (ADP) review, but was reviewed by the Acting City Architect. There are a number of outstanding urban design items, which still require further review prior consideration of final approval of the Development Permit and in particular:
  - Proposed signage throughout the parkade, including locations, materials and dimensions;
  - Submission of detailed landscape plans; and
  - Identification of proposed lighting specifications.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To vary Sub-section A.2(c) of Part 5 Parking and Loading/Unloading of Surrey Zoning By-law, No. 12000, to reduce the setback for an underground parking facility from the front lot line (96 Avenue), from 2.0 metres (6.6 ft.) to 1.5 metres (5 ft.).

## Applicant's Reasons:

- The area of building construction is constrained on the north side (96 Avenue) by road and on the south side by the existing hospital and expansion.
- A reduced setback from 96 Avenue is requested to maximize the parking layout.

## Staff Comments:

- Planning staff support this proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plans, Elevations, Site Sections and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7912-0312-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Wensley Architecture Ltd. and Van Der Zalm and Associates Inc., respectively, dated February 22, 2013.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

PL/da

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DRV 3/7/13 11:45 AM





# SURREY MEMORIAL HOSPITAL PARKADE

13750 - 96th AVENUE, SURREY, BC.

ISSUED FOR DEVELOPMENT PERMIT - 22 FEB, 2013

## PROJECT TEAM

### CLIENT/CONTRACTOR:

LARK GROUP  
BUILDING A, UNIT 101, 17802 66TH AVE.  
SURREY, B.C.  
T. 604.576.2935

### ARCHITECTS:

WENSLEY ARCHITECTURE LTD.  
SUITE 301, 1444 ALBERNI STREET,  
VANCOUVER, B.C.  
T. 604.685.3529

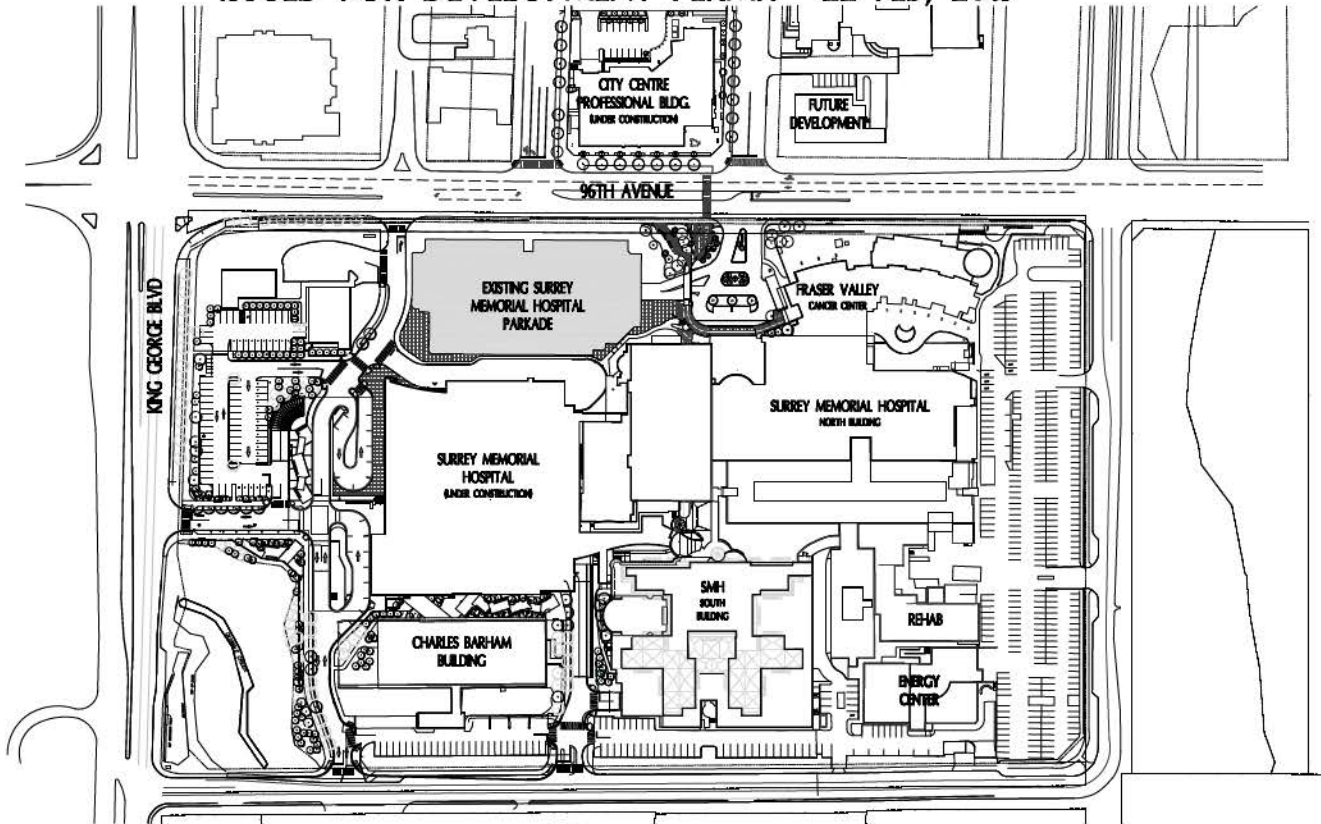
### LANDSCAPE:

VAN DER ZALM + ASSOCIATES INC.  
SUITE 1, 8938-192 ST.  
SURREY, B.C.  
T. 604.882.0024

### CIVIL:

BINNIE & ASSOCIATES  
#205 4946 CANADA WAY,  
BURNABY, B.C.  
T. 604.420.1721

PARKING STALL SUMMARY:			
OF	75 REGULAR + 41 SC + 1 H/C = 117 STALLS,	3,403 m <sup>2</sup>	
P1	58 REGULAR + 14 SC + 0 H/C = 72 STALLS,	4,294 m <sup>2</sup>	
P2	92 REGULAR + 31 SC + 2 H/C = 125 STALLS,	4,827 m <sup>2</sup>	
P3	159 REGULAR + 33 SC + 2 H/C = 194 STALLS,	5,822 m <sup>2</sup>	
P4	179 REGULAR + 18 SC + 2 H/C = 199 STALLS,	5,715 m <sup>2</sup>	
P5	45 REGULAR + 2 SC + 1 H/C = 48 STALLS,	1,527 m <sup>2</sup>	
TOTAL	755 CAR STALLS	25,388 m <sup>2</sup>	
	(608 REGULAR + 139 SMALL CAR + 8 H/C)		
	SMALL CAR RATIO: 18.4%		
BICYCLE STORAGE SUMMARY:			
OF	10 OUTDOOR SPACES		
P1	16 SPACES IN BICYCLE STORAGE ROOM		
P2	4 OUTDOOR SPACES		
P2	16 SPACES IN BICYCLE STORAGE ROOM		
TOTAL	46 BICYCLE PARKING SPACES		



1 EXISTING KEY PLAN  
1:100

## DRAWING LIST

### ARCHITECTURAL:

- A000 COVER
- A001 VIEW LOOKING SOUTH WEST
- A002 VIEW LOOKING NORTH EAST
- A003 VIEW LOOKING SOUTH EAST
- A004 BIRD'S EYE VIEW LOOKING SOUTH EAST
- A005 COLOURED ELEVATIONS
- A006 FINISHES
- A007 CONTEXT
- A100 EXISTING SITE PLAN

- A101 PROPOSED SITE PLAN
- A201 GROUND FLOOR PLAN
- A202 FLOOR PLAN - PARKING P1
- A203 FLOOR PLAN - PARKING P2
- A204 FLOOR PLAN - PARKING P3
- A205 FLOOR PLANS - PARKING P4
- A206 FLOOR PLANS - PARKING P4.5
- A207 SU9 TRUCK TURNING PLAN
- A208 FIRE TRUCK TURNING PLAN
- A301 ELEVATIONS

- A401 CROSS SECTIONS
- A402 SITE SECTIONS

### CIVIL:

- C1 INTERSECTION CONCEPT PLAN

### LANDSCAPE:

- L01 COVER SHEET
- L02 SITE & TREE PLAN
- L03 PLANTING PLAN

- L04 PLANTING PLAN
- LD01 DETAILS

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NO.	REVISION	DATE
3	ISSUED FOR DEVELOPMENT PERMIT	02/22/13
2	ISSUED FOR CITY OF SURREY REVIEW	02/16/13
1	ISSUED FOR CLARITY REVIEW	02/06/13
0	ISSUED	02/01/13

SCALE

PROPOSED  
NEW  
SURREY  
MEMORIAL  
HOSPITAL  
NORTH  
PARKADE



CONSULTANTS:  
STRUCTURAL: PROGRESSIVE P&O ASSOC. LTD.  
MECHANICAL: WENSLEY ARCHITECTURE LTD.  
ELECTRICAL: WENSLEY ARCHITECTURE LTD.  
PLUMBING/ELECTRICAL: WENSLEY ARCHITECTURE LTD.  
LANDSCAPE: BINNIE & ASSOCIATES

DRAWING TITLE

COVER

PROJECT NO.	ISSUED BY	DATE	SCALE	REVISION NO.	NO.
1128	JL		1:3000		A000
		OCT 2012			





VIEW LOOKING SOUTH WEST AT PLAZA





VIEW LOOKING NORTH EAST





VIEW LOOKING SOUTH EAST



BIRD'S EYE VIEW LOOKING SOUTH EAST





WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

WE WILL HAVE SIMILAR METAL PANELS FOR OUR WAVE FEATURE AND ELEV. CORES

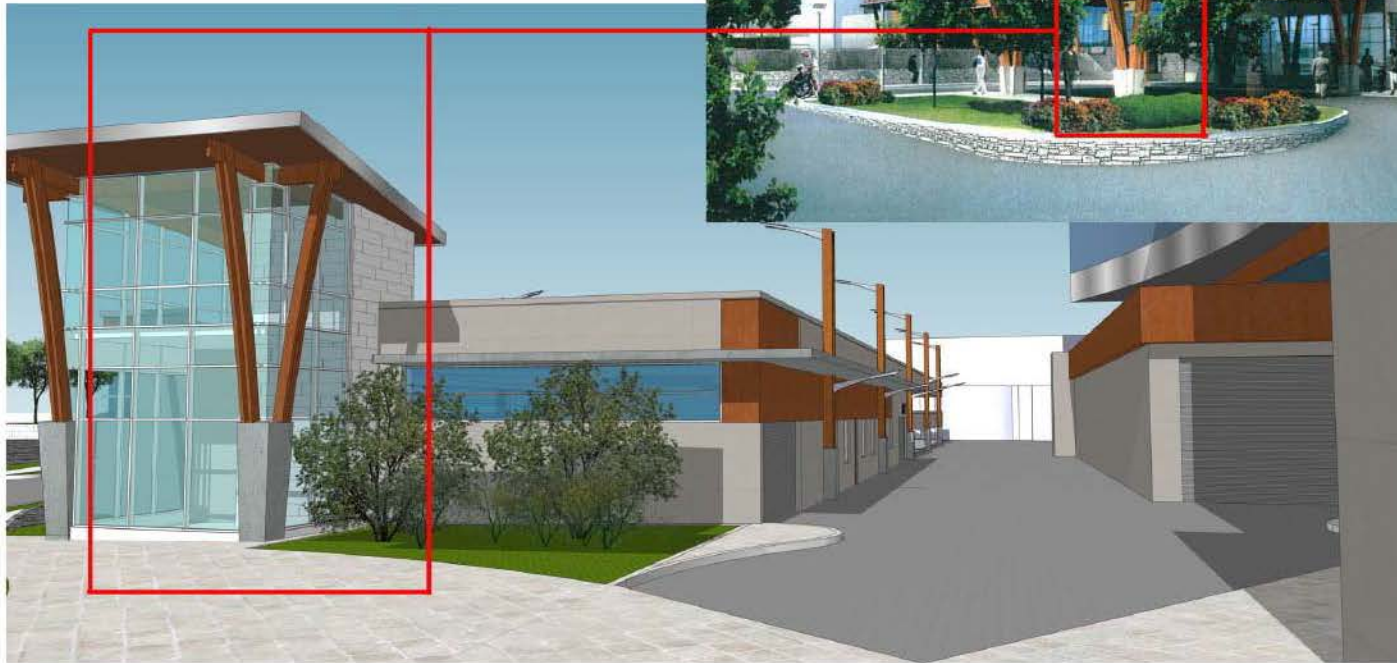
WE WILL MATCH PANNELS WITH THE HOSPITAL

HOSPITAL HAS LIGHT GREY METAL PANELS WE PROPOSE TO DO SMOOTH CONC. WITH SCORE LINES PAINTED TO MATCH THEIR PANELS



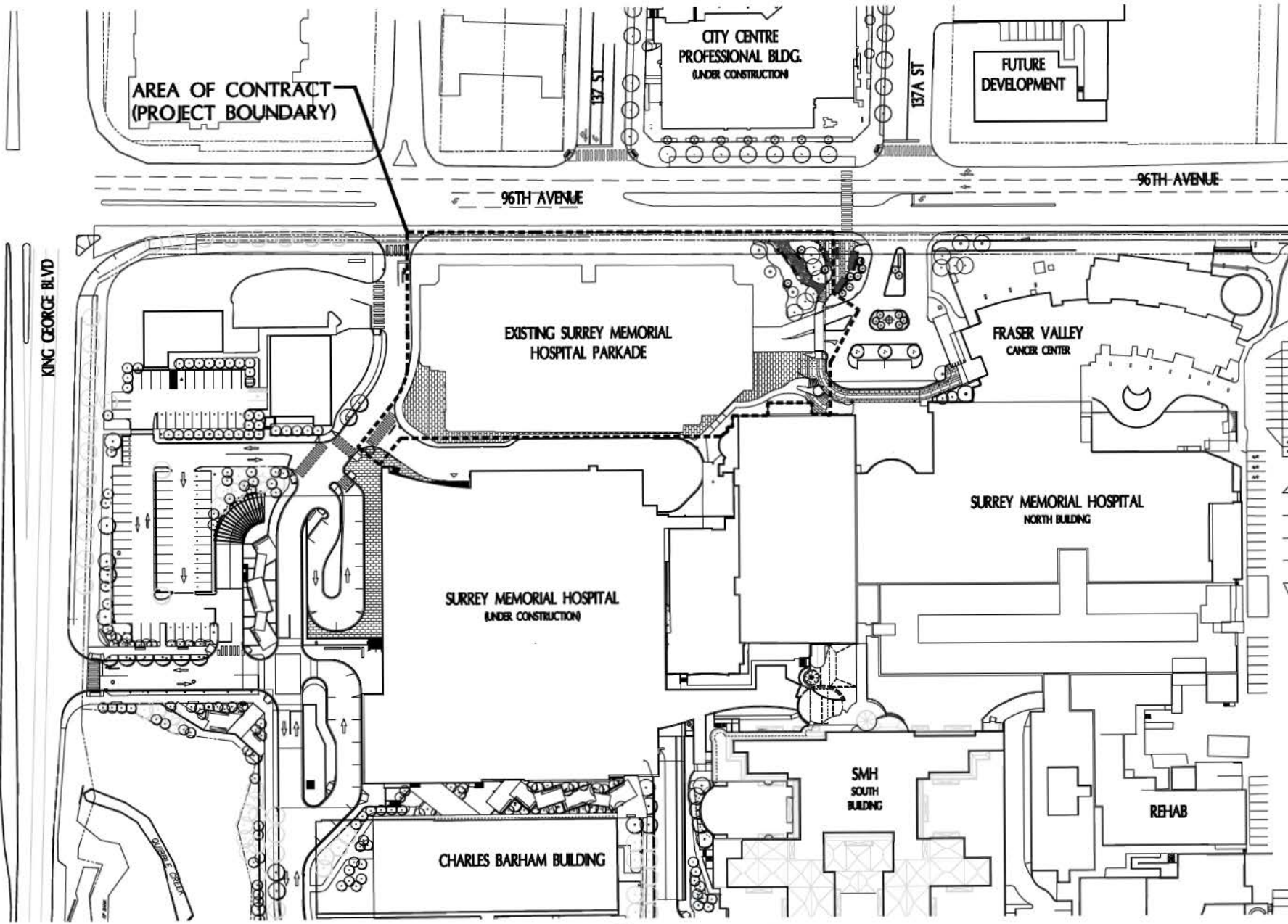
## FINISHES





## CONTEXT



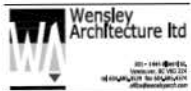


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3	BOUND FOR DEVELOPMENT FRONT	02/20/23
2	BOUND FOR EXISTING PARK AND WALKWAY	02/20/23
1	BOUND FOR EXISTING ROAD	02/20/23
NO	REVISION	02/27

**PROPOSED  
NEW  
SURREY  
MEMORIAL  
HOSPITAL  
NORTH  
PARKADE**

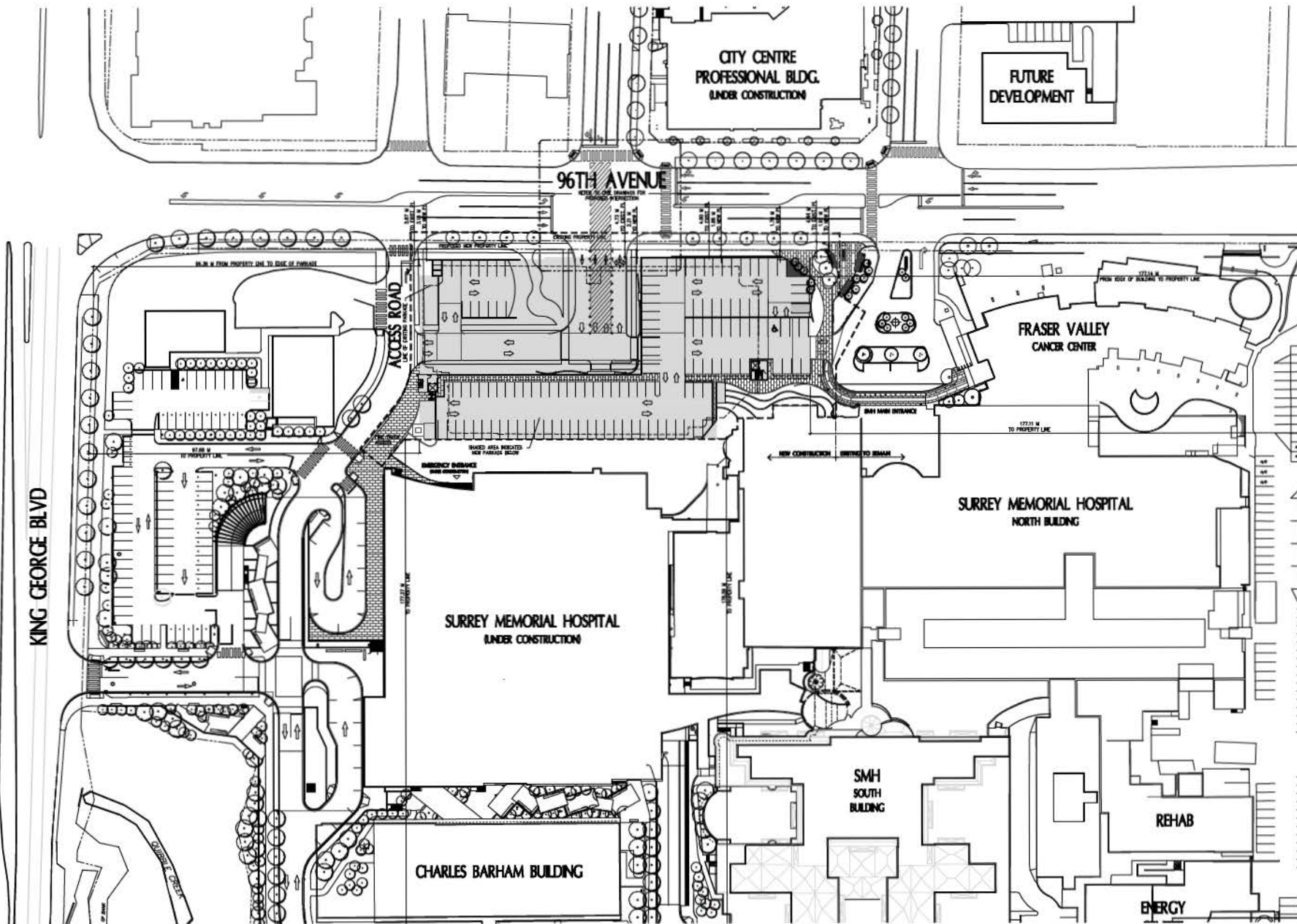


CONSULTANTS:  
STRUCTURAL: PFM ASSOC. LTD  
MECHANICAL: PFM ASSOC. LTD  
ELECTRICAL: PFM ASSOC. LTD  
LABORATORY: PFM ASSOC. LTD  
SIGNAGE: PFM ASSOC. LTD

**1 EXISTING SITE PLAN**

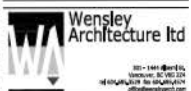
<b>EXISTING SITE PLAN</b>	
PROJECT NO: 128	DRAWN BY: AW
SCALE: 1:500	CHECKED BY: AW
DATE: 02/20/23	<b>A100</b>

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3	REVISION FOR DEVELOPMENT PERMIT	02/20/13
2	REVISION FOR CONSTRUCTION AND REVIEW	05/17/13
1	REVISION FOR CLIENT REVIEW	02/26/13
NS	REVISION	N/A/12

**PROPOSED  
NEW  
SURREY  
MEMORIAL  
HOSPITAL  
NORTH  
PARKADE**



101 - 1441 BURNHAMTHORPE RD. UNIT 101  
SURREY, BC V3T 0C4  
TEL: 604-273-1111  
WWW.WENSLEYARCHITECTURE.COM

CONSULTANT:  
STRUCTURAL: PAUL ANDERSON LTD  
MECHANICAL: WENSLEY ARCHITECTURE LTD  
ELECTRICAL: WENSLEY ARCHITECTURE LTD  
LANDSCAPE ARCHITECTURE: WENSLEY ARCHITECTURE LTD  
ENGINEERING: WENSLEY ARCHITECTURE LTD  
DRAWN & ASSIGNED:

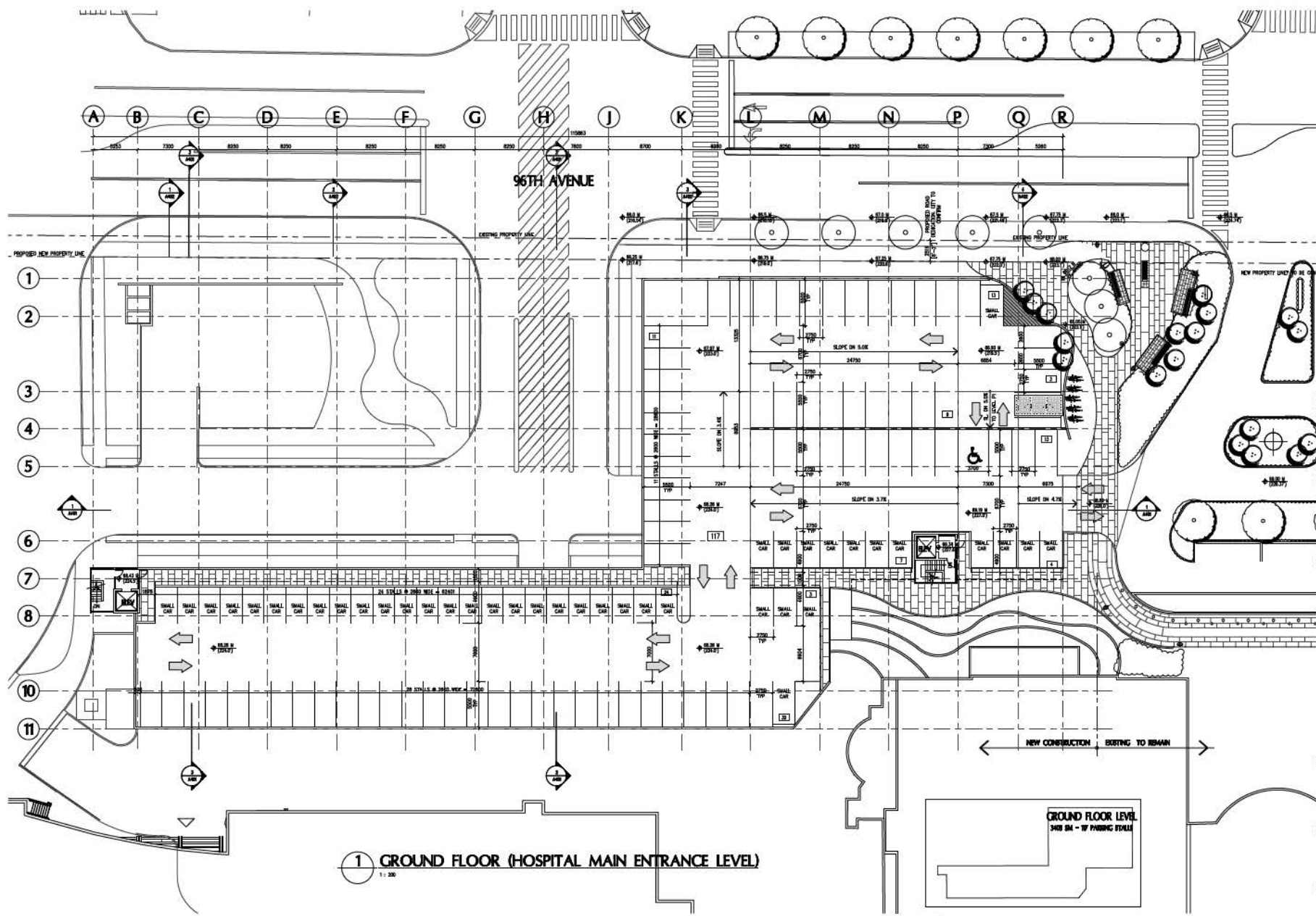
**1 PROPOSED SITE PLAN**

DRAWING TITLE: **PROPOSED SITE PLAN**

PROJECT NO: 1139	DRAWN BY: JL
SCALE: 1:500	CHECKED BY: JL
DATE: OCT 2012	DATE: OCT 2012

**A101**

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1	ISSUED FOR CASH REVIEW	02/07/13
2	ISSUED FOR DEVELOPMENT PERMIT	02/07/13
3	ISSUED FOR CITY OF SURREY REVIEW	02/07/13
4	ISSUED FOR CASH REVIEW	02/07/13
REV	REVISION	DATE

SCALE:

**PROPOSED  
NEW  
SURREY  
MEMORIAL  
HOSPITAL  
NORTH  
PARKADE**



Wensley  
Architecture Ltd  
102-1144 4th St.  
Surrey, BC V4L 1A4  
4610-1144 4th Street  
Surrey, BC V4L 1A4  
www.wensleyarch.com

CONSULTANTS:  
STRUCTURAL: STANLEY PAO ASSOC. LTD.  
MECHANICAL: STANLEY PAO ASSOC. LTD.  
ELECTRICAL: STANLEY PAO ASSOC. LTD.  
LANDSCAPE: STANLEY PAO ASSOC. LTD.  
MECHANICAL: STANLEY PAO ASSOC. LTD.

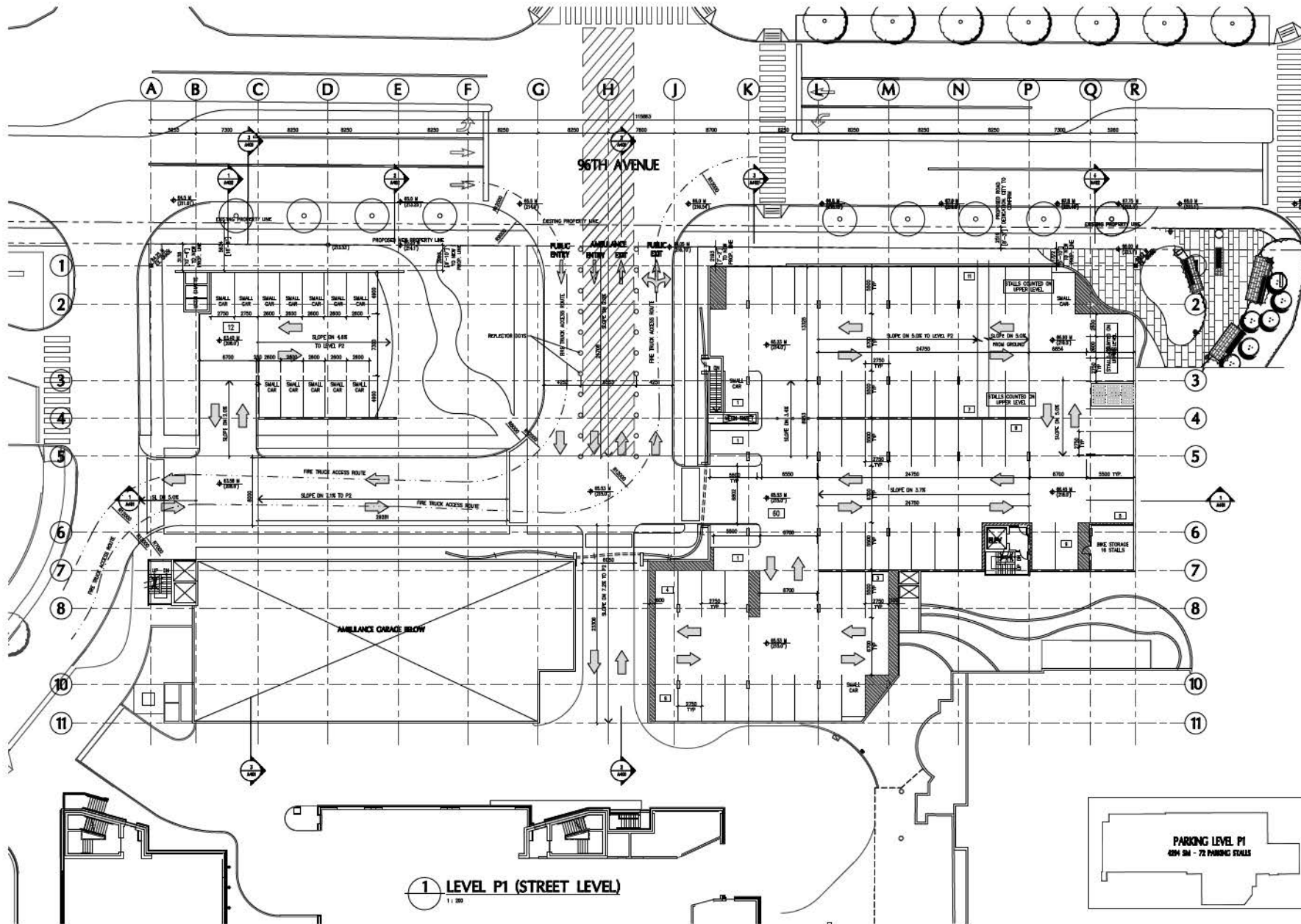
PROJECT NO: 1130 DRAWN BY: JL  
SCALE: 1:200 DRAWING NO:  
DATE: OCT 2012

1 GROUND FLOOR (HOSPITAL MAIN ENTRANCE LEVEL)  
1:200

2 AREA OF CONSTRUCTION  
1:200

**GROUND  
FLOOR PLAN**





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3	ISSUED FOR DEVELOPMENT PERMIT	02/20/13
2	ISSUED FOR CITY OF SURREY REVIEW	02/12/13
1	ISSUED FOR CLASH REVIEW	02/07/13
NS	REVISION	DATE

SCALE:

**PROPOSED  
NEW  
SURREY  
MEMORIAL  
HOSPITAL  
NORTH  
PARKADE**



CONSULTANTS:  
 STRUCTURAL: PAND ASSOC. LTD  
 MECHANICAL: CLIMATE CONSULTING  
 ELECTRICAL: CLIMATE CONSULTING  
 CIVIL: CLIMATE CONSULTING  
 LANDSCAPE: CLIMATE CONSULTING  
 SIGNAGE: CLIMATE CONSULTING

**FLOOR PLAN  
PARKING P1**

PROJECT NO:	1130	DRAWN BY:	JL
SCALE:	1:200	DATE:	OCT 2012
DATE:	OCT 2012	REVISION NO:	A202



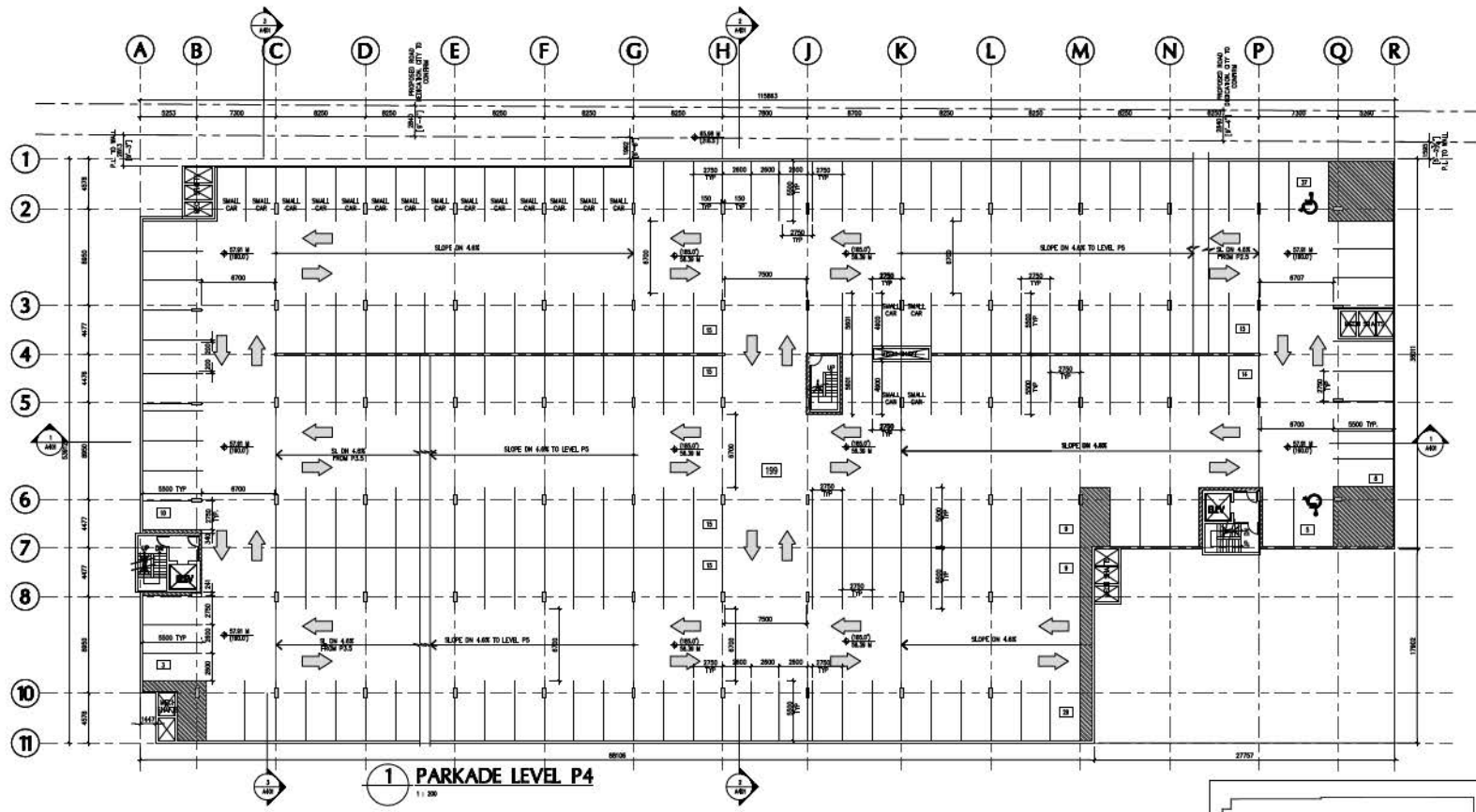
**1 LEVEL P1 (STREET LEVEL)**  
1:200

**2 AREA OF CONSTRUCTION**  
1:200





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3	ISSUED FOR DEVELOPMENT PERMIT	02/29/13
2	ISSUED FOR CITY OF SURREY REVIEW	02/17/13
1	ISSUED FOR CLIENT REVIEW	02/26/13
REV.	REVISION	DATE

SCALE

**PROPOSED  
NEW  
SURREY  
MEMORIAL  
HOSPITAL  
NORTH  
PARKADE**

**PARKING LEVELS P4**  
875 5M - 880 PARKING STALLS

**3 AREA OF CONSTRUCTION**  
1:100

**Wensley  
Architecture Ltd**

100 - 1100 Street,  
Surrey, BC V4C 2G4  
MEMORIAL HOSPITAL NORTH PARKADE  
w@wensleyarch.com

CONSULTANTS:  
 STRUCTURAL: GORDON PAO ASSOC. LTD  
 MECHANICAL: GORDON COMPILING  
 ELECTRICAL: GORDON ELECTRICAL GROUP  
 MAKE & ASSOCIATES

DRAWING TITLE:  
**FLOOR PLANS  
 PARKING P4**

PROJECT NO: 1120	DRAWN BY: J
SCALE: 1:200	DRAWING NO: A205
DATE: OCT 2012	











# Surrey Memorial Hospital Parkade

## DP Landscape Drawings

Contact Information	Other Key Contacts:			
<b>van der Zaaij + associates Inc.</b> Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V T 604 882 2024 F 604 882 2042 Primary project contact: Rajinder Singh rs@vz.ca ☎ 604 882 2024 x23 Alternates contact: Mark van der Zaaij Principal Landscape Architect mark@vz.ca ☎ 604 882 2024 x22 Ryan Craig Senior Project Manager ☎ 604 882 2024 x30	<b>Lark Group</b> Project Client Building A, Unit 101, 17802 66th Ave Surrey, BC 604 579 2935	<b>Wensley Architecture Ltd.</b> Project Building Architecture Suite 201, 1444 Alberni Street, Vancouver, BC 604 688 3529	<b>Binrie &amp; Associates</b> Project Civil Engineering Suite 103, 7361 Winston St Burnaby, BC 604 429 1721	<b>Bogdanov Pao Assoc, Ltd</b> Project Structural 1656 West 81st Ave Vancouver, BC 604 876 4377
	<b>Stantec Consulting</b> Project Mechanical Suite 102, 2919 West Railway St Abbotsford, BC 604 855 7890	<b>Colein Electrical Group</b> Project Electrical 2916 Murray St Port Moody, BC 604 481 2181	<b>Legal Address and Description:</b> 13737 - 85th Avenue Surrey, BC	

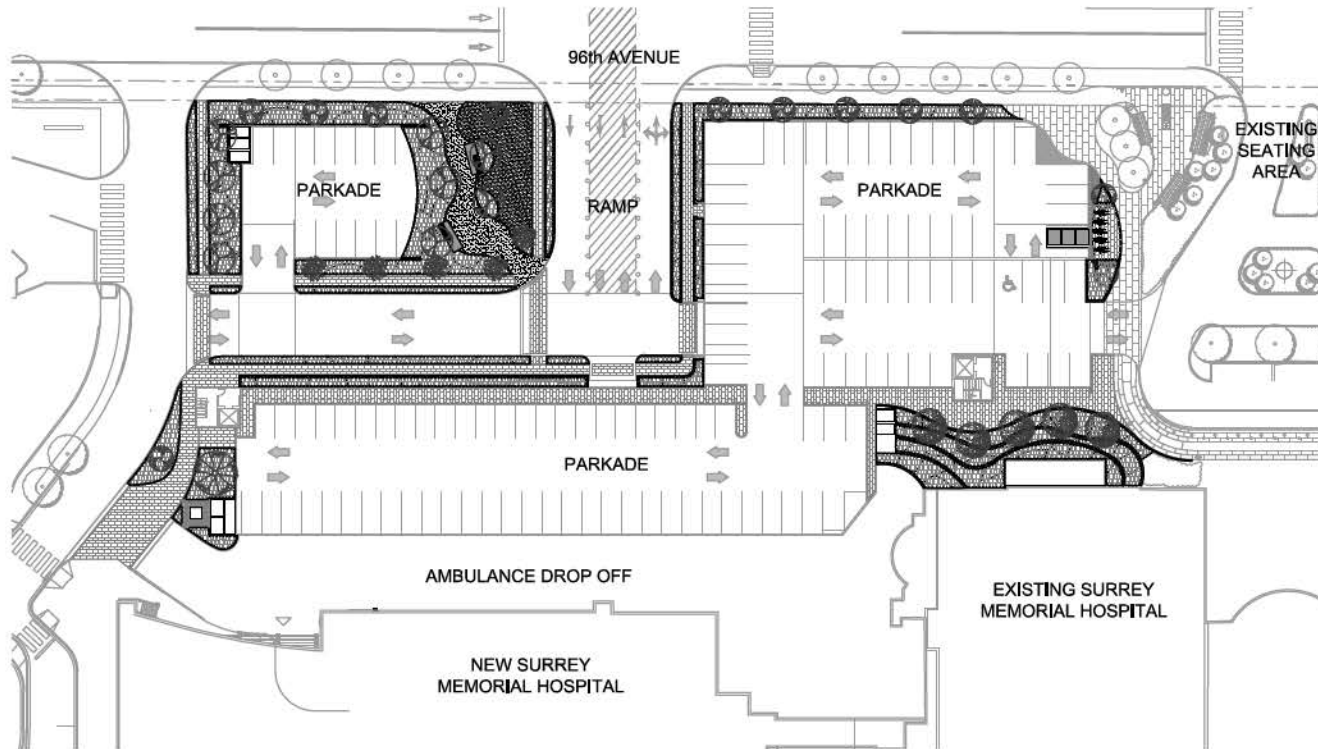
### Landscape Sheet Index

L-01	Cover Sheet
L-02	Arboret Plan
L-03	Landscape Development & Tree Plan
L-04	Level P1 Site Plan - Area A & B
L-05	Level P2 Site Plan - Area C, D & E
L-06	Level P1 Planting Plan - Area A
L-07	Level P1 Planting Plan - Area B
L-08	Level P1 & P2 Planting Plan - Area C, D, & E
LD-01	Details

van der Zaaij + associates Inc.  
 Project Landscape Architecture  
 Suite 1 - 20177 97th Avenue  
 Langley, British Columbia  
 T 604 882 2024 F 604 882 2042



Site Plan Overview - 1:300



Key Map (m/s)



No.	Rev.	Description	Date
4	RS	Red-Line for DP	February 22, 2013
3	RS	City of Surrey Review	January 15, 2013
2	RS	Red-Line for DP	January 4, 2013
1	RS	Submitted for DP	October 31, 2012

REVISIONS TABLE FOR DRAWINGS  
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Project:  
**SURREY MEMORIAL HOSPITAL PARKADE**  
 Location:  
 Surrey, BC

Drawn: RS	Stamp
Checked: MVCZ	
Approved: MVCZ	Original Start Date OCT 31, 2012
Scales 1:500	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE FIELD AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.

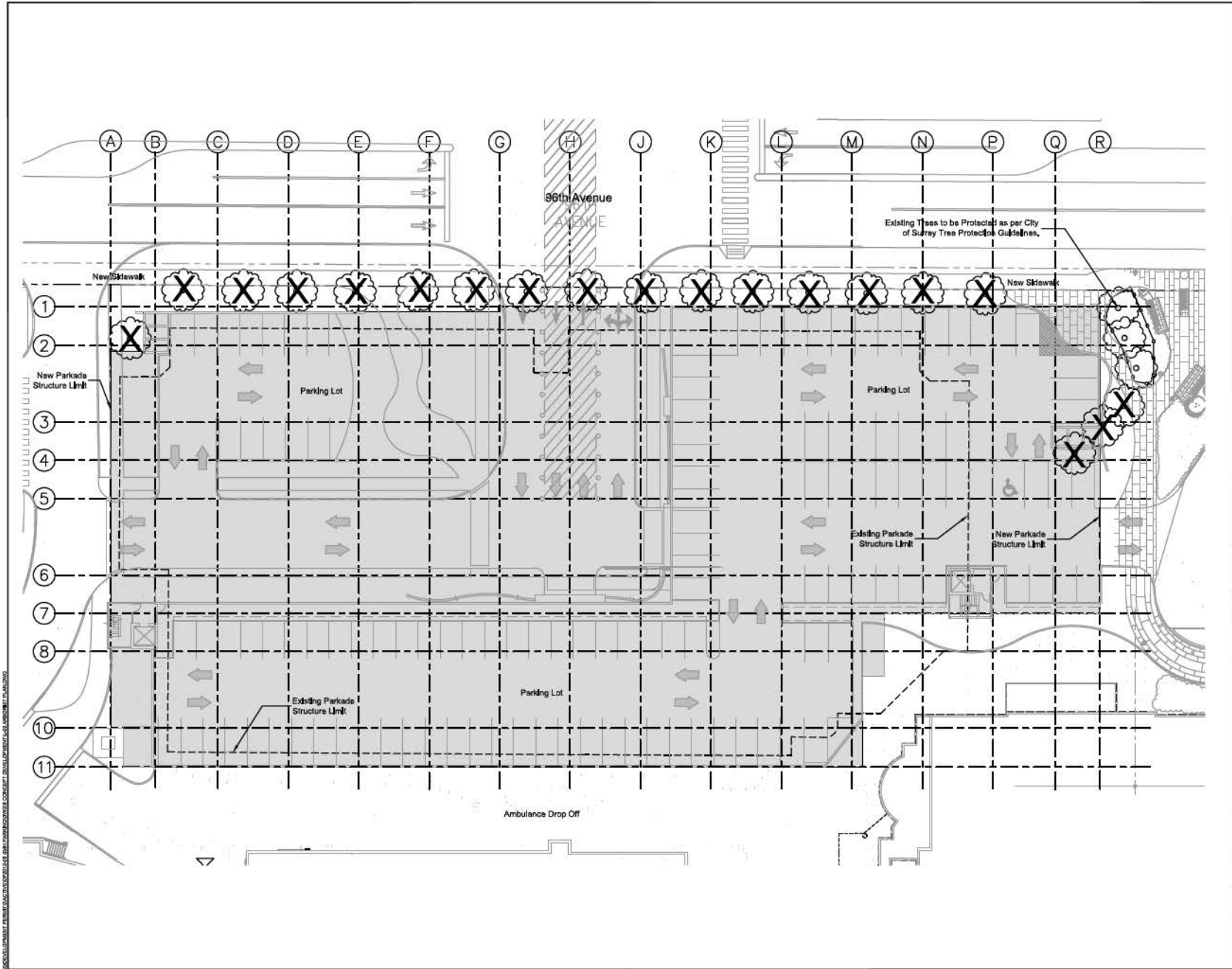
Drawing Title  
**COVER SHEET**



VDZ Project #  
**DP2012-05**

Drawing #  
**L-01**

ENVIRONMENTAL CONSULTANTS AND ENGINEERS CONSULTANTS ASSOCIATES



van der Zaai + associates Inc.  
 Parks & Recreation • Environmental Consulting  
 Urban Design • Landscape Architecture  
 Suite 1, 2077 96th Avenue Surrey, BC V4A 4L4  
 Phone: 604.582.2222 Fax: 604.582.2222  
 www.vdz.com



No.	Rev	Description	Date
4	RS	Red-Line/Issued for CP	February 22, 2013
3	RS	City of Surrey Review	January 15, 2013
2	RS	Red-Line/Issued for CP	January 4, 2013
1	RS	Submitted for CP	October 31, 2012

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Project:  
**SURREY MEMORIAL HOSPITAL PARKADE**

Location:  
 Surrey, BC

Drawn: RS	Stamp
Checked: MVCZ	
Approved: MVCZ	Original Start Date OCT 31, 2012
Scale: 1:2500	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE FIELD AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

Drawing Title  
**ARBORIST PLAN**



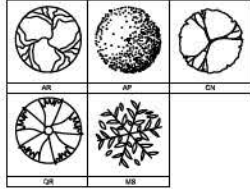
VDZ Project #  
**DP2012-05**

Drawing #  
**L-02**

DEVELOPMENT PERMIT/ACTIVITY PERMITS/CONCRETE DEVELOPMENT/CONCRETE PLACING



**TREE LEGEND**

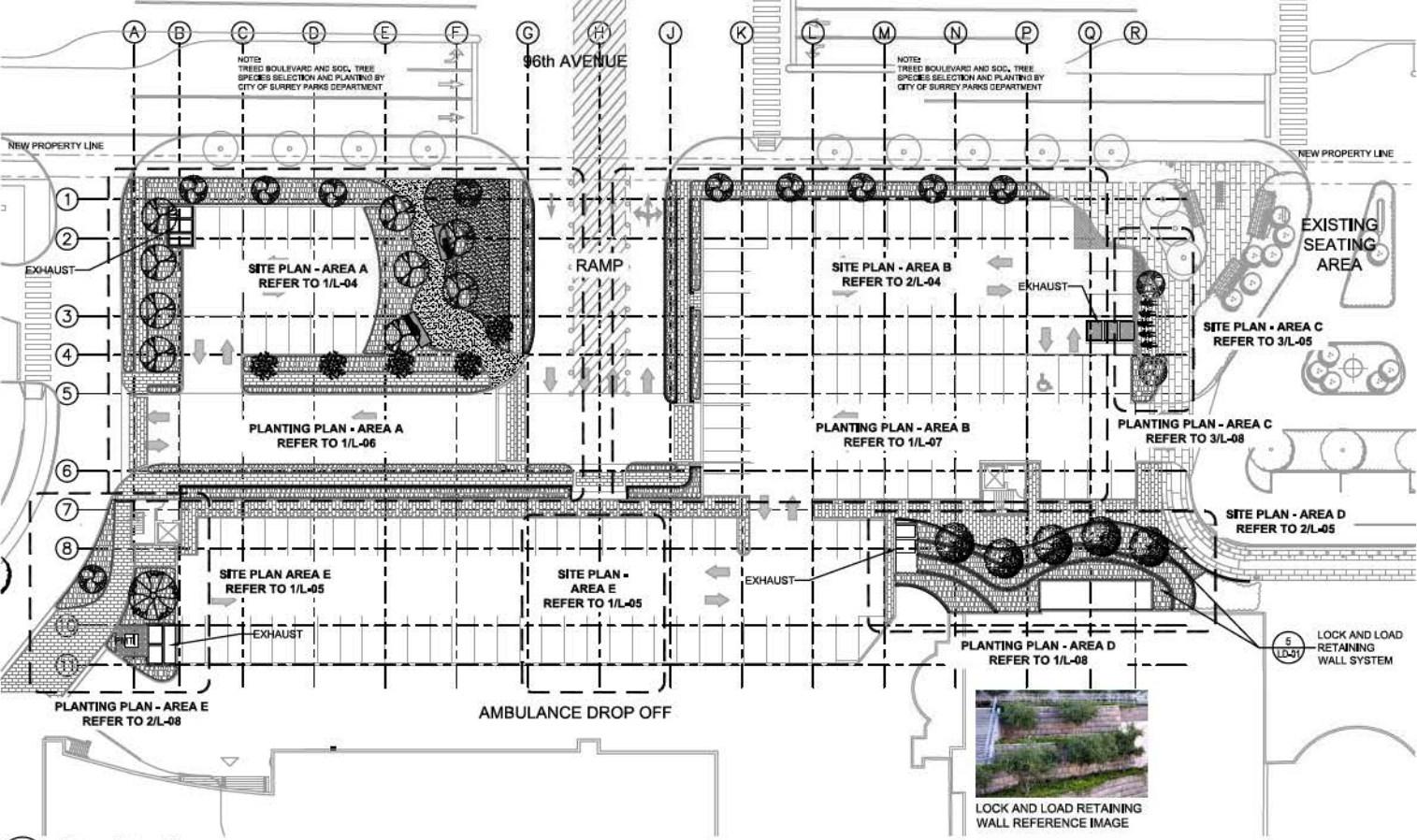
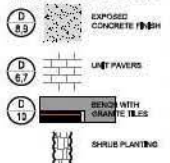


**NOTES:**  
 1. ALL PLANT MATERIALS SHALL MEET OR EXCEED STANDARDS REQUIRED BY ALL OR B.C.M.A. (2012).  
 2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. THE ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTRACTOR PRIOR TO APPROVAL.  
 3. ALL SOILS SHALL BE ANALYZED AND RECOMMENDATIONS MADE TO IMPROVE QUALITY. SELECTED TOPSOIL SHALL BE INSTALLED TO THE DEPTH SPECIFIED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.  
 4. TOPSOIL DEPTH FOR PLANTING AS FOLLOWS:  
 A. SHRUBS: 100MM  
 B. BOLS TREES: 150MM  
 C. TREE TYPES (TREES WITH SPREAD OR ROOT BALL) REFER TO PLANTING DETAILS.  
 5. 1" BARS COMPOST MESH TO BE INSTALLED BY ALL SHRUB PLANTING AREAS.

**TREES SCHEDULE**

SYMBOL	TREE SPECIES NAME	COMMON NAME	QUANTITY	SIZE	PLANTING
AC	Amelanchier canadensis	Shadbush	2	100mm DBH	Plant in shade
AP	Amelanchier canadensis	Shadbush	2	100mm DBH	Plant in shade
AN	Amelanchier canadensis	Shadbush	2	100mm DBH	Plant in shade
AR	Amelanchier canadensis	Shadbush	2	100mm DBH	Plant in shade
AS	Amelanchier canadensis	Shadbush	2	100mm DBH	Plant in shade
AB	Amelanchier canadensis	Shadbush	2	100mm DBH	Plant in shade

**MATERIALS LEGEND**



No.	Rev.	Description	Date
4	RS	Re-submitted for DP	February 22, 2013
3	RS	City of Surrey Review	January 15, 2013
2	RS	Re-submitted for DP	January 4, 2013
1	RS	Submitted for DP	October 31, 2012

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Project:  
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Location:  
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Drawn: RS	Stamp
Checked: MVCZ	
Approved: MVCZ	Original Start Date October 31, 2012
Scales: 1:250	CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THIS DRAWING AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF VAN DER ZAAM + ASSOCIATES INC. AND SHALL BE RETURNED BY THE CONTRACTOR TO THE OWNER BY THE COMPLETION OF THE WORK.

1 Site and Tree Plan  
 1:250

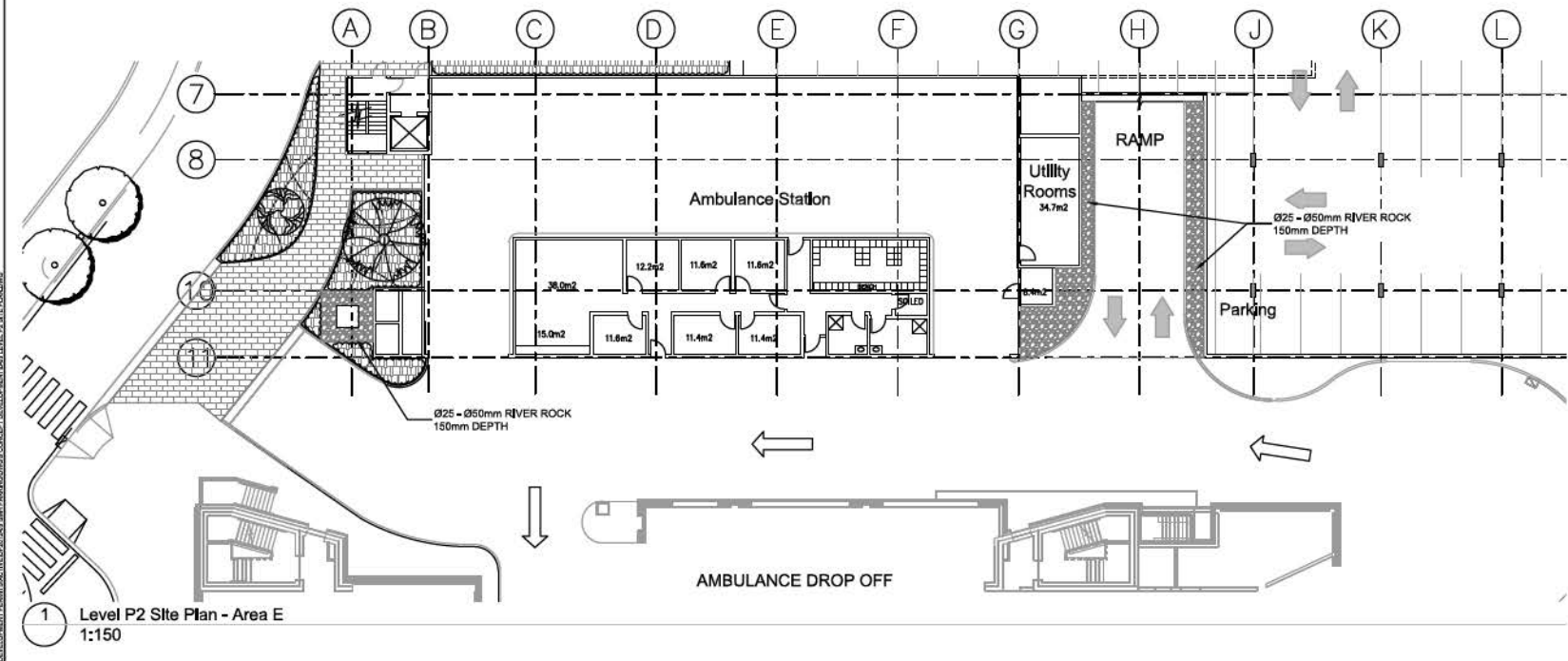
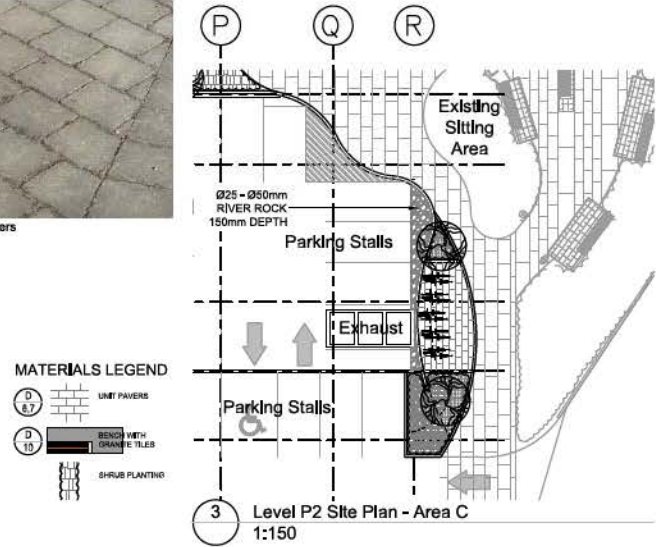
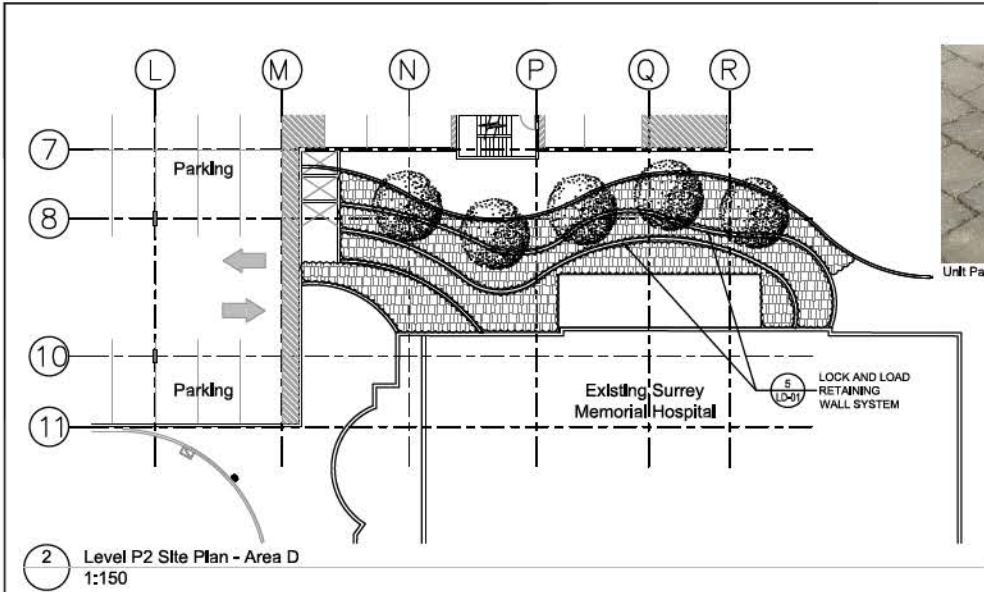


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 2000 16th Street • 604.885.2222



No.	Rev	Description	Date
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Project:  
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Location:  
 Surrey, BC

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Approved: MVCZ	Original Start Date October 31, 2012
Scales 1:150	CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS AND THE QUALITY OF THE WORK AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE WORK.

Drawing Title: **LEVEL P2 SITE PLAN - AREA C, D & E**



VZ Project # **DP2012-05**

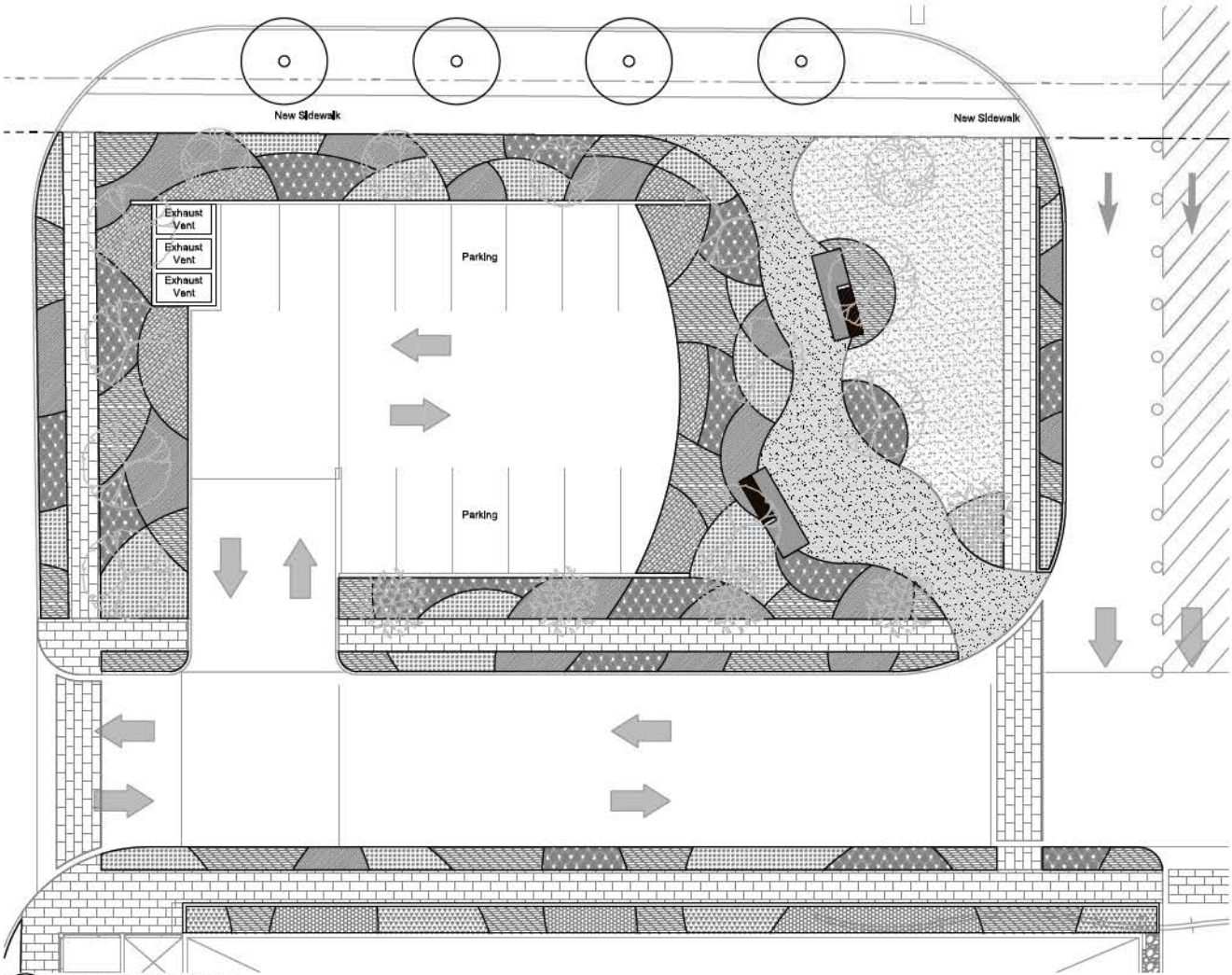
Drawing # **L-05**



- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BALNA OR BCGLA GUIDELINES.
  2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE, A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
  3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE, REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
  4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:  
 A. SHRUBS: 450MM  
 B. SOIL: 150MM  
 C. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL) REFER TO PLANTING DETAILS.  
 5. 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

**SHRUBS SCHEDULE: AREA A**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
[Symbol]	<i>Echinosaceae pupurea 'Magnus'</i>	Purple Coneflower	405	#1 Pat	500mm O.C.
[Symbol]	<i>Coradefia salicaria 'Pumila'</i>	Dwarf Pampas Grass	117	#2 Pat	750mm O.C.
[Symbol]	<i>Silene tenuiflora</i>	Madison Feather Grass	877	#1 Pat	500mm O.C.
[Symbol]	<i>Sarcococca hookeriana 'Humilis'</i>	Dwarf Saxat Elm	317	#2 Pat	800mm O.C.
[Symbol]	<i>Carex buchananii</i>	Leatherleaf Sedge	485	#2 Pat	500mm O.C.
[Symbol]	<i>Cornus sericea 'Veitchii'</i>	Dwarf Red-Outer Dogwood	170	#2 Pat	800mm O.C.
[Symbol]	<i>Buxus microphylla</i>	Boxwood	170	#2 Pat	800mm O.C.
SOC					
Sub: 100 m2					

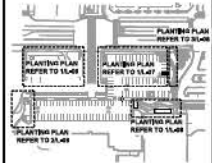


1 P1 Planting Plan: Area A  
1:100

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 Vancouver, BC V6Z 1Y8  
 Tel: 604.681.1111  
 Fax: 604.681.1112  
 www.vdz.com



Key Map (pts)



No.	Rev.	Description	Date
4	RS	Re-Submittal for DP	February 22, 2013
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Approved: MVCZ	Original Start Date October 31, 2012
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Drawing Title: LEVEL P1 PLANTING PLAN - AREA A



VDZ Project # DP2012-05

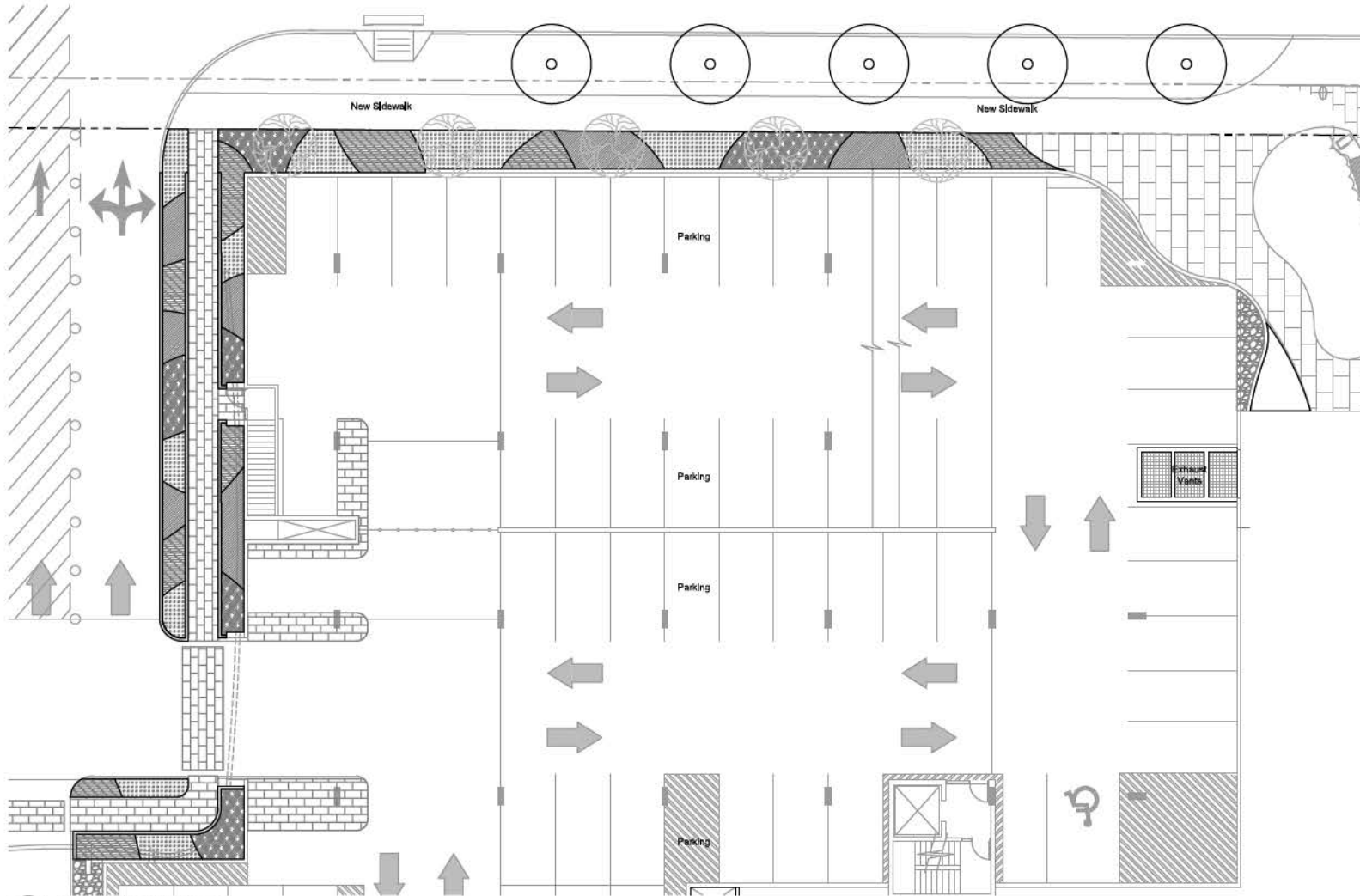
Drawing # L-06

DEVELOPMENT PERMITTED UNDER 2012 BC BUILDING REGULATIONS DEVELOPMENT PERMIT LEVEL BY PLANTING PLAN CONSULTING

- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BALNA OR BCOLA GUIDELINES.
  2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE, A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
  3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE, REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
  4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
    - A. SHRUBS: 450MM
    - B. SOCS: 150MM
    - C. TREE PITTS: 1200MM WITH 300MM (BELOW ROOT BALL) REFER TO PLANTING DETAILS.
  5. 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

**SHRUBS SCHEDULE: AREA B**

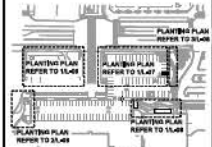
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
●	<i>Echinacea purpurea</i> 'Magnus'	Purple Coneflower	104	#1 Pot	500mm O.C.
***	<i>Stipa tenuifolia</i>	Mexican Feather Grass	64	#1 Pot	500mm O.C.
■	<i>Sarcococca hookeriana</i> Humm	Dwarf Sweet Box	81	#2 Pot	500mm O.C.
▨	<i>Carex buchananii</i>	Leatherleaf Sedge	100	#2 Pot	500mm O.C.



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Key Map (pts)



No.	Rev	Description	Date
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PARKADE

**Location:**  
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**Drawn:** RS  
**Stamp:**

**Checked:** MVCZ

**Approved:** MVCZ  
**Original Start Date:** October 31, 2012

**Scales:**  
1:100

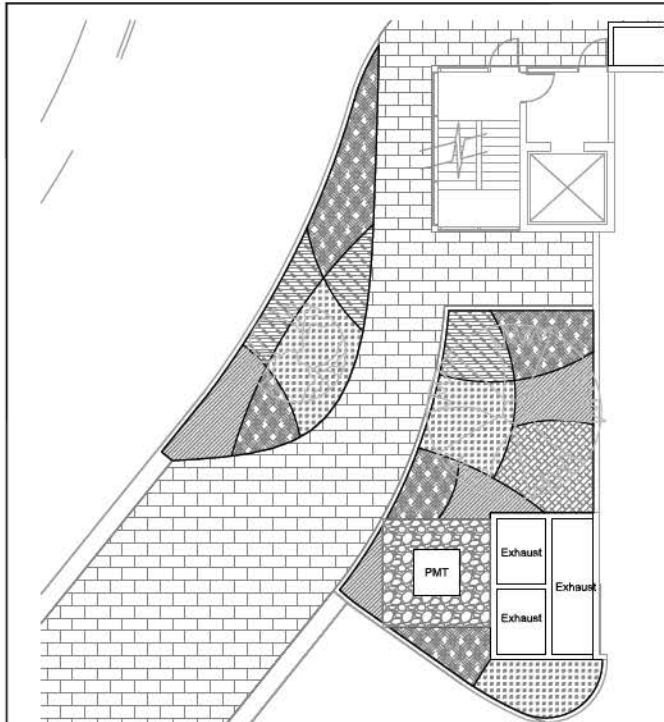
**CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE FIELD AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.**

Drawing Title: LEVEL P1 PLANTING PLAN - AREA B



VDZ Project #: DP2012-05

Drawing #: L-07



2 P2 Planting Plan: Area E  
1:75

**NOTES:**  
 1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BALNA OR BCSLA GUIDELINES.  
 2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.  
 3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.  
 4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:  
 A. SHRUBS: 450MM  
 B. SOI: 150MM  
 C. TREE PIT: 1000MM WITH 300MM (BELOW ROOT BALL) REFER TO PLANTING DETAILS.  
 5. 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

**SHRUBS SCHEDULE: AREA C**

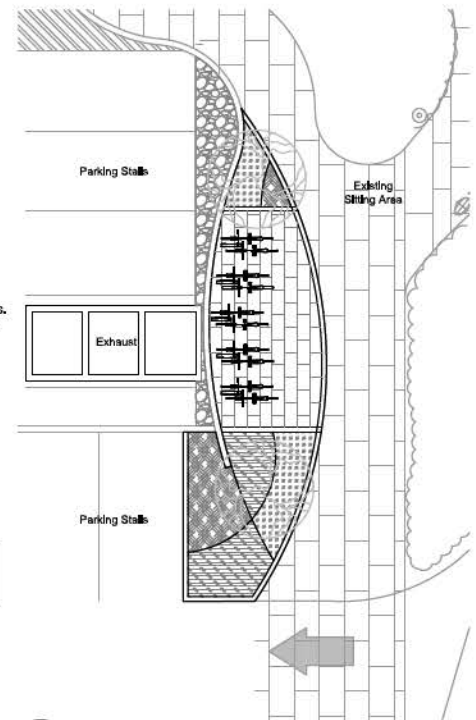
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
[Symbol]	<i>Echinacea purpurea</i> 'Magnus'	Purple Coneflower	9	#1 Pot	500mm O.C.
[Symbol]	<i>Silene tenuifolia</i>	Mexican Feather Grass	12	#1 Pot	500mm O.C.
[Symbol]	<i>Sarcococca hookerana</i> Humble	Dwarf Sweet Box	11	#2 Pot	800mm O.C.

**SHRUBS SCHEDULE: AREA D**

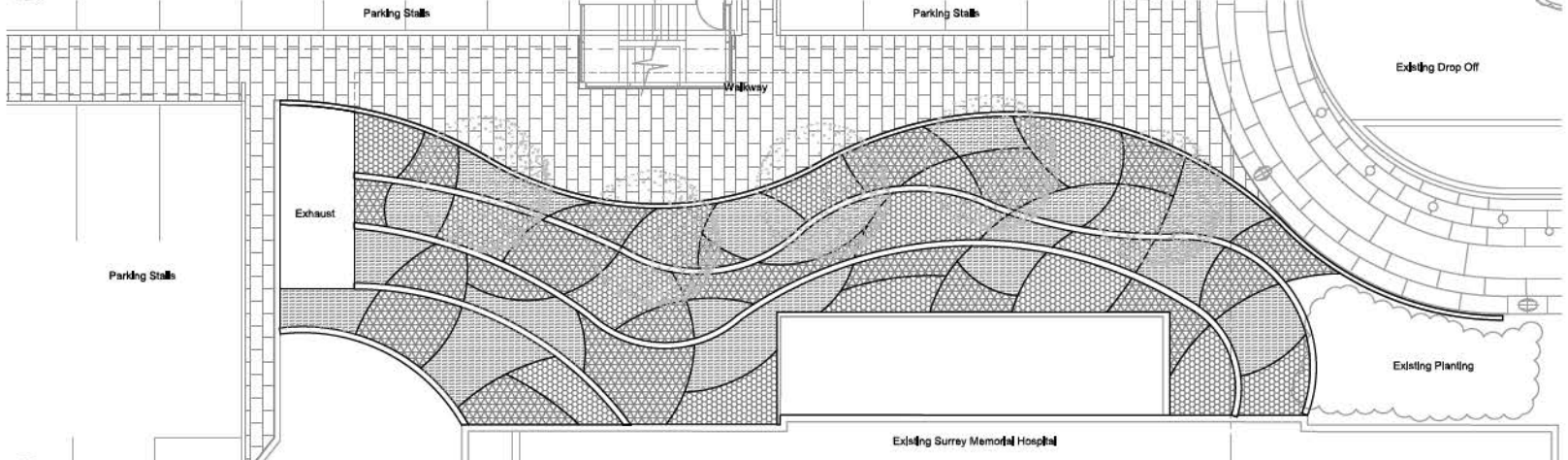
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
[Symbol]	<i>Euonymus fortunei</i> 'Coloratus'	Purple-leaf Wintercreeper	158	# 2 Pot	800mm O.C.
[Symbol]	<i>Cornus sericea</i> 'Kobold'	Dwarf Red-Osier Dogwood	185	# 2 Pot	850mm O.C.
[Symbol]	<i>Hakonechloa macra</i> 'Aureola'	Variegated Japanese Forest Grass	99	# 2 Pot	750mm O.C.

**SHRUBS SCHEDULE: AREA E**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
[Symbol]	<i>Echinacea purpurea</i> 'Magnus'	Purple Coneflower	72	#1 Pot	500mm O.C.
[Symbol]	<i>Contaderia setacea</i> 'Pumila'	Dwarf Pampas Grass	5	#2 Pot	750mm O.C.
[Symbol]	<i>Silene tenuifolia</i>	Mexican Feather Grass	85	#1 Pot	500mm O.C.
[Symbol]	<i>Sarcococca hookerana</i> Humble	Dwarf Sweet Box	49	#2 Pot	800mm O.C.
[Symbol]	<i>Carex buchananii</i>	Leatherleaf Sedge	41	#2 Pot	500mm O.C.



3 Seating Area Planting Plan: Area C  
1:75

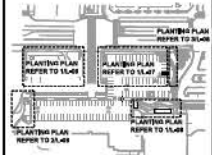


1 Terraced Planting Plan: Area D  
1:75

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Key Map (pts)



No.	By	Description	Date
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Project:  
**SURREY MEMORIAL HOSPITAL PARKADE**

Location:  
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Approved: MVCZ	Original Start Date October 31, 2012
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Drawing Title

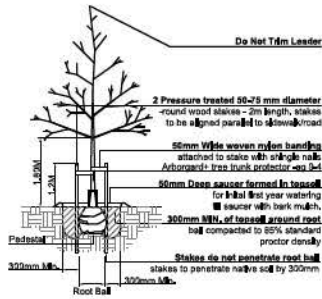


VDZ Project #  
**DP2012-05**

Drawing #  
**L-08**

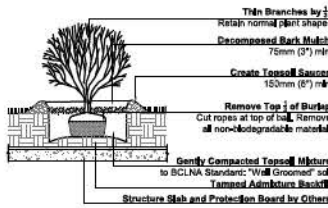
LEVEL P1 & P2 PLANTING PLAN - AREA C, D, & E



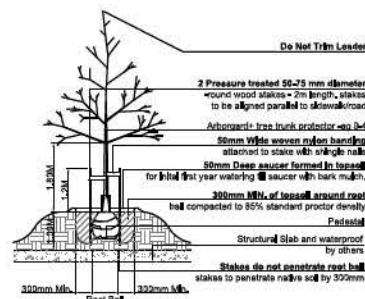


- NOTES**
1. Backfill/burlap to be loosened and dropped to the bottom of the planting hole. All string, twine, etc. to be removed.
  2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
  3. All trees shall be single stem.

**D 01** Tree Planting On Grade Scale NTS

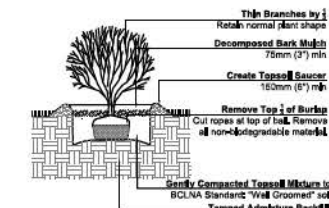


**D 03** Shrub Planting On Slab Scale NTS

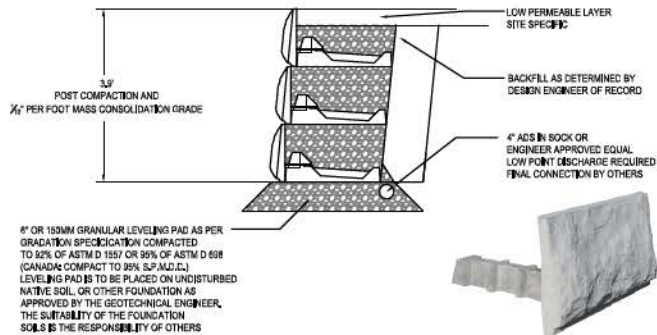


- NOTES**
1. Backfill/burlap to be loosened and dropped to the bottom of the planting hole. All string, twine, etc. to be removed.
  2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
  3. All trees shall be single stem.

**D 02** Tree Planting On Slab Scale NTS



**D 04** Shrub Planting On Grade Scale NTS



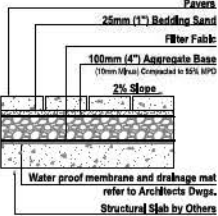
**D 05** Lock and Load Retaining Wall System - Typical Scale NTS



**D 10** Proposed Bench Scale NTS

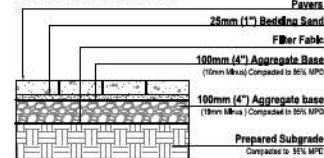
- BENCH NOTES**
1. BENCHES TO MATCH EXISTING LOCATED AT EAST ENTRY PLAZA
  2. SUPPLIER: LANDSCAPE FORMS OR APPROVED EQUAL
  3. STYLE: SONOMA
  4. SIZE: 19" x 18" x 70"
  5. SEAT: BACKLESS WITH ARMS
  6. MOUNTING: ON EXPOSED AGGREGATE CONCRETE LEGS.

- PAVER NOTES**
1. SUPPLIER: ABBOTSFORD CONCRETE OR APPROVED EQUAL
  2. STYLE: OLD COUNTRY STONE
  3. SIZE: TYPE 2
  4. COLOR: SHADOW BLEND
  5. PATTERN: RUNNING BOND

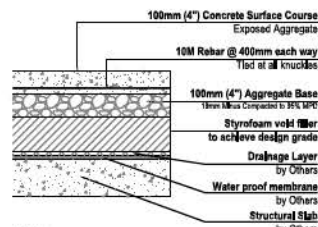


**D 06** Unit Pavers on Slab Scale NTS

- PAVER NOTES**
1. SUPPLIER: ABBOTSFORD CONCRETE OR APPROVED EQUAL
  2. STYLE: OLD COUNTRY STONE
  3. SIZE: TYPE 2
  4. COLOR: SHADOW BLEND
  5. PATTERN: RUNNING BOND

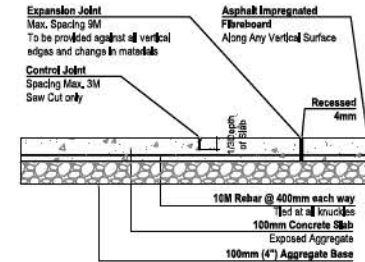


**D 07** Unit Pavers on Grade Scale NTS



- Notes:**
1. Control joints to chalk marked and approved by landscape architect prior to installation.

**D 08** Concrete on Slab Scale NTS



- Notes:**
1. Control joints to chalk marked and approved by landscape architect prior to installation.

**D 09** Concrete on Grade Scale NTS



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**Project:** SURREY MEMORIAL HOSPITAL PARKADE  
**Location:** Surrey, BC

Drawn:	Stamp:
RS	
Checked:	
MVCZ	
Approved:	Original Start Date
MVCZ	October 31, 2012
Scale:	
AS NOTED	



# Surrey Memorial Hospital Parkade

## DP Landscape Drawings - Site Rendering



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 Urban Design • Landscape Architecture  
 Suite 1, 2077 67th Avenue • 604.882.2222  
 24th Street, Richmond, BC V6V 1K6 • 604.273.1111



Key Map (m/s)



No.	Rev.	Description	Date
4	RS	Red-Line/Rev for DP	February 22, 2013
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Drawing Title: **SURREY MEMORIAL HOSPITAL RENDER**



VDZ Project #:  
**DP2012-05**

Drawing #:  
**L-00**

DATE PLOTTED: 2013-02-22 10:58:11 AM; PLOTTER: HP DesignJet T1100; PLOT SCALE: 1:1

---

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

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

DATE: **March 6, 2013** PROJECT FILE: **7812-0312-00**

---

RE: **Engineering Requirements  
Location: 13750 96 Ave**

**BUILDING PERMIT APPLICATION**

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

- There are no additional road dedications required, nor are there any existing road dedication issues or requirements at this location.

***Works and Services***

- construct City Centre standard sidewalk and street lights on 96 Avenue for the frontage of the site (136 Street to 138 Street);
- construct new driveway/road intersection complete with traffic signals, line painting and signage; and
- place underground all hydro and telecommunication infrastructure along 96 Avenue from 136 Street to 138 Street in accordance with the City Centre standards adopted as part of the Whalley Town Centre Plan.

A Servicing Agreement will be required prior to the issuance of a building permit.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

RWB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0312-00

Issued To: FRASER HEALTH AUTHORITY

("the Owner")

Address of Owner: #300 – 10233-153 Street  
Surrey, BC V3R 0Z7

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:

Portion of Parcel Identifier: 007-207-972  
Parcel A Section 33 Township 2 New Westminster District Plan 74177 Except Bylaw Plan 82111 and Plans LMP49509 and EPP4049

Portion of 13750-96 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Sub-section A(2)(c) of Part 5 Off-Street Parking and Loading/Unloading, the setback of an underground parking facility from the front lot line (96 Avenue), is reduced from 2.0 metres (6.6 ft.) to 1.5 metres (5 ft.).
4. This development variance permit applies to only 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

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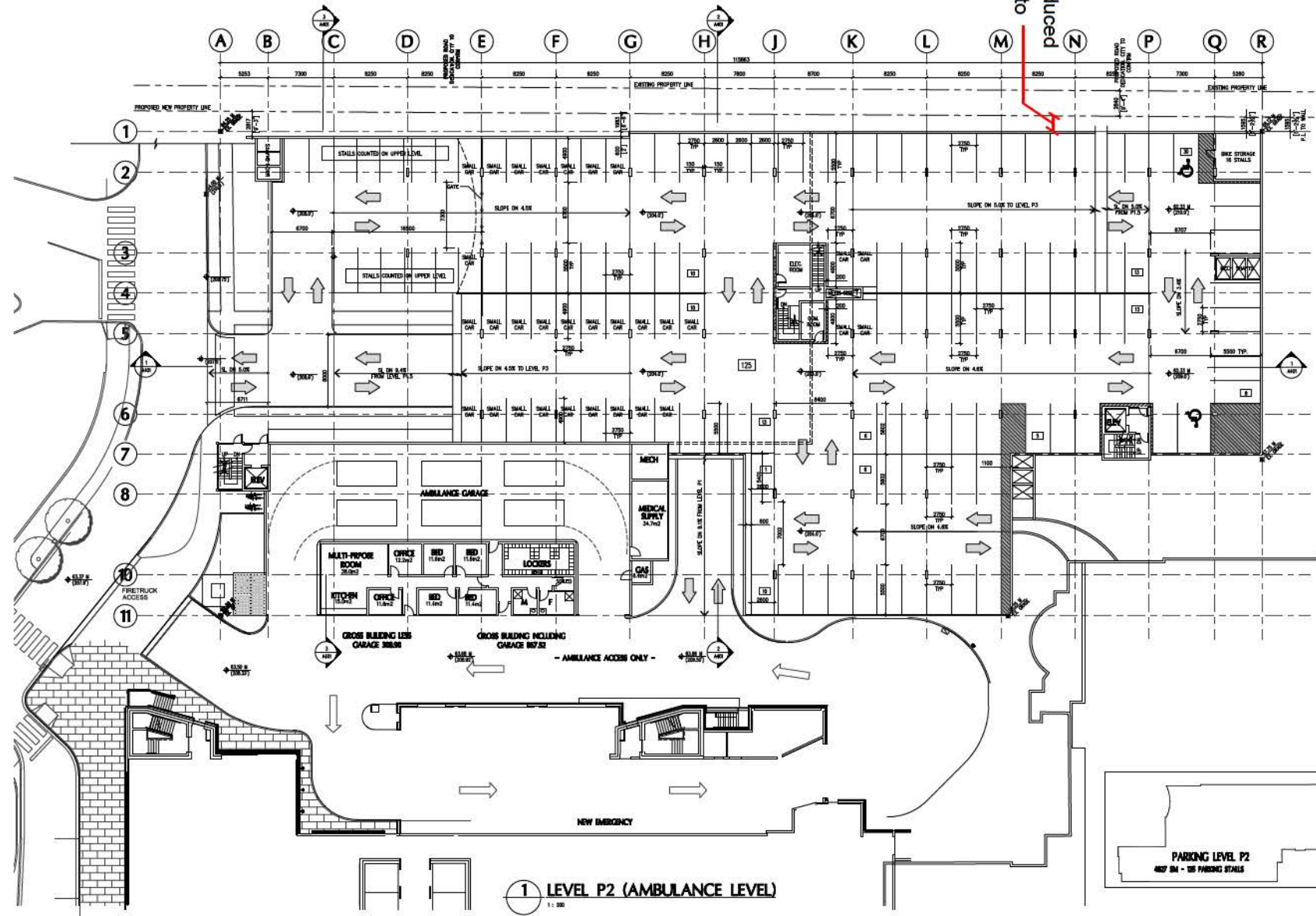
City Clerk – Jane Sullivan



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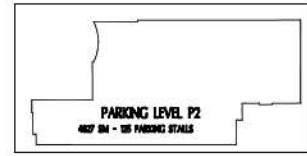


Setback reduced  
from 2.0 m to  
1.5 m.



1 LEVEL P2 (AMBULANCE LEVEL)  
1:100

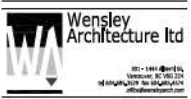
2 AREA OF CONSTRUCTION  
1:100



**SCHEDULE A**

NO.	REVISION	DATE
3	ISSUED FOR DEVELOPMENT PERMIT	02/20/13
2	ISSUED FOR CITY OF SURREY REVIEW	02/02/13
1	ISSUED FOR OWNER REVIEW	02/26/13
01	ISSUED	04/07/12

**PROPOSED  
NEW  
SURREY  
MEMORIAL  
HOSPITAL  
NORTH  
PARKADE**

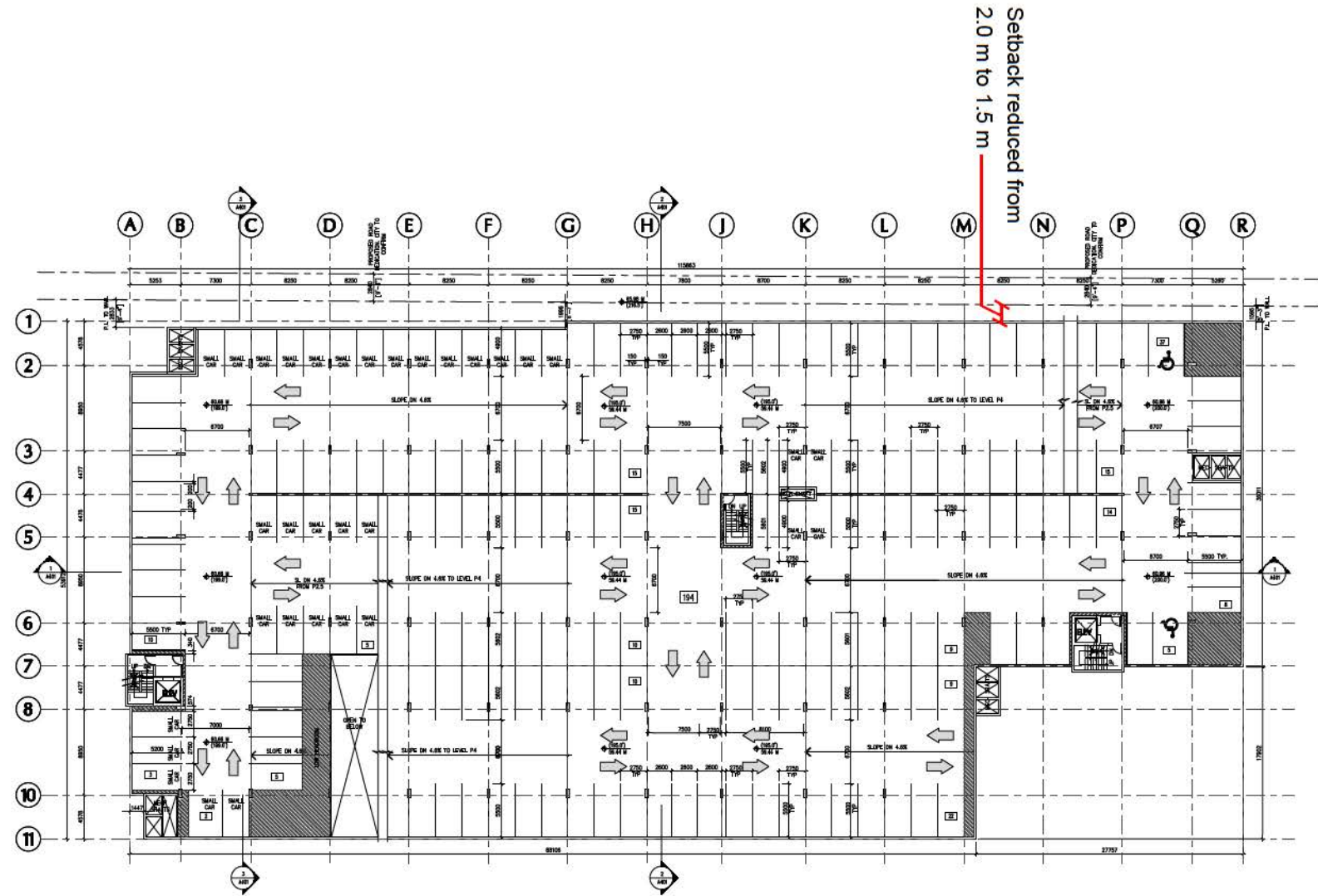


CONSULTANTS:  
STRUCTURAL: PAUL ASSOC. LTD.  
MECHANICAL: [unreadable]  
ELECTRICAL: [unreadable]  
LANDSCAPE ARCHITECTURE: [unreadable]

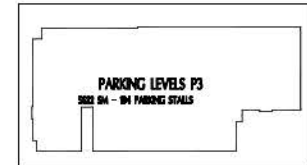
**FLOOR PLAN  
PARKING P2**

PROJECT NO: 1138 DRAWN BY: JL  
SCALE: 1:200 SHEET NO: A203  
DATE: OCT 2012

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1 PARKADE LEVEL P3  
1:200



2 AREA OF CONSTRUCTION  
1:1000

NO.	REVISION	DATE
1	ISSUED FOR CLASH REVIEW	02/22/13
2	ISSUED FOR CITY OF SURREY REVIEW	02/22/13
3	ISSUED FOR DEVELOPMENT PERMIT	02/22/13

SCALE:

**PROPOSED  
NEW  
SURREY  
MEMORIAL  
HOSPITAL  
NORTH  
PARKADE**



CONSULTANTS:  
STRUCTURAL: [blank]  
MECHANICAL: [blank]  
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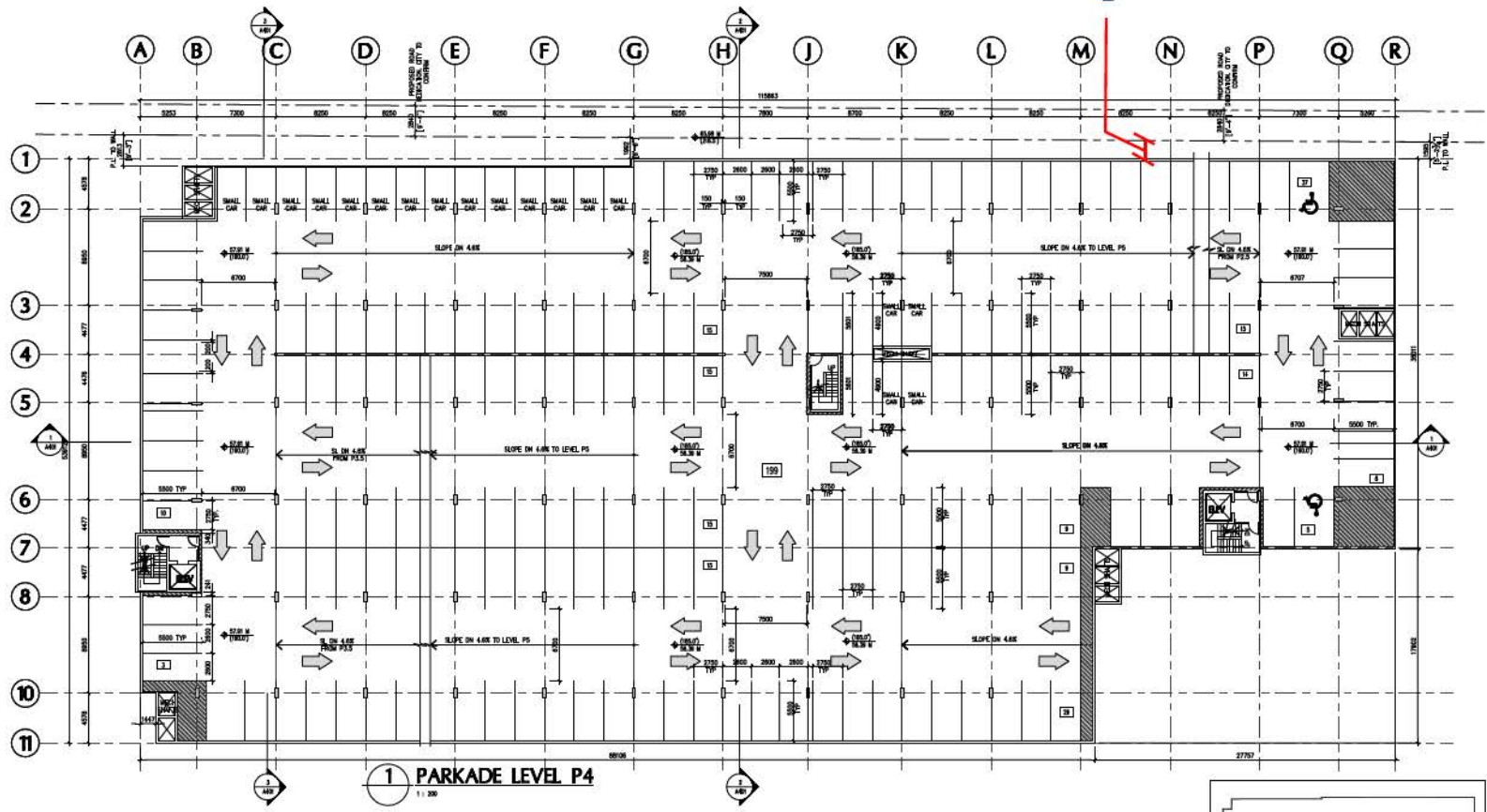
**FLOOR PLAN  
PARKING P3**

PROJECT NO: 1126 DRAWN BY: JL  
SCALE: 1:200 SHEET NO: A204  
DATE: OCT 2012

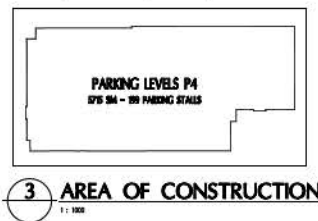
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Setback reduced from 2.0 m to 1.5 m



1 PARKADE LEVEL P4  
1:200



3	ISSUED FOR DEVELOPMENT PERMIT	02/29/13
2	ISSUED FOR CITY OF SURREY REVIEW	02/17/13
1	ISSUED FOR CLIENT REVIEW	02/26/13
REV.	DESCRIPTION	DATE

SCALE

**PROPOSED  
NEW  
SURREY  
MEMORIAL  
HOSPITAL  
NORTH  
PARKADE**



CONSULTANTS:  
 STRUCTURAL: GORDON PAO ASSOC. LTD.  
 MECHANICAL: GORDON COMPILING  
 ELECTRICAL: GORDON ELECTRICAL GROUP  
 MAKE & HANGERS:

DRAWING TITLE:  
**FLOOR PLANS  
 PARKING P4**

PROJECT NO: 1120 DRAWN BY: J  
 SCALE: 1:200 DRAWING NO:  
 DATE: OCT 2012 **A205**



