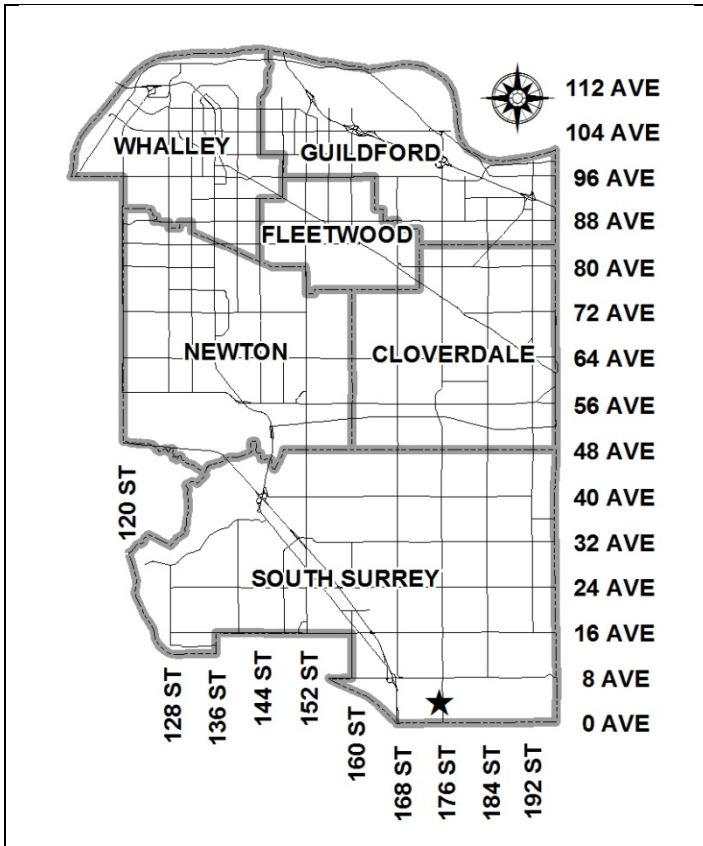


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0236-00

Planning Report Date: November 25, 2013



PROPOSAL:

- **Development Permit**

in order to permit the expansion of a commercial building.

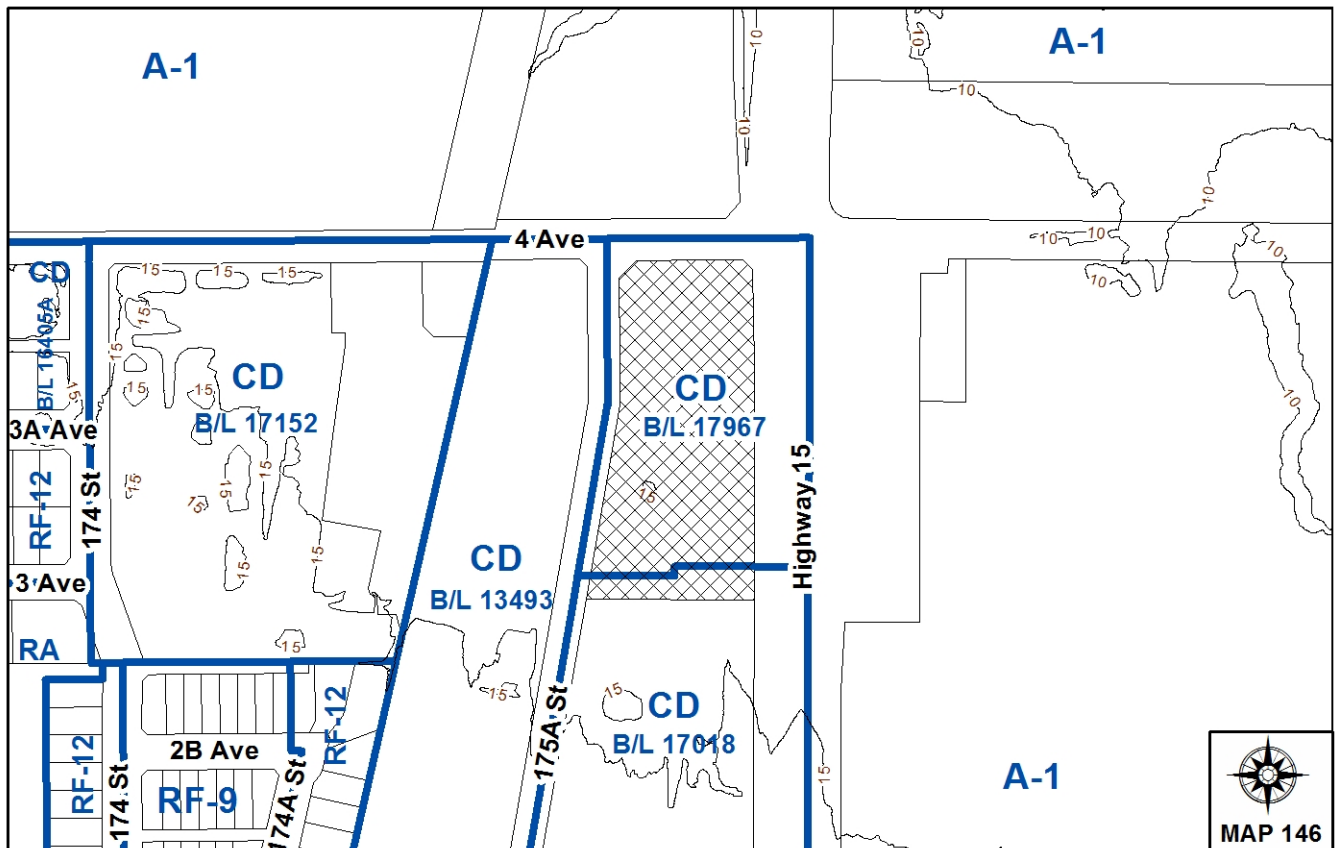
LOCATION: 388 - 175A Street

OWNER: Silverstone Ventures Inc.

ZONING: CD By-law No. 17967

OCP DESIGNATION: Commercial

LAP DESIGNATION: Tourist Village/Business Park



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The building proposed under Development Permit No. 7911-0295-00 did not have a second floor and the applicant is now proposing to add 653 sq.m. (7,025 sq.ft.) of second floor office space. The proposed expansion of the building does not increase the building footprint and only slightly alters the site plan approved under Development Permit No. 7911-0295-00.
- The proposed increase in floor area can be accommodated with the density permitted on the site. The applicant has demonstrated that there is enough parking on site to accommodate the proposed increase in floor area.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7913-0236-00 and authorize the Mayor and Clerk to execute the Permit.

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

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

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

Adjacent Area:

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

DEVELOPMENT CONSIDERATIONS

Site

- The subject parcel is located at 388 – 175A Street in the Douglas area. The site is designated "Commercial" in the Official Community Plan (OCP) and "Tourist Village/Business Park" in the Douglas Local Area Plan (LAP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17967).
- The site is bordered to the west, across 175A Street, by the Douglas Point Townhouse site, which contains 75 ground-oriented townhouse units. The site is bordered to the south by a vacant parcel which is currently under a pre-Council application for a hotel, seniors housing, and self-storage building (File No. 7912-0296-00). To the east of the site, across Highway No. 15, and to the north of the site, across 4 Avenue, are parcels of land within the Agricultural Land Reserve (ALR).

Background

- The site has a long history of development application activity dating back to 1997. Several recent applications are noteworthy. Development Permit No. 7911-0196-00 was issued by Council in October 2011 for a commercial building at the northwest corner of the site (Building 1). This building has been constructed. Development Permit No. 7912-0035-00 was issued by Council in October 2012 for a commercial building in the northeast corner of the site (Building 2) and this building is almost completed.
- Development No. 7911-0295-00 was issued by Council in July 2013 for 4 commercial buildings: 1 long building (Building 3) along Highway No. 15, and 3 smaller buildings (Pads #1-3) along 175A Street (Appendix III).
- The applicant also has an active pre-Council application (File No. 7912-0296-00) on the property to the immediate south, 228 – 175A Street. The applicant is proposing 2 hotels, a senior's living building and a self-storage building. The subject site and the neighbouring property to the south are designed to function together.

Current Application

- The applicant is proposing a Development Permit amendment to allow for the addition of second floor office space to Building 3.
- Under File No. 7911-0295-00, Building 3 had a floor area of 1,208 sq.m. (13,000 sq.ft.). The applicant is proposing to increase the floor area of Building 3 by 653 sq.m. (7,025 sq.ft.) on the second floor for a total floor area of 1,870 sq.m. (20,130 sq.ft.). The proposed increase in floor area can be accommodated within the density permitted on the site.
- Under File No. 7911-0295-00 Building 3 had a building height of 8.3 metres (27 feet). The applicant is proposing to increase the building height by 1.8 metres (6 feet) for a new building height of 10.1 metres (33 feet). The proposed increase in building height complies with the maximum height permitted on the site.

- The applicant is able to provide parking for the increased floor area by reducing the size of the proposed restaurant in Building 2. One hundred forty (140) parking spaces are required for the site (388 – 175A Street) and the applicant is providing 140 parking spaces.
- The building design is substantially the same as was approved under Development Permit No. 7911-0295-00. A few more windows on the second floor and a few more exit doors on the ground floor eastern elevation have been added.
- The site plan and landscaping plan have minor changes only, primarily due to the requirement for exit stairs along the eastern elevation (facing Highway No. 15) and removal of the loading area on the western elevation.

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.	Development Permit No. 7913-0236-00
Appendix III.	Previous Plans for Building 3 (File No. 7911-0295-00)

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da

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DEVELOPMENT DATA SHEET – Building 3

Existing Zoning: CD By-law No. 17967

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total (overall lot)		11,143 sq.m.
Road Widening area		0
Undevelopable area		0
Net Total (overall lot)		11,143 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures (overall lot)		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
East Yard (176 Street)		
West Yard (175A Street)		
North (4 Avenue)		
South		
BUILDING HEIGHT (in metres/storeys)		
Principal	11m	10.6m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: (Building 3)		
Retail (ground floor)		1,217 sq.m.
Office (second floor)		653 sq.m.
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
BUILDING FLOOR AREA (Building 3)		1,870 sq.m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net) (overall lot)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial – total site (388 – 175A St)	140	140
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7913-0236-00

Issued To: Silverstone Ventures Inc.

("the Owner")

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

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

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

(the "Land")
3. This development permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7913-0236-00 (A) through to and including 7913-0236-00 (H) (the "Drawings") which are attached hereto and form part of this development permit.

6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.

7.
 - (a) The landscaping shall conform to drawings numbered 7913-0236-00 (E) through to and including 7913-0236-00 (H) (the "Landscaping").

 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$177,761.10

(the "Security")

The Security has been submitted under File No. 7911-0295-00.

 - (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.

 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.

 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

8. This development permit supplements Development Permit No. 7911-0295-00.

9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.

- 11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

- 12. This development permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

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

Authorized Agent: (Signature)

Name: (Please Print)

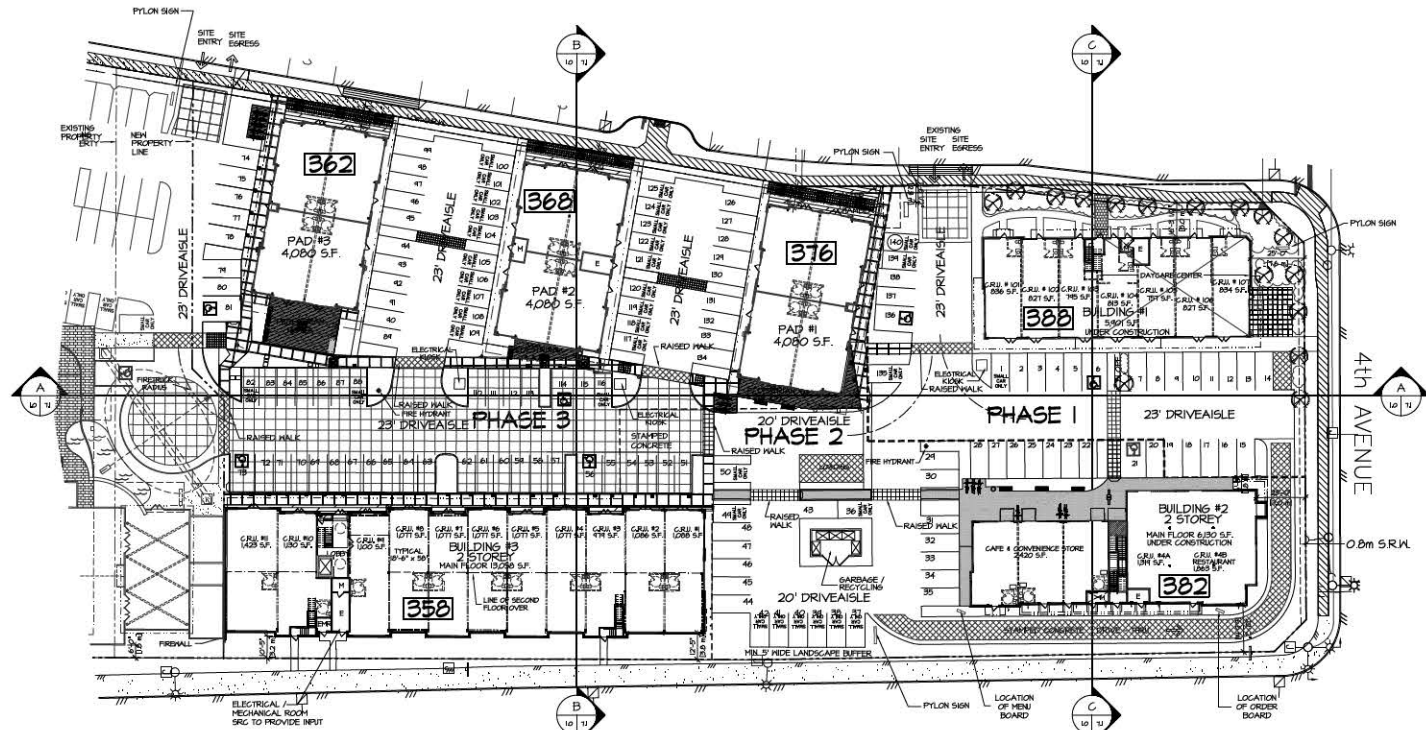
OR



Owner: (Signature)

Harold Bains

Name: (Please Print)



GROSS SITE AREA : 120621 S.F. 2.764 AC 1.121 HA
 AREA SUBDIVIDED TO 228 175a STREET: 1054 S.F. 0.024 AC 0.0098 HA
 NET SITE AREA : 119567 S.F. 2.745 AC 1.1108 HA

FAR : 0.43 (51,283 S.F.)
 SITE COVERAGE : 31.95% (38,201 S.F.)

PARKING :

REQUIRED :

BUILDING #1 : (PHASE 1)		
LOWER FLOOR :	3/100m2 = 6.85	SPACES
LOWER FLOOR DAYCARE :	6/100m2 = 16	SPACES
RESIDENTIAL :	2.2	SPACES
TOTAL BUILDING #1	25	SPACES
BUILDING #2 : (PHASE 2)		
LOWER FLOOR :	3/100m2 = 10.42	SPACES
LOWER FLOOR (RESTAURANT) :	10/100m2 = 17.31	SPACES
UPPER FLOOR :	2/100m2 = 1.56	SPACES
TOTAL BUILDING #2	35	SPACES
PROVIDED (PHASE 1 & 2) :	60	SPACES
BUILDING #3 : (PHASE 3)		
LOWER FLOOR :	3/100m2 = 34.37	SPACES
UPPER FLOOR :	2/100m2 = 12.75	SPACES
TOTAL BUILDING #3	47	SPACES
PAD #1 : (PHASE 3)	3/100m2 = 11.3	SPACES
PAD #2 : (PHASE 3)	3/100m2 = 10.8	SPACES
PAD #3 : (PHASE 3)	3/100m2 = 11.3	SPACES
TOTAL PADS #1, #2, #3	33	SPACES
PROVIDED (PHASE 3) :	80	SPACES

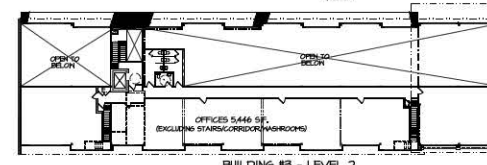
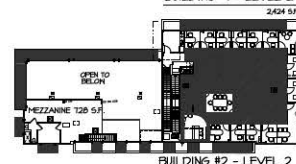
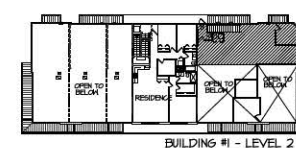
AREA :

BUILDING #1 :	
LOWER FLOOR :	5,901 S.F.
UPPER FLOOR :	2,424 S.F.
TOTAL :	8,325 S.F.
BUILDING #2 :	
LOWER FLOOR :	6,130 S.F.
UPPER FLOOR :	4,458 S.F.
TOTAL :	10,588 S.F.
BUILDING #3 :	
LOWER FLOOR :	13,05 S.F.
UPPER FLOOR :	7,029 S.F.
TOTAL :	20,130 S.F.
PAD #1 :	4,080 S.F.
PAD #2 :	4,080 S.F.
PAD #3 :	4,080 S.F.
TOTAL ALL BUILDINGS :	51,283 S.F.



TABLE OF CONTENTS

- AC-1.0 SITE PLAN & DEVELOPMENT DATA
- AC-1.1 CONTEXT PLAN
- AC-1.2 SITE SECTIONS
- AC-1.3 GRADING PLAN, STREET ELEVATIONS & SHADOW ANALYSIS
- AC-2.1 BUILDING #3 FLOOR MAIN & UPPER FLOOR PLANS
- AC-2.2 BUILDING #3 ROOF PLAN
- AC-3.1 PAD BUILDING FLOOR PLANS & ELEVATIONS
- AC-3.2 BUILDING #3 ELEVATIONS
- AC-4.1 BUILDING #3 - BUILDINGS MASSING
- AC-4.2 PAD BUILDINGS - BUILDING MASSING



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV	
DATE	
REV	

CB-C-OVERALL.dwg

DESIGN : PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC.
 DRAWN :
 DATE :
 COL. B :
 SCALE :
 P = 30'-0"

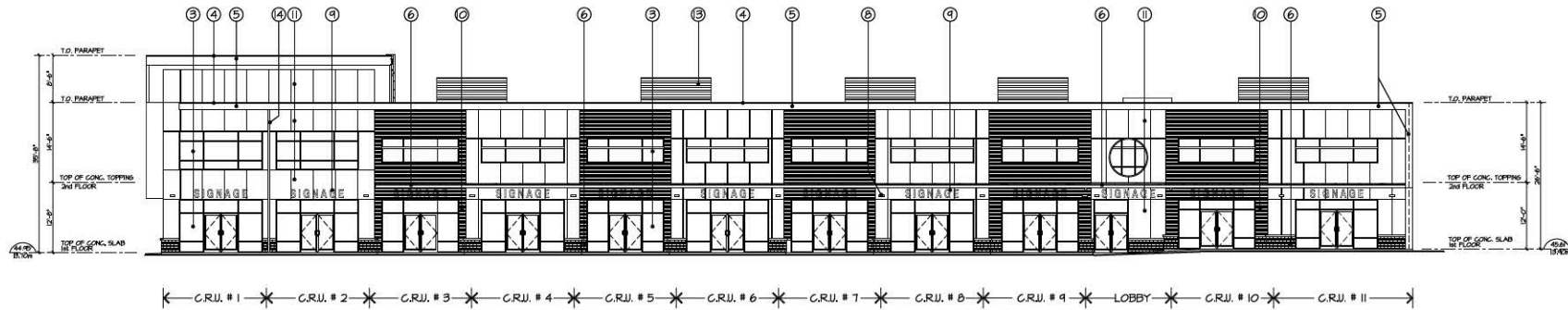
CLIENT : PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC.
 PROJECT : HIGHWAY COMMERCIAL DEVELOPMENT FIFTH STREET AT 4TH AVENUE, SURREY
 SHEET CONTAINS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembok

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-1.0
11016	REV. NO.

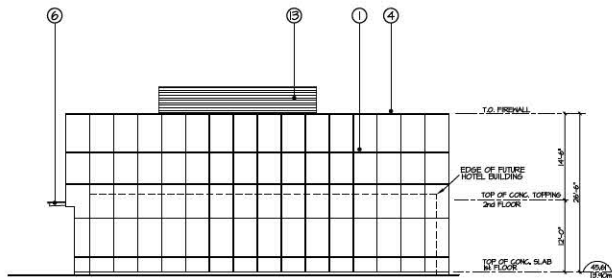


WEST ELEVATION

SCALE: 1/8" = 1'-0"

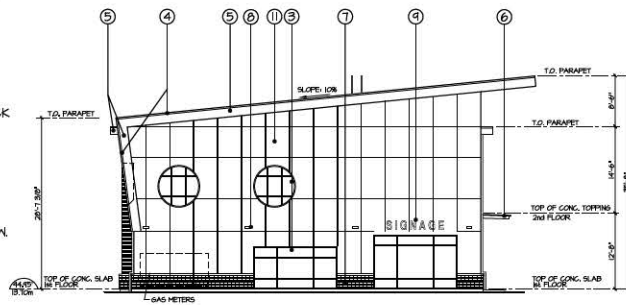
SCHEDULE OF FINISHES

- ① CONCRETE BLOCK FIREWALL WITH HARDIE-PANEL FACING
- ② PREFINISHED STANDING SEAM METAL CLADDING & ROOFING
- ③ 6mm CLEAR GLASS INSULATED WITH 5mm CLEAR INBOARD GLASS IN 2" X 4 1/2" CLEAR ANODIZED ALUMINUM STOREFRONT FRAMES (OPTIONAL MINI-STOREFRONT)
- ④ PREFINISHED PRIMED AND PAINTED METAL FLASHING TO MATCH FASCIA
- ⑤ FIBRE-CEMENT PANEL FASCIA (HARDIE-PANEL)
- ⑥ 4 X 6 H.S.S. CANOPY FRAME WITH CORRUGATED GALVALUME DECK
- ⑦ BRICK VENEER - MUTUAL MATERIALS "REDONDO GRAY MISSION"
- ⑧ WALL MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DWGS.)
- ⑨ SIGNAGE - RAISED CHANNEL LETTERS 18" HIGH. SIGNAGE IS TO CONFORM WITH THE CITY OF SURREY SIGN BY-LAW
- ⑩ CORRUGATED GALVALUM SIDING
- ⑪ FIBRE CEMENT PANEL SIDING WITH CLEAR ANODIZED ALUMINUM TRIMS & REVEALS (HARDIE-PANEL)
- ⑫ 3070 PREFINISHED METAL DOORS & FRAMES PRIMED AND PAINTED APPROVED CAULKING COMPOUND TO MATCH COLOUR OF FRAMES
- ⑬ ROOFTOP MECHANICAL EQUIPMENT BEHIND METAL SCREENING
- ⑭ RAIN WATER LEADER (REFER TO MECH. DWGS.) COLOUR TO MATCH HARDIE-PANEL SIDING
- ⑮ PRE-MANUF. METAL OVERFLOW SCUPPER COLOUR TO MATCH FLASHING
- ⑯ PRE-MANUF. MECHANICAL LOUVERS (REFER TO MECH. DWGS.) COLOUR TO MATCH SIDING



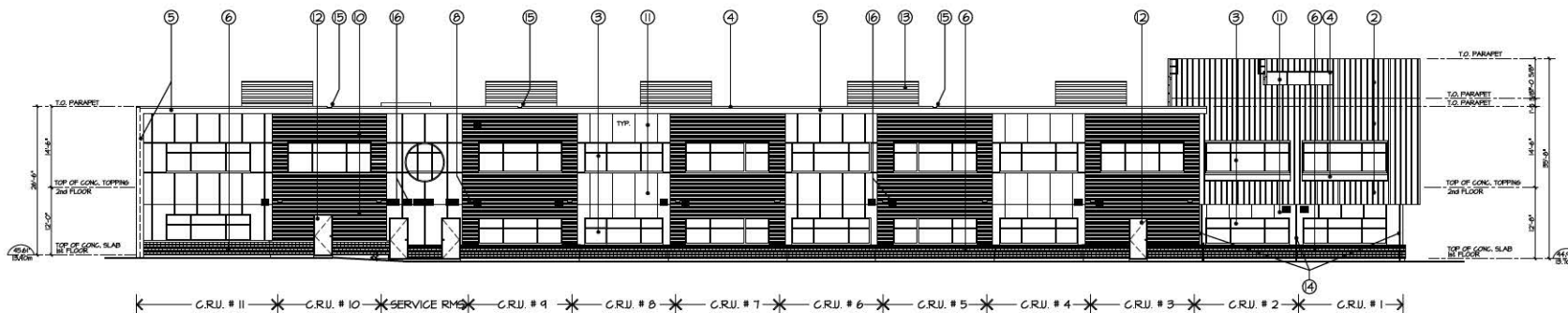
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

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ISSUED FOR	DATE	BY	REV

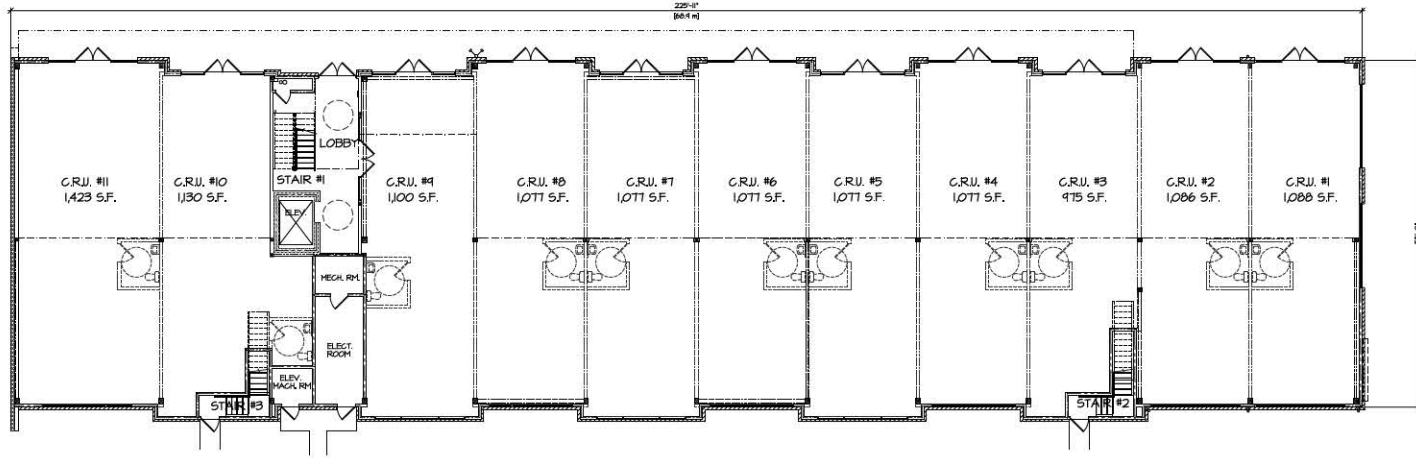
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barnett dembok

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

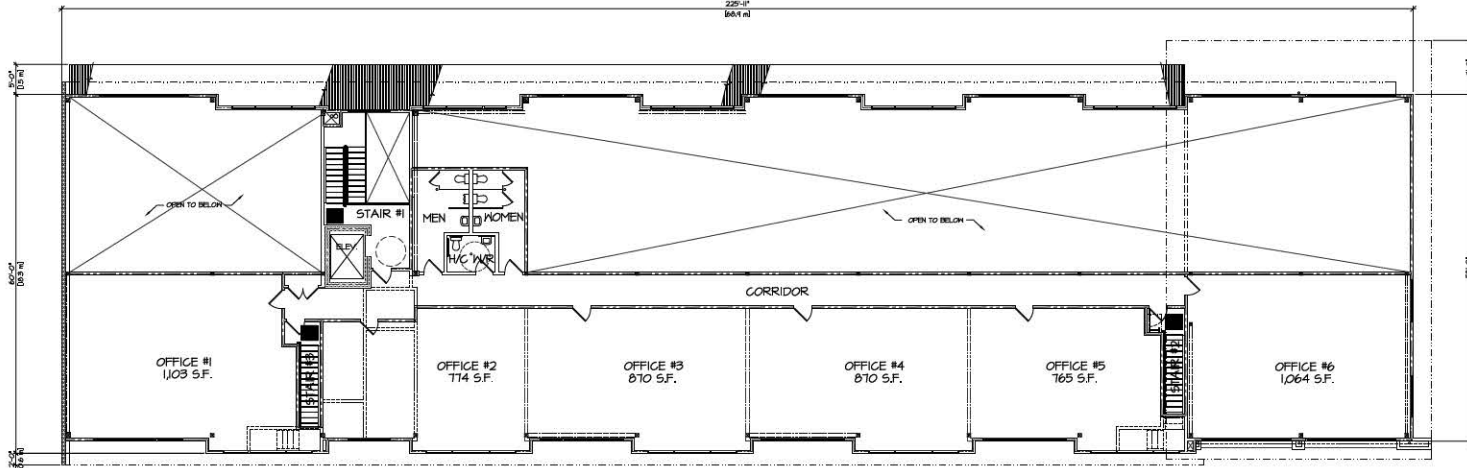
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11016	AC-32



MAIN FLOOR PLAN

SCALE: 3/32" = 1'-0" 13,055 S.F. 6R055



UPPER FLOOR PLAN

SCALE: 3/32" = 1'-0" 7,025 S.F. 6R056

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REV. NO.	DATE	BY	ISSUE



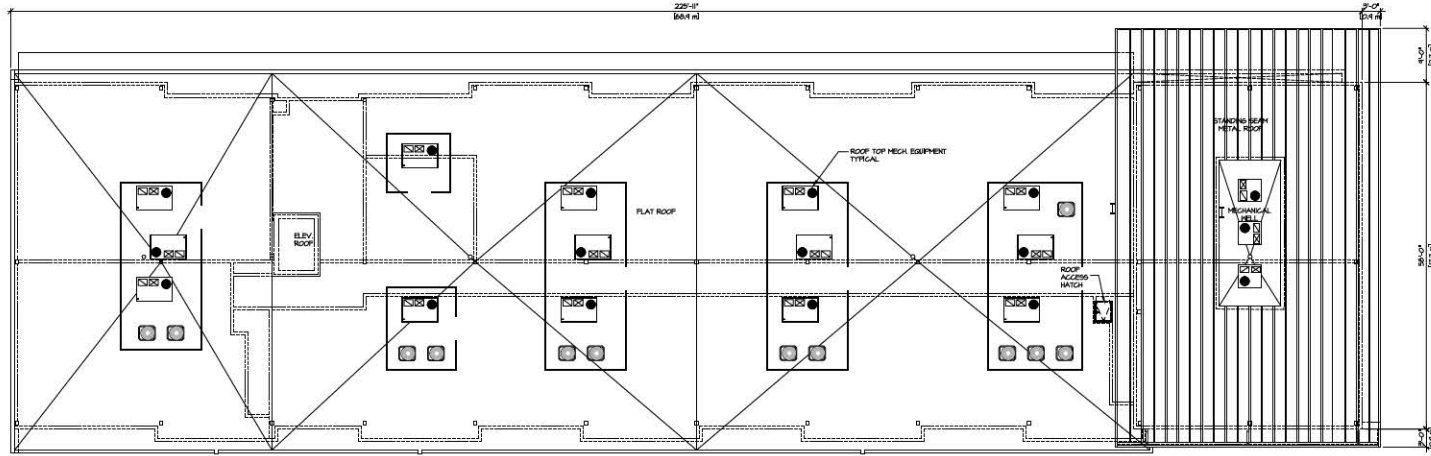
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PROJECT: HIGHWAY COMMERCIAL DEVELOPMENT 110TH STREET AT 4TH AVENUE, SURREY			
SHEET CONTAINS: 4 UPPER FLOOR PLANS BUILDING #3			

barnett dembek

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

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

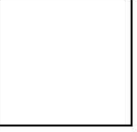
CLIENT NO.	SHEET NO.
	AC-2.1
PROJECT NO.	REV. NO.
11016	



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

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REV#	DATE	BY	ISSUE



CS-1244g

DESIGN NO.	DRAWN	DATE	SCALE
CLIENT: PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC. PROJECT: HIGHWAY CORPORAITE DEVELOPMENT 4000 110TH STREET AT 4TH AVENUE, SURREY SHEET CONTAINS: PLAN BUILDING #			

barnett denk

UNIT 135
 7536 130 STREET,
 SURREY, BC
 V3W 1H8
 PHONE: (604) 591-1111
 FAX: (604) 591-1111
 EMAIL: mat@darkit.com

CLIENT NO.	SHEET
11016	AC
PROJECT NO.	REV.
	1

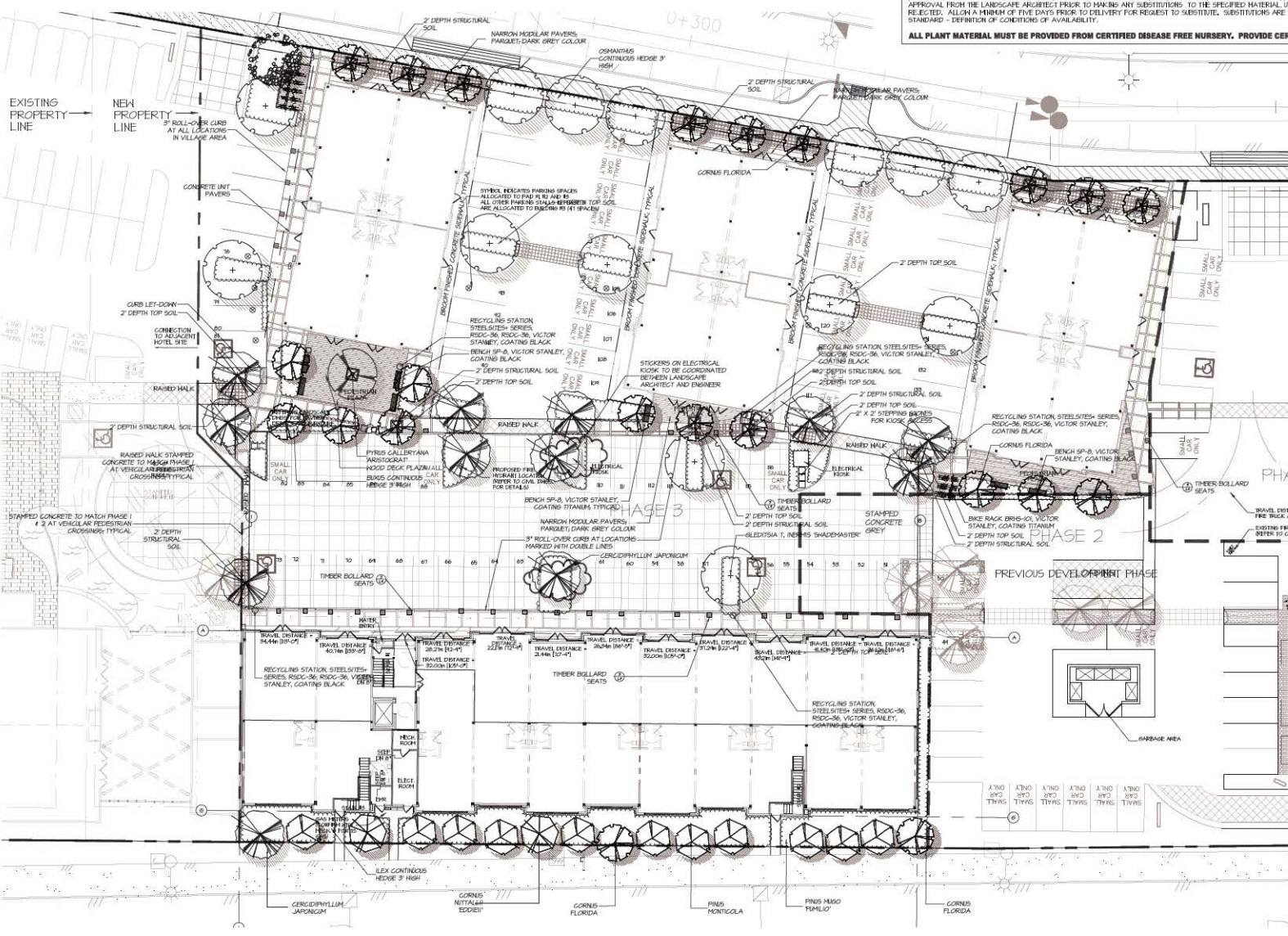
7913-0236-00 (D)

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER:	12-116
1	12	CERCIDIPHYLLUM JAPONICUM	KATSURA	PLANTED SIZE / REMARKS	60H CAL, 1.0M HT, B4B
2	22	CORNUS FLORIDA	WHITE FLOERING DOGWOOD		50H CAL, 2.5M HG B4B
3	2	CORNUS NUTTALLI 'ROSEY'	PACIFIC DOGWOOD		60H CAL, 1.9M HT, B4B
4	14	GLEDITSIA T. NERIS 'SHADENASTER'	SHADEMASTER HONEY LOCUST		60H CAL, 1.9M STD, B4B
5	11	PIRUS MONTICOLA	HETERAN WHITE PINE		22M HT, 3H HT, B4B
6	1	PIRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR		60H CAL, 1.9M STD, B4B
7	1	ZELKOVA CARRINIGOLA	GAUCASIAN ELM		3H HT, B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA SHEETS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HARBOR AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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



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NO.	DATE	REVISION DESCRIPTION	DR.	
1		PROCTO	REV. PER NEW SITE PLAN	GL
2		REVISION	ISSUED FOR BP	MB
3		REVISION	REV. AS PER NEW ARCH PLAN	ER
4		REVISION	ISSUE FOR OP	ER
5		REVISION	ISSUE FOR CITY	ER

PROJECT: **COMMERCIAL BUILDING #3**

358 175A STREET
SURREY, B.C.

DRAWING TITLE:	
TREE PLAN	
DATE: 12DEC.05	DRAWING NUMBER:
SCALE: 1/8" = 1'	L1
DRAWN: ER	OF 6
DESIGN: ER	
CHK'D: HTLM	
M2LA PROJECT NUMBER:	12-116



RECYCLING STATION, STEELS/ITES+ SERIES, RSDC-36, RSDC-36, VICTOR STANLEY, COATING TITANIUM



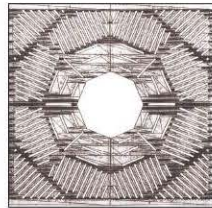
BENCH SP-8, VICTOR STANLEY, COATING BLACK



BIKE RACK BR15-10, VICTOR STANLEY, COATING BLACK



LAMP POST, LANDSCAPE FORMS, RAMA, BLACK



WELL VIEW SALES TREE GRATE, BLACK



DECK AREA OUTSIDE PAD #3

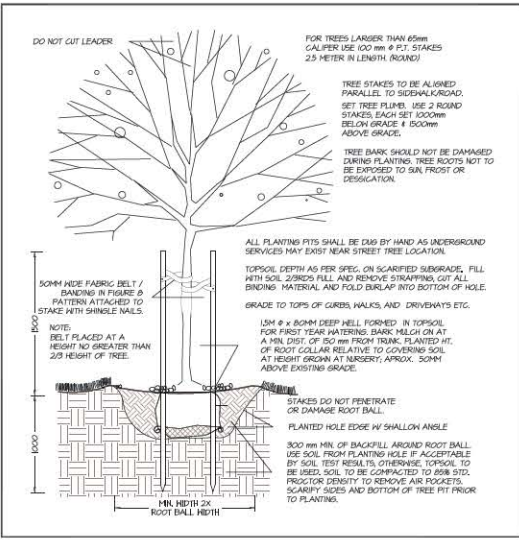


NARROW MODULAR PAVERS

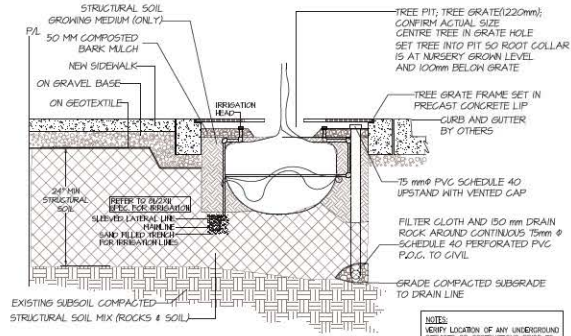
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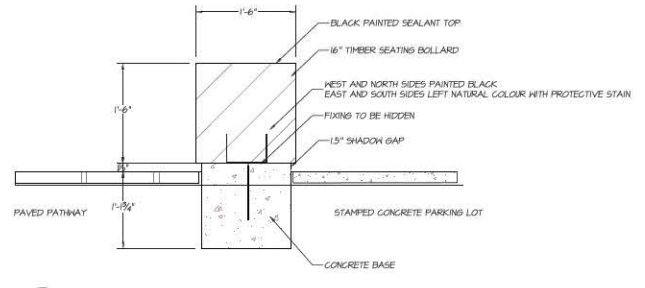
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



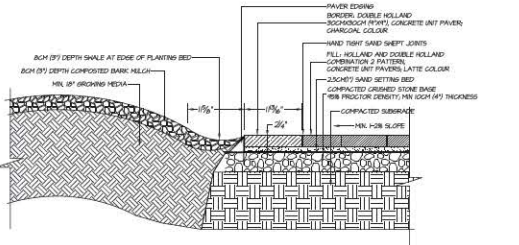
1 DETAIL - TYPICAL TREE PLANTING
L4 SCALE: 1/2" = 1'-0"



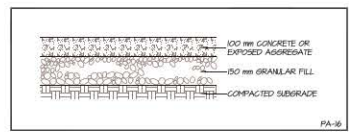
2 SECTION THROUGH TREE WELL
L4 SCALE: NTS



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



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



5 STAMPED CONCRETE
L4 SCALE: 1"=1'-0"

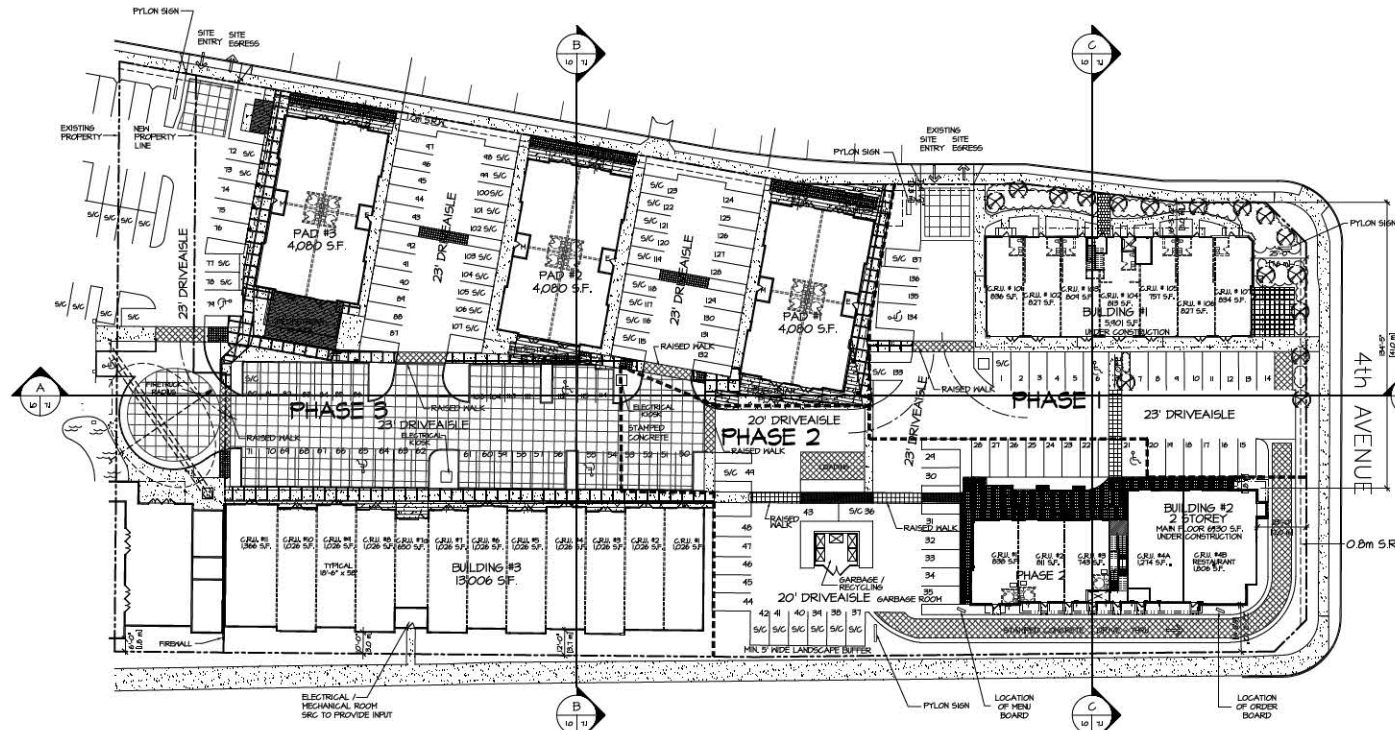
NO.	DATE	REVISION DESCRIPTION	DR.
3	2024.01.15	REV. PER NEW SITE PLAN	ER
4	2024.01.20	ISSUED FOR IP	NMB
5	2024.01.25	REV. AS PER NEW ARCH PLAN	ER
6	2024.02.01	ISSUE FOR CITY	ER

PROJECT:
COMMERCIAL BUILDING #3

358 175A STREET
SURREY, B.C.

DRAWING TITLE:
DETAILS PLAN

DATE: 12/20/24	DRAWING NUMBER:
SCALE: VARIES	
DRAWN: ER	L4
DESIGN: ER	
CHK'D: MTLM	



GROSS SITE AREA : 131,820 S.F. 3.026 AC 1.225 HA
 AREA SUBDIVIDED TO 228 175a STREET: 118,771 S.F. 0.273 AC 0.110 HA
 NET SITE AREA : 119,443 S.F. 2.754 AC 1.114 HA
 FAR : 0.35 (42,426 S.F.)
 SITE COVERAGE : 35.1% (42,825 S.F.)

PARKING :		
REQUIRED :		
BUILDING #1 :		
LOWER FLOOR :	3/100m2 = 6.1	SPACES
LOWER FLOOR DAYCARE :	6/100m2 = 16	SPACES
RESIDENTIAL :	2.2	SPACES
BUILDING #2 :		
LOWER FLOOR :	3/100m2 = 10.3	SPACES
LOWER FLOOR :	10/100m2 = 16.4	SPACES (RESTAURANT)
UPPER FLOOR :	2/100m2 = 6.1	SPACES
TOTAL (PHASE 1 & 11) :	58.2	SPACES
PROVIDED (PHASE 1 & 11) :	58	SPACES
BUILDING #3 :		
PAD #1 :	3/100m2 = 38	SPACES
PAD #2 :	3/100m2 = 11.4	SPACES
PAD #3 :	3/100m2 = 11.4	SPACES
TOTAL (PHASE 3) :	72.2	SPACES
PROVIDED (PHASE 3) :	79	SPACES

AREA :	
BUILDING #1 :	
LOWER FLOOR :	5,901 S.F.
UPPER FLOOR :	1,444 S.F.
TOTAL :	7,345 S.F.
BUILDING #2 :	
LOWER FLOOR :	6,130 S.F.
UPPER FLOOR :	3,682 S.F.
TOTAL :	9,812 S.F.
BUILDING #3 :	
PAD #1 :	4,080 S.F.
PAD #2 :	4,080 S.F.
PAD #3 :	4,080 S.F.
TOTAL :	25,246 S.F.

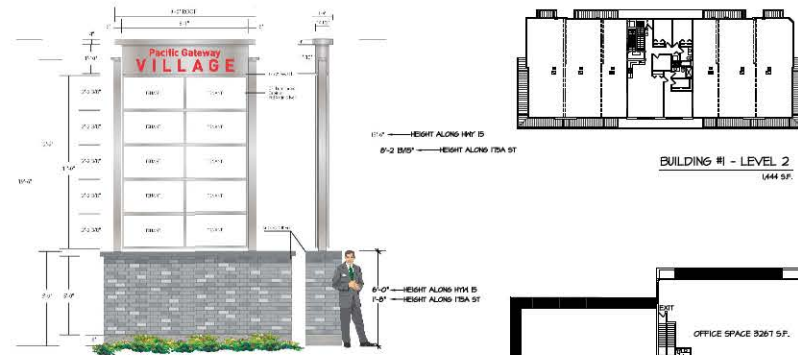


TABLE OF CONTENTS

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



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

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ISSUED FOR	BY	DATE	ISSUE	REV. NO.	DATE	DESCRIPTION

CB-C-OVERALL.dwg

DESIGN : PACIFIC GATEWAY VILLAGE BY SILVERSTONE VENTURES INC.
 DRAWN :
 DATE :
 SCALE :
 PROJECT : HIGHWAY COMMERCIAL DEVELOPMENT FIFTH STREET AT 4TH AVENUE, SURREY
 SHEET CONTAINS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembok

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

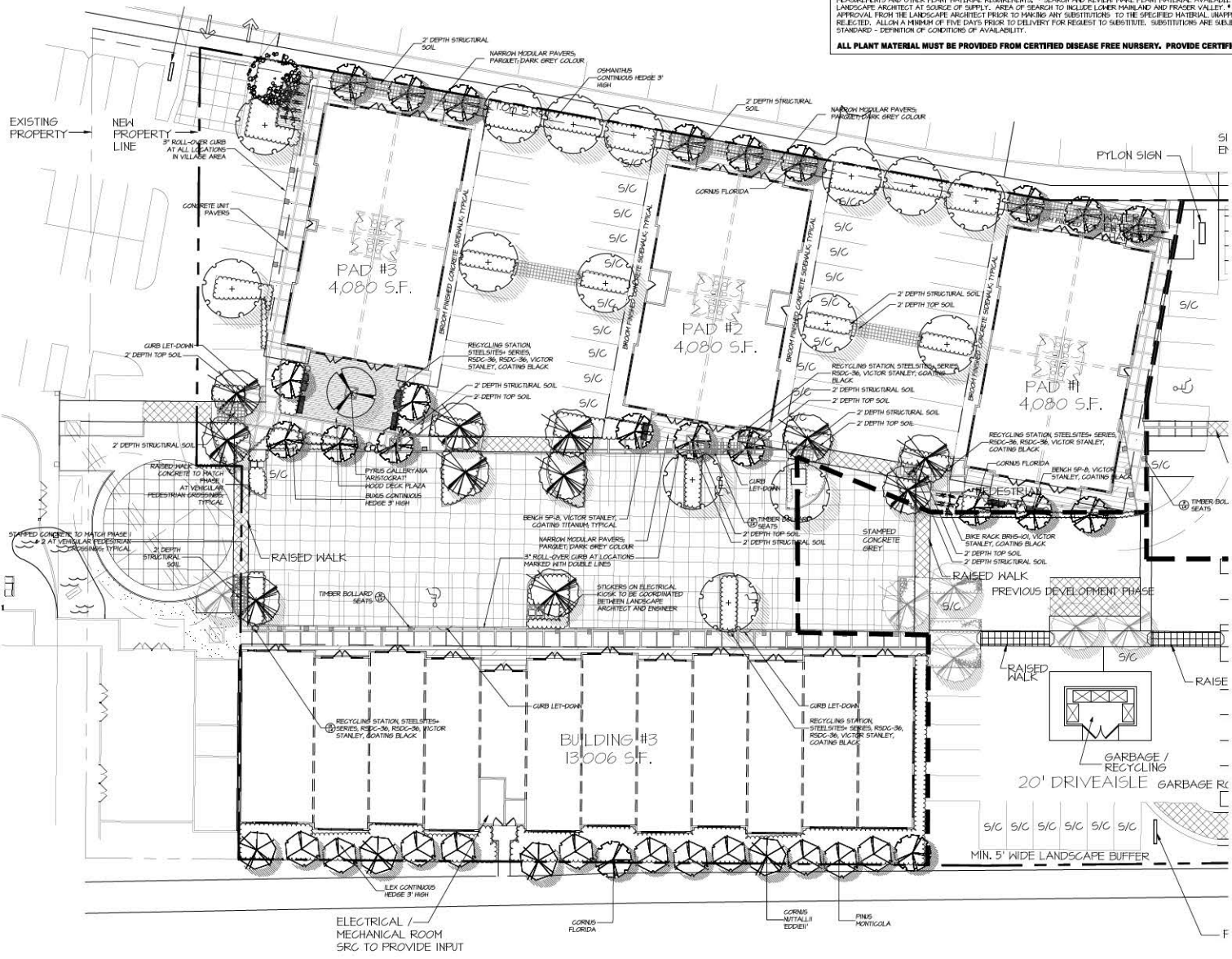
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
11016	AC-1.0

PLANT SCHEDULE				M2 JOB NUMBER:	12-116
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE/REMARKS	
TREE	1	CERCIDIPHYLLUM JAPONICUM	KATSURA	6CM CALI, 1.0M HT, B&B	
	22	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	6CM CALI, 2.0M HT, B&B	
	4	CORNUS NUTTALLII 'ECCOLEI'	PACIFIC DOGWOOD	6CM CALI, 1.5M HT, B&B	
	15	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CALI, 1.0M STD, B&B	
	1	PIRENA ORNATA	SERBIAN SPRUCE	3M HT, B&B	
	1	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	6CM CALI, 1.0M STD, B&B	
	1	ZELKOVA CARPINIFOLIA	CAUCASIAN ELM	3M HT, B&B	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR CRITICAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS, CERTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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NO.	DATE	REVISION DESCRIPTION	DR.
1	01.01.20	REV. PER CITY COMMENTS	ER
2	01.06.21	REV. PER NEW SITE PLAN	GA
3	01.06.21	REV. AS PER NEW ARCH PLAN	ER
4	01.06.21	REV. AS PER NEW ARCH PLAN	ER
5	01.06.21	ISSUE FOR DR.	ER
6	02.02.21	ISSUE FOR CITY	ER

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

DRAWING TITLE: **TREE PLAN**

DATE: 12DEC20	DRAWING NUMBER:
SCALE: 1/8" = 1'	L1
DRAWN: ER	OF 6
DESIGN: HTLM	
CHK'D: HTLM	

M2LA PROJECT NUMBER: 12-116



1
L4
RECYCLING STATION, STEEL/SITE+ SERIES, RSDC-36, RSDC-36, VICTOR STANLEY, COATING TITANIUM



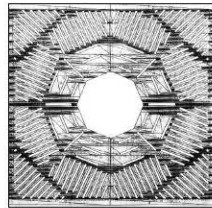
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L4
BENCH SP-B, VICTOR STANLEY, COATING BLACK



3
L4
BIKE RACK BR16-101, VICTOR STANLEY, COATING BLACK



4
L4
LAMP POST, LANDSCAPE FORMS, RAMA, BLACK



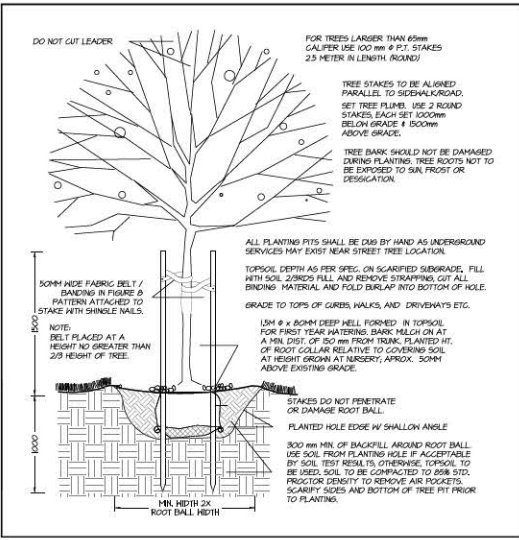
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BEST VIEW SALES TREE GRATE, BLACK



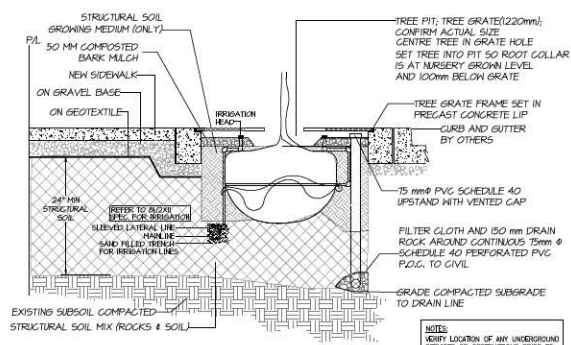
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DECK AREA OUTSIDE PAD #3



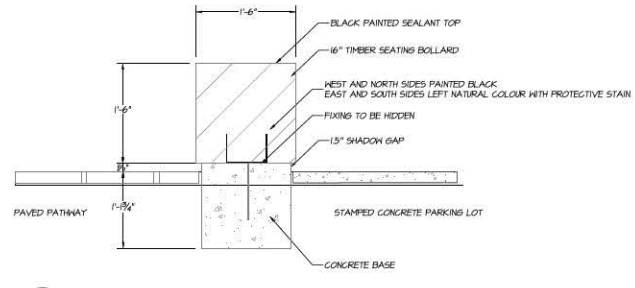
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NARROW MODULAR PAVERS



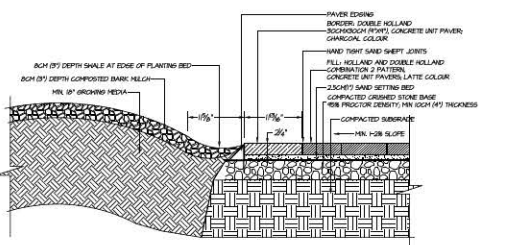
8
L4
DETAIL - TYPICAL TREE PLANTING
SCALE: 1/2" = 1'-0"



9
L4
SECTION THROUGH TREE WELL
SCALE: NTS



10
L4
TIMBER BOLLARD SEATS
SCALE: 1" = 1'-0"



11
L4
PLANTING BED AND CONCRETE PAVERS
SCALE: 3/4" = 1'-0"

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2024-06-10	ISSUE FOR CITY	ER
2	2024-06-10	ISSUE FOR CITY	ER
3	2024-06-10	ISSUE FOR CITY	ER
4	2024-06-10	ISSUE FOR CITY	ER
5	2024-06-10	ISSUE FOR CITY	ER
6	2024-06-10	ISSUE FOR CITY	ER
7	2024-06-10	ISSUE FOR CITY	ER
8	2024-06-10	ISSUE FOR CITY	ER
9	2024-06-10	ISSUE FOR CITY	ER
10	2024-06-10	ISSUE FOR CITY	ER

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

DRAWING TITLE:
DETAILS PLAN

DATE: 12/2024
SCALE: VARIES
DRAWN: ER
DESIGN: ER
CHK'D: MTLM

DRAWING NUMBER:
L4
OF 6

M2LA PROJECT NUMBER: 12-116