

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7914-0001-00

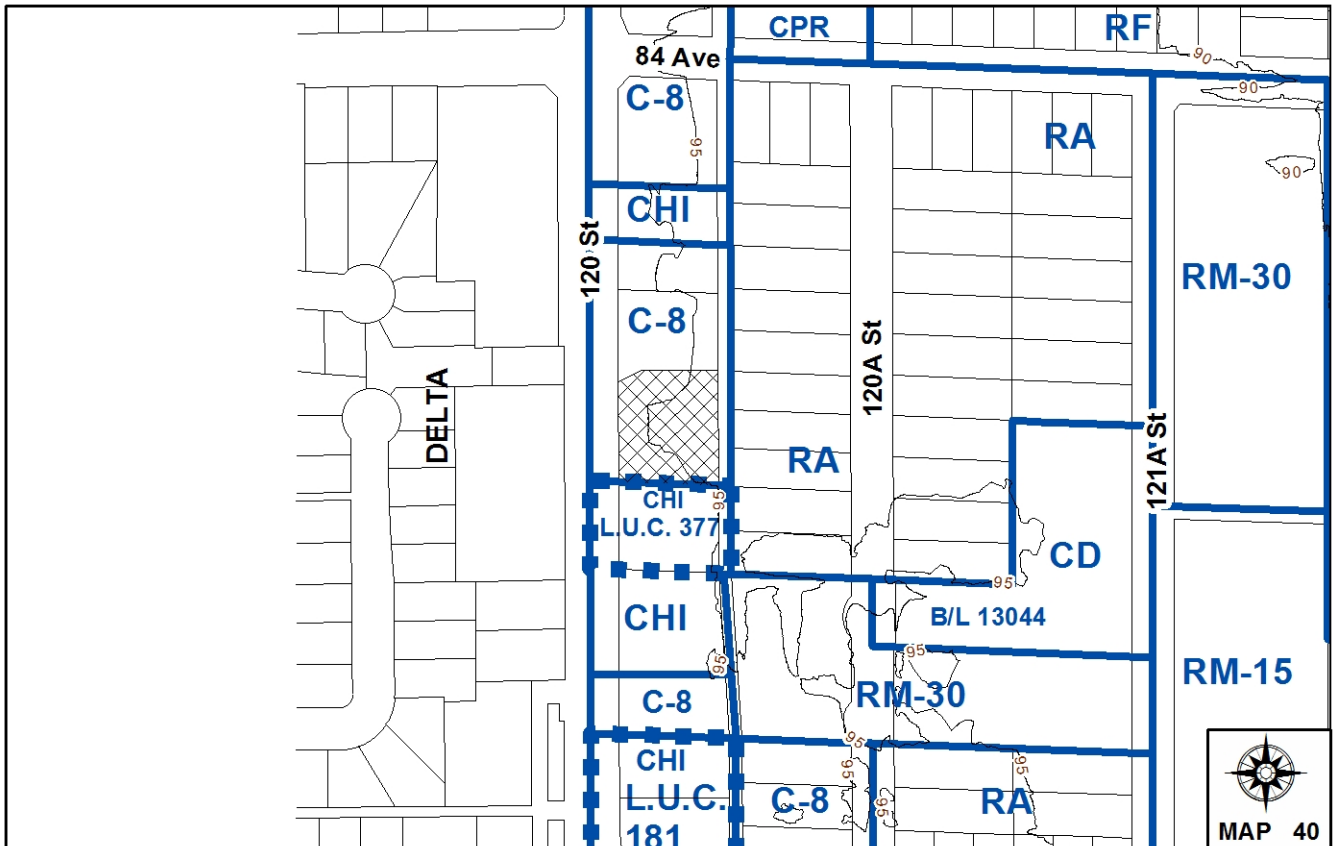
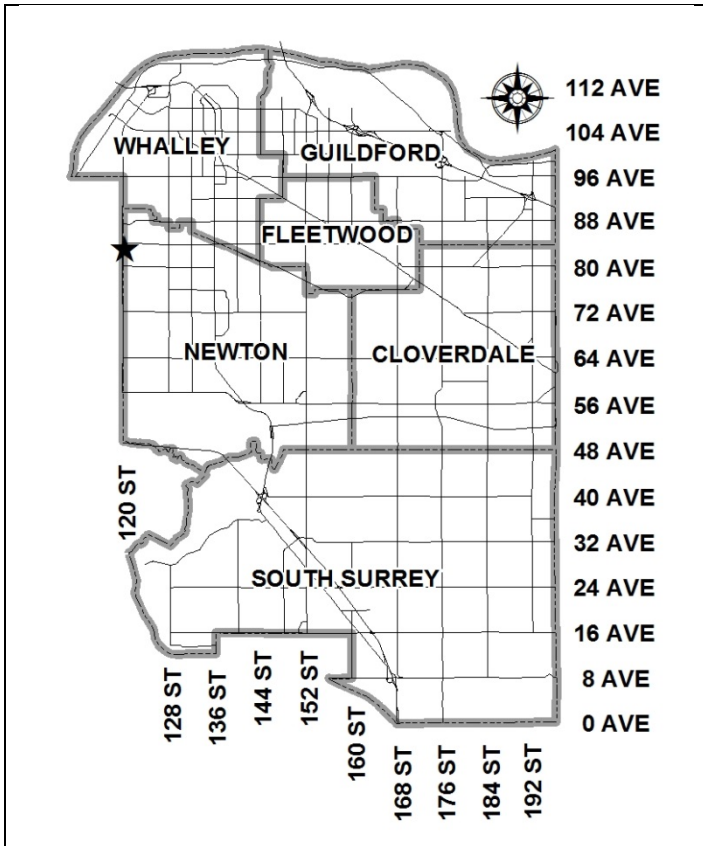
Planning Report Date: January 12, 2015

**PROPOSAL:**

- **Rezoning** from C-8 to CD (based upon C-8)
- **Development Permit**

in order to permit the development of a four-storey multi-tenant commercial/office building.

**LOCATION:** 8318 - 120 Street  
**OWNER:** Earth King Forest Plaza Ltd.  
**ZONING:** C-8  
**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- Council receive this report as information.
- Council grant Third Reading to CD By-law No. 18269.

### RATIONALE OF RECOMMENDATION

- At the Regular Council – Land-use meeting on July 7, 2014, the applicant received First/Second Reading. The application proceeded to Public Hearing on July 21, 2014 but, at the request of City staff, was not granted Third Reading as the applicant needed to resolve an outstanding issue related to the reciprocal access easement currently registered on title.
- At the time, the applicant proposed to locate the building within an existing reciprocal access easement currently registered on title between the subject property and the property to the north at 8336/8338 – 128 Street.
- The applicant has made several attempts to resolve the access easement issue with the adjacent property owner at 8336/8338 – 120 Street. Unfortunately, a mutually agreeable solution could not be reached. As a result, the applicant proposes to relocate the four-storey multi-tenant building outside the reciprocal access easement currently registered on title.
- The proposed building will retain the original form, design and character previously reviewed by City staff, Council as well as the Advisory Design Panel (ADP). Furthermore, the proposed building will continue to conform with the CD Zone (By-law No. 18269) in terms of Floor Area Ratio (FAR), lot coverage, setbacks, building height, etc.
- The proposed multi-tenant building establishes a high-standard in terms of the form, design and character of future commercial buildings located within the surrounding neighbourhood and, therefore, is considered an attractive addition to existing buildings located on Scott Road.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council receive this report as information; and
2. Council grant Third Reading to CD By-law No. 18269.

## ADDITIONAL PLANNING COMMENTS

### Background

- On July 7, 2014 a Planning Report was forwarded to Council that proposed to rezone the subject property from C-8 to CD (based upon C-8). In addition, the applicant requested a Development Permit for a four-storey commercial/office building (File No. 7914-0001-00).
- At the July 21, 2014 Regular Council – Public Hearing, City staff asked Council to withhold Third Reading until the applicant satisfactorily resolved the reciprocal access easement issue with the adjacent property owner.
- At the time, the applicant proposed to locate the building within an existing reciprocal access easement currently registered on title between the subject property and the property to the north at 8336/8338 – 120 Street.

### Proposed Building Relocation

- The applicant has attempted, on several occasions, to resolve the access easement issue with the adjacent property owner at 8336/8338 – 120 Street. Unfortunately, a mutually agreeable solution could not be reached. As a result, the applicant proposes to relocate the four-storey multi-tenant building outside the reciprocal access easement currently registered on title.
- The proposed multi-tenant building will be located 6.9 metres (22.6 ft.) from the front lot line and 16.4 metres (53.8 ft.) from the rear lot line which complies with the minimum setbacks in the CD Zone (By-law No. 18269).
- In addition, the proposed building will continue to conform to the CD Zone (By-law No. 18269) in terms of Floor Area Ratio (FAR), lot coverage, minimum setback requirements as well as on-site parking, building height, minimum landscape requirements, etc.
- The proposed multi-tenant building will continue to retain the original form, design as well as character previously reviewed by City staff, Council and the Advisory Design Panel (ADP). The building is modern, well-designed and provides an attractive addition to 120 Street. The exterior façade consists of high-quality materials which includes a glass-enclosed staircase, extensive glazing along the street frontage and vertical-oriented solar shades. Furthermore, the building location will provide wider sidewalks that encourage pedestrian connectivity as well as additional landscaping and surface/semi-underground parking at the rear of the building with access directly from the north-south lane.

### Driveway Access and On-site Parking

- The proposed building will continue to maintain a driveway access point from 120 Street via the existing reciprocal access easement registered between the subject property and 8336/8338 - 120 Street. In addition, an access easement will be provided along the south lot line of the subject property, in favour of the property to the south (8292/8298 - 120 Street), via ramp access that extends from 120 Street toward the surface parking and rear lane.
- The existing parking spaces within the front yard setback will be relocated elsewhere on-site given that it cannot be accommodated with the 3.5 metres (12 ft.) of road dedication required along 120 Street. The reciprocal parking easement does not specify the location of the shared parking required on the subject property.

### Conclusion

- Following several attempts to resolve the reciprocal access easement issue between 8318 - 120 Street and 8336/8338 - 120 Street, the applicant proposed to shift the building further east such that it is outside the easement area. Relocation of the building will have a negligible impact on overall building design or minimum setback requirements. The proposed building will continue to conform with the CD Zone (By-law No. 18269).
- The proposed multi-tenant building establishes a high-standard in terms of the form, design and character of future commercial buildings located within the surrounding neighbourhood and, therefore, is considered an attractive addition on 120 Street.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Revised Layout
- Appendix III. Planning Report - July 7, 2014

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/da

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DRV 1/7/15 4:08 PM



Information for City Clerk

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

1. (a) Agent:      Name:                James Pernu  
  McElhanney Consulting Services Ltd.  
  Address:            13450 – 102 Avenue, Unit 2300  
  Surrey, B.C. V3T 5X3  
  Tel:                 604-424-4889
  
2.      Properties involved in the Application
  - (a)     Civic Address:           8318 – 120 Street
  
  - (b)     Civic Address:           8318 – 120 Street  
           Owner:                 Earth King Forest Plaza Ltd.  
           PID:                    023-270-691  
           Lot 2 Section 30 Township 2 New Westminster District Plan LMP26084
  
3.      Summary of Actions for City Clerk's Office

ISSUED FOR

**B**  
PLAN 16565

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METRIC

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design@dialog.ca

SANITARY MANHOLE  
RIM ELEV= 94.56m  
N INV. ELEV= 91.76m  
W INV. ELEV= 93.06m  
S INV. ELEV= 91.72m

SEAL

8318 Scott Road

**4**  
PLAN 18389

Ground Floor Plan

DRAWN: \_\_\_\_\_

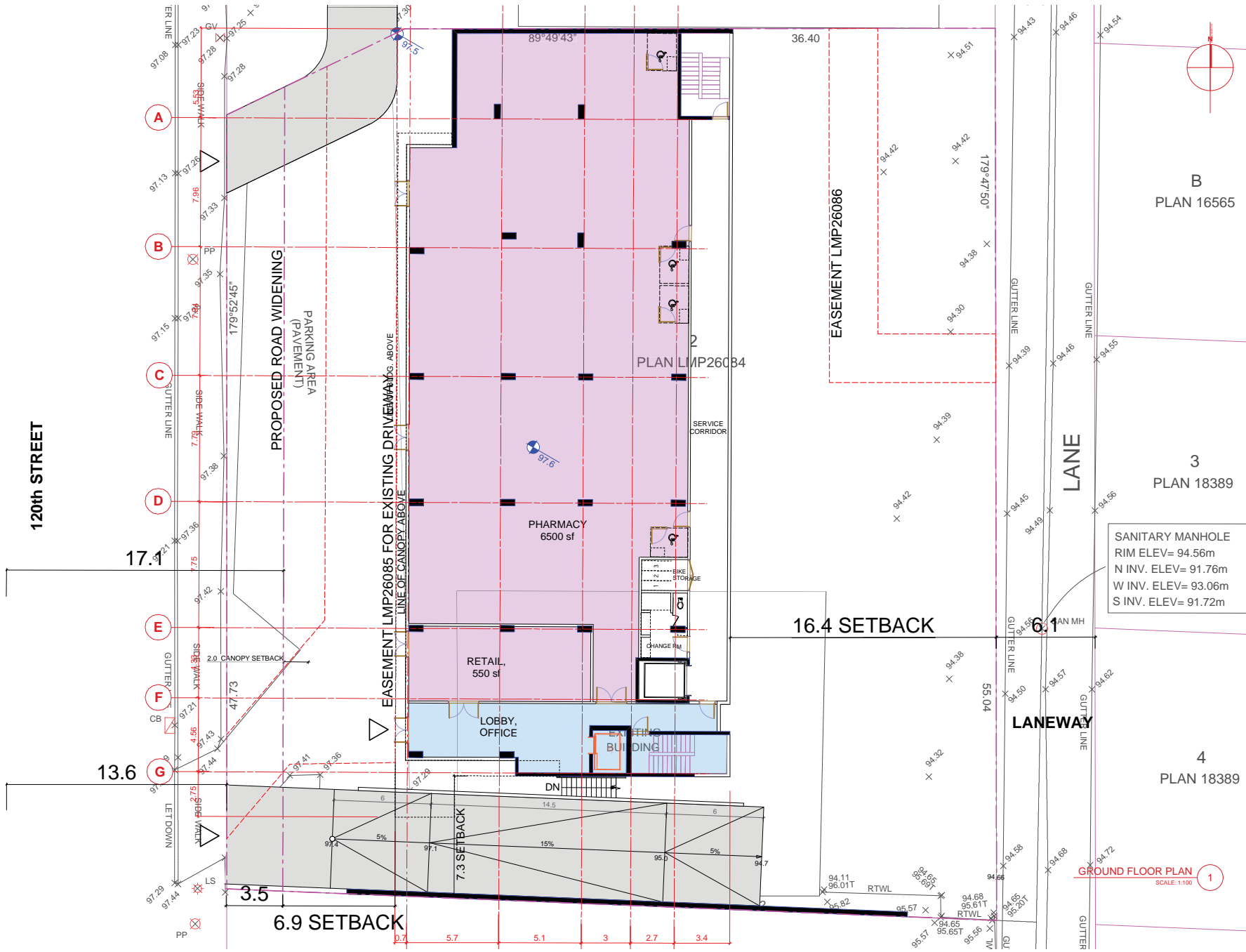
PLOT DATE: 10/22/14

**A102**

04141V

04141V plans v2014.vwx

Appendix II



GROUND FLOOR PLAN  
SCALE: 1:100

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ISSUED FOR

**B**  
PLAN 16565

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SEAL

8318 Scott Road

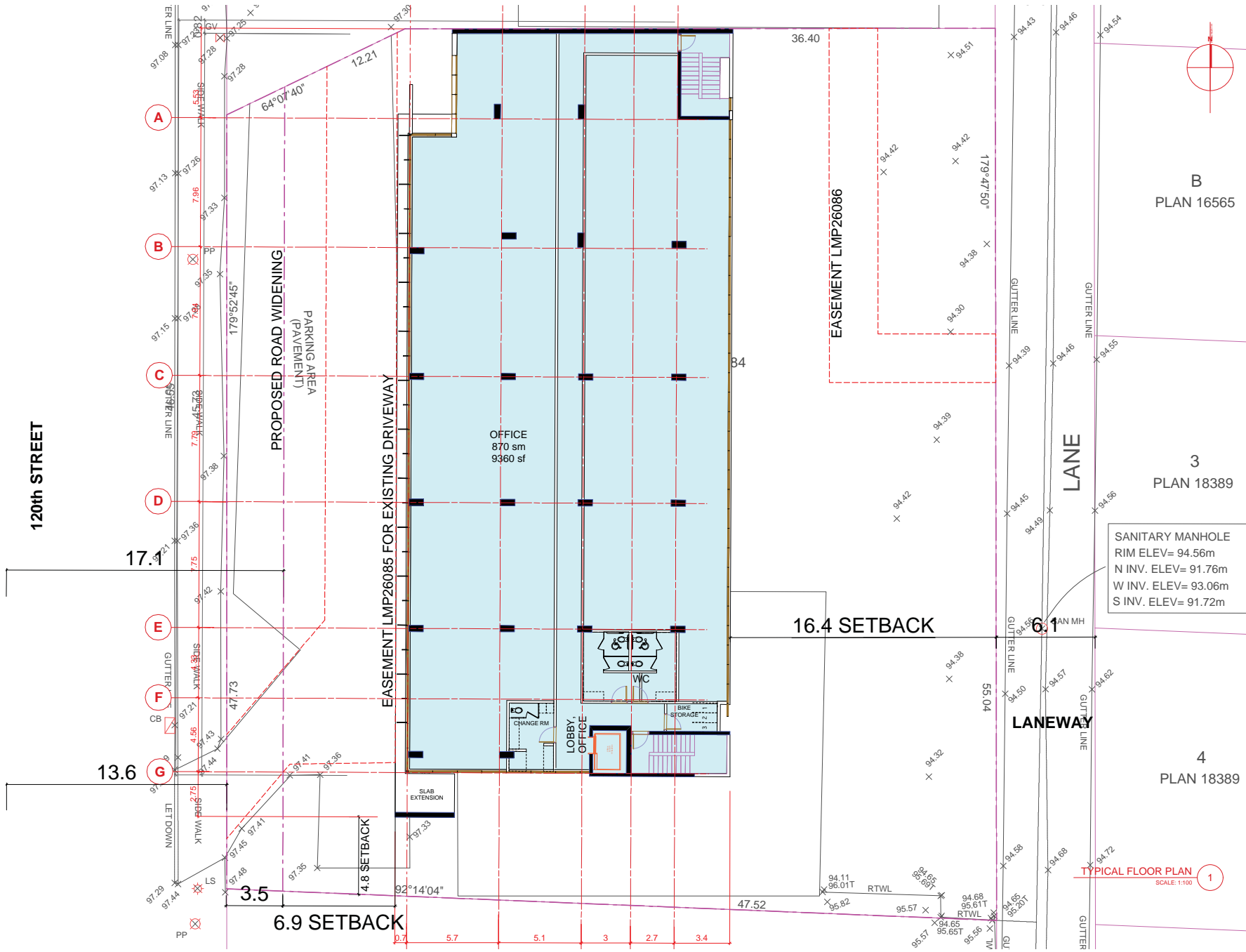
**4**  
PLAN 18389

Typical Floor Plan

DRAWN: PLOT DATE: 10/22/14 CHECKED: MC

**A103**

04141V  
04141V plans v2014.vwx



**TYPICAL FLOOR PLAN**  
SCALE: 1:100

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ISSUED FOR

**B**  
PLAN 16565

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**3**  
PLAN 18389

SANITARY MANHOLE  
RIM ELEV= 94.56m  
N INV. ELEV= 91.76m  
W INV. ELEV= 93.06m  
S INV. ELEV= 91.72m

SEAL

8318 Scott Road

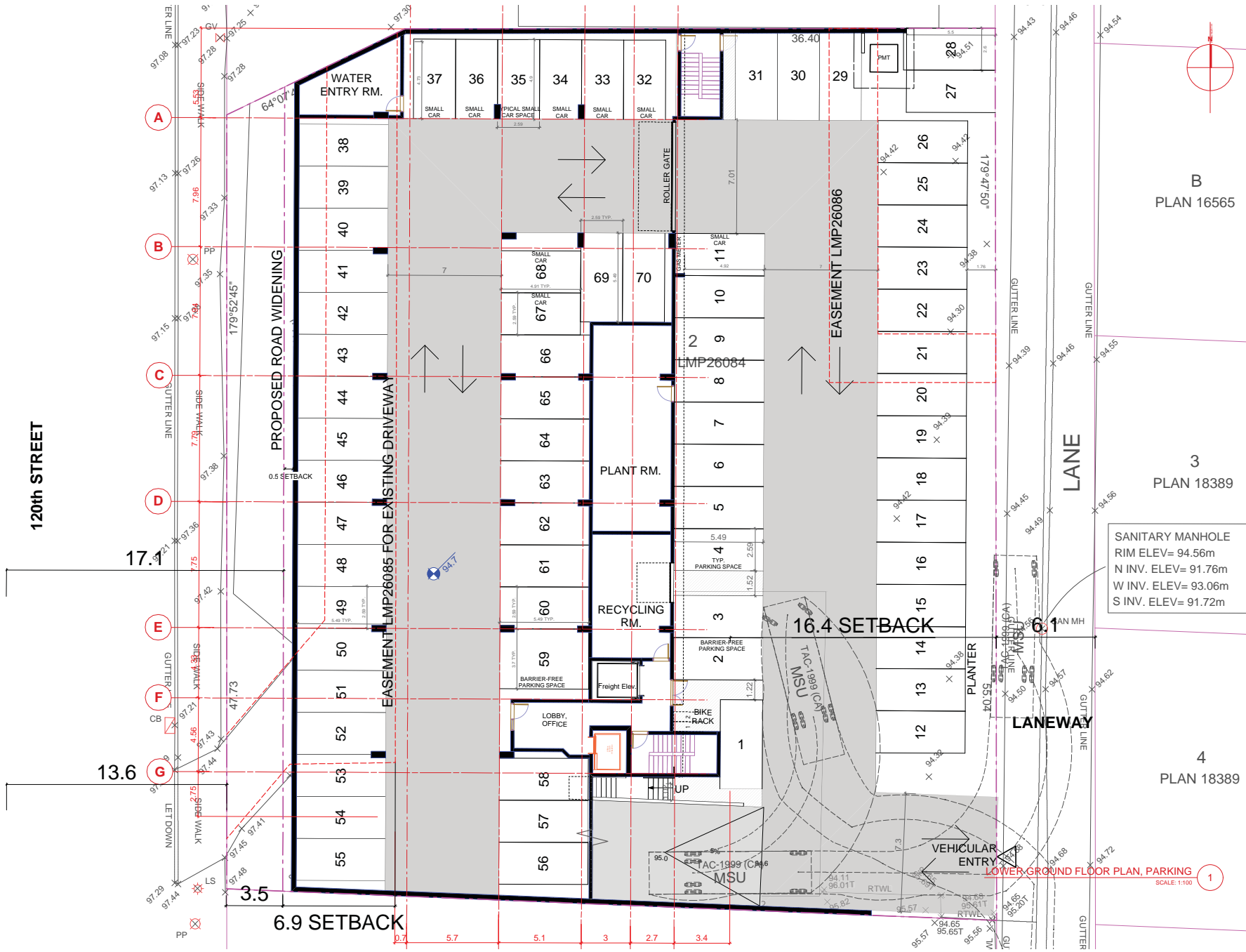
**4**  
PLAN 18389

Parking Level Plan

DRAWN: PLOT DATE: 10/22/14 CHECKED: MC

**A104**

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04141V plans v2014.vwx



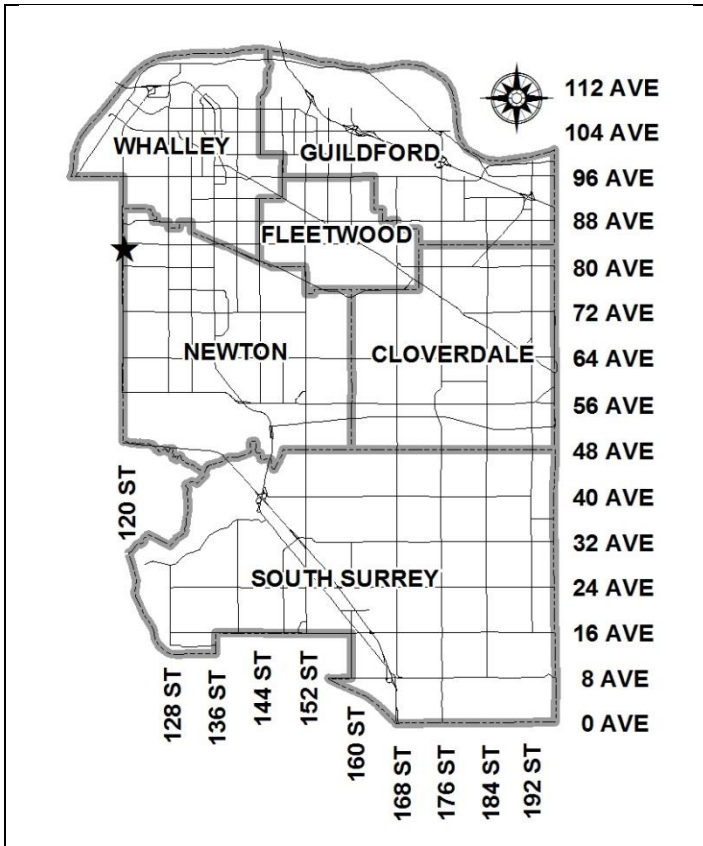
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City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0001-00

Planning Report Date: July 7, 2014

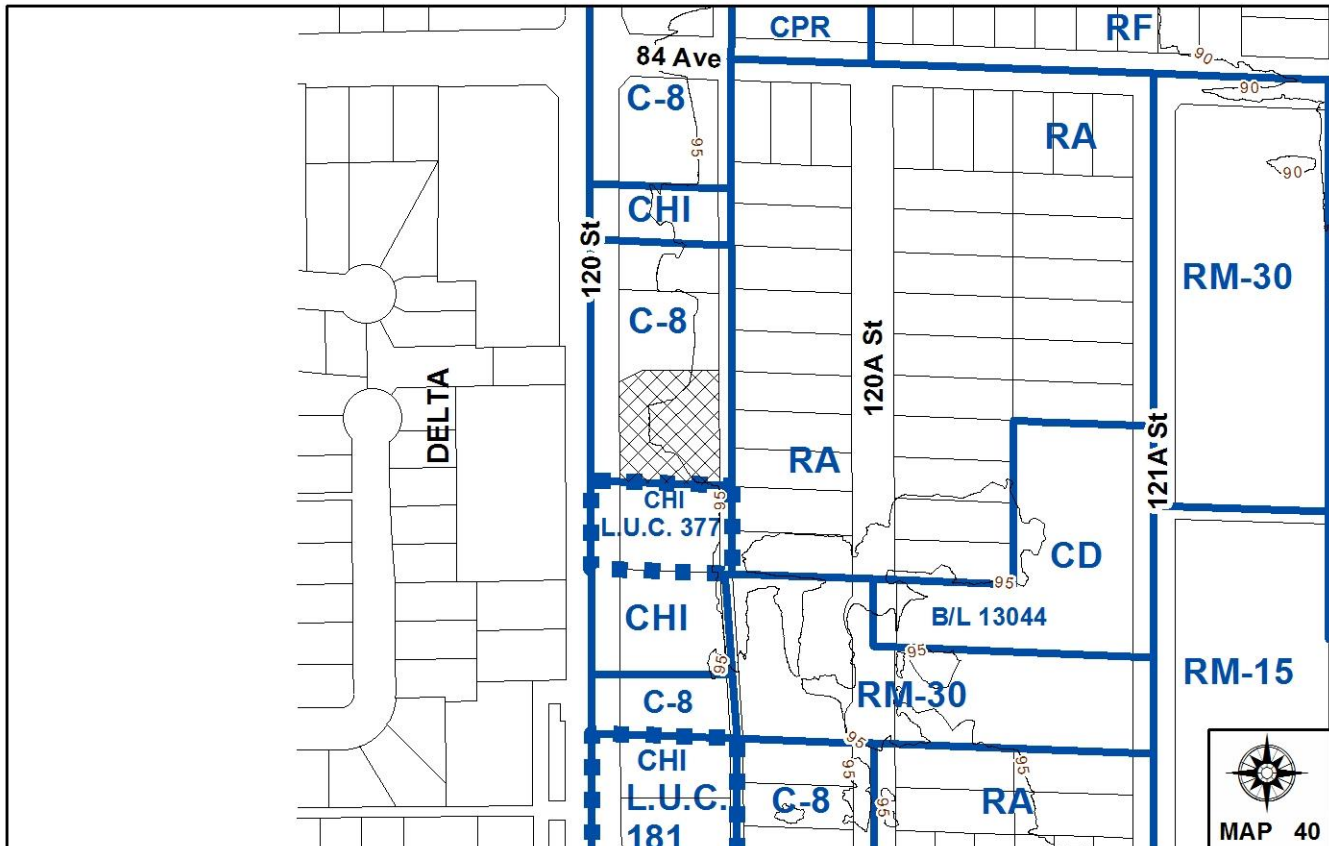


**PROPOSAL:**

- **Rezoning** from C-8 to CD (based upon C-8)
- **Development Permit**

in order to permit the development of a four-storey multi-tenant commercial/office building.

**LOCATION:** 8318 – 120 Street  
**OWNER:** Earth King Forest Plaza Ltd.  
**ZONING:** C-8  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Retail Commercial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Withhold granting of Third Reading until the applicant satisfactorily resolves the outstanding issues related to the reciprocal access easement (BJ352366/BJ352371) currently registered on title.
- 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

- Complies with the OCP Designation and LAP designation.
- The proposed rezoning to "Comprehensive Development Zone (CD)" (based upon C-8) is considered reasonable given the subject property is relatively small and the applicant is providing structured parking with roughly half the parking spaces on-site provided as underground parking. In addition, the property is located on an arterial Road (Scott Road/120 Street) with existing Frequent Transit Network (FTN) service located within close proximity of the site which supports higher density. Moreover, the increased density supports future B-Line service for 120 Street/Scott Road as identified in the Mayor's Council Transit Plan.
- The proposed multi-tenant commercial building including the comprehensive sign package is considered attractive, well-designed and provides an appealing addition to 120 Street/Scott Road as well as establishes a high-standard in terms of the form, design and character of future commercial buildings located within the surrounding neighbourhood.
- The applicant proposes to locate the building over an existing reciprocal access easement along 120 Street (BJ352366/BJ352371) which provides vehicle access to 8336/8338 – 120 Street. As a result, resolution of the reciprocal access easement issue is required before Third Reading is granted on the rezoning by-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0001-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to ensure the applicant satisfactorily resolves the outstanding issues related to the reciprocal access easement (BJ352366/BJ352371) currently registered on title prior to granting of Third Reading.
4. 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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (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; and
  - (f) 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 IV.
- Surrey Fire Department: The applicant is required to install and maintain an Amplification System that provides uninterrupted communication to the E-Comm wide 800 MHZ radio system in compliance with the Public Safety E-Comm Radio Building Amplification System By-law (By-law No. 15740).

Fortis B.C.: No concerns.

Corporation of Delta: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Vacant parcel

#### Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Multi-tenant commercial building	Commercial/ Retail Commercial	C-8
East:	Single Family Residential Dwellings	Multi-family/Multiple Residential (Townhouse)	RA
South:	Multi-tenant commercial building	Commercial/ Highway Commercial	L.U.C. No. 377
West (Across 120 Street):	Multi-tenant commercial buildings	Town Centre/Medium Density Residential (Scott Road)*	C1 (Core Commercial)*

\* Subject property located within the Corporation of Delta.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject property at 8318 – 120 Street is located on the east side of Scott Road between 82 Avenue and 84 Avenue. The property is designated "Commercial" in the Official Community Plan (OCP) and "Retail Commercial" in the Newton Local Area Plan (LAP). The site is zoned "Community Commercial Zone (C-8)" and permits a similar range of land-uses including retail stores, personal service, general service and offices.
- The property is currently vacant given the previous two-storey building was recently destroyed by fire.
- The adjacent properties to the north and south are occupied by single- or two-storey multi-tenant commercial buildings which provide on-site parking located within the front yard setback and retain driveway access from 120 Street.



Scott Road Corridor Transportation Planning Study (2001)

- The subject property is located within the Scott Road Corridor Transportation Planning Study (2001) which reflects the combined efforts of the City of Surrey and Corporation of Delta to provide a long-term strategic vision for redevelopment along 120 Street. The study calls for City staff to encourage the redevelopment of under-utilized properties with surface parking through incentives that include higher density and reduced on-site parking requirements. In addition, the Scott Road Corridor Study promotes additional landscaping, sidewalk widening, high-quality building materials, extensive glazing and/or weather protection canopies in order to improve the overall appearance of the exterior façade as well as promote attractive streetscapes.
- The proposed rezoning to "Comprehensive Development Zone (CD)" (based upon C-8) is considered reasonable given the subject property is located along an arterial road (Scott Road/120 Street) with existing Frequent Transit Network (FTN) service and future B-line service along 120 Street Scott Road, as identified within the Mayor's Council Transit Plan. The subject property could, therefore, support a higher density four-storey commercial building as it will encourage other modes of transportation and greater walkability.

Current Proposal

- The applicant proposes to construct a four-storey multi-tenant building with 793 square metres (8,536 sq. ft.) of ground-floor retail and 2,405 square metres (25,887 sq. ft.) of upper-floor office space. In order to reduce the number of parking stalls required on-site, the total gross floor area for medical offices cannot exceed 854 square metres (9,192 sq. ft.) while the remaining upper-storey floor area will be reserved for general office uses. In contrast, the ground-floor will be occupied by a large format retailer in the form of a drug store which further supports the medical office use by providing a convenient "one-stop-shop" for medical office clientele.

Proposed CD By-law

- The applicant is proposing a Comprehensive Development (CD) by-law based upon the C-8 Zone.
- The table below summarizes the differences between the C-8 Zone and proposed CD by-law:

	<b>C-8 Zone</b>	<b>CD Zone</b>
Permitted Land-Uses	Retail stores* Personal service uses* General service uses* Beverage container return centres* Eating establishments* Neighbourhood pubs Liquor store Office uses* Automotive service uses* Indoor recreational facilities Parking facilities	Retail stores* Personal service uses* General service uses* Beverage container return centres* Eating establishments provided the total gross floor area of each establishment not exceed 150 square metres (1,615 sq. ft.)* Liquor store Office uses provided the total gross floor area not exceed 854 square metres (9,192 sq. ft.)*

	<b>C-8 Zone</b>	<b>CD Zone</b>
	Entertainment uses* Assembly halls Community services Childcare centres One dwelling unit*	Indoor recreational facilities Community services Childcare centres One dwelling unit*
Density (FAR)	0.80	1.41
Lot Coverage	50%	35.3%
Principal Building Height	12 metres (40 ft.)	21.15 metres (69 ft.) to top of mechanical equipment screening and 21.75 metres (71 ft.) to top of glass-enclosed staircase
Setbacks	Buildings and structures shall be no less than 7.5 metres (25 ft.) from all lot lines	Front yard: 2 m. (7 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 0 m. (0 ft.)

\*With some exclusions and/or limitations

- The permitted land-uses identified within the CD By-law are similar to those allowed under the C-8 Zone. However, the total gross floor area for medical offices is limited to 854 square metres (9,192 sq. ft.) in order to reduce the number of parking stalls required on-site. In addition, the proposed land-uses are restricted to those listed above and eliminates more parking intensive uses from the C-8 Zone that require a parking ratio which exceeds 3 stalls per 100 square metres (1,076 sq. ft.) of gross floor area or land-uses not beneficial in promoting redevelopment or the increased densities required to support Frequent Transit Networks (e.g. automotive service uses and parking facilities).
- The proposed density on the subject property is 1.41 FAR (Floor Area Ratio) which is higher than the 0.80 FAR permitted in the C-8 Zone. The proposed FAR is considered appropriate given the subject property is relatively small and the applicant is providing structured parking with roughly half the parking spaces on-site provided as underground parking. In addition, the proposed lot coverage is 35% which is less than the allowed 50% lot coverage identified in the C-8 Zone.
- The proposed building height is 21.75 metres (71 ft.) for the glass-enclosed staircase and 20.15 metres (69 ft.) for the remainder of the multi-tenant building which exceeds the maximum 12 metre (40 ft.) height in the C-8 Zone. The overall height is considered acceptable given the subject property is located on 120 Street/ Scott Road and desire to promote increased density along arterial roads and Frequent Transit Networks.
- According to the North Delta Area Plan, the west side of 120 Street/Scott Road is designated for "Mixed-use" which permits a combination of commercial, office uses as well as multi-family residential. In addition, the Delta side of 120 Street/Scott Road will permit a maximum density of 2.0 FAR and maximum building height of five stories under the recently approved North Delta Area Plan.

- The front yard setback of 2 metres (7 ft.) is considered appropriate in order to locate the building closer to 120 Street thereby providing an attractive streetscape with surface/semi-underground parking at the rear of the proposed building. The zero lot line on the northern boundary is considered acceptable given the site is directly adjacent to existing commercial. In addition, the proposed setbacks are similar to other setback relaxations permitted for multi-storey commercial buildings recently approved elsewhere on Scott Road.
- The applicant is proposing a 19.2 metre (63 ft.) setback for the multi-tenant commercial building from the eastern boundary of the subject property which exceeds the 7.5 metre (25 ft.) setback identified in the C-8 Zone.

### PRE-NOTIFICATION

Pre-notification letters were sent out on February 7, 2014 and staff received the following responses:

- Two adjacent residential property owners expressed concerns the proposed building height and increased density would result in reduced privacy as well as increased traffic. The adjacent residential owners would not support a multi-tenant building which exceeds two stories or contain windows on the eastern façade.

*(City staff noted the property is currently designated "Commercial" in the OCP and presently zoned C-8, it is strategically located along an arterial road and Frequent Transit Network which supports higher densities. The proposed building is situated closer to 120 Street/Scott Road in order to improve the streetscape as well as provide surface parking on the rear lane. In addition, the applicant proposes a 19.2 metre (63 ft.) setback for the multi-tenant building from the eastern boundary of the subject property which exceeds the 7.5 metre (25 ft.) setback prescribed in the C-8 Zone. The proposed development introduces additional landscaping along the rear lane in order to reduce the visual impact of the four-storey building and surface parking on adjacent properties.*

*City staff also noted the current C-8 Zone on the site will permit a similar range of land-uses. Furthermore, the adjacent residential properties are presently designated "Multiple Residential" in the OCP and owners can anticipate future redevelopment into multi-family residential projects.)*

### DESIGN PROPOSAL AND REVIEW

- The proposed building is considered attractive, well-designed and provides an appealing addition to 120 Street/Scott Road by establishing a higher-standard in terms of the form, design and character of future commercial/office buildings within the surrounding neighbourhood. The exterior façade will include a glass-enclosed staircase, extensive glazing along 120 Street/Scott Road and vertical-oriented solar shades.

- The applicant is proposing to locate the multi-storey commercial building closer to Scott Road/120 Street thereby providing an attractive streetscape with high-quality materials, extensive glazing, wider sidewalks and additional landscaping while surface/semi-underground parking is provided at the rear of the building with access directly from the north-south lane. As the proposed building is located on a sloped site, it will have the appearance of a four-storey building from 120 Street. In order to reduce the visual impact of the multi-storey building on adjacent property owners, the applicant will provide significant landscaping along the rear lane to further screen the proposed building from existing single family residents across the lane.
- The proposal was forwarded to the Advisory Design Panel (ADP) for comment on March 13, 2014 and deemed generally acceptable in terms of form, design and character. All comments and suggestions provided during the ADP meeting have been satisfactorily addressed by the applicant (Appendix V).

#### Driveway Access and On-site Parking

- The proposed multi-tenant building will obtain driveway access from 120 Street/Scott Road along the south lot line of the subject property via ramp access that extends east toward the surface parking and rear lane.
- The applicant proposes to locate the building over an existing reciprocal access easement along 120 Street (BJ352366/BJ352371) which provides vehicle access to 8336/8338 – 120 Street. It is noted that this issue has not yet been resolved with the adjacent property owner and may require further revisions to the proposal, layout and associated drawings. The applicant is required to provide evidence confirming the reciprocal access easement was discharged at Land Title Office (LTO) before Council grants Third Reading to the rezoning by-law.
- According to Zoning By-law No. 12000, a total of 88 parking spaces would be required on-site based upon a combination of ground-floor retail and upper-storey medical office/general office uses. In order to reduce the number of parking spaces required on-site, the total gross floor area for medical offices cannot exceed 854 square metres (9,192 sq. ft.) given that medical office parking is calculated at a rate of 4 parking spaces per 100 square metres (1,076 sq. ft.) of gross floor area which exceeds the parking ratio for general office and retail uses.
- Furthermore, the proposed CD By-law (based upon C-8) excludes certain uses that require more parking such as neighbourhood pubs, assembly halls and entertainment uses.
- The Engineering Department is willing to support a maximum twenty percent (20%) reduction in on-site parking based on the site's proximity to existing FTN service and future B-line service for 120 Street/Scott Road as identified in the Mayor's Council Transit Plan. To further support the reduction in on-site parking, the applicant is providing bike lockers and End-of-Trip (EOT) facilities including showers as well as change rooms on each floor and reserving four (4) parking stalls as designated Carpool spaces. As a result, the CD By-law will specify a minimum of 70 parking spaces are required.

### Proposed Signage

- The proposed fascia signage will be limited to one fascia sign per premise, unless a single tenant occupies the entire ground-floor (e.g. large format retailer), and will conform to the maximum allowable combined sign area per linear foot of premise frontage and not extend more than 0.5 metre (16 ft.) from the building façade in keeping with the Sign By-law. The fascia signage consists of LED back-lit channel letters and logos mounted on a raceway directly above the individual unit entrances along the 120 Street/Scott Road façade.
- No upper-storey fascia signage is proposed.
- The applicant is proposing a non-illuminated identification sign consisting of a solid metal sheet with the address "8318" cut-out located directly above the port-cochere along the western façade.
- The under-canopy signage is attached to a glass canopy which extends 2 metres (6.6 ft.) from the building façade thereby exceeding the 1.8 metre (6 ft.) maximum identified in the Surrey Sign By-law. Furthermore, the canopies have a maximum clearance of 3.5 metres (11.5 ft.) which exceeds the 3 metre (10 ft.) clearance in the Sign By-law. The proposed canopies are considered acceptable to provide suitable weather protection given a widened sidewalk is currently proposed along 120 Street. Nevertheless, the proposed under-canopy signage will conform to the Surrey Sign By-law in terms of minimum clearance, maximum dimensions and minimum separation between the awning and signage.
- The western building façade includes several blade signs which consist of non-illuminated double-sided individual coloured letters that, together, spell out "8318 Scott Road". The projecting signs are located on the bottom portion of the glass fins used to provide solar shading and comply with the copy area, distance between the supporting structure and curb line, minimum clearance, location below the roof line as well as distance from the exterior façade, as per the Sign By-law. Nonetheless, the applicant requires a variance to allow more than one projecting sign per premise for multi-tenant buildings (a total of 13 blade signs are currently proposed) as well as vary the total sign area from 3 square metres (32 sq. ft.) to 11.7 square metres (126 sq. ft.).
- The projecting signage is limited to displaying the building address. No tenant signage is permitted.
- No free-standing sign is proposed along 120 Street/Scott Road.
- The proposed variances for fascia signage, under-canopy signage and projecting signage are considered reasonable in order to provide advertising exposure for a major ground-floor tenant as well as provide an attractive solution that enables vehicles and pedestrians to identify the building along Scott Road. As a result, the proposed variances are included within a comprehensive sign package (Appendix II).

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site in January, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject property is located within a Frequent Transit Area.</li> <li>• The proposed development complies with the land-use designation identified in the Official Community Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density will comply with the Floor Area Ratio (FAR) specified in the CD By-law (based upon the C-8 Zone).</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The subject property is conveniently located along an arterial road and provides direct pedestrian linkage to public transit on 120 Street/Scott Road.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The proposal will address CPTED concerns by providing natural surveillance of 120 Street/Scott Road as well as the rear lane with well-lit exteriors, significant glazing, a transparent lobby as well as glass-enclosed staircase. In addition, the building will feature a security gate that separates the private and public office access points as well as graffiti resistant material on the building façade.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The proposed buildings will promote greater walkability in the surrounding neighbourhood. The applicant further proposes to optimize daylighting by providing significant glazing that allows natural daylight into office areas and internal corridors on level 2 through 4 while a large ratio of solid-glass reduces solar gains and exterior solar shading fins reduce cooling loads.</li> </ul>

ADVISORY DESIGN PANEL

The proposed layout and building elevation drawings were referred to the Advisory Design Panel (ADP) on March 13, 2014. The applicant has satisfactorily addressed all comments/suggestions (Appendix V).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Site Plan, Building Elevation Drawings and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	ADP Comments
Appendix VI.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Dialogue and Considered Design Inc., respectively, dated July 3, 2014.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/da

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Based upon C-8)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	N/A	N/A
Road Widening area	N/A	N/A
Undevelopable area	N/A	N/A
Net Total	N/A	2,543 sq. m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	50%	35.3%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m.	2 m. (7 ft.)
Rear	7.5 m.	19.2 m. (63 ft.)
Side #1 (North)	7.5 m.	0 m. (0 ft.)
Side #2 (South)	7.5 m.	4.8 m. (16 ft.) to architectural feature and 7.31 m. (24 ft.) to facade
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m.	21.15 metres (69 ft.) to top of mechanical equipment and 21.75 metres to top of glass-enclosed staircase
Accessory	N/A	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>	1 dwelling unit	N/A
<b>FLOOR AREA: Residential</b>	N/A	N/A
<b>NET FLOOR AREA: Commercial</b>		
Retail	N/A	792.7 sq. m.
General Office	N/A	1,550.5 sq. m.
Medical Office	N/A	854.4 sq. m.
Total	N/A	3,197.6 sq. m.
<b>FLOOR AREA: Industrial</b>	N/A	N/A
<b>FLOOR AREA: Institutional</b>	N/A	N/A
<b>TOTAL BUILDING FLOOR AREA</b>	N/A	3,197.6 sq. m.

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	N/A	N/A
FAR (net)	0.80	1.41
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	N/A	N/A
Outdoor	N/A	N/A
<b>PARKING (number of stalls)</b>		
Retail	23 spaces	N/A
Office		
Medical Office	34 spaces	N/A
General Office	31 spaces	N/A
Industrial	N/A	N/A
Residential	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	88 spaces	70 spaces
Number of disabled stalls	1	3
Number of small cars	17 spaces	8 spaces
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To permit three (3) fascia signs for a single large format retail establishment which occupies the entire ground-floor (e.g. drug store).	A maximum of one (1) fascia sign per premise except that two (2) fascia signs are allowed per premise provided that both fascia signs are not located on the same façade [Part 5, Section 27(2)(a)].	The proposed fascia signage will provide advertising exposure for a single major first-floor tenant given the absence of a free-standing sign.
2	To permit three (3) under-canopy signs for a single large format retail establishment which occupies the entire ground-floor (e.g. drug store).	A maximum of one (1) under-canopy sign per premise for multi-tenant buildings [Part 5, Section 27(4)(a)].	The proposed under-canopy signage will provide advertising exposure for a single major first-floor tenant given the absence of a free-standing sign.
3	To permit the under-canopy signage to be attached to a canopy structure that exceeds the maximum length as well as clearance specified in the Surrey Sign By-law.	The canopy structure cannot exceed a maximum distance of 1.8 metre (6 ft.) from the building façade or 3 metre (10 ft.) clearance from the sidewalk [Part 5, Section 27(4)(a)(i)(a)].	The proposed canopies extend 2 metres (6.6 ft.) from the building façade and maintain a clearance of 3.5 metres (11.5 ft.). The canopies are acceptable in order to provide weather protection given the widened sidewalk proposed on 120 Street.
4	To permit a total of thirteen (13) projecting signs for a multi-tenant building.	A maximum of one (1) projecting sign per premise for multi-tenant buildings [Part 5, Section 27(4)(a)].	The project signage will accommodate several blade signs that spell out "8318 Scott Road". The proposed signage is limited to displaying the building address. No tenant signage is permitted. The signage is considered an attractive solution to additional fascia or canopy signage and assists customers in locating the proposed building.
5	To vary the total sign area for projecting signage.	The maximum sign area for projecting signage is 3 square metres (32 sq. ft.) [Part 5, Section 27(4)(a)(ii)(b)].	The projecting signage is varied to 11.7 square metres (126 sq. ft.) in order to accommodate the building address on the blade signs and enable passing motorists to identify the proposed building.

8318 Scott Road  
Surrey B.C.

**DIALOG**



**ISSUED FOR REZONING**

**Drawing List**

**DRAWING**

**ARCHITECTURAL**

A000	Cover Sheet	nts
A001	Project Data	nts
A002	Context Photos	nts
A003	Context Plan	1:500
A004	Site Analysis	nts
A100	Site Plan	1:200
A101	Easement Plan	1:100
A102	Ground Floor Plan	1:100
A103	Floors 2-4	1:100
A104	Parking Level Plan	1:100
A105	Roof Plan	1:100
A201	West Elevation	1:100
A202	North Elevation	1:100
A203	East Elevation	1:100
A204	South Elevation	1:100
A301	Building Sections	1:100
A400	Rendering	nts
A401	Rendering	nts
A501	Shadow Study	nts
A601	Signage	As noted
A602	Signage	As noted
A701	Material Sample Board	nts
L1	Rendered Landscape Plan	As noted
L6	Landscape Details	As noted

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A 42414 Rezoning DP

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Owner  
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12827 76 Avenue Suite # 112C  
Surrey, B.C.  
V3W 2V3

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8318 Scott Road

Cover Sheet

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Appendix III

## Property Information

**Legal Description**  
Lot 2 - Section 30 - Township 2  
NWD Plan LMP 26084

**Civic Address**  
8318 Scott Road  
Surrey, BC

**Areas**  
Total Site Area: 2,543 sq.m.

Medical / Clinic Area: 854 sq. m.  
Pharmacy / Retail Area: 744 sq. m.  
Office Area: 1,600 sq.m.

Total Building Area: 3,602 sq.m.

**Site Coverage**  
FAR: 1.42

**Total Lot Coverage**  
925 sq.m (36% lot coverage)

**Current Zoning**  
C-8

**Proposed Zoning**  
C-15

### Setbacks

Permitted North Setback: 0.0m  
Proposed North Setback: 5.88m - 7.6m

Permitted East Setback: 7.5m  
Proposed East Setback: 19.2m

Permitted South Setback: 0.0m  
Proposed South Setback: 0.0m

Permitted West Setback: 2.0m  
Proposed West Setback: 7.5m

### Proposed Building Height:

21.75 m from average building height to top of glass-enclosed stair

21.15 m from average building height to top of mechanical equipment screening

### Required Parking from Parking Bylaw:

Total Parking Required: 88 stalls

Pharmacy Retail: 22 stalls  
744 sq.m. @ 3 parking spaces per 100 sq.m.  
(Category 2)

Medical Clinic: 34 Stalls  
854 sq.m. @ 4 parking spaces per 100 sq.m.

Office: 32 Stalls  
1600 sq.m. @ 2 parking spaces per 100 sq.m.

### Proposed Parking:

70 Parking Stalls  
22 Parking Stalls at A&A Place  
Total: 92 Stalls

### Required Bicycle Parking:

3 bicycle storage spaces  
3,602 sq.m. @ 0.06 per 100sq.m.

### Proposed Bicycle Parking:

3 bicycle storage spaces located on each level

## Design Rationale

**Relevant Planning Policy**  
**Project Description:**

The proposed development at 8318 Scott Road is located within a neighborhood/commercial zone according to the City of Surrey Official Community Plan. The project will replace a commercial/office building that burned down in a fire on February 2, 2012. The project proposal is an increase in built floor area in an approved area for business use (City of Surrey OCP).

The project is a 4 storey retail and office project with integrated parking component. Design quality and urban strategies of the project will enhance the character of the area. One of the primary design considerations of the project is for a streetwall building that moves parking from the street interface of the building and integrates it into the rear of the project. This serves to create a new model for development along Scott Road where through similar strategies, parking is moved off the street and a series of streetwall buildings would create a more appealing pedestrian friendly streetscape.

### Site Context:

#### Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North	Commercial	Commercial	C8, CHI
East	Single Family Residential	Multiple Residential and Urban Commercial	RA, CD, RM-30
South	Commercial	Commercial	C-8, CHI
West (across Scott Road)	Commercial	Commercial	C1, CD203 (Corporation of Delta)

The predominant built form along Scott Road is strip mall style development with parking forecourts accessible off the street from Scott Road.

Scott Road is a commercial zone with many businesses operating in the area. This is a consideration that the design of the 8318 Scott Road project has addressed. Adjacent to the project to the east is a residential area of primarily single-family residences separated by a laneway.

### Design Character:

The project is a 4 storey building. As the grade changes a full storey between the Scott Road street entrance and the laneway at the east edge of the site, one storey of parking is located below grade with access via a ramp from the Scott Road side and is directly accessible from the laneway.

The project massing is articulated as three volumes:

The first volume is orange fronting onto Scott Road. A frame of vibrant orange contains a glazed wall. Exterior vertically oriented solar shades mitigate Western sun exposure, reducing solar gains and optimizing day lighting. By combining the vertical solar shades with the street address of the building, the façade creates a strong visual identity for the building.

The second volume contains the vertical circulation of the building and is expressed as a vertical element at the North-East corner of the building. This creates a visual marker for the entrance to the building from the parking level. This volume features glazing for day lighting to encourage use of stairs, as opposed to the elevator, and a charcoal-grey painted concrete exterior.

The third volume faces east towards the laneway and defers to the adjacent residential buildings through a more restrained architectural expression. It has a more opaque façade with 3 banks of horizontal glazing with smaller punched openings elsewhere, that expresses the programmatic requirements of the zones behind.

An extension of the pedestrian canopy at the North-End of the building over a portion of the drive aisle improves site accessibility for the project even though there is no parking provided at the Scott Road level. This will serve as a visual marker for vehicle access to the project from Scott Road. All signage will be integrated into a unified strategy in coordination with the architecture of the project in order to minimize visual clutter.

### Pedestrian Accessibility

The project encourages pedestrian access in a number of ways: access to the building is barrier-free along Scott Road with access to both at-grade retail and office lobby. Distinctive landscape design along the Scott Road frontage will enrich the pedestrian experience along the street. A paved walkway and exterior staircase connects the lane side parking area with Scott Road.

### Vehicle and Parking

There is parking provided at the laneway side of the project with direct access via the laneway and by an exterior ramp from Scott Road. There are 68 provided parking spaces on site. These are divided by use between the office component and at-grade retail. There are also 22 additional parking spots provided (on title) at A&A Place for a combined total of 90 spots.

The project is well-served by public transportation via the frequent transit network on Scott Road.

### Landscape Concept

- To enrich the Scott Road pedestrian experience
- To mitigate between the laneway level parking lot and the adjacent residential buildings
- To mitigate potential overlook to the East from the project.

### CTPED Strategy (Crime Prevention)

All areas of exterior of building and site are well lit with special attention paid to the street façade along Scott Road and the parking lot.

There is a security gate dividing in the parking lot between office use and publicly accessible office area. Transparent lobby entrance to office portion of the project increases visibility. Graffiti Resistant materials and strategies incorporated where applicable.

Good visibility looking into the project: Many windows from both the office and retail areas of the project overlook both the street and laneway sides of the project.

### Sustainability Features

Daylighting has been optimized for the project where possible:

On the West façade, exterior vertically oriented solar shading fins reduce cooling load on building, and optimize day lighting for office use. On the east façade, well sized windows allow natural daylight and a large ratio of solid-glass reduces solar gain. Glazing at the end of the corridors at the office levels (2-4) allows light into the corridors.

Encourages walking and improves walkability of the neighborhood.

### Disabled Access

Access to the building is barrier-free along Scott Road with access to both at-grade retail and office lobby. For the offices, a dedicated elevator connects the parkade, street lobby entrance at Scott Road, and the above-grade floors. The pedestrian canopy at North-end of the building adjacent to office lobby is taller than the 7'6" minimum requirement for universal access.

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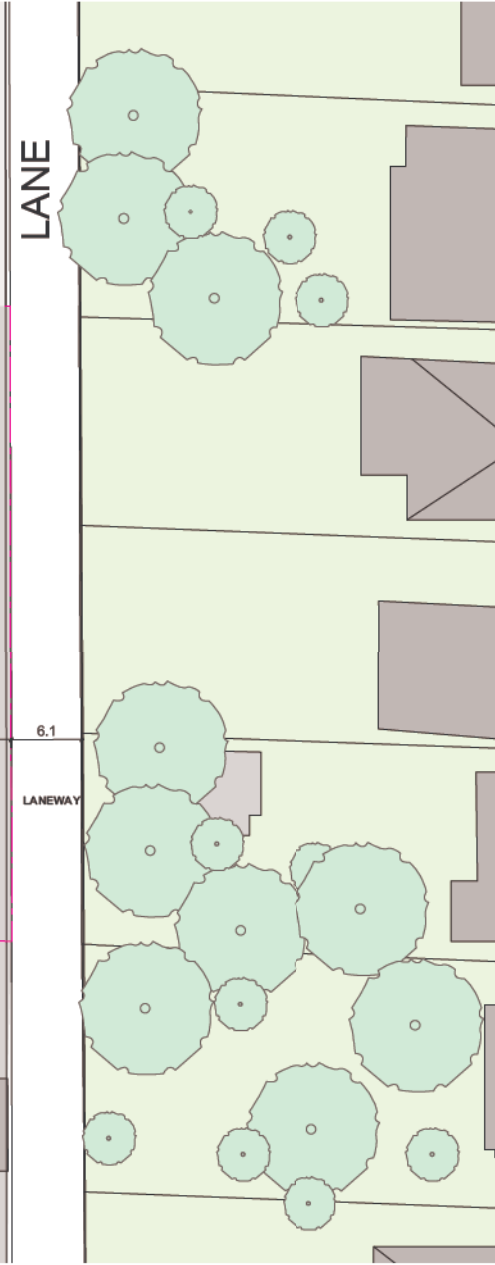
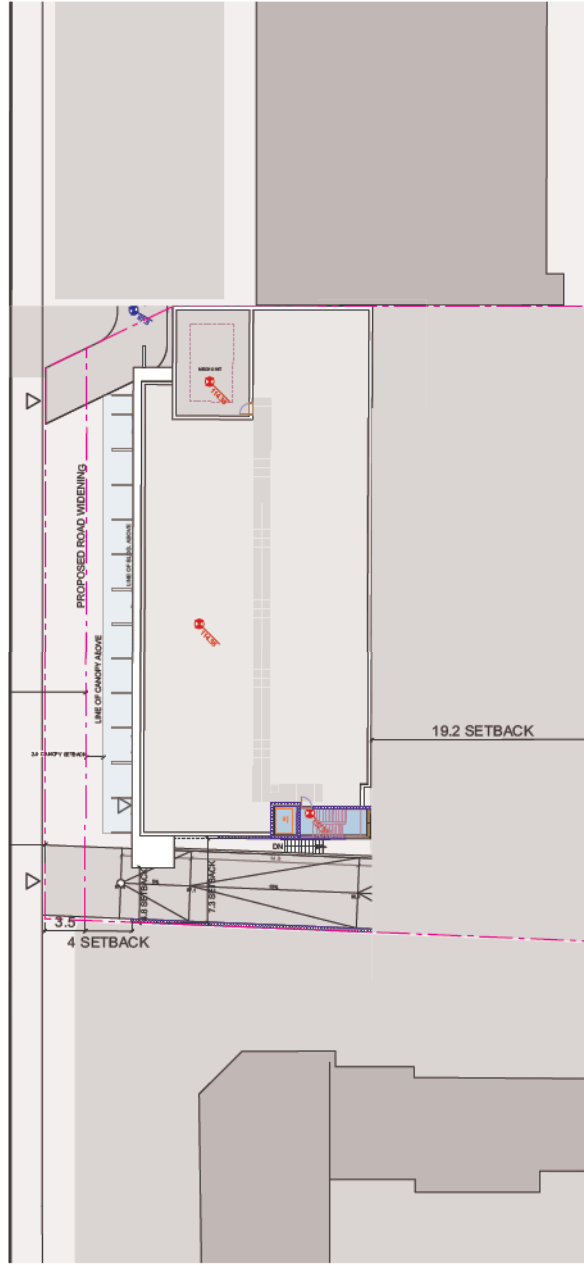
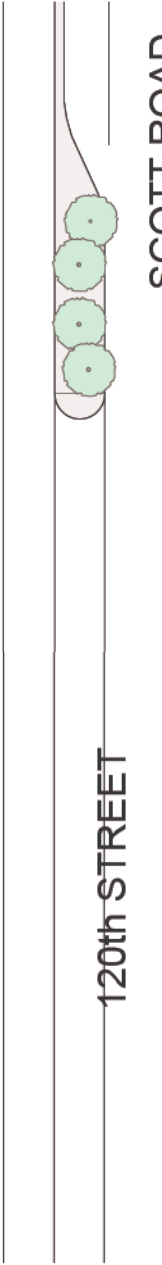
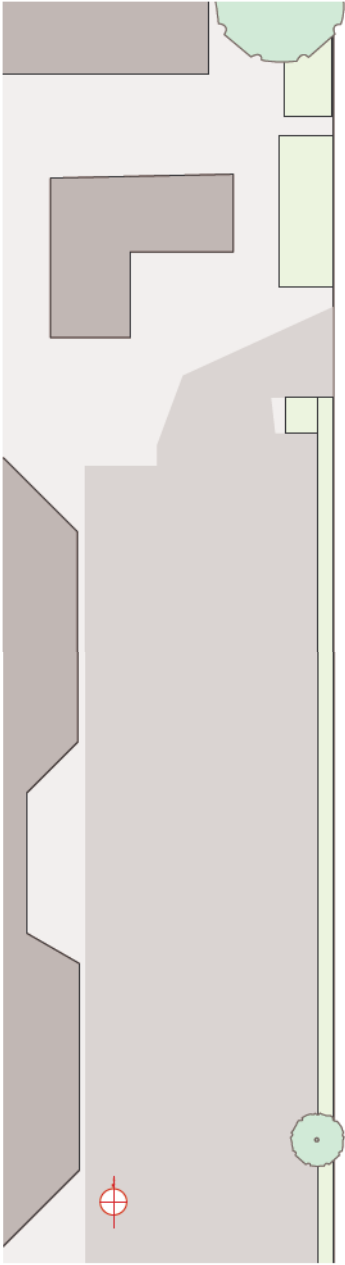
8318 Scott Road

## Project Data

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8318 Scott Road

Site Plan

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SITE PLAN 1  
SCALE 1:200





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PLAN 16565

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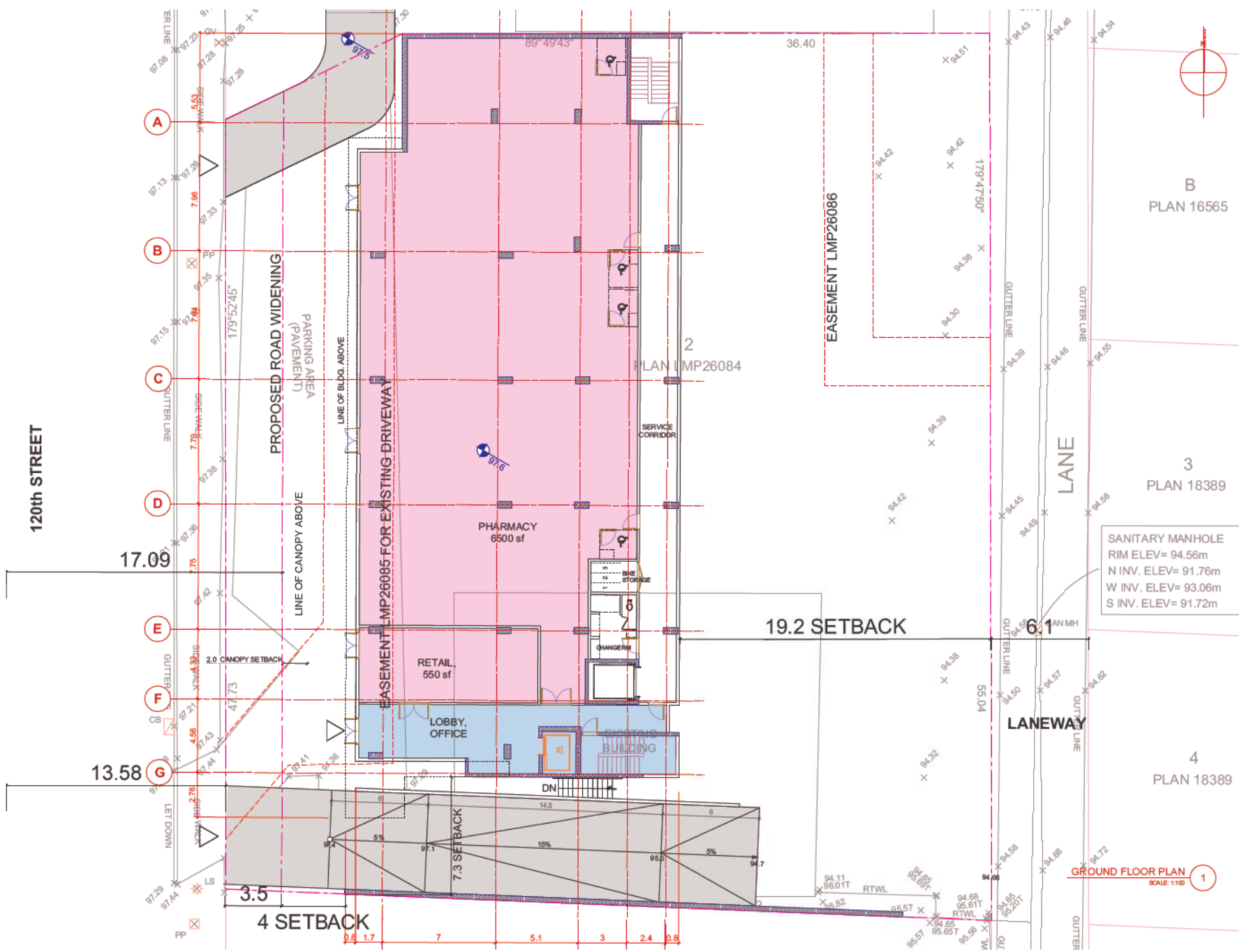
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Ground Floor Plan

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**GROUND FLOOR PLAN**  
SCALE: 1:100

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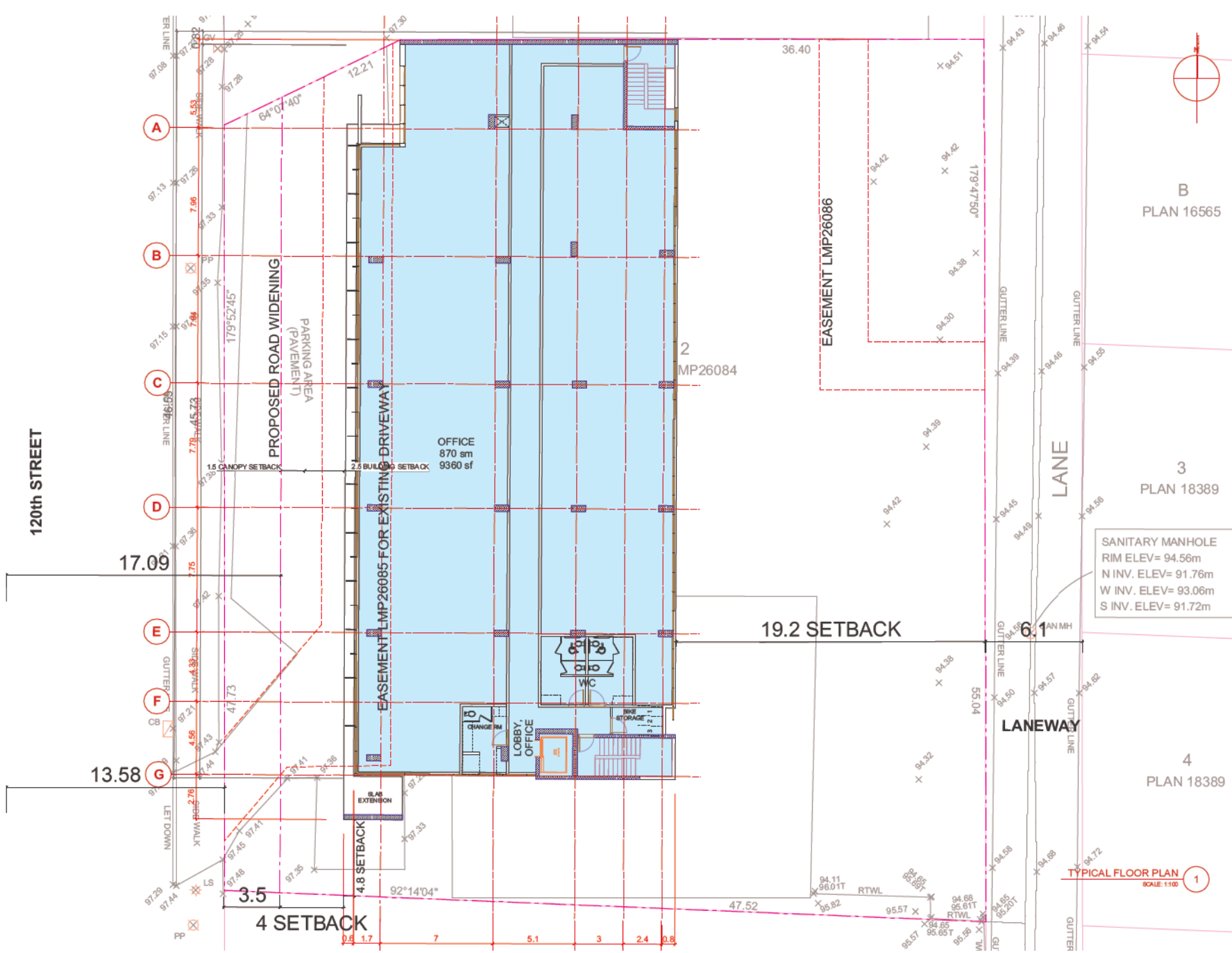
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PLAN 18389

Typical Floor Plan

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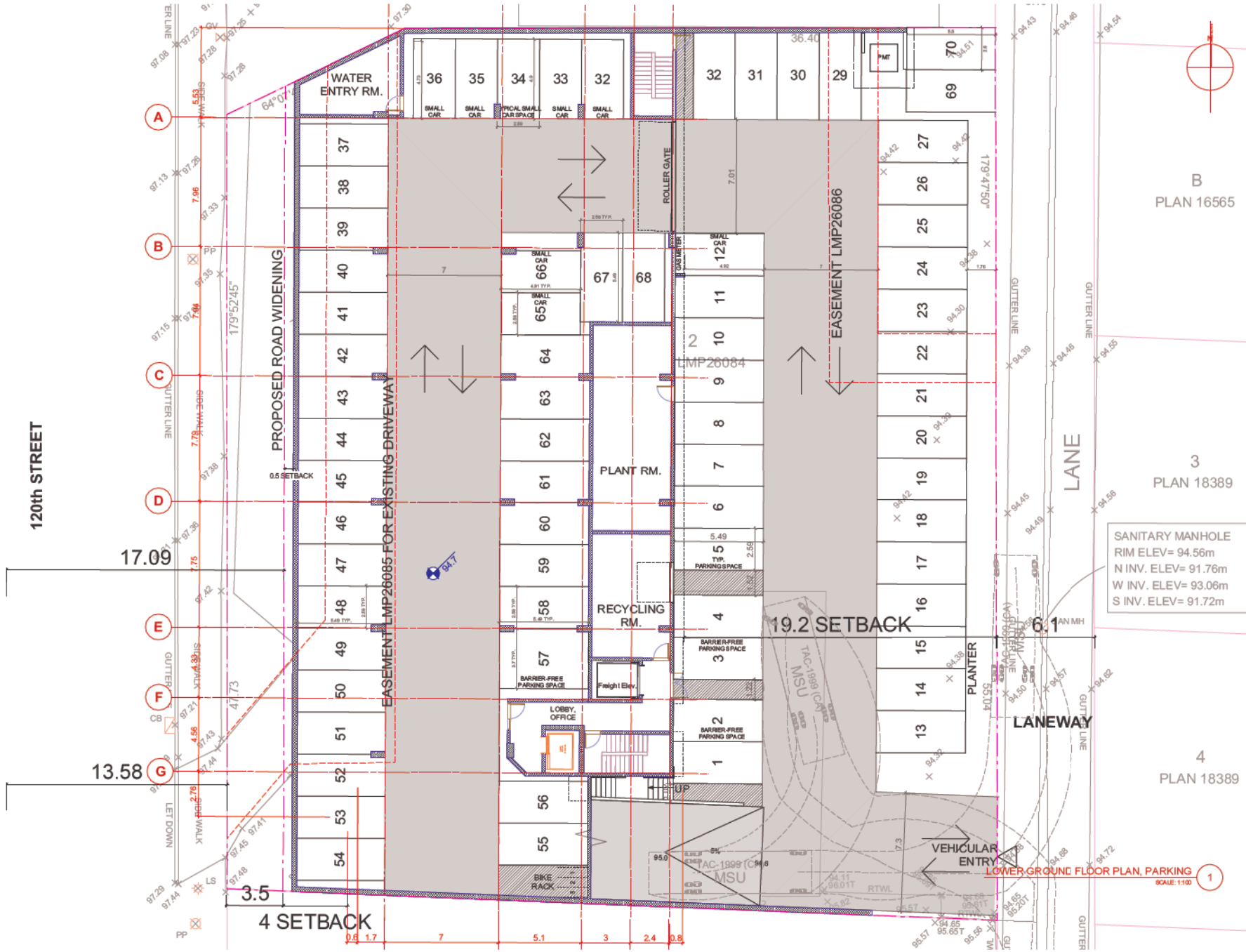
8318 Scott Road

Parking Level Plan

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120th STREET

17.09

13.58

A

B

C

D

E

F

G

4 SETBACK

19.2 SETBACK

6.1 SETBACK

SANITARY MANHOLE  
 RIM ELEV= 94.56m  
 N INV. ELEV= 91.76m  
 W INV. ELEV= 93.06m  
 S INV. ELEV= 91.72m

LOWER GROUND FLOOR PLAN, PARKING 1  
 SCALE: 1:100

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VANCOUVER, BC V6A 1B5  
Tel: 604-251-1700 Fax: 604-255-1700  
info@dialogic.ca

**LANDSCAPE ARCHITECT**  
CONSERVED DESIGN INC.  
73 WESTHAY BOUL  
VANCOUVER, BC V6A 1B5  
Tel: 604-114-0004

SEAL

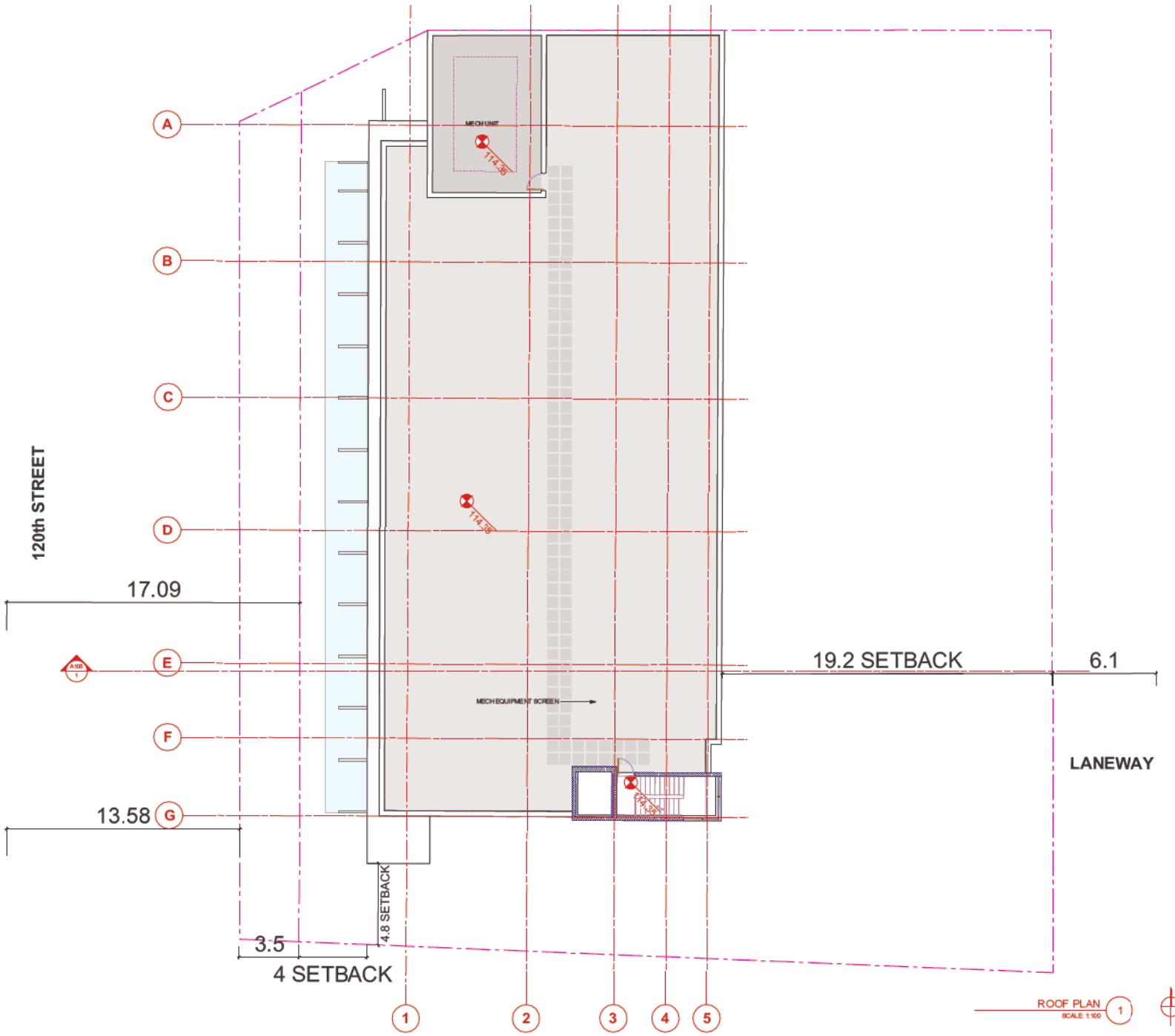
8318 Scott Road

Roof Plan

DRAWN: PLOT DATE: 7/9/14 CHECKED: MC

**A105**

04141V  
04141Vplan v2013 11/04/14



ROOF PLAN 1  
SCALE: 1:100

## MATERIALS LEGEND

- 1 VISION PANEL
- 2 METAL PANEL - COLOUR: RED
- 3 PAINTED CONCRETE - COLOUR: WHITE
- 4 PAINTED CONCRETE - COLOUR: DARK GRAY
- 5 PAINTED CONCRETE - COLOUR: LIGHT GRAY
- 6 METAL PANEL - COLOUR: LIGHT GREY
- 7 GLASS SPANDREL - COLOUR 1
- 8 GLASS SPANDREL - COLOUR 2
- 9 FRITTED GLASS LOUVRE
- 10 CLEAR GLASS GUARDRAIL
- 11 CANOPY
- 12 MECHANICAL LOUVERS
- 13 SIGNAGE BAND
- 14 OVERHEAD DOOR METAL GRILLE

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WEST ELEVATION  
SCALE 1:100 1

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info@dialogbc.ca

LANDSCAPE ARCHITECT  
CONSERVED DESIGN INC.  
170 WEST 10TH AVENUE  
VANCOUVER, BC V6A 1B8  
Tel: 604-255-1710

SEAL

8318 Scott Road

West Elevation &  
West Streetscape  
Elevation

DRAWN: PLOT DATE: 7/9/14

CHECKED: MC

WEST CONTEXT ELEVATION - SCOTT ROAD  
SCALE NTS 2

# A201

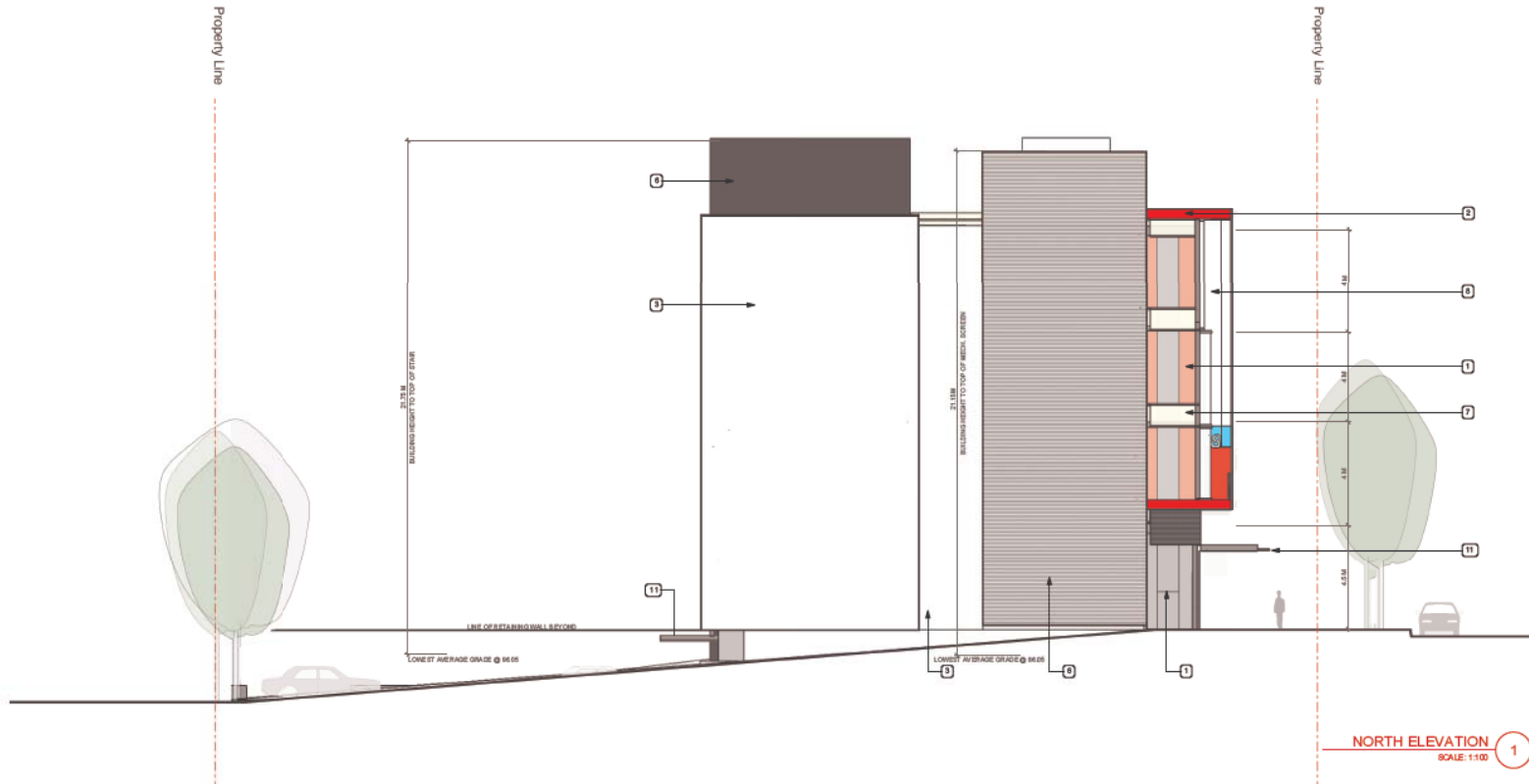
04141V  
04141V.dwg v2013 11/04/2013

## MATERIALS LEGEND

- 1 VISION PANEL
- 2 METAL PANEL - COLOUR: RED
- 3 PAINTED CONCRETE - COLOUR: WHITE
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120 WEST HASTINGS  
VANCOUVER, BC V6A 1R8  
Tel: 604-114-6604

SEAL

8318 Scott Road

North Elevation

DRAWN: PLOT DATE: 7/9/14 CHECKED: MC

# A202

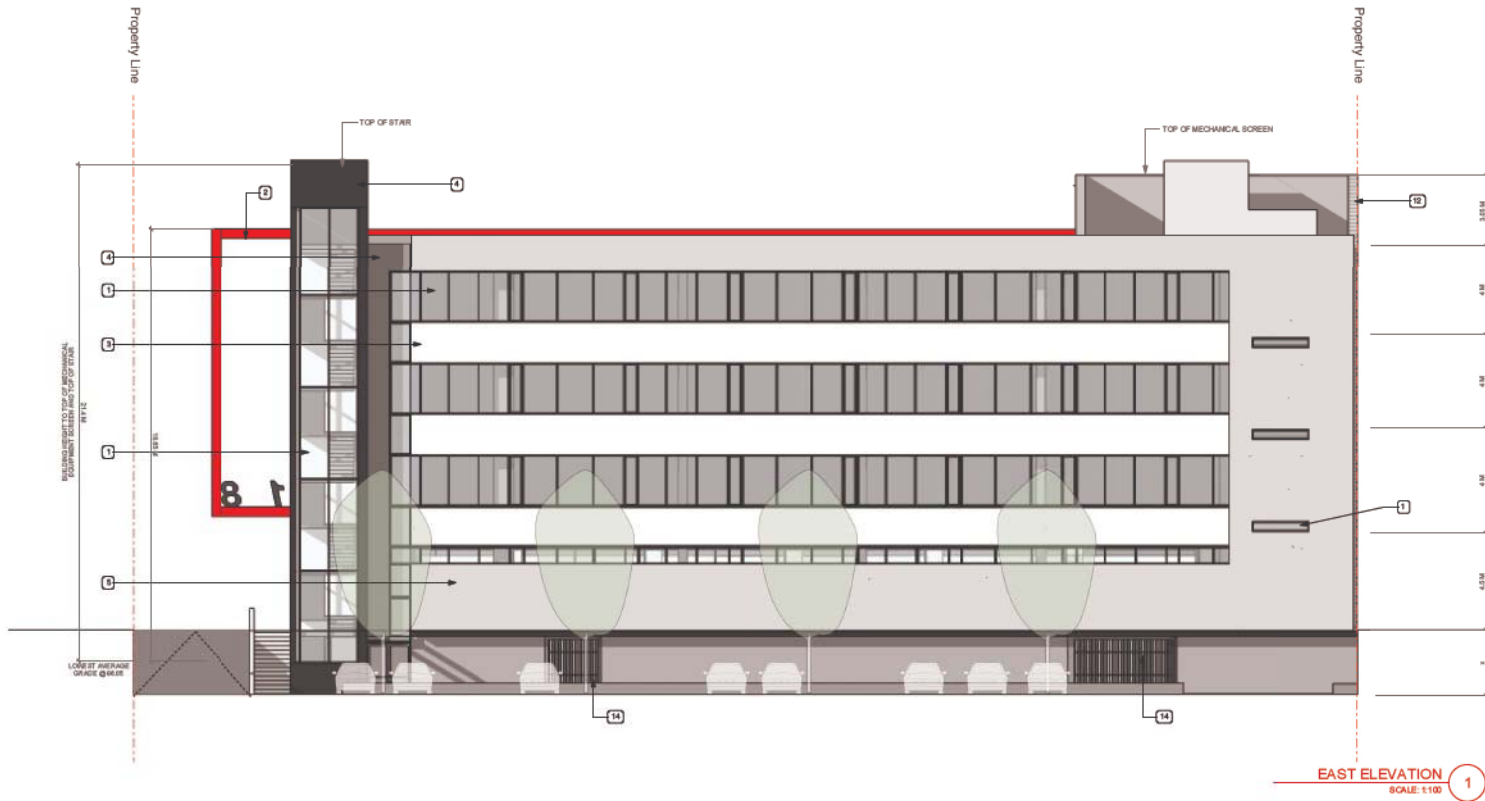
04141V  
04141V.dwg 2013 7/9/14

## MATERIALS LEGEND

- 1 VISION PANEL
- 2 METAL PANEL - COLOUR: RED
- 3 PAINTED CONCRETE - COLOUR: WHITE
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info@dialog.ca

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Tel: 604-255-1700

SEAL

8318 Scott Road

East Elevation

DRAWN: PLOT DATE: 7/9/14 CHECKED: MC

# A203

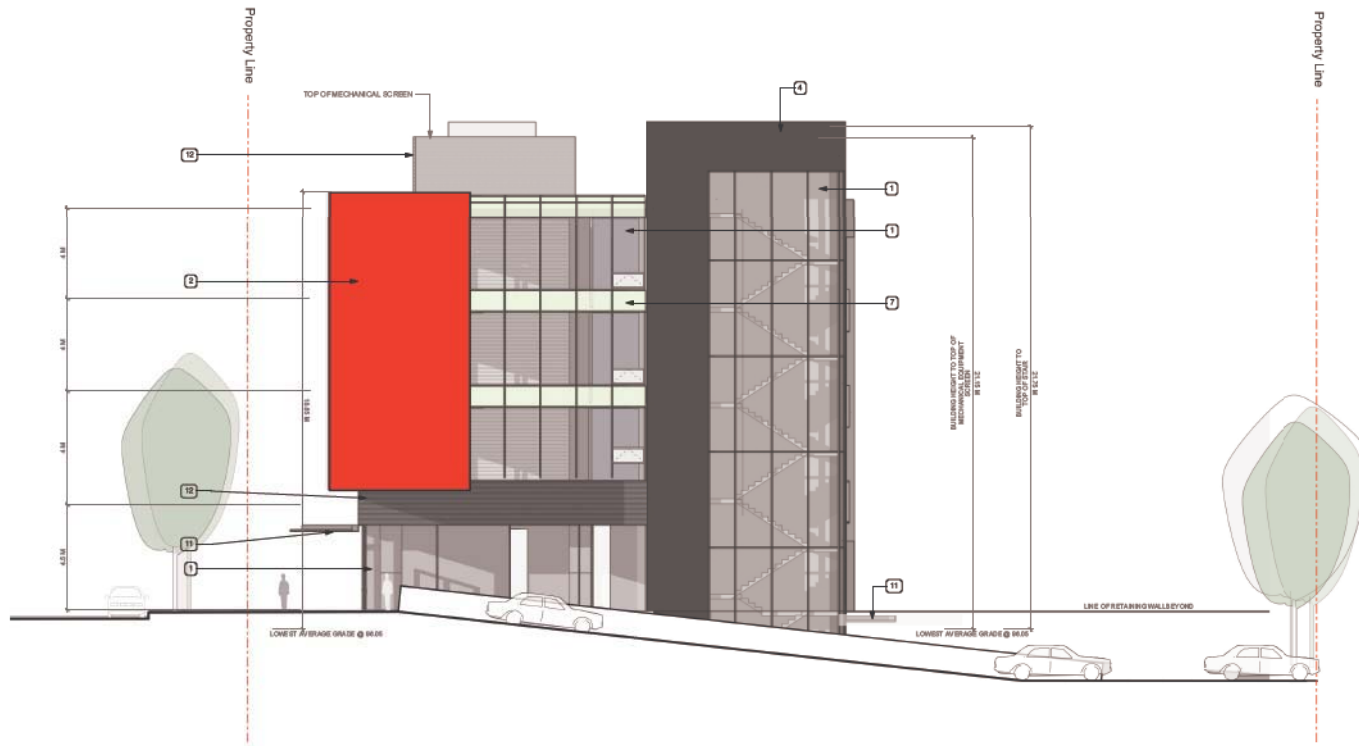
04141V  
04141V.dwg 2013 7/9/14

## MATERIALS LEGEND

- 1 VISION PANEL
- 2 METAL PANEL - COLOUR: RED
- 3 PAINTED CONCRETE - COLOUR: WHITE
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**SOUTH ELEVATION**  
SCALE: 1:100

1

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info@dialogic.ca

**LANDSCAPE ARCHITECT**  
CONSERVATION DESIGN INC.  
275 WEST 10TH AVENUE  
VANCOUVER, BC V6A 1B8  
Tel: 604-255-1700

SEAL

8318 Scott Road

South Elevation

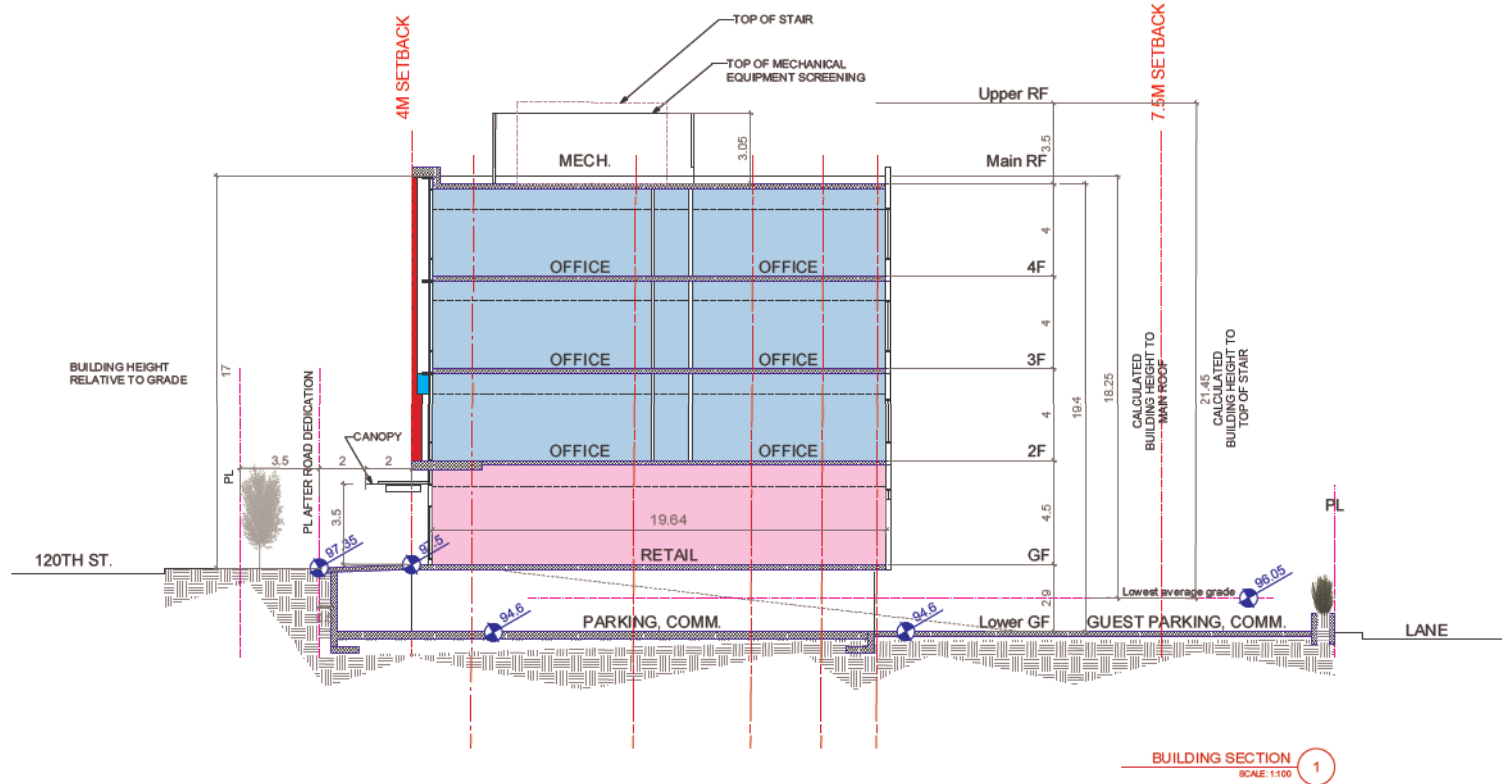
DRAWN: CHECKED: MC  
PLOT DATE: 7/9/14

# A204

04141V  
04141V.dwg 2013 7/9/14

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info@dialogic.ca

**LANDSCAPE ARCHITECT**  
CONSERVED DESIGN INC.  
120 WEST HASTINGS  
VANCOUVER, BC V6A 1R8  
Tel: 604-146-0044

SEAL

8318 Scott Road

Building Section

DRAWN: PLOT DATE: 7/9/14 CHECKED: MC

**A301**

04141V  
04141V.dwg 2013 7/9/14



**4318 SCOTT ROAD: SIGNAGE AREA SUMMARY**

**Fascia Signage:**

TOTAL PROPOSED FASCIA SIGNAGE: 10.8 sq. m.  
 MAX ALLOWED: 45.79 m building frontage x 1 sq. m = 45.79 sq. m.

**Under Canopy Sign**

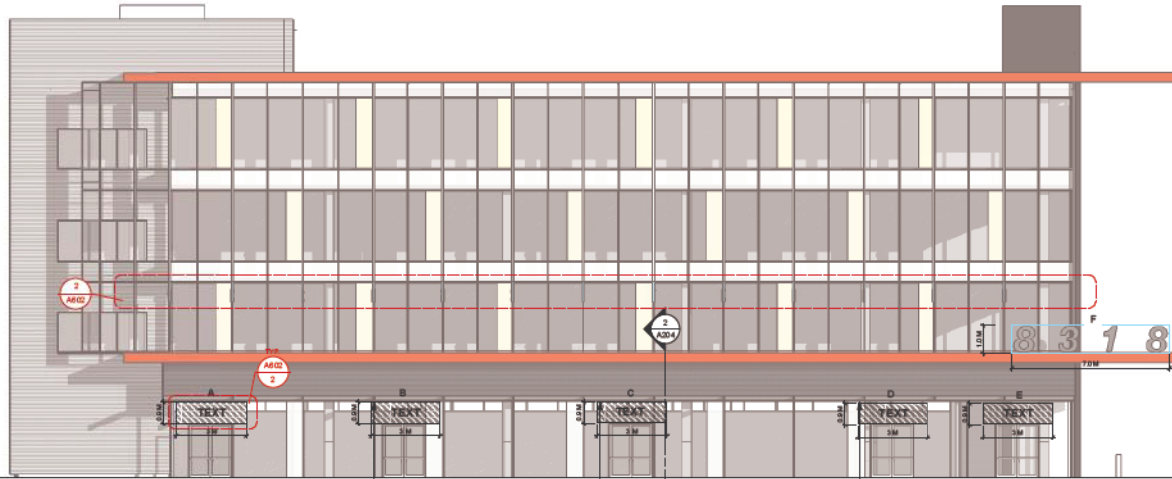
TOTAL PROPOSED UNDER CANOPY SIGNAGE:  
 MAX ALLOWED:

**Building Identification Signage:**

TOTAL PROPOSED: 2.06 sq. m.

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LOCATION OF UNDER CANOPY SIGN  
 REFER TO A601 DRAWING 1

LOCATION OF UNDER CANOPY SIGN  
 REFER TO A601 DRAWING 1

LOCATION OF UNDER CANOPY SIGN  
 REFER TO A601 DRAWING 1

**WEST ELEVATION BUILDING IDENTIFICATION SIGNAGE**

7.0 m x 1.0 m = 7.0 sq. m

F) Note: Attached to Architectural Red Frame, signage to be the numbers in solid metal sheet, not illuminated

**WEST ELEVATION FASCIA SIGNAGE AREA**

A) Ground Floor Tenant #1  
 0.9M x 3M = 2.7 sq.m.

B) Ground Floor Tenant #2  
 0.9M x 3M = 2.7 sq.m.

C) Ground Floor Tenant #3  
 0.9M x 3M = 2.7 sq.m.

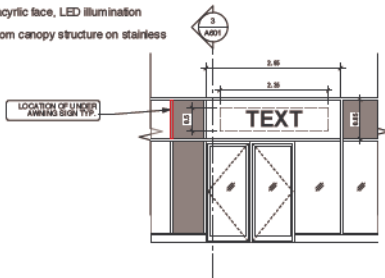
D) Ground Floor Tenant #4  
 0.9M x 3M = 2.7 sq.m.

E) Office / Medical Office Lobby  
 0.9M x 3M = 2.7 sq.m.

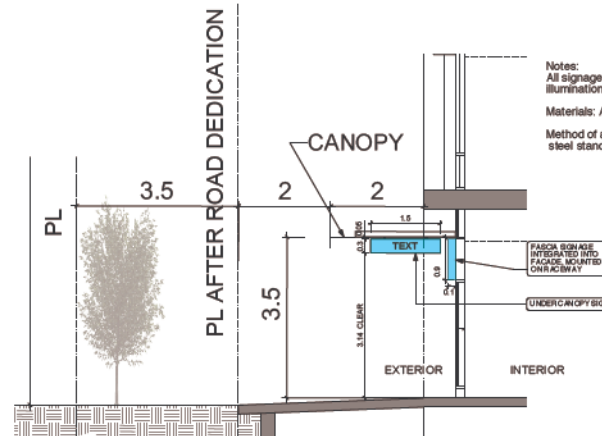
**WEST ELEVATION - FASCIA SIGNAGE**

SCALE: 1:100

Notes:  
 All signage to be individual channel letters, backlit with LED illumination, copy area to be 50% maximum of sign area.  
 Materials: Aluminum returns, acrylic face, LED illumination  
 Method of attachment: hung from canopy structure on stainless steel standoffs.



**TYP. FASCIA SIGNAGE ELEVATION**  
 SCALE: 1:50



Notes:  
 All signage to be individual channel letters, backlit with LED illumination, copy area to be 50% maximum of sign area.  
 Materials: Aluminum returns, acrylic face, LED illumination  
 Method of attachment: hung from canopy structure on stainless steel standoffs.

**TYP. SECTION FASCIA SIGN AND UNDER CANOPY SIGN**  
 SCALE: 1:30

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 INTERIOR DESIGN PLANNING INC.  
 402 - 111 ALBEMARLE STREET  
 VANCOUVER, BC, V6A 1B8  
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 info@dialog.ca

LANDSCAPE ARCHITECT  
 CONSULTING DESIGN INC.  
 120 WEST HASTINGS  
 VANCOUVER, BC, V6A 1B8  
 Tel: 604-145-0004

SEAL

8318 Scott Road

Signage

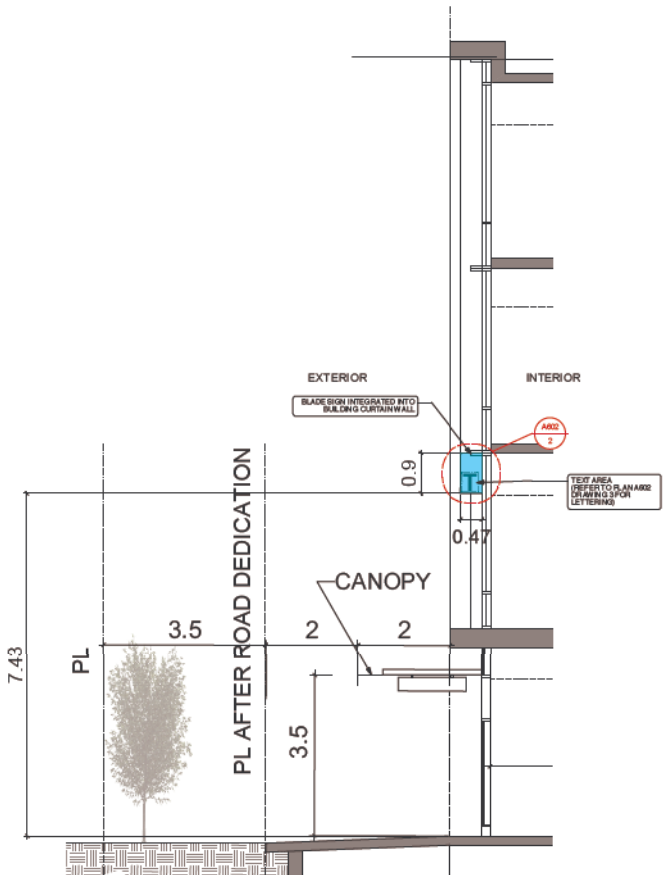
DRAWN: PLOT DATE: 7/9/14 CHECKED: MC

**A601**



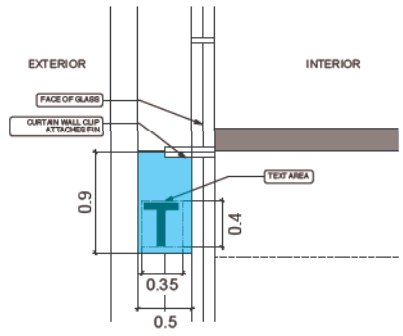
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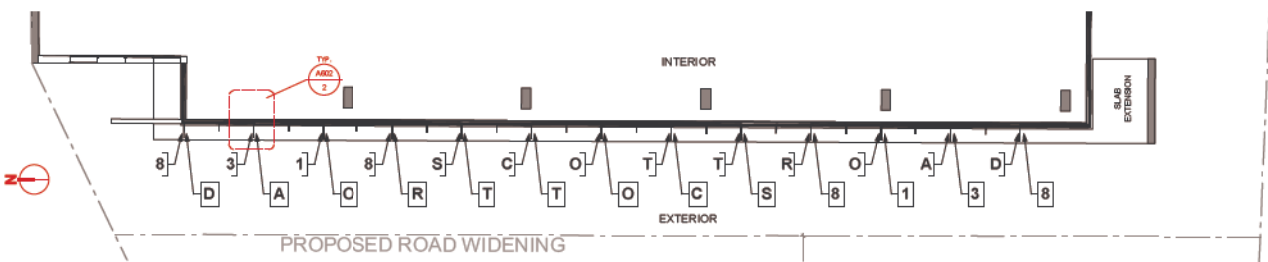


TYP. SECTION SOLAR SHADE SIGN  
SCALE 1:30 ①

Notes:  
Signage to be integrated into solar shade of the building curtain wall  
Number to be frit applied to coloured glass on both sides. Refer to A602 Drawing 3.  
Sign will not have built in illumination



TYP. ELEVATION SOLAR SHADE SIGN DETAIL  
SCALE 1:30 ②



Notes: Double-sided signage to read "8318 Scott Road" when approaching from both North and South



PLAN: LETTERING KEY DIAGRAM  
SCALE 1:30 ③

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INTERIOR DESIGN PLANNING INC.  
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VANCOUVER, BC V6A 1B8  
Tel: 604-255-1750  
info@dialogbc.ca

LANDSCAPE ARCHITECT  
CONSEIL DES INGENIEURS  
730 WEST 4TH AVENUE  
VANCOUVER, BC V6A 1B8  
Tel: 604-255-1750



8318 Scott Road

Signage

DRAWN: PLOT DATE: 7/9/14 CHECKED: MC

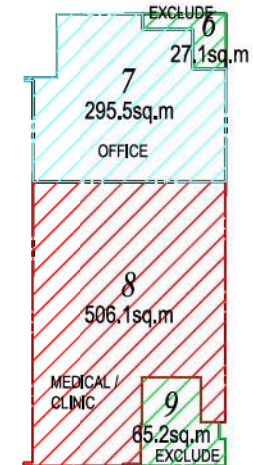
# A602

04141V  
04141V.dwg v2013 7/9/14

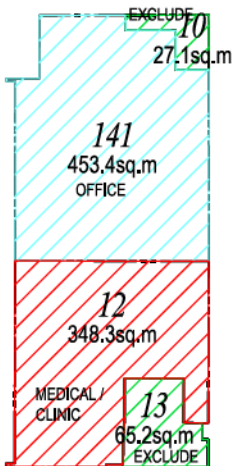
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Floor 1



Floor 2



Floor 3



Floor 4

Floor	Area Number	Area (sq.m)				Parking Required
		Medical / Clinic	Pharmacy / Retail	Office	Excluded	
1	1				19.0	0
	2		71.8			2
	3				81.9	0
	4			49.0		1
	5		671.9			20
2	6				85.9	0
	7			295.5		6
	8		506.1			20
3	9				65.2	0
	10				27.1	0
4	11			453.3		9
	12		348.3			14
	13				65.2	0
	14			801.6	27.1	0
	15				65.2	0
	16				65.2	0
	<b>Total</b>	<b>854.4</b>	<b>743.7</b>	<b>1599.4</b>	<b>436.5</b>	<b>88</b>

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**Floor Plan by Proposed Use - Rev F**

8318 120 Street, Surrey BC

Scale: nts

Date: 2014-07-02

Job No.: 2111-03123-00

Mun. Proj.: -



McElhanney Consulting Services Ltd.

SUITE 2300 - CENTRAL CITY TOWER  
13450 102 AVENUE, SURREY, BC  
V3T 5X3

P: 604-596-0391  
F: 604-584-5050

D:\Projects\2111-03123-00\Drawings\2111-03123-00-Floor Plan by Proposed Use - Rev F.dwg

300 - 2770 spha street  
 victoria  
 british columbia  
 canada  
 v8c 0a4  
 t 778 366 4414  
 e info@considered.com  
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 last use date  
 REZONING / DP 16.10.13  
 REZONING / DP 03.07.14

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**project**  
 8318 SCOTT ROAD, SURREY, BC.

**legal**  
 LOT 2 - SECTION 30 - TOWNSHIP 2  
 NWD PLAN LMP 20084

**drawing**  
 GENERAL ARRANGEMENT

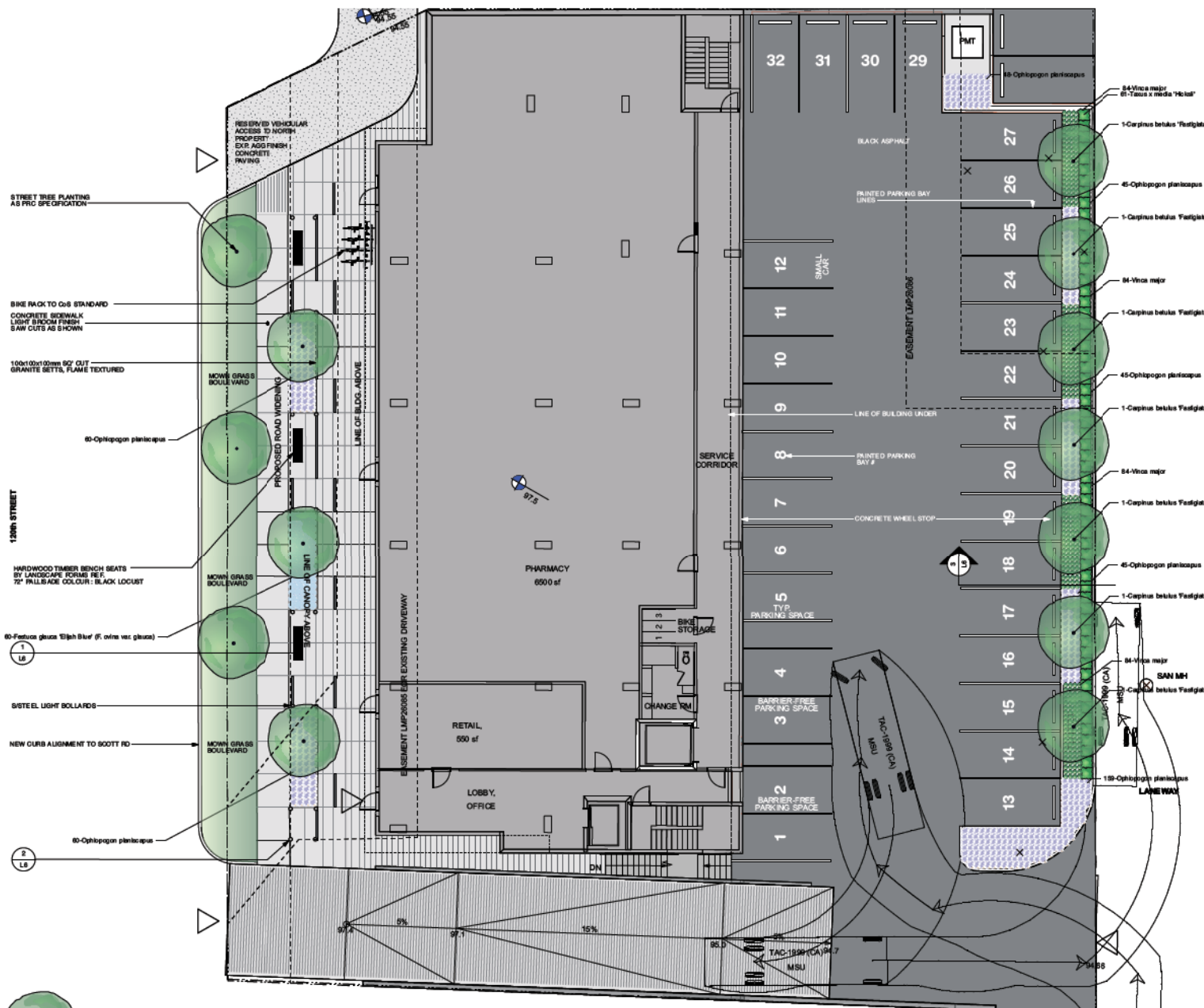
**scale**  
 1: 100 METRIC

**drawn**  
 JP

**checked**  
 JP

**reference**  
 2013.07\_05 L0

**number**  
 L1



**ALL PLANTS TO BE HERBIVOROUS AND LAWN TO CONFORM TO SOLA-RECORDS STANDARDS (SRS).**  
**ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ADVISE FOR INSPECTION AND MATERIAL TO ARRIVE AS IN ONE LOCATION FOR INSPECTION.**

IMPORTED SOIL SHALL BE AS FOLLOWS: LUMP OR CLUMP SHALL BE TYPICAL TO 100mm (4") FROM SURFACE. CONTAINING 4 AND 10% ORGANIC MATTER (DRY WEIGHT BASIS). SOIL SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD, INCLUDING WOODY PLANT PARTS, WEDGES, TOADS, MATRICES, STONES OR OTHER SOLID OBJECTS. SOIL SHALL BE FREE FROM COOKING OILS, GREASES, COMBUSTIBLES AND OTHER NOXIOUS WEDGES OR SOLIDS IN PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 4.5.3 TO 4.5.7 INCLUDE OF THE SOLA-RECORDS STANDARDS.

GROWING MEDIA SHALL CONFORM TO LOCAL LOW TRAFFIC LAWN AND/OR TREES AND LARGE SHRUBS, IN PLOTS FOR THE OVERSEAS STANDARDS. IT SHALL POSSESS THE FOLLOWING QUALITIES:

**TEXTURE:**  
 "COARSE DRAGG, LARGER THAN 20mm 0-1% ALL DRAGG, LARGER THAN 20mm 0-2% "SAND LARGER THAN 40mm AND SMALLER THAN 20mm 0-20% "SILT LARGER THAN 40mm AND SMALLER THAN 20mm 10-25% "CLAY SMALLER THAN 40mm 0-50% "CLAY AND SILT COMBINED 10-20% MAX

**ORGANIC CONTENT:** 3-10%

**Acidity:** 6.0-7.0

**DRAINAGE:** PERCOLATION SHALL BE SUCH THAT 10% OF WATER BEING APPLIED SHALL BE PERMITTED TO INFILTRATE INTO THE GROUND AFTER AT LEAST 15 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

**MINIMUM SOIL DEPTH TO BE AS PER TABLE 4.5-OF THE SOLA-RECORDS STANDARDS:**

Tree Size (mm)	Over prepared substrate	Over structure
100mm	80mm	100mm
150mm	100mm	150mm
200mm	150mm	200mm

SOIL DEPTH WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW.

SEDS TO HAVE 5mm MESH LAYER CONSISTS OF ORGANIC COMPOSTED BARK APPLIED.

**PLANTING TO HAVE PERMANENT NON PERMISSIBLE RESISTANCE SYSTEM.**  
 CONTRACTOR TO PROVIDE LEVEL 1 - WELL GROUNDED MAINTENANCE FOR PERIOD OF 60 DAYS FOLLOWING SUBSTANTIAL COMPLETION.  
 CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.  
 CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT'S REVIEW PRIOR TO DELIVERY. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND TO INCLUDE RECOMMENDATIONS FOR BOTH PLANT AND PLANNING SOIL. CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT INCLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT CONTRACTOR'S COST TO CLIENT.  
 CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.  
 AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD.  
 CONTRACTOR TO PROVIDE SOIL ANALYSIS TO BEING SOIL TO QUALITY RECOMMENDED IN SOIL REPORT.

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
7	7	<i>Carpinus betulus 'Fastigiata'</i>	Pyramidal European Hornbeam	5cm Cal	Narrow crowned, slanted stem, BAB
100	100	<i>Festuca glauca 'Elijah Blue'</i> (F. ovina var. glauca)	Elijah Blue Fescue	#1 Cont.	Full & Bushy
462	462	<i>Ochloporon plantaginaceus</i>	Black Mondo Grass	#1 Cont.	Full & Bushy
61	61	<i>Taxus x media 'Habit'</i>	Hick 'S Yew	6' BAB	Full and bushy min 6' High
538	538	<i>Vinca major</i>	Big Periwinkle	#1 Cont.	Full and bushy plants



1 LE 72" PALLISADE BENCH

**Wood/Bench Specifications**

**Decking Bench**

Available backed or backless. Backed version available with two armrest styles - long or compacted. Offered in 72" or 96" lengths. Finest graining, surface mounted, or seal mounted style offered. Available in a variety of woods or PolyUre™ recycled timbers (PolyUre not offered in 96" length).

**Decking Plunge Table**

Whenever accessible from either end. Available in a variety of woods or PolyUre™ recycled timbers. Finest graining of surface mounted. Lifetime frame available. ADA compliant style available. Contact Landscape Forms for details.

**Decking Litter Receptacle and Ash Bin**

Large 30-gallon capacity receptacle with bin. Distance from side or top depends on receptacle style. Backless available for rear opening receptacle. Available in a variety of woods or PolyUre™ recycled timbers. Coordinating with us available.

**Backless**

Constructed of 2" x 2" wood rails individually fastened to steel frame. Available backless or backless. Backless bench offered in 72" and 96" lengths. Backless in 32" only. End cap arm available on backless bench. Finest graining, surface mount, surface mounted or seal mounted style offered. Available in a variety of woods or PolyUre™ recycled timbers (PolyUre™ not offered in 96" length).

**Palisade and Washdown**

Backless benches are constructed of solid wood, fastened together with interior steel rods. Available in 72" and 96" lengths. Palisade is freestanding and offered in a variety of woods. Another style available. Washdown offered in a variety of woods. May be surface mounted, embedded, freestanding or wall-mounted.

**Our Purpose is To Enrich Outdoor Spaces**

We believe in the power of design and the ability to create experiences and to create a sense of place in public environments. Our high quality products and outstanding customer service have earned us a reputation as one of the world's premier designers and manufacturers of outdoor commercial furniture.

**Finishes**

Interior woods are finished with Landscape Forms' exclusive LP-80 wood finish, a clear, catalyzed acrylic, oil-based acrylic finish.

Exterior woods are finished and well weather to a soft, powder gray, requiring no future maintenance.

Metal is finished with Landscape Forms' proprietary Prepcoat of polymer powdercoat. A hard and flexible finish that resists chipping, staining and fading. Call for standard color chart. A wide array of optional colors may be specified for an upcharge.

Contact Landscape Forms price list for complete specifying information. See landscapeforms.com. Color Design Tools, Materials Colors are for standard offerings, including PVC wood options.

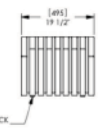
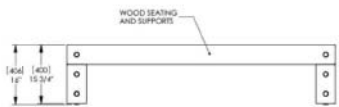
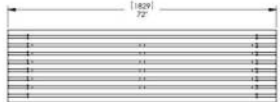
**Palisade**

Bench, 72", freestanding, Backless

**Product Drawing**

**landscapeforms®**

www.landscapeforms.com Ph: 800.521.2546



Drawing: P375-01  
Date: N/A/00  
Dimensions are in inches/mm

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Color Photo: Washdown Bench  
Specifications are subject to change without notice.  
Woodwork is finished with LP-80 wood finish.  
Location: Northridge, Minnesota (office of design).  
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9000 Greenway Drive, Northridge, MN 55057

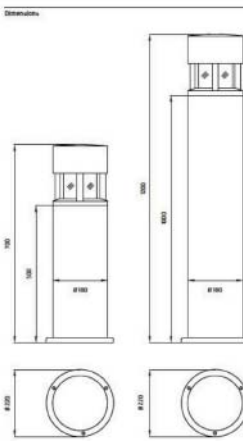
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**Silvia on post**

- Outdoor luminaire for installation on floor.
- Configuration: die-cast aluminum structure EN AB-4700 (low copper content), anodized aluminum pole.
- Double layer coating for high resistance to corrosion: chemical conversion coating on the aluminum surface followed by a first layer of epoxy powder and a second finishing layer of polyester powder.
- Rock-glass transparent or sandblasted glass, moulded silicone gaskets.
- Protection Rating: IP65
- In compliance with EN 60598-1 standards
- Class of installation: I
- Installation: the luminaire is supplied with a piece of cable (Ø 10mm) and an in-line connector (for cables 5-6-3mm) for direct or end-to-end connection. We recommend installation on a concrete basement or surface, directly with bolts or through the dedicated fixing plate (to be ordered separately).

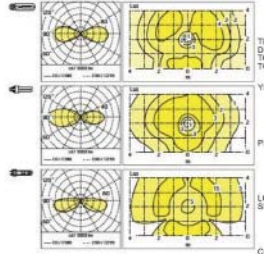
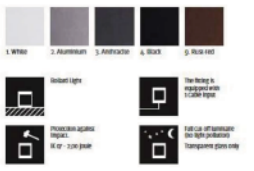
IP65 CE



Silvia on post / H. 1200 mm - Sandblasted Glass - 360° Emission



**PRODUCT REF.**  
ARES SILVIA BOLLARD ALUMINIUM FINISH 360 DEGREE EMISSION  
CONTACT LIGHTFORM 804 686 7022



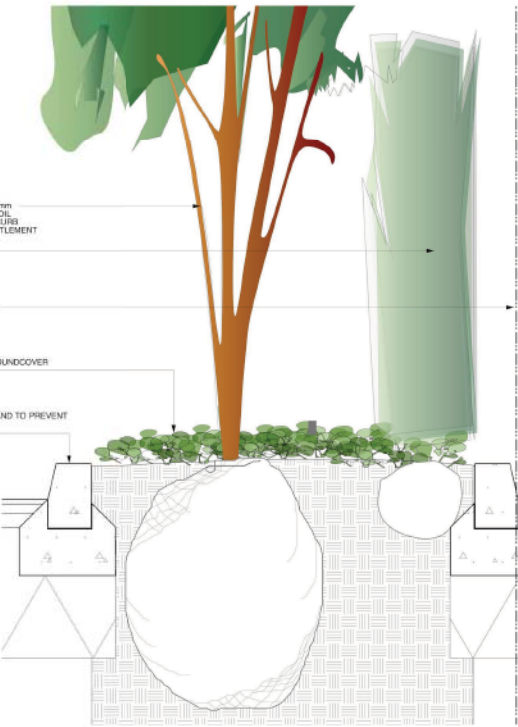
TREE PLANTING MIN. 80mm DEEP TOPSOIL NB TOPSOIL TOBE 30mm FROUD OF CURB TOP TO ALLOW FOR SETTLEMENT

YEW HEDGE

PROPERTY BOUNDARY

LOW MAINTENANCE GROUND COVER SHRUB PLANTING

CONCRETE CURB UPRISTAND TO PREVENT ROAD SALTS WASHING INTO PLANTING AREA



3 LE SECTION TO REAR PLANTER  
1:10 METRIC

**considered design inc<sup>①</sup>**

509 - 2770 sophia street  
vancouver  
british columbia  
canada  
v6r 0s4  
t: 778 386 4414  
e: considered@tdm.com  
www.consideredtdm.com

**general notes**  
This drawing is an instrument of service, remains the property of considered design inc. and may not be reproduced without the permission of considered design inc.  
All information shown on this drawing is for use in this specific project and shall not be used without written consent of considered design inc.  
DO NOT SCALE FROM THIS DRAWING  
All dimensions are to be verified by the contractor, use figured dimensions only. Any discrepancies shall be brought to the attention of the Landscape Architect prior to the commencement of work on site.

issue	date
REZONING / DP	16.10.13
REZONING / DP	03.07.14

revision	date
A	03.03.14
B	03.07.14

**project**  
8318 SCOTT ROAD, SURREY, BC.

**legal**  
LOT 2 - SECTION 30 - TOWNSHIP 2  
NWD PLAN LMP 26064

**drawing**  
DETAILS / PRODUCT SPECIFICATION

**scale**

**scale**  
1 : 100 METRIC

**drawn**  
JP

**checked**  
JP

**reference**  
2013.07.05 LO

**number**  
**L6**

FOR INFORMATION ONLY NOT ISSUED FOR THE PURPOSES OF CONSTRUCTION

2 LE ARES LIGHT BOLLARD 1200mm HIGH ALUMINIUM FINISH



---

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

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

DATE: **July 02, 2014** PROJECT FILE: **7814-0001-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 8318 120 Street**

### REZONE

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

- Dedicate 3,500 metre on Scott Road for a 34.000 m arterial road; and
- Provide 0.500 metres on-site SROW along Scott Road.

#### *Works and Services*

- Construct landscaped centre median along 120 Street;
- Construct site frontage to the ultimate arterial standard, funded by the applicant as consideration for the parking DVP;
- Construct barrier curb and gutter along the east property line for landscaped island;
- Construct storm sewer main and the service connections;
- Register restrictive covenants for water quality/sediment control facility, on-site detention, and for carpool spaces with bike lockers;
- Register reciprocal access easement to protect the future redevelopment access to 8292/8298 - 120 Street, and modify existing reciprocal access easement document, if applicable; and
  - Submit letter acknowledging that the building is proposed over an existing reciprocal access easement and that issue needs to be resolved by the applicant.

A Servicing Agreement is required prior to Rezone.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager

HB



# Advisory Design Panel Minutes

City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, MARCH 13, 2014  
Time: 4:00 pm

**Present:**

Chair - L. Mickelson

**Absent:**

Cpl. M. Searle

**Staff Present:**

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

**Panel Members:**

N. Baldwin  
T. Bunting  
G. McGarva  
T. Wolf  
C. Taylor  
K. Newbert  
G. Wylie  
E. Mashig

**Guests:**

Gerry Olma, Avondale Development Corporation  
Peter Lovick, PJ Lovick Architect Ltd.  
Mary Chan-Yip, PMG Landscape Architects  
Michael Cheung, Dialog  
Julien Pattison, Considered Design Inc.  
James Pernu, McElhanney Consulting  
Martin Bruckner, IBI/HB Architects  
Peter Fanchiang, IBI/HB Architects  
Mark Van der Zalm, Van der Zalm and Associates  
Rob Elliott, Bosa Properties  
Hermann Nuessler, Bosa Properties  
David Basche, Bosa Properties  
Jason Burtwistle, Recollective  
Eesmyar Santos-Brault, Recollective  
Bert Everett, Cherington Intercare Inc.  
Bob Isaac-Renton, Isaac-Renton Architect Inc.  
Pat Campbell, PMG Landscape Architects

## B. NEW SUBMISSIONS

2. **5:35 PM**  
 File No.: **7914-0001-00**  
 New or Resubmit: New  
 Description: **Proposed Rez and DP** for a four-storey commercial/office building (3,594 sq. m./38,685 sq. ft.) with ground-floor retail/office space, upper-floor medical office and surface/ underground parking as well as a DVP for minimum setbacks and building height.  
 Address: **8318 Scott Road (120 Street)**  
 Developer: James Pernu, McElhanney Consulting  
 Architect: Michael Cheung, Dialog  
 Landscape Architect: Julien Pattison, Considered Design Inc.  
 Planner: Misty Jorgensen  
 Urban Design Planner: Hernan Bello

The **Urban Design Planner** presented an overview of the proposed project and highlighted that this is a new building.

- Staff generally support the proposal and worked with the applicants to improve the landscaping in the rear parking area.
- The proposal requires a variance to height and is generally a storey higher than others on Scott Road. Staff support this variance given the building is massed along Scott Road and minimizes impact on residential to the east.
- There are issues with the signage on the building. The signage on the vertical fins is not supported. The freestanding sign is also an issue.

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

- The building is 4 storey with parking in underground, accessible from the ramp down to the lane.
- The project will feature retail at grade and office above.
- The site is sloped; the grade changes one full storey between Scott Road and the east edge of the site at the laneway.
- Want project to create more accent to elevation on Scott Road and a good example of a street wall.
- The pedestrian canopy on the north end extends over a portion of the drive aisle and is a visual marker.

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

- The front of the building will provide spaces suitable for sitting. Will have alternating scored concrete with granite.
- The lane side will be planted and maximizes storm water usage on site and will flow to the city storm sewers to Bear Creek.
- Plantings will be alternating flower, ground planting, décor grasses, and trees.

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

**Proposed Rez and DP** for a four-storey commercial/office building (3,594 sq. m./38,685 sq. ft.) with ground-floor retail/office space, upper-floor medical office and surface/ underground parking as well as a DVP for minimum setbacks and building height.

**8318 Scott Road (120 Street)**

File No. 7914-0001-00

It was

Moved by T. Bunting

Seconded by N. Baldwin

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**

- Site orientation is appropriate and the layout is clear.

**Building Form and Character**

- Good urban experience; sets precedent for future development on Scott Road and creates a street wall. A wonderful project.
- Nice building with generally a high level of architecture. Like the simplicity of the architectural parti.
- No issue with height as it is massed to Scott Road and away from residential.
- Good application of material relative to building form.
- Careful consideration should be given to colour treatment of the façade (orange flashing?). Colour of building a nice punch of orange but consider what the orange colour will look like in 10 years.
- South end of building will be a fire wall on the property line. Therefore, a fundamental rethink is needed for the street wall and zero lot line party wall (i.e. glazing won't work).
- More detailing and fine grain should be applied to the east parking façade facing the residential neighbourhood. The white concrete would be unremittingly harsh. Perhaps the spandrels could be given a friendlier outlook from the residential, if not a wood counterpart, at least a colour tone composition on this side. Or the top floor could be setback.
- Signage –
  - Need blade signs for pedestrian flow.
  - A comprehensive signage package should be developed.
  - Signage on west elevation geared towards pedestrians is good (covered sidewalk and weather protection is good).
  - Eliminate the pylon sign. The street address is fine.
- Need to ensure mechanical units are adequately screened.
- Loading bay is needed.

**Landscaping**

- Buffer between residential and parking lot is effective and good for stormwater.
- More landscape and trees in parking at the rear.
- Consider ways to collect/infiltrate storm water off roof and parking lot into planters.
- More trees to permanent location, at front of building, to accommodate road widening.

**Accessibility**

- Washroom should be with the core/elevator for flexibility for those downsizing in the future.

**Sustainability**

- Consider a sustainable goal such as LEED certification or equivalency to work towards.
- Design rationale should be flushed out further and consider the mechanical systems (east/west orientation suggests heat pumps or VRF or similar to take advantage of built-in diversity and ability to run around heat and cooling energy) and storm water management.
- Mechanical units on the roof have to be developed.



**F. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:50 PM

---

Jane Sullivan, City Clerk

---

Chairperson, Leroy Mickelson  
Advisory Design Panel

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:

FROM: COMMUNITY COMMERCIAL ZONE (C-8)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 023-270-691  
Lot 2 Section 30 Township 2 New Westminster District Plan LMP26084

8318 – 120 Street

(hereinafter 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 retail community shopping centres servicing a community of several neighbourhoods.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Retail stores* excluding the following:
  - (a) *adult entertainment stores*; and
  - (b) *secondhand stores and pawnshops*.

2. *Personal service uses excluding body rub parlours.*
3. *General service uses excluding funeral parlours and drive-through banks.*
4. *Beverage container return centres provided that:*
  - (a) the use is confined to an enclosed *building* or a part of an enclosed *building*; and
  - (b) the *beverage container return centre* does not exceed a *gross floor area* of 418 square metres [4,500 sq. ft.].
5. *Eating establishments excluding drive-through restaurants provided that the total gross floor area of each eating establishment shall not exceed 150 square metres [1,615 sq. ft.].*
6. *Liquor store.*
7. Office uses:
  - (a) provided that the total *gross floor area* of medical offices shall not exceed 854 square metres [9,192 sq. ft.]; and
  - (b) excluding *social escort services* and *methadone clinics*.
8. *Indoor recreational facilities.*
9. *Community services.*
10. *Child care centres.*
11. *One dwelling unit per lot provided that the dwelling unit is:*
  - (a) Contained within the *principal building*; and
  - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 1.41.

**E. Lot Coverage**

The *lot coverage* shall not exceed 40%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front</b>	<b>Rear</b>	<b>Side</b>
		<b>Yard</b>	<b>Yard</b>	<b>Yard</b>
<i>Principal and Accessory Buildings and Structures</i>		2.0 m. [7 ft.]	7.5 m. [25 ft.]	0.0 m. [0 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 21.75 metres [71 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking**

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding section H.1. of this Zone, a minimum of 70 parking spaces is required.
3. No parking shall be permitted within the *front yard setback*.
4. *Tandem parking* may be permitted for company fleet vehicles.

**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. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. 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*.
4. A 1.5 metre [5 ft.] high landscape strip at least 1.5 metres [5 ft.] wide and/or a solid decorative fence at least 1.5 metres high shall be provided along the *rear lot line*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to a height of more than 3.5 metres [11.5 ft.].

**J. Special Regulations**

1. Garbage containers and *passive recycling containers* shall not be located within the *rear yard setback*.
2. The outdoor storage or display of goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
4. Land and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 60 dB(A) measured at any point on any boundary of the *lot* on which the use is located.

**K. Subdivision**

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

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
2,000 sq. m. [0.5 acre]	50 metres [164 ft.]	40 metres [131 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.



## L. 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-8 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, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-8 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 *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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 \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

\_\_\_\_\_ MAYOR

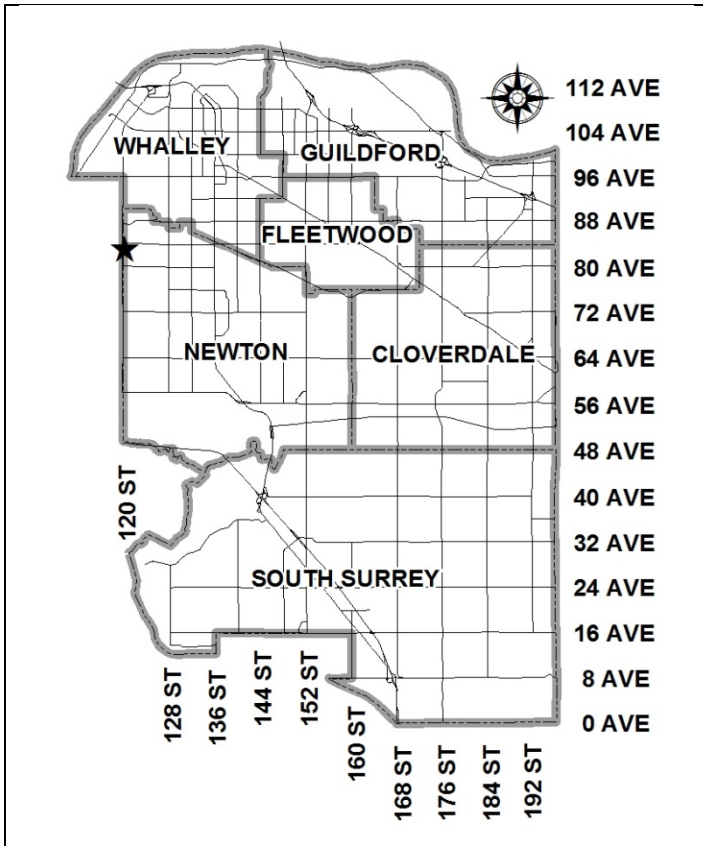
\_\_\_\_\_ CLERK

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City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0001-00

Planning Report Date: July 7, 2014

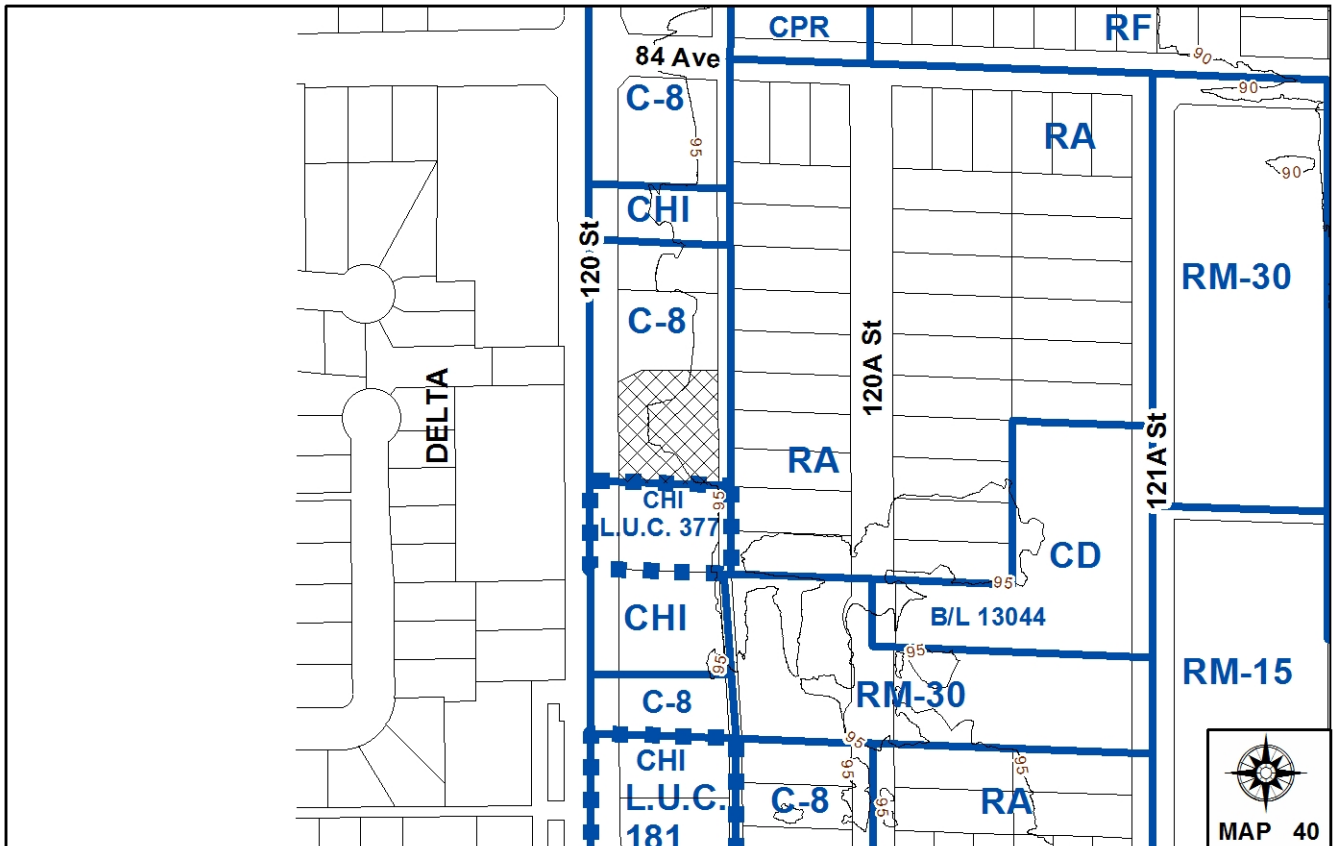


**PROPOSAL:**

- **Rezoning** from C-8 to CD (based upon C-8)
- **Development Permit**

in order to permit the development of a four-storey multi-tenant commercial/office building.

**LOCATION:** 8318 – 120 Street  
**OWNER:** Earth King Forest Plaza Ltd.  
**ZONING:** C-8  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Retail Commercial





### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Withhold granting of Third Reading until the applicant satisfactorily resolves the outstanding issues related to the reciprocal access easement (BJ352366/BJ352371) currently registered on title.
- 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

- Complies with the OCP Designation and LAP designation.
- The proposed rezoning to "Comprehensive Development Zone (CD)" (based upon C-8) is considered reasonable given the subject property is relatively small and the applicant is providing structured parking with roughly half the parking spaces on-site provided as underground parking. In addition, the property is located on an arterial Road (Scott Road/120 Street) with existing Frequent Transit Network (FTN) service located within close proximity of the site which supports higher density. Moreover, the increased density supports future B-Line service for 120 Street/Scott Road as identified in the Mayor's Council Transit Plan.
- The proposed multi-tenant commercial building including the comprehensive sign package is considered attractive, well-designed and provides an appealing addition to 120 Street/Scott Road as well as establishes a high-standard in terms of the form, design and character of future commercial buildings located within the surrounding neighbourhood.
- The applicant proposes to locate the building over an existing reciprocal access easement along 120 Street (BJ352366/BJ352371) which provides vehicle access to 8336/8338 – 120 Street. As a result, resolution of the reciprocal access easement issue is required before Third Reading is granted on the rezoning by-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0001-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to ensure the applicant satisfactorily resolves the outstanding issues related to the reciprocal access easement (BJ352366/BJ352371) currently registered on title prior to granting of Third Reading.
4. 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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (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; and
  - (f) 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 IV.
- Surrey Fire Department: The applicant is required to install and maintain an Amplification System that provides uninterrupted communication to the E-Comm wide 800 MHZ radio system in compliance with the Public Safety E-Comm Radio Building Amplification System By-law (By-law No. 15740).

Fortis B.C.: No concerns.

Corporation of Delta: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Vacant parcel

#### Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Multi-tenant commercial building	Commercial/ Retail Commercial	C-8
East:	Single Family Residential Dwellings	Multi-family/Multiple Residential (Townhouse)	RA
South:	Multi-tenant commercial building	Commercial/ Highway Commercial	L.U.C. No. 377
West (Across 120 Street):	Multi-tenant commercial buildings	Town Centre/Medium Density Residential (Scott Road)*	C1 (Core Commercial)*

\* Subject property located within the Corporation of Delta.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject property at 8318 – 120 Street is located on the east side of Scott Road between 82 Avenue and 84 Avenue. The property is designated "Commercial" in the Official Community Plan (OCP) and "Retail Commercial" in the Newton Local Area Plan (LAP). The site is zoned "Community Commercial Zone (C-8)" and permits a similar range of land-uses including retail stores, personal service, general service and offices.
- The property is currently vacant given the previous two-storey building was recently destroyed by fire.
- The adjacent properties to the north and south are occupied by single- or two-storey multi-tenant commercial buildings which provide on-site parking located within the front yard setback and retain driveway access from 120 Street.

Scott Road Corridor Transportation Planning Study (2001)

- The subject property is located within the Scott Road Corridor Transportation Planning Study (2001) which reflects the combined efforts of the City of Surrey and Corporation of Delta to provide a long-term strategic vision for redevelopment along 120 Street. The study calls for City staff to encourage the redevelopment of under-utilized properties with surface parking through incentives that include higher density and reduced on-site parking requirements. In addition, the Scott Road Corridor Study promotes additional landscaping, sidewalk widening, high-quality building materials, extensive glazing and/or weather protection canopies in order to improve the overall appearance of the exterior façade as well as promote attractive streetscapes.
- The proposed rezoning to "Comprehensive Development Zone (CD)" (based upon C-8) is considered reasonable given the subject property is located along an arterial road (Scott Road/120 Street) with existing Frequent Transit Network (FTN) service and future B-line service along 120 Street Scott Road, as identified within the Mayor's Council Transit Plan. The subject property could, therefore, support a higher density four-storey commercial building as it will encourage other modes of transportation and greater walkability.

Current Proposal

- The applicant proposes to construct a four-storey multi-tenant building with 793 square metres (8,536 sq. ft.) of ground-floor retail and 2,405 square metres (25,887 sq. ft.) of upper-floor office space. In order to reduce the number of parking stalls required on-site, the total gross floor area for medical offices cannot exceed 854 square metres (9,192 sq. ft.) while the remaining upper-storey floor area will be reserved for general office uses. In contrast, the ground-floor will be occupied by a large format retailer in the form of a drug store which further supports the medical office use by providing a convenient "one-stop-shop" for medical office clientele.

Proposed CD By-law

- The applicant is proposing a Comprehensive Development (CD) by-law based upon the C-8 Zone.
- The table below summarizes the differences between the C-8 Zone and proposed CD by-law:

	<b>C-8 Zone</b>	<b>CD Zone</b>
Permitted Land-Uses	Retail stores* Personal service uses* General service uses* Beverage container return centres* Eating establishments* Neighbourhood pubs Liquor store Office uses* Automotive service uses* Indoor recreational facilities Parking facilities	Retail stores* Personal service uses* General service uses* Beverage container return centres* Eating establishments provided the total gross floor area of each establishment not exceed 150 square metres (1,615 sq. ft.)* Liquor store Office uses provided the total gross floor area not exceed 854 square metres (9,192 sq. ft.)*

	<b>C-8 Zone</b>	<b>CD Zone</b>
	Entertainment uses* Assembly halls Community services Childcare centres One dwelling unit*	Indoor recreational facilities Community services Childcare centres One dwelling unit*
Density (FAR)	0.80	1.41
Lot Coverage	50%	35.3%
Principal Building Height	12 metres (40 ft.)	21.15 metres (69 ft.) to top of mechanical equipment screening and 21.75 metres (71 ft.) to top of glass-enclosed staircase
Setbacks	Buildings and structures shall be no less than 7.5 metres (25 ft.) from all lot lines	Front yard: 2 m. (7 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 0 m. (0 ft.)

\*With some exclusions and/or limitations

- The permitted land-uses identified within the CD By-law are similar to those allowed under the C-8 Zone. However, the total gross floor area for medical offices is limited to 854 square metres (9,192 sq. ft.) in order to reduce the number of parking stalls required on-site. In addition, the proposed land-uses are restricted to those listed above and eliminates more parking intensive uses from the C-8 Zone that require a parking ratio which exceeds 3 stalls per 100 square metres (1,076 sq. ft.) of gross floor area or land-uses not beneficial in promoting redevelopment or the increased densities required to support Frequent Transit Networks (e.g. automotive service uses and parking facilities).
- The proposed density on the subject property is 1.41 FAR (Floor Area Ratio) which is higher than the 0.80 FAR permitted in the C-8 Zone. The proposed FAR is considered appropriate given the subject property is relatively small and the applicant is providing structured parking with roughly half the parking spaces on-site provided as underground parking. In addition, the proposed lot coverage is 35% which is less than the allowed 50% lot coverage identified in the C-8 Zone.
- The proposed building height is 21.75 metres (71 ft.) for the glass-enclosed staircase and 20.15 metres (69 ft.) for the remainder of the multi-tenant building which exceeds the maximum 12 metre (40 ft.) height in the C-8 Zone. The overall height is considered acceptable given the subject property is located on 120 Street/ Scott Road and desire to promote increased density along arterial roads and Frequent Transit Networks.
- According to the North Delta Area Plan, the west side of 120 Street/Scott Road is designated for "Mixed-use" which permits a combination of commercial, office uses as well as multi-family residential. In addition, the Delta side of 120 Street/Scott Road will permit a maximum density of 2.0 FAR and maximum building height of five stories under the recently approved North Delta Area Plan.

- The front yard setback of 2 metres (7 ft.) is considered appropriate in order to locate the building closer to 120 Street thereby providing an attractive streetscape with surface/semi-underground parking at the rear of the proposed building. The zero lot line on the northern boundary is considered acceptable given the site is directly adjacent to existing commercial. In addition, the proposed setbacks are similar to other setback relaxations permitted for multi-storey commercial buildings recently approved elsewhere on Scott Road.
- The applicant is proposing a 19.2 metre (63 ft.) setback for the multi-tenant commercial building from the eastern boundary of the subject property which exceeds the 7.5 metre (25 ft.) setback identified in the C-8 Zone.

### PRE-NOTIFICATION

Pre-notification letters were sent out on February 7, 2014 and staff received the following responses:

- Two adjacent residential property owners expressed concerns the proposed building height and increased density would result in reduced privacy as well as increased traffic. The adjacent residential owners would not support a multi-tenant building which exceeds two stories or contain windows on the eastern façade.

*(City staff noted the property is currently designated "Commercial" in the OCP and presently zoned C-8, it is strategically located along an arterial road and Frequent Transit Network which supports higher densities. The proposed building is situated closer to 120 Street/Scott Road in order to improve the streetscape as well as provide surface parking on the rear lane. In addition, the applicant proposes a 19.2 metre (63 ft.) setback for the multi-tenant building from the eastern boundary of the subject property which exceeds the 7.5 metre (25 ft.) setback prescribed in the C-8 Zone. The proposed development introduces additional landscaping along the rear lane in order to reduce the visual impact of the four-storey building and surface parking on adjacent properties.*

*City staff also noted the current C-8 Zone on the site will permit a similar range of land-uses. Furthermore, the adjacent residential properties are presently designated "Multiple Residential" in the OCP and owners can anticipate future redevelopment into multi-family residential projects.)*

### DESIGN PROPOSAL AND REVIEW

- The proposed building is considered attractive, well-designed and provides an appealing addition to 120 Street/Scott Road by establishing a higher-standard in terms of the form, design and character of future commercial/office buildings within the surrounding neighbourhood. The exterior façade will include a glass-enclosed staircase, extensive glazing along 120 Street/Scott Road and vertical-oriented solar shades.

- The applicant is proposing to locate the multi-storey commercial building closer to Scott Road/120 Street thereby providing an attractive streetscape with high-quality materials, extensive glazing, wider sidewalks and additional landscaping while surface/semi-underground parking is provided at the rear of the building with access directly from the north-south lane. As the proposed building is located on a sloped site, it will have the appearance of a four-storey building from 120 Street. In order to reduce the visual impact of the multi-storey building on adjacent property owners, the applicant will provide significant landscaping along the rear lane to further screen the proposed building from existing single family residents across the lane.
- The proposal was forwarded to the Advisory Design Panel (ADP) for comment on March 13, 2014 and deemed generally acceptable in terms of form, design and character. All comments and suggestions provided during the ADP meeting have been satisfactorily addressed by the applicant (Appendix V).

#### Driveway Access and On-site Parking

- The proposed multi-tenant building will obtain driveway access from 120 Street/Scott Road along the south lot line of the subject property via ramp access that extends east toward the surface parking and rear lane.
- The applicant proposes to locate the building over an existing reciprocal access easement along 120 Street (BJ352366/BJ352371) which provides vehicle access to 8336/8338 – 120 Street. It is noted that this issue has not yet been resolved with the adjacent property owner and may require further revisions to the proposal, layout and associated drawings. The applicant is required to provide evidence confirming the reciprocal access easement was discharged at Land Title Office (LTO) before Council grants Third Reading to the rezoning by-law.
- According to Zoning By-law No. 12000, a total of 88 parking spaces would be required on-site based upon a combination of ground-floor retail and upper-storey medical office/general office uses. In order to reduce the number of parking spaces required on-site, the total gross floor area for medical offices cannot exceed 854 square metres (9,192 sq. ft.) given that medical office parking is calculated at a rate of 4 parking spaces per 100 square metres (1,076 sq. ft.) of gross floor area which exceeds the parking ratio for general office and retail uses.
- Furthermore, the proposed CD By-law (based upon C-8) excludes certain uses that require more parking such as neighbourhood pubs, assembly halls and entertainment uses.
- The Engineering Department is willing to support a maximum twenty percent (20%) reduction in on-site parking based on the site's proximity to existing FTN service and future B-line service for 120 Street/Scott Road as identified in the Mayor's Council Transit Plan. To further support the reduction in on-site parking, the applicant is providing bike lockers and End-of-Trip (EOT) facilities including showers as well as change rooms on each floor and reserving four (4) parking stalls as designated Carpool spaces. As a result, the CD By-law will specify a minimum of 70 parking spaces are required.

### Proposed Signage

- The proposed fascia signage will be limited to one fascia sign per premise, unless a single tenant occupies the entire ground-floor (e.g. large format retailer), and will conform to the maximum allowable combined sign area per linear foot of premise frontage and not extend more than 0.5 metre (16 ft.) from the building façade in keeping with the Sign By-law. The fascia signage consists of LED back-lit channel letters and logos mounted on a raceway directly above the individual unit entrances along the 120 Street/Scott Road façade.
- No upper-storey fascia signage is proposed.
- The applicant is proposing a non-illuminated identification sign consisting of a solid metal sheet with the address "8318" cut-out located directly above the port-cochere along the western façade.
- The under-canopy signage is attached to a glass canopy which extends 2 metres (6.6 ft.) from the building façade thereby exceeding the 1.8 metre (6 ft.) maximum identified in the Surrey Sign By-law. Furthermore, the canopies have a maximum clearance of 3.5 metres (11.5 ft.) which exceeds the 3 metre (10 ft.) clearance in the Sign By-law. The proposed canopies are considered acceptable to provide suitable weather protection given a widened sidewalk is currently proposed along 120 Street. Nevertheless, the proposed under-canopy signage will conform to the Surrey Sign By-law in terms of minimum clearance, maximum dimensions and minimum separation between the awning and signage.
- The western building façade includes several blade signs which consist of non-illuminated double-sided individual coloured letters that, together, spell out "8318 Scott Road". The projecting signs are located on the bottom portion of the glass fins used to provide solar shading and comply with the copy area, distance between the supporting structure and curb line, minimum clearance, location below the roof line as well as distance from the exterior façade, as per the Sign By-law. Nonetheless, the applicant requires a variance to allow more than one projecting sign per premise for multi-tenant buildings (a total of 13 blade signs are currently proposed) as well as vary the total sign area from 3 square metres (32 sq. ft.) to 11.7 square metres (126 sq. ft.).
- The projecting signage is limited to displaying the building address. No tenant signage is permitted.
- No free-standing sign is proposed along 120 Street/Scott Road.
- The proposed variances for fascia signage, under-canopy signage and projecting signage are considered reasonable in order to provide advertising exposure for a major ground-floor tenant as well as provide an attractive solution that enables vehicles and pedestrians to identify the building along Scott Road. As a result, the proposed variances are included within a comprehensive sign package (Appendix II).



**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site in January, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject property is located within a Frequent Transit Area.</li> <li>• The proposed development complies with the land-use designation identified in the Official Community Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density will comply with the Floor Area Ratio (FAR) specified in the CD By-law (based upon the C-8 Zone).</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The subject property is conveniently located along an arterial road and provides direct pedestrian linkage to public transit on 120 Street/Scott Road.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The proposal will address CPTED concerns by providing natural surveillance of 120 Street/Scott Road as well as the rear lane with well-lit exteriors, significant glazing, a transparent lobby as well as glass-enclosed staircase. In addition, the building will feature a security gate that separates the private and public office access points as well as graffiti resistant material on the building façade.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The proposed buildings will promote greater walkability in the surrounding neighbourhood. The applicant further proposes to optimize daylighting by providing significant glazing that allows natural daylight into office areas and internal corridors on level 2 through 4 while a large ratio of solid-glass reduces solar gains and exterior solar shading fins reduce cooling loads.</li> </ul>

ADVISORY DESIGN PANEL

The proposed layout and building elevation drawings were referred to the Advisory Design Panel (ADP) on March 13, 2014. The applicant has satisfactorily addressed all comments/suggestions (Appendix V).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Site Plan, Building Elevation Drawings and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	ADP Comments
Appendix VI.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Dialogue and Considered Design Inc., respectively, dated July 3, 2014.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/da

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Based upon C-8)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	N/A	N/A
Road Widening area	N/A	N/A
Undevelopable area	N/A	N/A
Net Total	N/A	2,543 sq. m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	50%	35.3%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m.	2 m. (7 ft.)
Rear	7.5 m.	19.2 m. (63 ft.)
Side #1 (North)	7.5 m.	0 m. (0 ft.)
Side #2 (South)	7.5 m.	4.8 m. (16 ft.) to architectural feature and 7.31 m. (24 ft.) to facade
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m.	21.15 metres (69 ft.) to top of mechanical equipment and 21.75 metres to top of glass-enclosed staircase
Accessory	N/A	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>	1 dwelling unit	N/A
<b>FLOOR AREA: Residential</b>	N/A	N/A
<b>NET FLOOR AREA: Commercial</b>		
Retail	N/A	792.7 sq. m.
General Office	N/A	1,550.5 sq. m.
Medical Office	N/A	854.4 sq. m.
Total	N/A	3,197.6 sq. m.
<b>FLOOR AREA: Industrial</b>	N/A	N/A
<b>FLOOR AREA: Institutional</b>	N/A	N/A
<b>TOTAL BUILDING FLOOR AREA</b>	N/A	3,197.6 sq. m.

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	N/A	N/A
FAR (net)	0.80	1.41
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	N/A	N/A
Outdoor	N/A	N/A
<b>PARKING (number of stalls)</b>		
Retail	23 spaces	N/A
Office		
Medical Office	34 spaces	N/A
General Office	31 spaces	N/A
Industrial	N/A	N/A
Residential	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	88 spaces	70 spaces
Number of disabled stalls	1	3
Number of small cars	17 spaces	8 spaces
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To permit three (3) fascia signs for a single large format retail establishment which occupies the entire ground-floor (e.g. drug store).	A maximum of one (1) fascia sign per premise except that two (2) fascia signs are allowed per premise provided that both fascia signs are not located on the same façade [Part 5, Section 27(2)(a)].	The proposed fascia signage will provide advertising exposure for a single major first-floor tenant given the absence of a free-standing sign.
2	To permit three (3) under-canopy signs for a single large format retail establishment which occupies the entire ground-floor (e.g. drug store).	A maximum of one (1) under-canopy sign per premise for multi-tenant buildings [Part 5, Section 27(4)(a)].	The proposed under-canopy signage will provide advertising exposure for a single major first-floor tenant given the absence of a free-standing sign.
3	To permit the under-canopy signage to be attached to a canopy structure that exceeds the maximum length as well as clearance specified in the Surrey Sign By-law.	The canopy structure cannot exceed a maximum distance of 1.8 metre (6 ft.) from the building façade or 3 metre (10 ft.) clearance from the sidewalk [Part 5, Section 27(4)(a)(i)(a)].	The proposed canopies extend 2 metres (6.6 ft.) from the building façade and maintain a clearance of 3.5 metres (11.5 ft.). The canopies are acceptable in order to provide weather protection given the widened sidewalk proposed on 120 Street.
4	To permit a total of thirteen (13) projecting signs for a multi-tenant building.	A maximum of one (1) projecting sign per premise for multi-tenant buildings [Part 5, Section 27(4)(a)].	The project signage will accommodate several blade signs that spell out "8318 Scott Road". The proposed signage is limited to displaying the building address. No tenant signage is permitted. The signage is considered an attractive solution to additional fascia or canopy signage and assists customers in locating the proposed building.
5	To vary the total sign area for projecting signage.	The maximum sign area for projecting signage is 3 square metres (32 sq. ft.) [Part 5, Section 27(4)(a)(ii)(b)].	The projecting signage is varied to 11.7 square metres (126 sq. ft.) in order to accommodate the building address on the blade signs and enable passing motorists to identify the proposed building.

8318 Scott Road  
Surrey B.C.

**DIALOG®**



**ISSUED FOR REZONING**

**Drawing List**

**DRAWING**

**ARCHITECTURAL**

A000	Cover Sheet	nts
A001	Project Data	nts
A002	Context Photos	nts
A003	Context Plan	1:500
A004	Site Analysis	nts
A100	Site Plan	1:200
A101	Easement Plan	1:100
A102	Ground Floor Plan	1:100
A103	Floors 2-4	1:100
A104	Parking Level Plan	1:100
A105	Roof Plan	1:100
A201	West Elevation	1:100
A202	North Elevation	1:100
A203	East Elevation	1:100
A204	South Elevation	1:100
A301	Building Sections	1:100
A400	Rendering	nts
A401	Rendering	nts
A501	Shadow Study	nts
A601	Signage	As noted
A602	Signage	As noted
A701	Material Sample Board	nts
<b>LANDSCAPE</b>		
L1	Rendered Landscape Plan	As noted
L6	Landscape Details	As noted

ISSUED FOR  
A 0414V Rezoning DP

FOR INFORMATION ONLY  
NOT FOR CONSTRUCTION

**METRIC**

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**ARCHITECT & PRIME CONSULTANT**  
DIALOG BC ARCHITECTURE ENGINEERING  
INTERIOR DESIGN PLANNING INC.  
301-411 ALGONQUIN STREET  
VANCOUVER, BC V6A 1R8  
Tel: 604-251-1788  
info@dialogbc.ca

**LANDSCAPE ARCHITECT**  
CONSERVED DESIGN INC.  
72 5601 HAYBUSH  
VANCOUVER, BC V6A 1R8  
Tel: 604-251-1788

Owner  
EarthKing Investments Inc.  
12827 76 Avenue Suite # 112C  
Surrey, B.C.  
V3W 2V3



8318 Scott Road

Cover Sheet

DRAWN: 7/9/14  
PLOT DATE: 7/9/14

CHECK

**A000**

0414V  
0414VPlans 2013 7/9/14.dwg

Appendix III



## Property Information

**Legal Description**  
Lot 2 - Section 30 - Township 2  
NWD Plan LMP 26084

**Civic Address**  
8318 Scott Road  
Surrey, BC

**Areas**  
Total Site Area: 2,543 sq.m.

Medical / Clinic Area: 854 sq. m.  
Pharmacy / Retail Area: 744 sq. m.  
Office Area: 1,600 sq.m.

Total Building Area: 3,602 sq.m.

**Site Coverage**  
FAR: 1.42

**Total Lot Coverage**  
925 sq.m (36% lot coverage)

**Current Zoning**  
C-8

**Proposed Zoning**  
C-15

### Setbacks

Permitted North Setback: 0.0m  
Proposed North Setback: 5.88m - 7.6m

Permitted East Setback: 7.5m  
Proposed East Setback: 19.2m

Permitted South Setback: 0.0m  
Proposed South Setback: 0.0m

Permitted West Setback: 2.0m  
Proposed West Setback: 7.5m

### Proposed Building Height:

21.75 m from average building height to top of glass-enclosed stair

21.15 m from average building height to top of mechanical equipment screening

### Required Parking from Parking Bylaw:

Total Parking Required: 88 stalls

Pharmacy Retail: 22 stalls  
744 sq.m. @ 3 parking spaces per 100 sq.m.  
(Category 2)

Medical Clinic: 34 Stalls  
854 sq.m. @ 4 parking spaces per 100 sq.m.

Office: 32 Stalls  
1600 sq.m. @ 2 parking spaces per 100 sq.m.

### Proposed Parking:

70 Parking Stalls  
22 Parking Stalls at A&A Place  
Total: 92 Stalls

**Required Bicycle Parking:**  
3 bicycle storage spaces  
3,602 sq.m. @ 0.05 per 100sq.m.

**Proposed Bicycle Parking:**  
3 bicycle storage spaces located on each level

## Design Rationale

**Relevant Planning Policy**  
Project Description:

The proposed development at 8318 Scott Road is located within a neighborhood/commercial zone according to the City of Surrey Official Community Plan. The project will replace a commercial/office building that burned down in a fire on February 2, 2012. The project proposal is an increase in built floor area in an approved area for business use (City of Surrey OCP).

The project is a 4 storey retail and office project with integrated parking component. Design quality and urban strategies of the project will enhance the character of the area. One of the primary design considerations of the project is for a streetwall building that moves parking from the street interface of the building and integrates it into the rear of the project. This serves to create a new model for development along Scott Road where through similar strategies, parking is moved off the street and a series of streetwall buildings would create a more appealing pedestrian friendly streetscape.

### Site Context:

#### Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North	Commercial	Commercial	C8, CH1
East	Single Family Residential	Multiple Residential and Urban Commercial	RA, CD, RM-30
South	Commercial	Commercial	C-8, CH1
West (across Scott Road)	Commercial	Commercial	C1, CD203 (Corporation of Delta)

The predominant built form along Scott Road is strip mall style development with parking forecourts accessible off the street from Scott Road.

Scott Road is a commercial zone with many businesses operating in the area. This is a consideration that the design of the 8318 Scott Road project has addressed. Adjacent to the project to the east is a residential area of primarily single-family residences separated by a laneway.

### Design Character:

The project is a 4 storey building. As the grade changes a full storey between the Scott Road street entrance and the laneway at the east edge of the site, one storey of parking is located below grade with access via a ramp from the Scott Road side and is directly accessible from the laneway.

The project massing is articulated as three volumes:

The first volume is orange fronting onto Scott Road. A frame of vibrant orange contains a glazed wall. Exterior vertically oriented solar shades mitigate Western sun exposure, reducing solar gains and optimizing day lighting. By combining the vertical solar shades with the street address of the building, the façade creates a strong visual identity for the building.

The second volume contains the vertical circulation of the building and is expressed as a vertical element at the North-East corner of the building. This creates a visual marker for the entrance to the building from the parking level. This volume features glazing for day lighting to encourage use of stairs, as opposed to the elevator, and a charcoal-grey painted concrete exterior.

The third volume faces east towards the laneway and defers to the adjacent residential buildings through a more restrained architectural expression. It has a more opaque façade with 3 banks of horizontal glazing with smaller punched openings elsewhere, that expresses the programmatic requirements of the zones behind.

An extension of the pedestrian canopy at the North-End of the building over a portion of the drive aisle improves site accessibility for the project even though there is no parking provided at the Scott Road level. This will serve as a visual marker for vehicle access to the project from Scott Road. All signage will be integrated into a unified strategy in coordination with the architecture of the project in order to minimize visual clutter.

### Pedestrian Accessibility

The project encourages pedestrian access in a number of ways: access to the building is barrier-free along Scott Road with access to both at-grade retail and office lobby. Distinctive landscape design along the Scott Road frontage will enrich the pedestrian experience along the street. A paved walkway and exterior staircase connects the lane side parking area with Scott Road.

### Vehicle and Parking

There is parking provided at the laneway side of the project with direct access via the laneway and by an exterior ramp from Scott Road. There are 68 provided parking spaces on site. These are divided by use between the office component and at-grade retail. There are also 22 additional parking spots provided (on title) at A&A Place for a combined total of 90 spots.

The project is well-served by public transportation via the frequent transit network on Scott Road.

### Landscape Concept

- To enrich the Scott Road pedestrian experience
- To mitigate between the laneway level parking lot and the adjacent residential buildings
- To mitigate potential overlook to the East from the project.

### CTPED Strategy (Crime Prevention)

All areas of exterior of building and site are well lit with special attention paid to the street façade along Scott Road and the parking lot.

There is a security gate dividing in the parking lot between office use and publicly accessible office area. Transparent lobby entrance to office portion of the project increases visibility. Graffiti Resistant materials and strategies incorporated where applicable.

Good visibility looking into the project: Many windows from both the office and retail areas of the project overlook both the street and laneway sides of the project.

### Sustainability Features

Daylighting has been optimized for the project where possible: On the West façade, exterior vertically oriented solar shading fins reduce cooling load on building, and optimize day lighting for office use. On the east façade, well sized windows allow natural daylight and a large ratio of solid-glass reduces solar gain. Glazing at the end of the corridors at the office levels (2-4) allows light into the corridors.

Encourages walking and improves walkability of the neighborhood.

### Disabled Access

Access to the building is barrier-free along Scott Road with access to both at-grade retail and office lobby. For the offices, a dedicated elevator connects the parkade, street lobby entrance at Scott Road, and the above-grade floors. The pedestrian canopy at North-end of the building adjacent to office lobby is taller than the 7'6" minimum requirement for universal access.

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72 5601 TRAVIS BLVD  
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8318

8318 Scott Road

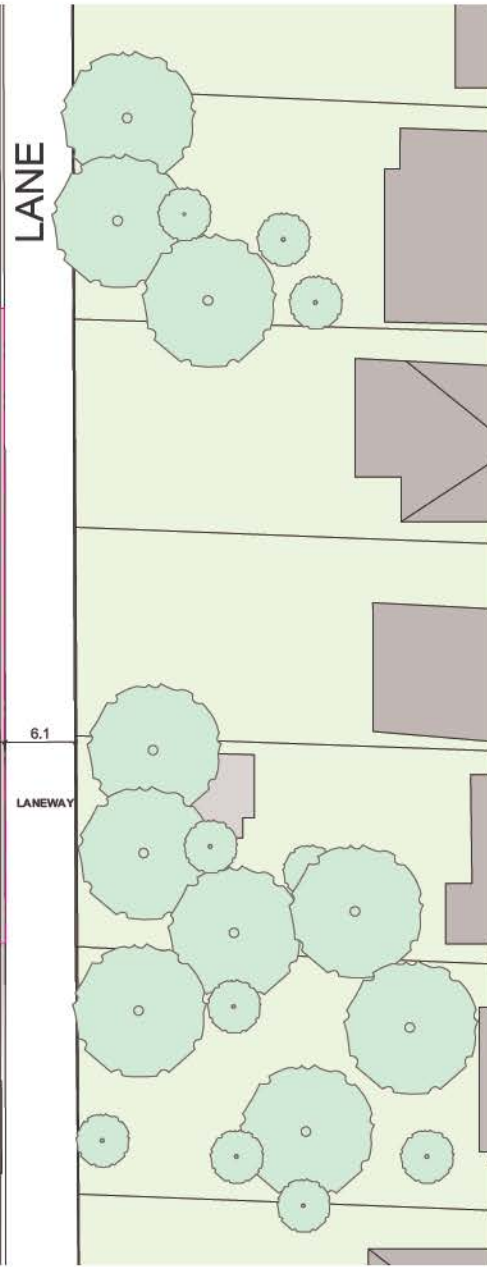
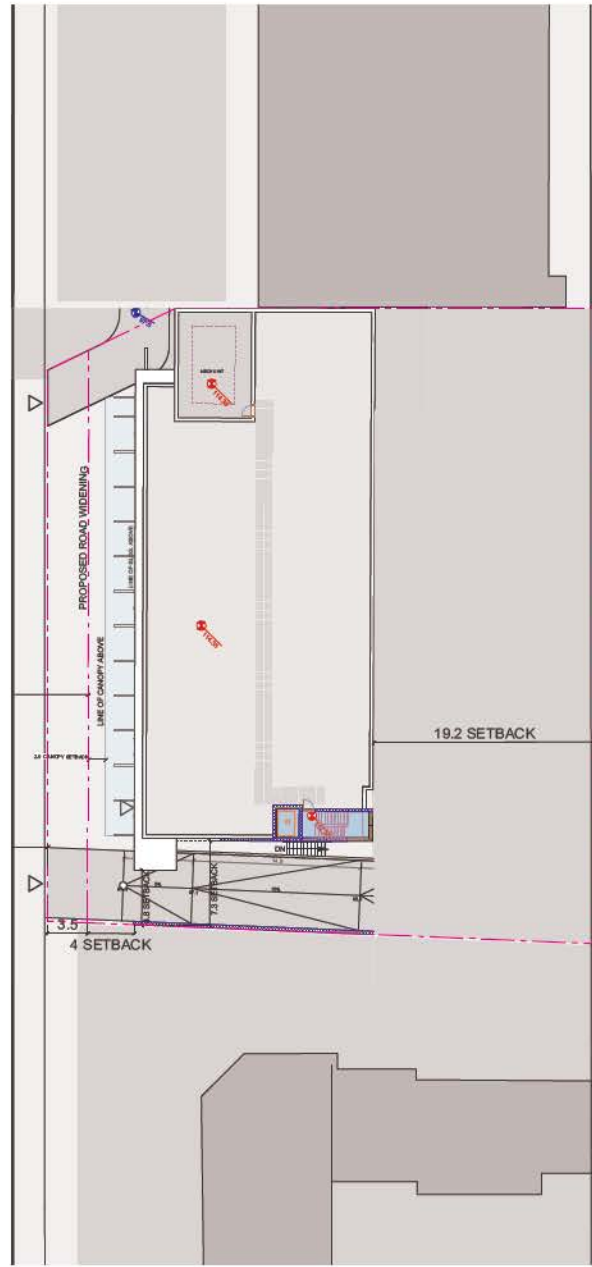
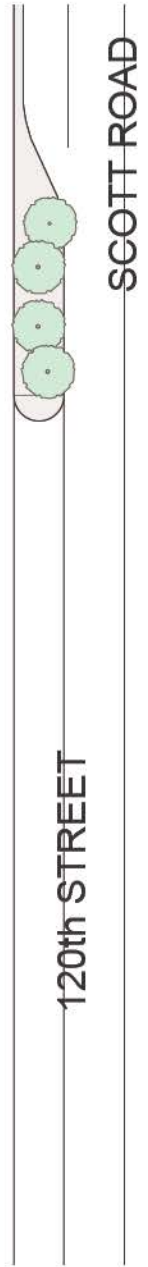
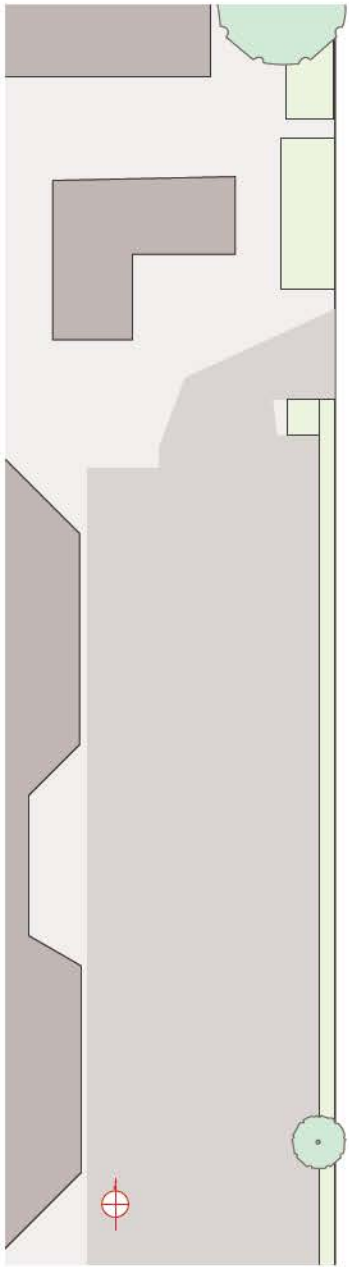
## Project Data

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# A001

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BSAL

8318 Scott Road

Site Plan

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**A100**

04141V  
04141V.dwg 2013/07/09 10:58:00

SITE PLAN 1  
SCALE 1:200





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 B  
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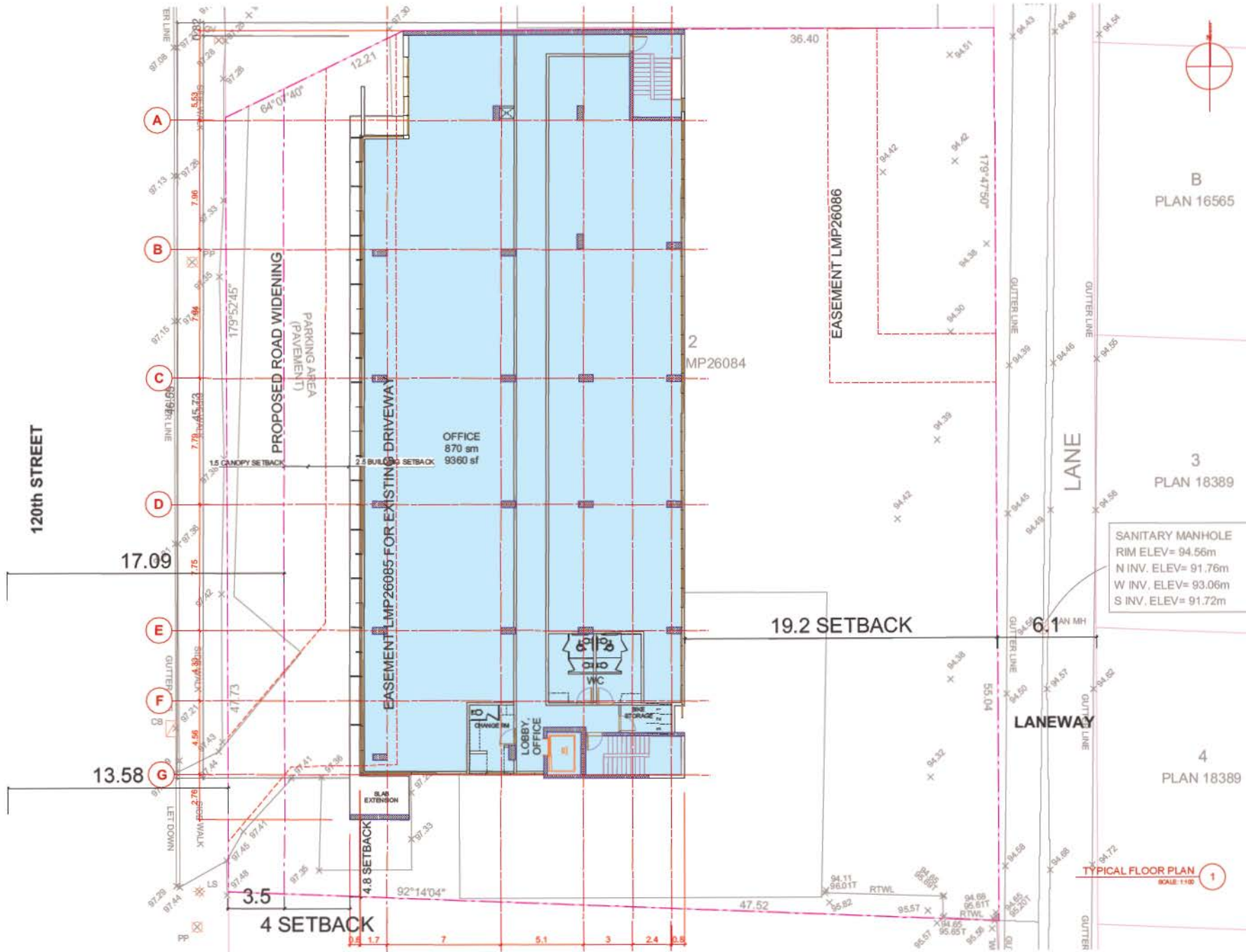
88AL  
 8318 Scott Road

Typical Floor Plan

DRAWN: PLOT DATE: 7/31/14 CHECKED: MC

**A103**

04141V  
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TYPICAL FLOOR PLAN  
 SCALE: 1:100

1





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REAL

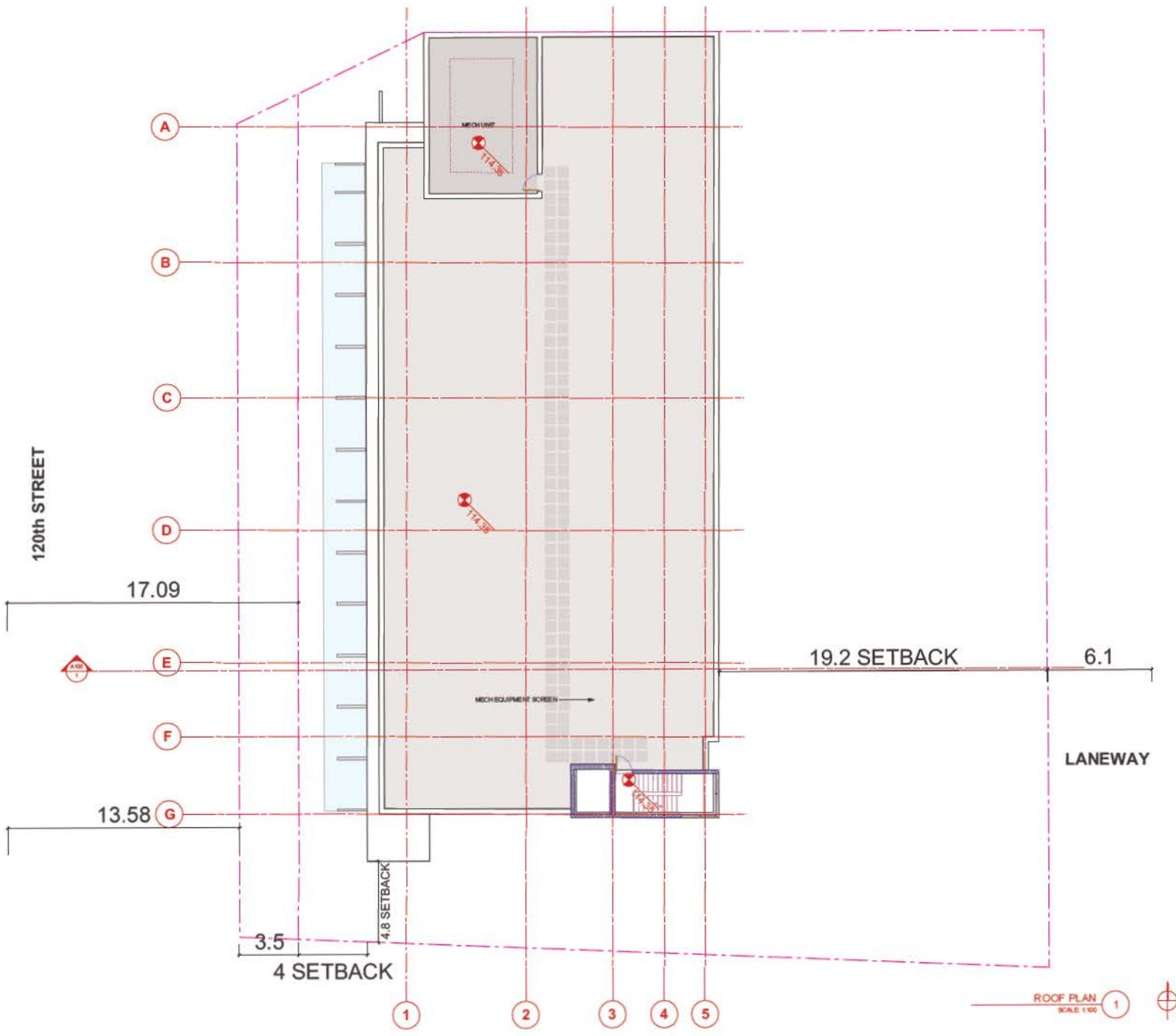
8318 Scott Road

Roof Plan

DRAWN: PLOT DATE: 7/31/14 CHECKED: MG

**A105**

04141V  
04/17/2014 10:21 AM

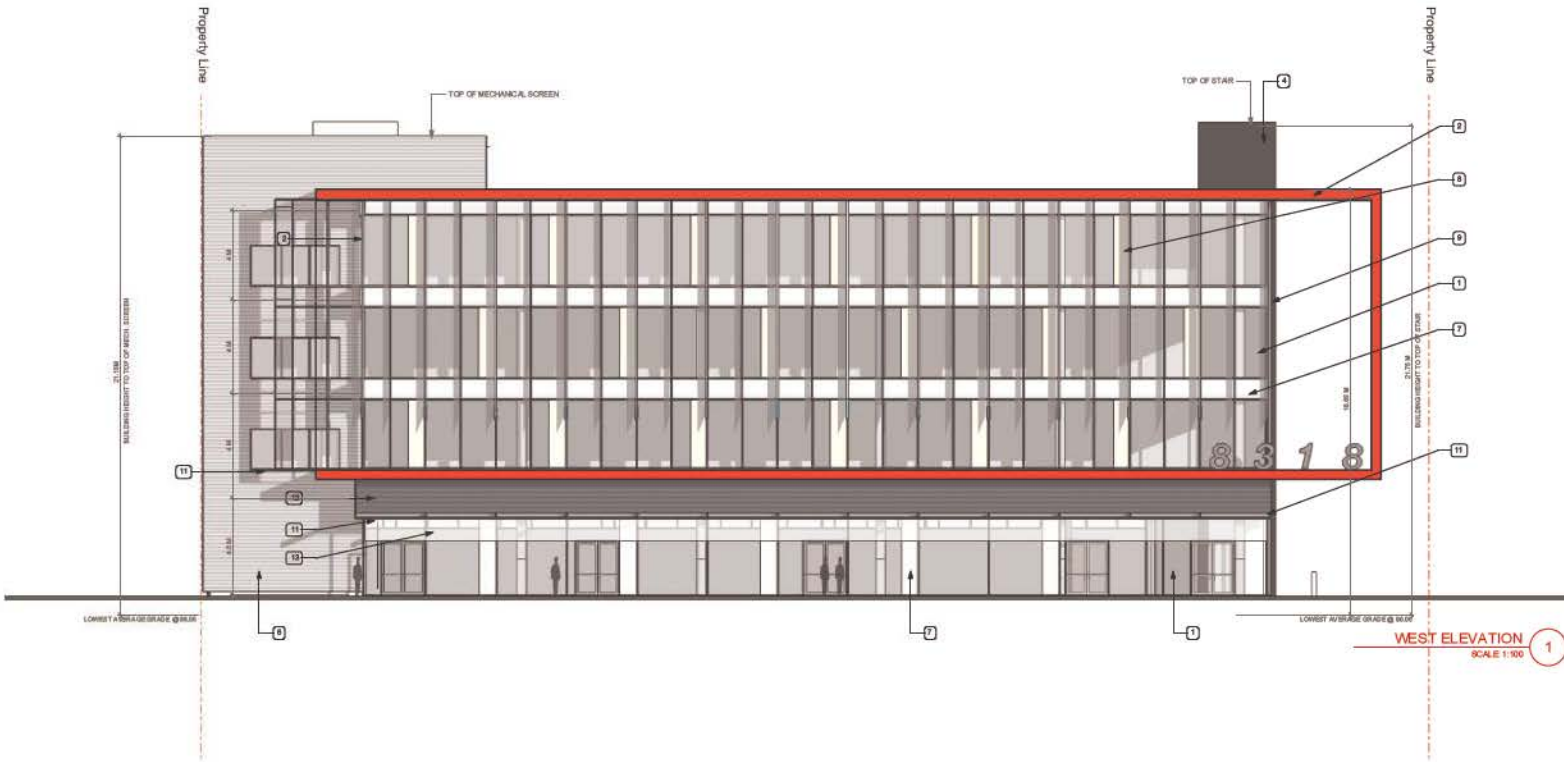


## MATERIALS LEGEND

- 1 VISION PANEL
- 2 METAL PANEL - COLOUR: RED
- 3 PAINTED CONCRETE - COLOUR: WHITE
- 4 PAINTED CONCRETE - COLOUR: DARK GRAY
- 5 PAINTED CONCRETE - COLOUR: LIGHT GRAY
- 6 METAL PANEL - COLOUR: LIGHT GRAY
- 7 GLASS SPANDREL - COLOUR 1
- 8 GLASS SPANDREL - COLOUR 2
- 9 FRITTED GLASS LOUVRE
- 10 CLEAR GLASS GUARDRAIL
- 11 CANOPY
- 12 MECHANICAL LOUVERS
- 13 SIGNAGE BAND
- 14 OVERHEAD DOOR METAL GRILLE

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WEST ELEVATION  
SCALE: 1:100 1

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Tel: 604-116-0200

83AL

8318 Scott Road

West Elevation &  
West Streetscape  
Elevation

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WEST CONTEXT ELEVATION - SCOTT ROAD  
SCALE: NTS 2

# A201

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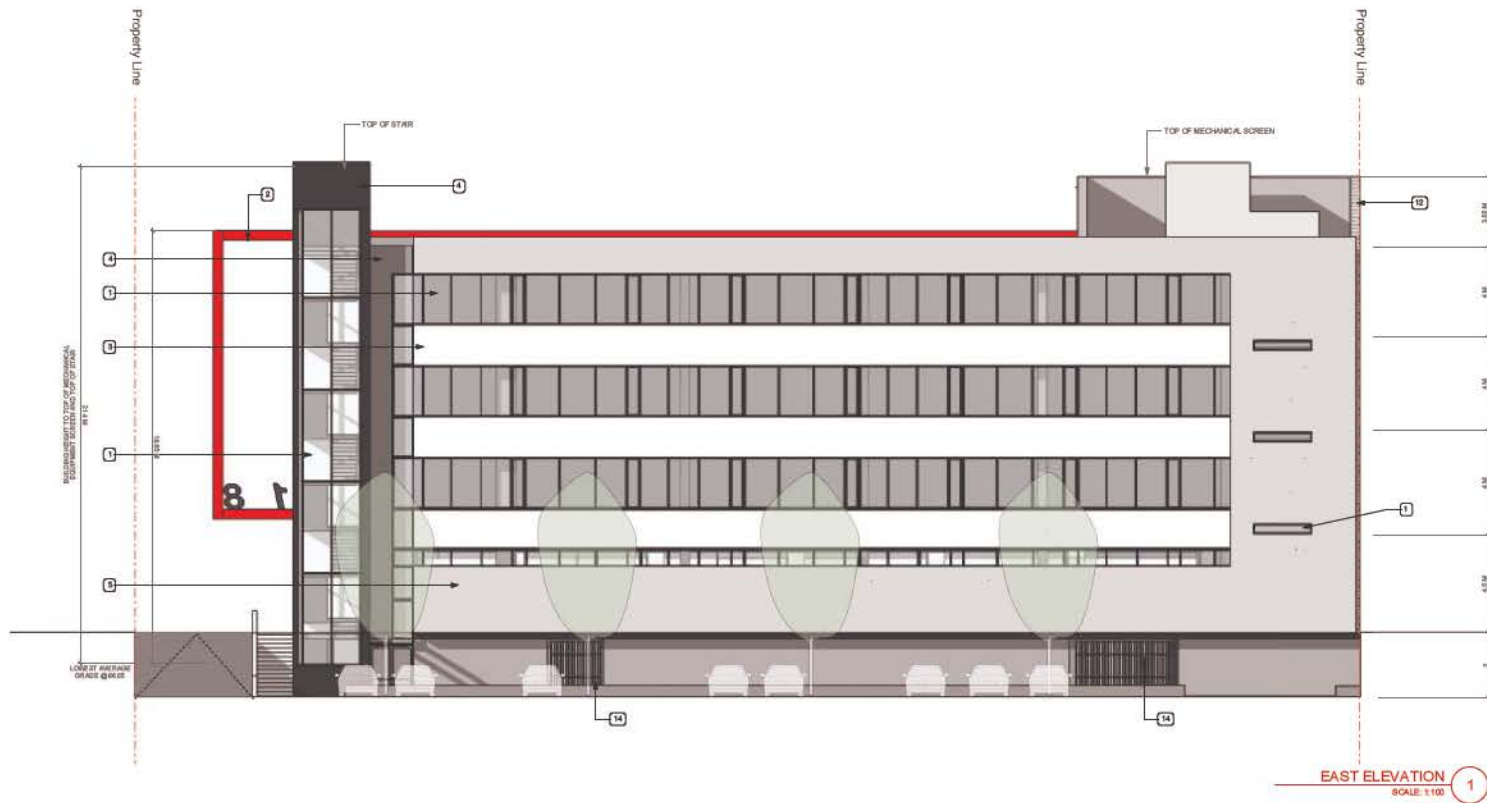


## MATERIALS LEGEND

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83AL

8318 Scott Road

East Elevation

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PLOT DATE: 7/9/14

# A203

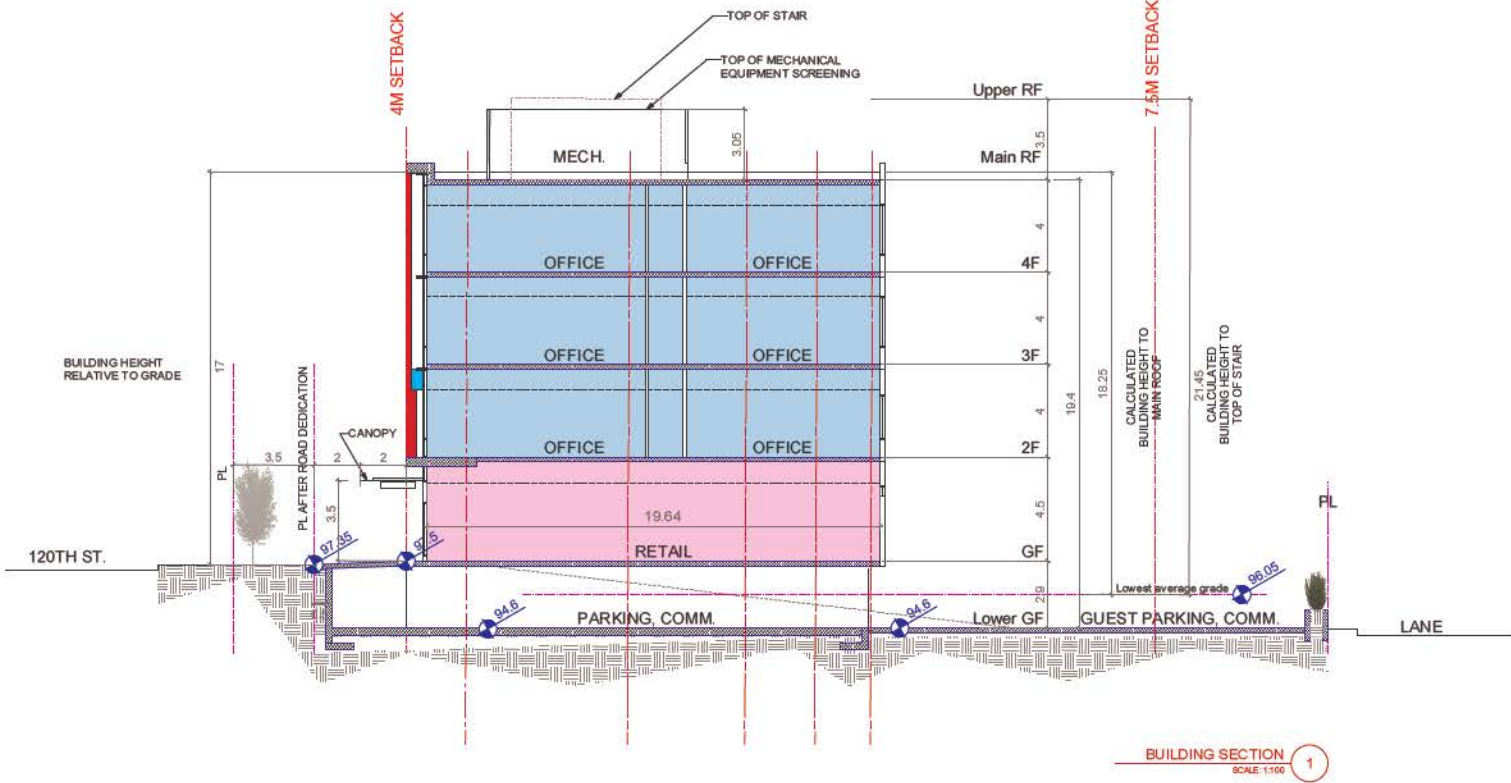
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8318 Scott Road

Building Section

DRAWN: PLOT DATE: 7/9/14 CHECKED: MC

**A301**

04141V  
04141V.dwg 2013/07/09 10:56

**4318 SCOTT ROAD: SIGNAGE AREA SUMMARY**

**Fascia Signage:**

TOTAL PROPOSED FASCIA SIGNAGE: 10.8 sq. m.  
 MAX ALLOWED: 45.79 m building frontage x 1 sq m = 45.79 sq. m.

**Under Canopy Sign**

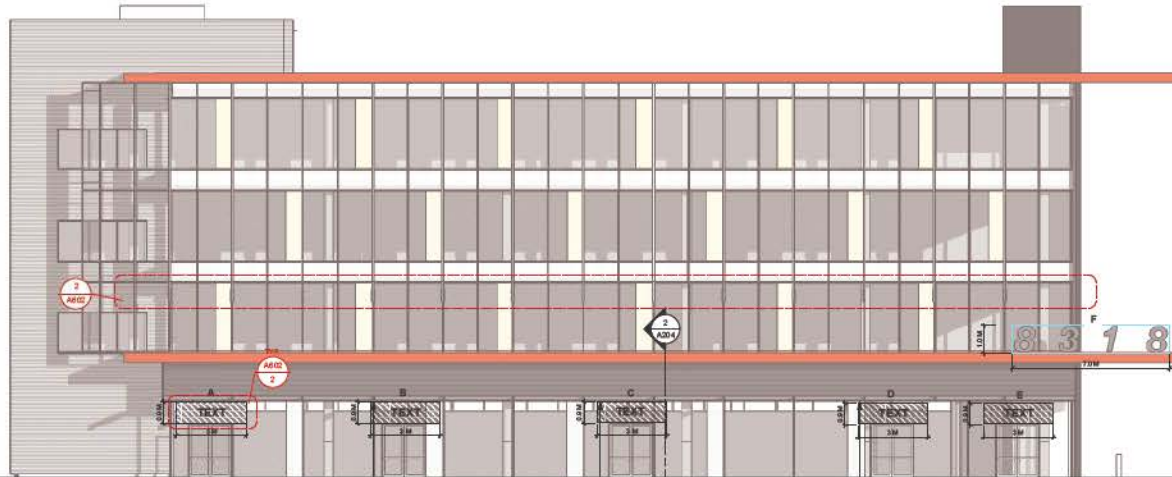
TOTAL PROPOSED UNDER CANOPY SIGNAGE: [blank]  
 MAX ALLOWED: [blank]

**Building Identification Signage:**

TOTAL PROPOSED: 2.06 sq. m.

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LOCATION OF UNDER CANOPY SIGN  
 REFER TO A601 DRAWING 1

LOCATION OF UNDER CANOPY SIGN  
 REFER TO A601 DRAWING 1

LOCATION OF UNDER CANOPY SIGN  
 REFER TO A601 DRAWING 1

**WEST ELEVATION BUILDING IDENTIFICATION SIGNAGE**

7.0 m x 1.0 m = 7.0 sq. m

F) Note: Attached to Architectural Red Frame, signage to be the numbers in solid metal sheet, not illuminated

**WEST ELEVATION FASCIA SIGNAGE AREA**

A) Ground Floor Tenant #1  
 0.9M x 3M = 2.7 sq.m.

B) Ground Floor Tenant #2  
 0.9M x 3M = 2.7 sq.m.

C) Ground Floor Tenant #3  
 0.9M x 3M = 2.7 sq.m.

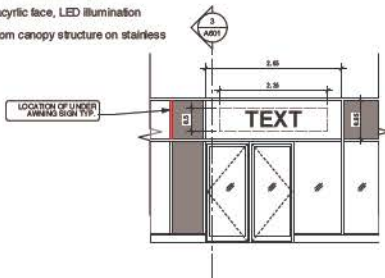
D) Ground Floor Tenant #4  
 0.9M x 3M = 2.7 sq.m.

E) Office / Medical Office Lobby  
 0.9M x 3M = 2.7 sq.m.

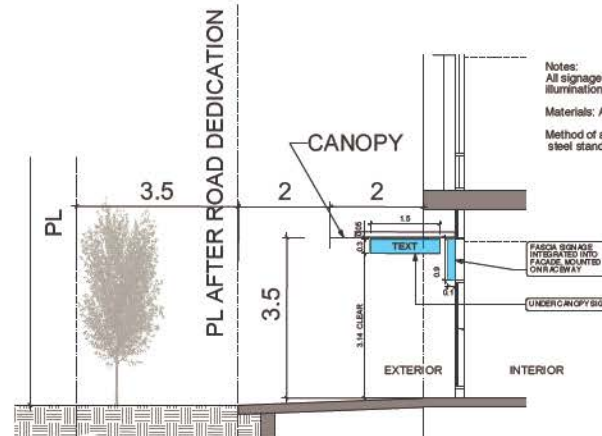
**WEST ELEVATION - FASCIA SIGNAGE**

SCALE 1:100

Notes:  
 All signage to be individual channel letters, backlit with LED illumination, copy area to be 50% maximum of sign area.  
 Materials: Aluminum returns, acrylic face, LED illumination  
 Method of attachment: hung from canopy structure on stainless steel standoffs.



TYP. FASCIA SIGNAGE ELEVATION SCALE 1:50



Notes:  
 All signage to be individual channel letters, backlit with LED illumination, copy area to be 50% maximum of sign area.  
 Materials: Aluminum returns, acrylic face, LED illumination  
 Method of attachment: hung from canopy structure on stainless steel standoffs.

TYP. SECTION FASCIA SIGN AND UNDER CANOPY SIGN SCALE 1:30

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 VANCOUVER, BC V6A 1R9  
 TEL: 604.116.6266

BSAL

8318 Scott Road

Signage

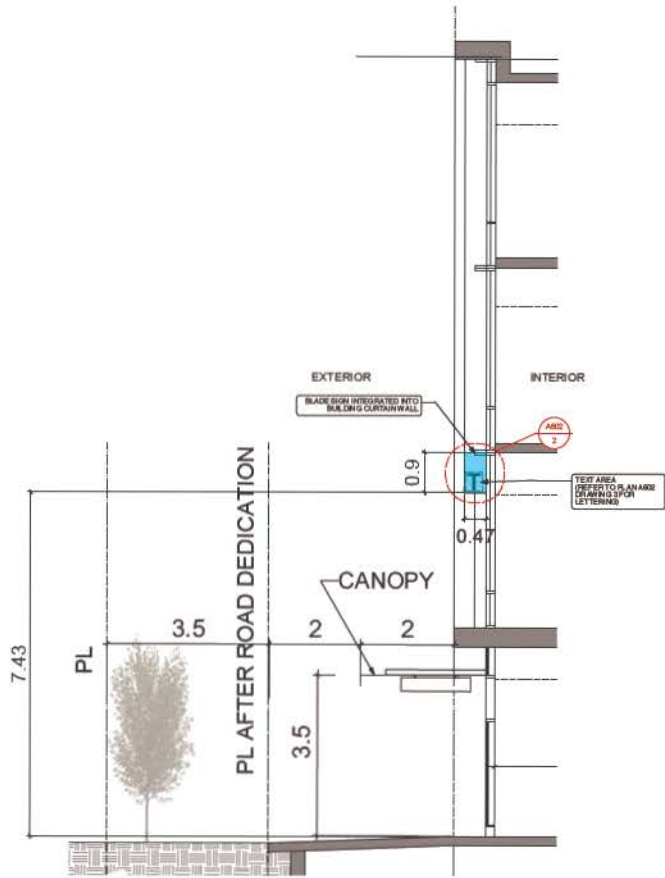
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**A601**

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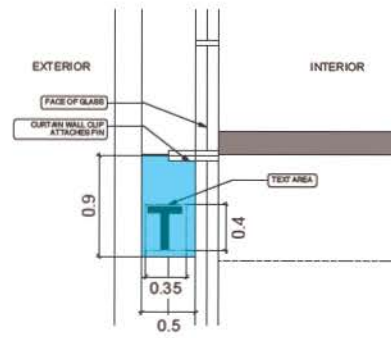
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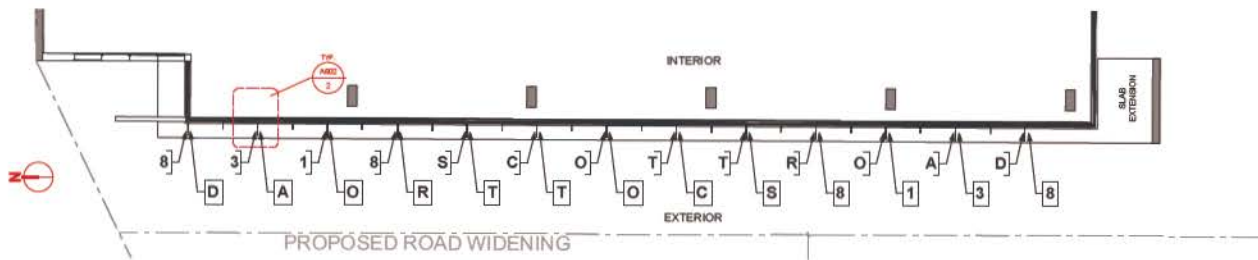


TYP. SECTION SOLAR SHADE SIGN (SCALE 1:50) 1

Notes:  
Signage to be integrated into solar shade of the building curtain wall  
Number to be fit applied to coloured glass on both sides. Refer to A602 Drawing 3.  
Sign will not have built in illumination



TYP. ELEVATION SOLAR SHADE SIGN DETAIL (SCALE 1:50) 2



Notes: Double-sided signage to read "8318 Scott Road" when approaching from both North and South



PLAN: LETTERING KEY DIAGRAM (SCALE 1:50) 3

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SEAL

8318 Scott Road

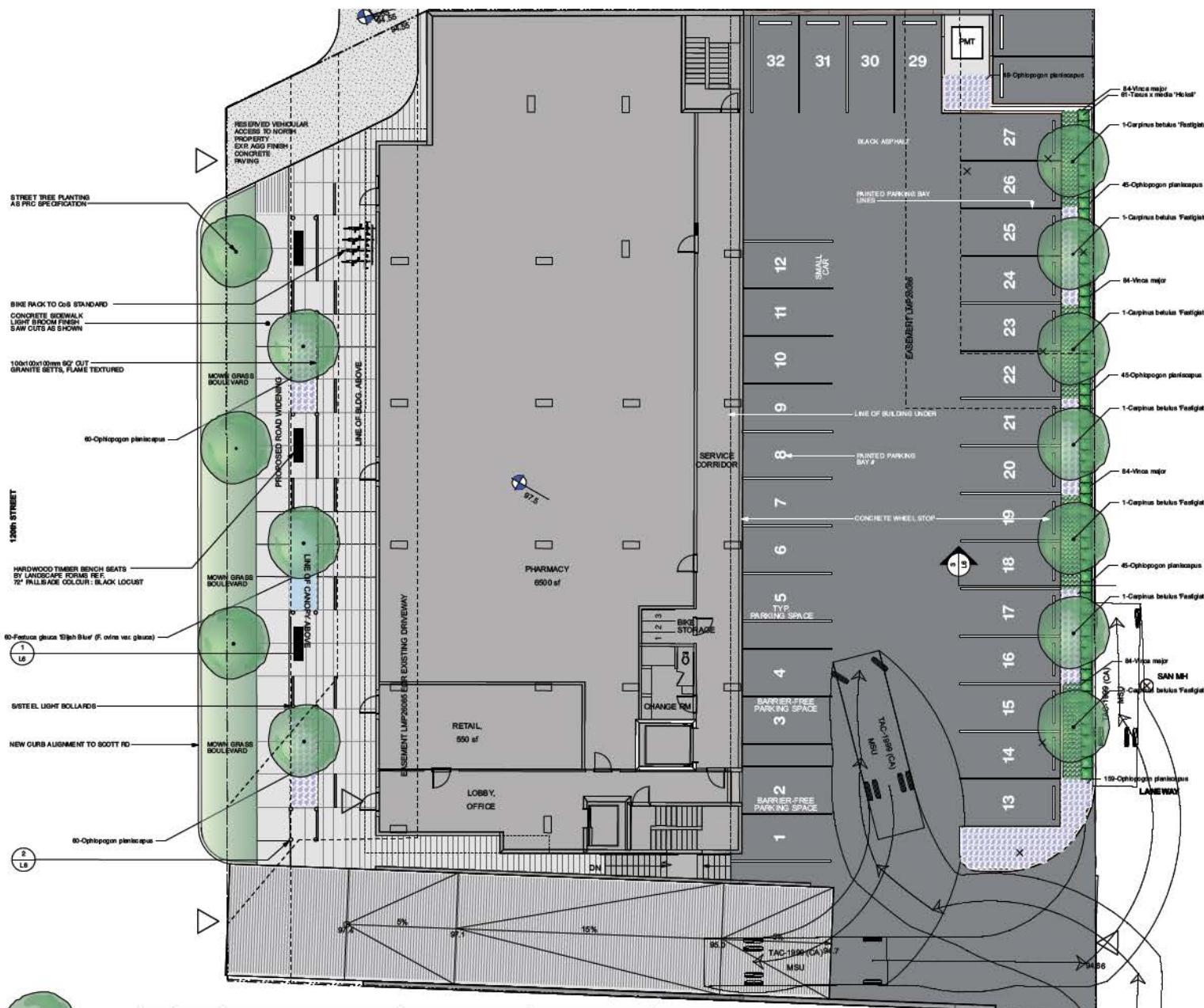
Signage

DRAWN: PLOT DATE 7/9/14 CHECKED: MC

**A602**







**ALL PLANTS TO BE HEREBY GROWN**  
**ALL PLANT MATERIALS AND LANDSCAPE TO CONFORM**  
**TO REDA-MEDIA'S STANDARD SPECIFICATIONS**

**ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE**  
**CONTRACTOR TO ASSURE FOR INSPECTION AND MATERIAL TO**  
**ARRIVE AS IN ONE LOCATION FOR INSPECTION**

IMPORTED SOIL SHALL BE ALWAYS LOAM OR LOAMY  
 SAND TEXTURE (SLOTTED THROUGH 2" SIEVE) OR FINEST  
 CONTAINING 1% TO 10% ORGANIC MATTER (DRY WEIGHT)  
 SLOTTED SOIL SHALL BE FULLY FREE FROM SODS, STONKS,  
 WOOD, INCLUDING WOODY PLANT FRUIT, WOODS, TOXIC  
 MATERIALS, STONES OR OTHER FOREIGN OBJECTS  
 SOIL SHALL BE FREE FROM COAGULANTS, COMBUSTIBLES  
 AND OTHER HAZARDOUS WOODS OR OTHER PARTS THEREOF

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 61.3 TO  
 ALL TOLERANCE OF THE BEST SOIL AVAILABLE

GROWING MEDIA SHALL CONFORM TO LONG 1  
 LOW THROUGH LAM AND TRESH AND LARGE  
 BRUSHES, IF TOLERABLE FOR THE BEST SOIL  
 STANDARDS

IT SHALL POSSESS THE FOLLOWING QUALITIES:

**TEXTURE:**  
 "COARSE" GRAIN: LARGER THAN 2MM 6-14%  
 "MID" GRAIN: LARGER THAN 2MM 20-30%  
 "FINE" GRAIN: LARGER THAN 2MM AND SMALLER  
 THAN 2MM 60-70%  
 "SILT" LARGER THAN 2MM AND SMALLER  
 THAN 2MM 10-20%  
 "CLAY" SMALLER THAN 2MM 0-5%  
 "CLAY" AND "SILT" COMBINED MAXIMUM 25%

**ORGANIC CONTENT:** 3-10%

**Acidity:** 6.0-7.0

**DRAINAGE:** PERCOLATION SHALL BE SUCH THAT  
 NO 25mm WATER BEING 20 MINUTES  
 AFTER AT LEAST 10 MINUTES OF MODERATE TO  
 HEAVY RAIN OR IRRIGATION

**MINIMUM SOIL DEPTH TO BE AS PER**  
**TABLE 6.5 OF THE R11 SOILS & WOODS:**

Tree Size (Tree)	Over prepared substrate	Over structure
80mm	100mm	100mm
100mm	150mm	150mm
120mm	200mm	200mm

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION  
 PERIOD

SEDS TO HAVE 5mm MESH LAYER CONSISTING OF  
 ORGANIC COMPOSTED BARK APPLIED.

**PLANTINGS ARE TO HAVE PERMANENT NON-SPRINKLER**  
**IRRIGATION SYSTEM**

CONTRACTOR TO PROVIDE LEVEL 1 - WELL GROUNDED MAINTENANCE  
 FOR PERIOD OF 90 DAYS FOLLOWING SUBMITTAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT  
 MATERIALS.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE  
 CONSULTANT & SEND SAME TO CLIENT. TEST TO BE  
 PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE  
 RECOMMENDATIONS FOR BOTH LANDSCAPE AND PLANTING SOIL.  
 CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES  
 NOT INCLUDE THE CONSULTANT FROM PERFORMING AN  
 INDEPENDENT SOIL ANALYSIS

AT TIME OF SUBSTANTIAL COMPLETION, CONTRACTOR WILL BE  
 RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES  
 NOT MEET SPECIFICATIONS AND CONTRACTOR TO CLIENT

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL  
 SPECIFICATIONS

IF INDEPENDENT SOIL TEST IS PROVIDED WITHIN PERIOD END  
 OF 1 YEAR WARRANTY PERIOD

CONTRACTOR TO PROVIDE SOIL ANALYSIS TO BEING SOIL UP  
 TO QUALITY RECOMMENDED BY  
 SOIL REPORT

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 V6B 0A4  
 T: 778 386 4414  
 E: info@considereddesign.com  
 www.wereconsidered.com

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All dimensions are to be verified by the contractor, use field  
 dimensions only. Any discrepancies shall be brought to the  
 attention of the Landscape Architect prior to the commencement  
 of work on site.

**issue** **date**  
 REVISION / DP 15.10.13  
 REVISION / DP 03.07.14

**revision** **date**  
 A 04.03.13  
 B 07.04.13  
 C 03.07.14

**project**  
 8318 SCOTT ROAD, SURREY, BC.

**legal**  
 LOT 2 - SECTION 30 - TOWNSHIP 2  
 NWD PLAN LMP 20084

**drawing**  
 GENERAL ARRANGEMENT

**scale**  
 1: 100 METRIC

**drawn**  
 JP

**checked**  
 JP

**reference**  
 2013.07\_05 L0

**number**  
 L1

FOR INFORMATION ONLY NOT ISSUED  
 FOR THE PURPOSES OF CONTRACTING

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
7	1	Carex betulae 'Fastigiate'	Pyrramidal European Hornbeam	5m Cal	Narrow crowned, straight stem, BAB
100	1	Festuca glauca 'Elijah Blue' (F. ovina var. glauca)	Elijah Blue Fescue	#1 Cont.	Full & Bushy
462	1	Ophiopogon plantiscapus	Black Mondo Grass	#1 Cont.	Full & Bushy
61	1	Taxus x media 'Holz'	Hick 'S' Yew	6' BAB	Full and bushy min 6' High
538	1	Vinca major	Big Periwinkle	#1 Cont.	Full and bushy plants





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

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

DATE: **July 02, 2014** PROJECT FILE: **7814-0001-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 8318 120 Street**

### REZONE

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

- Dedicate 3,500 metre on Scott Road for a 34.000 m arterial road; and
- Provide 0,500 metres on-site SROW along Scott Road.

#### *Works and Services*

- Construct landscaped centre median along 120 Street;
- Construct site frontage to the ultimate arterial standard, funded by the applicant as consideration for the parking DVP;
- Construct barrier curb and gutter along the east property line for landscaped island;
- Construct storm sewer main and the service connections;
- Register restrictive covenants for water quality/sediment control facility, on-site detention, and for carpool spaces with bike lockers;
- Register reciprocal access easement to protect the future redevelopment access to 8292/8298 - 120 Street, and modify existing reciprocal access easement document, if applicable; and
  - Submit letter acknowledging that the building is proposed over an existing reciprocal access easement and that issue needs to be resolved by the applicant.

A Servicing Agreement is required prior to Rezone.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager

HB





# Advisory Design Panel Minutes

City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, MARCH 13, 2014  
Time: 4:00 pm

**Present:**

Chair - L. Mickelson

**Absent:**

Cpl. M. Searle

**Staff Present:**

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

**Panel Members:**

N. Baldwin  
T. Bunting  
G. McGarva  
T. Wolf  
C. Taylor  
K. Newbert  
G. Wylie  
E. Mashig

**Guests:**

Gerry Olma, Avondale Development Corporation  
Peter Lovick, PJ Lovick Architect Ltd.  
Mary Chan-Yip, PMG Landscape Architects  
Michael Cheung, Dialog  
Julien Pattison, Considered Design Inc.  
James Pernu, McElhanney Consulting  
Martin Bruckner, IBI/HB Architects  
Peter Fanchiang, IBI/HB Architects  
Mark Van der Zalm, Van der Zalm and Associates  
Rob Elliott, Bosa Properties  
Hermann Nuessler, Bosa Properties  
David Basche, Bosa Properties  
Jason Burtwistle, Recollective  
Eesmyar Santos-Brault, Recollective  
Bert Everett, Cherington Intercare Inc.  
Bob Isaac-Renton, Isaac-Renton Architect Inc.  
Pat Campbell, PMG Landscape Architects

**B. NEW SUBMISSIONS**

2. **5:35 PM**  
File No.: **7914-0001-00**  
New or Resubmit: New  
Description: **Proposed Rez and DP** for a four-storey commercial/office building (3,594 sq. m./38,685 sq. ft.) with ground-floor retail/office space, upper-floor medical office and surface/ underground parking as well as a DVP for minimum setbacks and building height.  
Address: **8318 Scott Road (120 Street)**  
Developer: James Pernu, McElhanney Consulting  
Architect: Michael Cheung, Dialog  
Landscape Architect: Julien Pattison, Considered Design Inc.  
Planner: Misty Jorgensen  
Urban Design Planner: Hernan Bello

The **Urban Design Planner** presented an overview of the proposed project and highlighted that this is a new building.

- Staff generally support the proposal and worked with the applicants to improve the landscaping in the rear parking area.
- The proposal requires a variance to height and is generally a storey higher than others on Scott Road. Staff support this variance given the building is massed along Scott Road and minimizes impact on residential to the east.
- There are issues with the signage on the building. The signage on the vertical fins is not supported. The freestanding sign is also an issue.

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

- The building is 4 storey with parking in underground, accessible from the ramp down to the lane.
- The project will feature retail at grade and office above.
- The site is sloped; the grade changes one full storey between Scott Road and the east edge of the site at the laneway.
- Want project to create more accent to elevation on Scott Road and a good example of a street wall.
- The pedestrian canopy on the north end extends over a portion of the drive aisle and is a visual marker.

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

- The front of the building will provide spaces suitable for sitting. Will have alternating scored concrete with granite.
- The lane side will be planted and maximizes storm water usage on site and will flow to the city storm sewers to Bear Creek.
- Plantings will be alternating flower, ground planting, décor grasses, and trees.

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

**Proposed Rez and DP** for a four-storey commercial/office building (3,594 sq. m./38,685 sq. ft.) with ground-floor retail/office space, upper-floor medical office and surface/ underground parking as well as a DVP for minimum setbacks and building height.

**8318 Scott Road (120 Street)**

File No. 7914-0001-00

It was

Moved by T. Bunting

Seconded by N. Baldwin

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**

- Site orientation is appropriate and the layout is clear.

**Building Form and Character**

- Good urban experience; sets precedent for future development on Scott Road and creates a street wall. A wonderful project.
- Nice building with generally a high level of architecture. Like the simplicity of the architectural parti.
- No issue with height as it is massed to Scott Road and away from residential.
- Good application of material relative to building form.
- Careful consideration should be given to colour treatment of the façade (orange flashing?). Colour of building a nice punch of orange but consider what the orange colour will look like in 10 years.
- South end of building will be a fire wall on the property line. Therefore, a fundamental rethink is needed for the street wall and zero lot line party wall (i.e. glazing won't work).
- More detailing and fine grain should be applied to the east parking façade facing the residential neighbourhood. The white concrete would be unremittingly harsh. Perhaps the spandrels could be given a friendlier outlook from the residential, if not a wood counterpart, at least a colour tone composition on this side. Or the top floor could be setback.
- Signage –
  - Need blade signs for pedestrian flow.
  - A comprehensive signage package should be developed.
  - Signage on west elevation geared towards pedestrians is good (covered sidewalk and weather protection is good).
  - Eliminate the pylon sign. The street address is fine.
- Need to ensure mechanical units are adequately screened.
- Loading bay is needed.

**Landscaping**

- Buffer between residential and parking lot is effective and good for stormwater.
- More landscape and trees in parking at the rear.
- Consider ways to collect/infiltrate storm water off roof and parking lot into planters.
- More trees to permanent location, at front of building, to accommodate road widening.

**Accessibility**

- Washroom should be with the core/elevator for flexibility for those downsizing in the future.

**Sustainability**

- Consider a sustainable goal such as LEED certification or equivalency to work towards.
- Design rationale should be flushed out further and consider the mechanical systems (east/west orientation suggests heat pumps or VRF or similar to take advantage of built-in diversity and ability to run around heat and cooling energy) and storm water management.
- Mechanical units on the roof have to be developed.

**F. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:50 PM

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Jane Sullivan, City Clerk

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Chairperson, Leroy Mickelson  
Advisory Design Panel

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:

FROM: COMMUNITY COMMERCIAL ZONE (C-8)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 023-270-691  
Lot 2 Section 30 Township 2 New Westminster District Plan LMP26084

8318 – 120 Street

(hereinafter 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 retail community shopping centres servicing a community of several neighbourhoods.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Retail stores* excluding the following:
  - (a) *adult entertainment stores*; and
  - (b) *secondhand stores and pawnshops*.



2. *Personal service uses excluding body rub parlours.*
3. *General service uses excluding funeral parlours and drive-through banks.*
4. *Beverage container return centres provided that:*
  - (a) the use is confined to an enclosed *building* or a part of an enclosed *building*; and
  - (b) the *beverage container return centre* does not exceed a *gross floor area* of 418 square metres [4,500 sq. ft.].
5. *Eating establishments excluding drive-through restaurants provided that the total gross floor area of each eating establishment shall not exceed 150 square metres [1,615 sq. ft.].*
6. *Liquor store.*
7. Office uses:
  - (a) provided that the total *gross floor area* of medical offices shall not exceed 854 square metres [9,192 sq. ft.]; and
  - (b) excluding *social escort services* and *methadone clinics*.
8. *Indoor recreational facilities.*
9. *Community services.*
10. *Child care centres.*
11. *One dwelling unit per lot provided that the dwelling unit is:*
  - (a) Contained within the *principal building*; and
  - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 1.41.

**E. Lot Coverage**

The *lot coverage* shall not exceed 40%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front</b>	<b>Rear</b>	<b>Side</b>
		<b>Yard</b>	<b>Yard</b>	<b>Yard</b>
<i>Principal and Accessory Buildings and Structures</i>		2.0 m. [7 ft.]	7.5 m. [25 ft.]	0.0 m. [0 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 21.75 metres [71 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking**

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding section H.1. of this Zone, a minimum of 70 parking spaces is required.
3. No parking shall be permitted within the *front yard setback*.
4. *Tandem parking* may be permitted for company fleet vehicles.

**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. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.



3. 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*.
4. A 1.5 metre [5 ft.] high landscape strip at least 1.5 metres [5 ft.] wide and/or a solid decorative fence at least 1.5 metres high shall be provided along the *rear lot line*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to a height of more than 3.5 metres [11.5 ft.].

**J. Special Regulations**

1. Garbage containers and *passive recycling containers* shall not be located within the *rear yard setback*.
2. The outdoor storage or display of goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
4. Land and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 60 dB(A) measured at any point on any boundary of the *lot* on which the use is located.

**K. Subdivision**

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

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
2,000 sq. m. [0.5 acre]	50 metres [164 ft.]	40 metres [131 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.

## L. 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-8 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, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-8 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 *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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 \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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