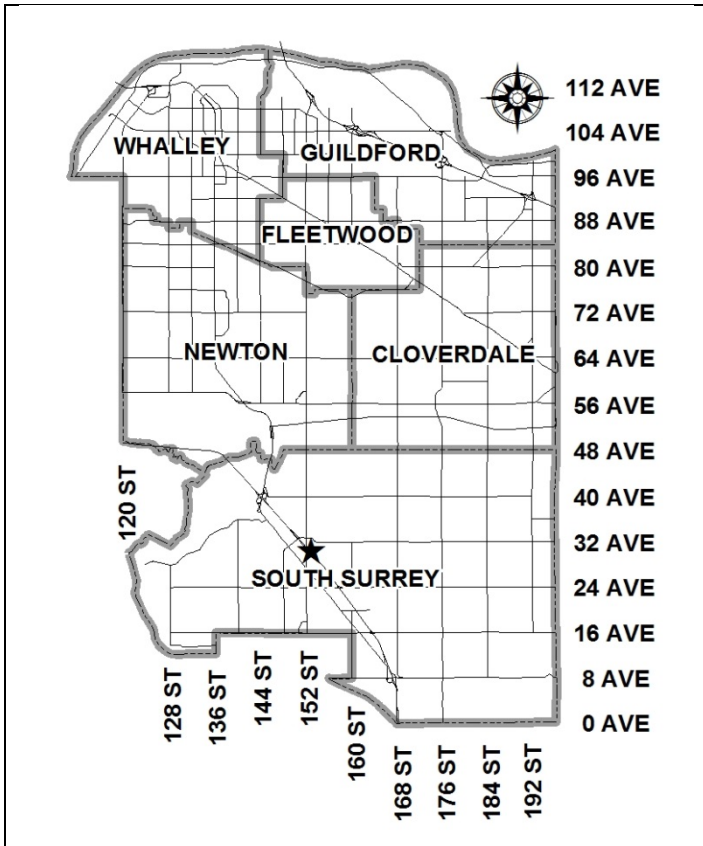


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0017-00

Planning Report Date: July 7, 2014



PROPOSAL:

- **OCP Amendment** from Suburban to Commercial
- **Rezoning** from RA to CD
- **Development Permit**

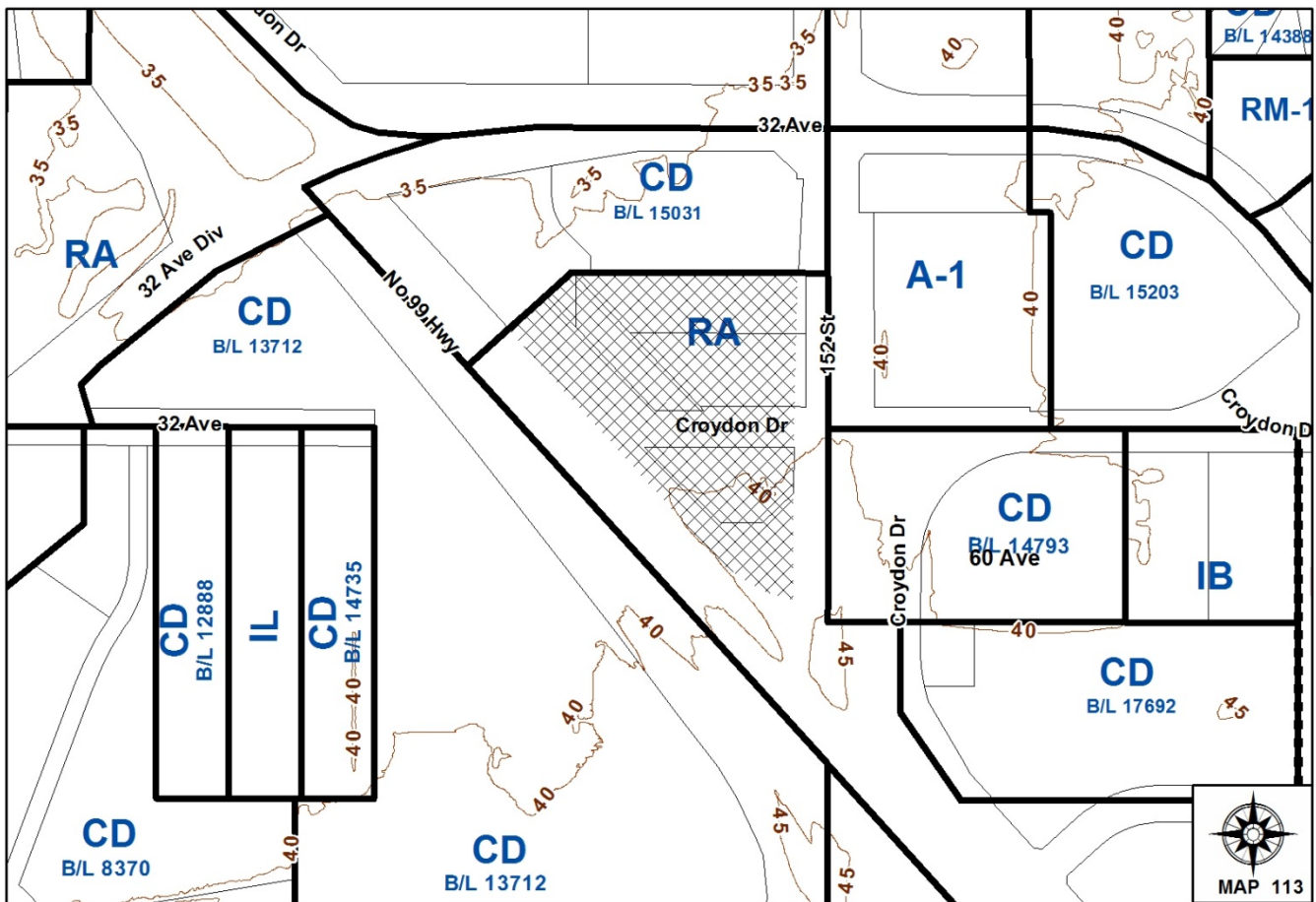
to permit the development of a four-storey 11,223 m² (120,804 ft²) commercial building with underground and surface parking.

LOCATION: 3100 and 3200 block 152 Street,
 3200 block Croydon Drive

OWNER: William S Ringer et al

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment;
 - Rezoning
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An Official Community Plan (OCP) amendment is required to re-designate the site from "Suburban" to "Commercial".
- The amendment is, however, largely a housekeeping measure. The proposed re-designation will not be required once the City's "PlanSurrey 2013 Official Community Plan" is adopted. The new OCP (at Third Reading) will re-designate the site to "Commercial" in keeping with the site's location and context.
- It is anticipated the new OCP will be adopted by Council this Fall prior to the current development proposal. The new OCP will then supersede the amending By-law associated with this development application.

RATIONALE OF RECOMMENDATION-

- The sliver of land between Highway 99 and 152 Street, south of the 32 Avenue is one of the last remaining undeveloped parcels of land along the highway corridor.
- The current development proposal will make efficient and effective use of former Potters site by consolidating various parcels and unopened road allowances.
- At the same time, the application will provide the City with road dedication required for the new 152 Street overpass as identified in the City's 10 year servicing plan.
- The proposed commercial building will be a prominent, attractive, high quality addition to the Highway 99 corridor and over time serve as a place maker along the highway route.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by re-designating the site from "Suburban" to "Commercial" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One- Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7914-0017-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from the Ministry of Transportation & Infrastructure;
 - (d) final approval from BC Hydro;
 - (e) completion of the closure of MOTI unopened road allowance and reinstatement of BC Hydro ROW on MOTI properties as applicable;
 - (f) completion of soil contamination review questionnaire for the MOTI properties once the Phase I reports have been completed;
 - (g) completion of the closure of City opened road allowance, reinstatement of BC Hydro ROW on the civic properties as applicable;
 - (h) completion of the sale of City owned lands to the applicant;
 - (i) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (k) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (l) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (m) review and resolution of all outstanding signage issues to conform to the City's Sign By-law requirements;
- (n) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (o) 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 as outlined in Appendix III.
- Ministry of Transportation & Infrastructure (MOTI): MOTI has authorized the use of its properties under this application subject to the applicant obtaining approval to close a portion of road. Approval will also be required if a reduced highway setback of 3 metres is required. A separate approval from BC Hydro is also required. The Ministry has also granted permission to allow for tree planting along the new Highway 99 shared property line.
- It should be noted that the ownership of a portion of unopened road allowance has not yet been resolved between MOTI and the City of Surrey; however both parties have agreed to authorize the use of the land under application while this discussion is ongoing.
- BC Hydro : BC Hydro is supportive of the application subject to the detailed plans being compliant with BC Hydro's *Conditions for Compatible Uses of BC Hydro Rights of Way*. Detailed plans will be reviewed to confirm the vertical and horizontal distance from transmission lines to the proposed structures within and adjacent to the transmission corridor, prior to final adoption
- In addition, BC Hydro will require that all ROW areas (for transmission lines) are reinstated on City and Ministry owned parcels as roads are closed and lands are transferred to the developer.
- Surrey Fire Department: The Fire Department has no concerns with the proposal subject to:
- Approval by BC Hydro
 - Compliance with Bylaw No. 15740, Public Safety E-Comm Radio Building Amplification System
 - The building protected by automatic sprinkler system(s) conforming to NFPA 13 requirements.
 - No on-site hydrants installed directly underneath power lines

SITE CHARACTERISTICS

Existing Land Use: The site is comprised of a number of fee simple parcels and unopened road allowances. Currently the site contains the remnants (buildings and structures) of the old Potters operation. Much of the remaining area is highly disturbed and consists of overgrown shrubs and grasses. A B.C. Hydro transmission corridor traverses the eastern portion of the site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Keg Restaurant, car wash and vehicle oil change facility.	Commercial	CD(By-law 15031)
East (Across):	Rosemary Heights Business Park	Industrial/Business Park	CD (Based on IB-1), IB
South (Across):	Southpoint Shopping Centre	Commercial/Highway Commercial	CD (Based on C-8)
West (Across):	Southpoint Shopping Centre	Commercial/Highway Commercial	CD (Based on C-8)

JUSTIFICATION FOR PLAN AMENDMENT

- An OCP amendment is required to re-designate the site from "Suburban" to "Commercial".
- The proposed re-designation is largely a housekeeping measure which will no longer be required once the City's new OCP is adopted.
- The City's PlanSurrey 2013 OCP, now sitting at Third Reading, will re-designate the site as "Commercial" when it is adopted, in keeping with the site's context and location.

DEVELOPMENT CONSIDERATIONSSite Context and Background

- The development site is composed of 8 fee simple properties, a portion of 15110 - 32 Avenue and several City and MOTI owned unopened road allowances. The site designated "Suburban" under the OCP and zoned "One- Acre Residential Zone (RA)".
- The gross site area is approximately 16,958.60 m² (182,547 ft²); however due to the large BC Hydro ROW corridor transversing the eastern side of the site, only 5,745 m² (61,847 ft²) of the area is developable.
- Given the encumbrance, and the site's narrow configuration (between the Highway 99 corridor and 152 Street), the site was never included in the 1994 Rosemary Heights Local Area Plan (LAP).

Proposal

- The applicant is proposing to re-designate the site from "Urban" to "Suburban" under the OCP and to rezone site from "One-Acre Residential Zone (RA)" and to "Comprehensive Development Zone (CD)" to permit the development of a four-storey 11,223 m² (120,804 ft²) commercial building with underground and surface parking. A development permit is required to regulate the form and character of the industrial building.

Zoning

- The proposed CD zone for the site is based on the "Community Commercial Zone (C-8)" and is intended to accommodate and regulate the development of retail, office, service commercial and associated uses in comprehensive manner.
- Specifically, the CD zone has been tailored to include higher end office and service uses and does not allow for beverage container return services, parking facilities, automotive services, indoor recreational facilities, entertainment uses or assembly halls.
- The proposed By-law also includes modifications to the maximum floor area ratio (FAR), and the west side yard setback (See Table 1 below).

Table 1: RM-45 vs Proposed CD Zone

	C-8 Zone	CD Zone
Density		
Floor Area Ratio (FAR)	.80	1.95
Lot Coverage	50%	17.8%
Setbacks		
Front Yard (W) (152 Street)	7.5 m (25 ft.)	7.8 m (26 ft.)
Side Yard (E) (Highway 99)	7.5 m (25 ft.)	3.5 m (11.5 ft.)
Side Yard (N)	7.5 m (25 ft.)	30.9 (101 ft.)
Rear (NE)	7.5 m (25 ft.)	6.1 m (29 ft.)
Height	15 m (50 ft.)	22.5 m (73 ft.)

- While a FAR of 0.80 is typically permitted in the C-8 zone, the applicant is proposing an FAR of 1.95. This is due to the fact that under the Zoning By-law FAR is calculated based on the site's developable area only (outside of the BC Hydro ROW). Without the Hydro ROW, the FAR of the proposed building would be significantly reduced from the 0.80 required under the C-8 zone.
- Despite the high FAR, the form and height of the new building will be a compatible, logical extension of the Rosemary Heights Business Park buildings to the east.

- In addition, the applicant is requesting a 3.5 metre (11.5 ft) setback to the building face along Highway 99. The reduced setback is also due to the configuration of the site and the narrowness of the developable area. City staff, in particular, have worked with the applicant to ensure greenery and tree planting along the Highway 99 street frontage to soften the impact and effect of the building adjacent to the highway.

PRE-NOTIFICATION

On March 10, 2014, staff sent out pre-notification letters for this project and a development sign was posted on the site. To date, staff have received one email and one telephone call concerning the development.

The first e-mail, from the owner of the neighbouring property to the north (15180 and 15120 32 Avenue) who has authorized a portion of his land as part of this application, noted his concerns with the potential increase of traffic coming to the site via the shared easement on his property and 3231 152 Street. The neighbour requested a traffic study be done to examine the impact the proposed development on his site and also voiced concerns about the maintenance of the easement and impact of construction on my properties/

(In response, the applicant has prepared a traffic study detailing the impact of the development on the use of the shared easement and has committed to work with the neighbor to address continued maintenance and construction issues).

In addition the City received one telephone call from a commercial property management company operating in the area inquiring about the use, square footage and timing of the proposed development coming on stream.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process. This decision was made due to the fact the OCP amendment for this area is largely a housekeeping (mapping) amendment. At the same time few persons have contacted and asked questions concerning the extent of this amendment.

DESIGN REVIEW

- The development proposal will provide a total of 11,223 m² (120,804 ft²) of new commercial space to the Rosemary Heights area. Altogether, the development will include 2,646 m² (28,483 ft²) of retail space on the ground floor, along with 7,670 m² (82,562 ft²) of office space on the second, third and fourth floors. A 459 m² (5,000 ft²) restaurant is also envisioned at the southwest corner of the site. The restaurant will include a large outdoor patio and water feature overlooking the highway area.

- A shared access easement from 152 Street will provide access to the site at the north end of the property. Altogether the development will provide 350 on-site parking stalls, including 76 spaces of underground parking, and 279 surface parking stalls on site. The underground parking structure will be accessed at the site's northern end, while the surface parking stalls are all to be located under the Hydro right-of-way.
- Staff have worked with applicant to develop an attractive, architectural addition to the Highway 99 corridor. The development will use contemporary, clean simple lines with a variety of articulated elements including columns and edges to provide horizontal and vertical interest to the building's façade. Altogether the building will be finished in a series of contrasting colourism, including lime green, bright white, charcoal grey and copper.

Landscaping

- The site parking lot will be laid out in a similar fashion to the Morgan Crossing shopping area and make use of the Hydro ROW space. Green planted treed islands, shrubs and landscaping will soften and cool the hard surfacing of the parking lot. The parking lot will also make use of planted pedestrian pathways to provide a human scale to the development.
- Over 146 new trees will be planted in the parking lot and the building façade facing Highway 99. The tree species used throughout the site have been specifically selected will provide to summer and winter coverage and colour.
- A minimum 3 metre (10 ft) landscape strip will further soften the look of the building's facade along the Highway 99 corridor. A combination of conifer and deciduous trees will be planted alongside the length of the building to add interest and screening to blank commercial wall facing the highway.

Timing

- It should also be noted the final development site area and required road dedication will also help accommodate the new 152 Street overpass.
- Transportation has reviewed the DP drawings submitted for the application, and concurs the plans are consistent with the preliminary design of the future 152 Street overpass and interchange with Highway 99, developed in agreement between MOTI and the City.
- However, while the replacement and widening of the 152 Street overpass is identified under the City's 10 year servicing plan under a long term (7-10 year) time frame, the interchange project has not received an anticipated completion date from MOTI. Consequently the timing for the interchange is unknown.
- Given this, staff will continue to work with the applicant to determine the necessary, phased interface/landscape and grading treatments for the site's existing interim condition and its ultimate interchange design as far as possible.
- The final drawings will address both of these conditions. Where possible, solutions to grade issues will be addressed by lot grading and underground parking to match the site's ultimate conditions, with landscaping and interface treatments to match existing grades. The change in surrounding grade pre and post interchange construction is estimated at 1.5 m (5 ft.)

TREES

- On December 2012, Peter Mennel, ISA of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the development site. The table below provides a summary of the tree retention and removal by species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder, Red	5	5	0
Cottonwood, Black	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
	0	-	-
Coniferous Trees			
	0	-	-
Total (excluding Alder and Cottonwood Trees)	0	-	-
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Contribution to the Green City Fund		\$0.00	

- The Arborist Assessment states there are no protected on-site trees apart from 11 alder and cottonwood trees, each of which will be replaced on a 1:1 basis for a total of 11 replacement trees on-site. This meets City's requirements and no further contribution to the Green City Fund is required.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 21, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The development will be consistent with the OCP when amended
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The development will provide for a combination of retail and office space
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Bioswales and low flush toilets will be places on site
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> None
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The lobby of the building is positioned to overlook the site

6. Green Certification (F1)	• None
7. Education & Awareness (G1-G4)	• None

ADVISORY DESIGN PANEL

- On March 13, 2014, the project was the subject of an Advisory Design Panel (ADP) workshop. The workshop was thought necessary as the proposed building will be sited in a prominent location. At the workshop, the panel identified a number of issues and made several significant comments on the building's form and character and landscaping. The details of the panel's workshop recommendations are listed in Appendix VI.
- On June 12, 2014, the project was again referred to the ADP. The ADP were pleased with the development of the project and suggested any remaining minor issues and details were to be addressed with staff prior to final adoption.

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 Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III Engineering Summary
- Appendix IV Summary of Tree Survey and Tree Preservation
- Appendix V ADP Comments
- Appendix VI OCP Re-designation Map
- Appendix VII Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/da

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DRV 7/4/14 10:34 AM

- (f) Civic Address: 3100 - 152 Street
 Owner: BC Transportation Financing Authority
 PID: 026-093-723
 Parcel A (Reference Plan BCP 14346) of Section 22 Township 1 Dedicated Road on New Westminster District Plan LMP 37512
- (g) Civic Address: 3211 - Croydon Drive
 Owner: City of Surrey
 PID: 027-000-001
 Parcel A (Bylaw Plan BCP 28880) South East 1/4 Section 27 Township 1 New Westminster District Dedicated as Road on Statutory Right of Way Plan 25810
- (h) Civic Address: 3203 - 152 Street
 Owner: City of Surrey
 PID: 027-000-010
 Parcel B (Bylaw Plan BCP 28880) South East 1/4 Section 27 Township 1 New Westminster District Dedicated as Road on Explanatory Plan 16468
- (i) Civic Address: 3201 - 152 Street
 Owner: City of Surrey
 PID: 027-000-036
 Parcel C (Bylaw Plan BCP 28880) South East 1/4 Section 27 Township 1 New Westminster District Dedicated as Road on Statutory Right of Way Plan 41763
- (j) Civic Address: 3199 - 152 Street
 Owner: City of Surrey
 PID: 027-000-044
 Parcel D (Bylaw Plan BCP 28880) North East 1/4 Section 22 Township 1 New Westminster District Dedicated as Road on Plan 10503

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Application is under the jurisdiction of MOTI.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD_

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	-	-
Road Widening area		
Undevelopable area		
Net Total	-	-
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	18%	18%
Paved & Hard Surfaced Areas	-	
Total Site Coverage	-	
SETBACKS (in metres)		
Front Yard (E) (152 Street)	7.8 m (26 ft.)	7.8 m (26 ft.)
Rear (NW)	6.1 m (29 ft.)	6.1 m (29 ft.)
Side (W)	3.5 m (11.5 ft.)	3.5 m (11.5 ft.)
Side (N)	30.9 (101 ft.)	30.9 (101 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	22.5 m (73 ft.)	22.5 m (73 ft.)
NUMBER OF RESIDENTIAL UNITS		
Bachelor	-	
One Bed	-	
Two Bedroom	-	
Three Bedroom +	-	
Total	-	
FLOOR AREA: Residential	-	
FLOOR AREA: Commercial	11,223 m ² (120,804 ft ²)	11,223 m ² (120,804 ft ²)
FLOOR AREA: Industrial	-	
FLOOR AREA: Institutional	-	
TOTAL BUILDING FLOOR AREA	11,223 m ² (120,804 ft ²)	11,223 m ² (120,804 ft ²)

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	-	-
# of units/ha /# units/acre (net)	-	-
FAR (gross)	-	-
FAR (net)	1.95	1.95
AMENITY SPACE (area in square metres)		
Indoor	-	-
Outdoor	-	-
PARKING (number of stalls)		
Commercial	350	350
Industrial	-	-
Residential Bachelor + 1 Bedroom	-	-
2-Bed		
3-Bed		
Residential Visitors	-	-
Institutional	-	-
Total Number of Parking Spaces	350	350
Number of disabled stalls	TBD	TBD
Number of small cars	TBD	TBD
Tandem Parking Spaces: Number / % of Total Number of Units	-	-
Size of Tandem Parking Spaces width/length	-	-

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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THE PROFESSIONAL CENTRE AT SOUTHPOINT

3211 - 152nd St, SURREY, B.C.



DRAWING / CONSULTANT LIST:

ARCHITECTURAL

PJ LOVICK ARCHITECT LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
(tel) 604.298.3700
(fax) 604.298.6081
(e-mail) pjlovick@pjlovick.com

- A0 COVER SHEET
- CONTEXT PLAN
- CONTEXT PHOTOS
- SITE ANALYSIS
- AS1 SITE PLAN
- AS2 PROPERTY LINES
- AS2 SUBDIVISION PLANS
- A1 U/G PARKING, GROUND & SECOND FLOOR PLANS
- A2 THIRD & FOURTH & ROOF PLANS
- A3 BUILDING ELEVATIONS
- A4 BUILDING ELEVATIONS
- A5 SITE SECTIONS - ELECTRIC STUDY
- A6 SITE SECTIONS
- COLOUR ELEVATIONS
- PERSPECTIVE RENDERINGS

LANDSCAPING

PMG LANDSCAPE ARCHITECTS
C100 - 4185 STILL CREEK DRIVE
BURNABY, B.C., V5C 6G9
(tel) 604.294.0011
(fax) 604.294.0022(e-mail)
mary@pmglandscape.com

- L1 LANDSCAPE PLAN
- L2 LANDSCAPE SHRUB PLAN
- L3 SHRUB PLAN PLAN





1. VIEW OF EXISTING KEG RESTAURANT LOOKING SOUTH WEST



5. VIEW OF THE PORTION OF PROPOSED SITE LOOKING NORTH



7. VIEW OF THE PROPOSED SITE LOOKING SOUTH EAST



9. VIEW OF THE ADJACENT SITE LOOKING NORTH



2. VIEW OF THE ADJACENT SITE LOOKING SOUTH EAST



10. VIEW OF THE EXISTING SITE LOOKING WEST



3. VIEW OF THE PROPOSED SITE LOOKING SOUTH WEST



11. VIEW OF THE SITE ACROSS THE ROAD LOOKING EAST



4. VIEW OF THE HIGHWAY LOOKING NORTH



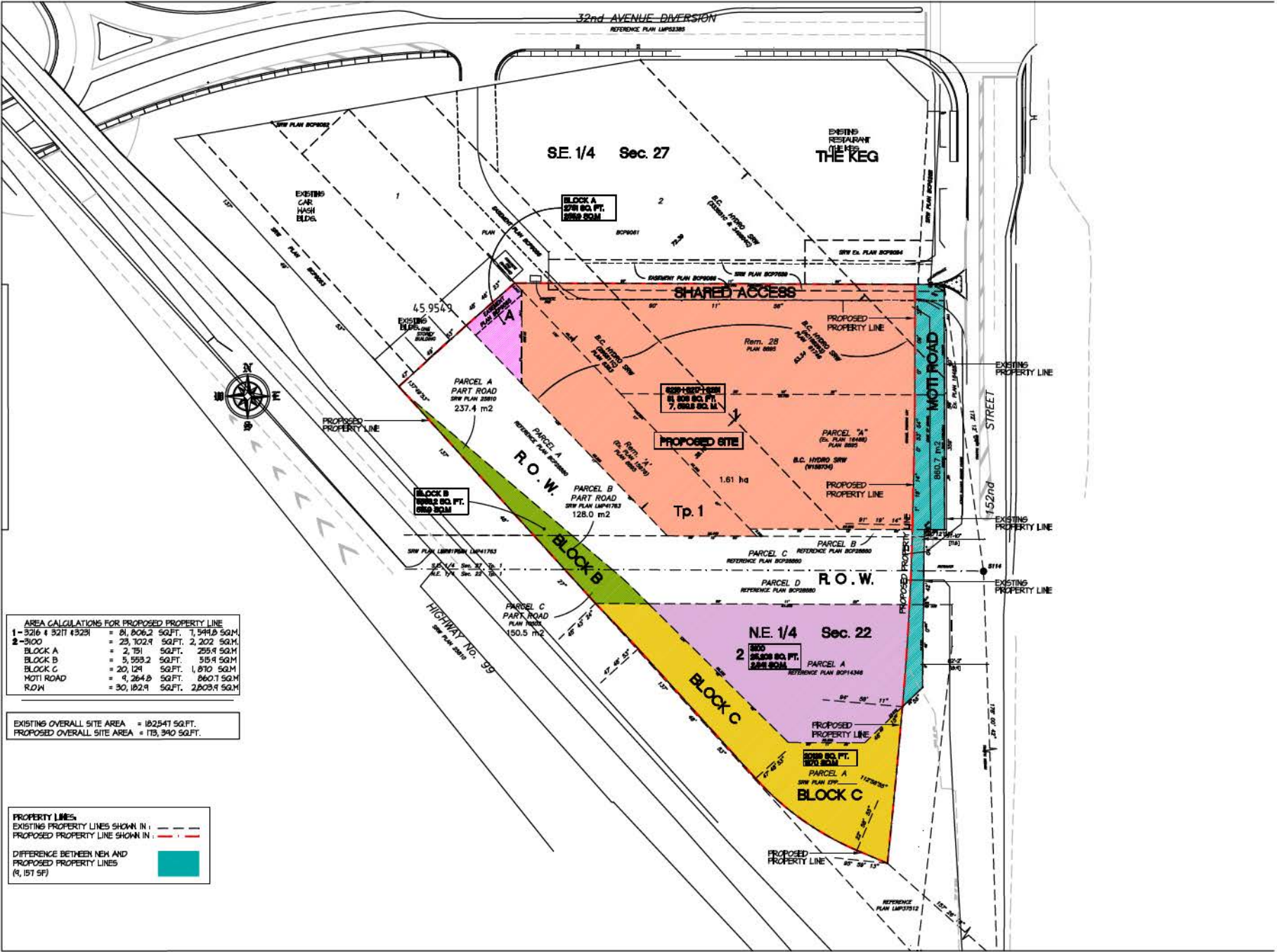
6. VIEW OF THE SITE ACROSS HWY. 99 LOOKING NORTH WEST



8. VIEW OF THE SITE ACROSS HWY. 99 LOOKING SOUTH



12. VIEW OF THE ADJACENT SITE LOOKING EAST



AREA CALCULATIONS FOR PROPOSED PROPERTY LINE

1- 5216 + 5211 + 5231	= 81,806.2	SQ.FT.	1,544.8	SQ.M.
2- 3100	= 23,102.9	SQ.FT.	2,202	SQ.M.
BLOCK A	= 2,751	SQ.FT.	255.9	SQ.M.
BLOCK B	= 5,553.2	SQ.FT.	515.9	SQ.M.
BLOCK C	= 20,124	SQ.FT.	1,870	SQ.M.
MOTT ROAD	= 4,264.8	SQ.FT.	396.7	SQ.M.
R.O.W.	= 30,182.9	SQ.FT.	2,803.9	SQ.M.

EXISTING OVERALL SITE AREA = 182,541 SQ.FT.
 PROPOSED OVERALL SITE AREA = 173,340 SQ.FT.

PROPERTY LINES
 EXISTING PROPERTY LINES SHOWN IN: - - -
 PROPOSED PROPERTY LINE SHOWN IN: - . - . -
 DIFFERENCE BETWEEN NEM AND PROPOSED PROPERTY LINES (9,191 SF)

REV	DATE	DESCRIPTION
05	JAN 18/14	FINAL ADP PACKAGE
02	JAN 18/14	REVISED PROPERTY LINE
01	JAN 22/14	ISSUED FOR DEP

P. ILOVICK
 ARCHITECT LTD

3707 1st AVENUE
 BURNABY, BRITISH COLUMBIA
 V5C 3V6 E-MAIL: p.lovick@p.lovick.com
 TEL: 604-298-3700 FAX: 604-298-6081

Member of the ABC
 Member of the RAC
 Certified Professional
 Architectural Seal

THE PROFESSIONAL CENTRE @ SOUTH POINT
 5211, 5231 & 3100 152nd St, 5216 Croydon Dr
 & 2200sgn 32nd Ave
 V5W 2G6

PROPERTY LINES

PROJECT NUMBER	DRAWING NUMBER
11-44	A52
SCALE	
NTS	
DATE	
NOV 2011	JUNE 13 2014

BCCS 92C.007



SCALE 1 : 500 DISTANCES ARE IN METRES
THE HORIZONTAL PLAN SCALE OF THIS PLAN IS 500:1
IN WIDTH BY 864 mm IN HEIGHT (D SIZE) WHEN
PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA No. 1, SURREY, NAD83 (CSRS)

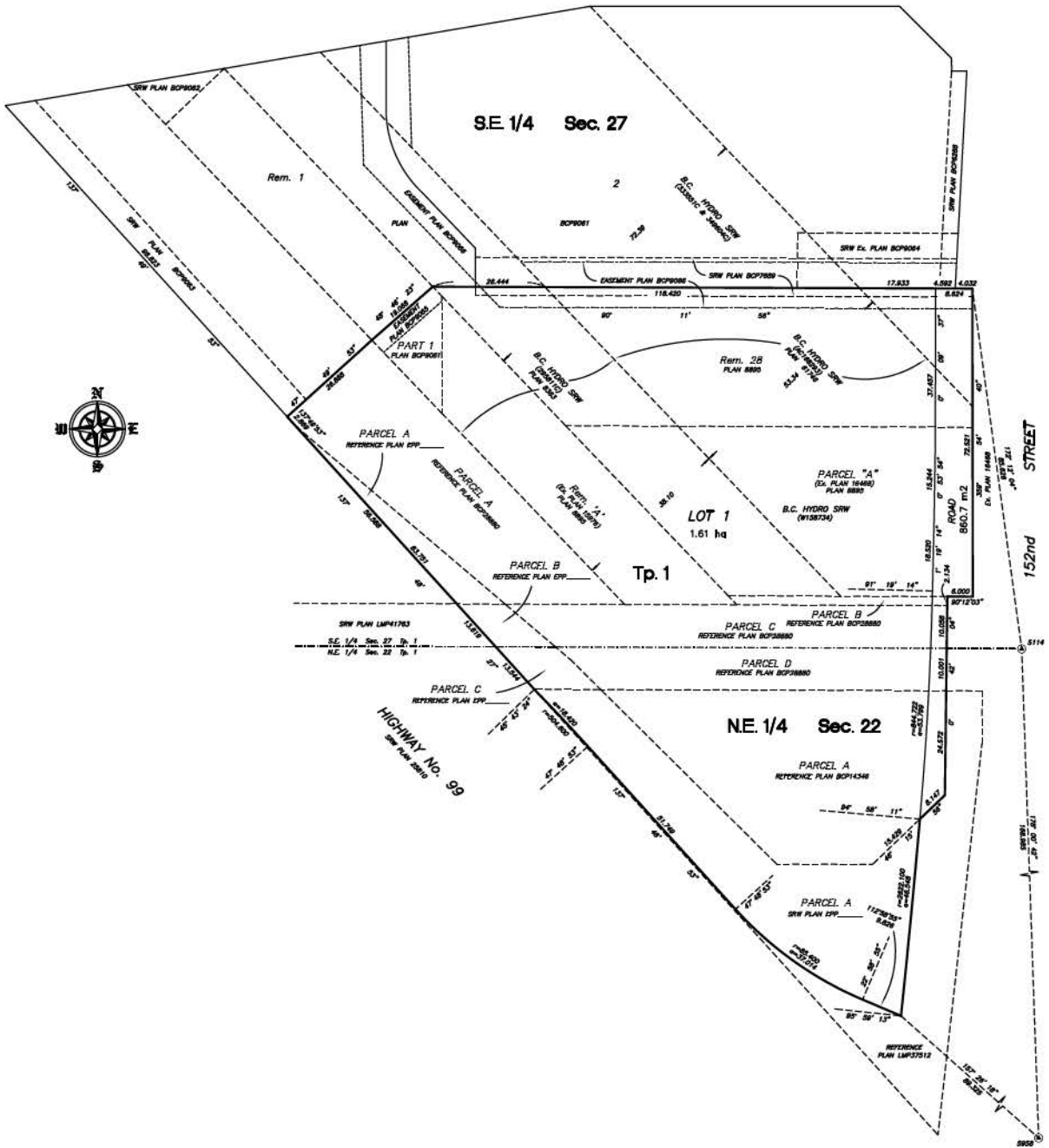
BOUNDARIES ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5114 AND 5028.
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE AND DISTANCES MULTIPLE GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.000000 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 5114 AND 5028.

LEGEND:

- FOUND PLACED
- DENOTES CONTROL MONUMENT
 - DENOTES HIGH POST
 - m² DENOTES SQUARE METRES
 - ha DENOTES HECTARES

BOOK OF REFERENCE	
LEGAL DESCRIPTIONS	
LOT 28 EXCEPT: PARCEL A (EX. PLAN 16468) SECTION 27 PLAN 8895	
PARCEL A (EX. PLAN 16468) OF LOT 28 SECTION 27 PLAN 8895	
PARCEL A (EX. PLAN 15976) LOT 27 EXCEPT: PART ON SRW PLAN 25810 SECTION 27 PLAN 8895	
PART LOT 1 SECTION 27 PLAN BCP9001	
PARCEL A (REFERENCE PLAN BCP14346) OF SECTION 22 DEDICATED ROAD ON PLAN LMP37512	
PARCEL A (BYLAW PLAN BCP28880) SOUTH EAST QUARTER SECTION 27 DEDICATED AS ROAD ON SRW PLAN 25810	
PARCEL B (BYLAW PLAN BCP28880) SOUTH EAST QUARTER SECTION 27 DEDICATED AS ROAD ON EX. PLAN 16468	
PARCEL C (BYLAW PLAN BCP28880) SOUTH EAST QUARTER SECTION 27 DEDICATED AS ROAD ON SRW PLAN LMP41763	
PARCEL D (BYLAW PLAN BCP28880) NORTH EAST QUARTER SECTION 22 DEDICATED AS ROAD ON PLAN 10503	
PARCEL A (SRW PLAN EPP) NORTH EAST QUARTER SECTION 22 DEDICATED AS ROAD ON REFERENCE PLAN LMP37512	
PARCEL A (REFERENCE PLAN EPP) SOUTH EAST QUARTER SECTION 27 DEDICATED AS ROAD ON SRW PLAN 25810	
PARCEL B (REFERENCE PLAN EPP) SOUTH EAST QUARTER SECTION 27 ROAD SRW PLAN LMP41763	
PARCEL C (REFERENCE PLAN EPP) NORTH EAST QUARTER SECTION 22 DEDICATED AS ROAD PLAN 10503	

32nd AVENUE DIVERSION
REFERENCE PLAN LMP53380



THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY.

COORDINATES IN THE NAME OF THE CITY OF SURREY PURSUANT TO SECTION 316 ARE A CONDITION OF APPROVAL FOR SUBDIVISION.

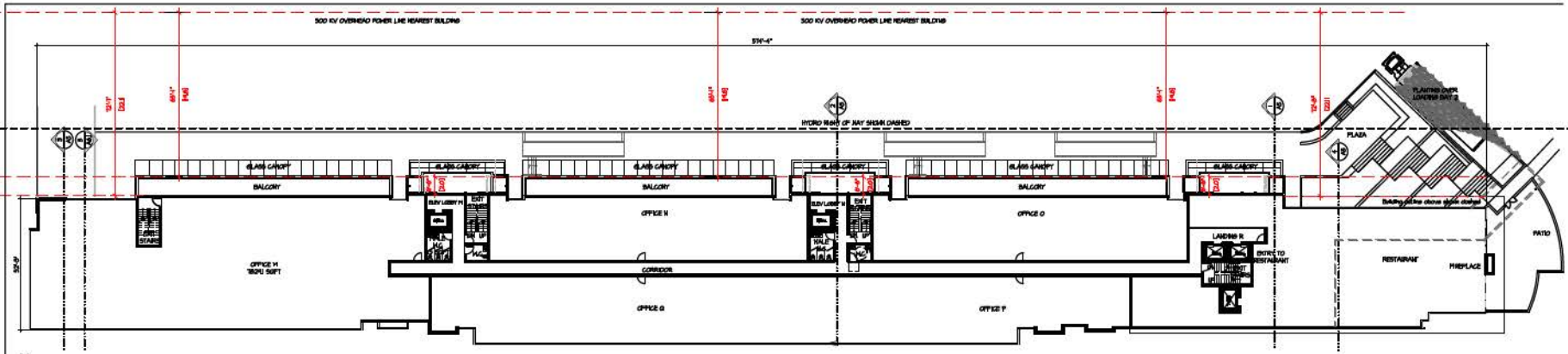
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE _____ DAY OF _____ 20____ BY: SURVIVOR, B.C.S. (832) E.C.N.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

DRAFT

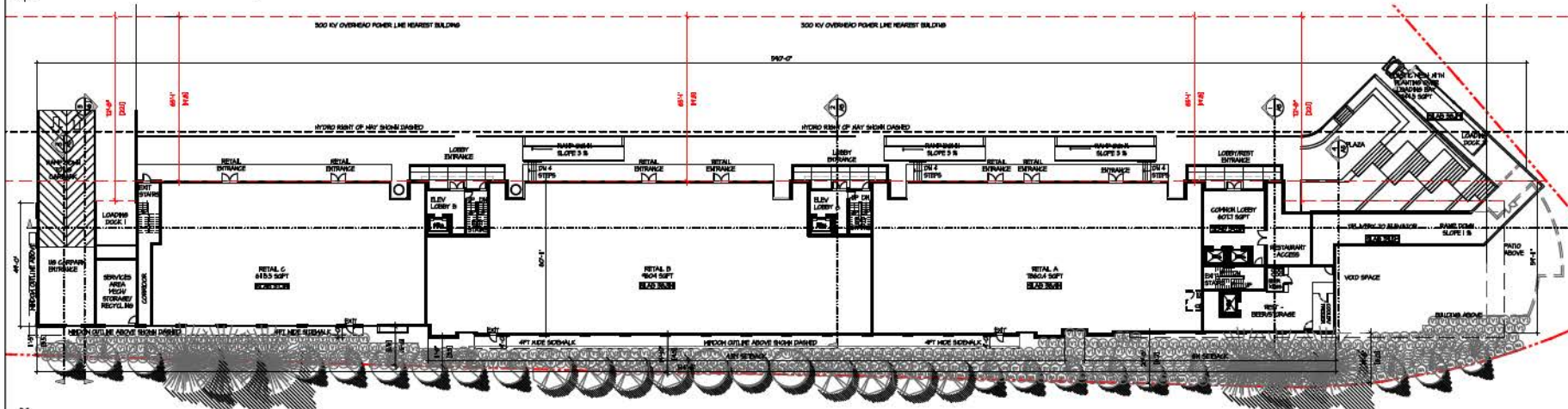
JUNE 10th, 2014

4 - 15000 94th Ave
Surrey, BC V4R 2S5
www.bccsa.org
Tel: 604-513-8811
Fax: 4190
Dwg: 4190-5 Rev: 1

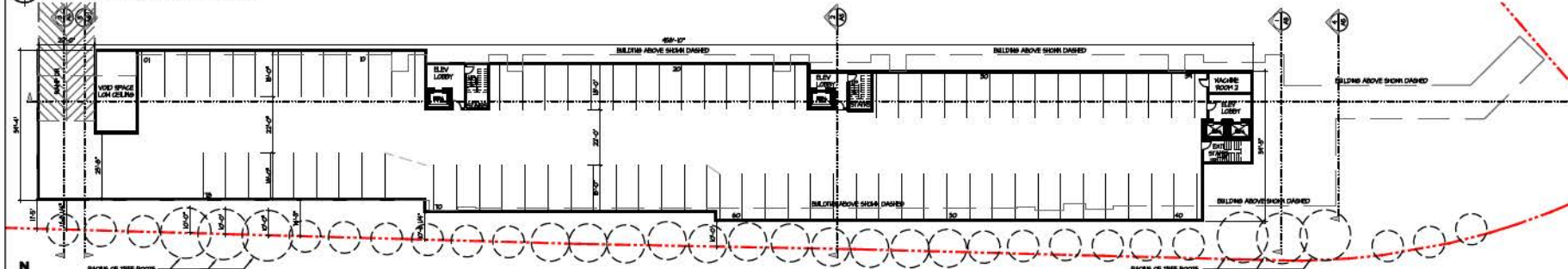


PROPOSED SECOND FLOOR PLAN
SCALE: 1" = 20' 0" - GROSS FLOOR AREA: 9,291.6 sqft

REV	DATE	DESCRIPTION
04	JUNE 25/14	ISSUED FOR DP
03	JUNE 10/14	REVISED PROPERTY LINE
02	FEB 06/14	REVISED HALFWAY
01	JAN 22/14	ISSUED FOR DP



PROPOSED FIRST FLOOR PLAN
SCALE: 1" = 20' 0" - GROSS FLOOR AREA: 50,261.2 sqft



PROPOSED UG CARPARK PLAN
SCALE: 1" = 20' 0" - GROSS FLOOR AREA: 28,276 sqft

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE, UNPAVED SHALL NOT BE REPAVED

PILLOVICK
ARCHITECT LTD

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: pillovlck@pillovlck.com
tel: 604-298-3700 fax: 604-298-6081

Member of the ABC
Member of the RNC
Certified Professional

Member of the SAA
Member of the AAA
Member of the IMTA
Professional Seal

CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE, UNPAVED SHALL NOT BE REPAVED

APPROVED
P.L.A.

PROJECT
THE PROFESSIONAL CENTRE @ SOUTH POINT

3211 - 52nd Street, Surrey

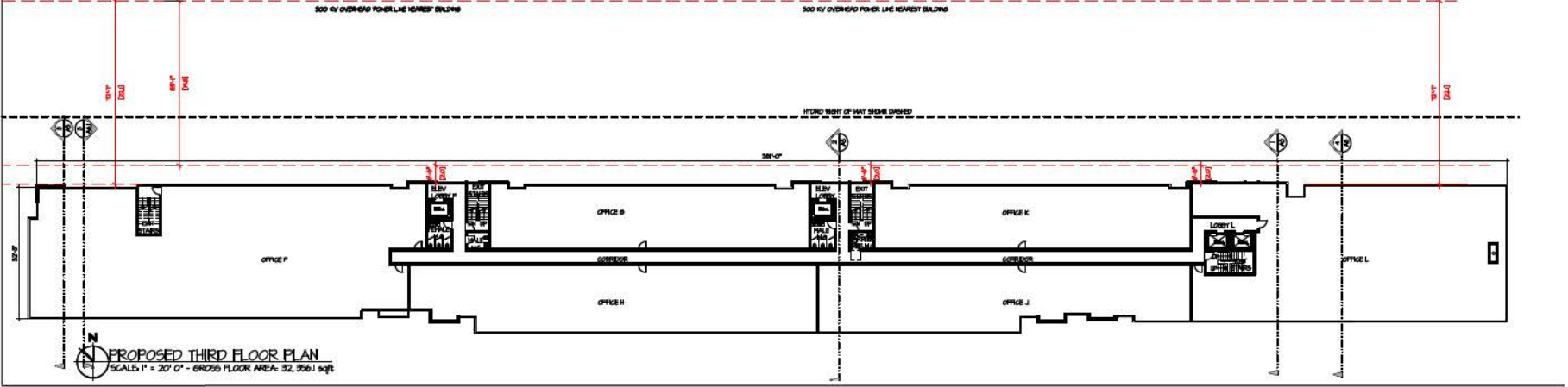
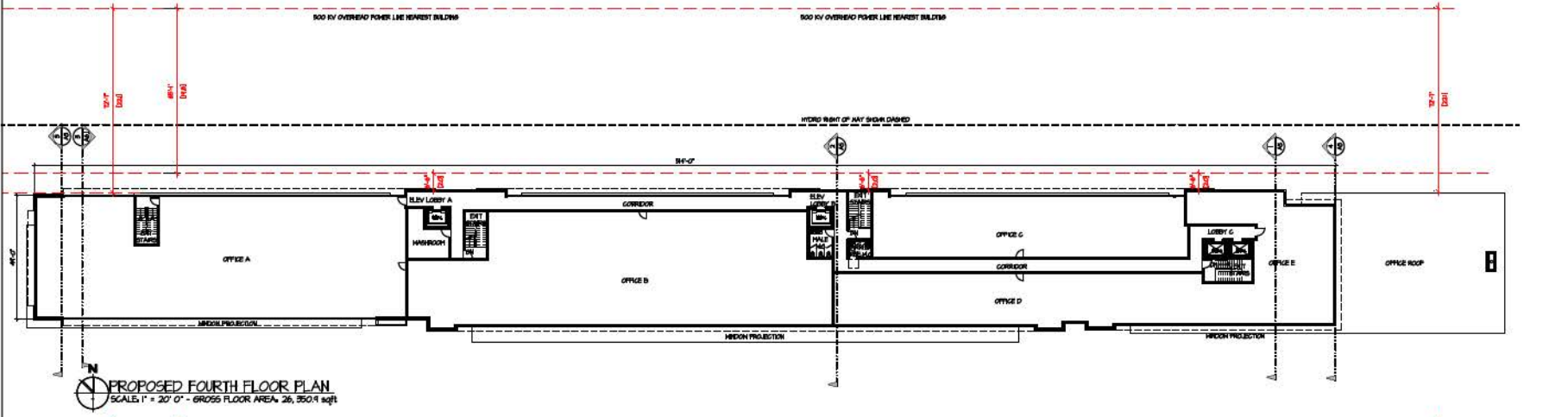
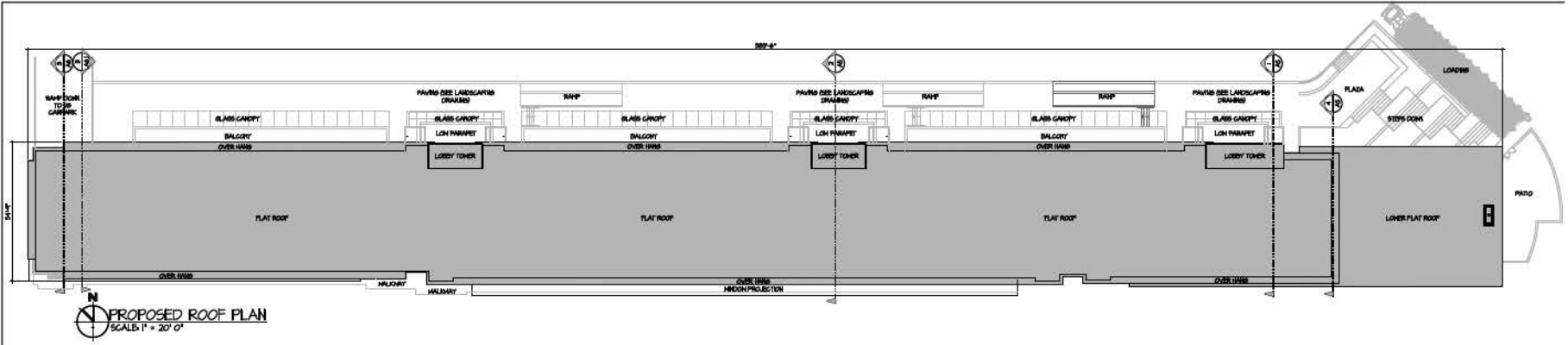
DATE
NOV 2011

PROJECT NUMBER
11-44

DRAWING NUMBER
A1

SCALE
1" = 20' 0"

DATE
JUNE 24th 2014



REV	DATE	DESCRIPTION
02	JAN 25/24	ISSUED FOR DP
01	JAN 22/24	ISSUED FOR DP

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON ALL DRAWINGS SHALL NOT BE SUBJECT



3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: pjlovick@pjlovick.com
tel: 604-298-3700 fax: 604-298-6081

Member of the ABC
Member of the AAC
Member of the SAA
Member of the AIA
Member of the IBCA
Member of the IBCA
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Member of the IBCA

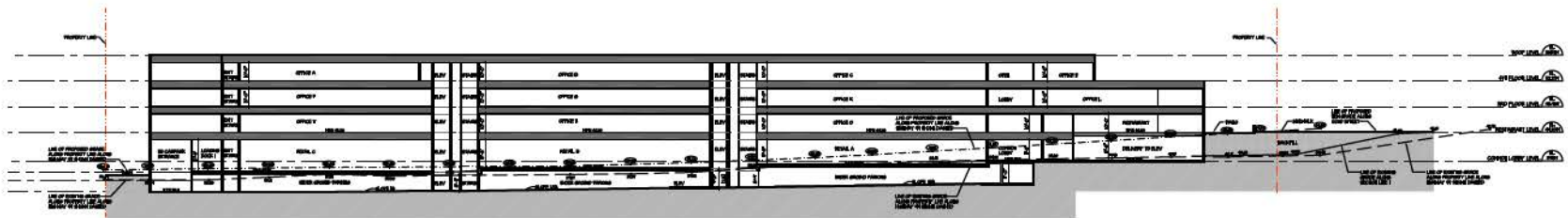
DESIGNED BY: [Signature]
PROJECT: [Signature]

THE PROFESSIONAL CENTRE @ SOUTH POINT
3211 - 152nd Street, Surrey

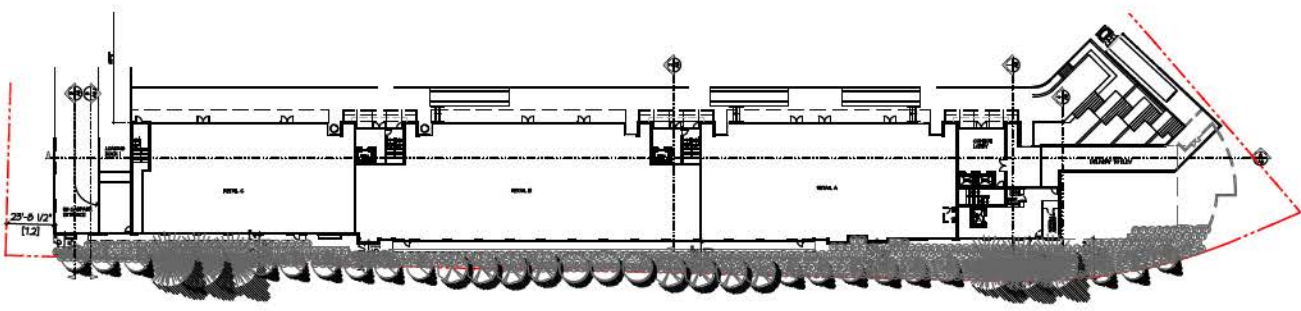
THIRD, FOURTH & ROOF PLANS

PROJECT NUMBER: 11-41
DRAWING NUMBER: A2
DATE: NOV 2021
SCALE: 1" = 20' 0"

1 of 11 - PROJECT: THE PROFESSIONAL CENTRE @ SOUTH POINT



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



PROPOSED GROUND/FIRST FLOOR PLAN
SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION
02	JUNE 2014	ISSUED FOR DP
01	JAN 2014	ISSUED FOR DP

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THIS DRAWING SHALL NOT BE SCALE

P. LOVICK
ARCHITECT LTD

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
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tel: 604-298-3700 fax: 604-298-6081

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DRAWN BY: P.L.
PROJECT: P.L.
THE PROFESSIONAL CENTRE @ SOUTH POINT

3211 - 152nd Street, Surrey

CONTRACT: SITE SECTION A

PROJECT NUMBER: 11-41
DRAWING NUMBER: A6

SCALE: 1/4" = 30'-0"
DATE: NOV 2011
ISSUED: JAN 2014

1:48 11/16/2013 10:58 AM C:\Users\plovick\Documents\11-41\11-41-01\11-41-01-A6.dwg



VIEW FROM CARPARK (NORTH EAST)



VIEW FROM 152ND STREET (RESTAURANT END)



SOUTH WEST VIEW FROM HIGHWAY 99



NORTH WEST VIEW FROM HIGHWAY 99



NORTH EAST VIEW FROM CARPARK



NORTH EAST ELEVATION (Facing Carpark)



SOUTH EAST ELEVATION (Along Highway 99)



NORTH WEST ELEVATION (UG Carpark end)



SOUTH WEST ELEVATION (Restaurant end)



EXTERIOR MATERIALS LIST

1. HORIZONTAL METAL SIDING - VICWEST 'CHARCOAL GREY'
2. METAL PANEL #1 - CASCADIA METALS 'COPPER PENNY PVDF'
3. METAL PANEL #2 - VICWEST 'BRIGHT WHITE'
4. METAL PANEL #3 - B.M 2026-10 'LIME GREEN'
5. HORIZONTAL METAL WINDOW BAND 'LIGHT GREY'
6. GLAZING - a. CLEAR TINT
b. GREEN TINT
7. WINDOW FRAMES - BLACK ANODIZED
8. CONCRETE PAINTED WHITE
9. STONE WALL - CULTURED STONE -DARK RIDGE PRO-FIT ALPINE LEDGESTONE
10. CAP FLASHING - VICWEST COLOUR TO MATCH ADJACENT MATERIAL COLOUR
11. METAL DOORS & FRAMES - PTD. TO MATCH ADJACENT MATERIAL COLOUR.
12. STOREFRONT DOORS & WINDOWS - BLACK
13. SIGNAGE - BY OWNER





WATER FEATURE IMAGES



TREE GRATE - DOBNEY FOUNDRY

TREE IMAGES



ACER RUBRUM 'ARMSTRONGII'



CORNUS KOUSA 'SATOMI'



FICUS ORNAMENTAL 'BRUNEI'

SHRUB IMAGES



BUXUS



NANDINA



ROSA



VIBURNUM

GRASS AND PERENNIAL IMAGES



HELICTOTRICHON



PENNISETUM ORIENTALE



CAREX O'NEILLII



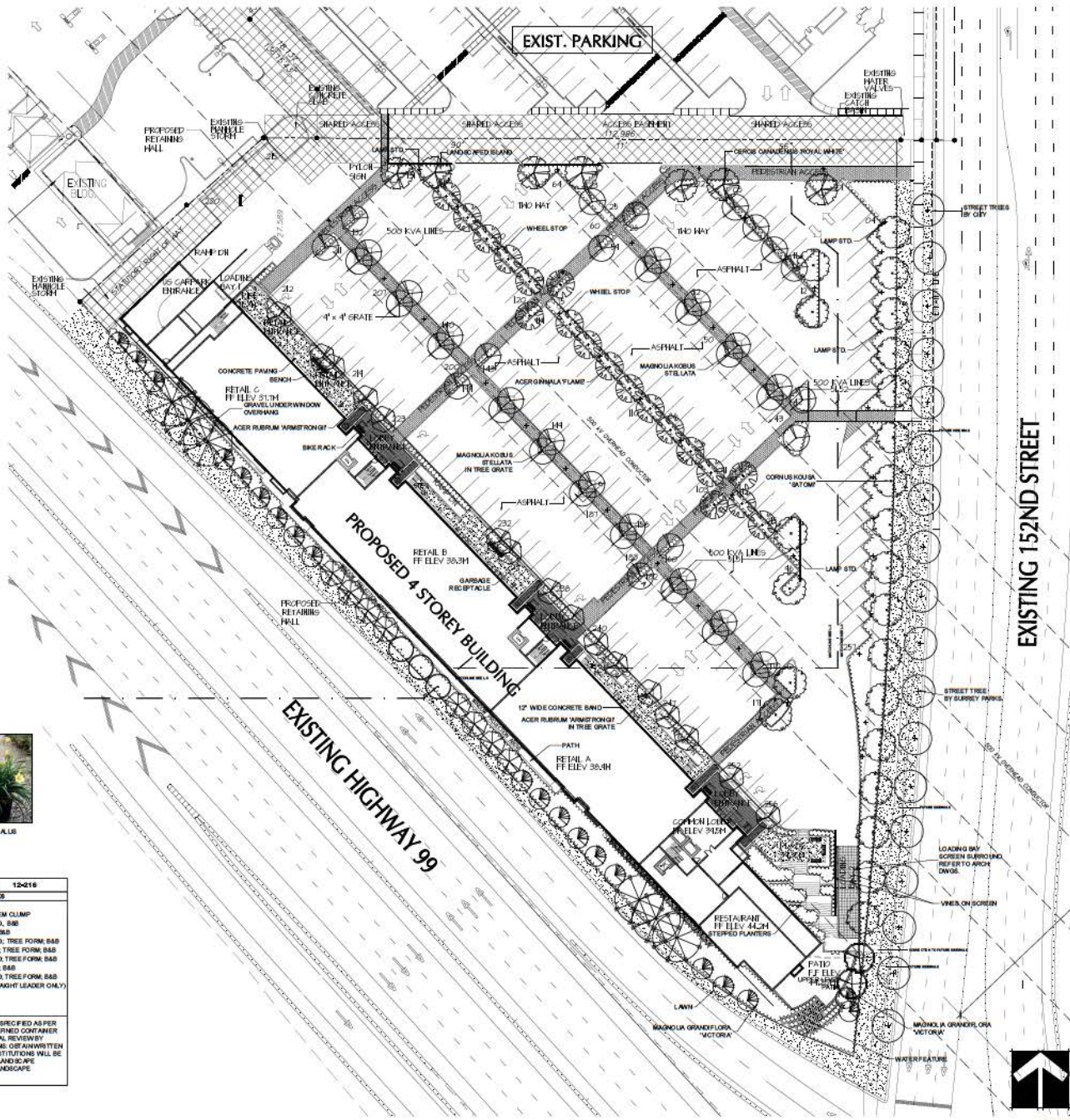
STIPA TENUISSIMA



HEMEROCALLIS

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SEE/REMARKS
TREE	3	ACER CORNUTUM	VINE MAPLE	3.0M HT; BAR; 3 STEM CLUMP
	19	ACER GINNALA 'RED NOVEMBER'	RED NOVEMBER AMUR MAPLE	80M CAL; 1.8M STD; BAR
	16	ACER RUBRUM 'ARMSTRONGII'	COLUMBIAN RED MAPLE	80M CAL; 2M STD; BAR
	7	CORNUS CANADENSIS 'ROYAL WHITE'	ROYAL WHITE DOGWOOD	80M CAL; 1.8M STD; TREE FORM; BAR
	8	CORNUS KOUSA VAR 'CHENESIS'	CHINESE DOGWOOD	80M CAL; 1.5M STD; TREE FORM; BAR
	23	CORNUS KOUSA 'SATOMI'	PINK KOUZA DOGWOOD	80M CAL; 1.8M STD; TREE FORM; BAR
	2	MAGNOLIA GRANDIFLORA 'VICTORIA'	EVERGREEN MAGNOLIA	80M CAL; 1.8M STD; BAR
	2	MAGNOLIA KOBUS 'STELLATA'	STAR MAGNOLIA (WHITE)	80M CAL; 1.5M STD; TREE FORM; BAR
	6	FICUS ORNAMENTAL 'BRUNEI'	BRUNEI RUBBER SPRUCE	3.0M HT; BAR (SLINDER FORM WITH STRAIGHT LEADER ONLY)
	6	PRELSTYRIA MENDICISS	DOUGLAS FIR	3M HT; BAR

NOTES: * PLANT SEES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETAILED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND FRINGE ONLY. * SUBSTITUTIONS OR UNWRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 7 DAYS PRIOR TO DELIVERY FOR REJECT TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



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P: 604-294-0011 F: 604-294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	14 JUN 13	ISSUE FOR PERMIT	MM
2	14 MAY 13	REVISED PLAN	MM
3	14 MAY 13	REVISED PLAN (7/11/13)	MM
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PROJECT:
POTTERS REDEVELOPMENT
152ND STREET & 32ND AVENUE
SURREY, BC

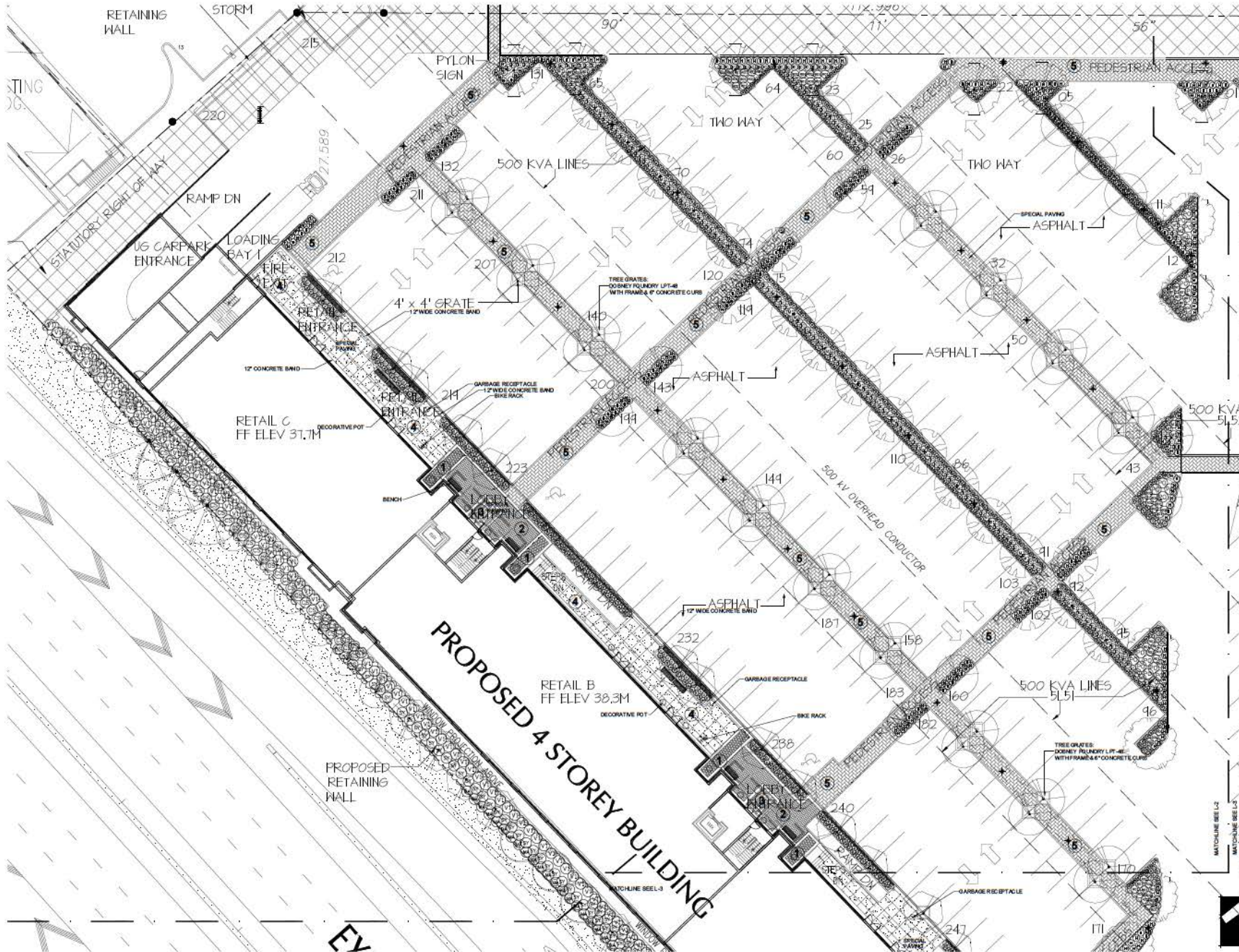
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LANDSCAPE PLAN

DATE: 12.06.05 DRAWING NUMBER:
SCALE: 1"=40'-0"
DRAWN: DO
DESIGN: L1
CHECK: MCY
OF 4

PMG PROJECT NUMBER: 12-216



12216-02P



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 Burnaby, British Columbia, V5C 6G6
 P: 604 294-0011 • F: 604 294-6022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	14.08.13	ISSUE FOR PERMIT	MM
2	14.08.13	REVISED PERMIT	MM
3	14.08.13	REVISED PERMIT	MM
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8	14.08.13	REVISED PERMIT	MM
9	14.08.13	REVISED PERMIT	MM
10	14.08.13	REVISED PERMIT	MM

CLIENT:

PROJECT:
POTTERS REDEVELOPMENT
 152ND STREET & 32ND AVENUE
 SURREY, BC

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 12.08.05 DRAWING NUMBER:
 SCALE: 1/32"=1'-0" L2
 DRAWN: DO
 DESIGN: MCM
 CHECKED: MCM OF 4



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: July 2, 2014 PROJECT FILE: **7814-0017-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 3100 152 St, 3217 - 152 St, 3100 - 152 St, 3216 Croydon Dr, and
a Portion of 1510 - 32 Ave 32 St.**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/CONSOLIDATION

Property and Right-of-Way Requirements

- dedicate varying widths to accommodate future 152 Street widening, overpass, and interchange construction.
- purchase required road dedications within the proposed development.
- provide 0.5m SRW fronting 152 Street and Hwy 99.

Works and Services

- construct sanitary and drainage sewers.
- relocate and construct watermains.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

LR

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SUMMARY TABLES

Surrey Project No: TBD

Project Location: 3100 / 3216 / 3217 / 3231 - 152 Street, Surrey, BC

Arborist: Peter Mennel, PN-5611A

Table 1. Species Composition

Tree Species	Scientific Name	Onsite	Offsite	City	Total
Alder, Red	<i>Alnus rubra</i>	5	0	8	13
Cottonwood, Black	<i>Prunus sp</i>	6	0	3	9
TOTAL		11	0	11	22

Table 2. Tree Preservation and Replacement Summary

	Onsite	Offsite	City	Total
Total Number of Trees to be Protected	0	0	0	0
Total Number of Trees to be Removed	11	0	11	22

Table 3. Replacement Tree Summary

	Onsite	Offsite	City	Total	
Replacement Trees required at 1:1 for red alder and black cottonwood	11	NA	11	22	
Replacement Trees required at a 2:1 for all other species	0	NA	0	0	22
					Total

NOTE: Quantities are based on the survey provided by others.

Summary prepared and submitted by Mike Fadum and Associates Ltd.

Date: December 17, 2012





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

A. ADOPTION OF MINUTES

It was

meeting of , be received.

Moved by C. Taylor

Seconded by N. Baldwin

That the minutes of the Advisory Design Panel

Carried**B. NEW SUBMISSIONS**

1.

4:00 PM

File No.:

New or Resubmit:

Description:

Address:

Developer:

Architect:

Landscape Architect:

Planner:

Urban Design Planner:

7914-0017-00

New - Workshop

Proposed OCP amendment, Rez and DP to allow a
four-storey 121,060 m² (1,246.8 ft²) commercial building
providing for office, retail and restaurant use, with
underground/ surface parking

Highway 99 and 152 Street, south of 32 Avenue

Gerry Olma, Avondale Development Corporation

Peter Lovick, PJ Lovick Architect Ltd.

Mary Chan, PMG Landscape Architects

Helen Popple

Mary Beth Rondeau/Hernan Bello

The Urban Design Planner noted that the submission will be a workshop to discuss the proposed project.

- This will be a prominent building in the area for a long time given that the surrounding sites are low density and are recently developed.
- This site is near future rapid transit but not within the area specifically identified in the new OCP.
- The long term intent is to rebuild the overpass over Highway 99 to 152 Street with an on-ramp to Highway 99 which will raise the grade approx. 1.5m at the outdoor patio area on the south end.
- Building length and height, the landscape buffer and building setback in this prominent location are issues.
- The loading area and associated retaining walls are well below the 152nd Street level which creates walls.
- Other examples of buildings along highways were reviewed.

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

- The building will be stepped back from the hydro right-of-way to accommodate the magnetic fields.
- Shared access is from 152 Street.
- The loading will generally not be visible.
- The building is articulated with breaks in the building facades along Highway 99.
- The attempt is to address Highway 99 in a positive way with fenestration to the lower levels of the retail. The retail exit walkway in the landscape buffer area has been deleted.

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

- Highway 99 will have a landscape strip with tall columnar maples, in a solid row.
- Pedestrian walkways through the parking area will be raised up for traffic calming and pedestrian visibility and will lead to the commercial units.
- An outdoor patio, located at the south end, will include a water feature.
- Plant materials will be short growth trees, drought tolerant and low maintenance.

Workshop discussion and comments:

Site

- The Panel considered that the general site layout was workable provided the issues of setbacks, grades, architectural design and materials were addressed.
- For the setback, it was generally acknowledged that narrowing the building would challenge the ultimate viability of the proposal. However, significant improvement to the highway interface should be made given the high visibility.
- Perhaps the buffer could widen at the ends with 3m in the middle (given that the retail walkway has been deleted in that setback).

- The location of the loading bay area needs to be looked at with the bank down to parking.

Building Form and Character

- This will be a highly visible building on the freeway and needs to meet higher architectural standards than it currently does. Develop a strong architectural concept/parti, can use other buildings as precedents to make a statement with the design.
- Generally the scale of the building at 4 storeys was supported. The density may be pushing too hard.
- Carefully consider the rhythm and cadence of the building at highway speed.
- Articulation on highway side is getting there, perhaps more careful breaking up of the forms. The two indents with the single vertical break don't seem to work well together.
- Materials should be applied to complement the building modularity/articulation.
- The back-of-retail facing the highway is a concern given the closeness to the future on-ramp and needs to be matched with a strong base treatment - metal panels or a green screen.
- The east elevation needs improvement as it is flat and massive with little detailing.
- The north east building face should be resolved as a counterpoint to the racing stripe and needs to be more articulated than the freeway side, at the lobby/elevator corner.
- Both ends of the building should be primary facades.
- The long horizontal retail needs to be broken up.
- Pay careful attention to designing and detailing of the restaurant patio and interface of patio and the close by off-ramp. Currently one wouldn't want to sit on that patio when the highway ramp and 152 Street are expanded.
- Should consider triple glazing on highway side for noise reduction.

E. Mashig joined the meeting at 5:20 pm.

Landscaping

- Trees and landscape in Hwy 99 buffer is important. Something more needs to be done, such as making the southwest façade a part of the green buffer or having a larger setback at the ends.
- Do further development of the screening/landscape between the parking lot and 152 Street.
- The landscape treatment along the retail frontage needs to be improved.
- Further development of pedestrian interface with a retaining wall on 152 Street.
- Good approach to parking lot landscaping.

Accessibility

- Power doors at entrances.
- Call/elevator button panels should be placed on horizontal.
- Number of disabled parking stalls okay.
- Recommend unisex washrooms provided.
- Washrooms according to building code or better.

- Most traffic at 128 Street flows south and turns left to go east. At night, with Subway, Little Caesars, and the Library this area is a big draw for youth on a weekend. There is not much surveillance from the street. Keep sight lines wide open.
- Have all benches facing the street.
- Consider texture on paving below benches to deter skateboarding.
- Have green patches to deter skateboards.

Accessibility

- Power doors at entrances.
- Mark 4'-0" pedestrian aisle at disabled parking spaces with paint or decorative paving, e.g., on south side.
- Use pavers, etc.

Sustainability

- No comments provided.

Marc Searle left the meeting after the first item; advised that CPTED issues for items #2, 3 and 4 on the agenda have been addressed in the resubmitted material.

RE-SUBMISSION

2.	<u>4:45 PM</u>	
	File No.:	7911-0165-00
		Resubmit
	Last Submission Date:	May 8, 2014
	Description:	OCP amendment, REZ, DP for Two - Four Storey Apartment Buildings
	Address:	14605 Winter Crescent
	Developer:	James Randhawa, Isle of Mann Group of Companies
	Architect:	Lance Barnett, Barnett Dembek Architects Inc.
	Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
	Planner:	Catherina Lisiak
	Urban Design Planner:	Mary Beth Rondeau and Hernan Bello

Note: Statement of Review from May 8, 2014 was included in the agenda package.

The Urban Design Planner noted that this is a resubmission and is a response to the comments provided by the ADP.

The Project Architect provided a response to address previous ADP comments:

- The scale of the large stairway has been reduced, jogged and set within plantings, and a gate was added at the top of the stairs to indicate a semi-private area.
- It was recommended to change the exposed retaining walls to a stone face material and additional planting to screen the retaining walls. Retaining walls around the edges have been reduced.
- Materials, previously Hardie panel has been revised to cultured stone at the base, Hardie siding and shingle on the remainder.

The following comments from the absent panelist were read into the minutes:

- A stronger hierarchy of articulation for the large building has been achieved. The subtly asymmetrical composition is a plus for the long street elevation, particularly with an urban presence provided for the very visible north elevation.
- Appreciate that the exaggerated roof scale of buildings 6 and 7 has been diminished (less dramatic but more neighbourly), and that trellis roof decks are provided for buildings 4 and 5.
- Good to see that the pale colour has been changed to one that appears less stark.
- All the other good points remain.
- The panelist remains in favour of the overall siting and setback relaxation, etc., and is in support of this resubmission

CPTED

- No comments provided at the meeting.

4. 6:15 PM

File No.:

7914-0017-00

Resubmit

Last Submission Date:

March 13, 2014

Description:

Proposed OCP amendment, Rezoning and DP to allow a four-storey 121,060 m² (11,246.8 ft²) commercial building providing for office, retail and restaurant use, with underground/ surface parking

Address:

Highway 99 and 152 Street, south of 32 Avenue

Developer:

Gerry Olma, Avondale Development Corporation

Architect:

Peter Lovick, PJ Lovick Architect Ltd.

Landscape Architect:

Mary Chan, PMG Landscape Architects

Planner:

Helen Popple

Urban Design Planner:

Mary Beth Rondeau/Hernan Bello

Note: Statement of Review from March 13, 2014 was included in the agenda package.

The Urban Design Planner noted that this is a resubmission and is in response to the comments from the panel.

The Project Architect provided a response to address ADP comments:

- The landscape setback along the highway has been enhanced with Douglas firs and a series of other tree groups.
- A sliver of land has been lost, however there is 13' to the property line. The MOTI has agreed to allow the planting of trees at the property line.
- Grades and elevations along 152 Street have been revised.
- The building design is a strong architectural concept which creates three large colour blocks on each elevation.
- The second and third floors will cantilever out on the highway side.

- All cantilevered portions will have clear anodized frame and green tint glazing. The balance of the glazing will be clear with black frame.
- Overhangs along the top will provide shading.
- Elevator lobbies are glazed and with a large marquis entrance at each point.
- Each entrance will have a plaza area with benches, planters and large potted plants.
- The restaurant patio will have a water feature providing white noise. The building will be cantilevered over the patio and sun shaded.
- The open stairs have been revised with stepped levels.
- The material sample board was not available for review.
- Sustainability –
 - Pathways are pavers and have bioswales where grades allow it; with minimum irrigation requirements in the landscape.
 - Location of electrical charging stations yet to be determined.
 - The site is situated on a major arterial road with a residential neighbourhood within walking distance.
 - 150 trees to be planted.
 - Roof to have a white roof membrane.
 - To use low flow plumbing fixtures.
 - Windows – light control system to allow all natural lighting. Triple glazing on highway side.
 - Strata unit cladding to be made from recycled materials for a much reduced carbon footprint and zero toxins.
 - Mechanical systems still to be determined.

The Landscape Architect provided a response to address previous ADP comments:

- Trees have been chosen to provide summer and winter interest. The existing cottonwood and alder trees to be removed and replaced with 147 new trees within the development, not including the tree on the street, and will define the edge of the site.
- Shrubs will be drought tolerant.
- Along the highway will be more native plantings that will include columnar Serbian spruces, Douglas firs, vine maples, and flowering dogwoods.
- The fountain to be treated with more urban plantings and will have a pumping element to circulate the water.
- Pedestrian connection is important for safety, and to have seating areas and site furniture.
- The trees to be short from the north east corner of Hydro right of way over to the parking zone.
- The sidewalk is generous and with ramps for accessibility.
- Stairs are generous with planters and plantings to the lower plaza and parking areas.
- The loading area will be planted with vines.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

**Proposed OCP amendment, Rezoning and DP to allow a four-storey 121,060 m² (11,246.8 ft²) commercial building providing for office, retail and restaurant use, with underground/ surface parking
Highway 99 and 152 Street, south of 32 Avenue
File No.: 7914-0017-00**

It was Moved by E. Mashig
Seconded by C. Taylor
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and
revise and resubmit to Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

The ADP felt that there was adequate response to the previous ADP comments.

Site

- Improvement made in the setback treatment along the highway and 152 Street.

Building Form and Character

- Overall the work done on the 152nd Street side is significant and this area was of the biggest concern as that façade felt too massive and the pedestrian scale needed developing further. It appears well done.
- There is simplicity and clarity of the architecture however, some of the more expressive elements have been lost.
- The detail is still quite conceptual at this stage -- refine the details particularly at the joints.
- Encourage the use of vertical sun shades and extend a running cap on the mullions.
- Use triple glazing on the highway side.
- Consider softening the northwest elevation by stepping the building down (as in previous submission). The present treatment is not balanced and the façade is too harsh and 'blocky'.
- Entry lobby overlooks parking lot; not ideal with seating areas.
- A lot of good work has been done with the restaurant and its challenging location to the street, the façade treatments and its formal character and its sustainability.
- A challenging grading situation and with being on the highway, the proponent has dealt with the current and future grading well.

Landscaping

- This is a challenging site between a hydro right of way, large parking area and highway. In that context, the parking is planted generously with trees and has storm water retention.
- Good pedestrian connectivity and safety.
- Outdoor patio works well and is sunny.
- Consider wider steps for sitting, or seat walls for a sunny informal place to sit.
- Large trees and ephemeral landscape will work well with the glass of the building.

- Water feature - form and character is questionable. Does not look bold and simple or matching the architectural materials.
- Nice planting palette on highway, a native palette.
- Opportunity for a green roof?

CPTED

- No comments provided at the meeting.

Accessibility

- No further comments.

Sustainability

- Sustainability needs further development and review with Planning particularly with regards to the mechanical systems of the building.
- Encourage 3rd party rating system such as LEED certification as a benchmark.

The following comments were read into the minutes:

- The material expression is clearer and strong, and while some of the fine grain of expressiveness has been lost, the very clean approach is possibly better in the freeway context.
- Trees are to be added, but worry they are not on the architectural views that only show a ground cover.
- Supportive of this submission on the assumption that the highway fronting trees are in fact extensive and of a meaningful scale.

C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

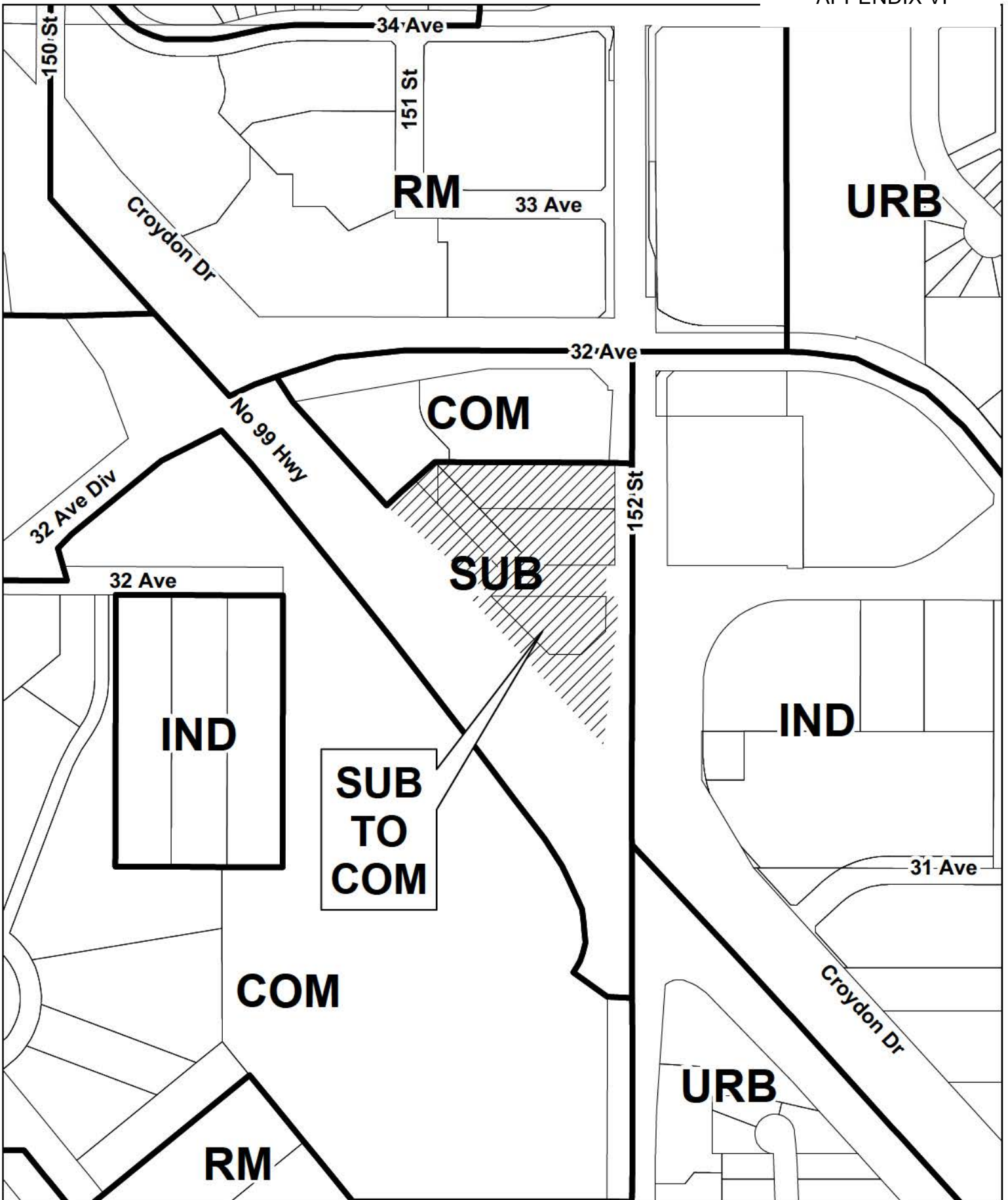
The next Advisory Design Panel is scheduled for Thursday, June 26, 2014.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:50 pm.

Jane Sullivan, City Clerk

Leroy Mickelson, Chairman
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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-356-821

Lot 28 Except: Parcel "A" (Explanatory Plan 16468); Section 27 Township 1 New Westminister Plan 8895

3231 - 152 Street

Parcel Identifier: 014-071-860

Parcel "A" (Explanatory Plan 15976) Lot 27 Except: Part on SRW Plan 25810 Section 27 Township 1, New Westminister District Plan 8895

3216 - Croydon Drive

Parcel Identifier: 000-818-437

Parcel "A" (Explanatory Plan 16468) Lot 28 Section 27 Township 1, New Westminister District Plan 8895

3217 - 152 Street

Parcel Identifier: 026-093-723

Parcel A (Reference Plan BCP 14346) of Section 22 Township 1 Dedicated Road on New Westminister District Plan LMP 37512

3100 - 152 Street

Parcel Identifier: 027-000-001

Parcel A (Bylaw Plan BCP 28880) South East 1/4 Section 27 Township 1 New Westminister District Dedicated as Road on Statutory Right of Way Plan 25810

3211 - Croydon Drive

Parcel Identifier: 027-000-010
Parcel B (Bylaw Plan BCP 28880) South East 1/4 Section 27 Township 1 New Westminster District Dedicated as Road on Explanatory Plan 16468

3203 - 152 Street

Parcel Identifier: 027-000-036
Parcel C (Bylaw Plan BCP 28880) South East 1/4 Section 27 Township 1 New Westminster District Dedicated as Road on Statutory Right of Way Plan 41763

3201 - 152 Street

Parcel Identifier: 027-000-044
Parcel D (Bylaw Plan BCP 28880) North East 1/4 Section 22 Township 1 New Westminster District Dedicated as Road on Plan 10503

3199 - 152 Street

Portion of Parcel Identifier: 025-837-079
Lot 1 Section 27 Township 1 New Westminster District Plan BCP 9061 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gary Sundvick, B.C.L.S. on the 10th day of June, 2014, called Block A, containing 255.9 square metres.

Portion of: 15110 - 32 Avenue

Portion of Part Road South East Quarter Section 27 Township 1 New Westminster District dedicated by SRW Plan 25810 and SRW Plan LMP 41763 and North East Quarter Section 22 Township 1 New Westminster District dedicated by Plan 10503 as shown in heavy outline on Schedule A, called Block B, containing 515.9 square metres.

Portion of Part Road North East Quarter Section 22 Township 1 New Westminster District dedicated by Reference Plan LMP 37512 as shown in heavy outline on Schedule A called Block C, containing 1,870 square metres.

(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, office, service commercial and associated uses developed in a comprehensive manner.

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 *adult entertainment stores* and *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding *funeral parlours* and *drive-through banks*.
4. *Eating establishments* excluding *drive-through restaurants*.
5. *Neighbourhood pubs*.
6. *Liquor store*.
7. *Office uses* excluding *social escort services* and *methadone clinics*.
8. *Community services*.
9. *Child care centres*.
10. 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 1.95.

E. Lot Coverage

The *lot coverage* shall not exceed 18%

F. Yards and Setbacks –

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

Use	Setback	Front Yard (East)	Rear Yard (NW)	Side Yard (North)	Side Yard on Flanking Street (West)
<i>Principal Buildings and Accessory Buildings and Structures</i>		7.8 m [26 ft.]	6.1 m [29 ft.]	3.0 m [101 ft.]	3.5 m [11.5 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 22.5 metres [73 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 feet].

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. *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. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
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 the 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 any required *setback* adjacent any *residential lot*.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
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*.

K. Subdivision

Lots created through subdivision in this Zone shall have a minimum *lot* size of 1.60 ha [3.95 acres].

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.
10. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
11. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
12. 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.
13. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.

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

PASSED FIRST READING on the _____ th day of _____, 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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. 7/4/14 9:52 AM

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW No. _____ OF
PARTS OF TOWNSHIP 1 NEW WESTMINSTER DISTRICT

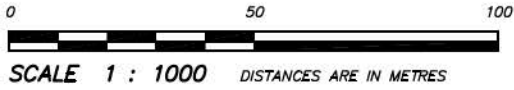
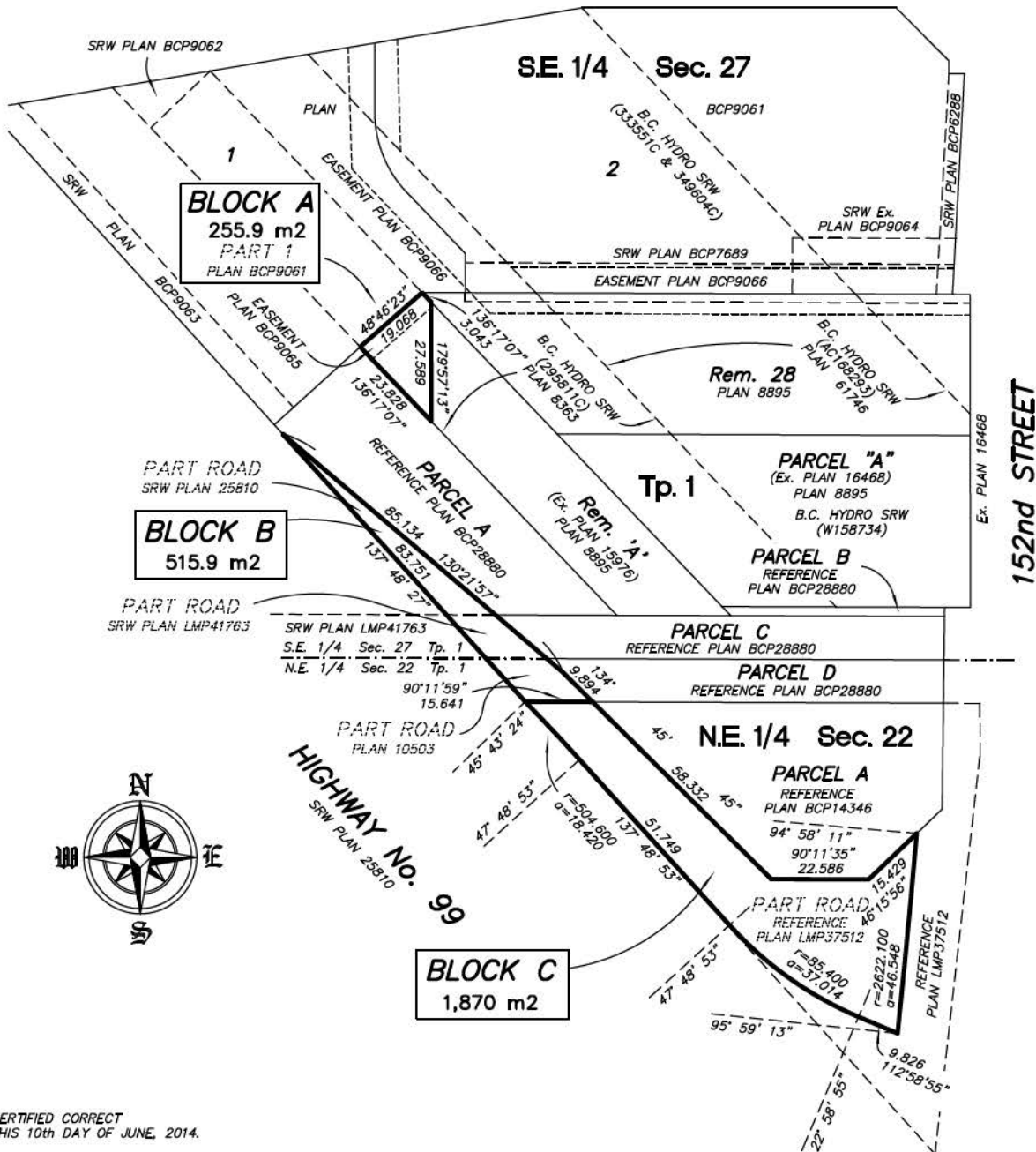


TABLE OF AREAS		
DESCRIPTION	AREA (m ²)	BLOCK
PART LOT 1 SECTION 27 PLAN BCP9061	255.9	A
PART ROAD SOUTH EAST QUARTER SECTION 27 DEDICATED BY SRW PLAN 25810	515.9	B
PART ROAD SOUTH EAST QUARTER SECTION 27 SRW PLAN LMP41763		
PART ROAD NORTH EAST QUARTER SECTION 22 DEDICATED BY PLAN 10503		
PART ROAD NORTH EAST QUARTER SECTION 22 DEDICATED BY REFERENCE PLAN LMP37512	1,870	C

32nd AVENUE DIVERSION

REFERENCE PLAN LMP52385



CERTIFIED CORRECT
THIS 10th DAY OF JUNE, 2014.

GARY SUNDVICK

B.C.L.S.



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Surrey, BC V4N 3S4
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File: 4190
Dwg: 4190-ZN REV. 1