

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0127-00

Planning Report Date: September 27, 2021

PROPOSAL:

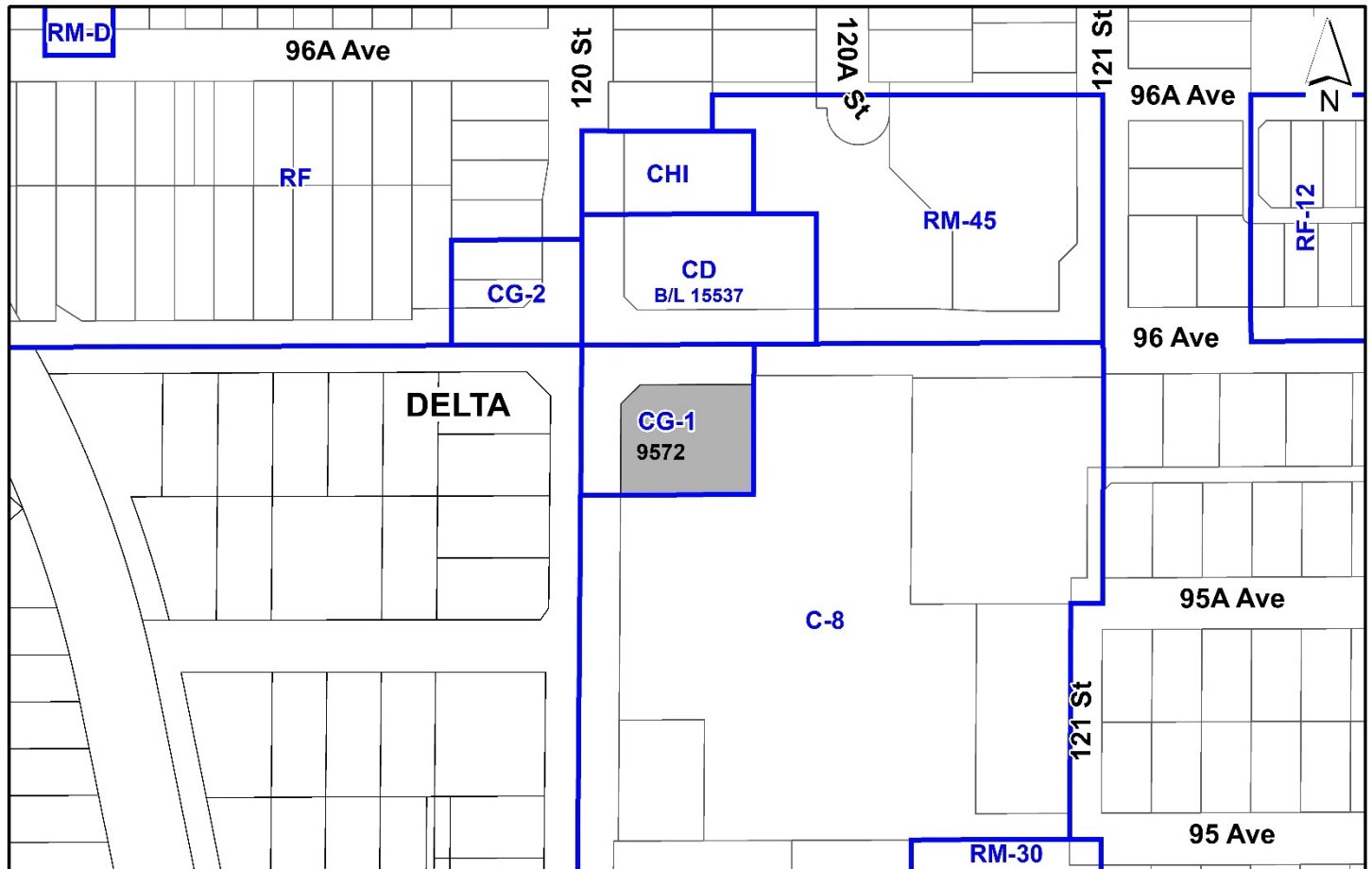
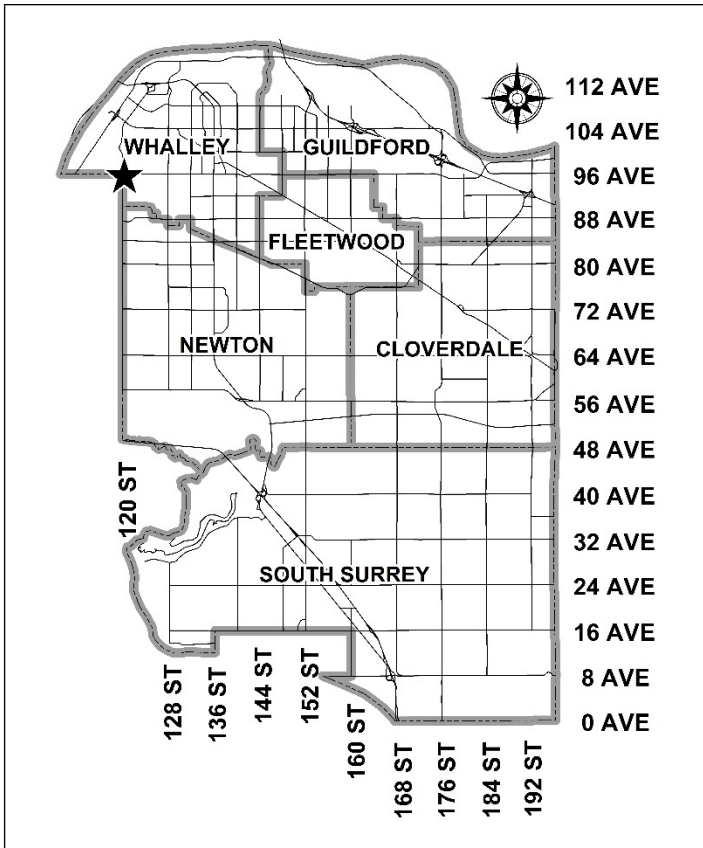
- **Rezoning** from CG-1 to C-15
- **Development Permit**
- **Development Variance Permit**

to permit the development of a 4-storey commercial building with ground-level retail units, office uses and a childcare centre.

LOCATION: 9572 - 120 Street

ZONING: CG-1

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning;
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the maximum allowable height under the C-15 Zone from 14.0 metres to 15.7 metres.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Commercial designation in the Official Community Plan (OCP).
- The proposed uses and building form are appropriate for this part of the Scott Road Corridor and will contribute to a complete neighbourhood with convenient access to services and amenities. The proposal helps address the growing need for child care in Surrey.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Self-Service Gasoline Station Zone (CG-1)" to "Town Centre Commercial Zone (C-15)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0127-00 for Form and Character generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7919-0127-00 (Appendix IV) , to increase the building height of the C-15 Zone from 14.0 m to 15.7 metres.
4. Council instruct staff to resolve the following issues prior to final approval:
 - (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) confirmation from the Ministry of Environment that site contamination has been remediated;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plaza) within the site; and
 - (i) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant, former gas station	Commercial	CG-1
North (Across 96 Avenue):	Gas station and car wash	Commercial	CHI & CD (Bylaw No. 15537)
East:	Single storey commercial plaza and surface parking	Commercial	C-8
South:	Single storey commercial plaza and surface parking	Commercial	C-8
West (Across 120 Street / Scott Road):	Commercial uses within the City of Delta		

Context & Background

- The 2,147 square metre subject property is located on the south east corner of the intersection of 96 Avenue and 120 Street (Scott Road). The site is adjacent to the City of Surrey and City of Delta border and is south of the southern limit of the South Westminster NCP Area.
- The site is designated "Commercial" in the Official Community Plan (OCP) and is currently zoned "Self-Service Gasoline Station Zone (CG-1)".
- The subject site consists of a single vacant parcel which was once a gas station site. There is an existing Certificate of Compliance (COC) for the site (December 6, 2017) from the Ministry of Environment (MOE), which stipulates that new development is limited to slab on grade.
- The proposal includes two (2) levels of underground parking; therefore, remediation of the site is required. Remediation will be conducted during excavation for the underground parkade and an updated COC, to the satisfaction of the MOE, is a condition of approval for the subject application. Municipal permits may not be issued until an updated COC has been issued by MOE.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Rezoning, Development Permit for Form and Character, and Development Variance Permit to permit a 4-storey commercial building with seven (7) retail units at grade, two (2) floors of office uses (12 units) and a childcare facility with an outdoor play area.

Proposed	
Lot Area	
Gross Site Area:	2,147 sq. m
Road Dedication:	63 sq. m
Undevelopable Area:	
Net Site Area:	2,083 sq. m
Number of Lots:	1
Building Height:	15.7 m
Floor Area Ratio (FAR):	1.3
Floor Area	
Commercial / Retail:	641 sq m
Office:	1,742 sq m
Childcare:	304 sq m
Total:	2,857 sq m (inclusive of circulation and service areas)

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Fraser Health Authority:	No concerns pertaining to the proposed childcare centre, for Rezoning and Development Permit purposes. At the time of licensing the childcare facility, evacuation planning will be required in consultation with Fraser Health.
Surrey Fire Department:	No concerns for the purpose of the Rezoning and Development Permit.
Ministry of Environment:	The application cannot be granted final approval by the municipality until the applicant submits to the City a Determination that the site is not contaminated; an Approval in Principle of a remediation plan, a Certificate of Compliance, or obtains a release notice from the ministry.
Advisory Design Panel:	The proposal was considered at the ADP meeting on January 28, 2021 and was supported. The applicant has resolved all of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.
City of Delta:	To date, City Staff have not received comments in response to the referrals made to City of Delta regarding the development application.

Transportation Considerations

- The applicant will be required to complete the following road dedication requirements as part of the subject application:
 - Dedicate 1,760 metres for 120 Street (Scott Road)
 - Dedicate a 5 x 5 metre corner cut at the northwest portion of the site
- The applicant is also required to complete the following transportation-related works and services as part of the subject application:
 - Construct a bus stop on 96 Avenue
 - Construct access on 96 Avenue with consideration for ultimate bus stop requirements, nearby above ground utilities, and vehicle turning movement restriction.
 - Enhance 120 Street (Scott Road) north-bound right turn lane as per Transportation Impact Analysis.
- The development site is located within 100 metres of two (2) bus stops located on 96 Avenue, as well as two (2) bus stops on 120 Street (Scott Road) which form part of TransLink's Frequent Transit Network. The closest Skytrain station is located approximately 4 kilometers from the site.
- Access to the site will be from 96 Avenue, approximately 40 metres east of the intersection of 96 Avenue and 120 Street (Scott Road) and will be restricted to right in, right out.
- An existing transit stop is located between the site access and the intersection of 96 Avenue and 120 Street. Buses loading and unloading passengers will impact driver sight distance to the west for vehicles exiting the site. Both routes that utilize this stop also use this stop as a timed stop location, meaning the bus may be parked for an extended period of time beyond passenger loading and unloading.
- Prior to final approval, the applicant is to work with Coast Mountain Bus Company regarding the curb extension along 96 Avenue, to maximize the sight distance for vehicles exiting the site. The applicant is also to work with Coast Mountain Bus Company for construction of a bus shelter at the existing bus stop.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The proposed development is proximal to frequent transit network bus stops on both 96 Avenue and 120 Street
 - The proposed development provides a mix of uses including retail/commercial, office and a child care centre.
 - Environmental contamination from the site's prior use as a gas station will be remediated.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated 'General Urban' in the RGS. This designation is intended for residential neighbourhoods and centres, and are supported by shopping, services, institutions, recreational facilities, and parks. The proposal complies with the RGS.

Official Community Plan

Land Use Designation

- The site is designated 'Commercial' in the OCP. This designation is intended to support major commercial developments, including neighbourhood-serving and city-serving retail and office developments. Primary uses within the Commercial designation are retail and stand-alone office uses including institutional offices. The proposal complies with the OCP.

Themes/Policies

- The proposal is supported by the following OCP policies:
 - A2.4 – Direct stand-alone office uses to locate within City Centre, Town Centres and in appropriate Frequent Transit Corridors where they are accessible by transit. Limit large-scale office development in employment areas where there is no easily accessible transit.
 - A2.6 – Support the redevelopment of Frequent Transit Corridors that fall outside of Town Centres to a higher-density; concentrate those developments within FTDA's, and within 400 metres of existing or planned Rapid Transit stops.
 - B3.1 – Support higher-density residential, commercial, and mixed-use development in appropriate locations along existing and planned Frequent Transit corridors outside of Surrey's Town Centres.
 - B3.7 – Orient new buildings to directly face and front onto streets along all transit corridors, providing convenient access to residences and businesses from transit routes.
 - B5.5 – Create a cohesive, high-quality interface along all municipal boundaries in collaboration with neighbouring municipalities.
 - E1.6 – Support the infill and redevelopment of under-utilized properties within Commercial, Mixed-Employment and Industrial land designations and remove regulatory or other barriers to achieving the full development capacity in these locations.

Zoning By-law

- The applicant proposes to rezone the subject site from "Self-Service Gasoline Station Zone (CG-1)" to "Town Centre Commercial Zone (C-15)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Town Centre Commercial Zone (C-15)", parking requirements.

C-15 Zone (Part 37)	Permitted and/or Required	Proposed
Floor Area Ratio:	1.5	1.3
Lot Coverage:	80%	41.8%
Yards and Setbacks		
North (side yard flanking):	2.0 m	4.0 m
East (rear):	7.5 m	13.5 m
South (side yard):	0 m	0 m
West (front):	2.0 m	3.7 m
Setback to Northwest corner plaza:		2.3 m
Height of Buildings		
Principal buildings:	14 m	15.7*
Parking (Part 5)		
Number of Stalls		
Commercial:	16	16
Eating Establishment:	3	3
Office:	48	48
Childcare Centre:	9	9
Total:	76	76
Bicycle Spaces		
Required:	0	5

* *Variance Required*

Building Height Variance

- The applicant is requesting the following variances:
 - To increase the building height of the C-15 Zone from 14.0 m to 15.7 metres.
- The variance is requested in order to allow a fourth floor of commercial offices fronting 96 Avenue, and to support a unique roof form that provides visual interest at the intersection of 96 Avenue and 120 Street.
- Staff support the requested variances to proceed for consideration.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 11, 2019, and the Development Proposal Signs were installed on July 15, 2019. Staff received one response to the prenotification (*staff comments in italics*):
 - Concern regarding separation distance between pharmacies.

A pharmacy is not currently proposed as part of the application. Part 4 Section E.28 of Zoning Bylaw No. 12000 requires a 400-metre separation distance between small-scale drug stores. Should a pharmacy be proposed in the future, the applicant would be subject to a Development Variance Permit to vary the requirements of the Zoning Bylaw prior to the issuance of a Business License. It is noted that this site may not be able to support a future pharmacy due to vehicular parking constraints.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP. The applicant has worked with staff to ensure the proposed massing and landscaping encourage an attractive and active urban public realm along 96 Avenue and 120 Street (Scott Road).
- The proposed development reflects an urban and contemporary building form, with a roof spaceframe structure for enhanced building definition, including prominence of the north-west corner of the site.
- There is a spacious corner plaza proposed at the intersection of 96 Avenue and 120 Street (Scott Road). There is also a rear plaza proposed, accessed via a walkway from 96 Avenue, which includes access to a separate childcare lobby from the rear of the building.
- The ground floor of the building includes weather protection above the commercial entries. The building façade consists of a variety of materials and wide expanses of glazing along the first and second floors.
- The proposal includes two (2) levels of underground parking, which is to accommodate the retail and office parking stalls, as well as parking stalls for the child care staff. The child care drop off and pick up parking stalls are located at the surface level, accessed via the drive aisle off of 96 Avenue.
- The outdoor play area for the childcare centre has been setback from the roof edge and screened with 1.8 m high omega eco fencing and 3.3 m wide raised planter beds. Sun shade vertical installations are also proposed.
- Roof-top mechanical units have been set back from the roof edge and screened by 1.5-metre high horizontal aluminum screening.

- The proposed building achieves an attractive architectural built form, which utilizes high quality natural materials and contemporary lines. The street interface has been designed to achieve a positive urban experience between the building and the public realm.

Landscaping

- The landscape plans propose a total of 26 trees throughout the site, as well as low-lying shrubs at grade and in raised beds throughout the site.
- The boulevard areas of 96 Avenue and 120 Street (Scott Road) are proposed as grassed areas. Landscape strips not less than 1.5 metres wide have been provided between the sidewalk and entrances to the retail units at grade for both street frontages. A landscape buffer with trees is proposed along the site's eastern property line, to provide for additional screening for the commercial building and the commercial plaza and parking lot to the east.
- A commercial corner plaza is located at the intersection of 96 Avenue and 120 Street (Scott Road) and provides benches for seating and in-ground shrub planters. An additional plaza is proposed at the rear of the building, and consists of tables and chairs, raised planters and bicycle racks.

Advisory Design Panel

First ADP Date: January 20, 2020

- The project was first presented to the ADP on January 20, 2020. At that time, the ADP was not in support of the project, and recommended that a number of issues be addressed prior to resubmission for ADP review.
- The ADP recommended the following improvements to the proposal for resubmission: reorientating the parking to maximize the internal plaza, providing more green roof features for the high albedo roof areas, reconciling visual competition between office and café entrances, simplifying hardscape patterns, replacing the external Hardie panel, providing shading for the childcare's outdoor play area, and improving the weather protection strategies for the ground-floor units.
- The applicant worked with staff to generally resolve the ADP's recommendations from January 20, 2020.

Second ADP Date: January 28, 2021

- The project was represented to the ADP on January 28, 2021 and was supported. The applicant has generally resolved most of the outstanding items from the second ADP review (Appendix V). The following items have been generally addressed to the satisfaction of staff:
 - Increasing the depth of the corner plaza canopy to 0.3 m.
 - Including wired glazing into the P1 and P2 lobbies.
 - Providing more accessible parking stalls near the elevator lobby on P1. There are now a total of 4 accessible parking stalls (1 at surface and 3 underground).

- Providing operable windows for the floors with office uses (floors 2 and 3).
- The applicant and staff will continue to work on the following:
 - Public realm coordination with transit infrastructure and existing conditions.
 - Design development to resolve the blank south elevation
 - Design development to further clarify the sloped weather protection canopies.
- Any additional revisions will be completed prior to Council consideration of Final Adoption of the Rezoning Bylaw, to the satisfaction of Urban Design and the Planning and Development Department.

TREES

- Peter Brinson, ISA Certified Arborist of PNW Arborist Solutions prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Liquid Amber	4	4	0
Hedge Maple	1	1	0
Cherry	1	1	0
Total (excluding Alder and Cottonwood Trees)	6	6	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		26	
Total Retained and Replacement Trees		26	

- The Arborist Assessment states that there is a total of 6 mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree on the site is an Alder tree. No trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. Four protected off-site trees are proposed to be removed.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 13 replacement trees on the site. The applicant is proposing 26 replacement trees, exceeding City requirements.

- In summary, a total of **26** trees are proposed to be replaced on the site no contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

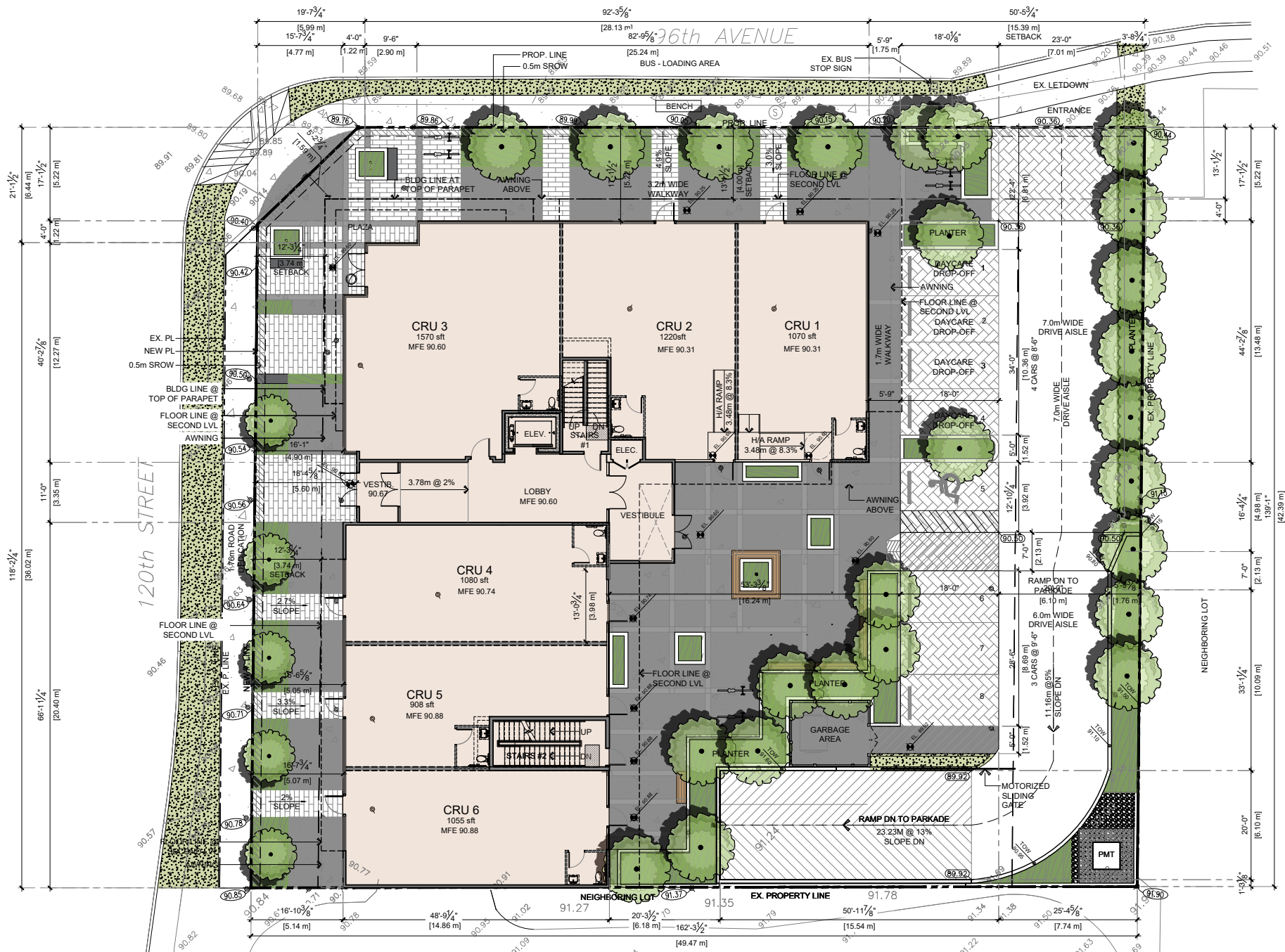
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7919-0127-00
Appendix V.	ADP Comments and Response

approved by Ron Gill

Rémi Dubé
Acting General Manager
Planning and Development

SC/cm



NOTES:

21-04-16	K	ISSUED FOR DP
21-01-28	J	REVISED / ADP
21-01-18	I	REVISED / ADP
20-12-03	H	REVISED / ADP
20-10-31	G	REVISED / ADP
20-07-23	F	REVISED / ADP
20-01-30	E	SUBM. TO ADP. 19-0127
19-09-23	D	REVISED / COMMENTS
19-07-31	C	REVISED / COMMENTS
19-04-23	B	DP SUBMISSION
18-09-26	A	PRELIMINARY



PROJECT:
COMMERCIAL DEVELOPMENT
9572 - 120TH STREET,
SURREY, BC

CLIENT:
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SITE PLAN

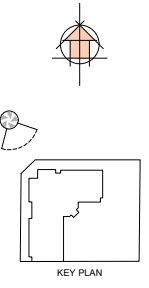
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120th Street



RENDERING 2 - FROM 96TH AVE & 120TH CORNER
NORTH WEST

NOTES:



21-04-16	K	ISSUED FOR DP
21-01-28	J	REVISED / ADP
21-01-18	I	REVISED / ADP
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19-07-31	C	REVISED / COMMENTS
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18-09-26	A	PRELIMINARY

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RENDERINGS

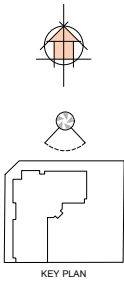
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RENDERING 1 - FROM 96TH AVE (NORTH)

NOTES:



KEY PLAN

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RENDERINGS

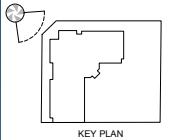
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RENDERING 3 - FROM 120TH ST., NORTH-WEST

NOTES:



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20-10-31	G	REVISED / ADP
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19-07-31	C	REVISED / COMMENTS
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RENDERINGS

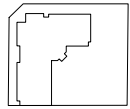
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RENDERING 8 - FROM DRIVE AISLE -EAST SIDE

NOTES:



KEY PLAN

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21-01-18	I	REVISED / ADP
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19-04-23	B	DP SUBMISSION
18-09-26	A	PRELIMINARY

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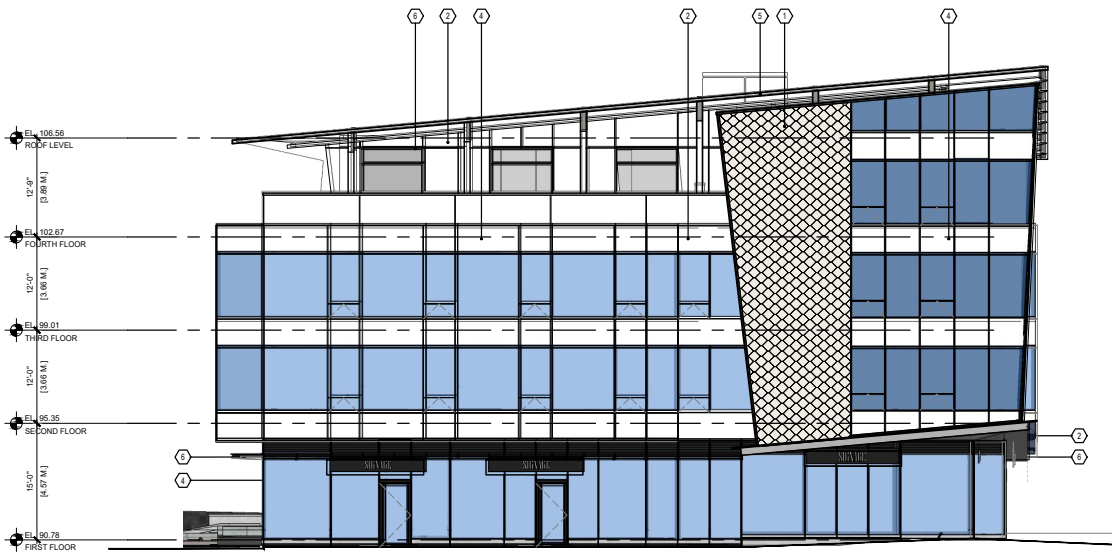
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DATE: 05 JULY 2018	
SHEET TITLE:	

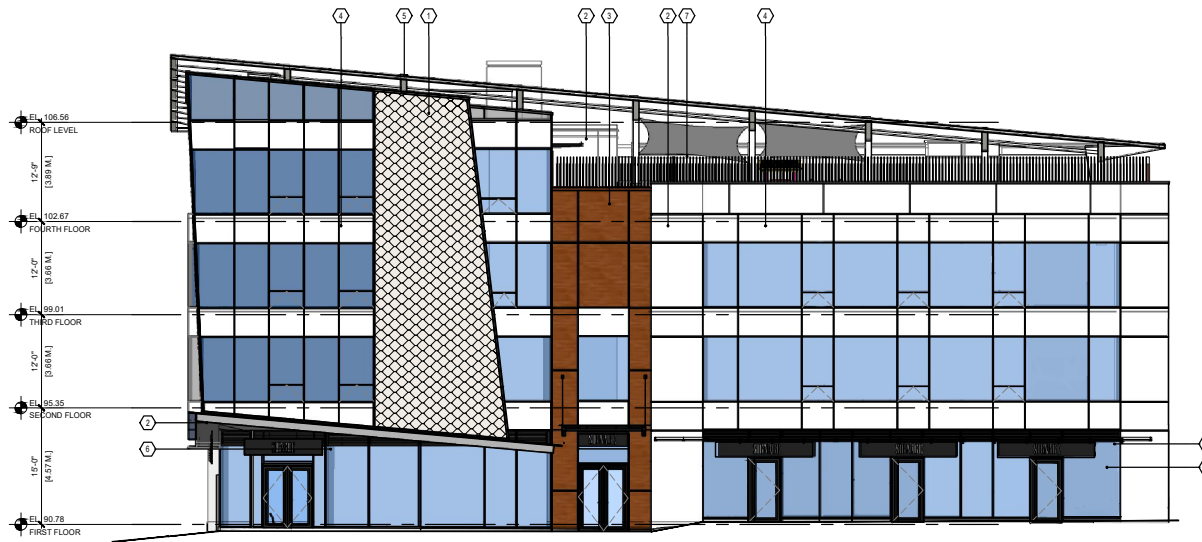
RENDERINGS

DRAWING NO.:	A-307	K
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1 NORTH ELEVATION (FROM 96TH AVE)
SCALE: 1/16" = 1'-0"

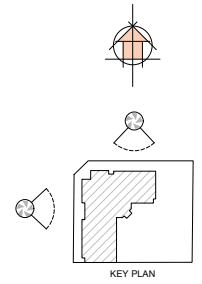


2 WEST ELEVATION (FROM 120TH STREET)
SCALE: 1/16" = 1'-0"

SCHEDULE OF FINISHES

1. ALUMINUM WALL TILES
STYLE: 3R TILES, DIAMOND
COLOR: PVDF FINISH TO MATCH BM SAND DOLLAR 877
2. SWISSPEARL LARGO VINTAGO PANELING
COLOR: WHITE VH-091
3. TRESPA PANELING & SOFFIT
COLOR: ENGLISH CHERRY
4. ALUMINUM UNITIZED SSG CURTAIN WALL & PHANTOM
DOOR / WINDOW
GLASS: CLEAR
SPANDREL: WHITE
5. METAL SPACE FRAME / TRELIS
COLOR: TO MATCH SPANDREL WHITE
6. COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1609
a. WEATHER PROTECTION AWNING
b. SIGNAGES
7. POWDER COATED ALUMINUM FENCE
COLOR: TO MATCH TRESPA ENGLISH CHERRY
8. BASALITE- SCORED CONCRETE BLOCKS - GREY

NOTES:



21-04-16	K	ISSUED FOR DP
21-01-28	J	REVISED / ADP
21-01-18	I	REVISED / ADP
20-12-03	H	REVISED / ADP
20-10-31	G	REVISED / ADP
20-07-23	F	REVISED / ADP
20-01-30	E	SUBM. TO ADP. 19-0127
19-09-23	D	REVISED / COMMENTS
19-07-31	C	REVISED / COMMENTS
19-04-23	B	DP SUBMISSION
18-09-26	A	PRELIMINARY

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ARCHITECTURE
INC.
1205-4871 SHELL ROAD,
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
COMMERCIAL DEVELOPMENT
9572 - 120th STREET,
SURREY, BC

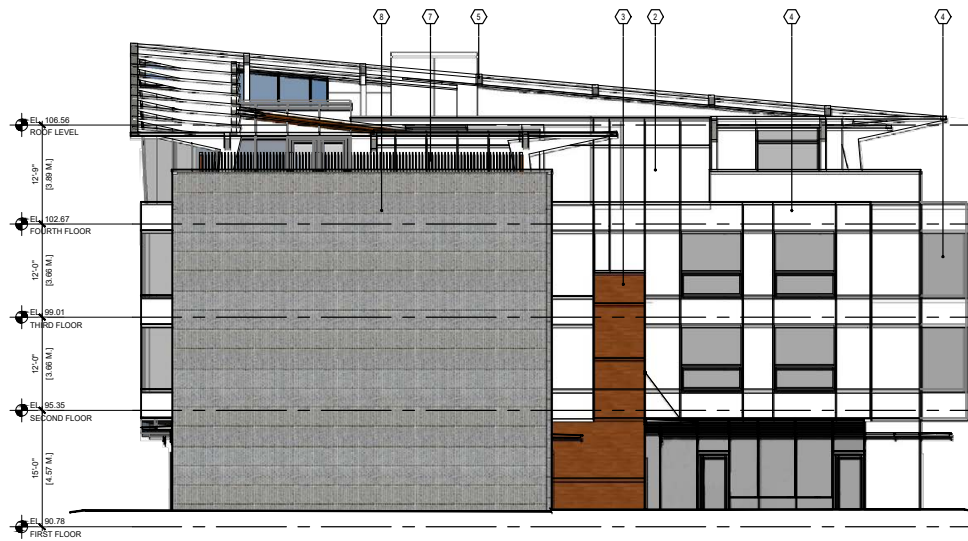
CLIENT:
KASM INTERNATIONAL
ENTERPRISES LTD.
9585 127th STREET,
SURREY, BC

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DRAWING	CHECKED: JA
SCALE: 1/16" = 1'-0"	JOB NO: KSM-204
DATE: 05 JULY 2018	
SHEET TITLE:	

ELEVATIONS

DRAWING NO.:	A-311	K
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1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

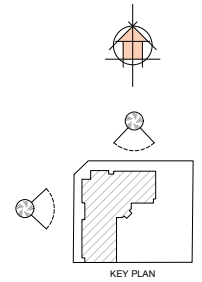


2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

SCHEDULE OF FINISHES

1. ALUMINUM WALL TILES
STYLE: 3R TILES, DIAMOND
COLOR: PVDF FINISH TO MATCH BM SAND DOLLAR 877
2. SWISSPEARL LARGO VINTAGO PANELING
COLOR: WHITE V9-091
3. TRESPA PANELING & SOFFIT
COLOR: ENGLISH CHERRY
4. ALUMCOR UNITIZED SSG CURTAIN WALL & PHANTOM
DOOR / WINDOW
GLASS: CLEAR
SPANDREL: WHITE
5. METAL SPACE FRAME / TRELIS
COLOR: TO MATCH SPANDREL WHITE
6. COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1609
a. WEATHER PROTECTION AWNING
b. SIGMAGES
7. POWDER COATED ALUMINUM FENCE
COLOR: TO MATCH TRESPA ENGLISH CHERRY
8. BASALITE- SCORED CONCRETE BLOCKS - GREY

NOTES:



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21-01-18	I	REVISED / ADP
20-12-03	H	REVISED / ADP
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20-01-30	E	SUBM. TO ADP. 19-0127
19-09-23	D	REVISED / COMMENTS
19-07-31	C	REVISED / COMMENTS
19-04-23	B	DP SUBMISSION
18-09-26	A	PRELIMINARY

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T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
COMMERCIAL DEVELOPMENT
9572 - 120th STREET,
SURREY, BC

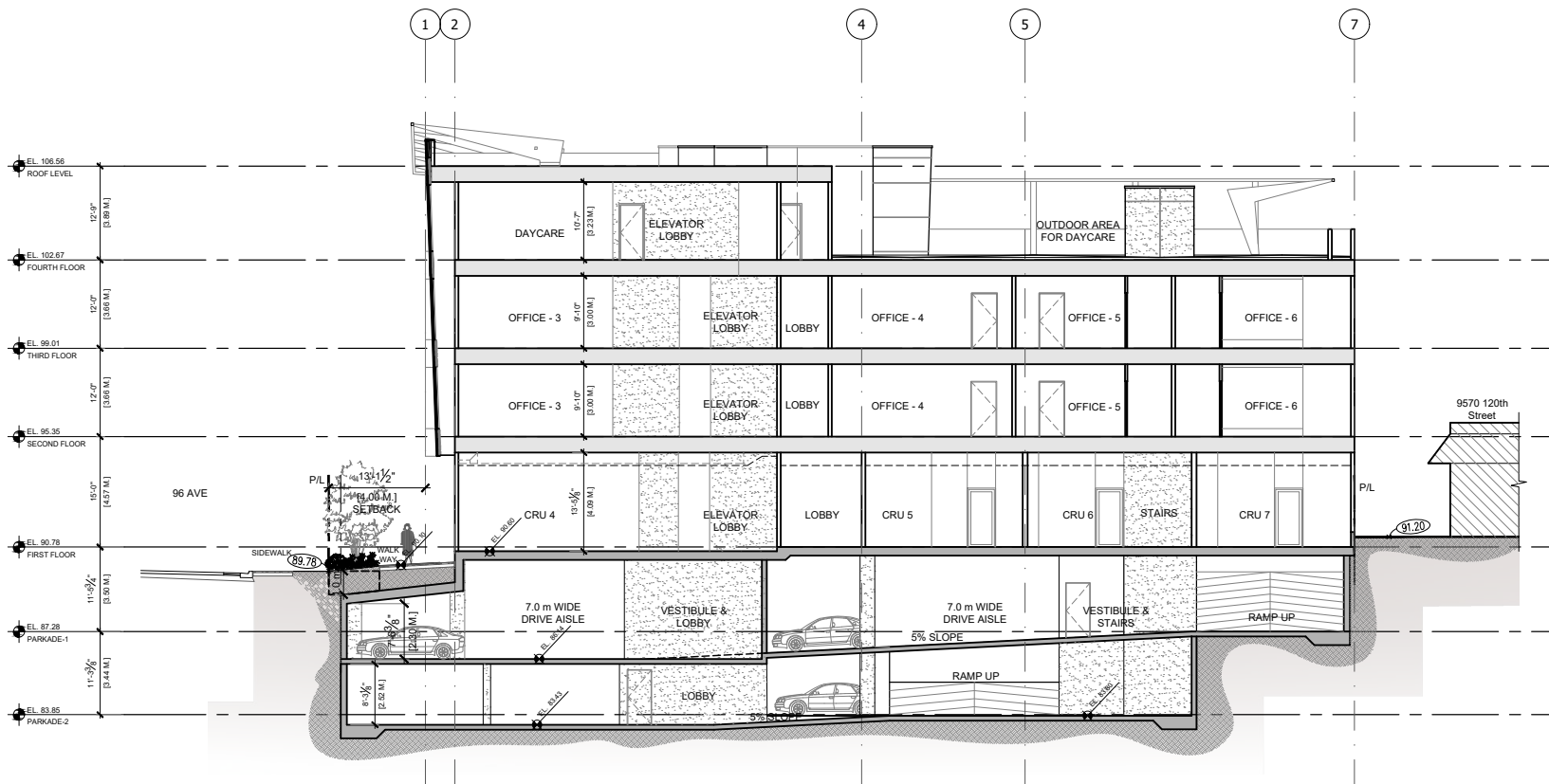
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SCALE: 1/32" = 1'-0"	JOB NO: SMR-294
DATE: 05 JULY 2018	
SHEET TITLE:	

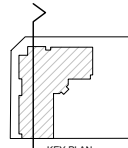
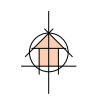
ELEVATIONS

DRAWING NO.:
A-312 K



2 SECTION B
SCALE: 1/16" = 1'-0"

NOTES:



21-04-16	K	ISSUED FOR DP
21-01-28	J	REVISED / ADP
21-01-18	I	REVISED / ADP
20-12-03	H	REVISED / ADP
20-10-31	G	REVISED / ADP
20-07-23	F	REVISED / ADP
20-01-30	E	SUBM. TO ADP. 19-0127
19-09-23	D	REVISED / COMMENTS
19-07-31	C	REVISED / COMMENTS
19-04-23	B	DP SUBMISSION
18-09-26	A	PRELIMINARY

df
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RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
COMMERCIAL DEVELOPMENT
9572 - 120TH STREET,
SURREY, BC

CLIENT:
KASM INTERNATIONAL
ENTERPRISES LTD.
9585 127th STREET,
SURREY, BC

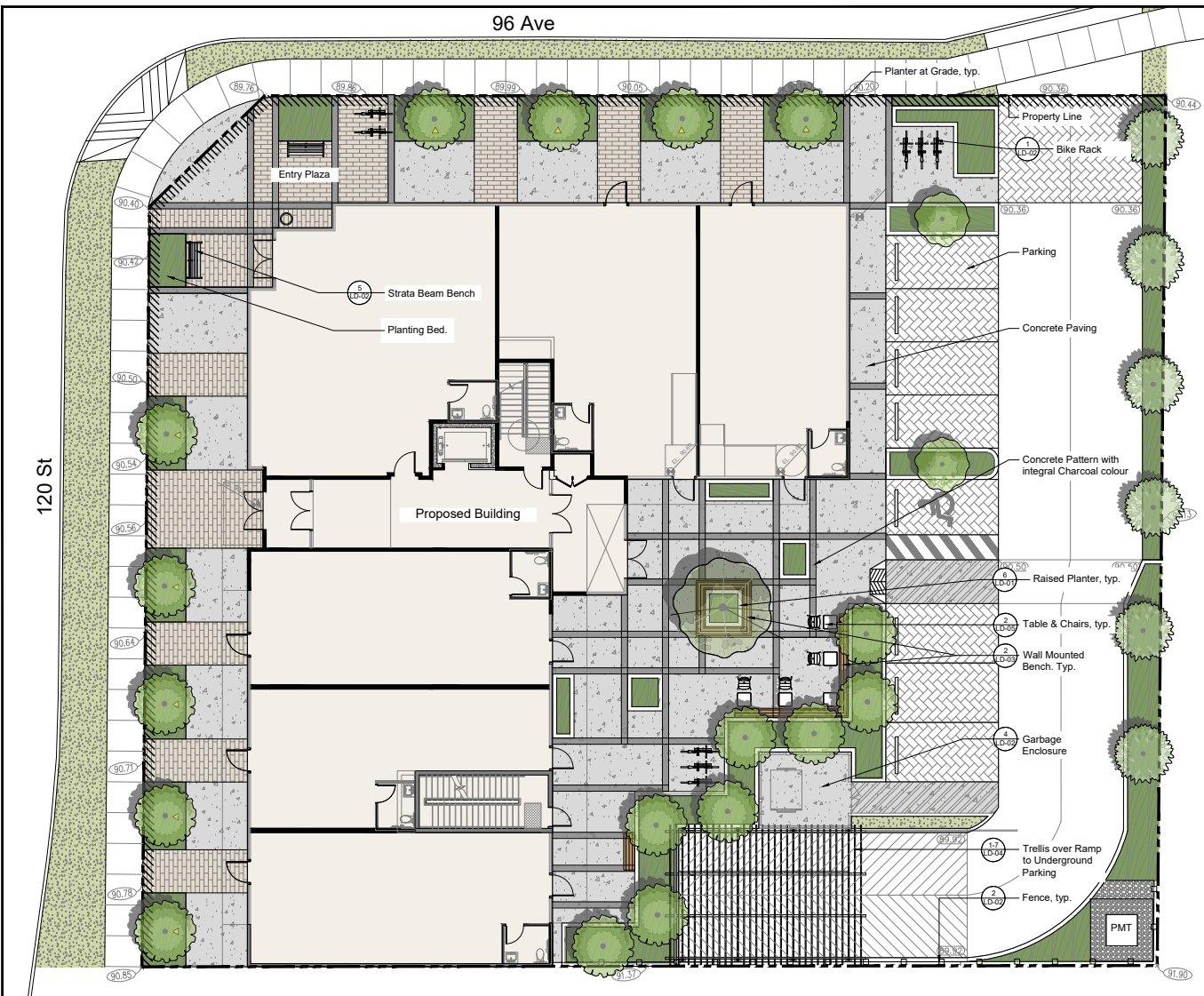
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DRAWING	CHECKED: JA
SCALE: 1/32" = 1'-0"	JOB NO: SR-094
DATE: 05 JULY 2018	
SHEET TITLE:	

SECTIONS

DRAWING NO.:
A-402 K

T:\0404_9570 120th STREET\04040905\04040905-01 SECTIONS.dwg



MATERIALS LEGEND

KEY	REF.	DESCRIPTION
	1.2 LD-02	CONCRETE SIDEWALK Colour: Natural Finish: Broom
	1.2 LD-02	CONCRETE PAVING Colour: Natural Finish: Broom
	3 LD-02	CONCRETE PAVER (PEDESTRIAN) Custom Tumbled Holland Colour: Grey Supplier: Northwest Landscapes
	3 LD-02	CONCRETE PAVER (VEHICLE) Custom Tumbled Holland Colour: Grey Supplier: Northwest Landscapes
		SHRUB PLANTING
		GRASS
	2 LD-03	BENCH Model: Strata Beam Bench Manufacturer: Landscape Forms
	4 LD-03	TABLE & CHAIRS Model: Babby Table & Kourou Chairs Manufacturer: Magis
	3 LD-03	WALL-MOUNTED BENCH Model: Generation 50 Supplier: Landscape Forms
	1 LD-03	BIKE RACK Model: Ironed Bike Racks Supplier: Magis Site Furniture
	4 LD-02	UP LIGHT LED Floodlights Manufacturer: Bege
	7 LD-02	FENCE

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 101-9181 Church St | 102-335 Knapway
 Fort Langley, BC | Maple Ridge, BC
 V3M 1M6 | V5T 3J7
 www.vdz.ca 604-882-0024

No.	By:	Description	Date
8	PC	Re-issued for DP	Jan 27, 2021
7	DC	Re-issued for DP	Sept 24, 2020
6	AD	Re-issued for DP	Aug 10, 2020
5	AD	Issued for ADP	Jan 20, 2019
4	AD	Re-issued for DP	Nov 29, 2019
3	AL	Re-issued for DP	Sept 17, 2019
2	HP	Re-issued for DP	April 5, 2019
1	HP	Issued for Development Permit	March 15, 2019
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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REVISIONS TABLE FOR SHEET





Project:	9572 120 St
Location:	9572 120th St, Surrey, BC
Drawn:	HP
Checked:	DJ
Approved:	DJ
Scale:	1:100

Stamp:

Original Sheet Size: 24"x36"

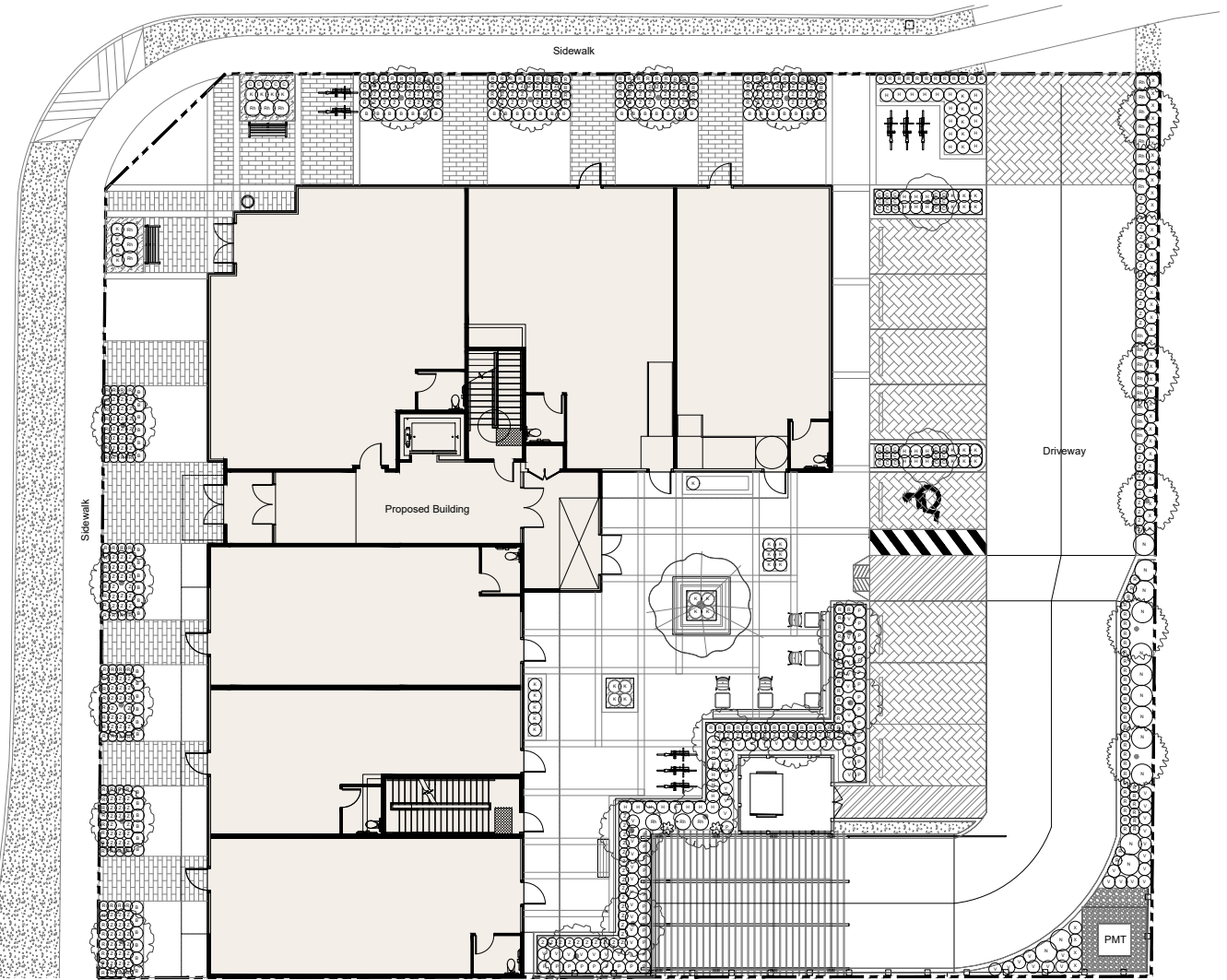
CONTRACTOR SHALL CHECK ALL CONDITIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WITHIN THE SPECIFIED DEADLINE. ALL DISCREPANCIES AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DISCREPANCIES MUST BE RETURNED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR THE CONTRACTOR.

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer griseum / Paperbark Maple	B&B, 6cm cal, 1.2m std	2
	Acer rubrum 'Bowhall' / Bowhall Maple	B&B, 6cm cal, 1.2m std	1
	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B&B, 6cm cal, 1.2m std	17
	Liquidambar styraciflua 'Emerald Sentinel' / Emerald Sentinel Sweetgum	B&B, 6cm cal, 1.2m std	6



Z:\PROJECTS\2019\09\DP\14 SITE & TREES PLAN\14 SITE PLANNING



PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Z	Azalea x 'Hino Crimson' / Hino Crimson Azalea	#3	0.45m	225
R	Berberis 'Turberghii' / Crimson Pygmy / Crimson Pygmy Barberry	#2	0.45m	207
B	Butax x 'Green Gem' / Green Gem Boxwood	#2	0.60m	58
K	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1	0.60m	45
C	Carex x 'Ice Dance' / Ice Dance Sedge	#1	0.60m	35
A	Clematis armandi 'Apple Blossom' / Evergreen Clematis	#5 pot, staked	0.60m	2
H	Hemerocallis x 'Red' / Red Daylily	#1	0.60m	41
P	Polystichum munitum / Western Sword Fern	#2	0.60m	35
Rh	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#3	0.75m	25
Ni	Rosa multiflora / Noctua Rose	#3	1m	14
X	Taxus x media 'Hicksii' / Hicks Yew	1.2m ht	0.60m	41
V	Vaccinium ovatum / Thundersbird / Evergreen Huckleberry	#2	0.60m	68

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
[Hatched Symbol]	Caltha vulgaris 'Wynanda' / Wynanda Scotch Heather	10cm	300mm	76

No.	By	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
9572 120 St

Location:
9572 120th St, Surrey, BC

Drawn: PC	Stamp: [Stamp]
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"

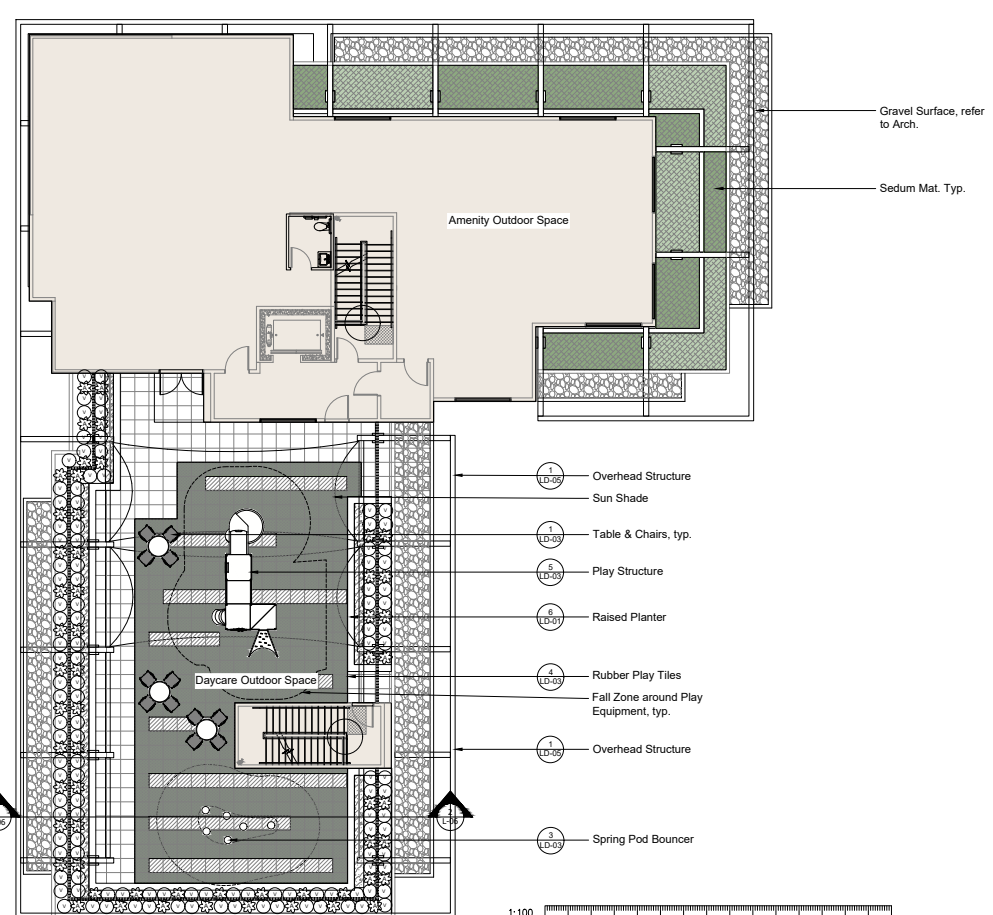
Scale:
1:100



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Z:\PROJECTS\CLM\PLANTING\2019-09-27_DP14_101-9181 CHURCH ST 101-355 KINGSWAY\14.001_000.PLT

Drawing Title: **PLANTING PLAN**
 Drawing #: **L-05**
 Project #: **DP2019-09**



MATERIALS LEGEND

KEY	REF.	DESCRIPTION
	1 LD-04	RUBBER PLAY TILES
	4 LD-02	HYDRAPRESSED SLABS
	5 LD-03	TABLE & CHAIRS

PLANT SCHEDULE

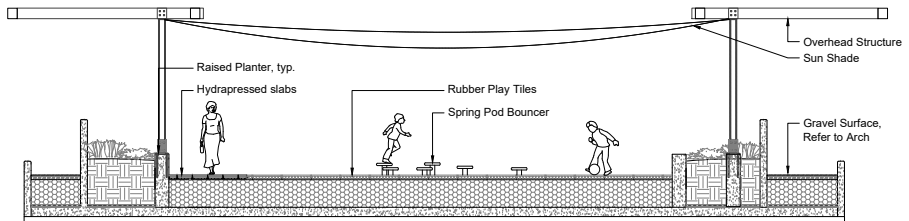
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Clematis armandi 'Apple Blossom' / Evergreen Clematis	#5 pot, staked	57
	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#2	116
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Calluna vulgaris 'Wynanda' / Wynanda Scotch Heather	10cm	151
	Sedum Mat / Sedum Mat	module	369

No.	By	Description	Date
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

1 FOURTH FLOOR PLAN
 Scale 1:100



2 SECTION A
 Scale 1:50

Z:\PROJECTS\ACTIVATION PERMIT\ACTIVATION\091927_1251414 STREET TOWARDS THE TELUS COURTYARD FLOOR PLAN.DWG

INTER-OFFICE MEMO

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

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

DATE: **September 21, 2021** PROJECT FILE: **7819-0127-00 (Revision)**

RE: **Engineering Requirements (Commercial)
Location: 9572 120 Street**

REZONE

Property and Statutory Right-of-Way (SRW) Requirements

- Dedicate 1.760 metres for 120 Street.
- Dedicate 5.0 by 5.0 metre corner cut.
- Register 0.5 metre SRWs along 96 Avenue and 120 Street.

Works and Services

- Construct bus stop on 96 Avenue.
- Construct access on 96 Avenue with consideration for ultimate bus stop requirements, nearby above ground utilities, and vehicle turning movement restriction.
- Enhance 120 Street north-bound right turn lane as per Transportation Impact Analysis.
- Implement low impact development drainage features for offsite and onsite.
- Construct sanitary sewer for 120 Street and 96 Avenue.
- Install water, sanitary and drainage connections to service the site.

A Servicing Agreement is required prior to Rezone, with pay of necessary \$7,785.75 processing fee.

DEVELOPMENT PERMIT

There are no Engineering requirements associated with the Development Permit other than those noted above.



Jeff Pang, P.Eng.
Acting Development Services Manager

KMH

3.0 Tree Preservation Summary

Surrey Project No.:
 Address: 9572 – 120 Street, Surrey, B.C. V3V 4C1
 Registered Arborist: Peter Brinson, PNW Arborist Training Solutions

On-Site Trees	# of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes but excluding trees in proposed open space or riparian areas)	7
Protected Trees to be Removed	7
Protected Trees to be Retained (Excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $1 \times 1 = 1$ All other trees requiring 2 to 1 replacement ratio $6 \times 2 = 12$	13
Replacement Trees Proposed	26
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed (Open Space/Riparian Areas)	
Off-Site Trees	# of Trees
Protected Off-Site Trees to Be Removed	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\quad \times 1 =$ All other trees requiring 2 to 1 replacement ratio $\quad \times 2 =$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



Signature of Arborist

Nov 18, 2018

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0127-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 012-021-610

Parcel "B" (Explanatory Plan 15324) Lot 1 Except: West 17 Feet, Section 31 Township 2 New Westminster District Plan 1181 and Except Part Shown on Highway Plan 53883

9572 - 120 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

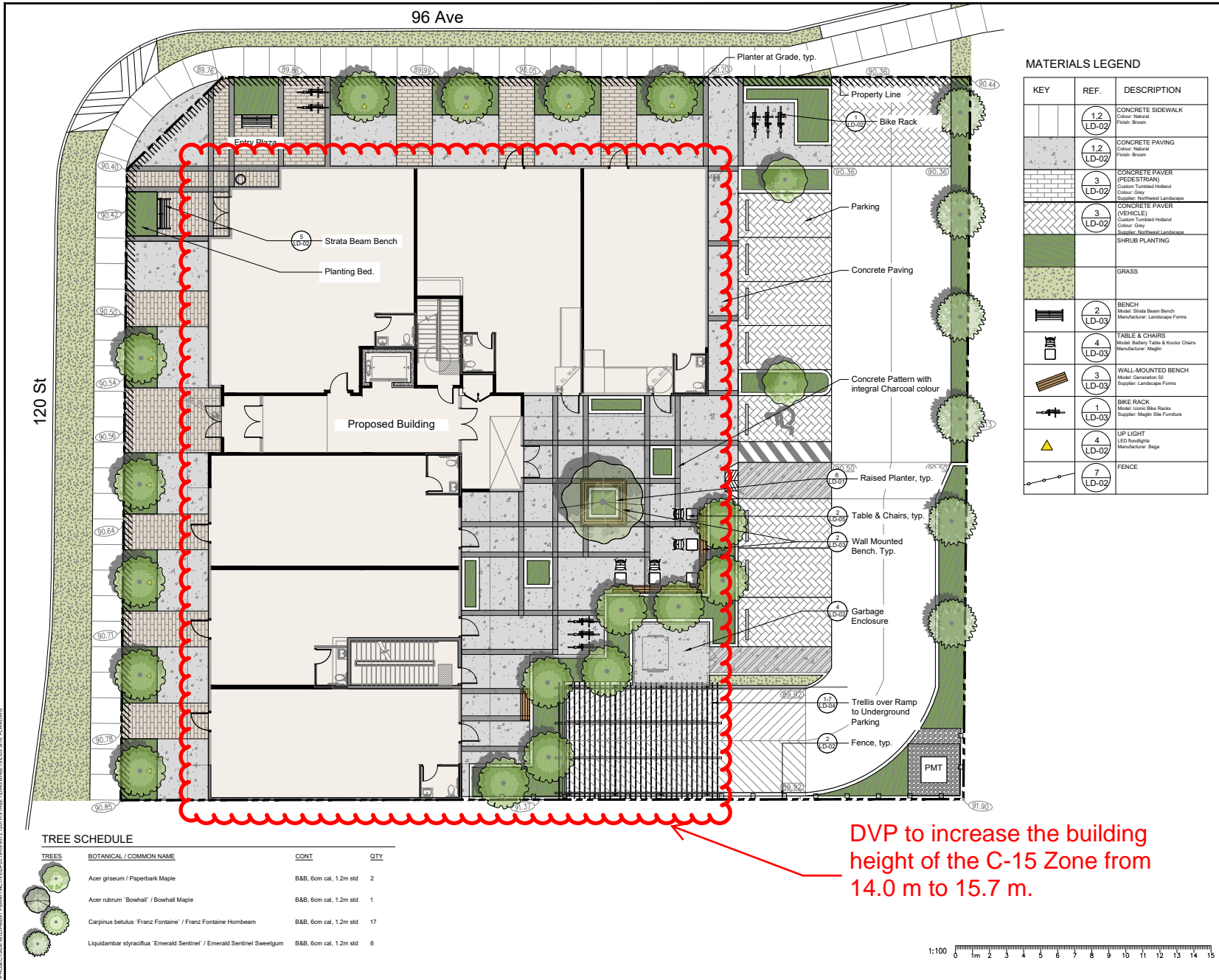
In Section G. Height of Buildings of Part 37 "Town Centre Commercial Zone (C-15)" the building height is increased from 14.0 metres to 15.7 metres.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



MATERIALS LEGEND

KEY	REF.	DESCRIPTION
[Symbol]	1.2 LD-02	CONCRETE SIDEWALK Colour: Natural Finish: Broom
[Symbol]	1.2 LD-02	CONCRETE PAVING Colour: Natural Finish: Broom
[Symbol]	3 LD-02	CONCRETE PAVER (PEDESTRIAN) Colour: Grey Supplier: Northwest Landscap
[Symbol]	3 LD-02	CONCRETE PAVER (VEHICLE) Colour: Grey Supplier: Northwest Landscap
[Symbol]		SHRUB PLANTING
[Symbol]		GRASS
[Symbol]	2 LD-03	BENCH Model: Strata Beam Bench Manufacturer: Landscape Forms
[Symbol]	4 LD-03	TABLE & CHAIRS Model: Babby Table & Kourou Chairs Manufacturer: Magis
[Symbol]	3 LD-03	WALL-MOUNTED BENCH Model: Generation 50 Supplier: Landscape Forms
[Symbol]	1 LD-03	BIKE RACK Model: Iconic Bike Racks Supplier: Magis Site Furniture
[Symbol]	4 LD-02	UP LIGHT LED floodlights Manufacturer: Bege
[Symbol]	7 LD-02	FENCE

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 FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 101-9181 Church St | 101-335 Kingsway
 Fort Langley, BC | Vancouver, BC
 VIM 1A0 | VST 3J7
 www.vdz.ca 604-882-0024

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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			
Project: 9572 120 St			
Location: 9572 120th St, Surrey, BC			

Drawn: HP AL	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND NOT TO BE RETURNED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS SHALL BE CHECKED FOR CONSTRUCTION (UNLESS LABELED ISSUED FOR TRADE CONSTRUCTION).

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer griseum / Paperbark Maple	B&B, 6cm cal, 1.2m std	2
	Acer rubrum 'Bowhall' / Bowhall Maple	B&B, 6cm cal, 1.2m std	1
	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B&B, 6cm cal, 1.2m std	17
	Liquidambar styraciflua 'Emerald Sentinel' / Emerald Sentinel Sweetgum	B&B, 6cm cal, 1.2m std	6



DVP to increase the building height of the C-15 Zone from 14.0 m to 15.7 m.



JESSIE ARORA

ARCHITECT AIBC, SAA, AAA, MRAIC, RA
PRINCIPAL

TEL: 604 284 5194

FAX: 604 284 5131

INFO@DFARCHITECTURE.CA

350 - 10851 SHELLBRIDGE WAY, RICHMOND, B.C., CANADA V6X 2W9

April 20, 2021

Christopher Wilcott
MCIP RPP| PLANNER
Area Planning,
North Division,
Planning & Development
City of Surrey, B.C.

Re: DP Application - Surrey File #19-0127
(9527 120 Street (Scott Road), Surrey, BC)

With reference to Advisory Design Panel meeting minutes dated the 28th of January 2021, we are herewith enclosing a response to the points (highlighted in red below) as noted by you.

ADP comments:

1. Consider levelling the corner canopy.
 - We have consider levelling the corner canopy; however, we felt the current design is more resonated with the roof spaceframe structure, also with the current design will make the corner plaza feel more spacious in volume and more of a directional feeling towards the corner CRU.
2. Consider increasing depth of corner canopy.
 - Noted, the corner canopy' s depth has been increased to 1 foot.
3. Consider wired glazing into P1 and P2 lobbies
 - Noted, all p1 and p2 lobbies are designed with wired glazing. See page A-201 and A-202.
4. Recommend contrast strips at glazing for visibility.
 - The client does not like the idea of contrast strips. Since the unit on the main floor are store front, pedestrian should be able to see clearly what kind of service or what are being sold inside the unit.

5. Consider more accessible stalls than required.
 - Noted. An extra accessible stall is provided near the elevator lobby on P1 (see page A-201)
6. Consider end of trip bicycle/shower facilities.
 - The owner and the marketing team have studied this issue, and decided there is no need for end of trip bicycle and shower.
7. Recommend operable window at office floor.
 - Noted, all office is now equipped with operable windows.

Form and Character

1. Consider end of trip facilities for bicyclists who are working in the office spaces.
 - The owner and the marketing team have studied this issue and decided there is no need for end of trip bicycle and shower.
2. Consider operable windows.
 - Noted, all office is now equipped with operable windows
3. Consider wired glazing on p1 and p2 stair lobbies.
 - Noted. All p1 and p2 lobbies are designed with wired glazing. See page A-201 and A-202.
4. Consider shifting the exterior wall to keep window glazing units on corner equal.
 - Noted. We updated the glazing panel size to keep most of the panels equal.
5. Consider thickness of canopy on the corner to balance the feature exterior all.
 - Noted, canopy thickness has been increased to 1 foot.

Sustainability

1. Consider minimizing heat gain.
 - Energy consultant is on board to address this issue, and to achieve the step code as per zoning bylaw.

Accessibility

1. Consider accessible washroom in office units.
 - we have proposed all potential washroom location on the drawing for the all the office units; however, accessible washroom and location will be provided in the TI stage of the project.

2. Ensure there is adequate accessible parking.

- We have provided 1 accessible parking on surface to the rear of the building, and 3 underground parking.

Hope this covers all the points raised by the ADP, do let us know if you need any further information.

Regards



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