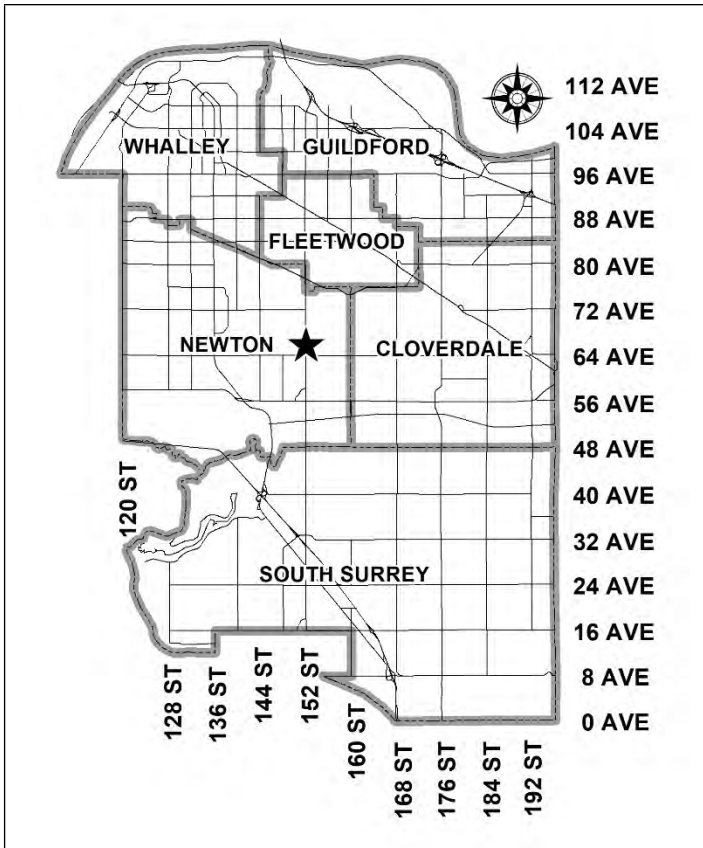


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0347-00

Planning Report Date: January 31, 2022



PROPOSAL:

- **OCP Amendment** to allow for an FAR of 1.3 within the Mixed Employment land use designation
- **Rezoning** from CD (Bylaw No. 17404) to CD (based on IB-3)
- **Development Permit**

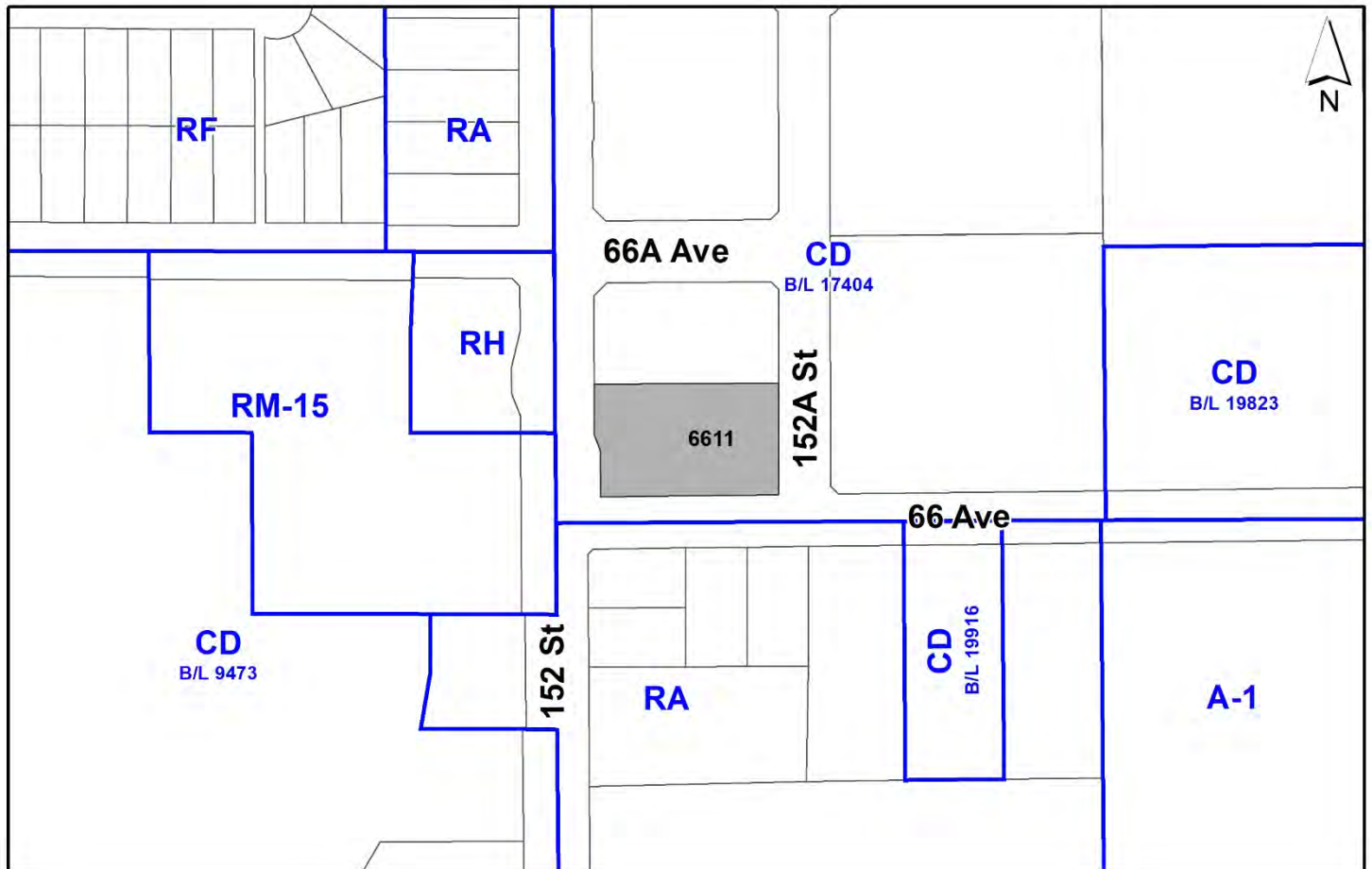
to permit the development of a 3,919 square metre business park building with accessory commercial uses.

LOCATION: 6611 – 152A Street

ZONING: CD (Bylaw No. 17404)

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Live & Work (or Future Business Park) *Preference is for Business Park, and Buffers/Natural Areas



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an Amendment to the Official Community Plan (OCP) to allow for a Floor Area Ratio (FAR) of 1.3 within the Mixed Employment land use designation.

RATIONALE OF RECOMMENDATION

- The proposal requires an amendment to the Mixed Employment designation in the Official Community Plan (OCP) in order to increase the allowable density. The increased density will support the desirable intensification of employment uses.
- The proposal complies with the land use designation in the East Newton Business Park Plan.
- The proposed density and building form are appropriate for this part of East Newton Business Park fronting 152 Street.
- The proposal generally 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. 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 475 of the Local Government Act.
2. A Bylaw be introduced to amend the OCP, 'Table 7a: Land Use Designation Exceptions' to allow for an FAR of 1.3 within the Mixed Employment land use designation and a date for Public Hearing be set.

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # 20565	Mixed Employment	6611 – 152A Street (028-737-890, Lot 4 Section 14 Township 2 New Westminster District Plan BCP49715)	Density permitted up to 1.3 FAR (net calculation)

3. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 17404)" to "Comprehensive Development Zone (CD)" based on the "Business Park 3 Zone (IB-3)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7919-0347-00 generally in accordance with the attached drawings (Appendix I).
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) 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; and
- (f) registration of a Section 219 Restrictive Covenant to restrict the hours of operation for business on-site to 6.00am-7.00pm in accordance with the Parking Arrangement that is registered on the title of the property.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant	Live & Work (or Future Business Park) *Preference is for Business Park, and Buffers/Natural Areas	CD (Bylaw No. 17404)
North:	Business park building.	Local Commercial and Buffers/Natural Areas	CD (Bylaw No. 17404)
East (Across 152A Street):	Business park building.	Business Park and Buffers/Natural Areas	CD (Bylaw No. 17404)
South (Across 66 Avenue):	Single family dwellings.	Live & Work (or Future Business Park) *Preference is for Business Park, and Buffers/Natural Areas	RA
West (Across 152 Street):	Townhouses and a single family dwelling.	East Newton South: Townhouses (max. 15 u.p.a.) and Landscape Buffer Strips	RM-15 and RH

Context & Background

- The subject site is located at 6611 – 152A Street in East Newton Business Park.
- The subject site is approximately 0.30 hectares in size, designated "Mixed Employment" in the Official Community Plan, "Live & Work (or Future Business Park) *Preference is for Business Park", and "Buffers/Natural Areas" in the East Newton Business Park Neighbourhood Concept Plan (NCP), and zoned "Comprehensive Development Zone (CD Bylaw No. 17404).
- The property was created under Development Application No. 7908-0128-00, which subdivided one property into eleven (11) business park lots and one (1) commercial lot in the East Newton Business Park. This application also rezoned the 11 lots to CD Bylaw No. 17404 allowing for business park and light industrial type uses along with accessory commercial uses.

- A Development Permit application was approved on March 11, 2013 at 6638 – 152A Street (Development Application No. 7912-0086-00) for a business park building (across 152A Street from the subject application) which includes ground-floor light impact industrial, general service and personal service uses as well as a second-floor banquet hall.
- A comprehensive shared parking arrangement was entered into between owners of the subject property and the owners of 6638 – 152A Street, 15336 – 67 Avenue, and 15315 – 66 Avenue to provide after-hours parking for patrons of the banquet hall located at 6638 – 152 Street. The details of the parking arrangement are discussed in the Transportation Considerations section of this report and illustrated in Appendix VI.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes an OCP Amendment to increase the allowable density in the Mixed Employment designation from 1.0 FAR to 1.3 FAR; rezoning from Comprehensive Development Zone (CD Bylaw No. 17404) to a new Comprehensive Development Zone (CD) based on the "Business Park 3 Zone (IB-3)", and a Development Permit for Form and Character to permit the development of a 3,919 square metre business park building with accessory commercial uses.

	Proposed
Lot Area	
Gross Site Area:	3,024 square metres
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	3,024 square metres
Number of Lots:	1
Building Height:	18.9 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	1.30
Floor Area	
Commercial :	661.6 square metres
Office/Industrial:	3,256.9 square metres
Total:	3,918.5 square metres

Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on November 18, 2021, and was conditionally supported. The applicant has resolved most 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.

Transportation Considerations

- The subject development will be accessed via a shared driveway from 152A Street, which is shared with the property to the north (6625 – 152A Street). A shared access easement is registered against both properties to allow for shared access in perpetuity. No access to 152 Street will be permitted.
- Two accessible bus stops are located within 100 metres of the subject site on the east and west sides of 152 Street. TransLink's Bus Route No. 345 and 375 serve the site, connecting White Rock Centre and King George Station, and White Rock Centre and Guildford Centre, respectively.
- The Johnston Greenway multi-use path (MUP) will be constructed fronting the subject site along 152 Street. Once the entirety of the Johnston Greenway is completed, the MUP will connect 64 Avenue in the south, the subject site, and areas to the north with several other MUP's including to Surrey Lake, Guildford Town Centre, and Bear Creek Park.

Comprehensive Shared Parking and Access Agreement

- Under Development Application No. 7912-0086-00 for the property located to the east across 152A Street at 6638 - 152A Street, the applicant proposed the development of an industrial/business park building with a second-storey banquet hall. Under the Zoning By-law, the site was required to provide 335 parking spaces to accommodate the industrial uses and banquet hall. A total of 77 spaces are required to service the businesses on the ground floor of the building.
- The peak hours for the banquet hall are expected to occur on evenings and weekends while the peak period for the ground floor businesses is expected during typical daytime business hours, Monday to Friday.
- There is a total of 177 parking stalls located on the banquet hall property, leaving a deficiency of 158 stalls, which are to be secured through a shared parking and access agreement with three neighbouring properties, including the subject property. Properties at 15315 – 66 Avenue, 15336 – 67 Avenue and the subject property (6611 – 152A Street) will each provide parking to meet the banquet hall's deficiency of 158 spaces. Details of the parking arrangement are shown in Appendix VI, including the locations of these lots and the allocation of the number of parking stalls to be provided on each lot.

- All 34 surface parking stalls on the subject site will be allocated to 6638 – 152A Street for evening use of the banquet hall on that property. The evening use of these stalls is restricted to 7.00pm to 6.00am while the operating hours of the ground floor businesses of the subject development will be restricted by a new Restrictive Covenant to 6.00am to 7.00pm to ensure the surface parking stalls can be utilized by the banquet hall in the evening.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated Mixed Employment in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed business park building complies with the Mixed Employment designation.

Official Community Plan

Land Use Designation

- The subject site is designated Mixed Employment in the OCP. The Mixed Employment designation has a maximum Floor Area Ratio of 1.0.
- The applicant proposes an Amendment to the OCP to allow for increased density within the Mixed Employment designation from 1.0 FAR to 1.3 FAR.

Amendment Rationale

- The East Newton Business Park Neighbourhood Concept Plan (NCP) was adopted by Council in 1999 and is reflective of the form of development that was appropriate at that time. There is a considerable shortage of industrial and business park lands in the region and since 1999, densities have steadily increased due to increased cost of land and changing market conditions. For this reason, it is appropriate to amend the OCP to allow for increased density under the Mixed Employment designation.
- The proposed increase in density will facilitate the intensification of employment lands without negatively impacting adjacent properties.
- The applicant has agreed to eliminate certain parking intensive non-business park related accessory uses, including:
 - Recreational facilities;
 - Community services;
 - Assembly halls;
 - Child care centres;

- Small-scale drug store; and
 - Limiting eating establishments to a maximum size of 150 square metres.
- The elimination of these uses will mean that a greater percentage of floor area will be allocated to traditional business park uses and help mitigate parking concerns, as has been experienced with other properties in East Newton Business Park.

Themes/Policies

- B6.6 – Design buildings to enhance the activity, safety, and interest of adjacent public streets, plazas, and spaces.

(The proposed development is oriented towards 152 Street and 152A Street with expansive two-level spandrel glazing.)

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

(The proposed development is compatible with the Mixed Employment designation and adds a significant number of employment opportunities in East Newton Business Park. The subject site is also located near the major arterial transportation corridor of 152 Street, which provides important connections into and out of East Newton Business Park.)

Secondary Plans

Land Use Designation

- The subject site is designated "Live & Work (or Future Business Park) *Preference is for Business Park", and "Buffers/Natural Areas" in the East Newton Business Park Neighbourhood Concept Plan.
- The proposed business park development with accessory commercial uses complies with the land use designation for the site.

CD By-law

- The applicant proposes to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 17404)" to a new "Comprehensive Development Zone (CD)".
- The table below provides an analysis of the development proposal in relation to the existing CD Bylaw No. 17404 with the proposed CD Zone. The CD Zone will have provisions based on the "Business Park 3 Zone (IB-3)".

Zone	CD Bylaw No. 17404	Proposed CD Zone
------	--------------------	------------------

Zone	CD Bylaw No. 17404	Proposed CD Zone
Unit Density:	n/a	n/a
Floor Area Ratio:	0.75	1.3
Lot Coverage:	60%	40%
Yards and Setbacks		
North:	7.5 metres	5.4 metres
East:	7.5 metres	7.5 metres
South:	7.5 metres	4.0 metres
West:	7.5 metres	5.7 metres
Height of Buildings		
Principal buildings:	12 metres	19.5 metres
Accessory buildings:	6 metres	6 metres
Permitted Uses	<ul style="list-style-type: none"> • Light impact industry • Office uses • General service uses • Warehouse uses • Distribution centres • Accessory Uses <ul style="list-style-type: none"> ○ Personal service uses with some limitations ○ Recreational facilities ○ Eating establishments limited to 200 seats ○ Community service uses ○ Assembly halls limited to churches ○ Child care centres ○ Dwelling unit 	<ul style="list-style-type: none"> • Light impact industry • Office uses • General service uses • Warehouse uses • Distribution centres • Accessory Uses <ul style="list-style-type: none"> ○ Personal service uses with some limitations ○ Eating establishments limited to 150 m² ○ Dwelling unit
Parking (Part 5)	Required	Proposed
Number of Stalls		
Commercial:	20	
Industrial:	n/a	
Office	81	
Total:	101	101
Small (%):	35 (35%)	32 (31%)

- The proposed CD Zone includes the following changes to the existing CD Bylaw No. 17404:
 - Increase in permitted floor area ratio from 0.75 to 1.30;
 - Increase in building height from 12 metres to 19.5 metres;
 - Reduction to the permitted lot coverage from 60% to 40%;
 - Decreased setbacks on the north, south, and west property lines; and
 - Elimination of certain parking intensive uses such as:
 - Recreational facilities;

- Community services;
 - Assembly halls;
 - Child care centres;
 - Small-scale drug store; and
 - Limiting the size of eating establishments to a maximum of 150 square metres.
- Recreational facilities, banquet halls, and larger eating establishments require a significant amount of parking in accordance with Part 5 of the Surrey Zoning By-law. The elimination of recreational facilities, banquet halls, and eating establishments exceeding 150 square metres among other uses, will limit future parking shortages on the property. In exchange for eliminating and restricting these uses, the CD Zone allows for an increase in the permitted Floor Area Ratio.
 - The "Business Park 3 Zone (IB-3)" accommodates a maximum of three-storeys or 14 metres. The increased building height will accommodate one additional floor along with the required screening of mechanical equipment on the roof.
 - The reduced setbacks on the north, south, and west property lines will facilitate a more efficient building layout given the smaller size of the site.

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 12, 2021, and the Development Proposal Signs were installed on October 12, 2021. Staff received no responses from neighbouring residents.
- The subject development application was reviewed by the Sullivan Amateur Athletic and Community Association. No comments were submitted.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the East Newton Business Park Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the East Newton Business Park Plan.

- The office park building is attractive and provides a dynamic addition to the East Newton Business Park by continuing the high-standard for the form, design, and character of future industrial/business park buildings within the surrounding neighbourhood. The building façade features a high-quality curtain wall system with tinted and spandrel glazing on the upper levels. Other building materials include hardie panels in neutral colours and designed in projecting fins, and salvaged wood details in natural wood tone. Clear double-glazed storefront glazing and doors are provided for first-floor tenants.
- The building is designed with attractive frontages on three (3) public roads (152 Street, 152A Street, and 66 Avenue). The ground floor consists of four (4) Commercial Retail Units (CRUs) oriented towards 152 Street and 66 Avenue, with additional entrances from the surface parking lot. The CRUs are anticipated to range in size from 90 square metres to 177 square metres. The units can be combined to create larger commercial/retail units at the time of a tenant improvement/building permit application.
- The remaining three floors are designated as office uses in keeping with the intent of the "Live & Work (or Future Business Park) *Preference is for Business Park" land use designation in the East Newton Business Park NCP.
- The applicant is proposing fascia signage for the ground floor tenants, facing 152 Street, 66 Avenue, and towards the interior surface parking lot. The fascia signage is proposed in channel lettering above each tenant entry. Future tenants will need to submit a Sign Permit Application in accordance with this DP and the Sign By-law.
- If the same tenant occupies several units, only two signs per tenant will be permitted provided they are not located on the same façade, as per the Sign By-law.

Landscaping

- The proposed landscaping consists of a 5.7 metre wide landscape buffer on 152 Street, a 2 metre-wide landscape buffer on 66 Avenue with an additional 1.8 metre-wide pedestrian walkway, and a 6 metre-wide landscape buffer on 152A Street.
- The landscape plan proposes a total of 20 trees to be planted on the site including deciduous and coniferous trees: Norway Maple, Alaskan Cedar, Sweet Gum, and Sawleaf Zelkova. The proposed tree plantings will be complimented by a variety of shrubs and ground cover.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include clarifying and detailing proposed finish materials, signage and utility integration; integrating sustainable features; revising the outdoor worker's amenity area; and revising surface parking and landscape features.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these issues prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd. 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Honey Locust	3	0	3
Scarlet Oak	2	0	2
Total (excluding Alder and Cottonwood Trees)	5	0	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees		25	
Contribution to the Green City Program		\$0	

- The Arborist Assessment states that there are a total of five (5) mature trees on the site. None of the existing trees on the site are Alder and Cottonwood trees. It was determined that all five 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.
- The new trees on the site will consist of a variety of trees including Norway Maple, Alaskan Cedar, Sweet Gum, and Sawleaf Zelkova.
- In summary, a total of twenty-five (25) trees are proposed to be retained or replaced on the site. As there are no trees proposed to be removed, no contribution to the Green City Program is required.

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.	OCP Redesignation Map
Appendix V.	Parking Arrangement
Appendix VI.	ADP Comments and Response

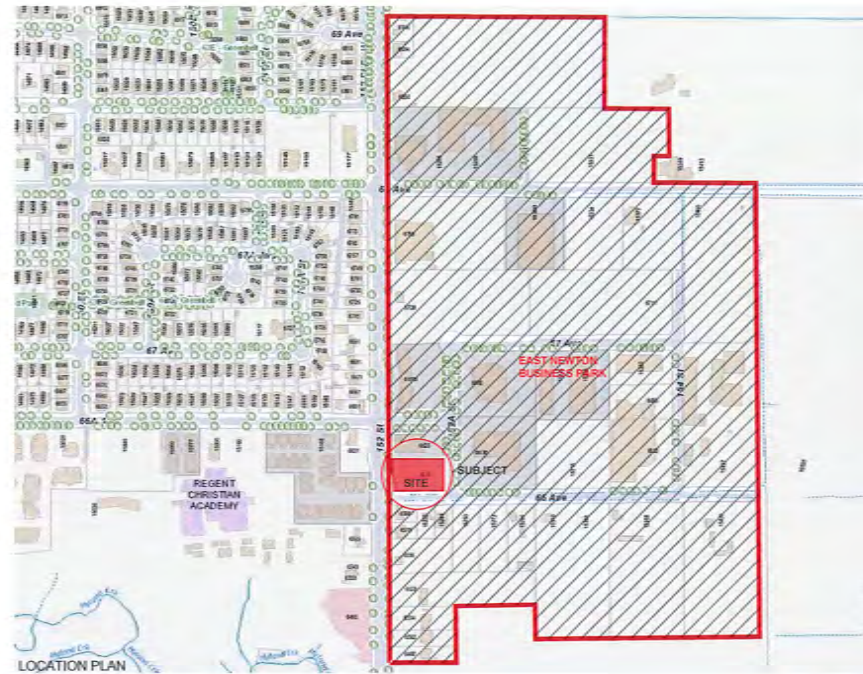
approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

KS/cm

BUSINESS PARK DEVELOPMENT

6611 - 152A STREET, SURREY
BRITISH COLUMBIA



STREETScape



NOTES :



2020-01-28	K	REVISED DP APPLICATION FOR COUNCIL
2020-01-14	J	REVISED DP APPLICATION
2021-11-03	I	SUBMISSION TO ADP_7910-0207-08
2021-08-21	H	REVISED DP APPLICATION
2021-10-21	G	REVISED DP APPLICATION
2021-08-17	F	REVISED DP APPLICATION
2021-05-28	E	REVISED DP APPLICATION
2020-07-16	D	REVISED COMMENTS
2020-07-11	C	SUBMISSION TO ADP_7621-0518-09
2019-12-05	B	DP APPLICATION
2019-02-07	A	PRELIMINARY SUBMISSION



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CANADA V6V 2V6
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PROJECT:

BUSINESS PARK DEVELOPMENT

6611-152A STREET, SURREY B.C

CLIENT:
EMPIRE PARK INC.

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DRAWN	SB
CHECKED	SA
SCALE	
JOB NO.	SL-2020
DATE	JAN 2022
SHEET TITLE	JAN 27 6 2022



COVER SHEET

PROJECT INFO

LEGAL DESCRIPTION:
LOT 4 SECTION 14 TOWNSHIP 2 PLAN BCP49T15

CIVIC ADDRESS:
6611-152A STREET, SURREY
BRITISH COLUMBIA

ZONING INFORMATION:
ZONE:
EXISTING: CD - BYLAW NO. 17404
PROPOSED: CD - BASED ON CD BYLAW NO.17404

LOT AREA:
GROSS SITE AREA - 3024.5 SQM
DEDICATIONS - N/A
NET SITE AREA - 3024.5 SQM

PROJECT DIRECTORY

CLIENT:
EMPIRE PARK INC.
6611 152A STREET,
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cckhomes@hotmail.com

PROJECT ARCHITECT:
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xudong_bao@m2la.com

LIST OF DRAWINGS

A-001	COVER PAGE
A-002	PROJECT DATA
A-003	SURVEY PLAN
A-004	BASE PLAN
A-005	CONTEXT PLAN
A-007	SHADOW STUDY
A-100	SITE PLAN
A-201-A-206	BUILDING FLOOR PLANS
A-301 - A302	BUILDING ELEVATIONS
A-351	REFLECTED CEILING PLAN
A-401 - A-403	SECTIONS
A-501 - A-502	SIGNAGE & DETAILS

DRAWING No.

A-001

K

NOTES :

PROJECT DATA

CIVIC ADDRESS :	6611 - 152A STREET, SURREY, BC		
LEGAL DESCRIPTION :	LOT 4 SECTION 14 TOWNSHIP 2 PLAN BCP49715 NWD		

LOT INFO			
TOTAL LOT AREA	32555.6 SQFT	3024.5 SQM	
DEDICATIONS			
NET AREA	32555.6 SQFT	3024.5 SQM	

ZONING	
EXISTING	CD - BYLAW NO. 17404
PROPOSED	CD Zone (based on IB-3)
NCP	East Newton Business Park
OCP	Mixed Employment

SETBACKS		
	ALLOWED	PROPOSED
NORTH (FROM PROPERTY LINE)	4.2 m	5.43 m
NORTH (B/W EASEMENT & BUILDING)	0.6 m	1.83 m
SOUTH - 66 AVE	3.6 m	4.09m
EAST - 152A STREET	3.0 m	18.38 m
WEST - 152 STREET	5.0 M from MUP	5.71m

HEIGHT		
PROPOSED (FROM AVERAGE GRADE)	4 STOREYS	18.86 m

SITE COVERAGE			
PROPOSED	12105.7 SQFT	1124.7 SQM	37.2%

FAR CALCULATIONS							
LEVEL	GROSS FLOOR AREA		DEDUCTIONS(SQFT.)			NET AREA	
	AREA(SQFT.)	GARBAGE	ELEV.	SHAFT	ELEC.	AREA(SQFT.)	AREA(SQM.)
FIRST FLOOR LEVEL (ACCESSORY USE)	7393.59	272.15	-	-	-	7121.44	661.6
SECOND FLOOR LEVEL (OFFICE USE)	11737.21	-	62.22	45.68	79.35	11549.96	1073.0
THIRD FLOOR LEVEL (OFFICE USE)	11812.97	-	62.22	45.68	94.17	11610.9	1078.7
FOURTH FLOOR LEVEL (OFFICE USE)	12105.71	-	62.22	45.68	94.17	11903.64	1105.9
TOTAL	43049.48		186.66	137.04	267.69	42185.94	3919.2
FAR PROPOSED							1.30

OFF STREET PARKING

OCCUPANCY TYPE	AREA (SQM)	CARS PER 100SQM	NO. OF CARS	SAY
ACCESSORY USES (FIRST FLOOR)	661.6 SQM	3	19.8	20
OFFICES (SECOND TO FOURTH)	3257.6 SQM	2.5	81.4	81

TOTAL NO. OF PARKING REQUIRED	101
SURFACE PARKING PROVIDED	34
UNDERGROUND PARKADE	68
NO. OF PARKING PROVIDED AT SURFACE, PARKADE LEVEL	102
NO OF SMALL CAR SPACES	32
PARKING SPACES FOR PERSON WITH DISABILITIES	2
	31%
	REQUIRED
	PROVIDED(5+1 VAN)
	6

BICYCLE SPACES	TOTAL AREA (SQM)	BI CYCLES PER 100SQM	NO. OF BICYCLES
REQUIRED	3919.2 SQM	0.06 + 0.06	4.7
PROVIDED			6
BICYCLE STORAGE PROVIDED			16

2022-01-06	F	REVISED GP APPLICATION FOR COUNCIL
2022-01-04	J	REVISED GP APPLICATION
2021-01-03	I	SUBMISSION TO ACP_7819-03-07-03
2021-05-21	H	REVISED GP APPLICATION
2021-05-21	G	REVISED GP APPLICATION
2021-09-01	F	REVISED GP APPLICATION
2021-09-08	E	REVISED GP APPLICATION
2020-07-16	D	REVISED DOCUMENTS
2022-01-01	C	SUBMISSION TO ACP_7819-01-16-02
2019-10-09	B	GP APPLICATION
2019-02-07	A	PRELIMINARY SUBMISSION



PROJECT:
BUSINESS PARK DEVELOPMENT

6611-152A STREET, SURREY B.C

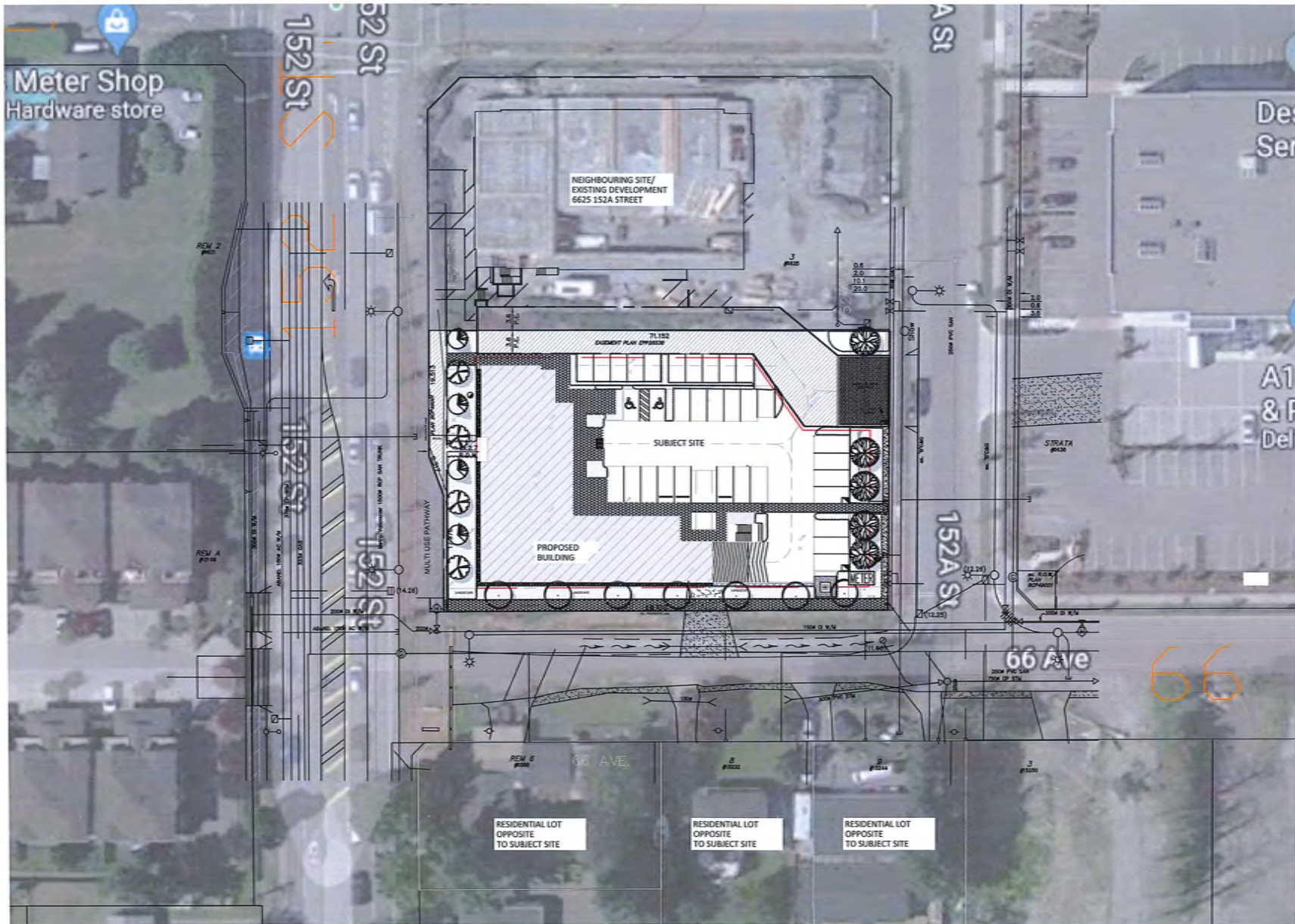
CLIENT:
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DRAWN: SB	
CHECKED: NB	
SCALE:	
DATE: JAN 2022	

SHEET TITLE: **JAN 2'6-2022**
PROJECT DATA SHEET

DRAWING No.
A-002 **K**



NOTES :



2022-01-26	K	REVISED DP APPLICATION FOR COUNCIL
2022-01-14	J	REVISED DP APPLICATION
2021-11-03	F	SUBMISSION TO ROP_7371-03-07-00
2021-10-21	M	REVISED DP APPLICATION
2021-10-21	SL	REVISED DP APPLICATION
2021-09-07	F	REVISED DP APPLICATION
2021-09-03	E	REVISED DP APPLICATION
2020-07-30	C	REVISION COMMENTS
2020-07-11	C	SUBMISSION TO ROP_7371-03-18-00
2019-10-05	M	DP APPLICATION
2019-03-07	A	PRELIMINARY SUBMISSION

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info@dfarchitecture.ca

PROJECT:

BUSINESS PARK DEVELOPMENT

6611-152A STREET, SURREY B.C

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DRAWN:	SB
CHECKED:	NA
SCALE:	
JOB NO.:	SUR-007
DATE:	JAN 2022



SHEET TITLE:

JAN 2 6 2022

CONTEXT PLAN

DRAWING No.

A-005 **K**

NOTES :



1
A-006 SHADOW MARCH EQ. 10am
1" = 160'-0"



3
A-006 SHADOW MARCH EQ. NOON
1" = 160'-0"



2
A-006 SHADOW MARCH EQ. 2pm
1" = 160'-0"



4
A-006 SEPTEMBER EQ. 10AM
1" = 160'-0"



5
A-006 SEPTEMBER EQ. NOON
1" = 160'-0"



6
A-006 SEPTEMBER EQ. 2PM
1" = 160'-0"

2010-01-28	A	REVISED DP APPLICATION FOR COUNCIL
2010-01-28	J	REVISED DP APPLICATION
2011-11-01	F	SUBMISSION TO DPF_1711-01-01-02
2011-10-21	H	REVISED DP APPLICATION
2011-10-21	G	REVISED DP APPLICATION
2011-09-07	F	REVISED DP APPLICATION
2011-09-06	E	REVISED DP APPLICATION
2010-07-16	D	REVISED COMMENTS
2010-03-11	C	SUBMISSION TO DPF_1710-03-11-00
2010-10-05	E	DP APPLICATION
2010-03-07	A	PRELIMINARY SUBMISSION

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PROJECT:

BUSINESS PARK DEVELOPMENT

6611-152A STREET, SURREY B.C

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DRAWN: SB
CHECKED: YA
SCALE: 1" = 160'-0"
JOB NO.: SUR-027
DATE: JAN 2012



SHEET TITLE:

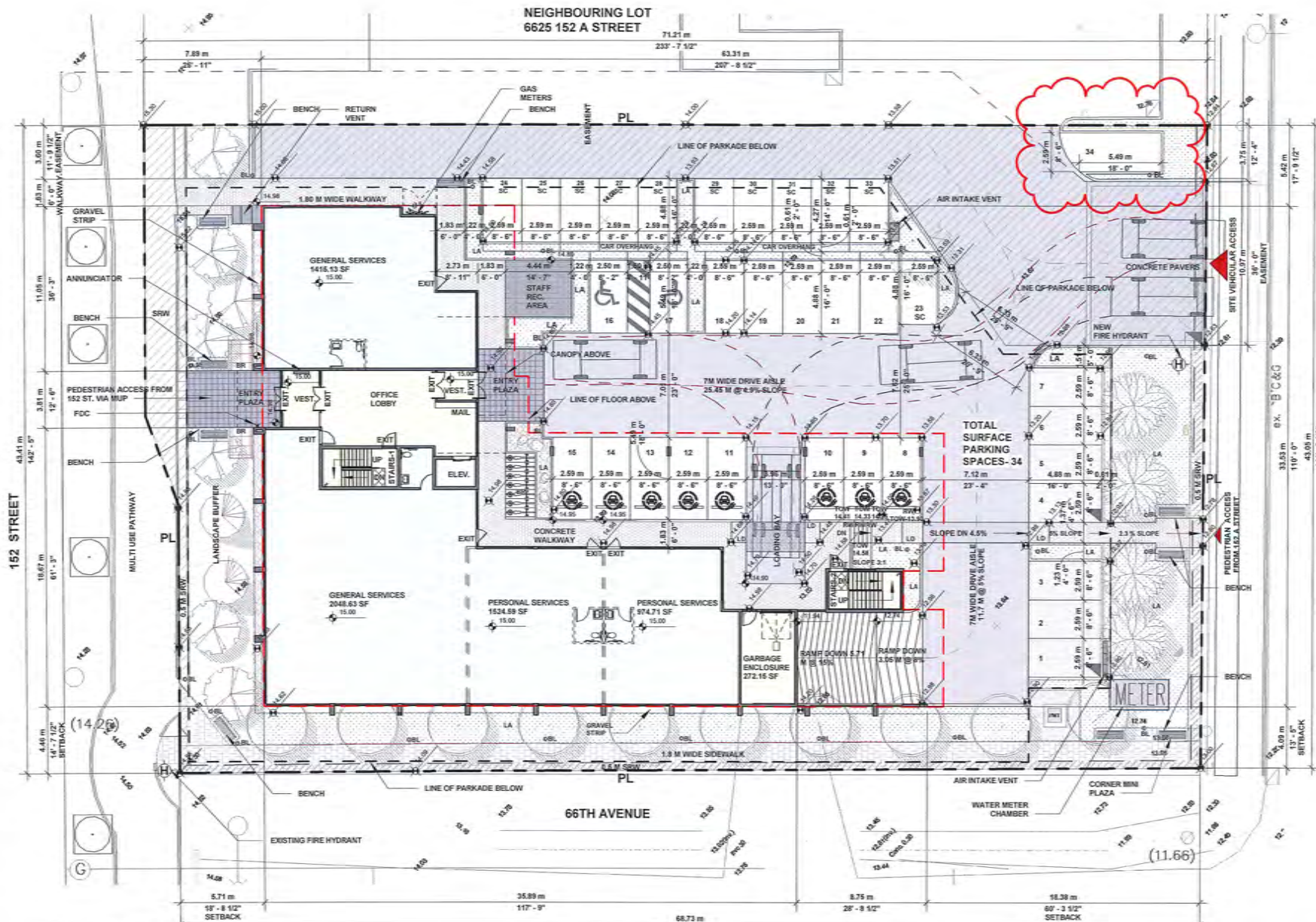
JAN 2 6 2012

SHADOW STUDY

DRAWING No.

A-006

K



NOTES:

- LANDSCAPE DESIGN, PLANTING MATERIALS, PAVERS TYPE, COLOUR, CHARACTER, RETAINING WALL FINISHING REFER TO LANDSCAPE DRAWINGS.
- CURB ALIGNMENT AND FINISH GRADING REFER TO CIVIL DRAWINGS.

LEGEND:

- LA - AS PER LANDSCAPE DRAWINGS
- PL - PROPERTY LINE
- BR - BIKE RACK
- BL - SOLLARD LIGHT
- LD - LET DOWN

2023-01-24	X	REVISED DP APPLICATION FOR COUNCIL
2022-01-04	Z	REVISED DP APPLICATION
2021-11-01	F	SUBMISSION TO ACP, 730-1430-02
2021-10-21	M	REVISED DP APPLICATION
2021-10-21	G	REVISED DP APPLICATION
2021-09-17	F	REVISED DP APPLICATION
2021-09-08	E	REVISED DP APPLICATION
2020-07-18	C	REVISED COMMENTS
2020-03-11	C	SUBMISSION TO ACP, 730-0918-02
2019-10-09	B	DP APPLICATION
2019-03-07	A	PRELIMINARY SUBMISSION



PROJECT:

BUSINESS PARK DEVELOPMENT

6611-152A STREET, SURREY B.C

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DRAWN	SB
CHECKED	YA
SCALE	As Indicated
JOB NO.	508-087
DATE	JAN 2022

SHEET TITLE: **JAN 26 2022**

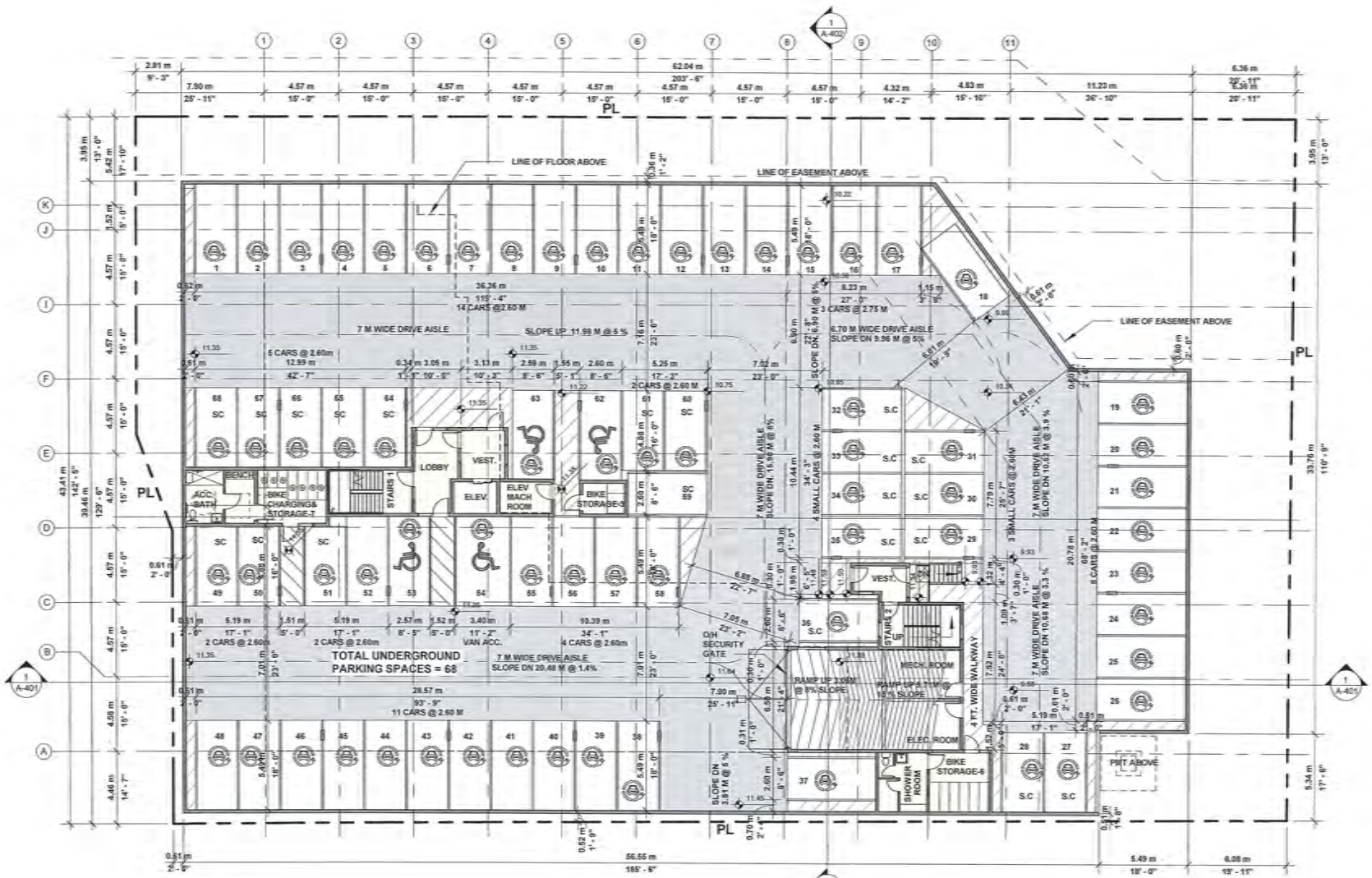
SITE PLAN

DRAWING No. **A-100 K**

1 SITE PLAN
A-100
1" = 20'-0"



NOTES:



2022-01-26	V	REVISED DP APPLICATION FOR COUNCIL
2022-01-24	J	REVISED DP APPLICATION
2021-12-07	F	SUBMISSION TO ADP_17614581-00
2021-11-22	A	REVISED DP APPLICATION
2021-10-21	S	REVISED DP APPLICATION
2021-09-17	F	REVISED DP APPLICATION
2021-09-07	E	REVISED DP APPLICATION
2021-07-16	C	REVISION COMMENTS
2021-07-16	C	SUBMISSION TO ADP_17614581-00
2019-12-05	E	DP APPLICATION
2019-03-07	A	PRELIMINARY SUBMISSION



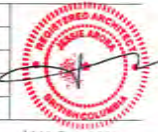
BUSINESS PARK DEVELOPMENT

6611-152A STREET, SURREY B.C

CLIENT: **EMPIRE PARK INC.**

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DRAWN:	SB
CHECKED:	YK
SCALE:	1" = 20'-0"
JOB NO.:	EM-001
DATE:	JAN 26 2022



PARKADE PLAN

1 PARKADE
1" = 20'-0"



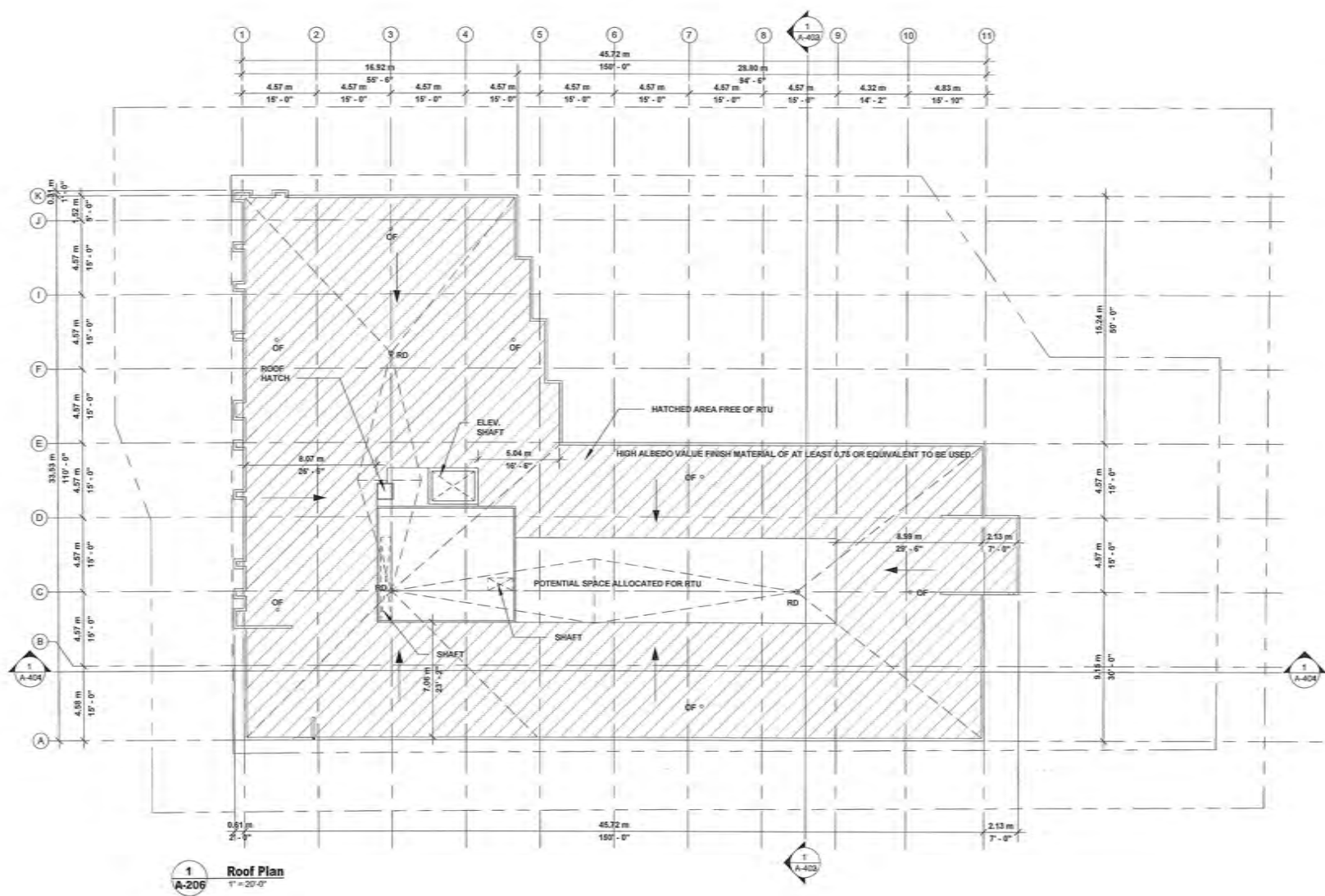
DRAWING No. **A-201** **K**

NOTES :



LEGEND:

RD- ROOF DRAIN
OF- OVERFLOW PIPE



1 Roof Plan
A-206
1" = 20'-0"

2022-01-26	K	REVISED OF APPLICATION FOR COUNCIL
2022-01-14	J	REVISED OF APPLICATION
2021-11-09	I	SUBMISSION TO ADP_79154847-09
2021-09-27	H	REVISED OF APPLICATION
2021-09-21	G	REVISED OF APPLICATION
2021-09-11	F	REVISED OF APPLICATION
2021-09-03	E	REVISED OF APPLICATION
2021-07-28	D	REVISED OF APPLICATION
2021-07-14	C	SUBMISSION TO ADP_79154847-09
2021-07-07	B	OF APPLICATION
2021-03-07	A	PRELIMINARY SUBMISSION



PROJECT:
BUSINESS PARK DEVELOPMENT

6611-152A STREET, SURREY B.C

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CONSENT.

DRAWN:	SB
CHECKED:	YA
SCALE:	As Indicated
JOB NO.:	SUB-001
DATE:	JAN 2022



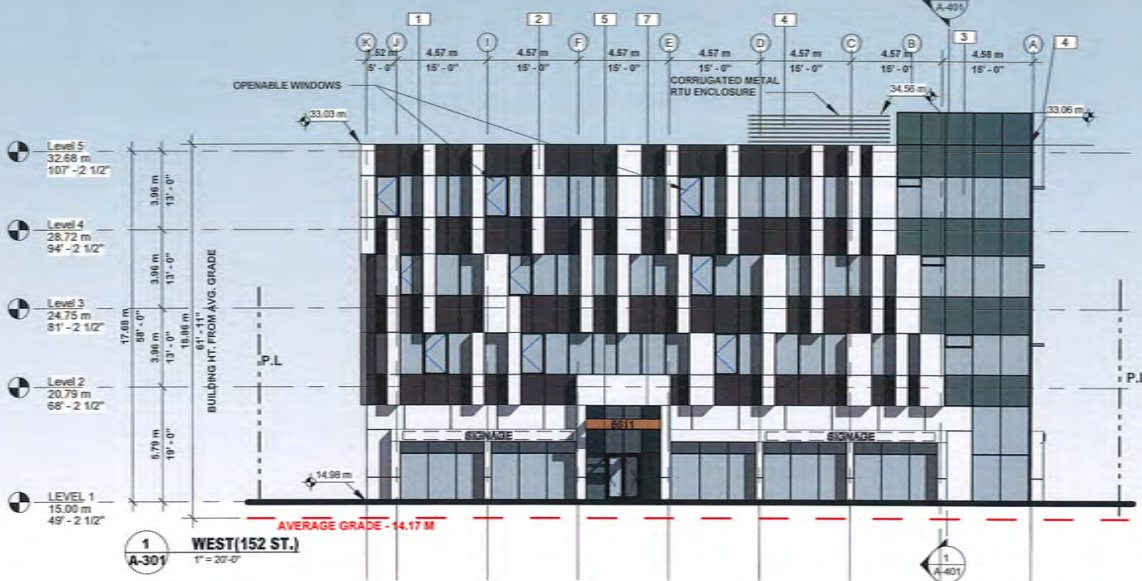
SHEET TITLE: **JAN 26 2022**

ROOF PLAN

DRAWING No. **A-206** **K**



NOTES :



SCHEDULE OF FINISHES:

- 1. COLOR : SW 7075 WEB GRAY
 - SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 - FASTENERS & REVEALS COLOR TO MATCH PAINTED ALUMINUM WINDOWS WITH SAFETY GLASS DOUBLE GLAZED & THERMALLY BROKEN
- 2. COLOR : SW 7757 HIGH REFLECTIVE WHITE
 - SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 - FASTENERS & REVEALS COLOR TO MATCH SOFFITS WITH VENTED HARDIESOFFIT PANEL FASCIA WITH SMOOTH FINISH HARDIE PANEL
- 3. ALUMINUM CURTAIN WALL SYSTEM - ICD TO MATCH SW 6471 HAZEL
 - TINTED GLASS & SPANDREL PANEL
- 4. COLOR : SW 0049 SILVER GRAY
 - ROOF TOP MECHANICAL UNIT SCREENS
 - POWDER COATED ALUMINUM PARKADE SCREEN
 - BRISE SOLEIL
- 5. COLOR : NATURAL WOOD
 - COLUMNS- SALVAGED WOOD CLADDING
 - CANOPIES
- 6. COLOR : ONYX 7099
 - SWISS PEARL LARGO CARAT FIBER CEMENT PANEL

2022-01-26	R	REVISED DP APPLICATION FOR COUNCIL
2022-01-24	Z	REVISED DP APPLICATION
2021-11-01	F	SUBMISSION TO RUP_7719-4267-09
2021-05-21	H	REVISED DP APPLICATION
2021-04-01	G	REVISED DP APPLICATION
2021-04-01	F	REVISED DP APPLICATION
2021-04-01	E	REVISED DP APPLICATION
2020-07-26	D	REVISION/COMMENTS
2020-03-11	C	SUBMISSION TO RUP_7719-4267-09
2019-10-09	B	DP APPLICATION
2019-03-01	A	PRELIMINARY SUBMISSION



PROJECT: **BUSINESS PARK DEVELOPMENT**
 6811-152A STREET, SURREY B.C.
 CLIENT: **EMPIRE PARK INC.**

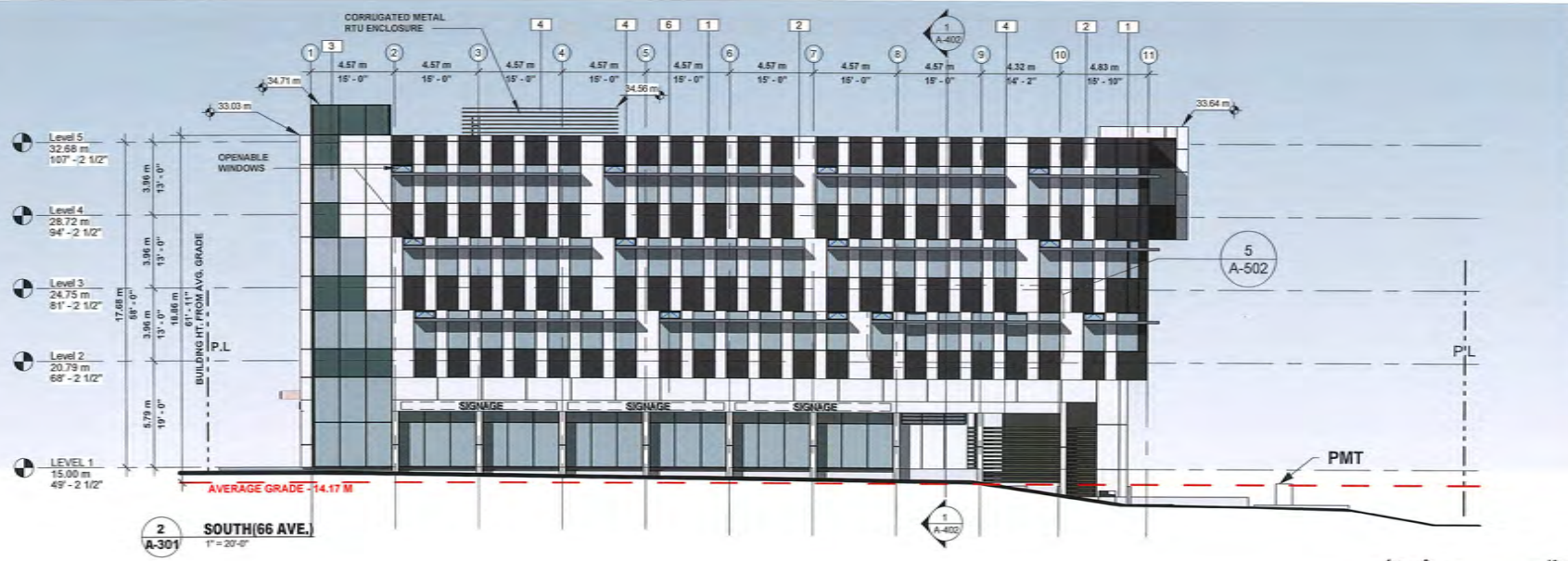
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DRAWN: SB	
CHECKED: NA	
SCALE: As Indicated	
JOB NO.: SUR-007	
DATE: JAN 2022	

SHEET TITLE: **JAN 2 6 2022**

ELEVATIONS

DRAWING No. **A-301** **K**





SCHEDULE OF FINISHES:

- 1. COLOR : SW 7075 WEB GRAY
 - SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 - FASTENERS & REVEALS COLOR TO MATCH PAINTED ALUMINUM WINDOWS WITH SAFETY GLASS DOUBLE GLAZED & THERMALLY BROKEN
- 2. COLOR : SW 7757 HIGH REFLECTIVE WHITE
 - SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 - FASTENERS & REVEALS COLOR TO MATCH AFFIXES WITH VENTED HARDIESOFFIT PANEL FASCIA WITH SMOOTH FINISH HARDIE PANEL
- 3. ALUMINUM CURTAIN WALL SYSTEM - ICD TO MATCH SW 6471 HAZEL
 - TINTED GLASS & SPANDREL PANEL
- 4. COLOR : SW 0049 SILVER GRAY
 - ROOF TOP MECHANICAL UNIT SCREENS
 - POWDER COATED ALUMINUM PARKADE SCREEN
 - BRISE SOLEIL
- 5. COLOR : NATURAL WOOD
 - COLUMNS- SALVAGED WOOD CLADDING
 - CANOPIES
- 6. COLOR : ONYX 7099
 - SWISS PEARL LARGO CARAT FIBER CEMENT PANEL

NOTES :

NO.	DATE	DESCRIPTION
2022-01-26	A	REVISED DP APPLICATION FOR COUNCIL
2022-01-24	J	REVISED DP APPLICATION
2021-11-05	E	SUBMISSION TO ADP_1711484748
2021-10-21	H	REVISED DP APPLICATION
2021-10-21	G	REVISED DP APPLICATION
2021-09-01	F	REVISED DP APPLICATION
2021-09-01	E	REVISED DP APPLICATION
2020-07-28	C	REVISIONS COMMENTS
2020-03-31	C	SUBMISSION TO ADP_17614018-00
2019-10-09	H	DP APPLICATION
2019-03-07	A	PRELIMINARY SUBMISSION



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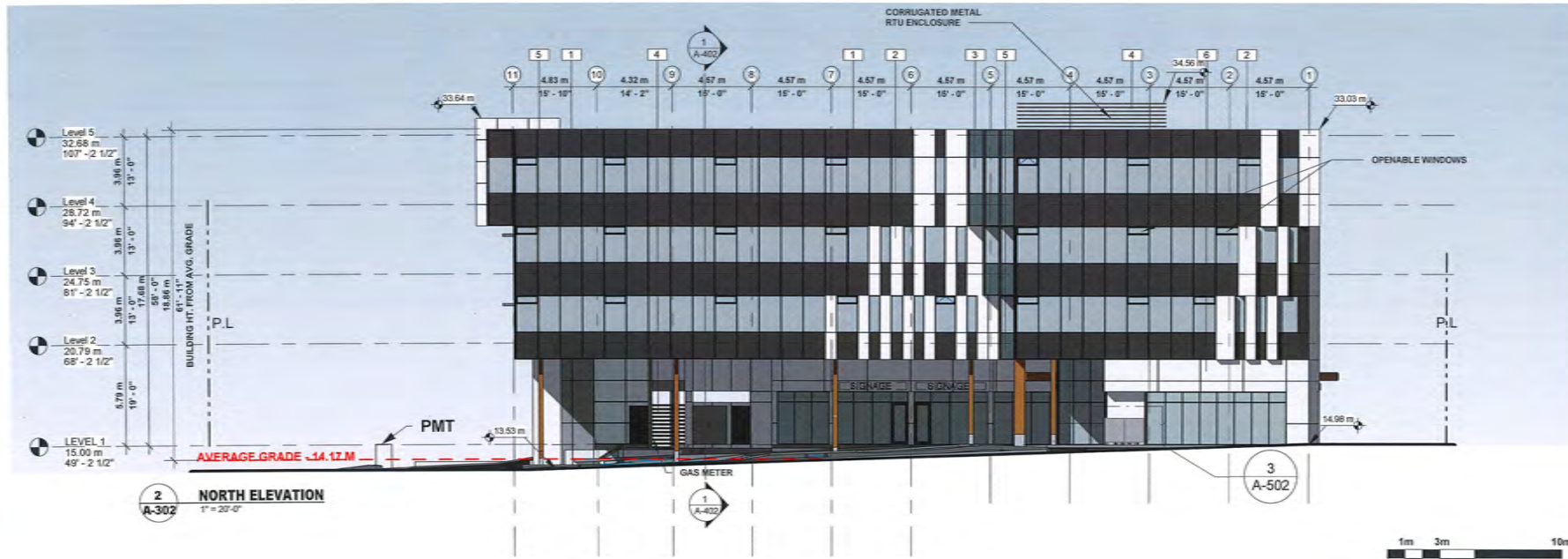
PROJECT:
BUSINESS PARK DEVELOPMENT
 6611-152A STREET, SURREY B.C

CLIENT:
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DRAWN	SB
CHECKED	NA
SCALE	As Indicated
JOB NO.	SUR-028
DATE	JAN 2022

SHEET TITLE: **JAN 2 6 2022**



DRAWING No.
A-302 K

NOTES :



4. COLOR : SW 0049 SILVER GRAY
- ROOF TOP MECHANICAL UNIT SCREENS
 - POWDER COATED ALUMINUM PARKADE SCREEN
 - BRISE SOLEIL



3. ALUMINUM CURTAIN WALL SYSTEM - ICD TO MATCH SW 6471 HAZEL
- TINTED GLASS & SPANDREL PANEL



2. COLOR : SW 7757 HIGH REFLECTIVE WHITE
- SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 - FASTENERS & REVEALS COLOR TO MATCH
 - SOFFITS WITH VENTED HARDIESOFFIT PANEL
 - FASCIA WITH SMOOTH FINISH HARDIE PANEL



1. COLOR : SW 7075 WEB GRAY
- SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 - FASTENERS & REVEALS COLOR TO MATCH PAINTED ALUMINUM WINDOWS WITH SAFETY GLASS DOUBLE GLAZED & THERMALLY BROKEN



5. COLOR : HARDIE PANEL CEDARMILL DREAM COLLECTION- WOODPILE COLUMNS
- COLUMNS



6. COLOR : ONYX 7099 SWISS PEARL LARGO CARAT FIBER CEMENT PANEL
- PANEL



2020-01-26	R	REVISED DP APPLICATION FOR COUNCIL
2020-01-16	Z	REVISED DP APPLICATION
2021-11-03	F	SUBMISSION TO ADP_79124-03-00
2021-05-21	H	REVISED DP APPLICATION
2021-05-21	G	REVISED DP APPLICATION
2021-05-28	E	REVISED DP APPLICATION
2020-07-08	O	REVISED COMMENTS
2020-03-01	C	SUBMISSION TO ADP_79214-03-00
2019-05-05	DP	DP APPLICATION
2019-03-01	A	PRELIMINARY SUBMISSION



PROJECT:
BUSINESS PARK DEVELOPMENT
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 CLIENT:
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DRAWN:	SB
CHECKED:	YA
SCALE:	
JOB NO.:	008-007
DATE:	JAN 2022

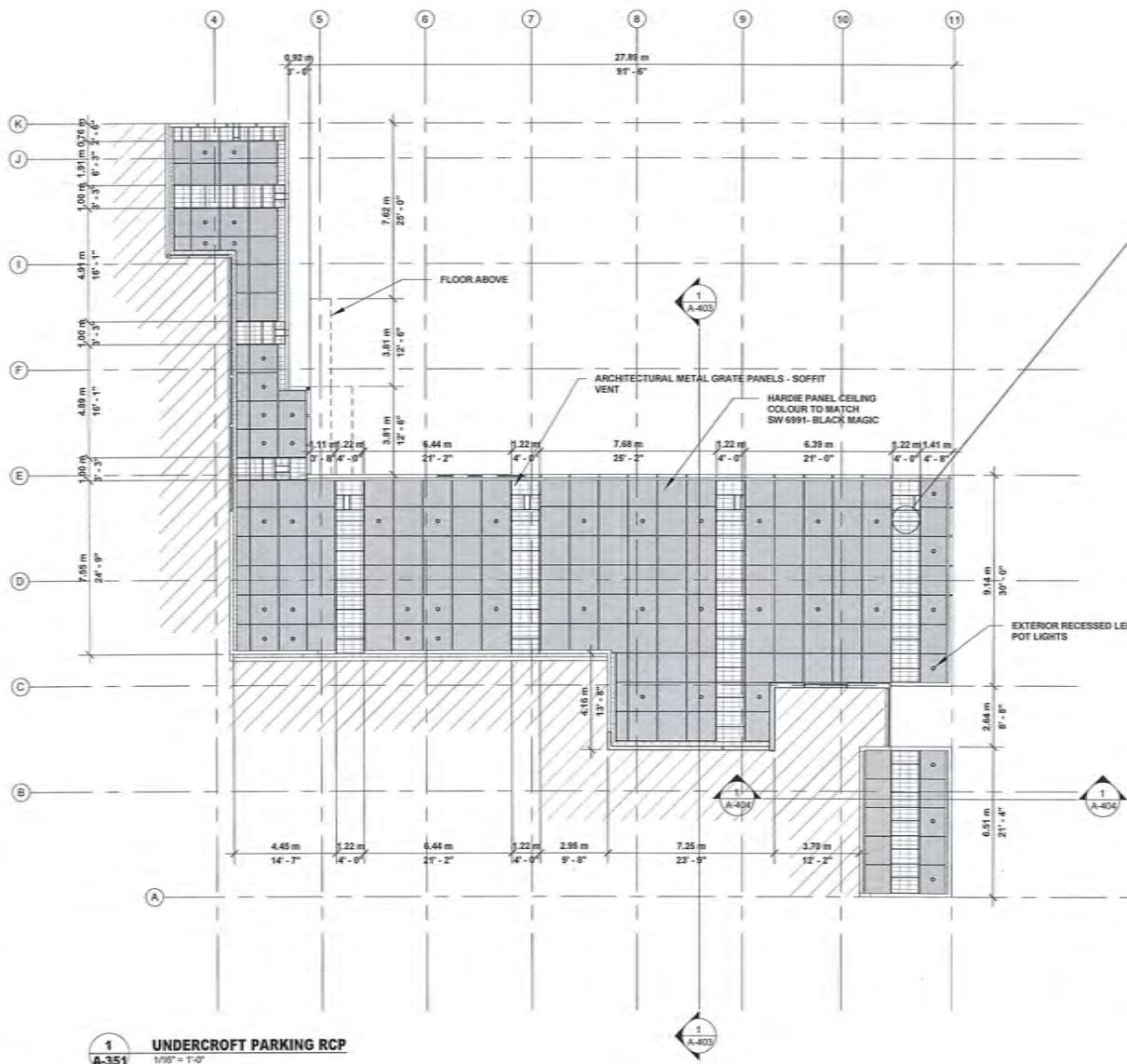


SHEET TITLE: **JAN 2 6 2022**

MATERIAL BOARD

DRAWING No.
A-303 K

NOTES :



GRADED METAL PANEL



PRECEDENCE IMAGE : VANCOUVER CONVENTION CENTRE

2010-01-08	F	REVISED DP APPLICATION FOR COUNCIL
2010-01-08	F	REVISED DP APPLICATION
2011-11-03	I	SUBMISSION TO ACP_1710-0410-00
2011-05-21	H	REVISED DP APPLICATION
2011-05-01	F	REVISED DP APPLICATION
2011-01-08	E	REVISED DP APPLICATION
2010-07-26	D	REVISED COMMENTS
2010-03-11	C	SUBMISSION TO ACP_1621-05-18-00
2010-04-01	B	DP APPLICATION
2010-03-01	A	PRELIMINARY SUBMISSION

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DF@DFARCHITECTURE.CA

PROJECT:
BUSINESS PARK DEVELOPMENT

6611-152A STREET, SURREY B.C

CLIENT:
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DRAWN: SB
CHECKED: YA
SCALE: As Indicated
JOB NO.: 018-087
DATE: JAN 2012



SHEET TITLE: **JAN 2 6 2012**

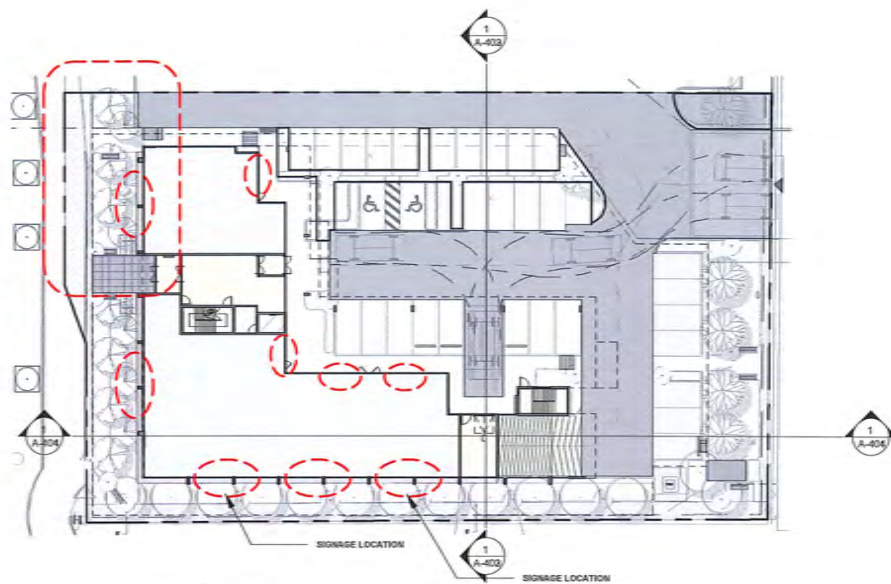
REFLECTED CEILING PLAN

DRAWING No.

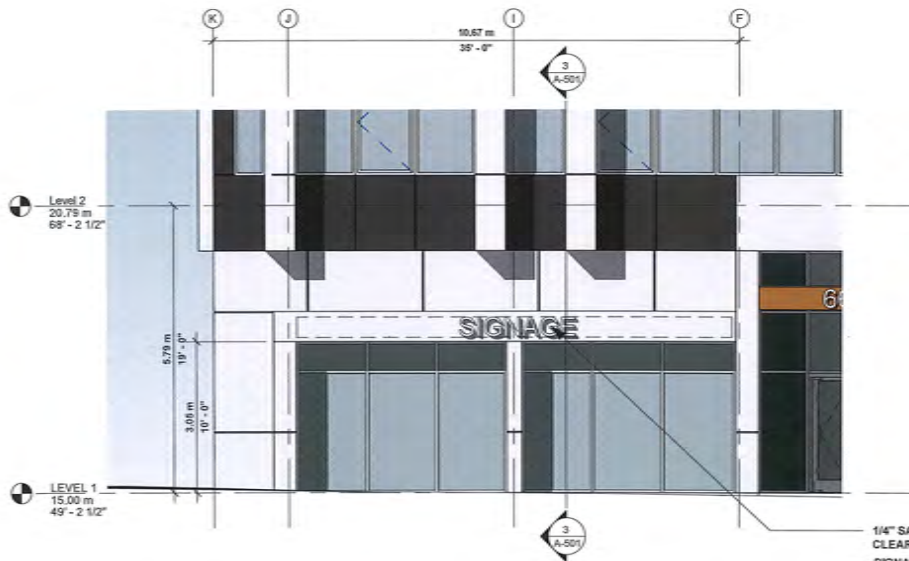
A-351

K

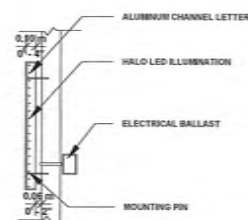




1 SIGNAGE LOCATION PLAN
1" = 48'-0"



2 WEST ELEVATION FRAGMENT 152 STREET
1/8" = 1'-0"



4 SIGNAGE MOUNTING DETAIL
3/4" = 1'-0"

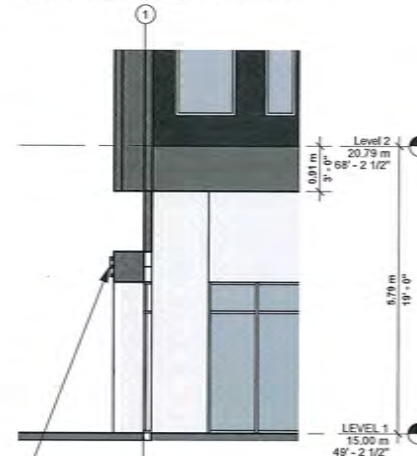
1/4" SATIN BRUSHED ALUMINUM LETTERS WITH SATIN CLEARCOAT & BACKLIT WITH 3/4" PINNED OFFSET
SIGNAGE LETTERS 15" HIGH



SAMPLE SIGNAGE 1
1/4" SATIN BRUSHED ALUMINUM LETTERS WITH SATIN CLEARCOAT & BACKLIT WITH 3/4" PINNED OFFSET



SAMPLE SIGNAGE 2
PIN MOUNTED 1/4" BRUSHED ALUMINUM WITH SATIN CLEAR COAT



3 SECTION 3
1/8" = 1'-0"

NOTES :

2020-01-28	H	REVISED DP APPLICATION FOR COUNCIL
2020-01-28	F	REVISED DP APPLICATION
2021-01-03	I	SUBMISSION TO ACP_7910-0047-00
2021-02-21	H	REVISED DP APPLICATION
2021-02-21	G	REVISED DP APPLICATION
2021-04-17	F	REVISED DP APPLICATION
2021-05-28	E	REVISED DP APPLICATION
2022-07-14	C	REVISED COMMENTS
2023-05-11	F	SUBMISSION TO ACP_7924-0019-00
2019-10-08	B	DP APPLICATION
2019-02-01	A	PRELIMINARY SUBMISSION



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PROJECT:
BUSINESS PARK DEVELOPMENT
6611-152A STREET, SURREY B.C.

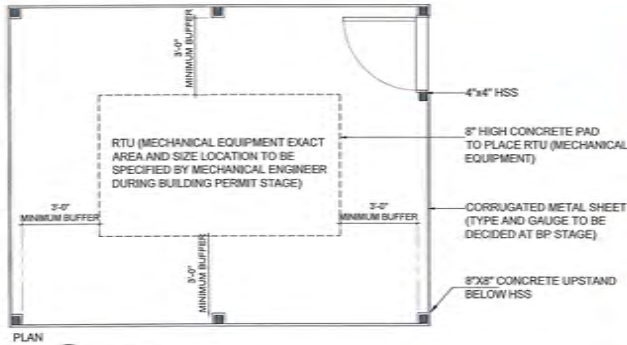
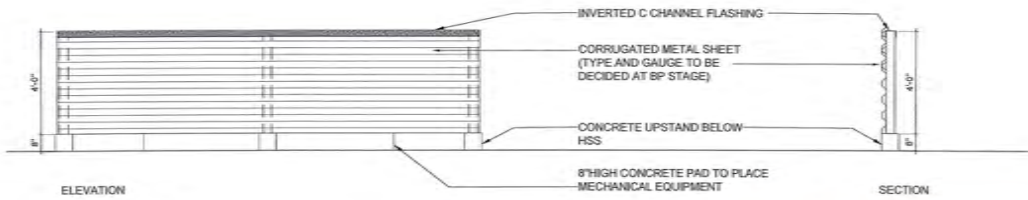
CLIENT:
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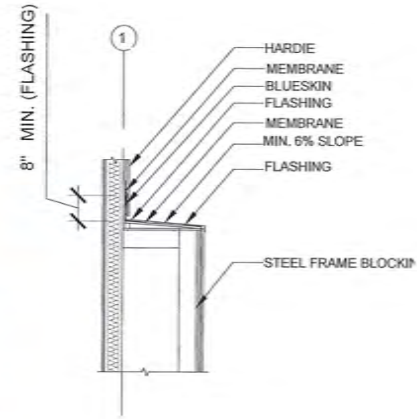
DRAWN	SB
CHECKED	VA
SCALE	As Indicated
JOB NO.	SURV-9
DATE	JAN 2022
SHEET TITLE	JAN 2 6 2022

SIGNAGE

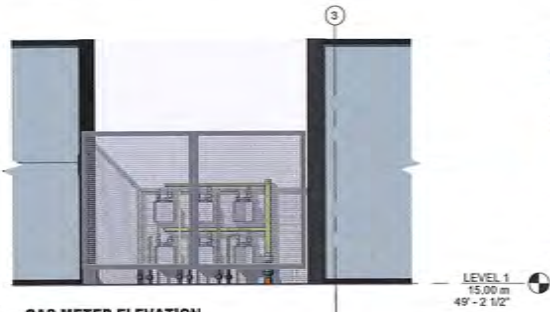
DRAWING No.	A-501	K
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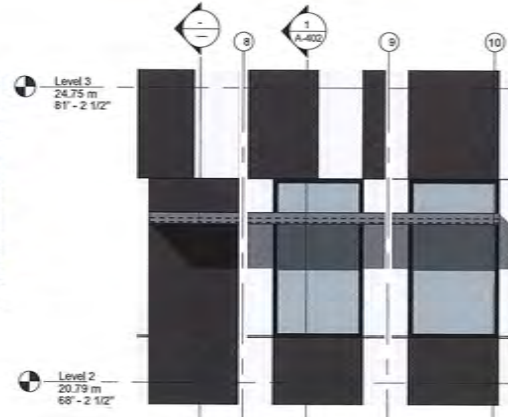
1 RTU SCREEN DETAIL
1/8" = 1'-0"



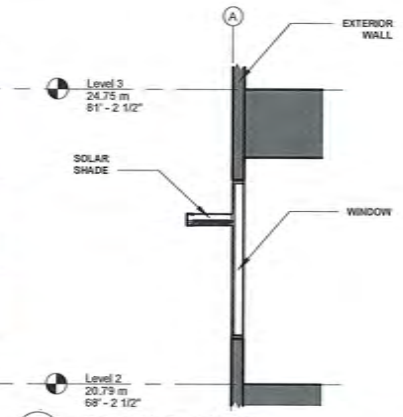
2 WATER MANAGEMENT DETAIL
1/8" = 1'-0"



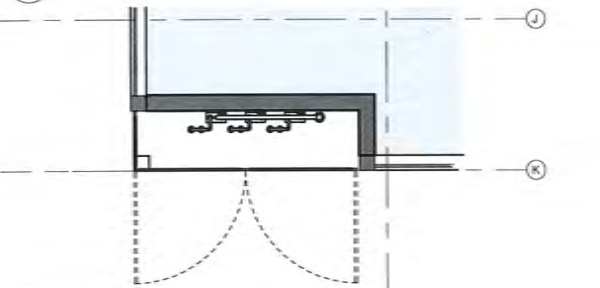
3 GAS METER ELEVATION
1/4" = 1'-0"



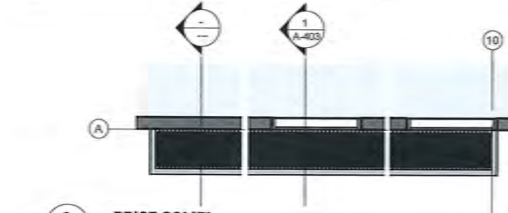
5 BRISE SOLIEL ELEVATION
3/16" = 1'-0"



7 BRISE SOLEIL SECTION
3/16" = 1'-0"



4 GAS METER PLAN
1/4" = 1'-0"



6 BRISE SOLIEL
3/16" = 1'-0"

NOTES :



2022-01-26	F	REVISED DP APPLICATION FOR COUNCIL
2022-01-14	J	REVISED DP APPLICATION
2021-11-03	I	SUBMISSION TO ADP_7915-0517-05
2021-10-21	H	REVISED DP APPLICATION
2021-10-21	F	REVISED DP APPLICATION
2021-09-17	F	REVISED DP APPLICATION
2021-09-08	E	REVISED DP APPLICATION
2020-07-16	D	REVISIONS/CORRECTIONS
2020-03-11	C	SUBMISSION TO ADP_7915-0517-05
2019-12-07	B	DP APPLICATION
2019-03-07	A	PRELIMINARY SUBMISSION

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ARCHITECTURE Inc.

255-12551 SHELLBRIDGE AVENUE
RICHMOND, BRITISH COLUMBIA,
CANADA V6V 2G8
T (604) 274-1214 F (604) 274-1211
info@dfarchitecture.ca

PROJECT:

BUSINESS PARK DEVELOPMENT

6611-152A STREET, SURREY B.C

CLIENT:

EMPIRE PARK INC.

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DRAWN: SB

CHECKED: YK

SCALE: As Indicated

JOB NO: SUR-001

DATE: JAN 2022

SHEET TITLE:

JAN 26 2022

DETAILS

DRAWING No.

A-502

K

PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 19 098	PLANTED SIZE / REMARKS
10	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE		6CM CAL; 2M STD; B4B
2	CHAMAECYPARIS NOOTCATENSIS 'JUBILEE'	JUBILEE ALASKAN CEDAR		2.5M HT; B4B
5	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM		6CM CAL; 2M STD; B4B
1	PICEA OMORIKA	SERBIAN SPRUCE		3M HT; B4B
7	ZELKOVA SERRATA 'MUSASHINO'	DWARF SANJAEF ZELKOVA		5CM CAL; 2.0M STD; B4B

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

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

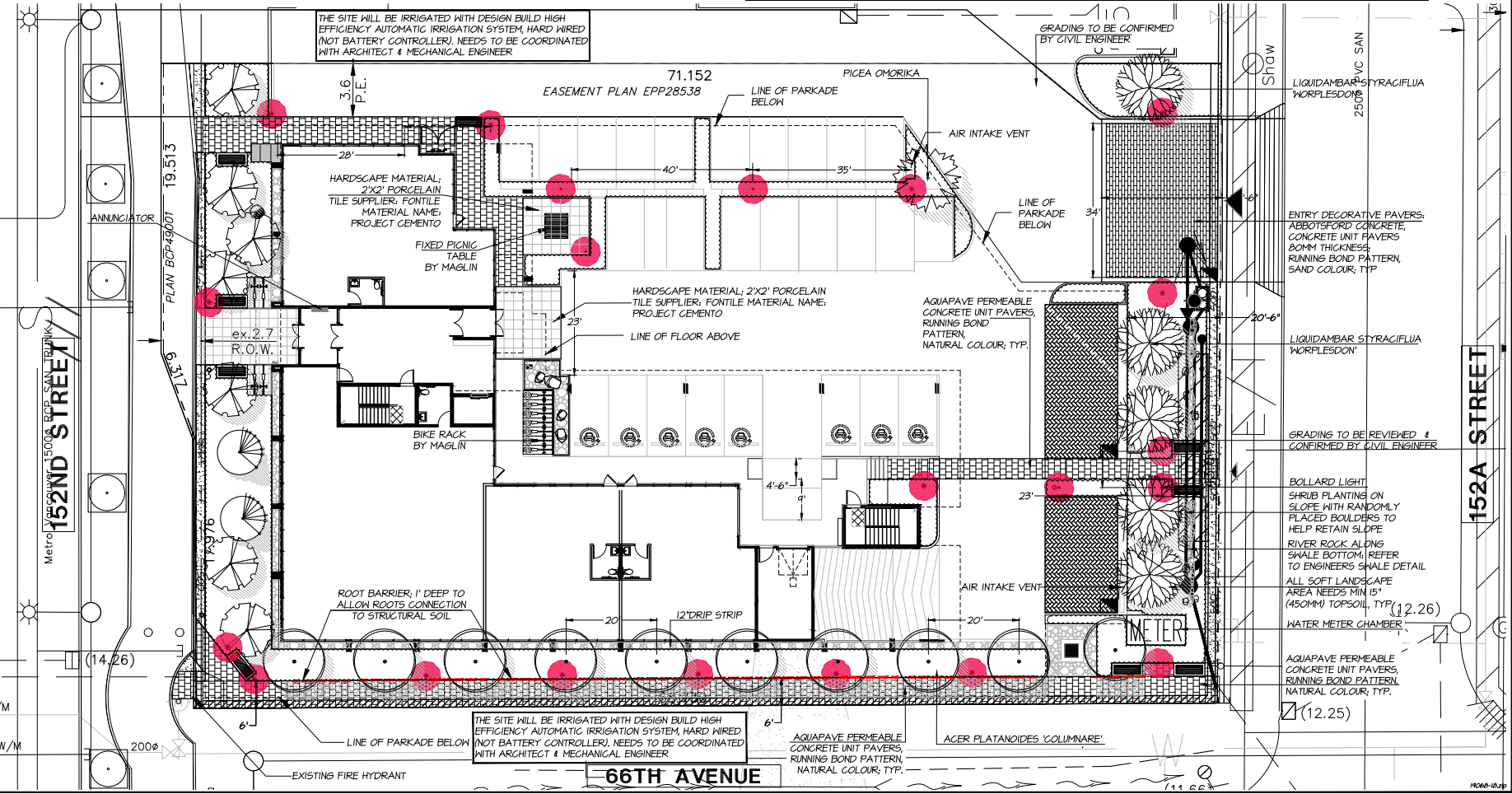
PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 19 098	PLANTED SIZE / REMARKS
68	AZALEA JAPONICA 'ANNA MARIE'	AZALEA; LARGE SINGLE WHITE		#2 POT;
28	CORNIUS SERICEA	RED OSIER DOGWOOD		#2 POT; 50CM
68	BIONYMIS FORTUNEI 'COLORATUS'	WINTERCREEPER		#2 POT; 50CM
20	BIONYMIS JAPONICUS PALOMA BLANCA	PALOMA BLANCA BIONYMIS		#2 POT; 50CM
1	HYDRANGEA QUERCIFOLIA 'SNOWFLAKE'	SNOWFLAKE HYDRANGEA		#2 POT
33	PIERIS JAPONICA 'FOREST FLAME'	PIERIS		#3 POT; 50CM
15	PRUNUS LUSITANICA	PORTUGUESE LAUREL		#2 POT; 40CM
36	ROSA 'BONICA HEIDLAND'	BONICA HEIDLAND ROSE; PINK		#2 POT; 40CM
24	SARGOCOGGA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SARGOCOGGA		#2 POT; 50CM
5	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA		#3 POT
32	VIBURNUM DAVIDII	DAVID'S VIBURNUM		#3 POT
65	JUNCUS EFFRUSUS	COMMON RUSH		#1 POT; HEAVY
181	KEELERIA GLAUCA	BLUE HAIRGRASS		#1 POT
14	TYPHA ANGSTUFOLIA	NARROW-LEAVED CATTAIL		#1 POT
46	LONICERA PILEATA	FRIVET HONEYSUCKLE		#2 POT

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

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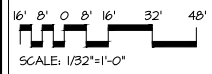
ROOT BARRIER: 1' DEEP TO ALLOW ROOTS CONNECTION TO STRUCTURAL SOIL



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NO.	DATE	REVISION DESCRIPTION	DR.
1	1/24/2020	REV. AS PER CITY COMMENTS	GL
2	10/16/2020	ISSUED FOR ADP	GL
3	10/16/2020	ISSUED FOR ADP	GL
4	10/16/2020	REV. AS PER ADP	GL
5	10/22/2020	REV. AS PER NEN SITE PLAN	SS
6	10/22/2020	REV. AS PER NEN SITE PLAN	SS
7	10/22/2020	REV. AS PER NEN SITE PLAN	SS
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PROJECT: 6611 152A STREET, SURREY, BC

DRAWING TITLE: TREE PLAN

DATE: 20/10/19 DRAWING NUMBER: L1

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

DRAWN: BN

DESIGN: BN

CHKD: MTM

M2LA PROJECT NUMBER: JOB NO. 19 098

OF 4

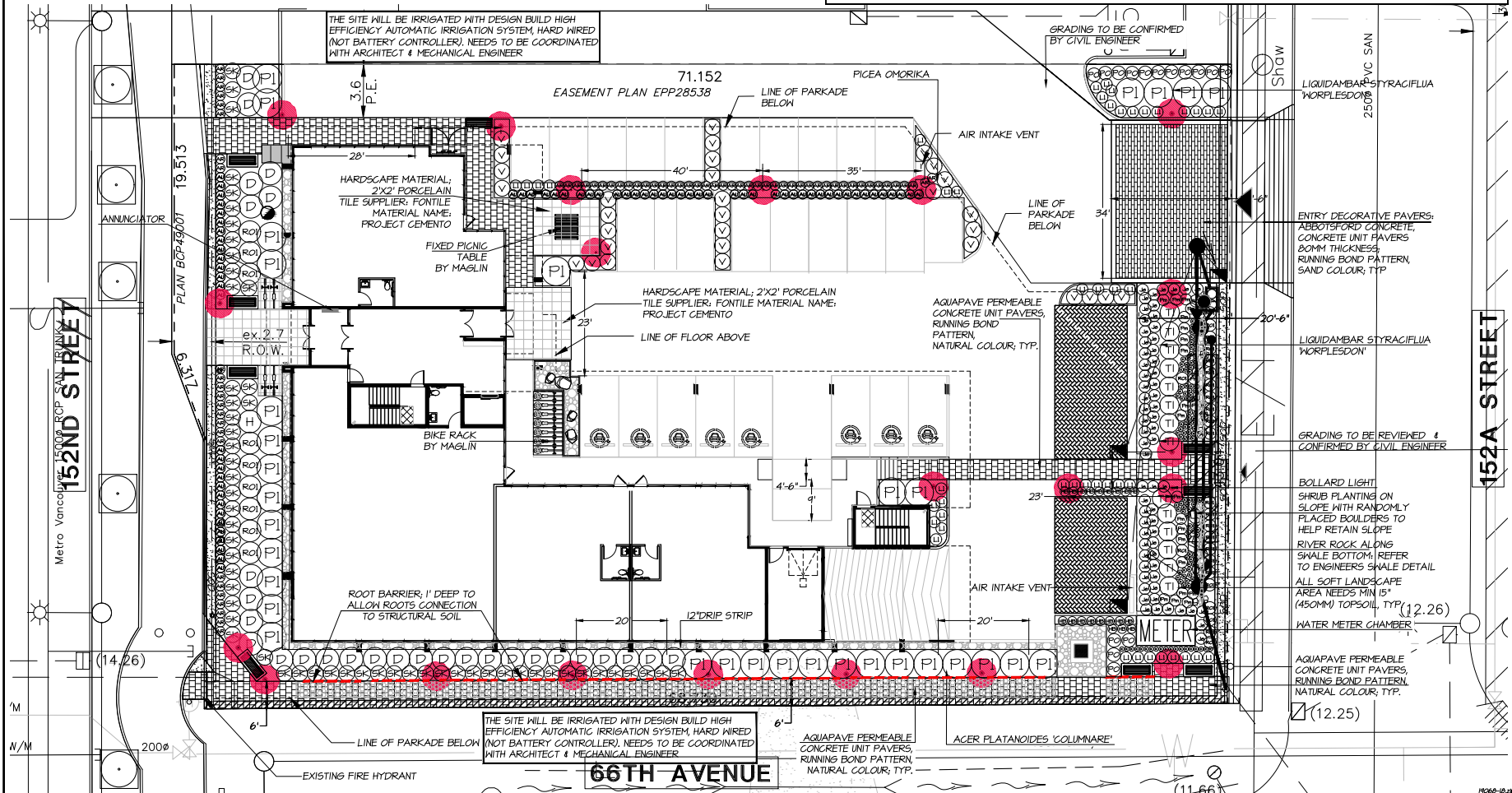
PLANT SCHEDULE

M2 JOB NUMBER: 19 088

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(S)	60	AZALEA JAPONICA 'ANNA MARIE'	AZALEA, LARGE SINGLE WHITE	#2 POT;
(S)	20	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
(S)	60	ELONMYUS FORTUNEI 'COLORATUS'	WINTERCREEPER	#2 POT; 30CM
(S)	20	ELONMYUS JAPONICUS PALOMA BLANCA	PALOMA BLANCA ELONMYUS	#2 POT; 30CM
(S)	1	HYDRANGAEA QUERCIFOLIA 'SNOWFLAKE'	SNOWFLAKE HYDRANGAEA	#2 POT
(S)	33	PIERIS JAPONICA 'FOREST FLAME'	PIERIS	#3 POT; 50CM
(S)	15	FRAXINUS LUSITANICA	PORTUGUESE LAUREL	#2 POT; 40CM
(S)	35	ROSA BONGA 'MIDLAND'	BONGA 'MIDLAND' ROSE, PINK	#2 POT; 40CM
(S)	24	SARGOLCOCCA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SARGOLCOCCA	#2 POT; 30CM
(S)	50	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT
(S)	32	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT
GRASS				
(G)	64	JUNCUS EFFRUSUS	COMMON RUSH	#1 POT; HEAVY
(G)	119	KOELERIA GLAUCA	BLUE HAIRGRASS	#1 POT
(G)	14	TYPHA ANGSTUFOLIA	NARROW-LEAVED CATTAIL	#1 POT
(G)	46	LONICERA FILEATA	PRIVET HONEYSUCKLE	#2 POT

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

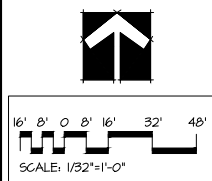
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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NO.	DATE	REVISION DESCRIPTION	DR.
1	11/04/2022	REV AS PER CITY COMMENTS	DL
2	10/16/2021	ISSUED FOR ADP	DL
3	10/08/2021	ISSUED FOR ADP	DL
4	10/02/2021	REV AS PER NEW SITE PLAN	SS
5	07/19/2021	REV AS PER CITY COMMENTS	SS/BN
6	07/19/2021	REV AS PER NEW SITE PLAN	BN
7	07/19/2021	REV AS PER NEW SITE PLAN	BN
8	07/19/2021	REV AS PER NEW SITE PLAN	BN
9	07/19/2021	REV AS PER CITY COMMENT	DL
10	07/19/2021	REV AS PER ARCH COMMENT	BN
11	07/19/2021	REV AS PER NEW SITE PLAN	BN
12	11/08/2020	PRELIMINARY CONCEPT PLAN	BN

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT: 6611 152A STREET, SURREY, BC

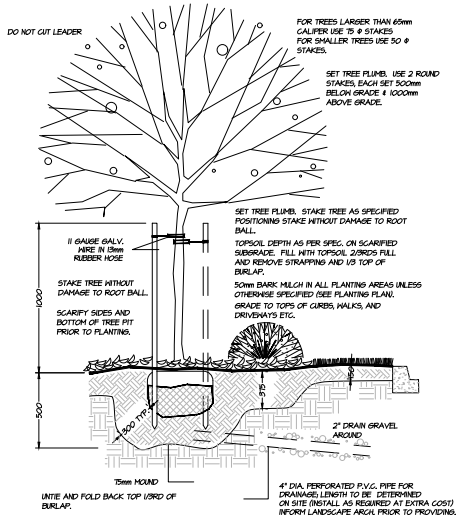
DRAWING TITLE: **SHRUB PLAN**

DATE: 20/10/19 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: BN
DESIGN: BN
CHKD: MFM

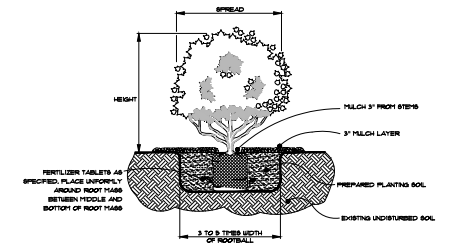
L2

OF 4

M2LA PROJECT NUMBER: **JOB NO. 19 088**



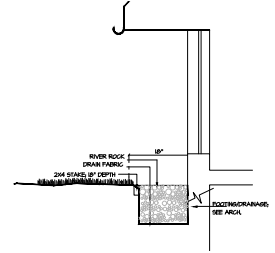
1 TREE PLANTING DETAIL
L3 SCALE: 1/2"=1'-0"



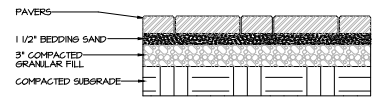
2 SHRUB & GROUNDCOVER PLANTING DETAIL
L3 SCALE: NTS



6 BIKE RACK
BY MASLIN - 2300 SERIES
COLOUR: BRONZE
AMOUNT: 6

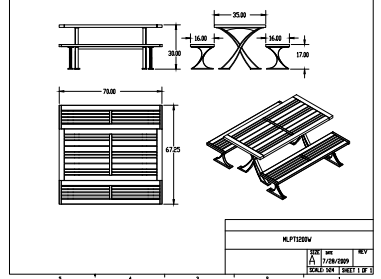


3 DRIP STRIP
L3 SCALE: 1/2"=1'-0"



4 CONCRETE UNIT PAVERS ON GRADE
L3 SCALE: 1/2"=1'-0"

NOTES:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
USE HOLLAND PAVERS-COLOUR TO BE SELECTED BY OWNER
ALL COMPACTION TO 98% PROCTOR DENSITY



MASLIN PICNIC TABLE AND BENCHES
UNIT # MLP1200V, CLUSTER SEATING

MATERIALS:
THE MLP1200V SERIES CLUSTER SEATING TABLE AND BENCH ENDS ARE MADE FROM SOLID CAST ALUMINUM. THE TABLE TOP AND SEATS EMPLOY IPE WOOD.

DIMENSIONS:
HEIGHT: 30.00" (76.20cm) LENGTH: 70.00" (177.80cm) WIDTH: 61.25" (155.8cm)

FINISHES:
ALL STEEL COMPONENTS ARE PROTECTED WITH E-COAT RUST PROOFING. THE MASLIN POWDERCOAT SYSTEM PROVIDES A DURABLE FINISH ON ALL METAL SURFACES. IPE WOOD SLATS ARE FINISHED WITH PENETRATING SEALERS.
METAL COLOUR: GRAPHITE

INSTALLATION:
THE MLP1200V SERIES CLUSTER SEATING UNITS ARE DELIVERED PRE-ASSEMBLED. HOLES (Ø37) ARE PROVIDED IN EACH FOOT FOR SECURING TO BASE.
INSTALL ON SURFACE MOUNT ON CONCRETE.
IF CLUSTER SEATING IS ON GRASS OR PLAY SURFACE, THEN INSTALL ON CONCRETE PAD.
CONCRETE PAD TO BE 10'x10' SQUARE, 4" DEPTH CONCRETE ON 6" DEPTH COMPACTED ROAD BASE

5 PICNIC TABLE
L3 BY MASLIN
AMOUNT: 2



ALL LIGHTINGS NEEDS TO BE CONFIRMED WITH ELECTRICAL CONSULTANTS

7 BOLLARD LIGHT
L3 DB-30
BY PHILLIPS
TOTAL: 21

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NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN14/2021	REV. AS PER CITY COMMENTS	GL
2	NOV16/2020	ISSUED FOR ASP	GL
3	NOV16/2020	ISSUED FOR ASP	GL
4	NOV2/2020	REV. AS PER NEW SITE PLAN	SB
5	DEC12/2020	REV. AS PER CITY COMMENTS	SS/BN
6	SEP16/2021	REV. AS PER NEW SITE PLAN	BN
7	SEP16/2021	REV. AS PER NEW SITE PLAN	BN
8	JAN16/2021	REV. AS PER CITY COMMENT	GL
9	JAN16/2021	REV. AS PER HIGH COMMENT	BN
10	JAN16/2021	REV. AS PER NEW SITE PLAN	BN
11	NOV18/2020	PRELIMINARY CONCEPT PLAN	BN

PROJECT:
6611 152a STREET,
SURREY, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 2019/NOV/18	DRAWING NUMBER:
SCALE:	L3
DRAWN: BN	
DESIGN: BN	
CHK'D: MTM	
MZLA PROJECT NUMBER:	JOB NO. 19 088



INTER-OFFICE MEMO

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

FROM: Acting Development Services Manager, Engineering Department

DATE: October 06, 2021 **PROJECT FILE:** 7819-0347-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 6611 152A Street

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE***Works and Services***

- Construct walkway on 66 Avenue.
- Construct storm, sanitary and water mains on 66 Avenue.
- Construct storm, sanitary and water service connections to service the site.
- Construct on-site stormwater mitigation features per the East Newton Business Park NCP.
- Construct on-site water quality/sediment control features.

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

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.
Acting Development Services Manager

DJS

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 6611 152A St, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	5
Protected Trees to be Removed	0
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	5
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) =	0
All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	0
Replacement Trees Proposed	20
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

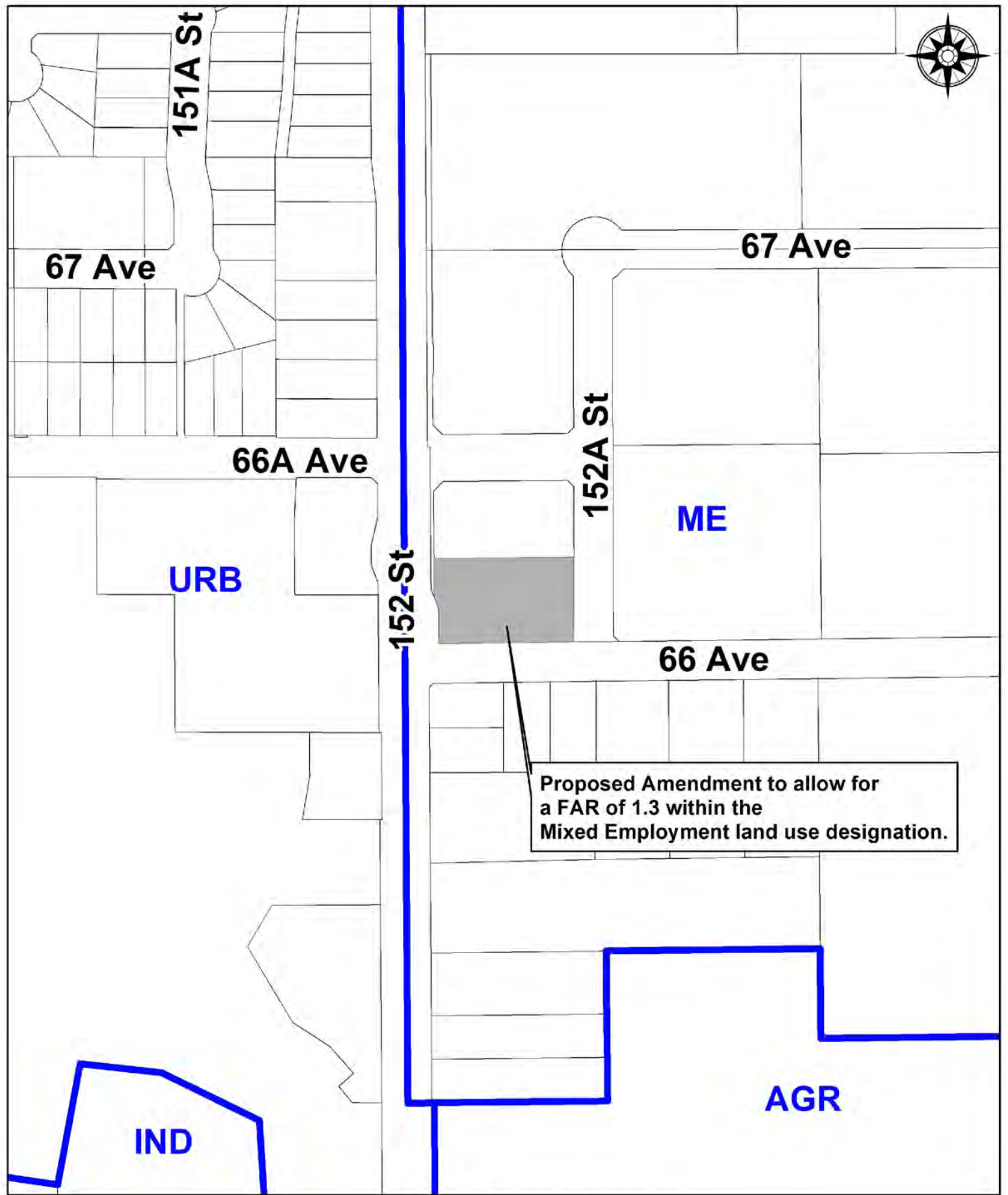
Summary, report and plan prepared and submitted by:

Francis Klimo

September 29, 2021

(Signature of Arborist)

Date



OCP Amendment

Proposed Amendment to allow for a FAR of 1.3 within the Mixed Employment land use designation.





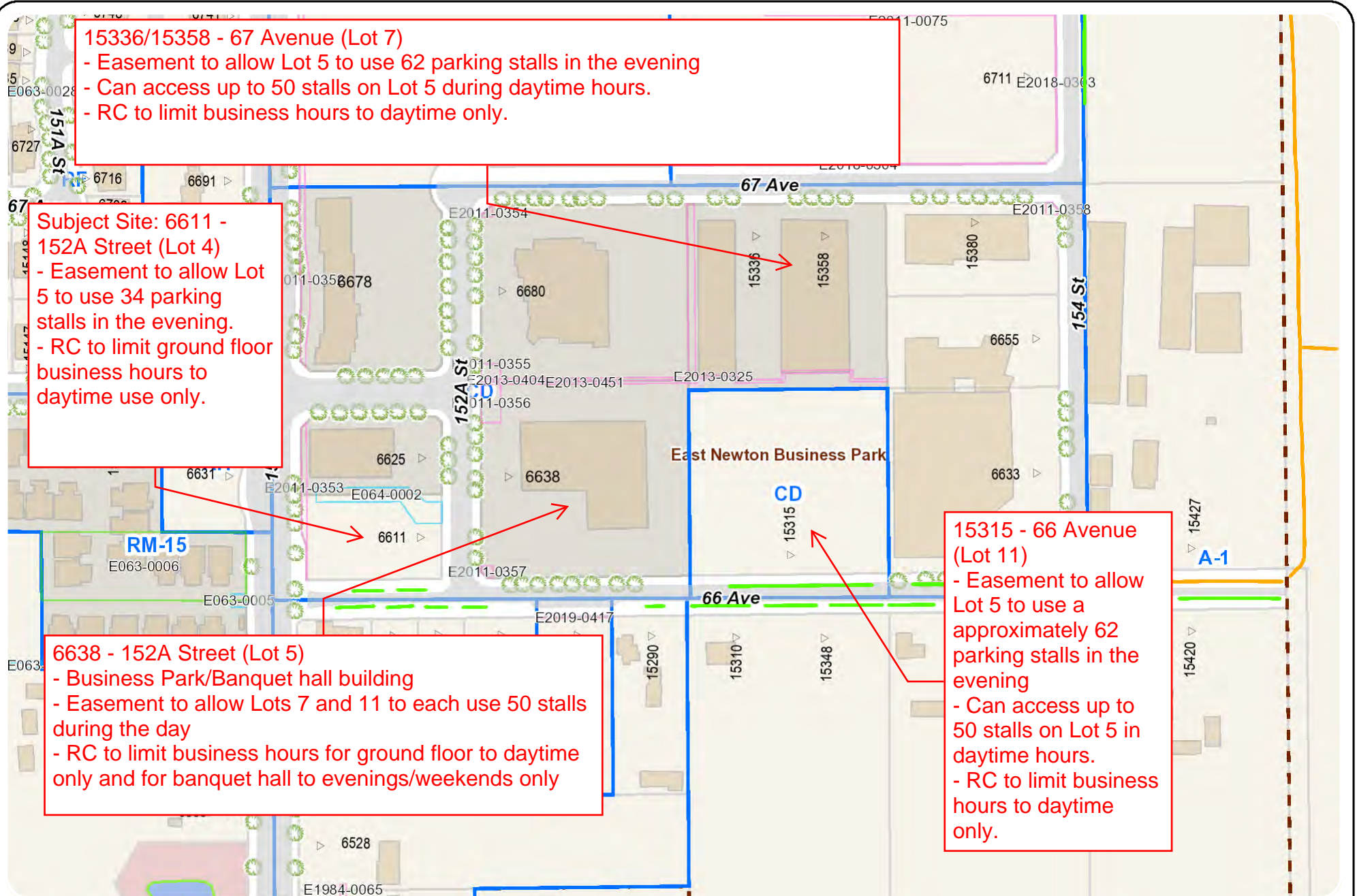
19-0347 Parking Arrangement

15336/15358 - 67 Avenue (Lot 7)
 - Easement to allow Lot 5 to use 62 parking stalls in the evening
 - Can access up to 50 stalls on Lot 5 during daytime hours.
 - RC to limit business hours to daytime only.

Subject Site: 6611 - 152A Street (Lot 4)
 - Easement to allow Lot 5 to use 34 parking stalls in the evening.
 - RC to limit ground floor business hours to daytime use only.

6638 - 152A Street (Lot 5)
 - Business Park/Banquet hall building
 - Easement to allow Lots 7 and 11 to each use 50 stalls during the day
 - RC to limit business hours for ground floor to daytime only and for banquet hall to evenings/weekends only

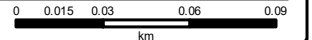
15315 - 66 Avenue (Lot 11)
 - Easement to allow Lot 5 to use a approximately 62 parking stalls in the evening
 - Can access up to 50 stalls on Lot 5 in daytime hours.
 - RC to limit business hours to daytime only.



Enter Map Description

Scale: 1:2,612

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Map created on: 2022-01-26

Response to ADP comments from January 18, 2021

Key Points

- Reconsider the form of the three columns along the east façade on the north end.
- The columns located along the east internal façade of the building have been simplified, instead of L-shaped form the conventional rectangular columns have been proposed, similar to the rest of the exterior columns located along the north elevation of the building. Number of the columns has been reduced and columns have been shifted towards west under the second-floor soffit. See A-302.
 - Recommend further development of the exterior material palette.
- Advanced quality smooth finish Hardie panels with Hardie reveal system 2.0 have been proposed as the main finish material for the exterior walls above the ground level. For the ground level exterior solid surfaces more durable damage resistant Swiss Pearl Largo Carat fiber cement panels have been proposed. Salvaged wood finish cladding has been proposed for the exterior columns at the ground level of the north and east internal elevations of the building. See A-301 & A-302.
 - Recommend further design development of the exterior wall assembly.
- The proposed wall assembly is common for this type of buildings. Further design development of the exterior wall assembly will be provided at the BP stage of the design process.
 - Consider providing operable windows.
- The operable windows have been introduced and shown on the building facades. See A-301 & A-302.
 - Considering moving the outdoor amenity to the roof top.
- The roof top exterior amenity is not as practical and more costly than amenity located at ground level due to its easier accessibility, maintenance, and functionality.
 - Consider strengthening the connection from Multipurpose Pathway to the building entrance.
- Wider and more upscale connection has been provided to the building entrance from the MUP. See site plan A-100.
 - Reconsider planting strategy along 152 Street - explore a less static arrangement of trees along 152 Street, to respond to the building façade more strongly.
- Has been addressed by landscape architects with introduction of alternate tree spacing along the west property line. See L-1 & A-100.
 - Consider adding bike racks at west entry.
- 6 bike racks have been introduced on both sides of the west entry plaza. See A-100.
 - Consider the number of elevators.
- Usually buildings of similar occupancy, height and area don't require second elevator.
 - Consider utilizing the energy and thermal comfort models to inform your design process – use future climate files to best understand the resiliency of the project.
- Has been taken to consideration and will be addressed post-Council.
 - Consider planning for or providing rooftop photovoltaic (PV) infrastructure.
- Photovoltaic systems will be considered and addressed post-Council.
 - Consider providing as much electric vehicle (EV) charging for both bike and

vehicles as possible.

- All vehicles and bikes at the underground parking proposed to be equipped with EV charging stations, as well as 8 vehicular stalls at the surface parking. See A-100 & A-201.

Site

- Consider enlarging the walkway to the main entrance from the Multipurpose Pathway to provide a more generous sense of entry.
- 12 feet wide entry plaza connecting MUP with the west entry has been proposed. See A-100.
 - Consider providing some bike racks at this entry location adjacent the Multipurpose Pathway.
- Bike racks have been provided. 6 bike racks have been introduced on both sides of the west entry plaza. See A-100.
- - Consider relocating bike racks adjacent parking stall 15 to the area currently used for exterior amenity or reducing the number of bikes at this location to prevent conflict with parking car in stall 15.
- Bike racks have been shifted away from the parking stall 15 with landscaped buffer provided. See A-100.
 - Consider the addition of a roof top exterior amenity. A roof top amenity would be much preferred over a plaza at the street sidewalk edge.
- The roof top exterior amenity is not as practical as at the ground level due to its easier accessibility, maintenance, and functionality. We analyzed several options of possible relocation of the outdoor staff amenity. As a result, the amenity area has been shifted towards east to the open area, which is still very close to the main entry but is not covered by the building.
 - Recommend further review to the occupant load for a single elevator; may be deficient pending on size.
- This is a 4-storey building with a relatively small area of each floor. Usually, buildings of this height and area don't require second elevator. For instance, the existing building at 6670 – 152 Street has bigger floor area, the same height and is served by one elevator

Form and Character

- Recommend further design development to the columns at grade; encourage not to be proud and be placed underneath the soffit like the others.
- Has been addressed. The columns have been placed under the soffit. See A-302.
 - Recommend further design development of the exterior wall assembly. Encourage a physical mock-up to study these conditions; make sure rendering doesn't betray what is being constructed.
- The proposed wall assembly is common for this type of buildings. Further design development of the exterior wall assembly will be provided at the BP stage of the design process. A physical mock-up of the exterior walls and windows will be tested at pre-construction phase of the project.
 - Recommend further design development to daylight studies to understand the natural light access to the deep and long interiors.

- Proposed depth of the units (30 feet or less) as well as fenestration area are standard for offices and for general service units. See A-403. Any additional studies will be provided at the BP phase of the project if required.
 - Recommend further design development to maximizing glazing on the east projection; encourage opening up for glazing bringing in natural light.
- The natural lighting to the east projection of the fourth floor has been provided by the openings on the north and south sides of the projected volume. The area of these openings has been maximized by increasing the projection. The east exterior wall of the projection is solid without openings to create a focal point contrasting with walls behind by providing effect of the floating solid wall, following the same logic but with different interpretation as the staggered glazed volumes at the internal building corner above the entry.
 - Recommend further design development to roof access; encourage providing amenity for the users.
- The roof top exterior amenity is not as practical as at the ground level due to its easier accessibility, maintenance, and functionality. It is also more costly and complicated in design and construction which could negatively affect feasibility of the development and future exploitation of the building because of increased potential for leakages.

Landscape

- Explore alternate tree spacing to provide less repetitive tree layout along the west side.
- Alternate tree spacing has been provided along the west side.
 - Appreciate stormwater drainage and coordination with civil.
 - Consider alternate plant species for *Scirpus lacustris* which gets to 2.5 m in height and can get out of control. Suggest finding an aquatic plant that is more easily controlled and maintained.
- *Scirpus lacustris* has been replaced by *Koeleria glauca*, a native species for bioswale/rain garden.
 - Ensure that there is a slab step along the south edge to allow for ±3' soil depth for planting of trees shown on landscape plans. Provide root barrier adjacent the walkway to prevent roots lifting the pavers.
- Root barriers have been placed along the north edge of the sidewalk to avoid tree roots from lifting the sidewalk. The depth of the root barriers is 1 foot, which will still allow the tree roots to connect to the structural soil underneath the sidewalk paving.

CPTED

- No specific issues were identified.

Sustainability

- Encourage energy modelling as part of design process.
- Energy modelling will be provided post-Council. If the modelling will result in building character changes, the DP amendment may be required.
 - Recommend further review to having operable windows strategically located.
- Strategically located operable windows have been introduced on the elevations. See A-301 & A-

302.

- If considering renewable, suggest that photovoltaic (PV) aligns with electrification of building/ domestic hot water (DHW) is very small for this typology.
- Possibility of incorporation of photovoltaic systems will be considered post-Council with involvement of appropriate energy consultants.
 - Consider adding solar infrastructure at the roof level if not used for amenity.
- Use of solar infrastructure will be considered post- Council with involvement of appropriate energy consultants.
 - Consider adding electrical bike charging infrastructure in the end of trip facilities and bike storage areas.
- Bike charging stations have been introduced. See A-201.
 - Encourage providing as much electric vehicle (EV) Charging infrastructure as possible for both underground parking stalls and surface parking visitor stalls for futureproofing.
- Has been addressed. All parking stalls located at the underground parking and at the undercroft parking are shown equipped with EV charging stations. See A-100 & A-201.

Accessibility

- Consider the number of elevators.
- This is a 4-storey building with a relatively small area of each floor. Usually, buildings of this height and area don't require second elevator.