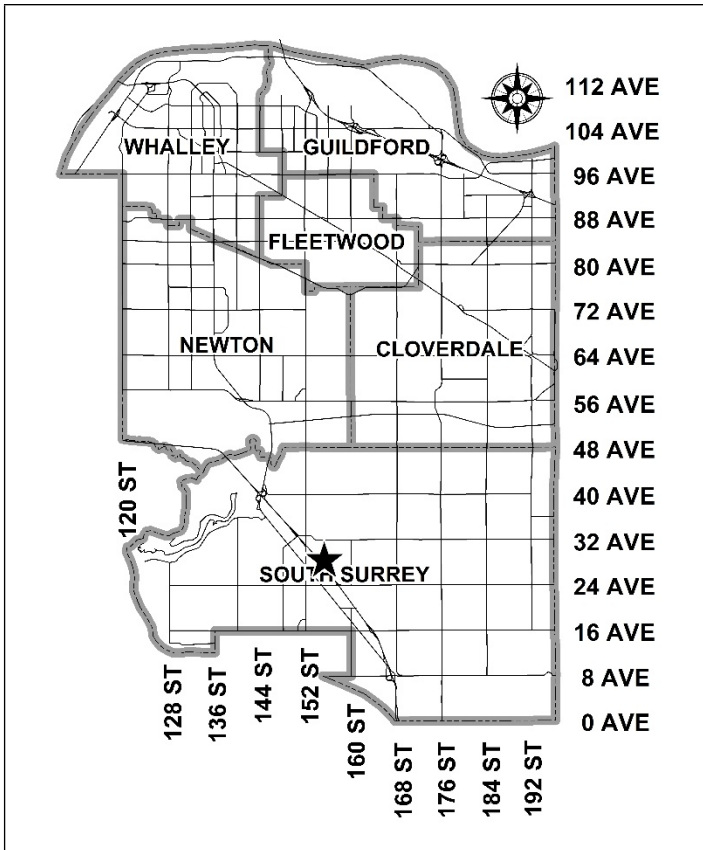


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0082-00

Planning Report Date: April 17, 2023



**PROPOSAL:**

- OCP Amendment to allow an FAR of 2.48 within the Mixed Employment land use designation
- Rezoning from RA to CD (based on IB-3)
- Development Permit

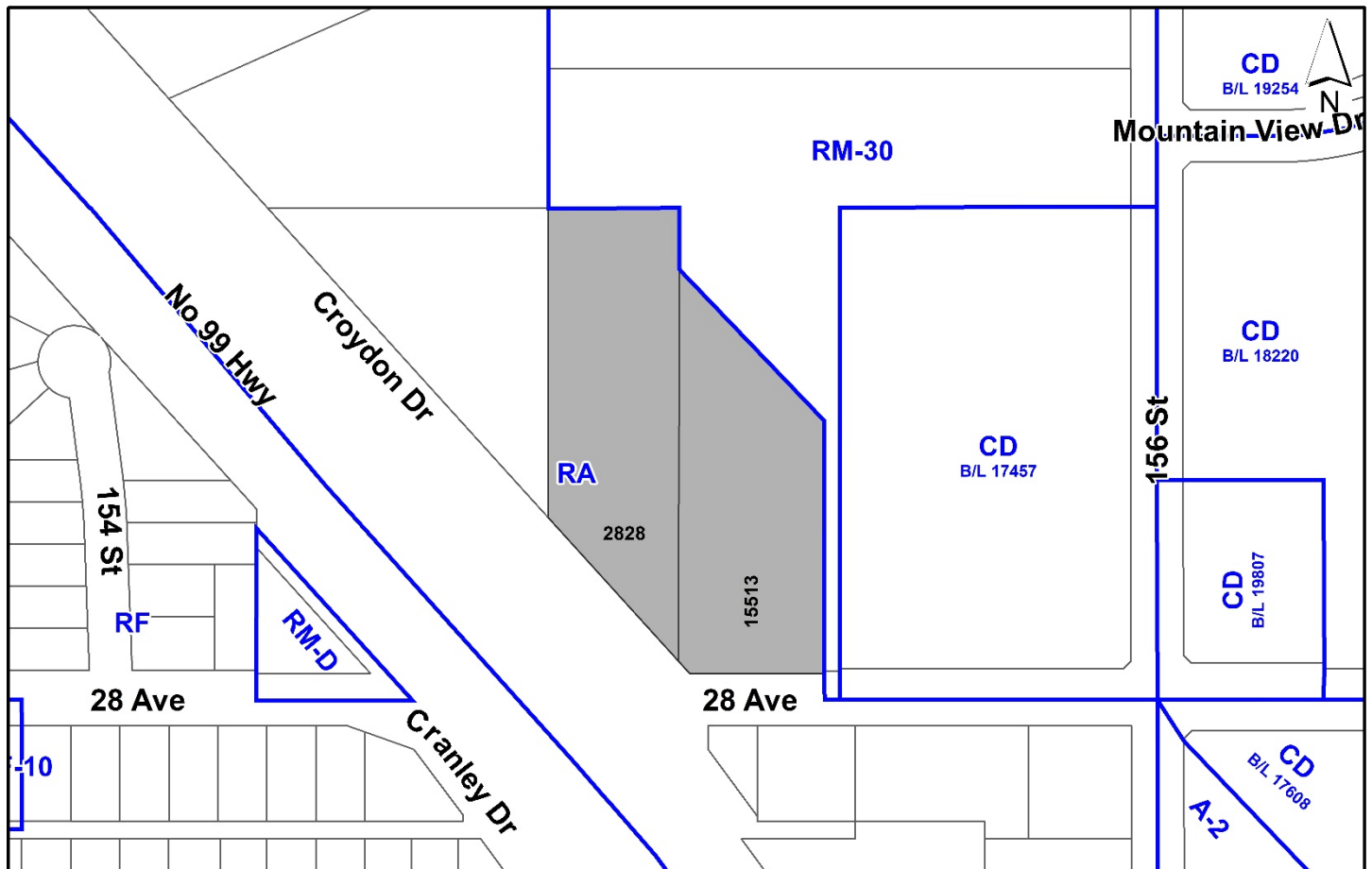
to permit the development of a 10,230 square metre business park building.

**LOCATION:** 15513 – 28 Avenue  
 2828 – Croydon Drive

**ZONING:** RA

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park/Light Industrial and Buffers



## 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 2.48 within the Mixed Employment land use designation.
- Proposing to increase the allowable building heights and reduce building setbacks in the “Comprehensive Development Zone (CD)” By-law.

## RATIONALE OF RECOMMENDATION

- The proposal partially complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal generally complies with the “Business Park/Light Industrial” and “Buffers” designation in the Highway 99 Corridor Local Area Plan (LAP).
- The proposal complies with the Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of the Highway 99 Corridor Business Park. The site is significantly encumbered by the BC Hydro right-of-way that bisects the site along Croydon Dr. and is considered “undevelopable” under the Zoning By-law. If this area were to be included for calculating floor area ratio, the proposed floor area ratio would be 0.75.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Highway 99 Corridor Local Area Plan (LAP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- 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 and includes a large, publicly accessible plaza along 28 Avenue.



## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP, 'Table 7a: Land Use Designation Exceptions' to allow for an FAR of 2.48 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 # xxxxx	Mixed Employment	a) 15513 – 28 Avenue (016-648-803, Lot 1 Section 23, Township 1, NWD Plan 87247) b) Portion of 2828 – Croydon Drive (004-382-927, Lot 18 Section 23, Township 1, NWD Plan 39782)  Within Block A as outlined on the Survey Plan, attached hereto as Schedule A, certified correct by Robert Pearlman, B.C.L.S., on the 19 <sup>th</sup> day of March 2023 containing 1.40 hectares.	Density permitted up to 2.48 FAR (net calculation) within Block A as outlined on the Survey Plan, attached hereto as Schedule A, certified correct by Robert Pearlman, B.C.L.S., on the 19 <sup>th</sup> day of March 2023 containing 1.40 hectares.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)," 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. 7921-0082-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) approval from BC Hydro;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) submission of a finalized watercourse assessment;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) registration of access easements to provide the proposed shared access and parking for the future development of 2868 – Croydon Drive;
- (l) registration of a Section 219 Restrictive Covenant for “no build” on the “No Build Area” as identified in Appendix I, until future consolidation and development with 2868 – Croydon Drive;
- (m) 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
- (n) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP/NCP Designation	Existing Zone
Subject Site	Single family dwelling	“Business Park/Light Industrial” and “Buffers”	RA
North:	Townhouses	North Grandview Heights NCP: “Multiple Residential (15-25 upa)”	RM-30

Direction	Existing Use	LAP/NCP Designation	Existing Zone
East:	Townhouses and BC Hydro Right-of-Way	“Business Park/Light Industrial,” “Buffers” and “North Grandview Heights NCP: “Multiple Residential (15-25 upa)”	CD (By-law No. 17457)
South (Across 28 Avenue):	Single family dwellings	“Business Park/Light Industrial” and “Buffers”	RA
West (& Across Croydon Drive):	Single family dwellings and Highway 99	“Business Park/Light Industrial,” “Buffers”, and “Habitat Preservation Areas”	RA

### Context & Background

- The 1.44 hectare subject site is located along Croydon Drive and north of 28 Avenue in the Highway 99 Corridor Local Area Plan (LAP). The subject site is designated “Mixed Employment” in the Official Community Plan (OCP), “Business Park/Light Industrial” and “Buffers” in the Highway 99 Corridor LAP and is currently zoned “One Acre Residential Zone (RA)”.
- The subject site is encumbered by a BC Hydro Right-of-Way (ROW), that runs through a portion of the site and the adjacent site to the north/east. Development within the BC Hydro ROW is limited to parking and landscaping.
- There is a pathway registered with a Statutory Right-of-Way for public passage to the north/east of the subject site. The pathway provides a natural buffer from the subject site to the residential uses to the north/east.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant proposes the following in order to permit the development of a business park building:
  - OCP Amendment to allow for an FAR of 2.48 within the Mixed Employment land use designation;
  - Rezoning a portion of the site from “One Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)” (based on “Business Park 3 Zone (IB-3)”);
  - Development Permit for Form and Character; and

- Consolidation to create one development lot with a portion of land to be reserved for future consolidation and development with 2868 – Croydon Drive (abutting to the west).

<b>Proposed</b>	
<b>Lot Area</b>	
Gross Site Area:	14,112 square metres
Road Dedication:	66 square metres
BC Hydro Area:	9,413 square metres
Area Reserved for 2868 – Croydon Drive	508 square metres
Net Site Area:	4,125 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	23.8
<b>Floor Area Ratio (FAR):</b>	2.48
<b>Floor Area</b>	
Office:	10,091 square metres
Commercial:	139 square metres
Total:	10,230 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 III.
Parks, Recreation & Culture:	No concerns.  The closest active park is Oliver Park, which contains amenities including, walking trails, a playground, and natural area, and is 800 metres away.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on December 1, 2022 and was conditionally supported, however, the ADP requested the proposal be brought back for a review of a more detailed submission. The proposal was subsequently considered at the ADP meeting on March 9, 2023 and was 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.

BC Hydro Further review and approval from BC Hydro will be required prior to Final Adoption of the associated By-laws.

## **Transportation Considerations**

### Transportation Network and Infrastructure

- The applicant is required to dedicate and construct Croydon Drive along the site frontage, including the continuation of Pioneer Greenway (a multiuse pathway).

### Access

- The development site will be accessed via a shared driveway entrance from Croydon Drive along the western boundary. The applicant has registered a shared access easement granting access to 2868 – Croydon Drive for the future use of this access to its future business park development.

### Parking

- The Zoning Bylaw requires 256 parking spaces on the site. The applicant is proposing 256 parking spaces divided between 53 underground parking spaces and 203 surface parking spaces, meeting the Zoning Bylaw requirement.
- An additional 26 parking spaces are being provided at the northwest corner of the site. These spaces are being preserved for future use by the development at 2868 – Croydon Drive. An easement for the use of these spaces by 2868 – Croydon Drive has been registered.

### Transit

- Public transportation to the site remains limited at this time. A bus stop is located at the intersection of 32 Avenue and Croydon Drive, which serves TransLink Bus Route No. 354, connecting White Rock with Bridgeport Station, and No. 363 which connects Peace Arch Hospital with Southpoint. The site is located approximately 1.1 kilometers from this bus stop.

## **Parkland and/or Natural Area Considerations**

- There is no parkland nearby the subject site; however, there is a publicly accessible pathway to the east and north of the subject site within a Statutory Right-of-Way (SROW). The SROW meanders from approximately 12 metres in width near 28 Avenue to 5 metres in width further north.

## **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 agreed to provide a high-albedo roof with a Solar Reflectance Index value of a minimum of 75.

- The Advisory Design Panel had commented on providing indoor bike storage and end of trip facilities for the building. The applicant has agreed to provide secured bike storage within the underground parkade but has elected not to provide additional end of trip facilities.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject site is designated “Employment” in the Metro Vancouver Regional Growth Strategy.
- The proposed business park development complies with the “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 for a portion of the site to allow for increased density within the Mixed Employment designation from 1.0 FAR to 2.48.

#### Amendment Rationale

The Highway 99 Corridor Local Area Plan was approved by Council in 2004 and is reflective of the form of development that was appropriate at that time. There is a considerable shortage of business park lands in the region and since 2004, densities have steadily increased due to increased cost of land and changing market conditions.

- The land is significantly encumbered by a BC Hydro Right-of-Way that bisects the subject site along Croydon Drive. Under the Zoning Bylaw, utility right-of-way lands are considered “undevelopable” and therefore, must be excluded from the site area used to calculate density. Therefore, while the proposed density under the Zoning Bylaw exceeds what is permitted in the Mixed Employment designation, if the BC Hydro Right-of-Way lands were included in the net site area, the proposed density would be 0.75, which is below the maximum 1.0 FAR permitted in the Mixed Employment land use designation.
- Although the density noted above is for clarification only, the requirement to exclude utility right-of-ways from site area for calculating density is an administrative decision, whereas the public will experience the site’s proposed density inclusive of the BC Hydro Right-of-Way areas.

- For these reasons, it is appropriate to amend the OCP to allow for increased density under the Mixed Employment designation.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### Themes/Policies

The proposed development complies with the following policies in the OCP:

- B4.29 – Where necessary, provide pedestrian connections mid-block or through private and/or strata developments to facilitate neighbourhood access to transit stops, shops, local services, and amenities. Connect on-site pathways on private property with public walkways and streets.

*(The applicant will dedicate and construct Pioneer Greenway along Croydon Drive and 28 Avenue, providing additional alternative transportation connections to the site and within the neighbourhood).*

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

*(The applicant is providing a large, publicly accessible open space plaza along 28 Avenue the connects to the commercial retail unit along this frontage. The plaza provides a space for relaxation and enjoyment for both users of the building and residents in the neighbourhood).*

- D3.13 – Integrate sustainable building features such as green roofs, green walls, rain gardens, on-site infiltration, clean energy systems, reduced light pollution, energy efficient buildings and wastewater recycling as well as community gardens into the design of buildings and sites.

*(The applicant has committed to providing a high-albedo roof with a minimum Solar Reflectance Index value of 75).*

- E1.5 – Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare.

*(The applicant has efficiently utilized the significantly encumbered lands and proposes an increase in density beyond what is permitted in the Mixed Employment land use designation).*

- 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 continues the expansion of the Highway 99 Corridor Business Park, in conjunction with Rosemary Heights Business Park to the north, as an important employment location in South Surrey).*

### **Secondary Plans**

### Land Use Designation

- The subject site is designated “Business Park/Light Industrial” and “Buffers” in the Highway 99 Corridor Local Area Plan. The proposed business park building generally complies with these land use designations.
- The “Buffers” designation along the eastern boundary of the site is shown for an unspecified width. The applicant proposes to provide a 5-6 metre landscape buffer along this boundary, which generally meets the intent of the land use designation.

### Themes/Objectives

- The Highway 99 Corridor LAP calls for the creation of a comprehensive designed business park in an open space/campus-like setting. The LAP states that there is to be compatibility of the building design (scale, massing, material) with the architecture of adjacent buildings and a sense of street enclosure.

*(The building along Croydon Drive is setback a minimum of 4 metres from the property line along the ground floor, and 3.0 metres for the storeys above, creating a sense of street enclosure. The building contributes to the employment focus in the Highway 99 Corridor Business Park and achieves a high quality of urban design, architecture, and landscaping).*

- The Highway 99 Corridor LAP calls for an appropriate land use interface and transition with adjacent lands.

*(The building is located approximately 100 metres away from the adjacent residential uses to the east. The building is stepped back along the east façade in response to the required BC Hydro setbacks, which has the added benefit of reducing the apparent massing on this elevation. The use of curtain wall glazing to break up the building into two distinct masses further adds to the appropriate transition to the adjacent lands. A 5-6 metre wide landscape buffer will buffer the surface parking area from the adjacent residential uses.).*

### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 10,230 square metre business park building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, building height, densities and setbacks proposed. The CD By-law will have provisions based on the "Business Park 3 Zone (IB-3)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the IB-3 Zone and the proposed CD By-law is illustrated in the following table:



Zoning	IB-3 Zone (Part 47C)	Proposed CD Zone
<b>Floor Area Ratio:</b>	1.0	2.48
<b>Lot Coverage:</b>	60%	60%
<b>Yards and Setbacks</b>	Front yard: 7.5 metres Rear yard: 7.5 metres Side yard: 7.5 metres Street side yard: 7.5 metres	Front yard (28 Avenue): 4.1 metres Rear yard: 7.5 metres (*many be reduced to 3.0 metres along one rear yard lot line) Side yard: 7.5 metres Street side yard (Croydon Drive): 3.0 metres(*4.0 metres for level one)
<b>Principal Building Height:</b>	14 metres	23.8 metres
<b>Permitted Uses:</b>	<u>Principal Uses</u> <ul style="list-style-type: none"> <li>• Light impact industry</li> <li>• Office uses (with restrictions)</li> <li>• Warehouse uses</li> <li>• Distribution centres</li> <li>• Liquor manufacturing</li> </ul> <u>Accessory Uses</u> <ul style="list-style-type: none"> <li>• Eating establishments</li> <li>• Personal service uses</li> <li>• General service uses</li> <li>• Community services</li> <li>• Child care centres</li> </ul>	<u>Principal Uses</u> <ul style="list-style-type: none"> <li>• Light impact industry</li> <li>• Office uses (with restrictions)</li> <li>• Warehouse uses</li> <li>• Distribution centres</li> <li>• Liquor manufacturing</li> </ul> <u>Accessory Uses</u> <ul style="list-style-type: none"> <li>• Eating establishments limited to 150 square metres</li> </ul>
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Commercial:	4	4
Office:	252	252
Total:	256	256
<b>Bicycle Spaces</b>		
Visitor:	n/a	21
Secured:	n/a	24

- The proposed CD Zone is based on the “Business Park 3 Zone (IB-3)” but includes amended floor area, setbacks, and building height provisions along with a reduced number of permitted accessory uses.
- The Floor Area Ratio (FAR) has been increased from 1.0 to 2.48. Lands encumbered by the BC Hydro Right-of-Way are considered undevelopable and must be excluded from the net site area. However, the lot coverage proposed is within the limits of the IB-3 zone. Staff are generally supportive of the intensification of business parks to ensure a sufficient supply of employment lands meet current and future needs of the local and regional economy.
- The building height has been increased from 14 metres to 23.8 metres.

- The front yard setback has been reduced from 7.5 metres to 4.1 metres along 28 Avenue and the street side yard setback on Croydon Drive has been reduced from 7.5 metres to 4.0 metres for the first storey and 3.0 metres for all storeys above. The increased ground floor setback improves the pedestrian and public realm interface along this frontage.
- The rear yard setback along one rear yard lot line may be reduced to 3.0 metres. The lot line perpendicular to Croydon Drive at the northern boundary is considered a rear yard lot line, and therefore, the reduced building setback where the building cantilevers over the driveway entrance will be permitted.
- There are no changes to the permitted principal uses. The IB-3 Zone permits a number of accessory uses including eating establishments, general service uses, personal services uses, assembly halls, and child care centres. The proposed CD By-law will only allow eating establishments, up to 150 square metres in area as a permitted accessory use.
- The restriction on the amount of floor area allocated to accessory uses, the removal of certain accessory uses, and the restriction of eating establishments to 150 square metres is also because there is insufficient parking on site to accommodate some of the uses allowed in the IB-3 Zone.

### **Sign By-law**

- The applicant has not provided any signage through the Development Permit. All future signage to be considered by future Sign Permits is to comply with the Sign By-law.

### **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 March 10, 2023 and the Development Proposal Signs were installed on March 20, 2023. Staff received four responses from neighbouring residents, several of which expressed concerns around traffic, parking, and building height. One resident sought additional information about the project but did not provide additional comments (*staff comments in italics*):

- Traffic and parking

*(A number of network improvements are planned in the vicinity of the subject site to accommodate growth in the area:*

- *Intersection improvements at 28 Avenue and 156 Street;*
- *20 Avenue overpass at Highway 99 and widening; and*
- *A new pedestrian and cycling bridge over Upper Titman Creek to connect 156 Street with 32 Avenue*

*The applicant proposes to meet the parking requirement under the Zoning By-law based on the total floor area proposed).*

- Size and scale of the development is too large and too dense for this location.

*(The applicant has worked with staff to create a compatible and sensitive building interface with the adjacent residential areas to the east. The residential areas are approximately 100 metres away from the building and are separated by the proposed surface parking and buffered by a 5-6 metre wide landscape buffer along the property boundary. The proposed building height of 23.8 metres exceeds the expected building height of the IB-3 Zone, which is 14 metres; however, staff have supported increased building heights for the business park buildings along Croydon Drive due to changing market conditions, the demand for employment uses, and the encumbrance of the BC Hydro Right-of-Way. The proposed building includes horizontal planes that are broken into two distinctive masses by curtain wall glazing. This further reduces the massing of the building along the eastern façade facing the residential areas.*

*In addition, the building as viewed from 28 Avenue is 20 metres in height, in keeping with other business park buildings proposed along Croydon Drive. The sloping site results in a taller building as the site slopes to the north).*

- Concerns about office leasing viability.

*(The applicant has indicated that there remains significant demand for office park uses in this area of South Surrey. There are currently no identified tenants or purchasers for the space, however, the applicant is confident in the viability of the proposed office space).*

- The subject development application was reviewed by the Grandview Heights Stewardship Association and the Semiahmoo Residents Association. No comments were provided by either group.

## 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 Highway 99 Corridor Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Highway 99 Corridor Local Area Plan (LAP).
- The applicant has worked with staff to:
  - Limit the building height and appearance of massing, with particular attention to providing a sensitive interface to the residential areas to the east; and
  - Provide an enlarged, inviting, publicly accessible open space plaza along 28 Avenue;
- The applicant has demonstrated that the BC Hydro Right-of-Way significantly impacts the buildable area on the site and also impacts on-site grades related to the distance between the

surface parking area and the hydro wires. To offset this impact, and achieve an efficient floor area, the applicant proposes to increase the building height to 23.8 metres.

- The office park building has a slender linear trapezoidal profile. Its staggered floor plates contribute to a dynamic massing form. The increased building height, together with upper-level massing setbacks, provides a proportionate street enclosure to Croydon Drive. Its overall design continues the high-standard form, design, and character of the Highway 99 Corridor Business Park. The building façade features high-quality clear curtain wall glazing along Croydon Drive, wrapping around to the commercial retail unit along 28 Avenue, fronting the public plaza. The upper storeys are wrapped with metal panels in various shades of grey and tinted glazing colours and spandrel panel curtain wall.
- The site is accessed via a single vehicular entry along Croydon Drive that is to be shared with 2868 – Croydon Drive upon that sites' ultimate development. Several building entrances are provided: one entrance via Croydon Drive, one entrance via the surface parking, one entrance via the underground parking, and one entrance to the CRU along 28 Avenue.
- The building is designed with visual connectivity along Croydon Drive through curtain wall glazing at the ground floor. This ground level has an increased setback to provide a sense of openness along the public realm. Office uses are situated on all levels and a single CRU is provided on level two where there is a seamless connection to the publicly accessible plaza along 28 Avenue. The remaining floors are designed as office uses in keeping with the intent of the "Business Park/Light Industrial" land use designation in the Highway 99 Corridor LAP.
- The rooftop is finished in a High Albedo material with an SRI of at least 75.

### Landscaping

- The proposed landscaping consists of a 4.0 metre wide landscape buffer along Croydon Drive and 28 Avenue and several landscape walk-throughs fronting the CRU along 28 Avenue.
- The surface parking area will be landscaped with a perimeter buffer that is 5-6 metres in width. Landscape islands are provided every six parking stalls in accordance with the OCP Form and Character Development Permit guidelines and the Highway 99 Corridor LAP design guidelines.
- The applicant proposes a large, publicly accessible open space plaza along 28 Avenue. The plaza includes seating, landscaping, and a trellis feature to provide amenity for both the building users and neighbourhood residents. The CRU opens up onto the plaza providing additional connectivity between the building and the public realm.
- A rooftop amenity area is provided on level six. This outdoor employee amenity area is currently proposed for the exclusive use of the top floor tenant. The amenity area includes bench seating and landscaping.

### 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:
  - Refinement of the architectural character and material treatment of the building, including the structural columns at the driveway entrance; and
  - Improvement to the function and arrangement of the public realm interfaces.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

### TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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
<b>Alder and Cottonwood Trees</b>			
Alder	10	8	2
Cottonwood	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Aspen	4	4	0
Birch	4	4	0
Cascara	1	1	0
Cherry	5	4	1
Japanese Maple	1	0	1
Vine Maple	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	45	45	0
Western Red Cedar	4	3	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>65</b>	<b>62</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>143</b>	
<b>Total Retained and Replacement Trees</b>		<b>148</b>	
<b>Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 65 mature trees on the site, excluding Alder and Cottonwood trees. 11 existing trees, approximately 14% of the total trees on the site, are Alder and Cottonwood trees. It was determined that five trees can be retained as part of this development proposal, including 2 Alder trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 133 replacement trees on the site. The applicant is proposing 143 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Serbian Spruce, Japanese Snowball, and Compact Amur Maple.
- In summary, a total of 148 trees are proposed to be retained or replaced on the site.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Redesignation Map
Appendix VI.	March 9, 2023 ADP Comments and Response
Appendix VII.	December 1, 2022 ADP Comments and Response

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

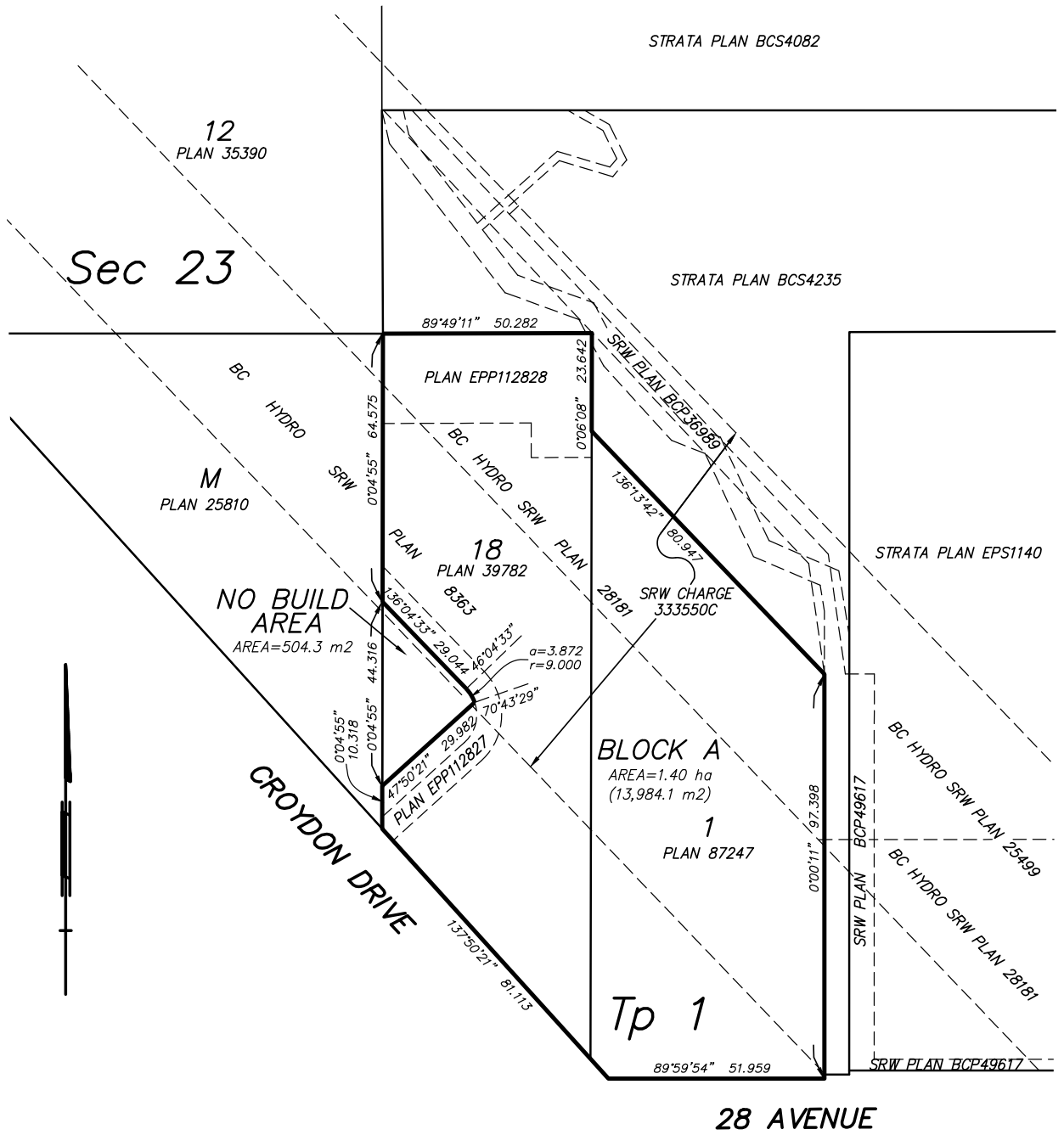
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW  
 LOT 18 PLAN 39782 AND LOT 1 PLAN 87247  
 BOTH OF SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

BCGS 92G.007



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT  
 (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



**28 AVENUE**

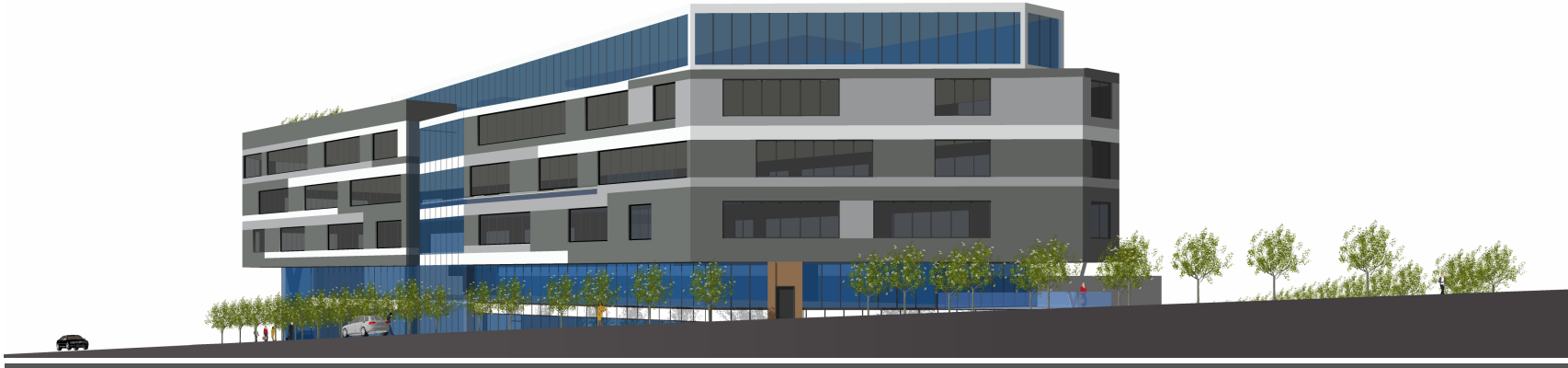
CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEY DATED 19th DAY OF MARCH, 2023.

**Robert Pearlman TA3DZF**

Robert Pearlman TA3DZF  
 c=CA, cn=Robert Pearlman TA3DZF, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=TA3DZF

ROBERT PEARLMAN, BCLS 999

FILE 23-535-01



**New Development for 2828 Croydon Drive & 15513 28 Avenue Surrey BC Project File #7921-0082-00  
Submission to 2023 April 17 Council**







CONTEXT PLAN

**SITE DATA**

**CIVIC ADDRESS**

2828 CROYDON DRIVE & 15513 28TH AVENUE  
SURREY, BC

**LEGAL DESCRIPTION**

2828 CROYDON DRIVE (PID 004-382-927) & 15513 28TH AVENUE (PID 016-648-803)  
LOT 18 SECTION 23 TOWNSHIP 1 PLAN NWP39782 NWD PART NW 1/4 &  
LOT 1 SECTION 23 TOWNSHIP 1 PLAN NWP87247 NWD PART NW 1/4

**REZONING**

CD BASED ON IB 3 BUSINESS PARK

**SITE AREA**

GROSS SITE AREA	151,903.94 SF (14,112.34 SM)
AREA CONVEYED TO 2868 CROYDON DRIVE SITE	5,465.11 SF (507.73 SM)
BC HYDRO ROW AREA	101,327.08 SF (9,413.60 SM)
ROW AREA	709.75 SF (65.94 SM)

**NET SITE AREA**

44,402.00 SF (4,125.08 SM)

**GROSS FLOOR AREA**

PROPOSED BUILDING FOOTPRINT	22,360.46 SF (2,077.35 SM)
LEVEL 1	19,904.84 SF (1,849.22 SM)
LEVEL 2	17,407.26 SF (1,617.19 SM)
LEVEL 3	20,543.08 SF (1,908.51 SM)
LEVEL 4	20,543.08 SF (1,908.51 SM)
LEVEL 5	20,543.08 SF (1,908.51 SM)
LEVEL 6	11,175.00 SF (1,038.19 SM)
<b>TOTAL</b>	<b>110,116.34 SF (10,230.14 SM)</b>

**DENSITY**

PERMITTED	1.00
PROPOSED	<b>2.48</b>

**SITE COVERAGE**

PERMITTED	60%
PROPOSED	50%

**SETBACKS**

FRONT YARD (CROYDON DRIVE)	7.5 M	PERMITTED
REAR YARD (NORTHEAST)	3.0 M	<b>PROVIDED (VARIANCE REQ)</b>
	7.5 M	PERMITTED
SIDE YARD (28TH AVENUE)	5.0 M	<b>PROVIDED (VARIANCE REQ)</b>
	7.5 M	PERMITTED
SIDE YARD (NORTHWEST)	4.1 M	<b>PROVIDED (VARIANCE REQ)</b>
	7.5 M	PERMITTED
	1.5 M	<b>PROVIDED (VARIANCE REQ)</b>

**BUILDING HEIGHT**

ALLOWED	14.0 M (45.0')
PROPOSED	<b>23.8 M (78.0')</b>

**PARKING**

**REQUIRED FOR**

**COMMERCIAL**

139.28 SM \* 3 / 100 SM = 4.18

**OFFICE**

10,090.86 SM \* 2.5 / 100 SM = 252.27

**TOTAL REQUIRED 256 (256.45)**

**PROVIDED**

52 UNDERGROUND PARKING STALLS  
1 LEVEL 1 PARKING STALL  
203 SURFACE PARKING STALLS

**TOTAL PROVIDED 256**

26 SURFACE PARKING STALLS SHARED WITH NEIGHBOURING SITE  
(NOT INCLUDED IN TOTAL PROVIDED COUNT)

**ACCESSIBLE PARKING**

REQUIRED	2% required (2%*256) = 5.12
	5 Required
PROVIDED	5 Provided

**DRAWING LIST**

**A0.0 COVER SHEET**

**A1.0 DESIGN RATIONALE**  
A1.1 DESIGN CONCEPT  
A1.2 DESIGN CONCEPT  
A1.3 PROJECT DATA  
A1.4 NEIGHBOURING CONTEXT PLAN  
A1.5 AREA CONTEXT PLAN  
A1.6 SITE CONTEXT PLAN  
A1.7 SITE CONTEXT PHOTOS  
A1.8 SITE CONTEXT PHOTOS

**A2.0 SITE PLAN**

A2.1 LEGAL PLAN  
A2.2 FIRE TRUCK ACCESS  
A2.3 SITE SECTION  
A2.4 SITE SECTION  
A2.5 SITE SECTION  
A2.6 SITE SECTION  
A2.7 SITE SECTION DETAILS  
A2.8 PLAZA ENLARGED PLAN  
A2.9 PLAZA ENLARGED SECTION  
A2.10 CIRCULATION DIAGRAM  
A2.11

**A3.0 UNDERGROUND PARKING**

A3.1 LEVEL 1 FLOOR PLAN  
A3.2 LEVEL 2 FLOOR PLAN  
A3.3 LEVEL 3 - 5 FLOOR PLAN  
A3.4 LEVEL 6 FLOOR PLAN  
A3.5 ROOF PLAN

**A4.0 NORTH-EAST ELEVATION**

A4.1 SOUTH-WEST ELEVATION  
A4.2 SOUTH-EAST & NORTH-WEST ELEVATIONS

**A5.0 BUILDING SECTION**

A5.1 BUILDING SECTION

**A6.0 STREET SECTION**

A6.1 STREET SECTION  
A6.2 STREET SECTION  
A6.3 STREET SECTION  
A6.4 STREET SECTION

**A7.0 SHADOW ANALYSIS**

A7.1 SHADOW ANALYSIS

**A8.0 BUILDING ISO VIEW**

A8.1 BUILDING ISO VIEW  
A8.2 BUILDING ISO VIEW

**A9.0 MATERIAL BOARD**

A9.1 CONCEPT DETAILS

**CLIENT**

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**SURVEYOR**

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4	2023 02 28	ISSUED FOR SUBMISSION TO ADP
5	2023 03 31	ISSUED FOR COUNCIL



PROPOSED NEW DEVELOPMENT

OFFICE BUILDING

2828 CROYDON DRIVE & 15513 28 AV  
SURREY BC

PROJECT DATA

DRAWN: ES  
CHECKED: KC  
SCALE: 1:1  
FILE: 2009

A 1.3



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PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
 2828 CROYDON DRIVE & 15513 28 AVE  
 SURREY BC

**NEIGHBOURING CONTEXT PLAN**

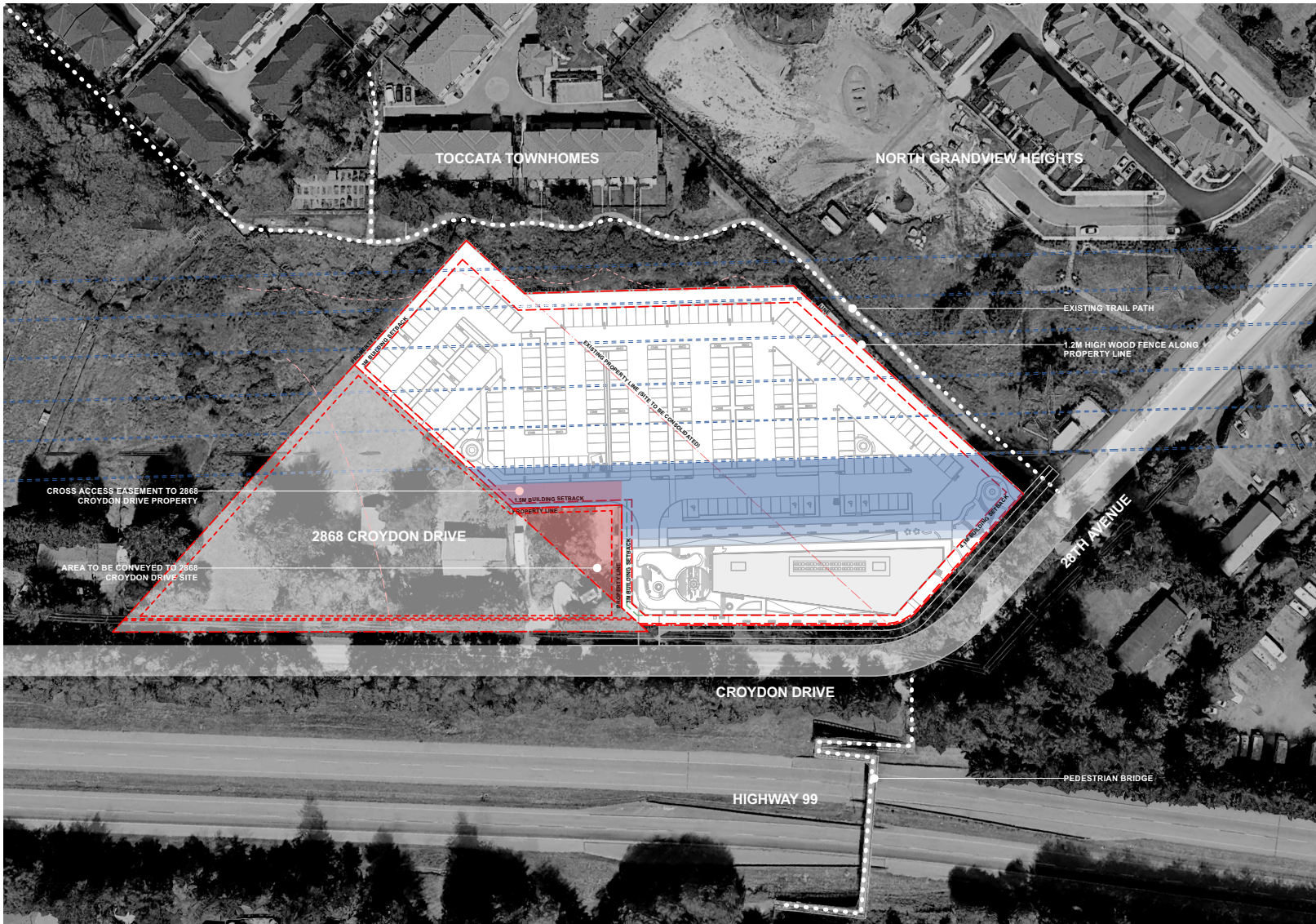
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 SCALE: 1:5000  
 FILE: 2009

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LEGEND

■ NON-DEVELOPABLE AREA

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PROPOSED NEW DEVELOPMENT

OFFICE BUILDING

2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

SITE CONTEXT PLAN

A 1.6

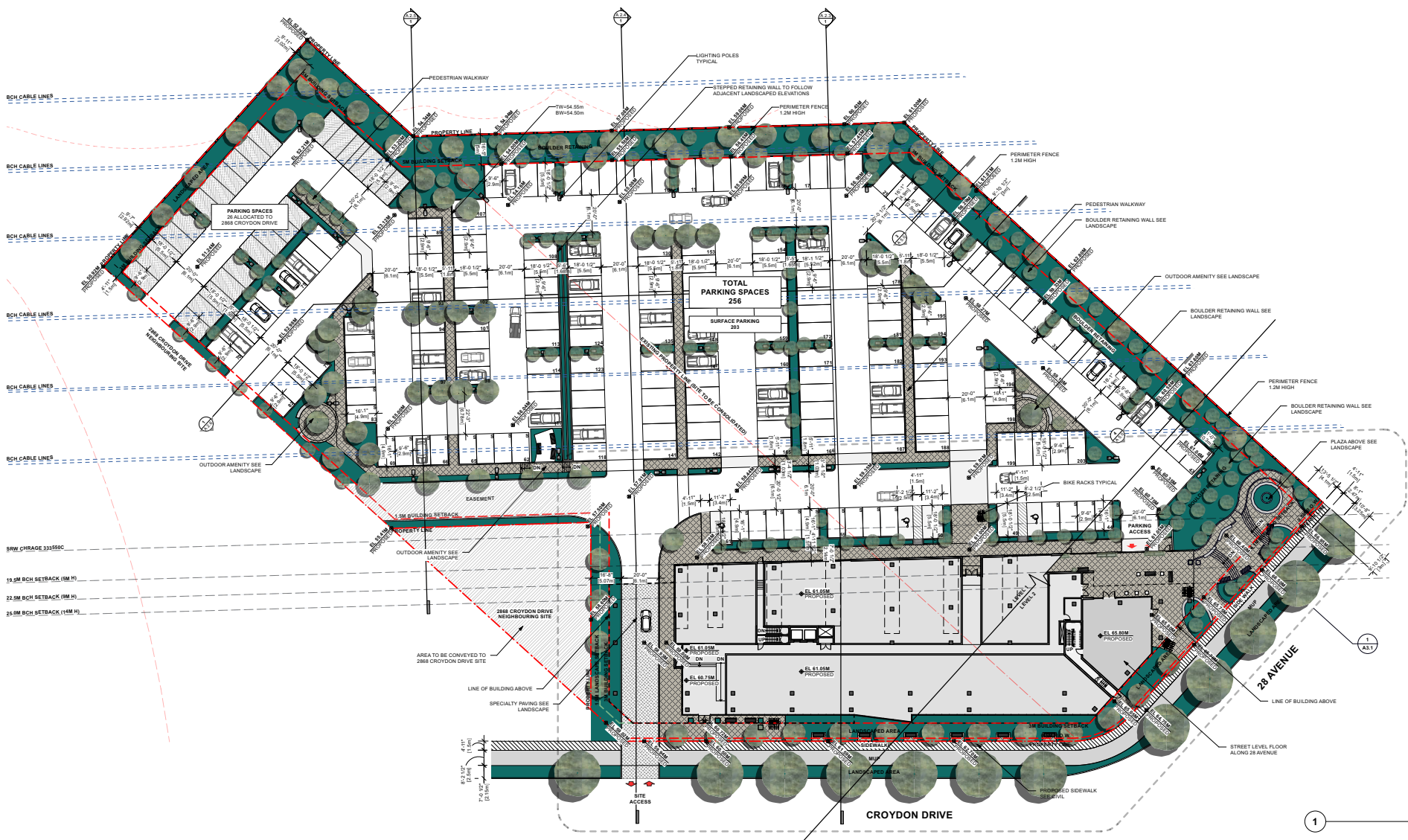


DRAWN: ES  
CHECKED: KC

SCALE: 1" = 100'-0"

FILE: 2009

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1 SITE PLAN  
1" = 50'-0"

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PROPOSED NEW DEVELOPMENT  
OFFICE BUILDING  
SITE PLAN  
A 2.0



PROPOSED NEW DEVELOPMENT  
OFFICE BUILDING  
SITE PLAN  
A 2.0  
2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

SITE PLAN

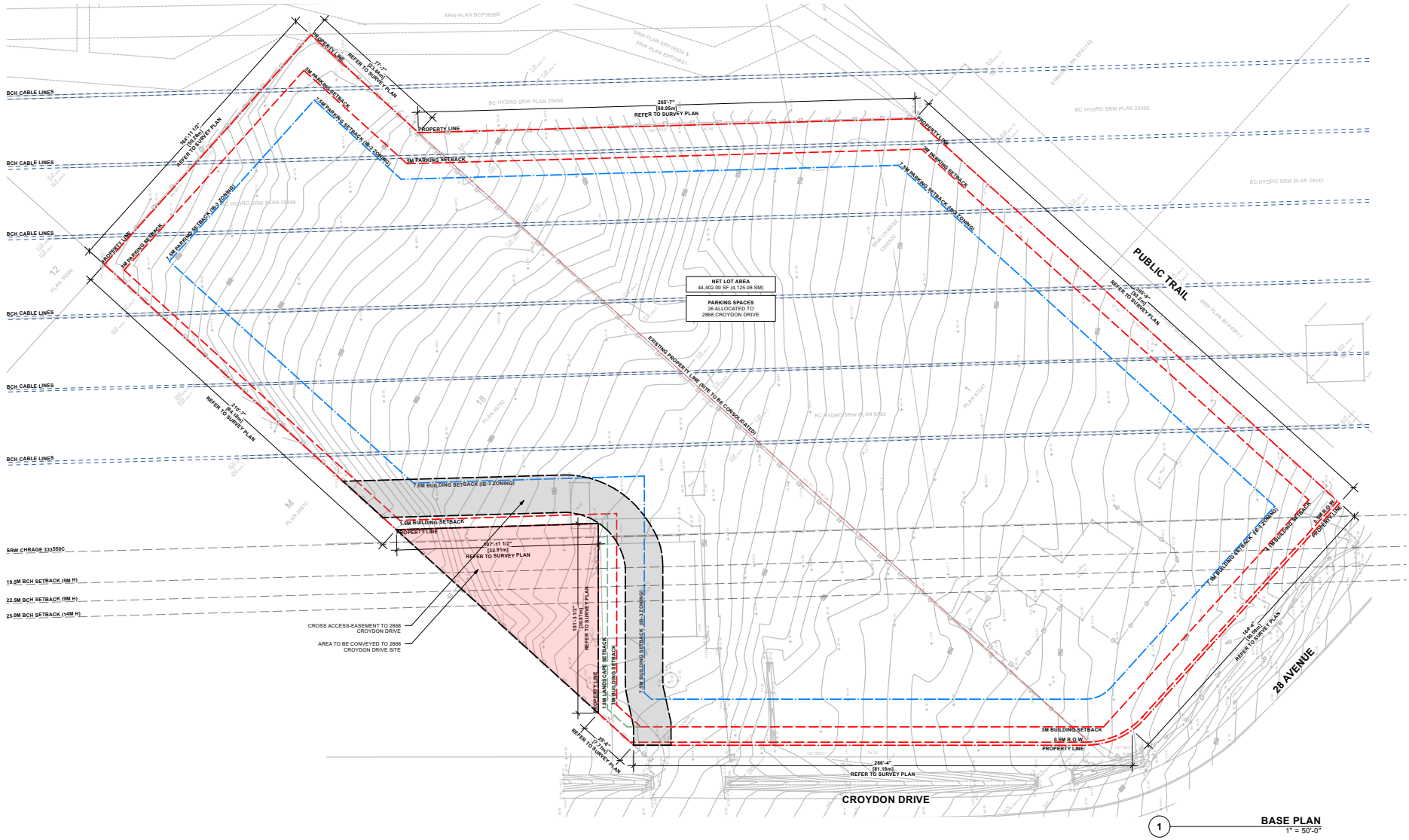
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ISSUANCE  
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PROPOSED NEW DEVELOPMENT  
 OFFICE BUILDING  
 2828 CROYDON DRIVE & 15513 28 AVE  
 SURREY BC

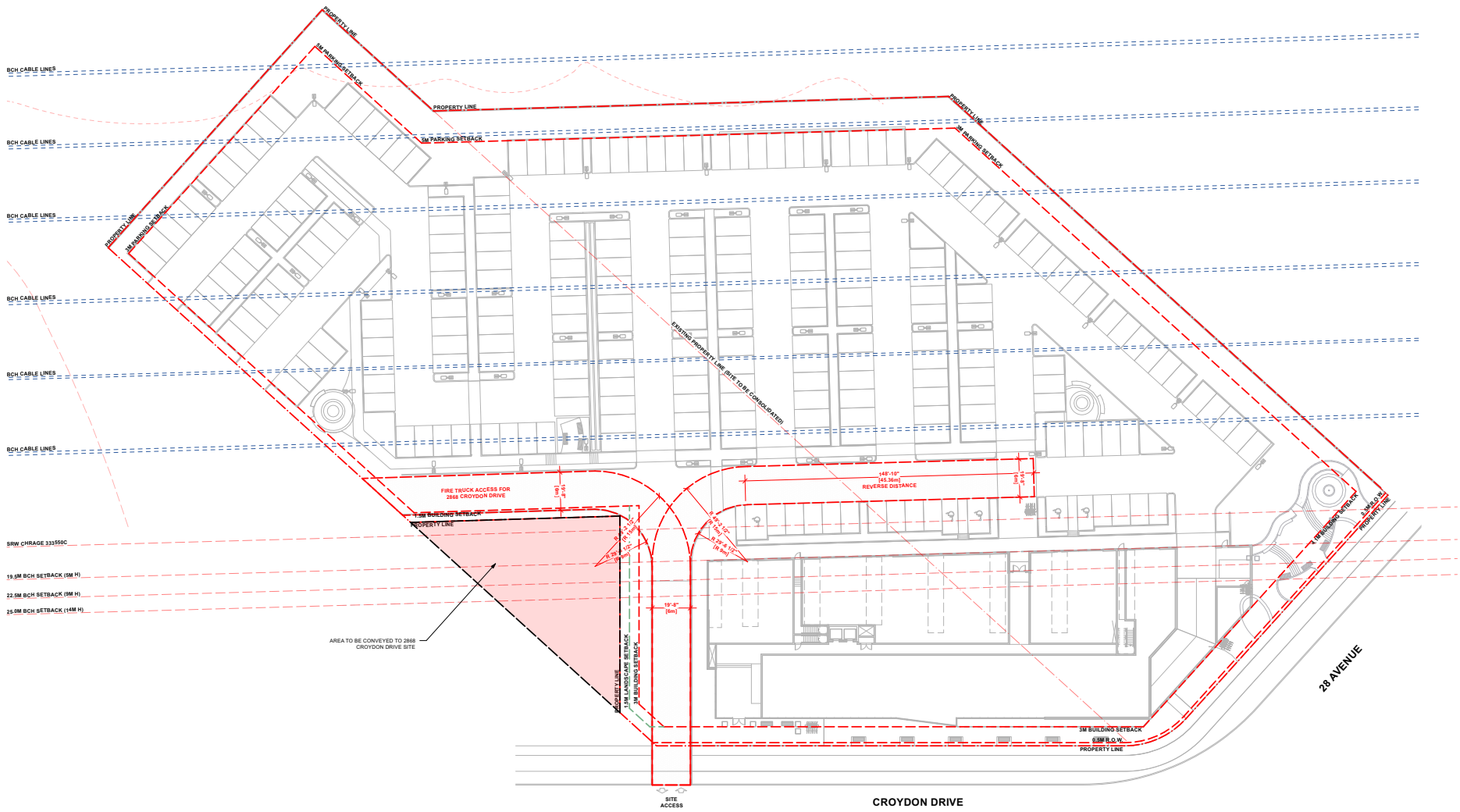
LEGAL PLAN

A 2.1



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1 FIRE TRUCK ACCESS  
1" = 50'-0"

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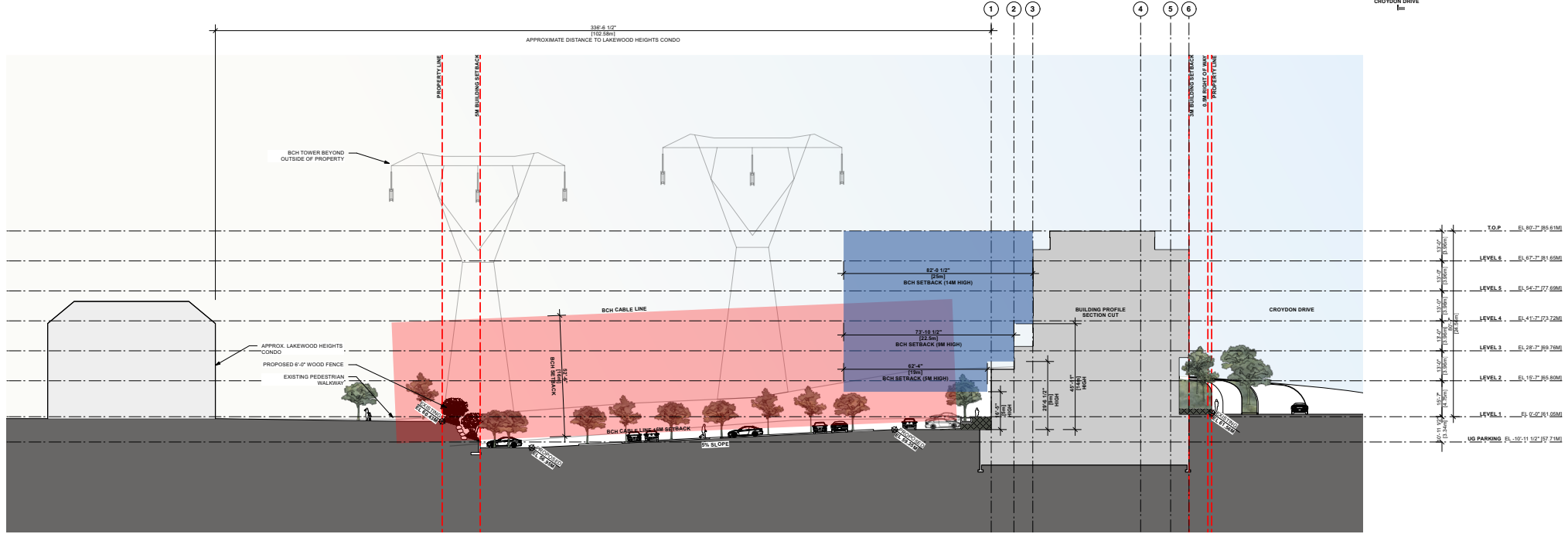
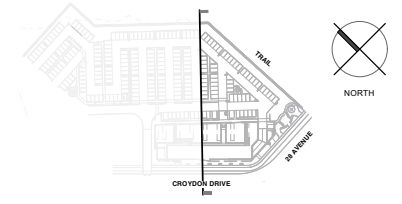


PROPOSED NEW DEVELOPMENT  
OFFICE BUILDING  
2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

## FIRE TRUCK ACCESS

A 2.2





1 SITE SECTION 1  
1:500

- BCH BUILDING SETBACKS
- BCH PARKING SETBACKS

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PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
2828 CROYMOR DRIVE & 15513 28 AVE  
SURREY BC

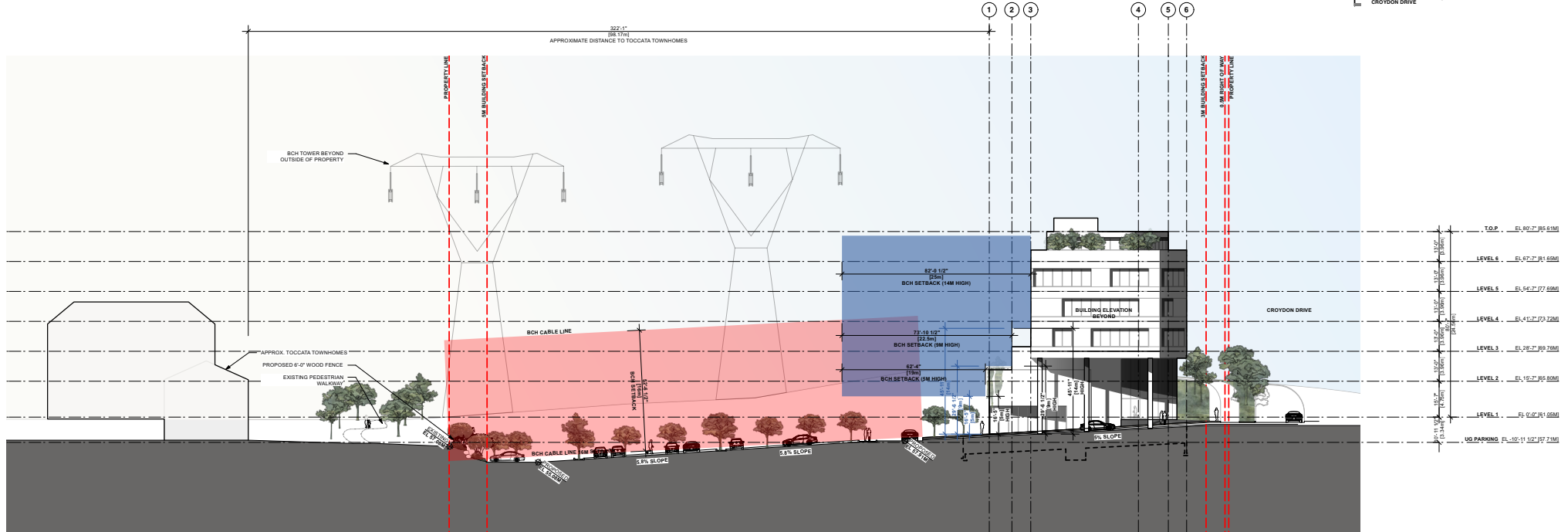
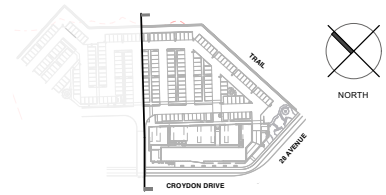
**SITE SECTION**

**A 2.3**



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1 SITE SECTION 2  
1:500

- BCH BUILDING SETBACKS
- BCH PARKING SETBACKS

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PROPOSED NEW DEVELOPMENT  
OFFICE BUILDING  
2828 CROYDOND DRIVE & 15513 28 AVE  
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SITE SECTION

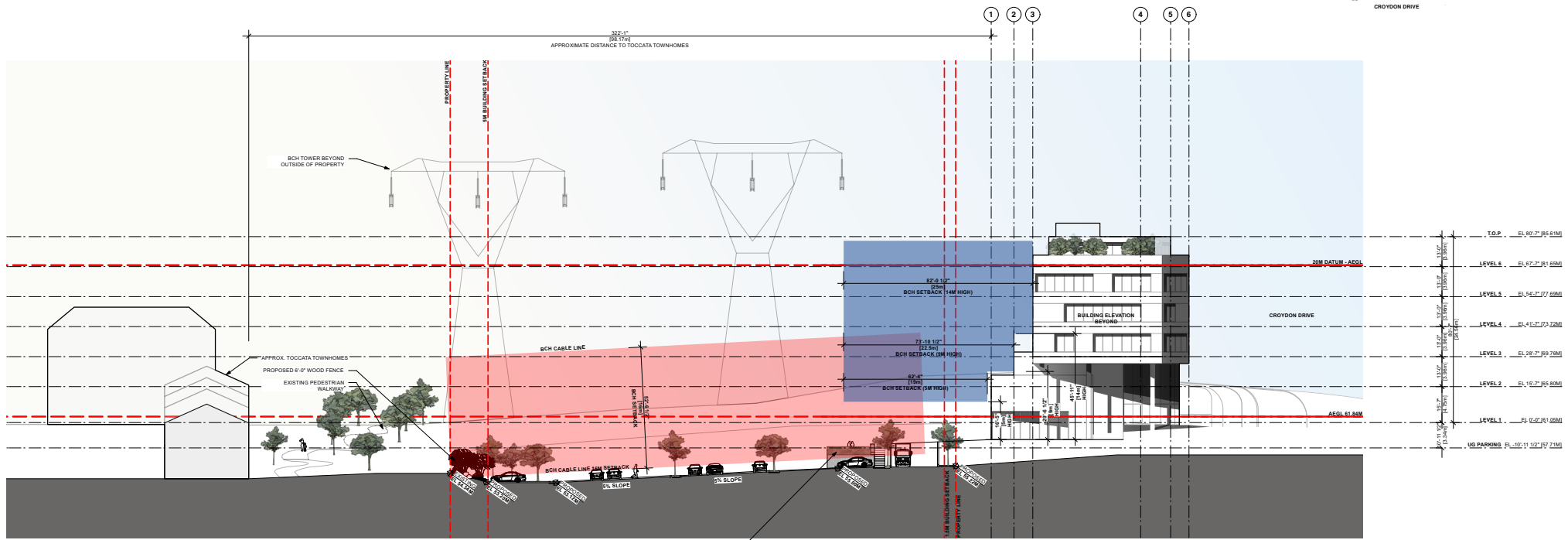
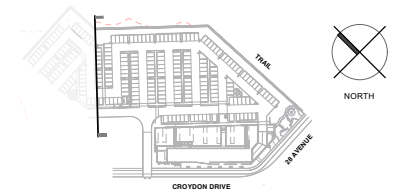
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FILE: 2009

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1 SITE SECTION 3  
1:500

- BCH BUILDING SETBACKS
- BCH PARKING SETBACKS

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3	2023 02 15	ISSUED FOR DIGITAL PROOF
4	2023 02 28	ISSUED FOR SUBMISSION TO ADP
5	2023 03 31	ISSUED FOR COUNCIL



PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

**SITE SECTION**

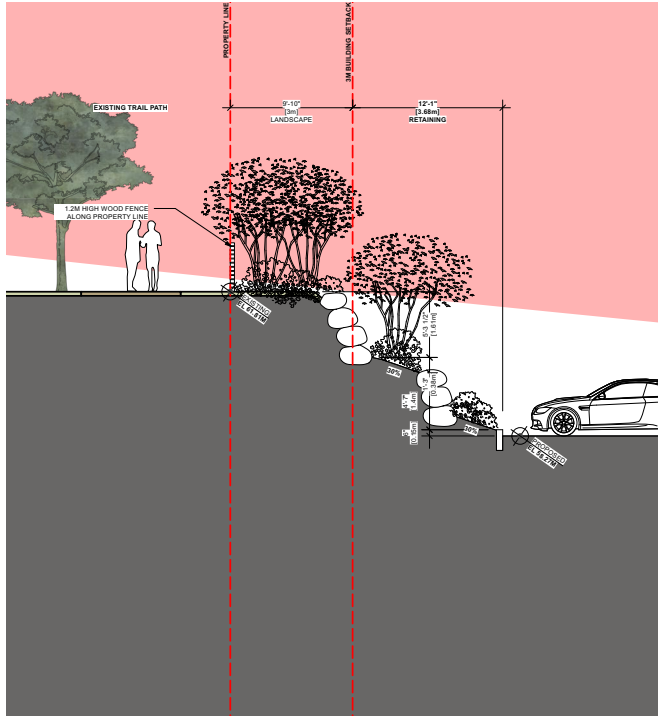
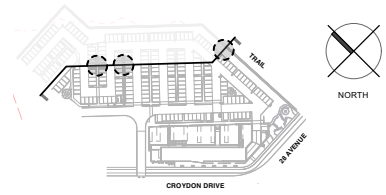
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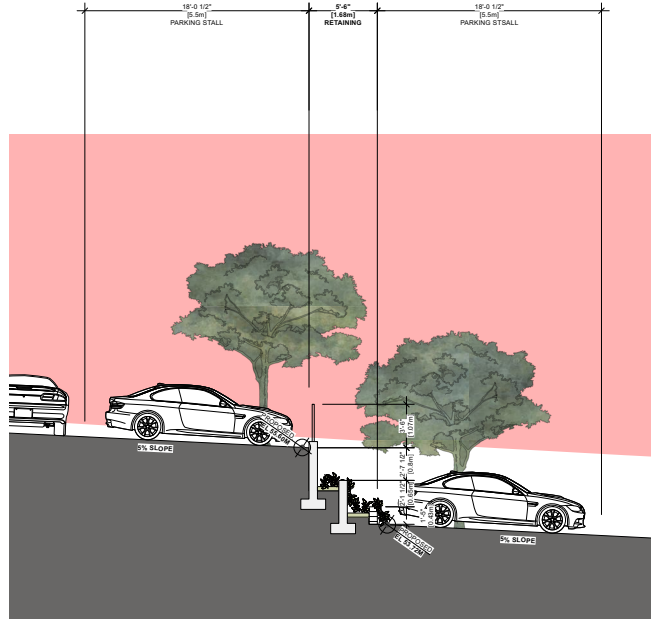
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CHECKED: KC  
SCALE: 1:500  
FILE: 2009

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1 SITE SECTION DETAIL 1  
1" = 10'-0"



2 SITE SECTION DETAIL 2  
1" = 10'-0"



3 SITE SECTION DETAIL 3  
1" = 10'-0"

- BCH BUILDING SETBACKS
- BCH PARKING SETBACKS

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4	2023 02 28	ISSUED FOR SUBMISSION TO ADP
5	2023 03 31	ISSUED FOR COUNCIL



PROPOSED NEW DEVELOPMENT

OFFICE BUILDING

2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

SITE SECTION DETAILS

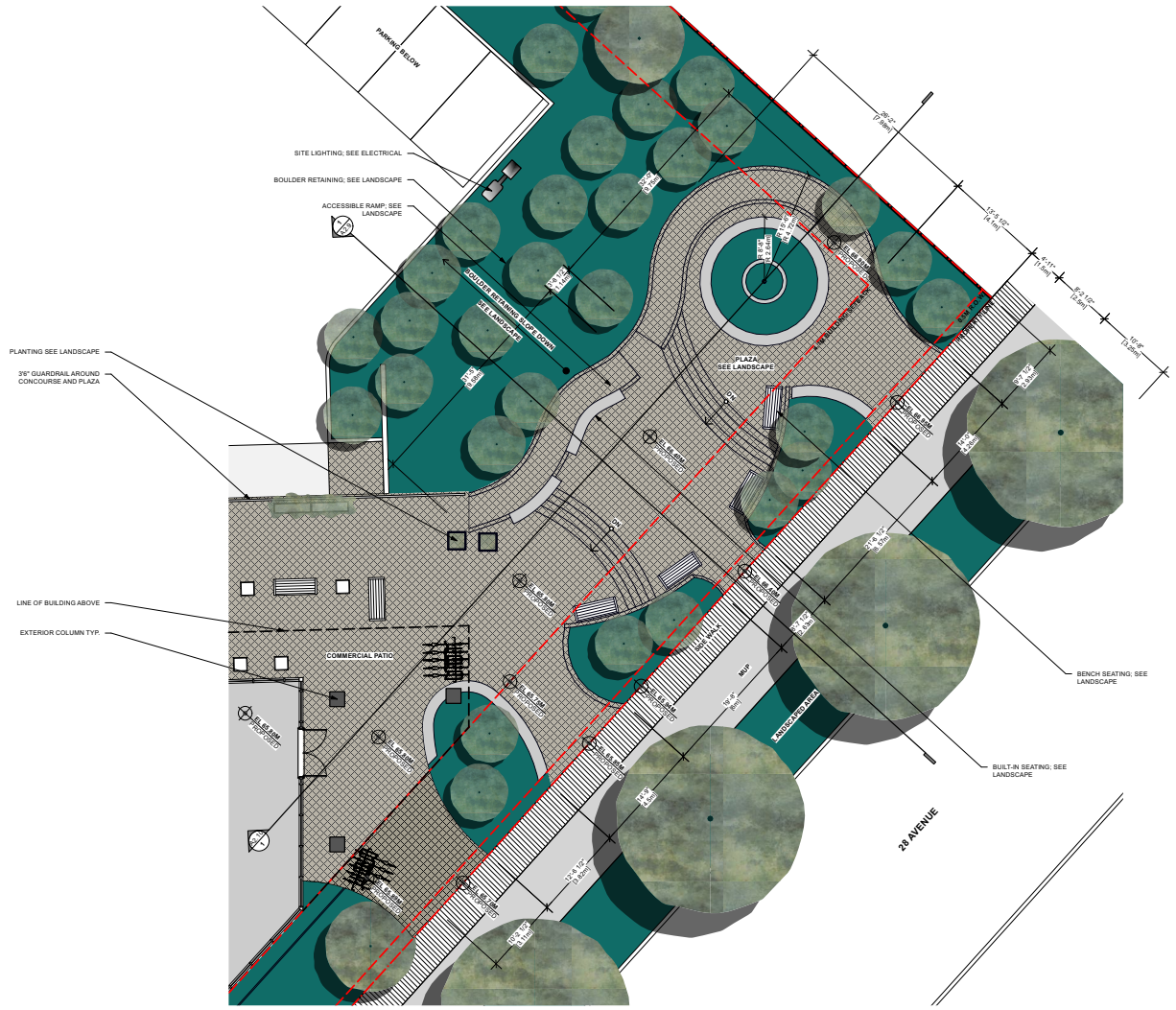
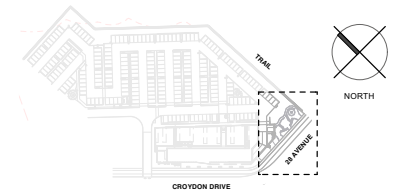
A 2.7



DRAWN: ES  
CHECKED: KC

SCALE: 1" = 10'-0" FILE: 2009

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1 ENLARGED PLAZA PLAN  
1/16" = 1'-0"

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4	2023 02 28	ISSUED FOR SUBMISSION TO ADP
5	2023 03 31	ISSUED FOR COUNCIL



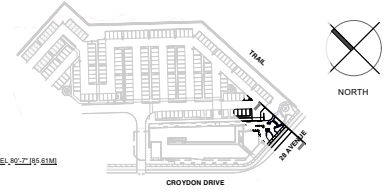
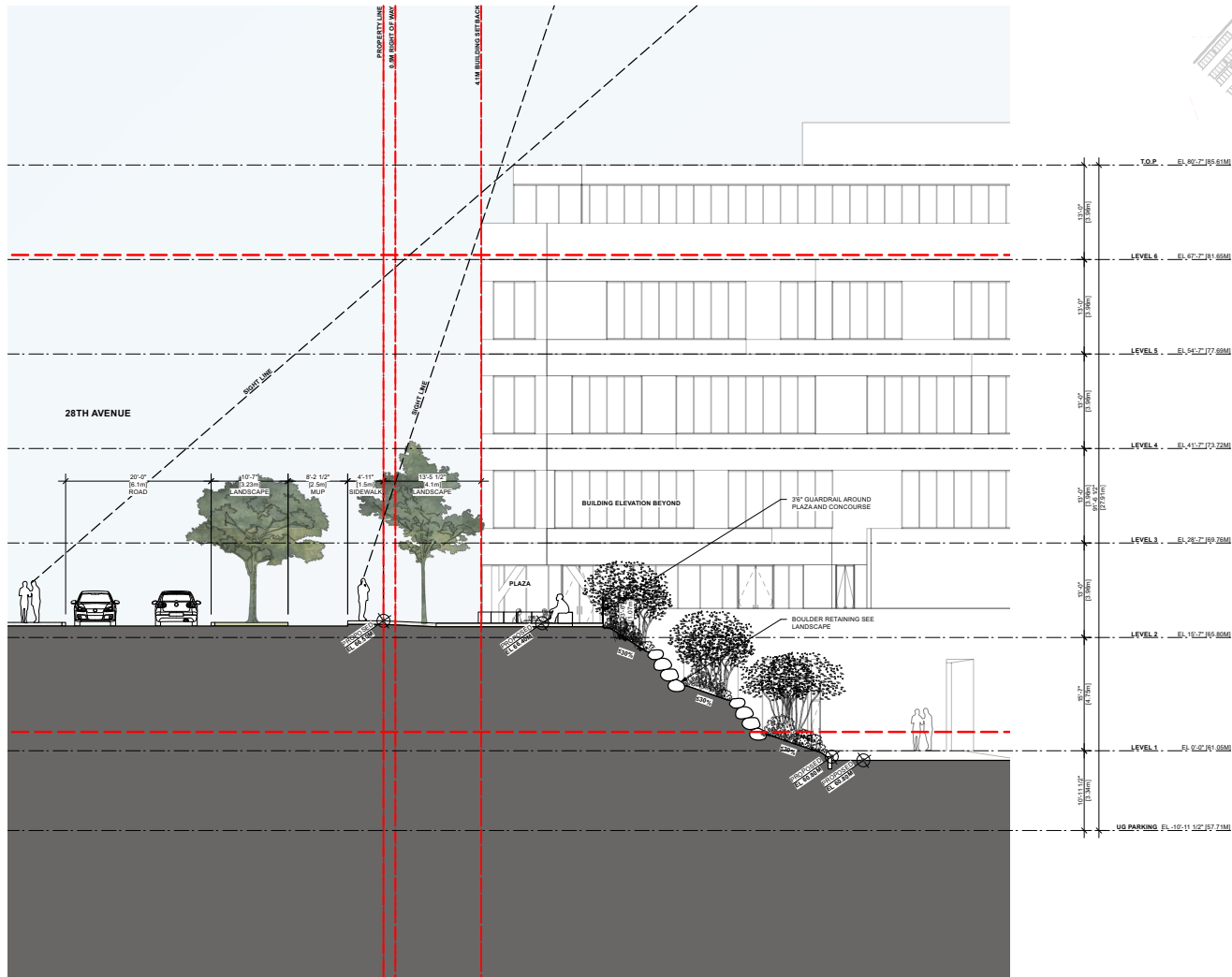
PROPOSED NEW DEVELOPMENT  
OFFICE BUILDING  
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PLAZA ENLARGED PLAN A 2.8



DRAWN: ES  
CHECKED: KC  
SCALE: 1/16" = 1'-0"  
FILE: 2009

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1 PLAZA SECTION 1  
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PROPOSED NEW DEVELOPMENT  
OFFICE BUILDING  
2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

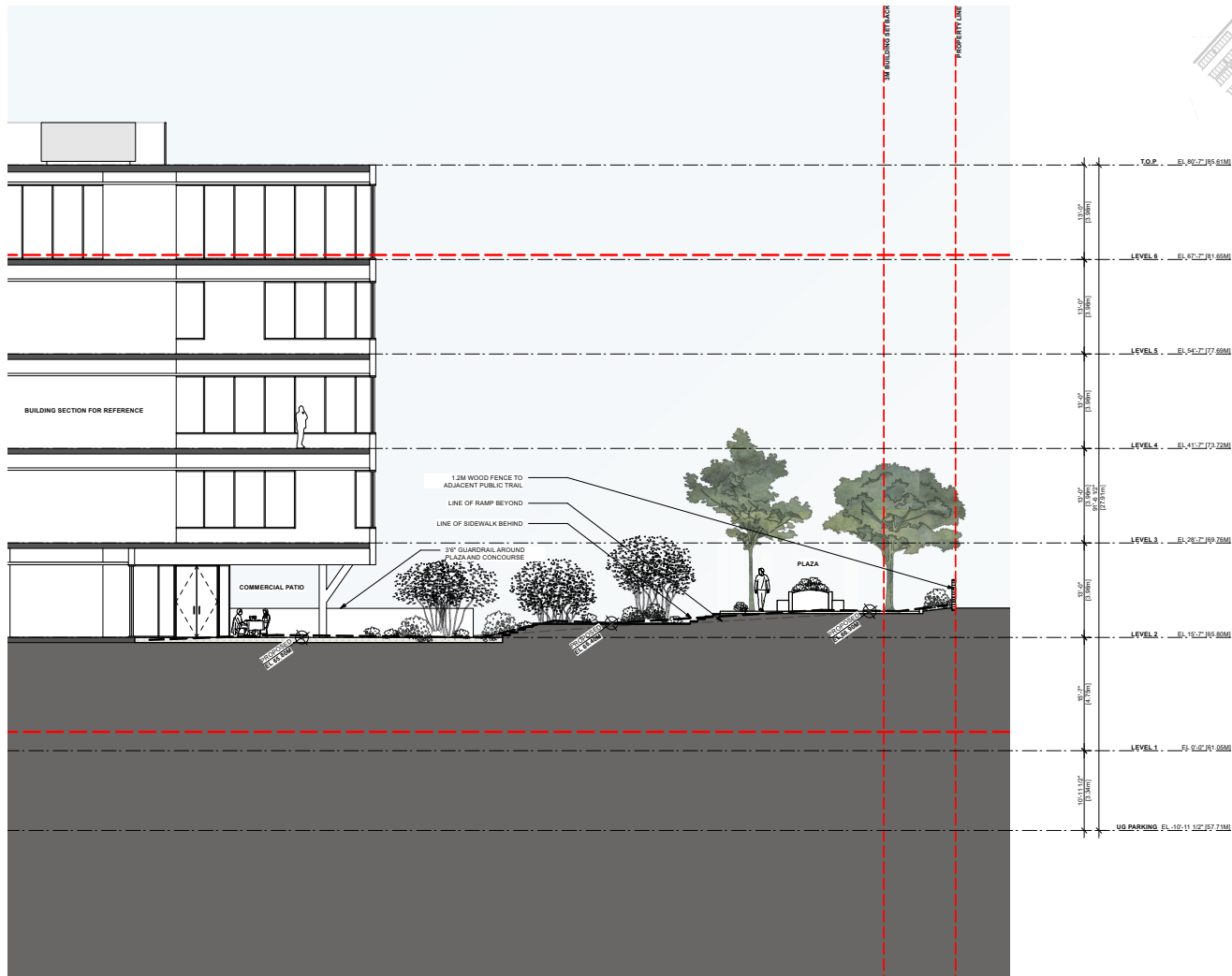
PLAZA ENLARGED SECTION

A 2.9



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SCALE: 1" = 10'-0"  
FILE: 2009

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1 PLAZA SECTION 2  
1/16" = 1'-0"

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5	2023 03 31	ISSUED FOR COUNCIL



PROPOSED NEW DEVELOPMENT  
OFFICE BUILDING  
2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

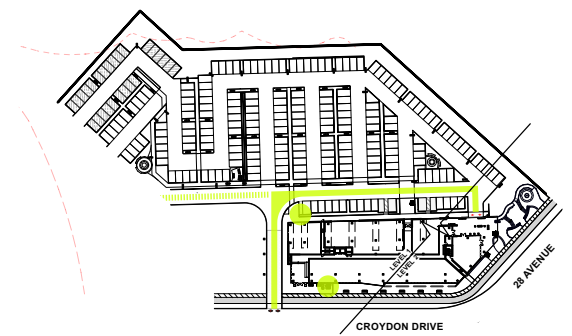
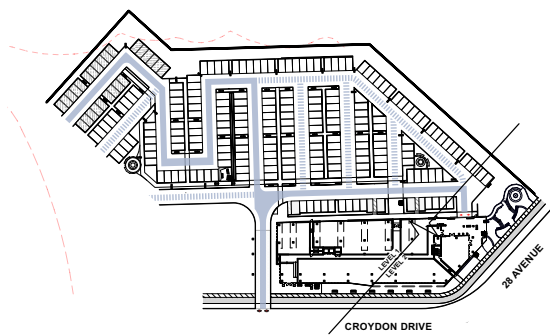
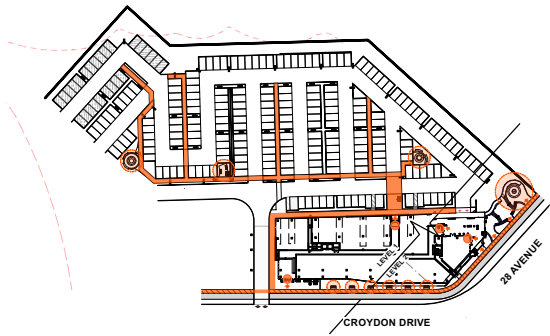
PLAZA ENLARGED SECTION

A 2.10



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SCALE: 1" = 10'-0"  
FILE: 2009

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- PEDESTRIAN CIRCULATION**
- MAIN PEDESTRIAN CIRCULATION
  - PEDESTRIAN NODE / AMENITY
  - BUILDING ENTRANCE
  - ACCESS POINT

- VEHICULAR CIRCULATION**
- MAIN VEHICULAR CIRCULATION
  - VEHICULAR CIRCULATION

- BICYCLE CIRCULATION**
- BICYCLE CIRCULATION
  - BICYCLE STORAGE

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NO.	DATE	ISSUANCE
1	2023 02 28	ISSUED FOR SUBMISSION TO ADP
2	2023 03 31	ISSUED FOR COUNCIL



PROPOSED NEW DEVELOPMENT  
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**CIRCULATION DIAGRAM**

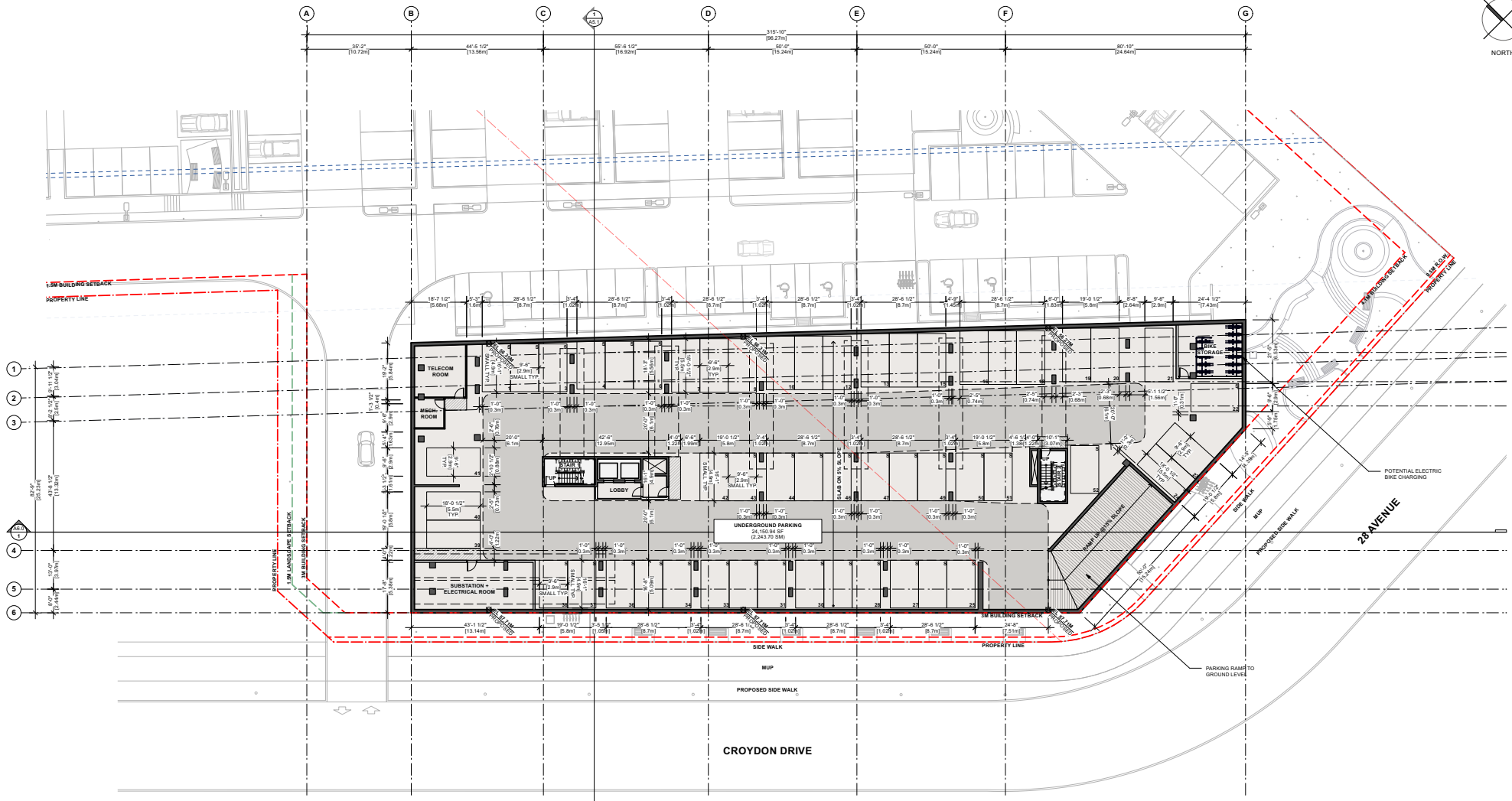
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 SCALE: 1" = 50'-0"  
 FILE: 2009

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**1 UNDERGROUND PARKING**  
1/32" = 1'-0"

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3	2023 02 15	ISSUED FOR SUBMISSION TO ADP
4	2023 02 28	ISSUED FOR SUBMISSION TO ADP
5	2023 03 31	ISSUED FOR CONSTRUCTION

ISSUED FOR SUBMISSION TO ADP  
ISSUED FOR DIGITAL CHECKSET  
ISSUED FOR SUBMISSION TO ADP  
ISSUED FOR SUBMISSION TO ADP  
ISSUED FOR CONSTRUCTION



PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

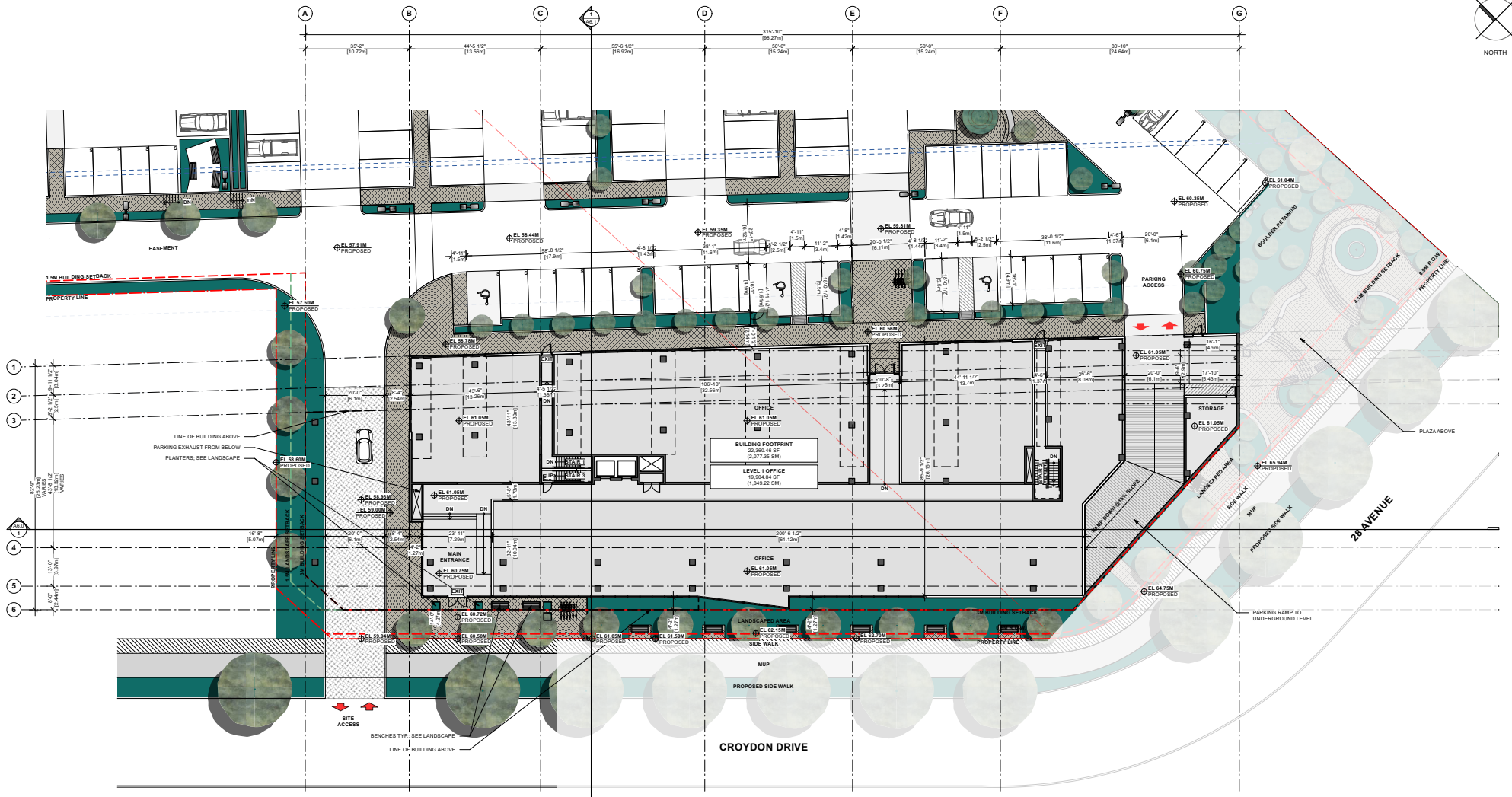
**UNDERGROUND PARKING A 3.0**



DRAWN: ES  
CHECKED: KC  
SCALE: 1/32" = 1'-0"  
FILE: 2009

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1 LEVEL 1 PLAN  
1/32" = 1'-0"

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3	2023 02 18	ISSUED FOR DIGITAL CHECKSET
4	2023 02 28	ISSUED FOR SUBMISSION TO ADP
5	2023 03 31	ISSUED FOR COUNCIL

ISSUANCE  
ISSUED FOR SUBMISSION TO ADP  
ISSUED FOR DIGITAL CHECKSET  
ISSUED FOR DIGITAL CHECKSET  
ISSUED FOR SUBMISSION TO ADP  
ISSUED FOR COUNCIL



PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
**LEVEL 1**  
2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

**LEVEL 1**

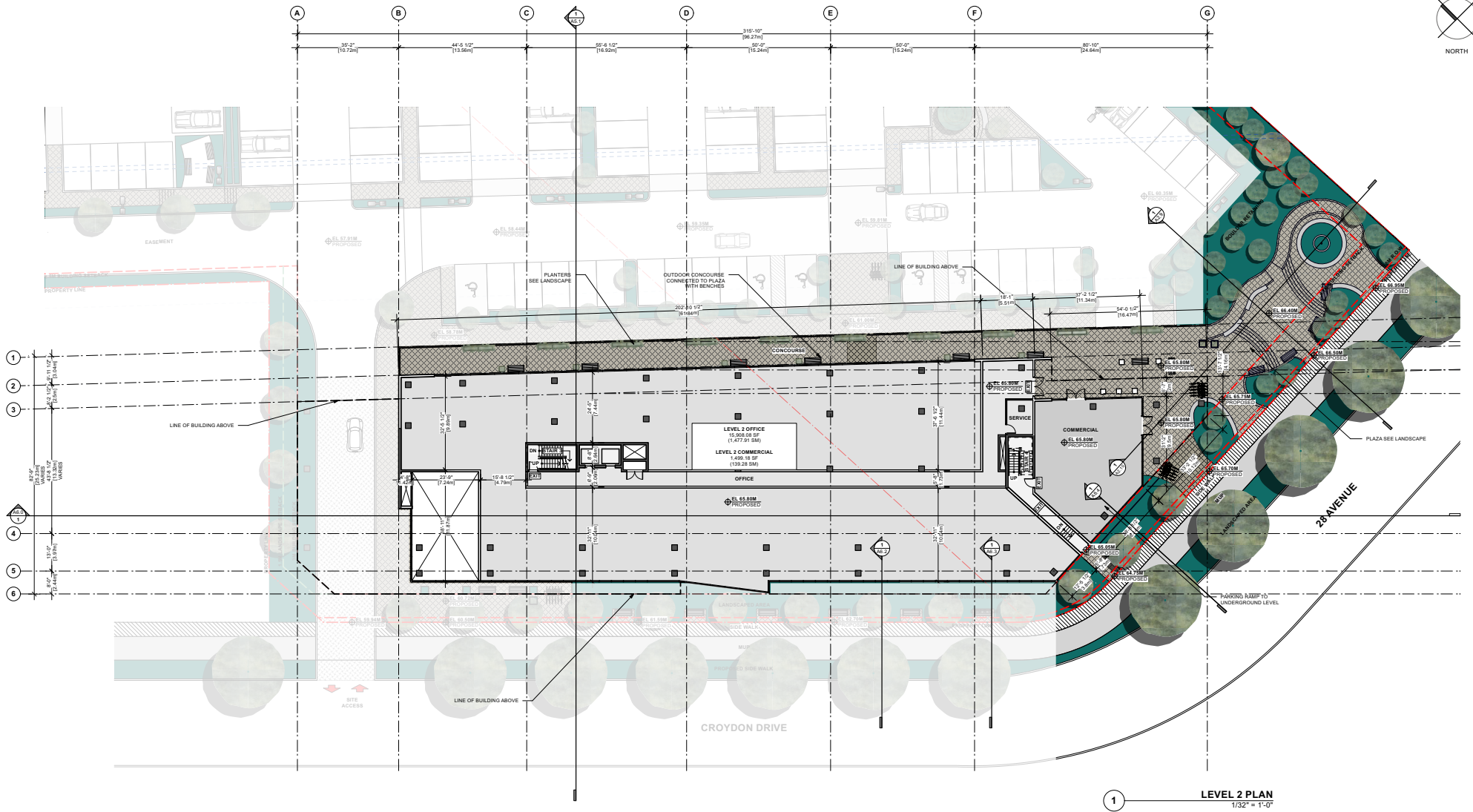
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CHECKED: KC

SCALE: 1/32" = 1'-0"  
FILE: 2009

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1 LEVEL 2 PLAN  
1/32" = 1'-0"

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5	2023 03 31	ISSUED FOR COUNCIL



PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
2828 CROYDON DRIVE & 15513 28 AVE  
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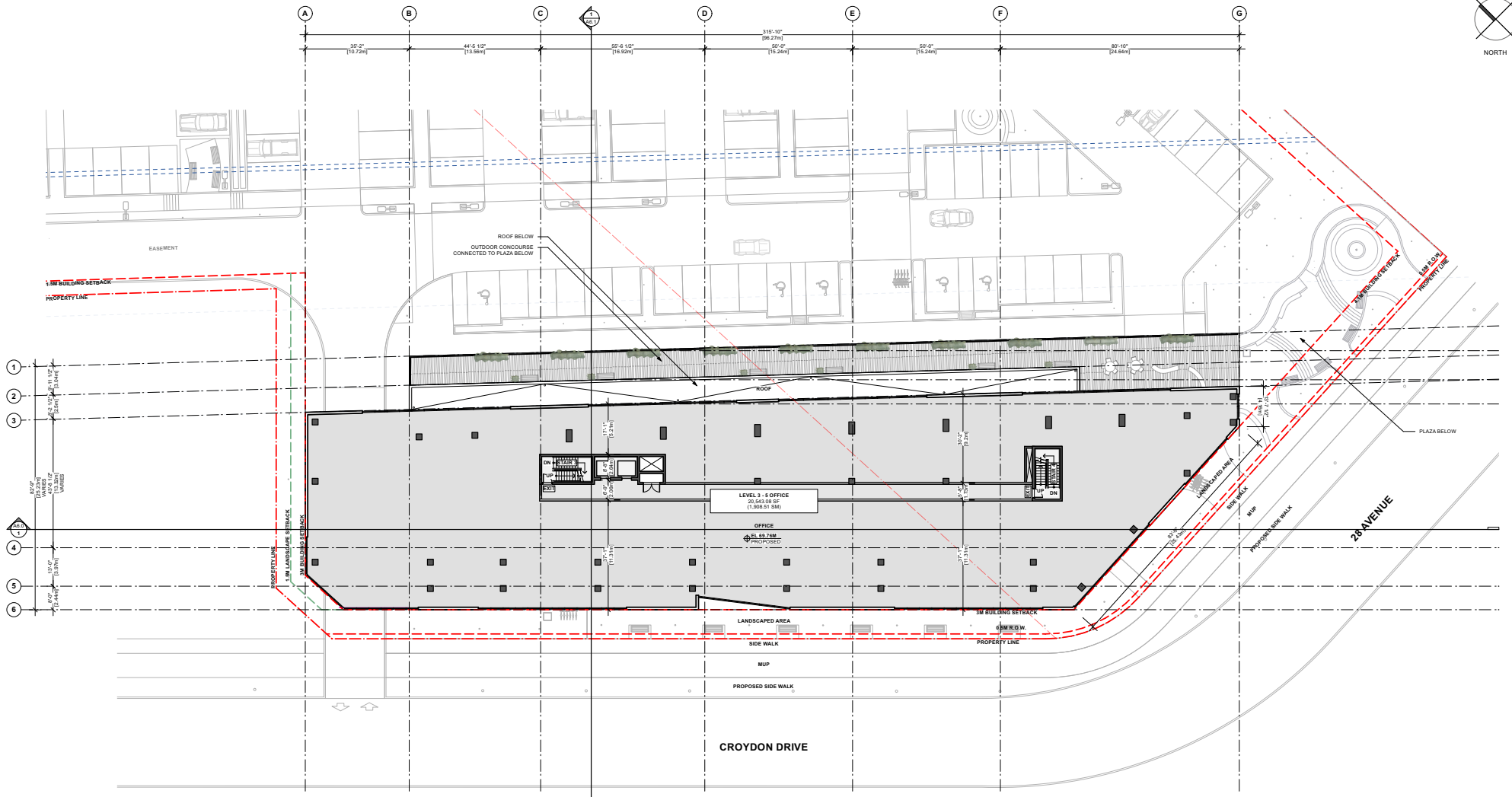
**LEVEL 2**

**A 3.2**



DRAWN: ES  
CHECKED: KC  
SCALE: 1/32" = 1'-0"  
FILE: 2009

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1 LEVEL 3 - 5 PLAN  
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5	2023 03 31	ISSUED FOR COUNCIL

ISSUANCE  
 ISSUED FOR SUBMISSION TO ADP  
 ISSUED FOR DIGITAL CHECKSET  
 ISSUED FOR DIGITAL PROOF  
 ISSUED FOR SUBMISSION TO ADP  
 ISSUED FOR COUNCIL



PROPOSED NEW DEVELOPMENT  
 OFFICE BUILDING  
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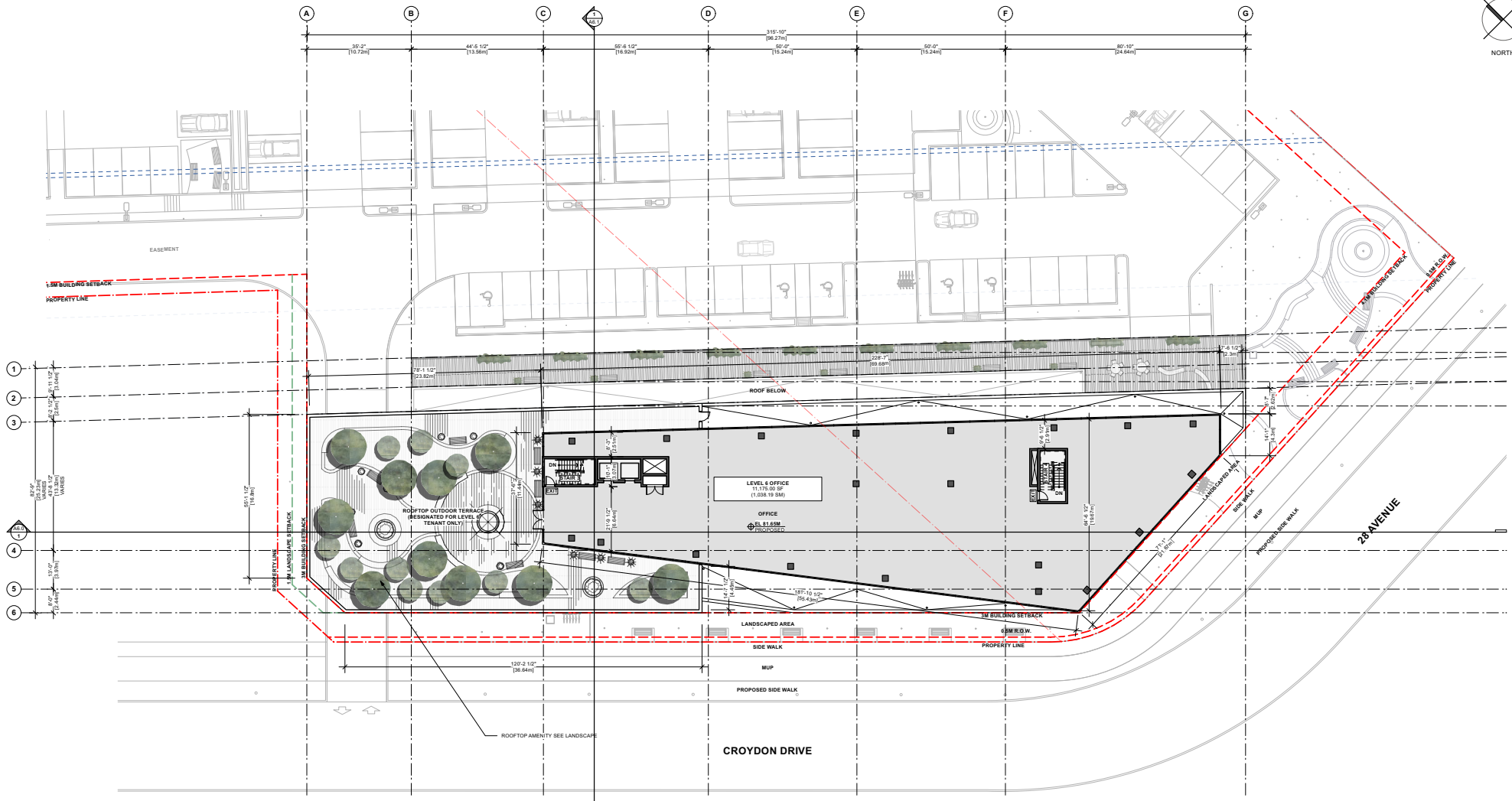
LEVEL 3 - 5

A 3.3



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 CHECKED: KC  
 SCALE: 1/32" = 1'-0"  
 FILE: 2009

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1 LEVEL 6 PLAN  
1/32" = 1'-0"

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PROPOSED NEW DEVELOPMENT  
OFFICE BUILDING  
LEVEL 6  
2828 CROYDRON DRIVE & 15513 28 AVE  
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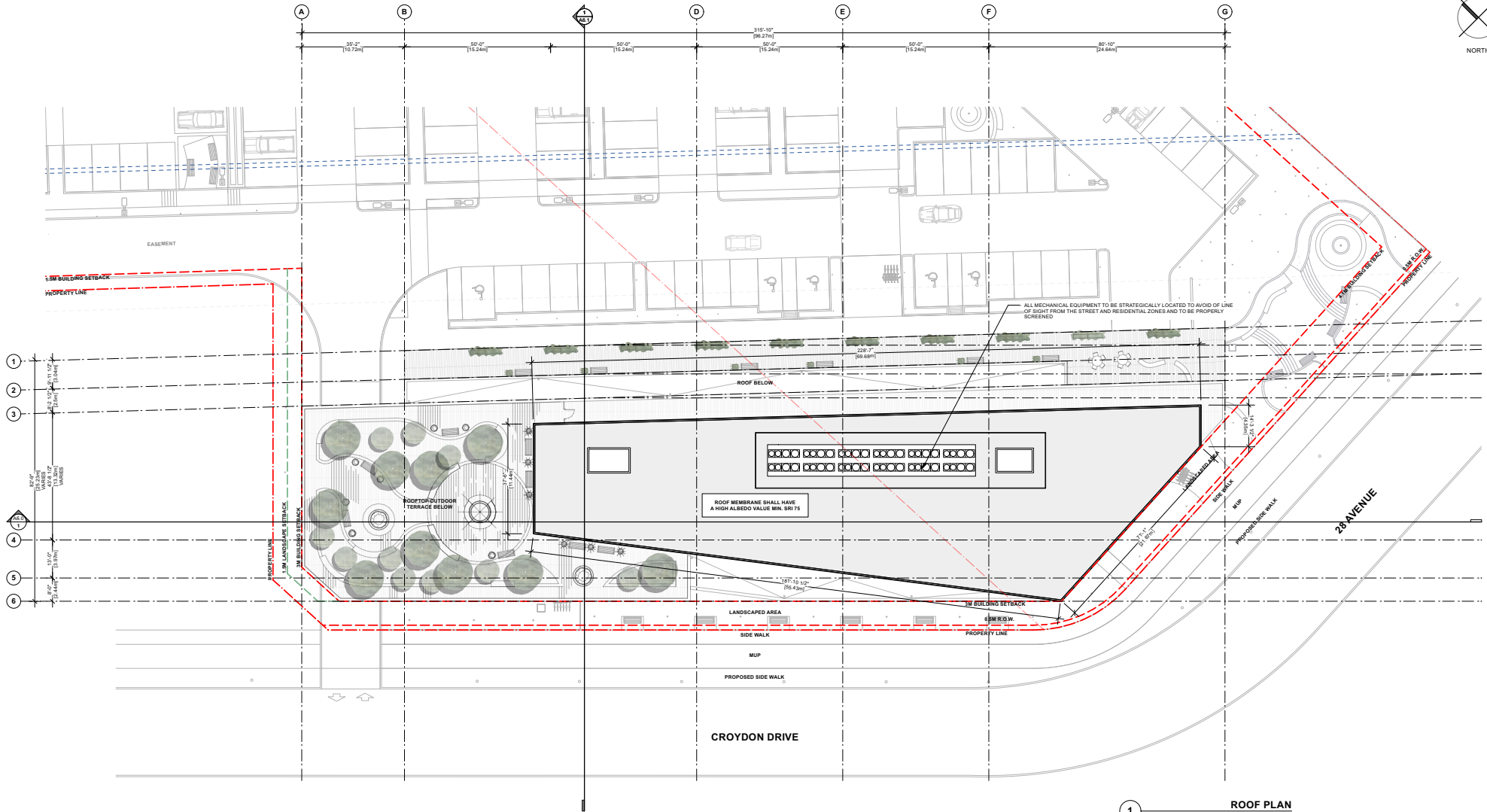
LEVEL 6

A 3.4



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SCALE: 1/32" = 1'-0"  
FILE: 2009

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1 ROOF PLAN  
1/32" = 1'-0"

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PROPOSED NEW DEVELOPMENT  
OFFICE BUILDING  
2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

ROOF PLAN

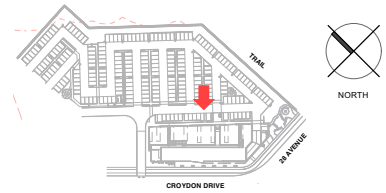
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DRAWN: ES  
CHECKED: KC  
SCALE: 1/32" = 1'-0"  
FILE: 2009

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kccarchitecture.com  
Tel 604 283 0912





**MATERIAL LEGEND**

- A CURTAIN WALL
- B STEEL STUD WALL WITH INSULATION ON BOTH SIDES
- C FEATURED EXTERIOR COLUMN
- D MAN DOOR
- E CONCRETE WALL
- F EXTERIOR CANOPY
- G GLASS GUARDRAIL
- H FEATURE ACCENT
- J PARAPET

**COLOUR LEGEND**

- 1 BLACK ALUMINUM FRAME & DOUBLE GLASS UNIT GRAY TINT
- 2 BLACK ALUMINUM FRAME & DOUBLE GLASS UNIT BLUE TINT
- 3 PAINTED GLASS FACE 4 (SPANDREL)
- 4 CONCRETE FINISH
- 5 WHITE METAL PANEL
- 6 LIGHT GREY METAL PANEL
- 7 DARK GREY METAL PANEL
- 8 WOOD FINISH METAL PANEL & SOFFIT

**CITY OF SURREY ZONING BY-LAW DEFINITIONS**

**BUILDING HEIGHT**  
(b)1. The vertical distance measured from the average existing grade level, determined by averaging the existing grades at all building faces surrounding the perimeter of a building, to the highest point on a flat roof.

**EXISTING GRADE**  
Means the lowest ground elevation existing prior to construction, as established on a legal survey plan by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.

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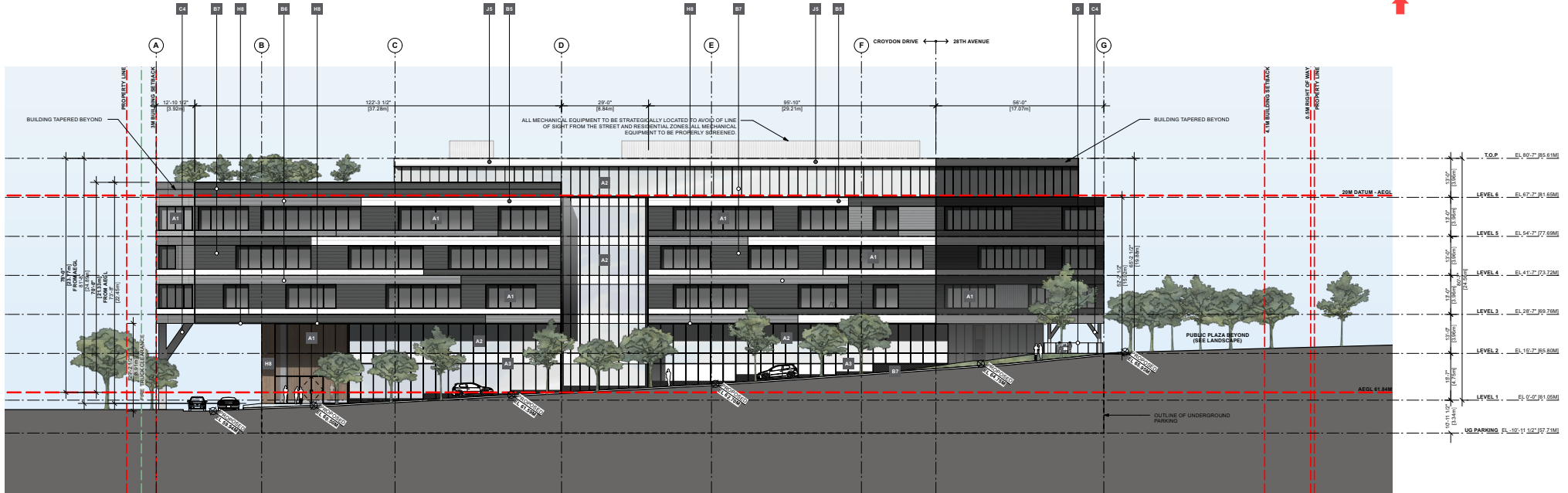
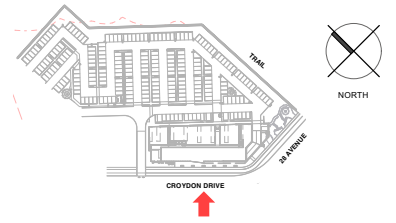
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PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

**NORTH-EAST ELEVATION A 4.0**





1 SOUTH-WEST ELEVATION (CROYDON DRIVE)  
1/32" = 1'-0"

**MATERIAL LEGEND**

- A CURTAIN WALL
- B STEEL STUD WALL WITH INSULATION ON BOTH SIDES
- C FEATURED EXTERIOR COLUMN
- D MAN DOOR
- E CONCRETE WALL
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- H FEATURE ACCENT
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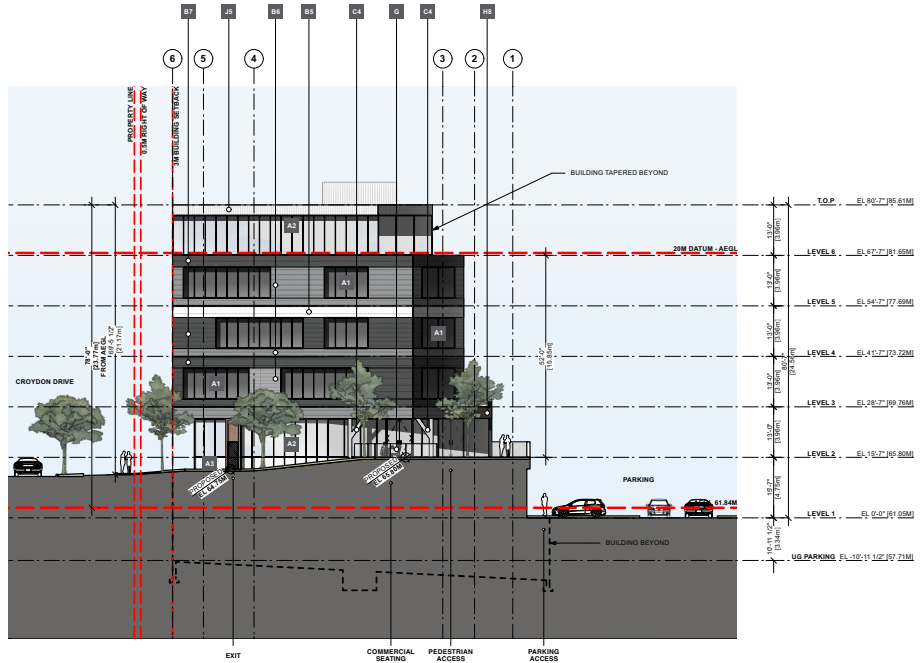
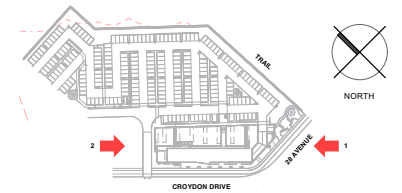


PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

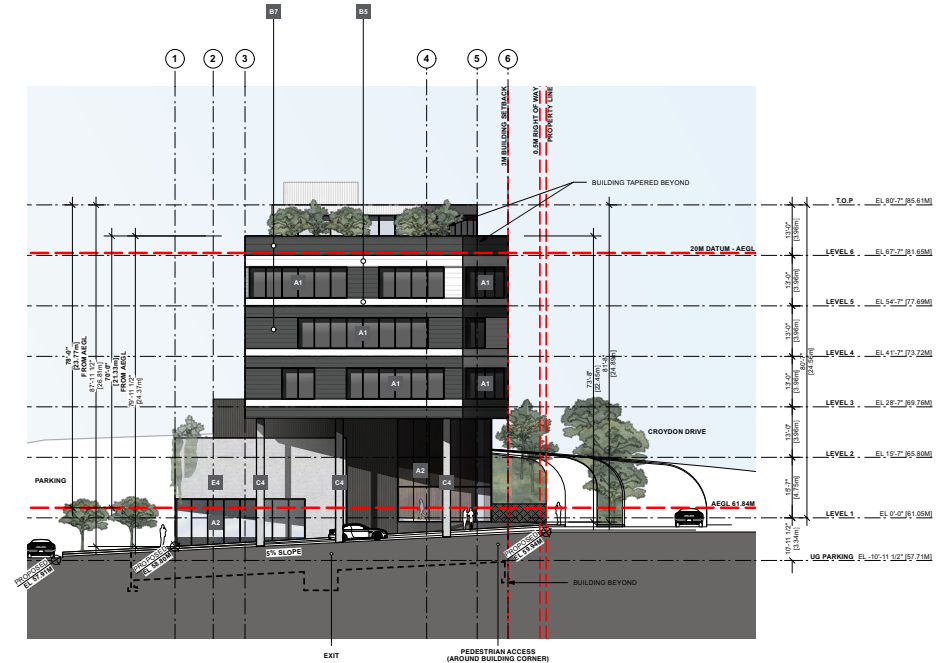
**SOUTH-WEST ELEVATION A 4.1**

**CITY OF SURREY ZONING BY-LAW DEFINITIONS**  
**BUILDING HEIGHT**  
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**1 SOUTH-EAST ELEVATION (28 AVENUE)**  
1/32" = 1'-0"



**2 NORTH-WEST ELEVATION (DRIVEWAY)**  
1/32" = 1'-0"

**MATERIAL LEGEND**

- A** CURTAIN WALL
- B** STEEL STUD WALL WITH INSULATION ON BOTH SIDES
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**CITY OF SURREY ZONING BY-LAW DEFINITIONS**

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PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC



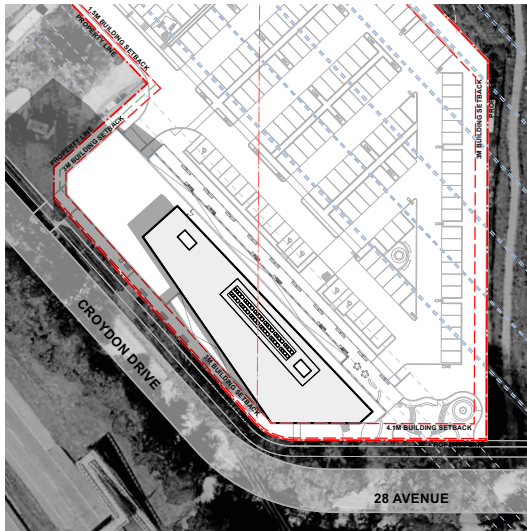
PROPOSED NEW DEVELOPMENT  
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**SE & NW ELEVATIONS**

**A 4.2**



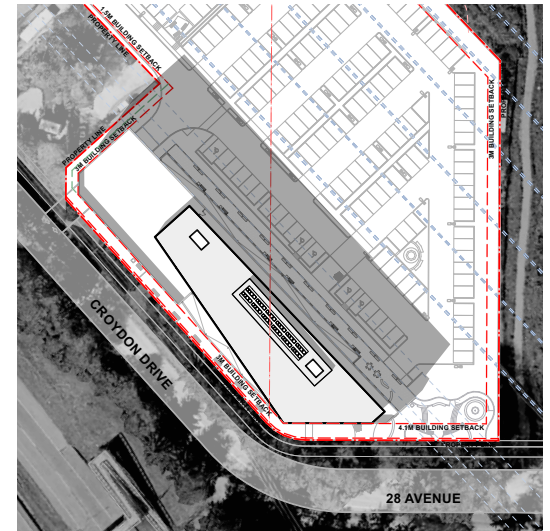




MARCH 31ST 10AM



MARCH 31ST 12PM



MARCH 31ST 2PM

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PROPOSED NEW DEVELOPMENT

OFFICE BUILDING

2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

SHADOW ANALYSIS

A 7.0

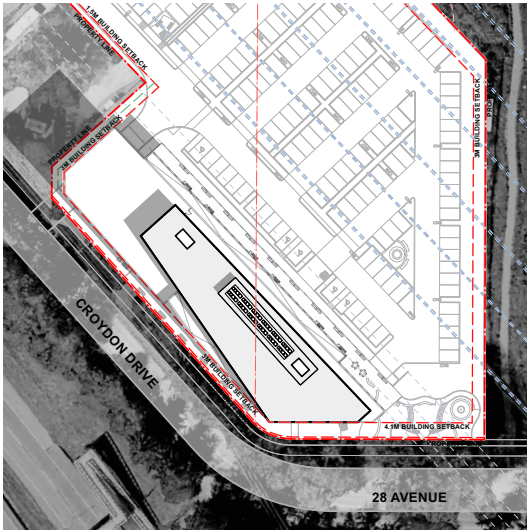


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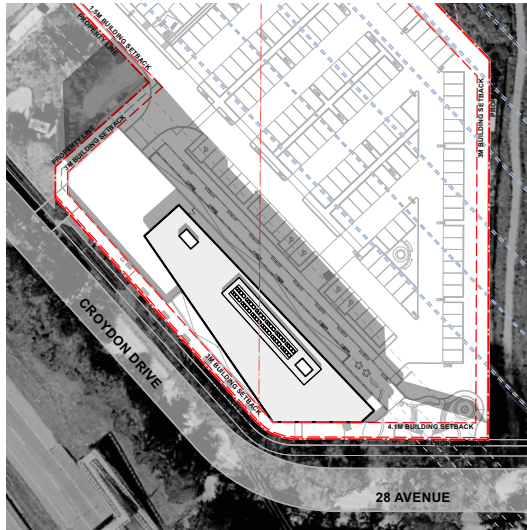
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FILE: 2009

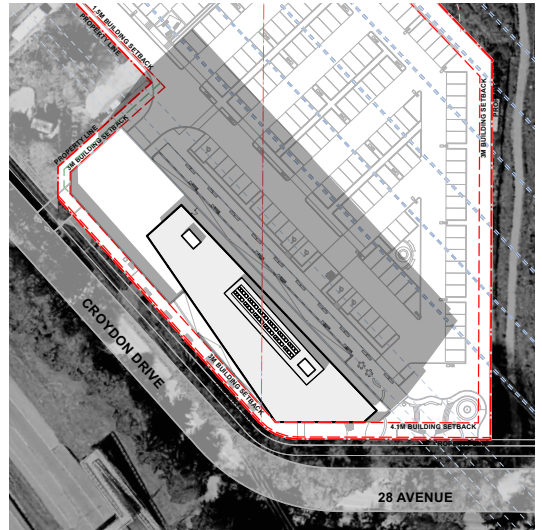
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Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5 Tel 604 283 0912



SEPTEMBER 30TH 10AM



SEPTEMBER 30TH 12PM



SEPTEMBER 30TH 2PM

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PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
 2828 CROYDON DRIVE & 15513 28 AVE  
 SURREY BC

**SHADOW ANALYSIS**

**A 7.1**

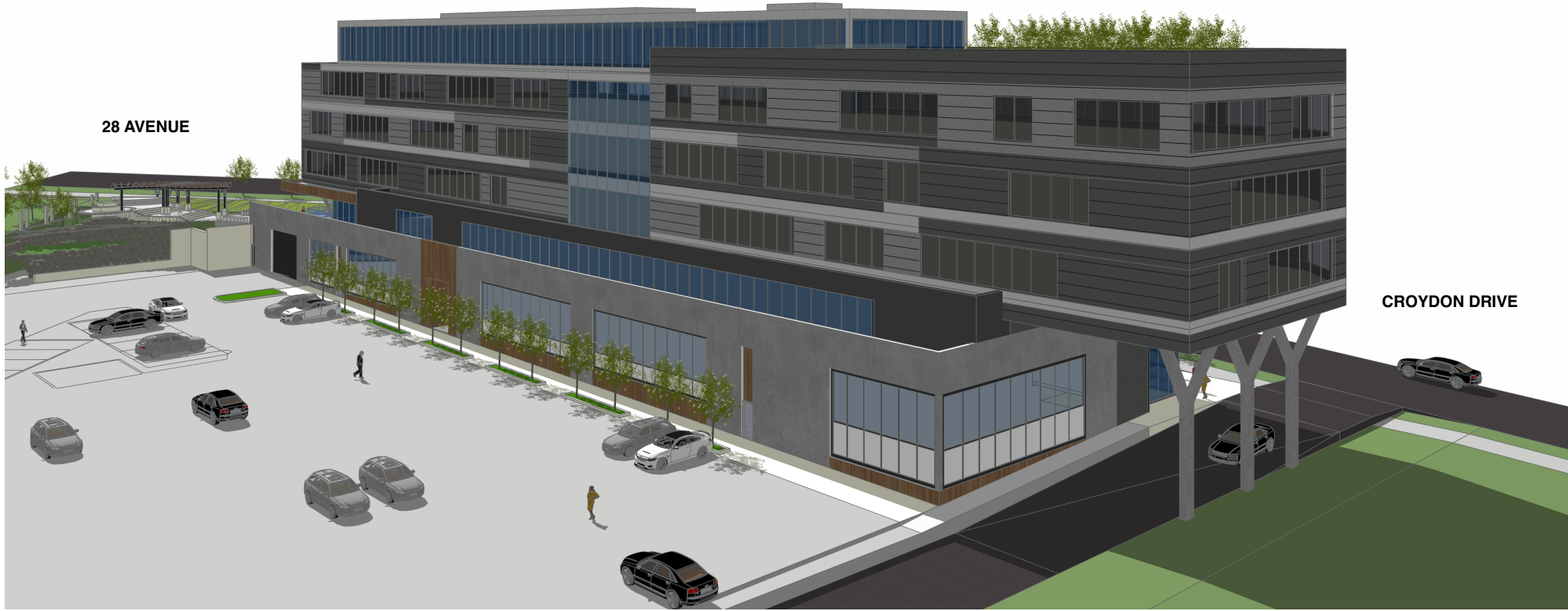
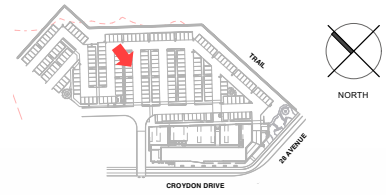


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28 AVENUE

CROYDON DRIVE

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PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
 2828 CROYDON DRIVE & 15513 28 AVE  
 SURREY BC

**BUILDING ISO VIEW**

**A 8.0**



DRAWN: ES  
 CHECKED: KC

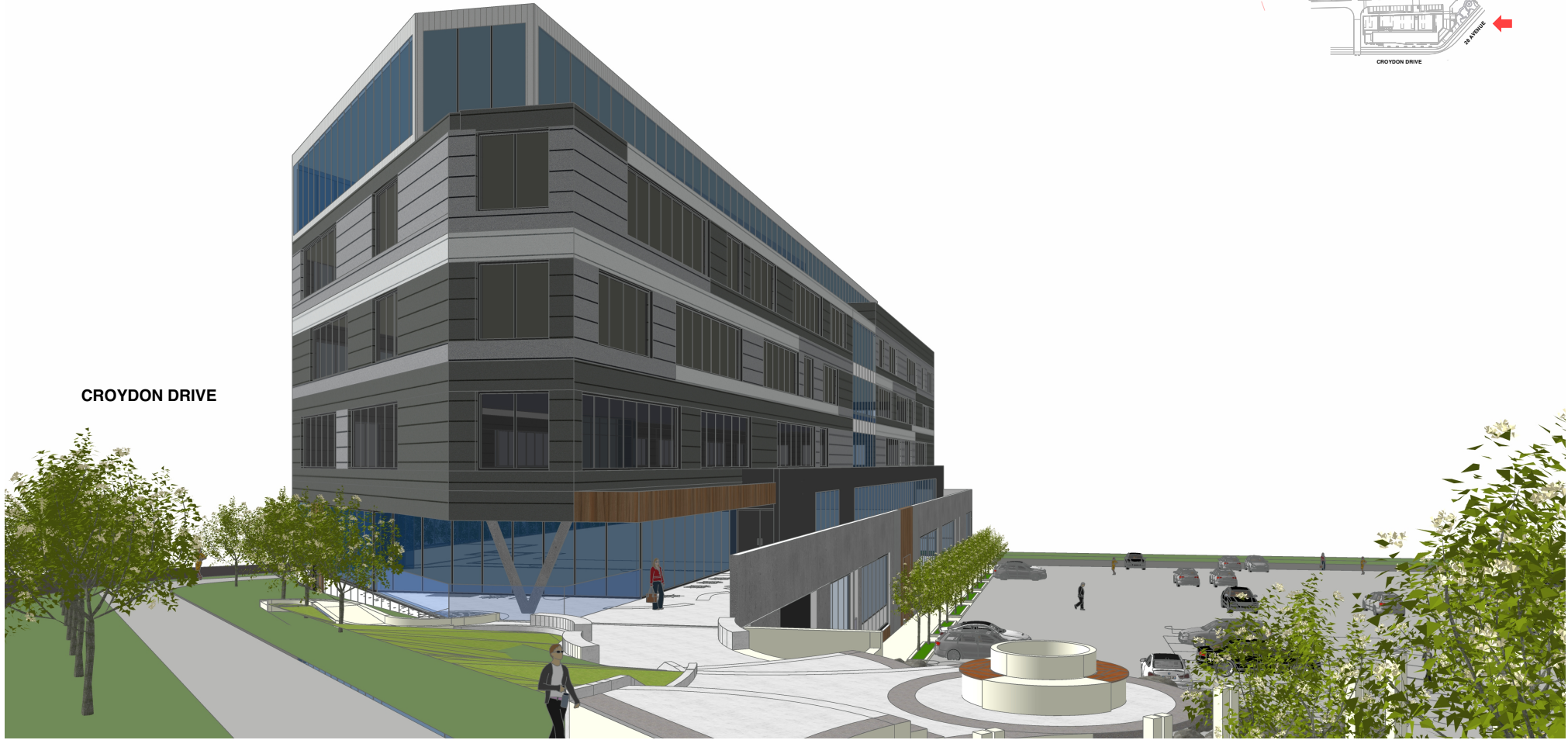
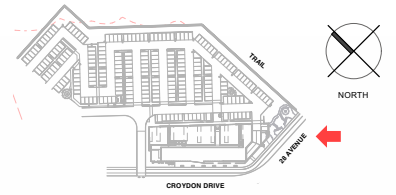
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**CROYDON DRIVE**

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PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
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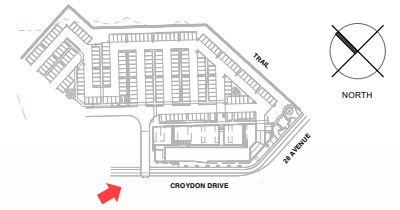
**BUILDING ISO VIEW**

**A 8.1**



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PROPOSED NEW DEVELOPMENT  
**OFFICE BUILDING**  
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 SURREY BC

**BUILDING ISO VIEW**

**A 8.2**



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SCALE: N.T.S.

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CURTAIN WALL GLASS - 50% TINT



GREY TINTED CURTAIN WALL GLASS - 60% TINT



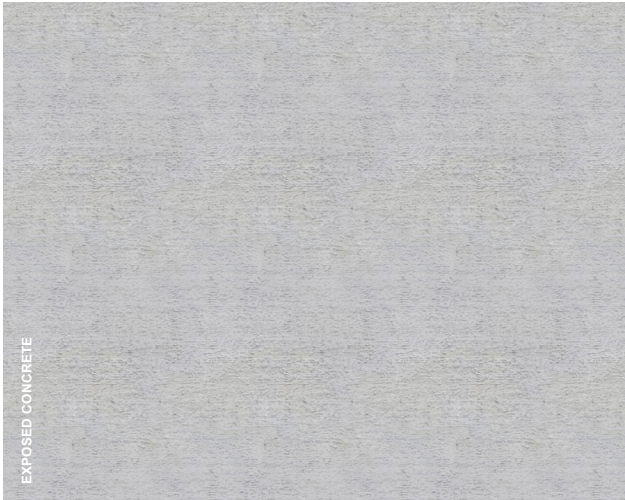
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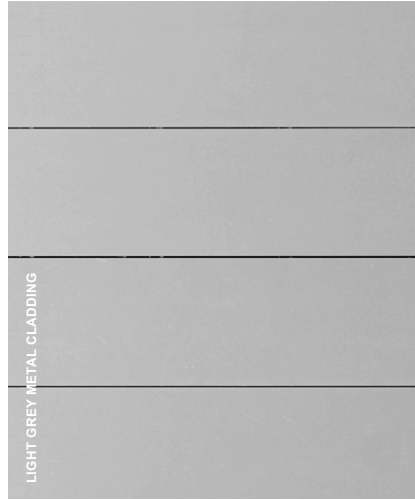
WOOD TEXTURE METAL CLADDING



DARK GREY METAL CLADDING



EXPOSED CONCRETE



LIGHT GREY METAL CLADDING



BENCHES



VEGETATION



PAVEMENT



WHITE METAL CLADDING

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PROPOSED NEW DEVELOPMENT

OFFICE BUILDING

2828 CROYDON DRIVE & 15513 28 AVE  
SURREY BC

MATERIAL BOARD

A 9.0



DRAWN: ES  
CHECKED: KC

SCALE: N.T.S.

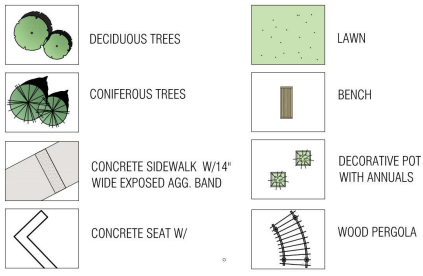
FILE: 2009

KCC Architecture & Design Ltd.  
Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5  
kccarchitecture.com  
Tel 604 283 0912



**1 OVERALL LANDSCAPE PLAN**  
SCALE: 1/32"=1'-0"

**LEGEND:**



**GENERAL LANDSCAPE NOTES**

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCCLA GUIDELINES.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - GRASSED AREAS: 150MM
  - GROUND COVERS: 300MM
  - SHRUBS: 450MM
  - TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
- LAWN AREAS SHALL BE SODED WITH #1 PREMIUM RESIDENTIAL SOO.
- ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 1" @ 0.0.
- 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- IRRIGATION SYSTEM - (AUTOMATIC) IRRIGATION SYSTEM DESIGN BUILD BY IRRIGATION CONTRACTOR.
- PIPING TYPES AND MATERIALS AS FOLLOWS:
  - OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/800MM FINISH.
  - ON SITE, COURTYARDS AND WALKWAYS, CAST IN PLACE CONC. PAVING ROOM FINISH W/ EXPOSED AGGREGATE BAND.
- BENCHES: MAGLIN 870 BACKED BENCH WITH PIPE WOOD, METAL FRAME TO BE POWDER COATED GUNMETAL. MAGLIN SITE FURNITURE. PH: 1 800 716 5505
- POTS: AVAILABLE FROM NORTHWEST LANDSCAPE SUPPLY 604-435-4842
  - MODEL CUSHN TAPE. W: 20" X D: 20" X H: 39" TO LBS
- ITEM NUMBER: CF 85841
- SITE FENCING: 4' HEIGHT WOOD DECORATIVE FENCE. SEE L4 AND DNG. 3 ON L1-FOR DETAIL.
- ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.

**PLANT LIST:**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
<b>TREES</b>					
AGD	59	ACER JAPONICA 'COMPACTUM'	COMPACT AMUR MAPLE	5 CM CAL	B & B
APD	4	ACER PALMATUM	JAPANESE MAPLE	2.75M HT.	B & B
ARD	19	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE	6 CM CAL	B & B
CCD	87	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	2.0M HT.	B & B
POC	3	FICUS OMBRINA	BERBERI SPIRUE	3.0M HT	B & B
SJD	62	STYRAX JAPONICA	JAPANESE SNOWBELL	5 CM CAL	B & B
<b>SHRUBS</b>					
HCD	4	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.0M HT.	B & B
AA	14	AMELANCHIER ALNIFOLIA	SASKATOPION	#3	CANTAINER
CC	14	COTINUS COGONIFERA	SMOKE BUSH	#3	CANTAINER
CC	65	CORNUS STOLONIFERA	RED ICEBERG DOGWOOD	#3	CANTAINER
EA	19	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3	CANTAINER
HD	24	HOKONDISCUS DISCOLOR	OCEANSPRAY	#3	CANTAINER
JC	308	JUNIPERUS CHINENSIS MINT JULEP	SEA SPURGE	#3	CANTAINER
LP	210	LONICERA PILEATA	PRIVET HONEYBUCKLE	#3	CANTAINER
MA	412	MAHONIA AQUIFOLIUM	ORANGE GRAPE	#3	CANTAINER
MF	25	MAULS RUSCA	PACIFIC CRAB APPLE	#3	CANTAINER
MG	43	MYRTICA GALE	SWEET GALE	#3	CANTAINER
PA	46	PENNSTETUM ALOPECUROIDES HAMELIN	DWARF FOUNTAIN GRASS	#3	CANTAINER
PF	344	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	#3	CANTAINER
PH	21	PHYSCOCARPUS OPULIFOLIUS	WINDSWEPT	#3	CANTAINER
PL	33	PHILADELPHUS LEWISII VAR. GORDONIANUS	MOCK ORANGE	#3	CANTAINER
PM	76	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#3	CANTAINER
PO	210	PROMELIS OTTO LYRIS	OTTO LYRICH LABEL	#3	CANTAINER
PP	129	PINUS MUGO PUMILO	DWARF MUGO PINE	#3	CANTAINER
RC	30	RHOODODENDRON CHEER	CHEER RHODO.	#3	CANTAINER
RG	40	ROSA GYMNOCARPA	BALDWIN ROSE	#3	CANTAINER
RH	48	RUBUS STREPTOPHYLLUS	SALMONBERRY	#3	CANTAINER
RO	89	ROSA NUTKANA	NOOTKA ROSE	#3	CANTAINER
RR	4	RHOOD. ROYAL PINK	ROYAL PINK RHODO.	#3	CANTAINER
RU	121	RHOODODENDRON LINDLEY	LINDLEY RHODO.	#3	CANTAINER
SO	57	SPIRAEA DOUGLASSI SSP DOUGLASSI	HARDHACK	#3	CANTAINER
SH	66	SARCOCOCCA HOOKERIANA HUMILIS	HIMALAYAN SWEET BOX	#3	CANTAINER
SY	57	SYMPHYOCARPUS ALBUS	COMMON SNOWBERRY	#3	CANTAINER
SP	42	SPIRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIRAEA	#3	CANTAINER
<b>GROUND COVERS</b>					
AC	21	ASTILEBE CHINENSIS 'VISIONS'	ASTILEBE	#1	CANTAINER
CM	82	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	CANTAINER
CZ	91	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CANTAINER
EC	20	ERYSIMUM LINIFOLIUM BOWLES MAUDE	MAGNUS CONEFLOWER	#1	CANTAINER
EP	11	ECHINACEA PURPUREA WAGNUS	WALLEFLOWER	#1	CANTAINER
ES	31	GALLIOTHEA PALLIDIFLORA	SAIL	#1	CANTAINER
LA	112	LAVANDULA ANGSTUFOLIA	ENGLISH LAVENDER	#1	CANTAINER
RF	16	RUBICECKIA FULGIDA var GOLDSTRUM	BLACK EYED SUSAN	#1	CANTAINER
SA	379	SALVIA NEMOROSA CARADONNA	SAGE	#1	CANTAINER

TOTAL REPLACEMENT TREE PROVIDED: 143

**LANDSCAPE ITEMS:**

- LAWN
- CONCRETE PAVING
- EXPOSED AGGREGATE BAND
- PLANTING BED
- ASPHALT PAVING
- CONC. RETAINING WALL
- FABRICATED METAL PLANTER
- DECORATIVE PLANTER 20"X20" W/ SEASONAL ANNUALS
- SMALL DECIDUOUS TREE
- DECIDUOUS TREE
- CONIFEROUS TREE
- PERGOLA
- BENCH
- 4' HT. WOOD DECORATIVE FENCE
- UNIT PAVING (CONC.)
- STAMPED CONC. PAVING
- BIKE RACK
- CONCRETE BENCH 18'X20"
- BOULDER RETAINING WALL
- GRANULAR BALLAST
- 1" DIA. WASHED RIVER ROCK
- PLANTER WALL 28" HT. CONC./OR UNIT BLOCK
- METAL TREE GRATE
- LIGHT POLE

REVISIONS ISSUED  
1. MAY 18 2020 - ISSUED FOR APPROVAL  
2. MAY 18 2020 - ISSUED FOR APPROVAL  
3. MAY 18 2020 - ISSUED FOR APPROVAL  
4. MAY 18 2020 - ISSUED FOR APPROVAL



PROJECT  
**2828 CROYDON DRIVE, OFFICE DEVELOPMENT**  
2828 CROYDON DRIVE, SURREY, B.C.  
CLIENT: BRECH WESTGARD DEVELOPMENT INC.  
ARCHITECT: KCC ARCHITECTURE  
KCC ARCHITECTURE & ASSOCIATES INC. - 888-C-LEES RD. #200, VANCOUVER, B.C. V6Z 4G6, PH: (604) 271-9977, FX: (604) 271-9977, EM: info@kccarch.com











DATE: DEC. 10, 2020  
DESIGN: JZ, MM  
DRAWN: JZ, MM  
CHECKED: MM  
SCALE: AS SHOWN  
JOB NO.: M0000

SHEET TITLE  
**OVERALL LANDSCAPE PLAN**  
SHEET NO.  
**L-1**





**LEGEND:**

-  DECIDUOUS TREES
-  CONIFEROUS TREES
-  CONCRETE SIDEWALK W/14' WIDE EXPOSED AGG. BAND
-  CONCRETE SEAT W/
-  LAWN
-  BENCH
-  DECORATIVE POT WITH ANNUALS
-  WOOD PERGOLA

**LANDSCAPE ITEMS:**

- ① LAWN
- ② CONCRETE PAVING
- ③ EXPOSED AGGREGATE BAND
- ④ PLANTING BED
- ⑤ ASPHALT PAVING
- ⑥ CONC. RETAINING WALL
- ⑦ FABRICATED METAL PLANTER
- ⑧ DECORATIVE PLANTER 20'X20' W/ SEASONAL ANNUALS
- ⑨ SMALL DECIDUOUS TREE
- ⑩ DECIDUOUS TREE
- ⑪ CONIFEROUS TREE
- ⑫ PERGOLA
- ⑬ BENCH
- ⑭ 4' HT. WOOD DECORATIVE FENCE
- ⑮ UNIT PAVING (CONC.)
- ⑯ STAMPED CONC. PAVING
- ⑰ BIKE RACK
- ⑱ CONCRETE BENCH 18'X20"
- ⑲ BOULDER RETAINING WALL
- ⑳ GRANULAR BALLAST 1" DIA. WASHED RIVER ROCK
- ㉑ PLANTER WALL 28" HT. CONC./OR UNIT BLOCK
- ㉒ METAL TREE GRATE
- ㉓ LIGHT POLE

REVISIONS/ISSUED  
 1. REV. 10.2023 - ISSUED FOR PERMITS  
 2. REV. 11.2023 - ISSUED FOR PERMITS  
 3. REV. 12.2023 - ISSUED FOR PERMITS  
 4. REV. 01.2024 - ISSUED FOR PERMITS



PROJECT  
**2828 CROYDON DRIVE, OFFICE DEVELOPMENT**  
 2828 CROYDON DRIVE, SURREY, B.C.  
 CLIENT: BRECH WESTGARD DEVELOPMENT INC.  
 ARCHITECT: KCC ARCHITECTURE  
 EED MARUYAMA ASSOCIATES INC. 688 C LESLIE ROAD TORONTO, ONTARIO M6G 1S4, CANADA TEL: (416) 461-8887 FAX: (416) 461-8881 EMAIL: INFO@MARUYAMA.COM



DATE: DEC. 10, 2023  
 DESIGN: JZ, RM  
 DRAWN: JZ, RM  
 CHECKED: RM  
 SCALE: AS SHOWN  
 JOB NO.: M0009

SHEET TITLE  
**LANDSCAPE ENLARGEMENT NORTH**  
 SHEET NO.  
**L-2**

**1 LANDSCAPE ENLARGEMENT - NORTH**  
 SCALE: 1/16"=1'-0"



SEE L-1 FOR PLANT LIST



MATCH LINE  
SEE L-3

MATCH LINE  
SEE L-3



LANDSCAPE ITEMS:

- 1 LAWN
- 2 CONCRETE PAVING
- 3 EXPOSED AGGREGATE BAND
- 4 PLANTING BED
- 5 ASPHALT PAVING
- 6 CONC. RETAINING WALL
- 7 FABRICATED METAL PLANTER
- 8 DECORATIVE PLANTER 20"X20" W/ SEASONAL ANNUALS
- 9 SMALL DECIDUOUS TREE
- 10 DECIDUOUS TREE
- 11 CONIFEROUS TREE
- 12 PERGOLA
- 13 BENCH
- 14 4' HT. WOOD DECORATIVE FENCE
- 15 UNIT PAVING (CONC.)
- 16 STAMPED CONC. PAVING
- 17 BIKE RACK
- 18 CONCRETE BENCH 18"X20"
- 19 BOULDER RETAINING WALL
- 20 GRANULAR BALLAST  
1" DIA. WASHED RIVER ROCK
- 21 PLANTER WALL 28" HT.  
CONC./OR UNIT BLOCK
- 22 METAL TREE GRATE
- 23 LIGHT POLE

REVISIONS/ISSUED  
1. REVISED FOR APPROVAL  
2. REVISED FOR APPROVAL  
3. REVISED FOR APPROVAL  
4. REVISED FOR APPROVAL



PROJECT  
**2828 CROYDON DRIVE, OFFICE DEVELOPMENT**  
2828 CROYDON DRIVE, SURREY, B.C.  
CLIENT: BECH WESTGARD DEVELOPMENT INC.  
ARCHITECT: KCC ARCHITECTURE  
LTD. MARUYAMA ASSOCIATES INC. 688 C. LESLIE ROAD SUITE 100-406, VANCOUVER, B.C. V6Z 4A6, PH: (604) 273-9977, FX: (604) 273-9977, EM: maruyama@kccarch.com

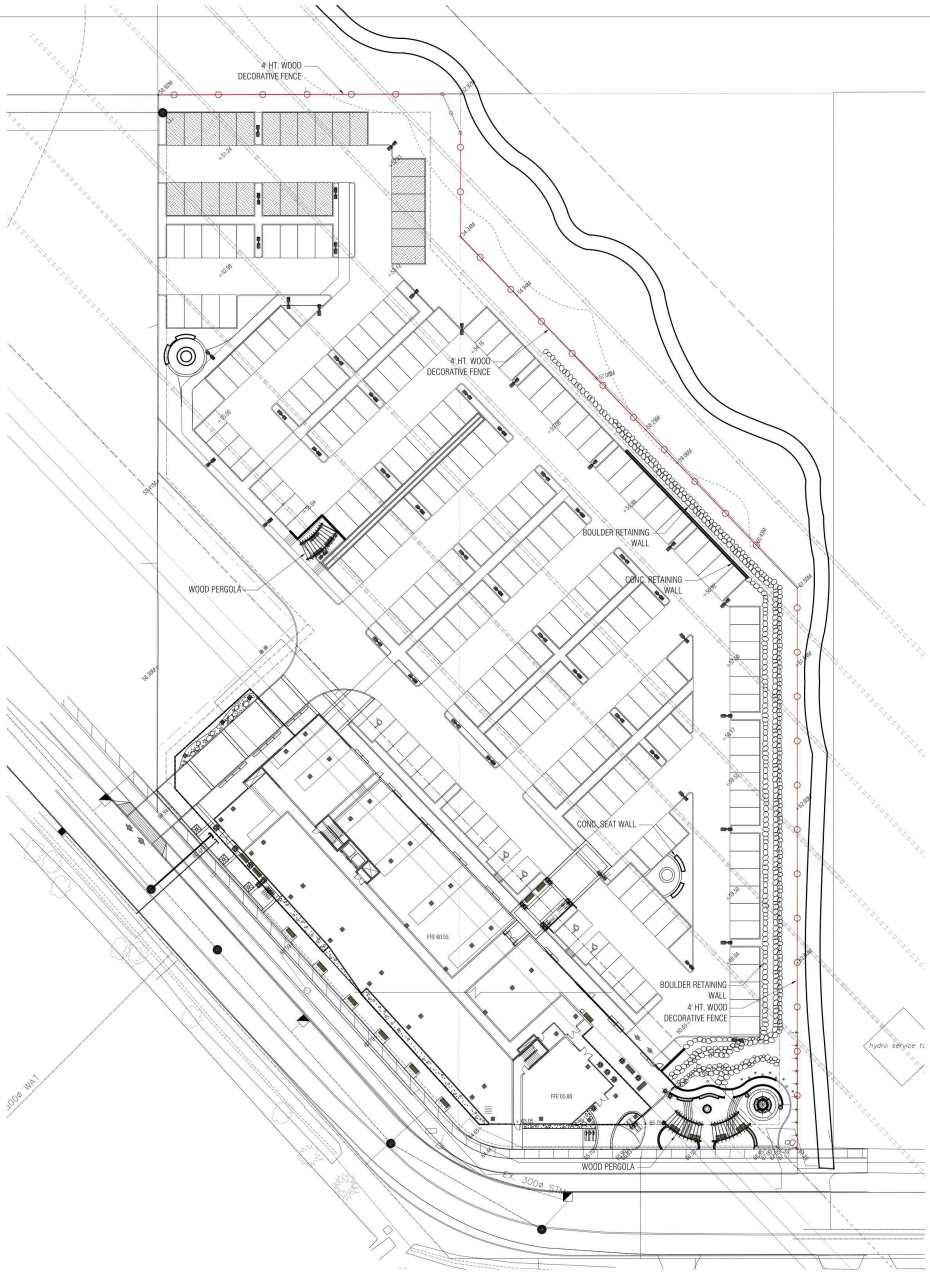


DATE: DEC. 10, 2020  
DESIGN: JZ, RM  
DRAWN: JZ, RM  
CHECKED: RM  
SCALE: AS SHOWN  
JOB NO.: M000





SHEET TITLE  
**LANDSCAPE ENLARGEMENT SOUTH**  
SHEET NO.  
**L-3**

1 LANDSCAPE ENLARGEMENT - SOUTH  
SCALE: 1/16"=1'-0"





**LEGEND:**

-  WOOD PERGOLA
-  CONC. RETAINING WALL
-  BOULDER RETAINING WALL
-  4' HT. WOOD DECORATIVE FENCE

**1** LANDSCAPE PLAN - FENCING, RETAINING WALL, PERGOLA  
SCALE: 1/32"=1'-0"



REVISIONS/ISSUED  
 1. MAY 18 2023 - ISSUED FOR PERMITS  
 2. MAY 18 2023 - ISSUED FOR PERMITS  
 3. MAY 18 2023 - ISSUED FOR PERMITS  
 4. MAY 18 2023 - ISSUED FOR PERMITS



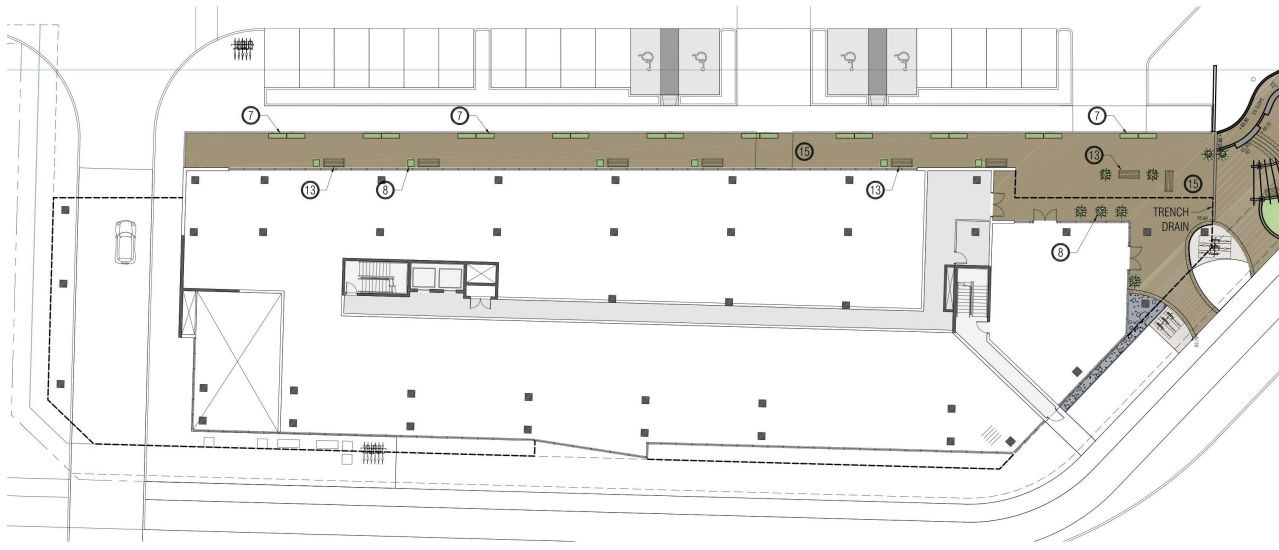
PROJECT  
**2828 CROYDON DRIVE, OFFICE DEVELOPMENT**  
 2828 CROYDON DRIVE, SURREY, B.C.  
 CLIENT: BRECH WESTGARD DEVELOPMENT INC.  
 ARCHITECT: KCC ARCHITECTURE  
 8720 MARUYAMA ASSOCIATES INC. - 888 C. LESLIE RD. SUITE 100, VANCOUVER, B.C. V6Z 4M4, P.O. BOX 1074 9807, F.S. (800) 474-9807, E.M. maruyama@kccarch.com



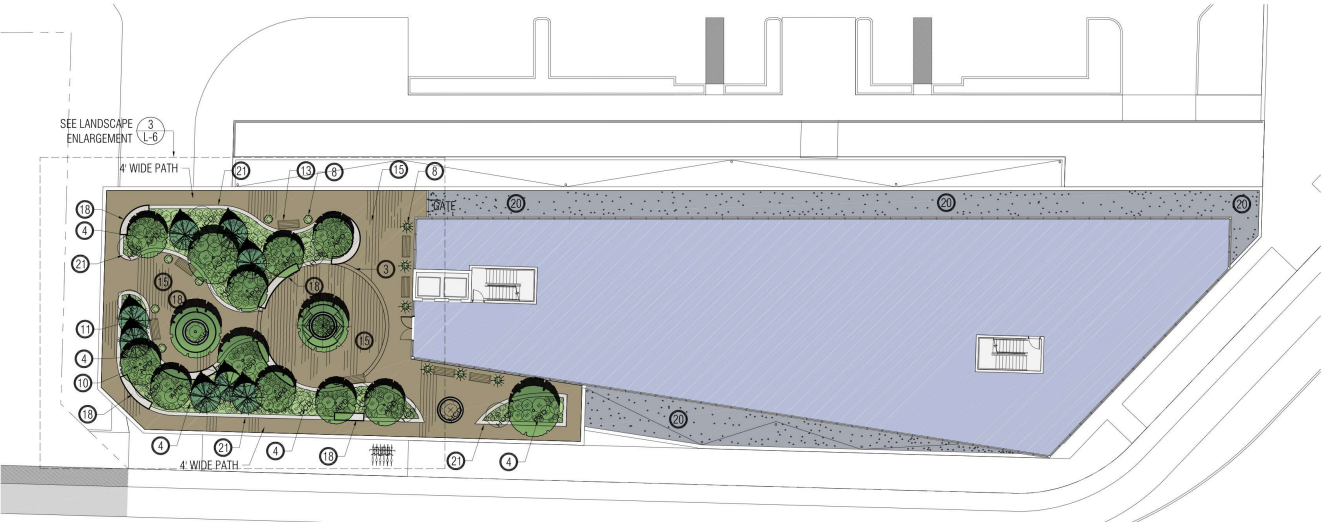
DATE: DEC. 10, 2020  
 DESIGN: J.L. NIEM  
 DRAWN: J.L. NIEM  
 CHECKED: NIEM  
 SCALE: AS SHOWN  
 JOB NO.: M0000

SHEET TITLE  
**FENCING PLAN**  
 SHEET NO.  
**L-4**





1 LANDSCAPE PLAN - LEVEL 2  
SCALE: 1/16"=1'-0"



2 LANDSCAPE PLAN - ROOF LEVEL  
SCALE: 1/16"=1'-0"

LANDSCAPE ITEMS:

- 1 LAWN
- 2 CONCRETE PAVING
- 3 EXPOSED AGGREGATE BAND
- 4 PLANTING BED
- 5 ASPHALT PAVING
- 6 CONC. RETAINING WALL
- 7 FABRICATED METAL PLANTER
- 8 DECORATIVE PLANTER 20"X20" W/ SEASONAL ANNUALS
- 9 SMALL DECIDUOUS TREE
- 10 DECIDUOUS TREE
- 11 CONIFEROUS TREE
- 12 PERGOLA
- 13 BENCH
- 14 4' HT. WOOD DECORATIVE FENCE
- 15 UNIT PAVING (CONC.)
- 16 STAMPED CONC. PAVING
- 17 BIKE RACK
- 18 CONCRETE BENCH 18"X20"
- 19 BOULDER RETAINING WALL
- 20 GRANULAR BALLAST 1" DIA. WASHED RIVER ROCK
- 21 PLANTER WALL 28" HT. CONC./OR UNIT BLOCK
- 22 METAL TREE GRATE
- 23 LIGHT POLE

LEGEND:

- DECIDUOUS TREES
- CONIFEROUS TREES
- CONCRETE SIDEWALK W/14" WIDE EXPOSED AGG. BAND
- CONCRETE SEAT W/
- LAWN
- BENCH
- DECORATIVE POT WITH ANNUALS
- WOOD PERGOLA

REVISIONS/ISSUED  
1. REV. 10.2023 - ISSUED FOR PERMITS  
2. REV. 11.2023 - ISSUED FOR PERMITS  
3. REV. 12.2023 - ISSUED FOR PERMITS  
4. REV. 01.2024 - ISSUED FOR PERMITS

**NORTH**

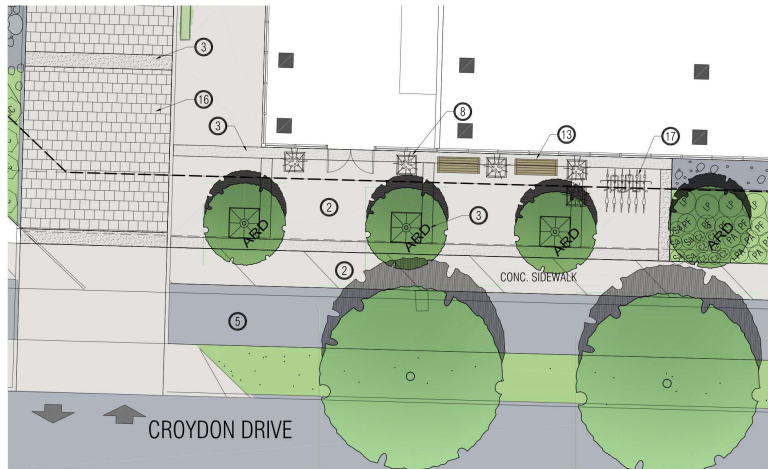
PROJECT  
**2828 CROYDON DRIVE, OFFICE DEVELOPMENT**  
2828 CROYDON DRIVE, SURREY, B.C.  
CLIENT: BRECH WESTGARD DEVELOPMENT INC.  
ARCHITECT: KCC ARCHITECTURE

PROJECT NO. 2023-04-08  
DATE: DEC. 10, 2023  
DESIGN: JZ, RHM  
DRAWN: JZ, RHM  
CHECKED: RHM  
SCALE: AS SHOWN  
JOB NO.: M000

SHEET TITLE  
**LANDSCAPE PLAN**  
LEVEL 2 & ROOF  
SHEET NO.  
**L-5**



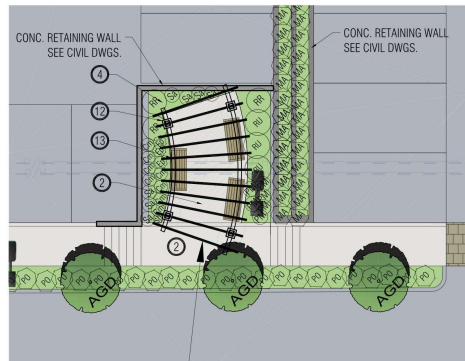
**1** LANDSCAPE PLAN - NORTH EAST ENTRY PLAZA  
SCALE: 1/8"=1'-0"



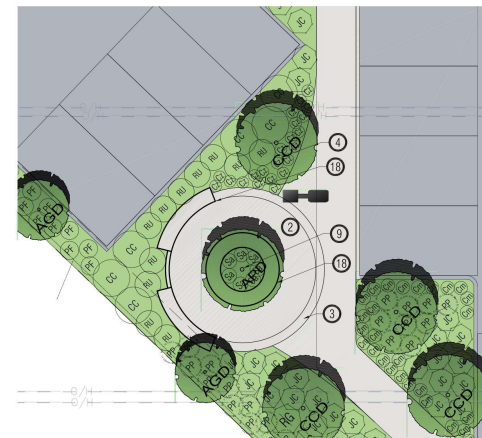
**2** LANDSCAPE PLAN - NORTH WEST ENTRY PLAZA  
SCALE: 1/8"=1'-0"



**3** LANDSCAPE PLAN - ROOF AMENITY SPACE  
SCALE: 1/8"=1'-0"



**4** LANDSCAPE PLAN - OUTDOOR SEATING AREA - A  
SCALE: 1/8"=1'-0"



**5** LANDSCAPE PLAN - OUTDOOR SEATING AREA - B  
SCALE: 1/8"=1'-0"

REVISIONS/ISSUED  
1. NOV. 10, 2023 - ISSUED FOR PERMIT  
2. NOV. 10, 2023 - ISSUED FOR PERMIT  
3. NOV. 10, 2023 - ISSUED FOR PERMIT  
4. NOV. 10, 2023 - ISSUED FOR PERMIT

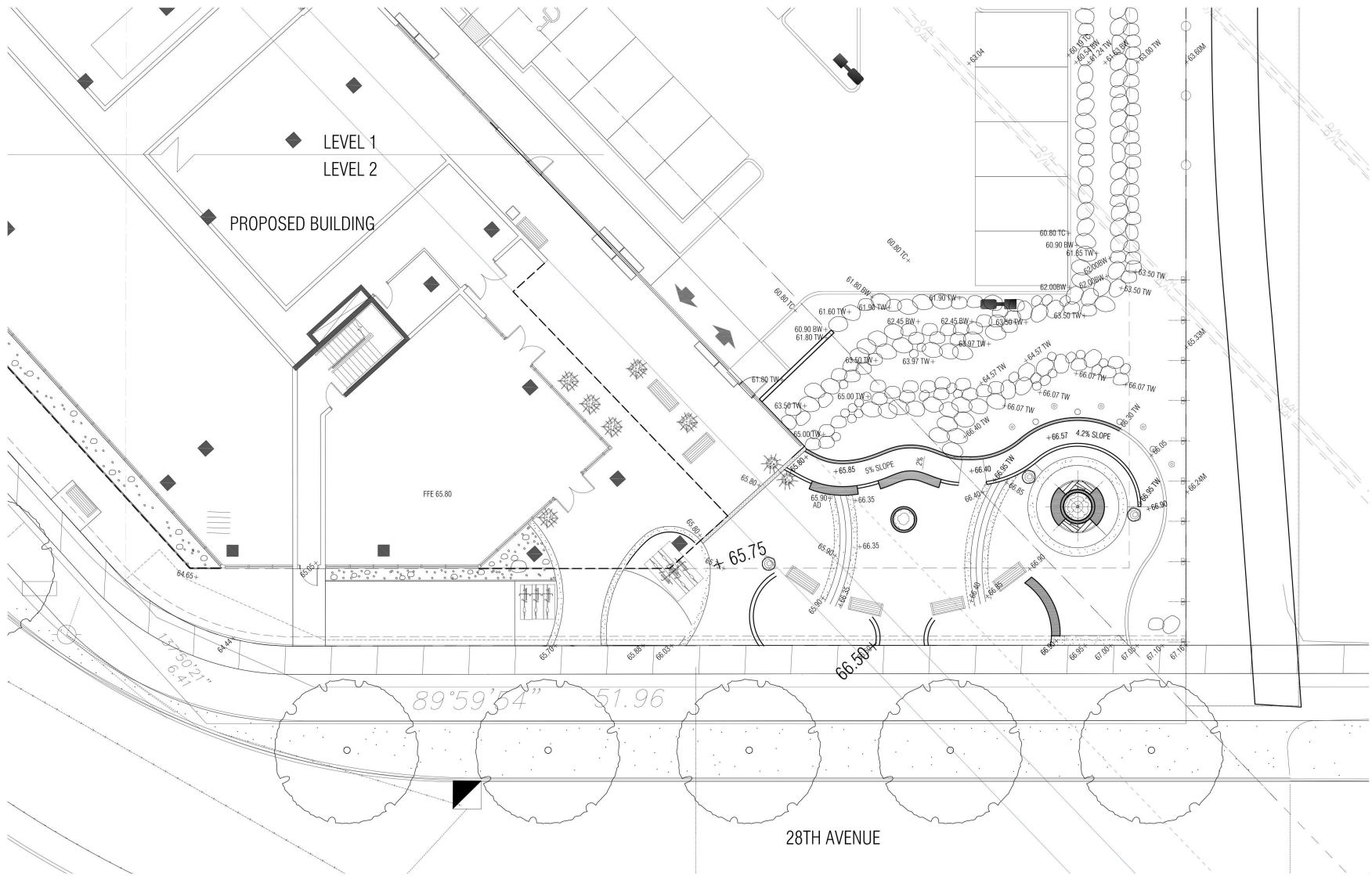


PROJECT  
**2828 CROYDON DRIVE, OFFICE DEVELOPMENT**  
2828 CROYDON DRIVE, SURREY, B.C.  
CLIENT: BRECH WESTGARD DEVELOPMENT INC.  
ARCHITECT: KCC ARCHITECTURE  
2023-04-08



DATE: DEC. 10, 2020  
DESIGN: JL, RM  
DRAWN: JL, RM  
CHECKED: RM  
SCALE: AS SHOWN  
JOB NO.: M000

SHEET TITLE  
LANDSCAPE  
ENLARGEMENT  
SHEET NO.  
**L-6**



1 GRADING PLAN - SOUTH EAST PLAZA  
SCALE: 1/8"=1'-0"

REVISIONS/ISSUED  
1. MAY 18, 2020 - ISSUED FOR PERMIT  
2. MAY 18, 2020 - ISSUED FOR PERMIT  
3. MAY 18, 2020 - ISSUED FOR PERMIT  
4. MAY 18, 2020 - ISSUED FOR PERMIT



PROJECT  
**2828 CROYDON DRIVE, OFFICE DEVELOPMENT**  
2828 CROYDON DRIVE, SURREY, B.C.  
CLIENT: BRECH WESTGARD DEVELOPMENT INC.  
ARCHITECT: KCC ARCHITECTURE  
EED MARUYAMA & ASSOCIATES INC. 680-C LESLIE STREET SUITE 100, VANCOUVER, B.C. V6Z 4A6, P.O. BOX 104, SURREY, B.C. V4N 1C1  
2023-04-08

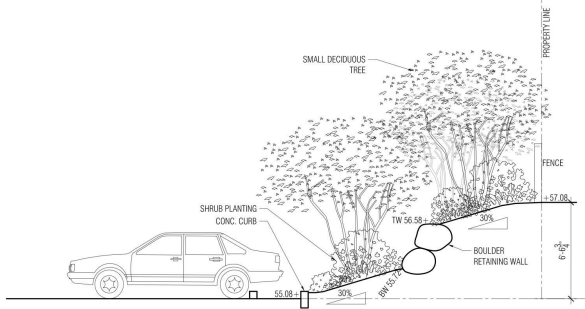


DATE: DEC. 10, 2020  
DESIGN: JL, MM  
DRAWN: JL, MM  
CHECKED: MM  
SCALE: AS SHOWN  
JOB NO.: M000

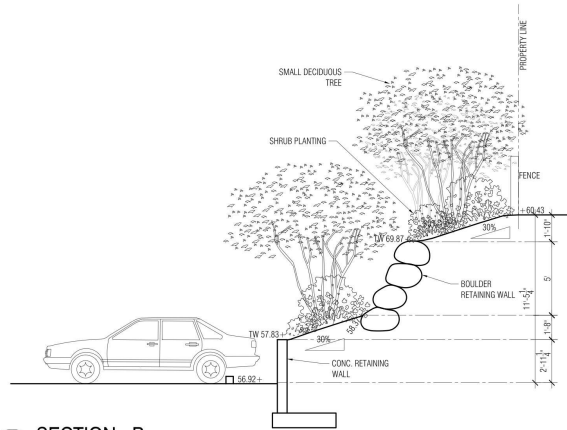
SHEET TITLE  
GRADING PLAN -  
SOUTH EAST PLAZA  
SHEET NO.  
**L-7**



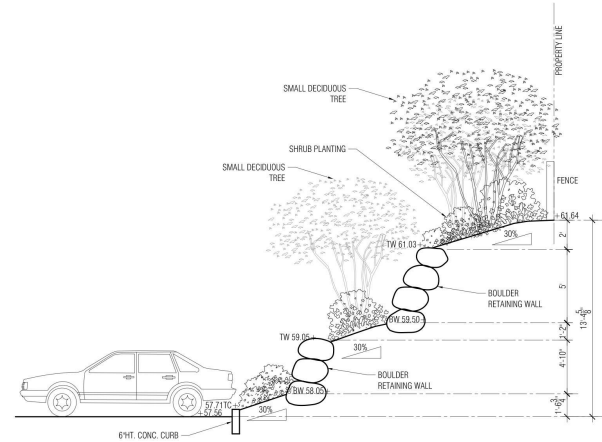




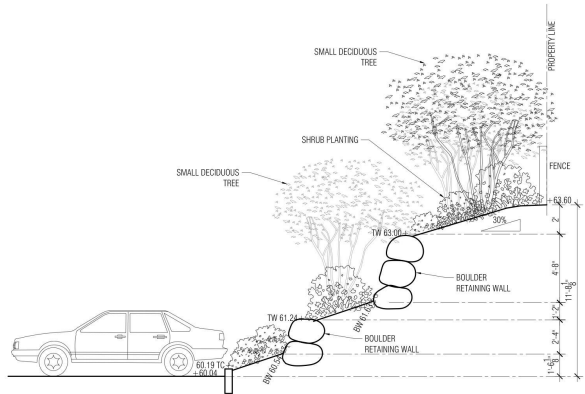
1 SECTION - A  
SCALE: 1/4"=1'-0"



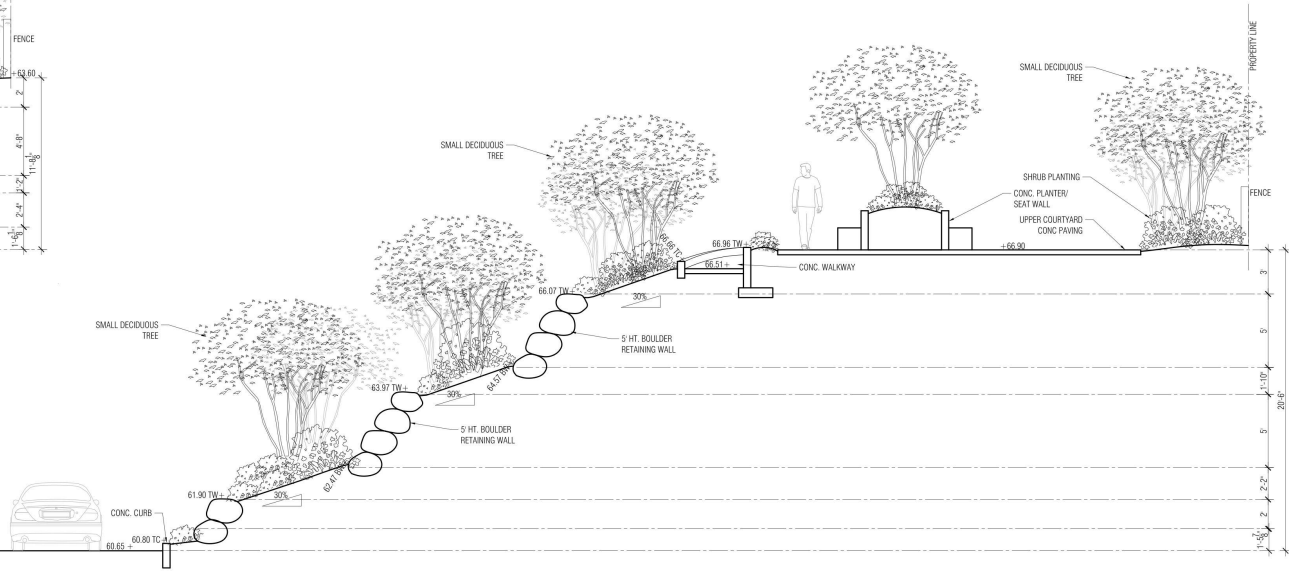
2 SECTION - B  
SCALE: 1/4"=1'-0"



3 SECTION - C  
SCALE: 1/4"=1'-0"



4 SECTION - D  
SCALE: 1/4"=1'-0"



5 SECTION - E  
SCALE: 1/4"=1'-0"

REVISIONS/ISSUED  
1. REV. FOR 2022 - ISSUED FOR PERMIT SUBMISSION  
2. REV. FOR 2022 - ISSUED FOR PERMIT SUBMISSION  
3. REV. FOR 2022 - ISSUED FOR PERMIT SUBMISSION  
4. REV. FOR 2022 - ISSUED FOR PERMIT SUBMISSION

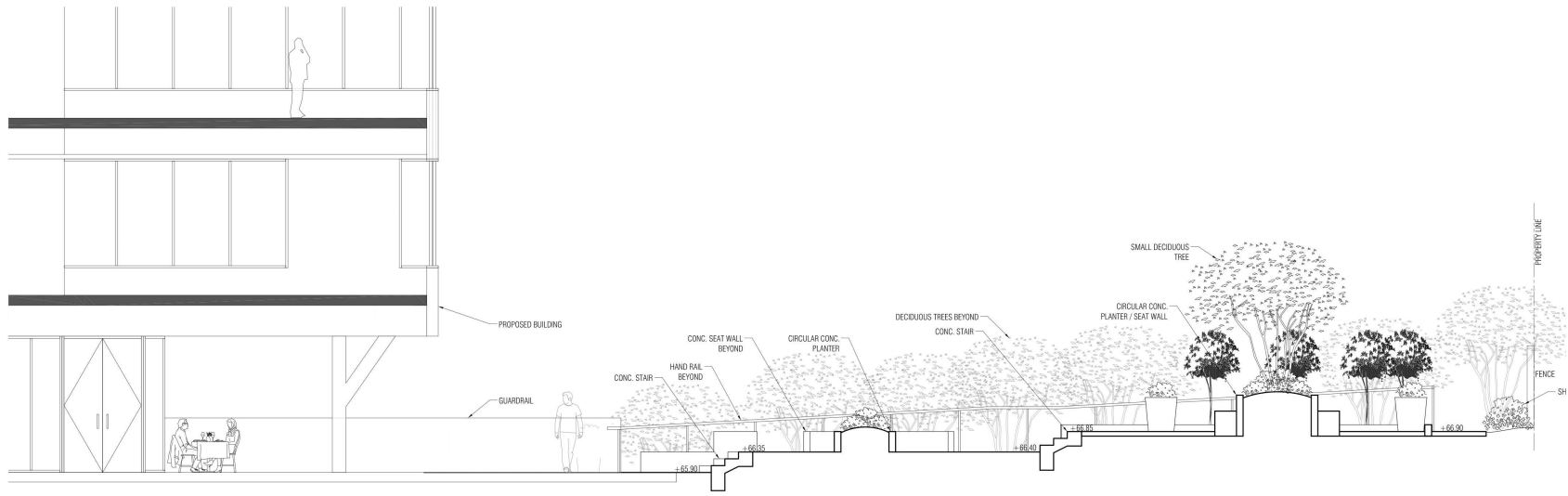


PROJECT  
**2828 CROYDON DRIVE, OFFICE DEVELOPMENT**  
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CLIENT: BRECH WESTGARD DEVELOPMENT INC.  
ARCHITECT: KCC ARCHITECTURE  
FED. MARUYAMA & ASSOCIATES INC. - 603 C. LESLIE ROAD, SURREY, B.C. V4A 4A6, P.O. BOX 124, SURREY, B.C. V4A 4A6, TEL: 604-271-9977, FAX: 604-271-9971, WWW.MARUYAMA.COM

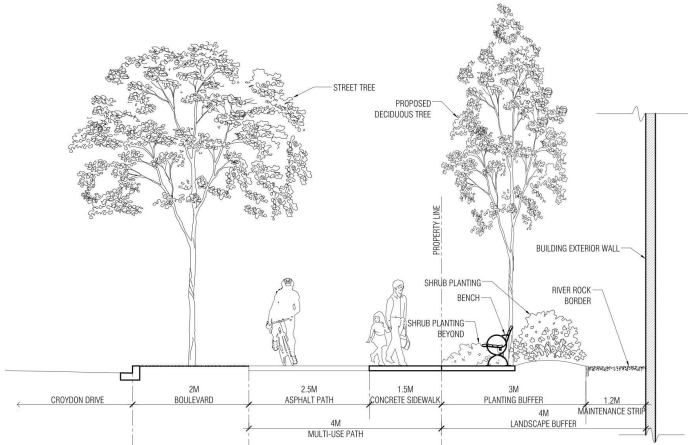


DATE: DEC. 10, 2020  
DESIGN: JZ, MM  
DRAWN: JZ, MM  
CHECKED: MM  
SCALE: AS SHOWN  
JOB NO.: M000

SHEET TITLE  
LANDSCAPE SECTIONS  
SHEET NO.  
**L-9**



**1 SECTION - F**  
SCALE: 1/4"=1'-0"



**2 TYPICAL SECTION - STREETScape**  
SCALE: 1/4"=1'-0"

REVISIONS/ISSUED  
 1. 10/15/2023 - ISSUED FOR PERMIT  
 2. 11/01/2023 - ISSUED FOR PERMIT  
 3. 11/01/2023 - ISSUED FOR PERMIT  
 4. 11/01/2023 - ISSUED FOR PERMIT



PROJECT  
**2828 CROYDON DRIVE, OFFICE DEVELOPMENT**  
 2828 CROYDON DRIVE, SURREY, B.C.  
 CLIENT: BRECH WESTGARD DEVELOPMENT INC.  
 ARCHITECT: KCC ARCHITECTURE

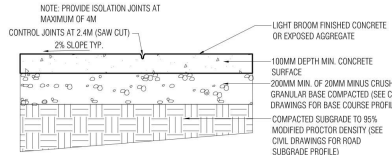
PROJECT NO. 2828  
 DATE: DEC. 10, 2023  
 DESIGN: JZ, RM  
 DRAWN: JZ, RM  
 CHECKED: RM  
 SCALE: AS SHOWN  
 JOB NO.: M000



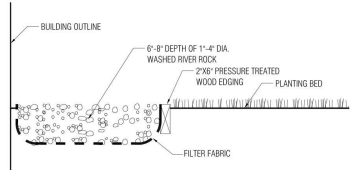
DATE: DEC. 10, 2023  
 DESIGN: JZ, RM  
 DRAWN: JZ, RM  
 CHECKED: RM  
 SCALE: AS SHOWN  
 JOB NO.: M000

SHEET TITLE  
**LANDSCAPE SECTIONS**  
 SHEET NO.  
**L-10**

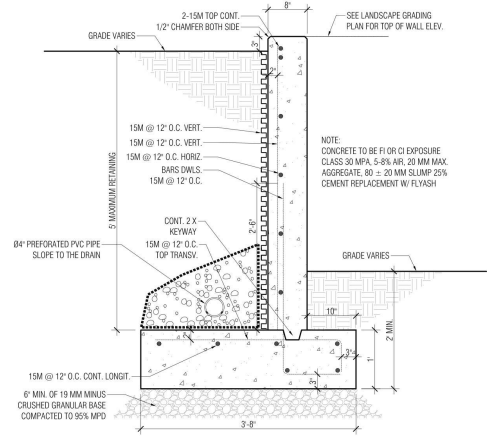




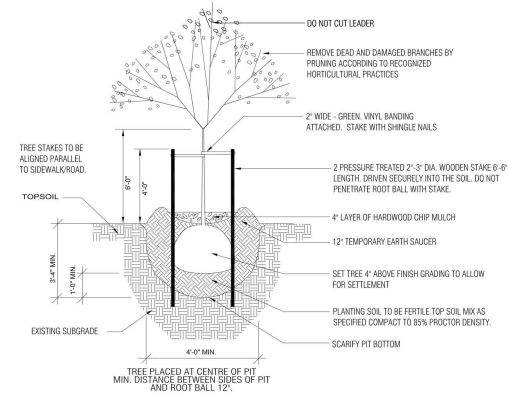
**1 CONCRETE PAVING**  
SCALE: 1"=1'-0"



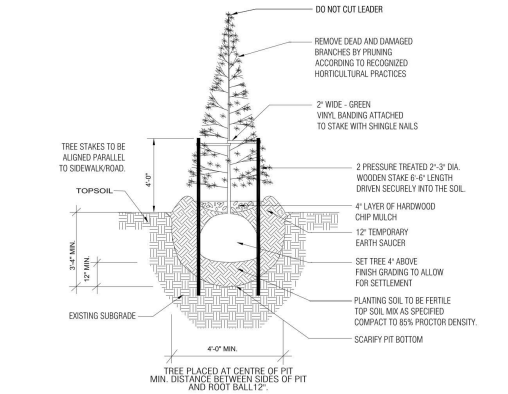
**2 RIVER ROCK BORDER**  
SCALE: 1"=1'-0"



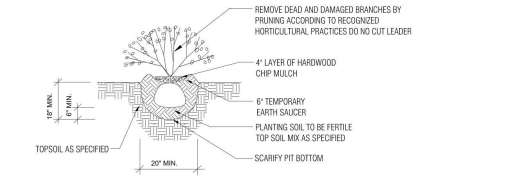
**4 CONCRETE RETAINING WALL**  
SCALE: 1"=1'-0"



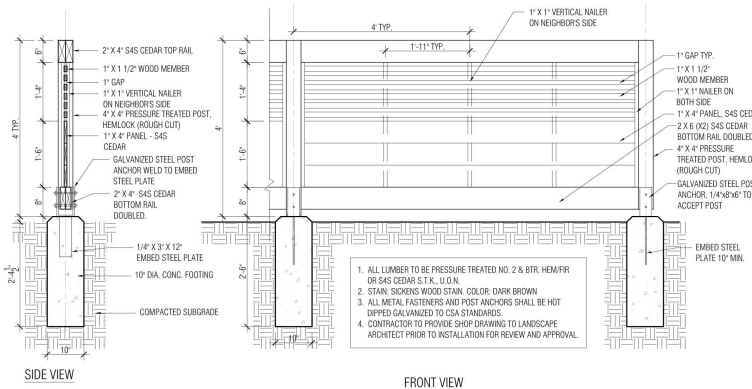
**5 DECIDUOUS TREE PLANTING DETAIL**  
SCALE: NTS



**6 CONIFEROUS TREE PLANTING DETAIL**  
SCALE: NTS



**7 SHRUB PLANTING DETAIL**  
SCALE: NTS



**3 4' HT. WOOD DECORATIVE FENCE**  
SCALE: 1"=1'-0"

REVISIONS/ISSUED  
1. REV. 02/2022 - ISSUED FOR APPROVAL  
2. REV. 03/2022 - ISSUED FOR APPROVAL  
3. REV. 04/2022 - ISSUED FOR APPROVAL  
4. REV. 05/2022 - ISSUED FOR APPROVAL

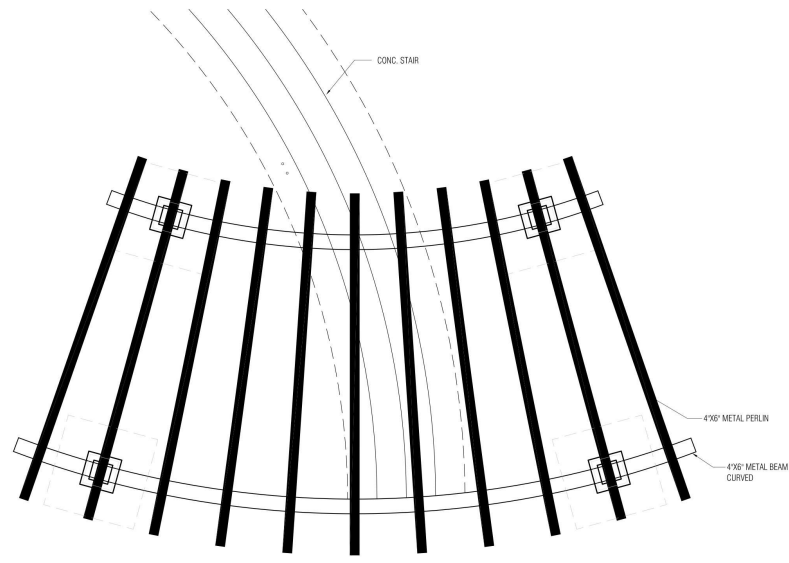


PROJECT  
**2828 CROYDON DRIVE, OFFICE DEVELOPMENT**  
2828 CROYDON DRIVE, SURREY, B.C.  
CLIENT: BRECH WESTGARD DEVELOPMENT INC.  
ARCHITECT: KCC ARCHITECTURE  
FED. MARUYAMA & ASSOCIATES INC. - 603 C. LESLIE RD. SUITE 102, VANCOUVER, B.C. V6Z 4M1. TEL: (604) 274-9997. FAX: (604) 274-9997. P.O. BOX 28000, VANCOUVER, B.C. V6T 2E8. WWW.MARUYAMA-CA.COM

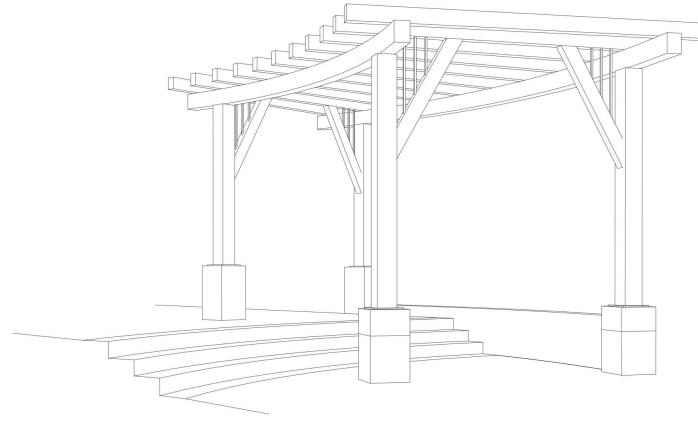


DATE: DEC. 10, 2020  
DESIGN: JZ, RM  
DRAWN: JZ, RM  
CHECKED: RM  
SCALE: AS SHOWN  
JOB NO.: M0000

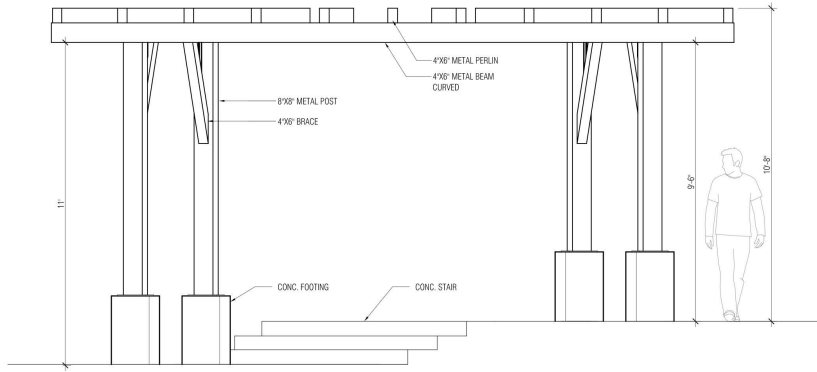
SHEET TITLE  
LANDSCAPE DETAILS  
SHEET NO.  
**L-11**



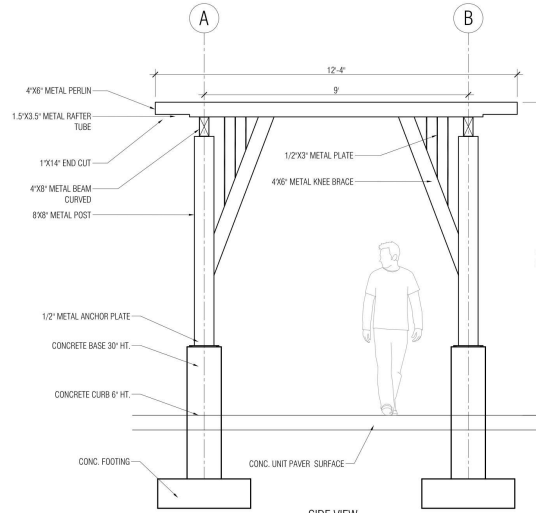
PLAN VIEW



PERSPECTIVE



FRONT VIEW



SIDE VIEW

1 PERGOLA

SCALE: 1/2"=1'-0"

REVISIONS/ISSUED  
 1. 11/17/2023 - ISSUED FOR PERMITS  
 2. 11/17/2023 - ISSUED FOR PERMITS  
 3. 11/17/2023 - ISSUED FOR PERMITS  
 4. 11/17/2023 - ISSUED FOR PERMITS



PROJECT  
**2828 CROYDON DRIVE, OFFICE DEVELOPMENT**  
 2828 CROYDON DRIVE, SURREY, B.C.  
 CLIENT: BRECH WESTGARD DEVELOPMENT INC.  
 ARCHITECT: KCC ARCHITECTURE  
 FLD MARUYAMA & ASSOCIATES INC. - 688 C. LESLIE ROAD, VANCOUVER, B.C. V6Z 4M6, P.O. BOX 1474, SURREY, B.C. V4N 1Y4



DATE: DEC. 10, 2023  
 DESIGN: JZ, RM  
 DRAWN: JZ, RM  
 CHECKED: RM  
 SCALE: AS SHOWN  
 JOB NO.: M000

SHEET TITLE  
 LANDSCAPE DETAILS  
 SHEET NO.  
**L-12**

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

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

DATE: **April 11, 2023** PROJECT FILE: **7821-0082-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 2828 Croydon Dr**

### **OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment

### **REZONE/SUBDIVISION**

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

- Dedicate 2.983 m along Croydon Drive.
- Dedicate 5.0 m x 5.0 m corner cut at Croydon Drive and 28 Avenue.
- Register 0.5 m SRW on site frontages.
- Dedicate approximately 4.7 m along 28 Avenue.

#### ***Works and Services***

- Construct east side of Croydon Drive.
- Construct north side of 28 Avenue.
- Construct a watermain along Croydon Drive.
- Construct sanitary main along Croydon Drive.
- Complete SWCP and resolve downstream constraints, as identified.
- Provide water, storm, and sanitary service connections to each lot.
- Provide on-site stormwater mitigation features on each lot.
- Register applicable legal documents as required.

A Servicing Agreement is required prior to Rezone/Subdivision.

### **DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Jeff Pang, P.Eng.  
Development Services Manager

SY

NOTE: Detailed Land Development Engineering Review available on file

## Tree Preservation Summary

**Surrey Project No:**

**Address:** 2828 Croydon Dr and 15513 28th Ave Surrey

**Registered Arborist:** Glenn Murray

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>76</b>
<b>Protected Trees to be Removed</b>	<b>71</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>5</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    9    </u> X one (1) = 9  - All other Trees Requiring 2 to 1 Replacement Ratio <u>   62   </u> X two (2) = 124	<b>133</b>
<b>Replacement Trees Proposed</b>	<b>143</b>
<b>Replacement Trees in Deficit</b>	<b>-10</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

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

Summary, report and plan prepared and submitted by:



\_\_\_\_\_  
(Signature of Arborist)

April 7, 2023

\_\_\_\_\_  
Date

### TREE PROTECTION FENCING

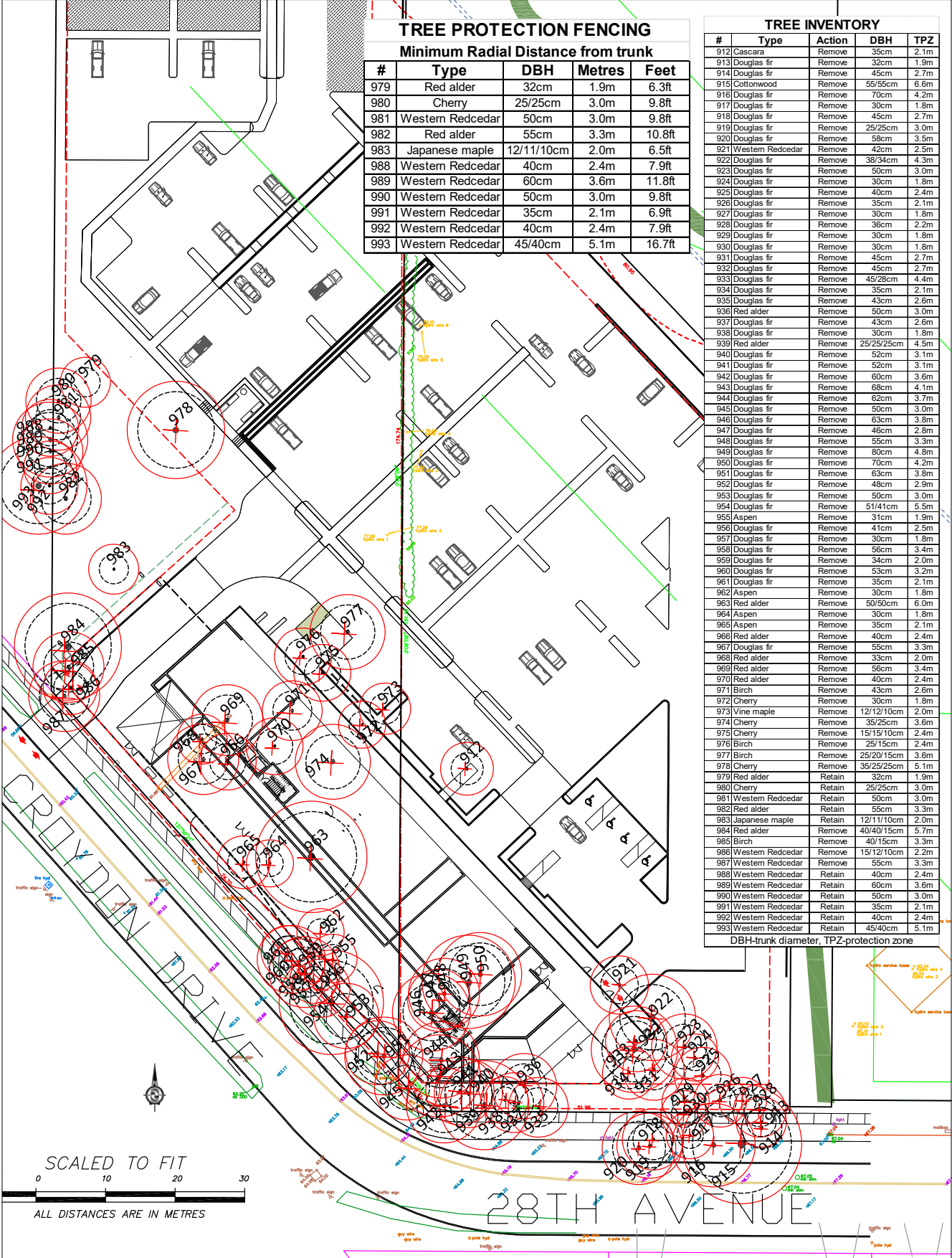
Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
979	Red alder	32cm	1.9m	6.3ft
980	Cherry	25/25cm	3.0m	9.8ft
981	Western Redcedar	50cm	3.0m	9.8ft
982	Red alder	55cm	3.3m	10.8ft
983	Japanese maple	12/11/10cm	2.0m	6.5ft
988	Western Redcedar	40cm	2.4m	7.9ft
989	Western Redcedar	60cm	3.6m	11.8ft
990	Western Redcedar	50cm	3.0m	9.8ft
991	Western Redcedar	35cm	2.1m	6.9ft
992	Western Redcedar	40cm	2.4m	7.9ft
993	Western Redcedar	45/40cm	5.1m	16.7ft

### TREE INVENTORY

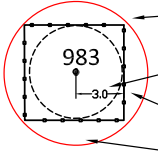
#	Type	Action	DBH	TPZ
912	Cascara	Remove	35cm	2.1m
913	Douglas fir	Remove	32cm	1.9m
914	Douglas fir	Remove	45cm	2.7m
915	Cottonwood	Remove	55/55cm	6.6m
916	Douglas fir	Remove	70cm	4.2m
917	Douglas fir	Remove	30cm	1.8m
918	Douglas fir	Remove	45cm	2.7m
919	Douglas fir	Remove	25/25cm	3.0m
920	Douglas fir	Remove	58cm	3.5m
921	Western Redcedar	Remove	42cm	2.5m
922	Douglas fir	Remove	38/34cm	4.3m
923	Douglas fir	Remove	50cm	3.0m
924	Douglas fir	Remove	30cm	1.8m
925	Douglas fir	Remove	40cm	2.4m
926	Douglas fir	Remove	35cm	2.1m
927	Douglas fir	Remove	30cm	1.8m
928	Douglas fir	Remove	36cm	2.2m
929	Douglas fir	Remove	30cm	1.8m
930	Douglas fir	Remove	30cm	1.8m
931	Douglas fir	Remove	45cm	2.7m
932	Douglas fir	Remove	45cm	2.7m
933	Douglas fir	Remove	45/28cm	4.4m
934	Douglas fir	Remove	35cm	2.1m
935	Douglas fir	Remove	43cm	2.6m
936	Red alder	Remove	50cm	3.0m
937	Douglas fir	Remove	43cm	2.6m
938	Douglas fir	Remove	30cm	1.8m
939	Red alder	Remove	25/25/25cm	4.5m
940	Douglas fir	Remove	52cm	3.1m
941	Douglas fir	Remove	52cm	3.1m
942	Douglas fir	Remove	60cm	3.6m
943	Douglas fir	Remove	68cm	4.1m
944	Douglas fir	Remove	62cm	3.7m
945	Douglas fir	Remove	50cm	3.0m
946	Douglas fir	Remove	63cm	3.8m
947	Douglas fir	Remove	46cm	2.8m
948	Douglas fir	Remove	55cm	3.3m
949	Douglas fir	Remove	80cm	4.8m
950	Douglas fir	Remove	70cm	4.2m
951	Douglas fir	Remove	63cm	3.8m
952	Douglas fir	Remove	48cm	2.9m
953	Douglas fir	Remove	50cm	3.0m
954	Douglas fir	Remove	51/41cm	5.5m
955	Aspen	Remove	31cm	1.9m
956	Aspen	Remove	41cm	2.5m
957	Douglas fir	Remove	30cm	1.8m
958	Douglas fir	Remove	56cm	3.4m
959	Douglas fir	Remove	34cm	2.0m
960	Douglas fir	Remove	53cm	3.2m
961	Douglas fir	Remove	35cm	2.1m
962	Aspen	Remove	30cm	1.8m
963	Red alder	Remove	50/50cm	6.0m
964	Aspen	Remove	30cm	1.8m
965	Aspen	Remove	35cm	2.1m
966	Red alder	Remove	40cm	2.4m
967	Douglas fir	Remove	55cm	3.3m
968	Red alder	Remove	33cm	2.0m
969	Red alder	Remove	56cm	3.4m
970	Red alder	Remove	40cm	2.4m
971	Birch	Remove	43cm	2.6m
972	Cherry	Remove	30cm	1.8m
973	Vine maple	Remove	12/12/10cm	2.0m
974	Cherry	Remove	35/25cm	3.6m
975	Cherry	Remove	15/15/10cm	2.4m
976	Birch	Remove	25/15cm	2.4m
977	Birch	Remove	25/20/15cm	3.6m
978	Cherry	Remove	35/25/25cm	5.1m
979	Red alder	Retain	32cm	1.9m
980	Cherry	Retain	25/25cm	3.0m
981	Western Redcedar	Retain	50cm	3.0m
982	Red alder	Retain	55cm	3.3m
983	Japanese maple	Retain	12/11/10cm	2.0m
984	Red alder	Remove	40/40/15cm	5.7m
985	Birch	Remove	40/15cm	3.3m
986	Western Redcedar	Remove	15/12/10cm	2.2m
987	Western Redcedar	Remove	55cm	3.3m
988	Western Redcedar	Retain	40cm	2.4m
989	Western Redcedar	Retain	60cm	3.6m
990	Western Redcedar	Retain	60cm	3.6m
991	Western Redcedar	Retain	35cm	2.1m
992	Western Redcedar	Retain	40cm	2.4m
993	Western Redcedar	Retain	45/40cm	5.1m

DBH=trunk diameter, TPZ=protection zone



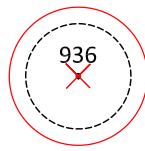
### LEGEND

TREE PROPOSED FOR RETENTION



PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK  
FENCING DIMENSIONS IN METRES  
PROTECTION FENCING  
NO BUILD ZONE (NBZ)

TREE PROPOSED FOR REMOVAL

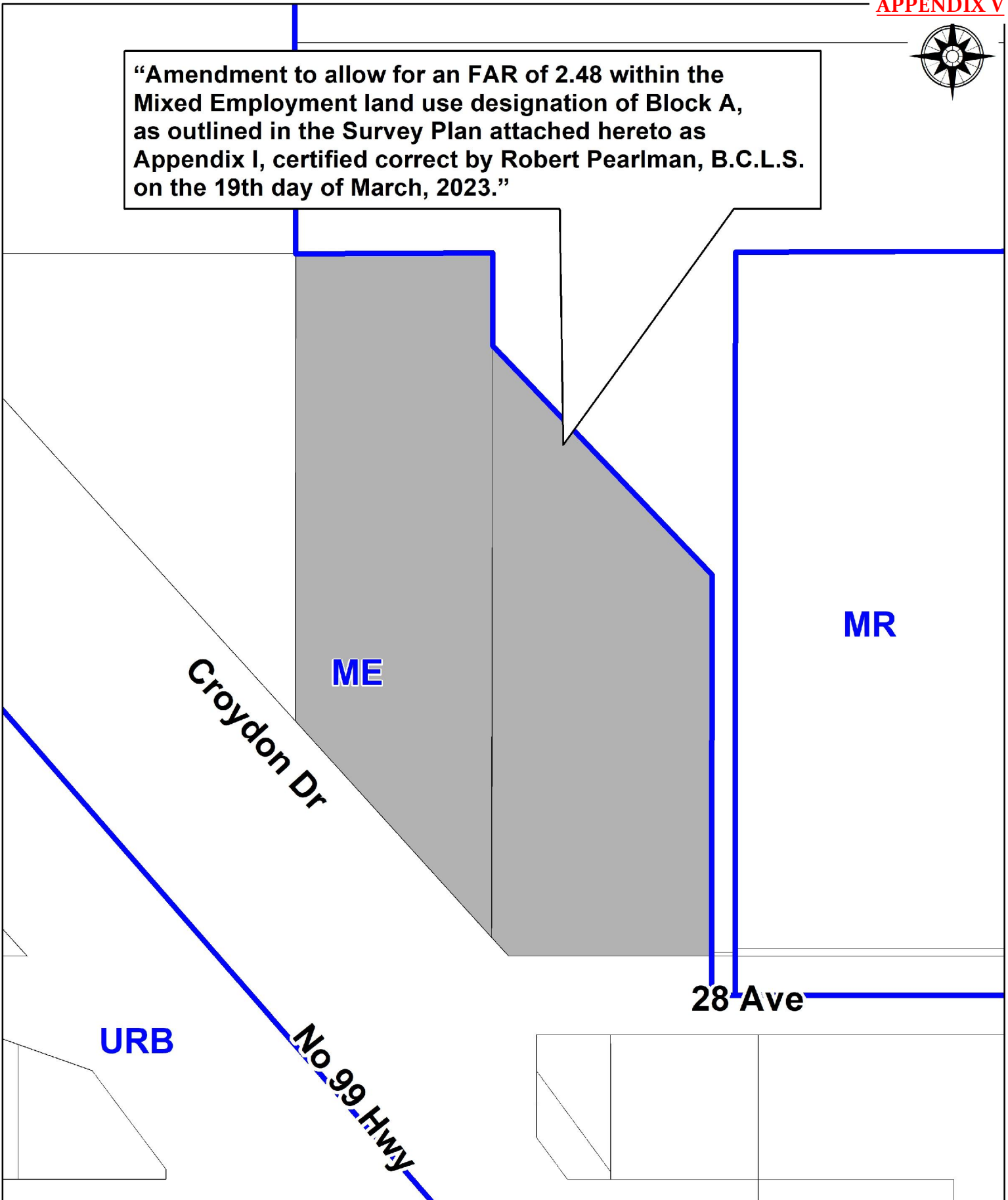


Froggers Creek  
Tree Consultants Ltd  
7763 McGregor Avenue Burnaby BC V5J 4H4  
Telephone: 604-721-6002 Fax: 604-437-0970  
2828 Crofton and 15512 28th SURREY, BC  
TREE REMOVAL AND RETENTION PLAN  
THE DRAWING PLOTS ALL TREES, PROPOSED FOR REMOVAL AND THEIR PROTECTION ZONES IN RELATION TO PROPOSED LAYOUT  
February 16, 2023





“Amendment to allow for an FAR of 2.48 within the Mixed Employment land use designation of Block A, as outlined in the Survey Plan attached hereto as Appendix I, certified correct by Robert Pearlman, B.C.L.S. on the 19th day of March, 2023.”



OCP Amendment 21-0082-00

“Amendment to allow for an FAR of 2.48 within the Mixed Employment land use designation of Block A, as outlined in the Survey Plan attached hereto as Appendix I, certified correct by Robert Pearlman, B.C.L.S. on the 19th day of March, 2023.”





# Advisory Design Panel Minutes

Location: Virtual  
THURSDAY, MARCH 9, 2023  
Time: 4:00 p.m.

**Present:**

Panel Members:  
E. Kearns, Chair  
G. Brumpton  
S. Macrae  
J. Packer  
R. Salcido

**Guests:**

Jamie Ogden, Beech Westgard Developments  
Karla Castellanos, KCC Architecture  
Rod Maruyama, Maruyama & Associates

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
S. Meng, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was Moved by S. Macrae  
Seconded by E. Kearns  
That the minutes of the Advisory Design  
Panel meeting of January 26, 2023 be received.  
Carried

**B. RESUBMISSION**

**1. 4:05 p.m.**

File No.:	7921-0082-00
New or Resubmit:	Resubmit
Last Submission Date:	December 1, 2022
Description:	Proposed OCP Amendment to increase the permitted density within the Mixed Employment land use designation, Rezoning to Comprehensive Development Zone (CD) based on IB-3 Zone, and Development Permit for Form and Character to permit the development of a six storey business park building with two commercial retail units.
Address:	15513 – 28 Avenue and 2828 – Croydon Drive
Developer:	Brent Hanson, South Street Developer Group and Jamie Ogden, Beech Westgard Developments
Architect:	Karla Castellanos, KCC Architecture
Landscape Architect:	Rod Maruyama, Maruyama & Associates
Planner:	Kevin Shackles
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that this is a returning item from December 1, 2022 that received conditional support and the design panel recommended the applicant address the following issues mentioned in the past minutes to the satisfaction of the Planning and Development department and to resubmit to the ADP panel.

ADP panel did not find enough information to fully review the design last time. They found merits in the overall project and recommend the project return to the design panel with more detail in their submission.

Surrounding area based on the zoning bylaw requires 6 metre landscape buffer. Previously staff requested 10 metre buffer due to the overlay of the environmental areas and in the process of the project the applicant proposed was 3 to 5 metre buffering. Staff recognized the dropping grade can provide relief to the parking area that fronts onto the building and to consider some form of landscape buffering incorporating within the remainder of that area.

Staff is supportive of where the driveway is being consolidated with the Croydon Drive neighbour and where it reduces road crossings and reduces cutting through pedestrian realms which simplifies the access.

The cross section of Croydon Drive is being modified with a 3-metre minimum setback. Applicant provided the setback back in December of the public realm space that fronts onto the Croydon Drive sidewalk to be considered a multiuse pathway. This is Surrey's method of incorporating cycle tracks and pedestrians within the same pathway systems and allows larger hardscape surfaces to convey bicyclists and pedestrians.

Key points from December 1, 2022 ADP Minutes:

- Recommend pursuing additional design development to break up length and massing of the building on east and west side facing Croydon Drive and parking area and implementing further design details to reduce impact of the neighbours from the east.
- Further consider the public realm strategy on the south plaza on 28<sup>th</sup> Avenue.
- Consider softening the retaining and site grading, and implementing more site permeability strategies primarily regarding parking area to the east.
- Consider reducing the total length of the top upper floor and do design development to reduce the overlook towards the east perceptive of the residential side.

The Panel was asked to comment on any revised and new aspect of project massing in public realm interfaces, the overall site planning, architectural qualities, and landscape qualities in response to last ADP comments.

G. Brumpton left the meeting at 4:17 p.m.

G. Brumpton rejoined the meeting at 4:18 p.m.

The Project Architect presented an overview of the site planning, streetscapes, and building concept and addressed the four main points mentioned in last ADP meeting in December: softening the site grading in retaining walls, breaking up the length and massing of the building, reduce the impact of building from neighbours to the east, forming a public realm strategy and focusing on the south plaza.

The Landscape Architect presented an overview of the general concept for the landscape design, overall site, and streetscapes.

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. Macrae  
Seconded by G. Brumpton  
That the Advisory Design Panel (ADP)  
SUPPORT the project and recommends that the applicant address the following  
issues to the satisfaction of the Planning & Development Department.  
Carried

#### Key Points

- Consider an aesthetic and scale for the structural posts at the northwest more in keeping with the remainder of the building.  
*The aesthetic and scale for the structural posts will be further explored and designed to match the Architect's design intention as the project progresses. Design of these exterior columns require additional coordination as they need careful consideration from structural perspective.*
- Consider further emphasis in the change of building planes to further break up the massing on Croydon Drive.  
*The proposed building expresses the Architect's design intention and meets the OCP guidelines regarding breaking the building massing every 50 meters. The main concept of the building creates horizontal planes which vary in size and colour across the building facade. The horizontal planes have been broken by the cascade of glass (curtain walls). The materiality and colours between the horizontal and vertical components articulate strong contrast using symmetry, elegance and simplicity. In the detailed design, opportunities to recess the clear glass / curtain walls within the wall assembly will be explored. Incorporating any other vertical components into the facade will deteriorate the architectural language and Architect's design intent.*
- Consider the pedestrian connection from the plaza on 28th Avenue to level 1 below.  
*Opportunities for pedestrian connection from the 28th Avenue plaza down to the parkade level have been explored in earlier stages of the project. Considering there is 6 meters (approximately 2 storeys) elevation difference between the plaza and the parkade level, this connection will eliminate the proposed boulder rock walls and create hard, sharp surfaces and tall retaining walls to support a stair as well as a ramp for accessibility. During the design review process, parking spaces were removed in order to increase landscaped areas that eliminate any tall retaining walls. Furthermore, the overall Landscape concept has been carefully considered to provide a soft transition with boulder rock system using natural materials. Access from the 28th Avenue plaza to the parkade level has been provided through the elevators and stairs inside the building.*

- Consider indoor bike storage and end of trip facilities for the building.  
Indoor secured bike storage has been added to the underground parking level. End of trip facilities are not considered for the project as per client's request.

#### Site

- Consider integrating a pedestrian connection from the 28th Avenue plaza down to the parking level such as an informal trail which winds back and forth.  
Opportunities for pedestrian connection from the 28th Avenue plaza down to the parkade level have been explored in earlier stages of the project. Considering there is 6 meters (approximately 2 storeys) elevation difference between the plaza and the parkade level, this connection will eliminate the proposed boulder rock walls and create hard, sharp surfaces and tall retaining walls to support a stair as well as a ramp for accessibility. During the design review process, parking spaces were removed in order to increase landscaped areas that eliminate any tall retaining walls. Furthermore, the overall Landscape concept has been carefully considered to provide a soft transition with boulder rock system using natural materials. Access from the 28th Avenue plaza to the parkade level has been provided through the elevators and stairs inside the building.

#### Form and Character

- Consider the breaking of the massing at the front as the material transitions do not seem properly recessed and emphasized.  
The proposed building expresses the Architect's design intention and meets the OCP guidelines regarding breaking the building massing every 50 meters. The main concept of the building creates horizontal planes which vary in size and colour across the building facade. The horizontal planes have been broken by the cascade of glass (curtain walls). The materiality and colours between the horizontal and vertical components articulate strong contrast using symmetry, elegance and simplicity. In the detailed design, opportunities to recess the clear glass / curtain walls within the wall assembly will be explored. Incorporating any other vertical components into the facade will deteriorate the architectural language and Architect's design intent.
- Consider looking into the design development for the entry of the building; the columns that pick up the overhang at the parking entrance ramp.  
The aesthetic and scale for the structural posts will be further explored and designed to match the Architect's design intention as the project progresses. Design of these exterior columns require additional coordination as they need careful consideration from structural perspective.
- Consider an esthetic and scale for the structural posts at the northwest more in keeping with the remainder of the building. Consider a pylon shape structure. A cantilever would provide a powerful statement.  
The aesthetic and scale for the structural posts will be further explored and designed to match the Architect's design intention as the project progresses. Design of these exterior columns require additional coordination as they need careful consideration from structural perspective.

- 
- Consider turning down the band on top of the glass and emphasizing the



angle adjoining the second portion of elevation to bring different materials to the join point of the angle.

The proposed building expresses the Architect's design intention and meets the OCP guidelines regarding breaking the building massing every 50 meters. The main concept of the building creates horizontal planes which vary in size and colour across the building facade. The horizontal planes have been broken by the cascade of glass (curtain walls). The materiality and colours between the horizontal and vertical components articulate strong contrast using symmetry, elegance and simplicity. In the detailed design, opportunities to recess the clear glass / curtain walls within the wall assembly will be explored. Incorporating any other vertical components into the facade will deteriorate the architectural language and Architect's design intent.

- Consider emphasizing the glass section of the facade or creating a frame around it.

The proposed building expresses the Architect's design intention and meets the OCP guidelines regarding breaking the building massing every 50 meters. The main concept of the building creates horizontal planes which vary in size and colour across the building facade. The horizontal planes have been broken by the cascade of glass (curtain walls). The materiality and colours between the horizontal and vertical components articulate strong contrast using symmetry, elegance and simplicity. In the detailed design, opportunities to recess the clear glass / curtain walls within the wall assembly will be explored. Incorporating any other vertical components into the facade will deteriorate the architectural language and Architect's design intent.

### Landscape

- Consider detailing the angular rock boulders to fit together and limit small spaces to allow easier maintenance.  
*Noted. Details of rock boulders will be further explored in Building Permit phase. Please note the planting plan has been carefully considered for low maintenance.*
- Carefully consider a planting plan to reduce likelihood of blackberries overgrowing due to lack of trees to cast shade and allow habitat creation and ecological creativity in that zone.  
*Noted. Detailed study on habitat creation and ecological creativity will be further explored in Building Permit phase.*

### CPTED

- No specific issues were identified.  
*Noted.*

### Sustainability

- Consider investing in high quality ventilation systems which offer higher efficiency and lower noise.  
*Low sound pressure level ECM motors for the Energy Recovery Ventilators that minimize the noise and provide higher efficiency will be considered for the ventilation system. Furthermore, vibration isolators will be considered on the equipment that minimize the sound penetration to occupied spaces below.*
- Consider a ventilation design that accommodates extra filtration to address the wildfire smoke and air quality events.  
*MERV 13 filters and filter racks that mitigate wildfire smoke issues while maintaining good indoor air quality will be considered. Filters used during construction and commissioning will be replaced with new filters. The O&M manual and maintenance schedule will include instructions for additional filter cleanings and/or replacement during high pollen and wildfire seasons.*
- Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.  
*Bicyclists are provided with outdoor bike racks at every building entrance - please see attached Architectural and Landscape packages.*
- Consider indoor bike storage and amenities such as end of trip showers and lockers and good way finding for bicyclists.  
*Indoor secured bike storage has been added to the underground parking level. End of trip facilities are not considered for the project as per client's request.*
- Consider bike parking that accommodates long cargo bikes and trailers, and electric bike charging.  
*Sufficient space for long cargo bikes have been provided in the proposed bike storage. Electric bike charging will be further explored as the project progresses.*

### Accessibility

- No specific issues were identified.  
*Noted.*

**C. OTHER BUSINESS**

This section had no items to consider.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, March 30, 2023.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 5:28 p.m.

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Jennifer Ficocelli, City Clerk

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E. Kearns, Chairperson

January 25 2023

City of Surrey  
Planning and Development  
13450 104th Avenue  
Surrey BC  
V3T 1V8

Attention: Kevin Shackles  
Associate Planner

**RE: Proposed New Development for 2828 Croydon Drive and 15513 28 Ave Surrey BC**

Dear Mr. Shackles,

Please see enclosed our response to the Advisory Design Panel comments provided on December 13th, 2022.

I trust that the following will provide you with sufficient background regarding the design decisions we have made to arrive at the proposed layout.

### **Key Points**

*1. Recommend pursuing additional design development to break up length and massing of building, and to enhance the pedestrian experience.*

Overall building design was explored to break up the length and massing of the building which ensures the longest length of the building is not longer than 50M. Levels 1 and 2 have been offset from the building edge by roughly 4' with wood soffit above, as well as a meandering path surrounded by landscape and vegetation. Pedestrians walking along Croydon Drive would be invited to explore and walk alongside the building. Please see attached Landscape package for detailed drawings.

*2. Recommend implementing further design detail to reduce the impact of the building from neighbours to the east.*

The building length and massing has been broken up as mentioned above - to further reduce the impact of the building to its neighbours on the East, taller vegetation and cascading plants have been implemented along the concourse on Level 2. Furthermore, outdoor rooftop terrace has been vegetated to give a hint of green along the horizontal plane.

*3. Further consider the public realm strategy and the south plaza as an important stopping point or feature in this strategy.*

The South plaza has been re-visited to create a social gathering space as an important stopping point for the community. Please see attached Landscape package for detailed drawings.

*4. Consider softening the proposed retaining and site grading, and to implement more site permeability.*

Concrete retaining walls have been removed wherever possible and replaced with bouldered walls with extensive amount of vegetation. Please see attached Landscape package for detailed drawings. The parking lot site grading has been adjusted in order to provide the highest elevations wherever possible. Please note the site is restricted by BC Hydro cable line setbacks. Furthermore, the project aims to provide less than 5% slope wherever suitable to create the most comfortable walking experience for its end users.



## **Site**

*1. Consider areas to reduce surplus surface parking and add more public amenity or green space, and further consider the pedestrian experience.*

Additional landscape islands have been provided to parking spaces on North side of the building. Surplus surface parking has been reduced to provide for more public amenity spaces, as well as more green space throughout the parkade. Pedestrian experience has been considered to ensure the site poses no need for steps or ramps wherever possible.

*2. The parallel parking spaces next to the current entrance are not practical.*

Parallel parking spaces next to the entrance have been removed.

*3. Reconsider the parkade entry location. If the parkade entry is moved to the northern part of the building, the building area (with regards to interior realm) will not be wasted with four to five metres of ramp from parkade entrance to P1 level.*

The suggestion has been reviewed and studied. However, the current parkade entry location seems the most adequate in order to create a seamless pedestrian experience throughout the perimeter of the building.

## **Form and Character**

*1. The project has a very complex building program, largely due to constraints caused by the power lines. Hence the project design involves many compromises. Suggest that the City recognize this in regard to site planning, neighbourhood screening, consideration of variances, etc. On the other hand, recommend that the City insist on the highest quality of design for the parts not impacted by these constraints, in particular, the design and quality of the building, and the design and quality of the landscaping and semi-public spaces.*

The project has been re-visited in many aspects including architectural, landscape and civil considerations to provide the highest quality of design. Please see attached package for detailed drawings.

*2. Consider further breaking up the massing of the building from the Croydon Drive side, 28 Avenue side and where it faces the neighbours to the east.*

Please see response above.

*3. The building massing is considered acceptable but recommend additional design development to elevate the design to a high level. Consider not creating a "striking" design, but rather to strive for something harmonious and timeless.*

The building facade has been re-visited to strive for a more harmonious and timeless design. Please see attached Architectural package for detailed drawings.

*4. Height is an issue for the neighbours; worried about the over-height. Consider reducing the total length of the top floor and develop design to reduce overlook to the North. Recommend that introduction of screening or planting could help here.*

A layer of planting to help with screening has been added to the outdoor rooftop terrace. Furthermore, the plaza design proposes an extensive amount of planting with trees which would further create a layer of screening from its neighbour.

*5. Consider the pedestrian experience along Croydon Drive and study the massing along that side again to make the building massing less dominant. Pedestrian walking experience on Croydon Drive could be improved greatly by setting back the ground floor level and taking space from the setback from the parking at the rear. Consider studying further the introduction of overhang along the front elevation continuing around the corner leading to the 28 Avenue side.*

Levels 1 and 2 have been set back by roughly 4' with overhang soffit cladded in wood. The wood cladding continues and folds down to the main lobby area in its ceiling as well as wall materials. Please see response above regarding building massing.

*6. More focus is recommended on designing the building and public realm to justify the variance on the height and massing being asked.*

Overall building design and Landscape design have been re-visited to address for concerns and comments raised. Please see attached packages for detailed drawings.

*7. Reconsider building facade materials and color palette choices. The massing and materials precedents are simple with just two colour tones, but there are more than six colours in the elevation which may not be the right approach when taking reference from the precedent images or buildings.*

The building facade material consists of a range of monochromatic palette with accents of wood and white. Please see attached package for detailed drawings.

*8. Consider the soffit material on both ends of the building. Perhaps tie in with the wood material of the entrance and if there is a step back along Croydon Drive, a soffit with lighting along this side would also enhance the building form and pedestrian experience.*

The soffit materials have been re-explored to propose the use of wood to accentuate building entrances as well as pedestrian walkways along Croydon Drive. Lighting strategy will be explored further.

*9. Consider coordinating traffic, electrical, and mechanical input.*

We will continue to incorporate other disciplines as the project progresses.

## **Landscape**

*1. Reconsider plaza design as the current layout and configuration is very far from a plaza rationale.*

Plaza design has been re-explored entirely to create a social gathering space while acting as a stopping point for its community. Please see attached Landscape package for further details.

*2. The plaza appears to be more of a circulation space with the north edge of the plaza pushed up against the retaining walls and presumably a guard rail. Consider design development to create some planted separation between the parking lot, provide a more direct connection to commercial space, and provide a plaza that is more focused on areas for social interaction.*

Please see response above.

*3. The sloping site and the nature of the 'sunken' parking lot create a need for significant retaining walls that will be visually very prominent with little available topsoil to support plants for screening. Design development is recommended with the project engineer to confirm design and materiality and coordination with the architect and landscape architect to adjust the parking as required to ensure there is adequate width of topsoil to support plants that can screen or buffer views of the retaining wall.*

The parking lot site grading has been adjusted in order to provide the highest elevations wherever possible. Please note the site is restricted by BC Hydro cable line setbacks. Furthermore, the project aims to provide less than 5% slope wherever suitable to create the most comfortable walking experience for its end users.

*4. Consider softening the grade transition and reducing the retaining walls.*

Site grading and retaining walls have been reconsidered to minimize the height of retaining walls as much as possible.

*5. Consider introducing as much planting as possible and softening of the retaining walls.*

The retaining walls along East lot line have been pulled in closer to the building in order to soften the transition of retaining walls. With the increased width of space provided for retaining walls, concrete retaining walls have been removed wherever possible and replaced with bouldered walls with extensive amount of vegetation. Please see attached Landscape package for detailed drawings.

*6. Consider adding additional trees along the north residential edge to create an overlapping canopy to help buffer views.*

Additional trees have been proposed along the Northern edge of the site to create a thicker layer of screening.

*7. The trees in the parking lot are very important in providing shade for the large expanses of asphalt. Consider design development to ensure that structural soil or tree cells are provided to ensure adequate soil volumes for trees to reach maturity.*

Please see attached Landscape package for detailed drawings.

*8. Consider permeable or concrete grass for entire parking area.*

Please see attached Landscape package for detailed drawings.

## **CPTED**

*1. Consider adjustment to the fencing layout shown on L4 to eliminate the pinch point at the park pathway and any potential safety concerns.*

Please see attached Landscape package for detailed drawings.

## **Sustainability**

*1. Provide sustainability strategy and rationale.*

Noted. Sustainability strategies will be explored further in details prior to the ADP presentation.

*2. Consider energy modeling with future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.*

Energy modelling will be considered as the project progresses.

*3. Consider inclusion of renewable energy on roof surfaces.*

Renewable energy on roof surfaces will be considered as the project progresses.

*4. Consider integrating permeable surfaces, and rain garden or biofiltration as first flush for storm water and beautification in surface parking.*

Integration of permeable surfaces, rain garden and biofiltration as first flush for storm water and beautification in surface parking will be considered as the project progresses.

*5. Consider operational sustainability certification (ie. WELL, Fitwel, BOMA BEST).*

Operational sustainability certification will be considered as the project progresses.

## **Accessibility**

*1. Reconsider barrier-free parking spots. Please check with a traffic consultant as the proposed design is on slope over 5%.*

Site grading has been redesigned to provide barrier-free parking spots. Please see attached packages for detailed drawings.

Please do not hesitate to contact the undersigned if you required further information.

Sincerely,

Karla Castellanos

Principal, Architect AIBC - LEED ap