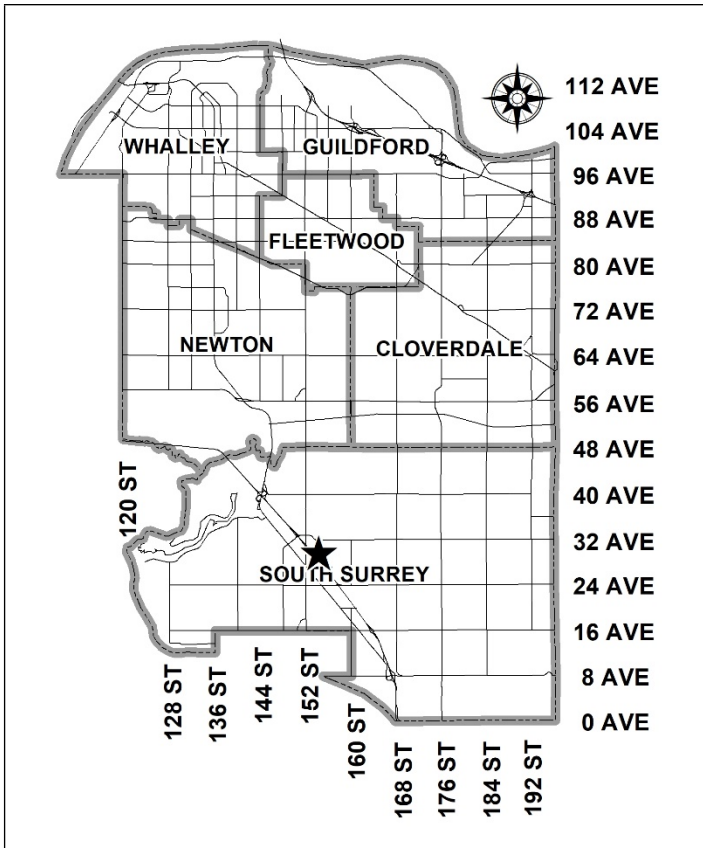


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0051-00

Planning Report Date: April 3, 2023



PROPOSAL:

- **OCP Amendment** to allow an FAR of 2.46 within the Mixed Employment land use designation.
- **Rezoning** a portion of the site from RA to CD (based on IB-3)
- **Development Permit**

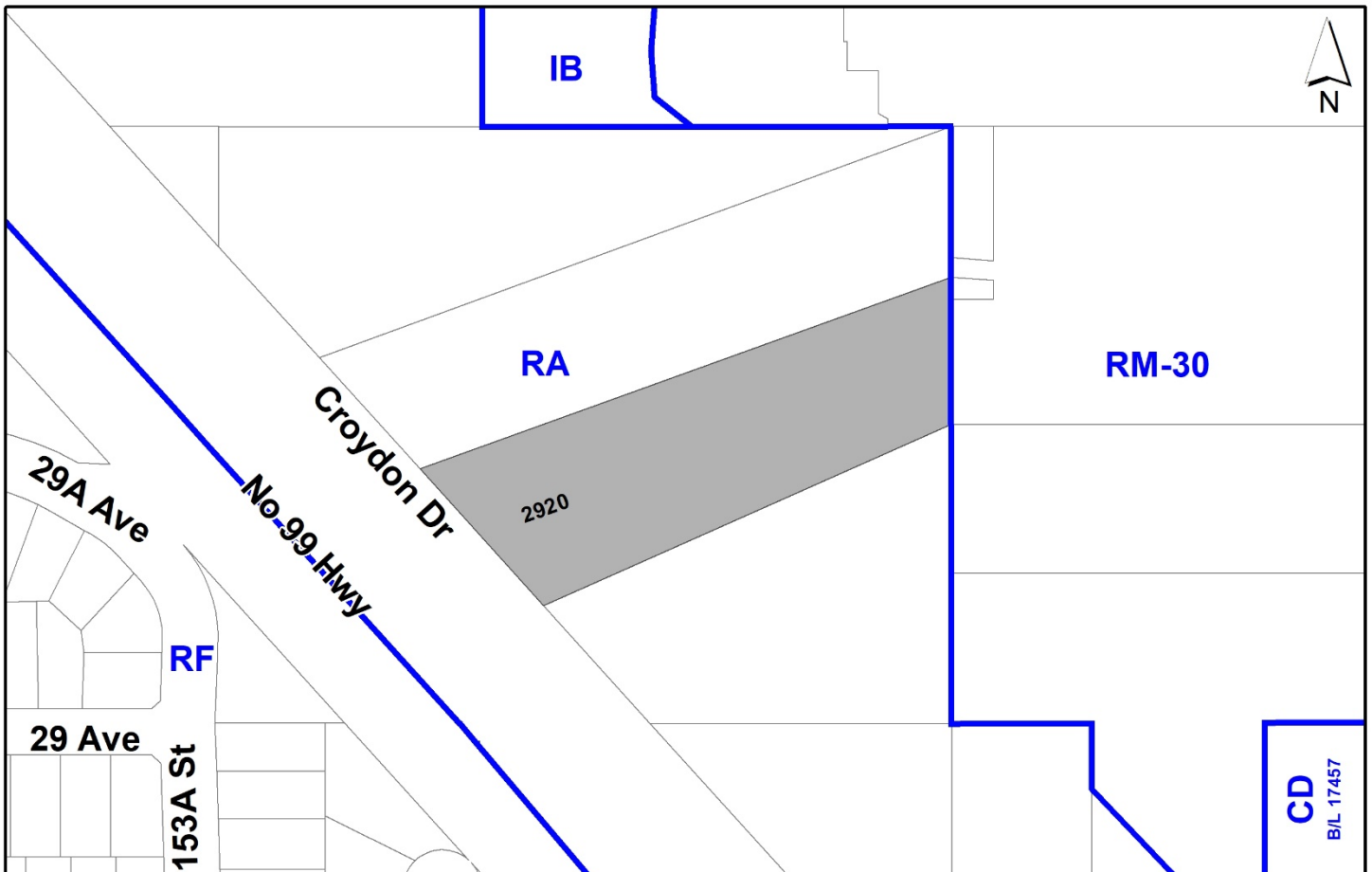
to permit the development of a 3,797 square metre business park building.

LOCATION: 2920 – Croydon Drive

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Business Park, Creek Preservation Areas and Multiple Residential (15-25 upa)



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 and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) to allow for a Floor Area Ratio (FAR) of 2.46 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 requires an amendment to the Mixed Employment designation in the Official Community Plan (OCP) in order to increase the allowable density. The increased density will support the desirable intensification of employment uses.
- The proposal generally complies with the Business Park and Creek Preservation Areas designation in the Rosemary Heights Business Park Plan.
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Rosemary Heights Business Park. The site is significantly encumbered by the BC Hydro right-of-way that bisects the site along Croydon Dr., which is considered “undevelopable” under the Zoning By-law. If this area were to be included in the site area for calculating floor area ratio, the proposed floor area ratio would be 0.68.
- The proposal generally complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the Official Community Plan (OCP), Table 7a: Land Use Designation Exceptions' within the "Mixed Employment" designation by adding site specific permission for the subject site to permit a density up to 2.46 FAR (net calculation) within Block A as outlined on the Survey Plan (Appendix I), and a date for Public Hearing be set.

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # xxxxx	Mixed Employment	Portion of 2920 – Croydon Drive (001-362-399, Lot 11 Section 23, Township 1, NWD Plan 35390)	Density permitted up to 2.46 FAR (net calculation) within Block A as outlined on the Survey Plan, attached hereto as Appendix I, certified correct by Gordon Albert Hol, B.C.L.S. on the 10 th day of February, 2023

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. 7922-0051-00 generally in accordance with the attached drawings (Appendix II) and the finalized Ecosystem Development Plan.
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 plan to the satisfaction of the Approving Officer, including resolving the alignment of Wills Brook Greenway with a joint subdivision plan involving 2950 – Croydon Drive;
 - (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 Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (j) the applicant satisfy the requirements for a P-15 agreement;
- (k) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (m) completion of Development Application No. 7918-0103-00 to the north, including registration of an access easement in favour of 2920 – Croydon Drive for access to the subject development; and
- (n) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant	Business Park, Creek Preservation Areas and Multiple Residential (15-25 upa	RA
North:	Single family dwelling on acreage lot. Property is under Development Application No. 7918-0103-00 to permit a multi-building business park.	Business Park and Creek Preservation Areas	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Townhouses	Multiple Residential 15-25 u.p.a.	RM-30
South:	Single family dwelling on acreage lot	Business Park and Creek Preservation Areas	RA
West (Across Croydon Drive and Highway 99):	Single family dwellings	Commercial and Single Family Residential 6 u.p.a.	CD (By-law No. 14764), RF

Context & Background

- The 1.0-hectare subject site is located along Croydon Drive within the Rosemary Heights Business Park. The subject site is designated "Mixed Employment" in the Official Community Plan, "Business Park" and "Creek Preservation Areas" in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP) and a portion of the site is designated "Multiple Residential 15-25 u.p.a" in the North Grandview Heights NCP, and the site is currently zoned "One Acre Residential Zone (RA)".

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 2.46 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 Sensitive Ecosystems; and
 - Subdivision to create one development lot, one lot to become the Wills Brook Greenway, and to convey riparian areas to the City for protection to permit the development of one five-storey business park building.

	Proposed
Lot Area	
Gross Site Area:	1.0 hectare
Road Dedication:	0.08 hectares
Environmental Area:	0.35 hectares

	Proposed
Net Site Area:	0.15 hectares (an additional 0.40 hectares of the development site is considered “undevelopable” under the Zoning By-law due to the BC Hydro Right-of-Way)
Number of Lots:	3 (including one lot conveyed to the City for environmental protection and one lot conveyed to the City and consolidated with future lands being subdivided to the north for the multi-use pathway)
Building Height:	19.8 m
Floor Area Ratio (FAR):	2.46
Floor Area	
Office:	3,135 square metres
Commercial:	662 square metres
Total:	3,797 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 and the completion of Development Application No. 7918-0103-00.
Parks, Recreation & Culture:	<p>Parks will accept the voluntary conveyance of the streamside setback protection areas as lots, without compensation, for conservation purposes under the Maximum Safeguarding. A P-15 will be required for monitoring and maintenance of replanting in the conveyed riparian areas.</p> <p>The closest active park is Mountainview Park which is 800 metres away, and the closest natural area is 114E/114G Greenbelt which is adjacent to the site. Environmentally protected lands on the subject site are proposed to be conveyed to the City as parkland for conservation purposes.</p>
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on August 18, 2022 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

Transit

- A bus stop is located at the intersection of 32 Avenue and Croydon Drive which serves TransLink Route No. 354, which connects White Rock with Bridgeport Station, and No. 363 which connects Peace Arch Hospital with Southpoint. The site is located approximately 870 metres from this bus stop at its closest point.

Transportation Network and Infrastructure

- The applicant is required to dedicate 2.98 metres in width along Croydon Drive to achieve 12.1 metres from the centreline to ensure the full width of Pioneer Greenway is within road dedication.
- The applicant is required to construct the east side of Croydon Drive with 6.1 metres wide of pavement, 2.0 metre-wide landscaped boulevard with street lighting/trees, and a 2.5 metre-wide asphalt Multi-Use Pathway beside a 1.5 metre-wide concrete sidewalk along the property line for a 4-metre wide Multi-Use Pathway (Pioneer Greenway).
- The applicant will be required to construct the Pioneer Greenway along the frontage of the site. Together with Development Application No. 7918-0103-00 to the north, this will extend the Greenway from 32 Avenue to the southern extent of the proposed development.
- The applicant is also required to convey lands along the northern boundary to the City for consolidation with lands to the north being subdivided and conveyed to the City under Development Application No. 7918-0103-00 for the Wills Brook Greenway. The lands for the multi-use pathway meander between the hydro towers.

Access

- The development site will be accessed via a shared driveway entrance from the current 2950 - Croydon Drive property along the north property line, which is under Development Application No. 7918-0103-00. A shared access easement in favour of the subject site will be required to be registered as part of Development Application No. 7918-0103-00.

Parking

- The Zoning Bylaw requires 114 parking spaces on the Site. The applicant is proposing a total of 114 parking spaces with 91 surface parking stalls and 23 underground parking stalls.
- The surplus parking spaces are planned to be allocated as required based on future Tenant requirements.

Parkland and/or Natural Area Considerations

- A Development Permit for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) is required.
- There is a Class B watercourse known as Upper Titman Creek to the east of the subject site. The required streamside setbacks, as outlined in Part 7A of the Zoning By-law, are provided within the proposed development through the use of the flex provisions of the Zoning By-law. No variances are required.
- Green Infrastructure Network (GIN) Corridor No. 21 bisects the eastern portion of the site and encumbers approximately 0.39 hectares of land. There is additional land on the subject property east of the current alignment of the GIN. As part of this application, the applicant proposes to realign the GIN further east to accommodate the required parking spaces. The proposed realignment will not negatively impact the GIN Corridor and no net loss in GIN area is proposed.
- The site has a gross site area of 1.0 hectare with approximately 0.35 hectares of environmentally sensitive area proposed to be voluntarily conveyed, at no cost, to the City, for riparian and GIN protection. An additional 311 square metres of riparian lands and Green Infrastructure Network area are proposed to be protected on the subject lands with a restrictive covenant.
- The applicant proposes to realign the Green Infrastructure Corridor No. 21 lands along the western boundary of the GIN to be utilized as part of the development, and a portion of lands will be protected with a restrictive covenant. Additional lands along the eastern boundary of the site will be included in the total lands being conveyed to the City. The proposed realignment of Green Infrastructure Network Corridor No. 21 will result in a net gain of 30 square metres.
- The applicant proposes a new drainage outfall within the future conveyed riparian lands. A P-15 agreement will be required to remediate and monitor the disturbed riparian lands.
- Parks advises that they will not support any underpinning into future parkland (riparian area) for the proposed building or parking areas. All structures above and below ground will need to be located on the development site.
- Further coordination with Parks and Engineering staff is needed to determine the Wills Brook Greenway alignment and crossing of Upper Titman Creek. Should this application be supported, staff will work on addressing this item with the applicant.

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.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Mixed Employment in the OCP. The Mixed Employment designation has a maximum Floor Area Ratio of 1.0.
- The applicant proposes an Amendment to the OCP for a portion of the site to allow for increased density within the Mixed Employment designation from 1.0 FAR to 2.46.

Amendment Rationale

- The Rosemary Heights Business Park Neighbourhood Concept Plan (NCP) was adopted by Council in 2000 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 2000, 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 Dr. Under the Zoning By-law, 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 By-law 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 0.68, 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.

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, in conjunction with Development Application No. 7918-0103-00 to the north, proposes to connect the Wills Brook Greenway to the Pioneer Greenway on Croydon Drive, which will improve east-west walking and cycling connections in this area of South Surrey).

- C3.38 – Pursue the conveyance of riparian areas to the City of Surrey through the subdivision and development process in order to ensure the consistent management of natural environmental values in Riparian corridors.

(The applicant proposes to convey approximately 0.34 hectares of riparian lands to the City for conservation purposes).

- D.1.4 – Preserve riparian areas and watercourses in their natural state and link them with upland natural areas to develop a connected network of natural areas throughout Surrey.

D1.5 – Facilitate wildlife movement and habitat protection by conserving, enhancing and promoting wildlife corridors through parks and by connecting hubs, open spaces and riparian areas.

(The applicant proposes to convey approximately 0.34 hectares of riparian lands to the City for conservation purposes. An additional 311 square metres of land will be protected as part of the GIN with a restrictive covenant. These lands are also identified as Green Infrastructure Network Corridor and will link with existing riparian lands already protected to the east and north).

- D.313 – 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 Rosemary Heights Business Park as an important employment location in South Surrey).

Secondary Plans

Land Use Designation

- The subject site is designated Business Park and Creek Preservation Areas in the Rosemary Heights Business Park NCP and Multiple Residential 15-25 upa in the North Grandview Heights NCP. The proposed business park complies with these land use designations.
- The portion of lands designated Multiple Residential 15-25 upa in the North Grandview Heights NCP is within lands to be conveyed to the City for conservation purposes associated with the riparian lands/Green Infrastructure Network Corridor. Therefore, no amendment to the North Grandview Heights NCP is required.

Themes/Objectives

- The Rosemary Heights Business Park NCP calls for the creation of a comprehensive designed business park in an open space/campus-like setting. The NCP 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 3 metres from the property line, inclusive of a 1.8 metre wide walkway and 1.2 metre wide treed landscape boulevard. The combination of these features will provide Croydon Drive with a sense of enclosure as noted in the NCP).

- The Rosemary Heights Business Park NCP calls for no parking within the required Croydon Drive setbacks.

(The applicant has proposed buildings at the minimum building setbacks along Croydon Drive with all parking either located behind the fronting buildings within the BC Hydro Right-of-Way, or within an underground parkade).

- The Rosemary Heights Business Park NCP notes the difficulty in developing the lands affected by the BC Hydro Right-of-Way but does provide a scenario for locating buildings on either side of the encumbered land.

(The applicant has generally followed the conceptual development plan outlined in the NCP).

- The Rosemary Heights Business Park NCP identifies a 7.5 metre building setback along Croydon Drive.

(The applicant proposes a 3-metre building setback along Croydon Drive for levels one and two and a 1.1 metre setback for cantilevered levels three and above. A 7.5 metre setback would create inefficient building depths that would result in non-functioning office floor plates and the further reduced setback for levels three and above will reduce the impact of the larger BC Hydro setbacks for the upper storeys. Staff support the requested 3 metre and 1.1 metre building setbacks).

CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)", "Business Park Zone (IB)" and "Comprehensive Development Zone (CD By-law No. 19297)" to "Comprehensive Development Zone (CD)" based on the "Business Park 3 Zone (IB-3)" to accommodate the proposed business park campus.
- 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	
Floor Area Ratio:	1.0	2.46	
Lot Coverage:	60%	60%	
Yards and Setbacks	7.5 metres for all property lines	Front Yard: 3.0 metres for levels 1-2; 1.1 metres for levels 3 and above. Rear Yard: 7.5 metres Side Yard (north): 2.0 metres Side Yard (south): 3.0 metres	
Principal Building Height:	14 metres	19.8 metres	
Permitted Uses:	<u>Principal Uses</u> <ul style="list-style-type: none"> - Light Impact Industry - Office uses - Warehouses uses - Distribution centres - Liquor manufacturing <u>Accessory Uses</u> <ul style="list-style-type: none"> - Eating establishments - Personal service uses - General service uses - Assembly halls - Community service uses - Child care centres - Caretaker unit 	<u>Principal Uses</u> <ul style="list-style-type: none"> - Light Impact Industry - Office uses - Warehouses uses - Distribution centres - Liquor manufacturing <u>Accessory Uses</u> <p>Accessory uses shall only be permitted on the ground floor and shall not exceed 662 square metres.</p> <ul style="list-style-type: none"> - Eating establishments restricted to 150 square metres - Personal service uses - General service uses 	
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		20	
Office (including medical office):		94	
Total:		114	114
Accessible		2	2
Small car (max 35%)		40 (35%)	40 (35%)

- The proposed CD Zone is based on the “Business Park 3 Zone (IB-3)” but includes amended floor area, lot coverage, setback, 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 2.46. 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 19.8 metres.
- The front yard setback has been reduced from 7.5 metres to 3.0 metres for the first two storeys. A provision permitting a further reduction to 1.1 meters for storeys three and above has also been included to facilitate the proposed building floor cantilever along Croydon Drive. The proposed cantilevered floor area will facilitate more usable upper-storey floors than would otherwise be possible due to the impact of the BC Hydro wire setbacks.
- The side yard setback (north) has been reduced from 7.5 metres to 2.0 metres. The side yard setback (south) has been reduced from 7.5 metres to 3.0. Both setbacks have been reduced to facilitate an efficient building floor plan on the small, encumbered, developable portion of the property.
- 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 limit the amount of accessory uses to 662 square metres of floor area and is restricted to the ground floor of the proposed building.
- The CD By-law will further limit accessory uses by removing assembly halls, child care centres, community service uses, and caretaker unit from the permitted accessory uses and by restricting eating establishments to 150 square metres to ensure CRUs are utilized for local-serving amenities for the employees in this business park.
- 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 proposes fascia signage for the CRUs on the ground floor. All future signage will be considered through a separate application and must comply with the Sign By-law. All CRU signage will be restricted to facing Croydon Drive (i.e., signage should not be provided for the surface parking side to maintain Croydon Drive’s active frontage).

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 August 2, 2022, and the Development Proposal Signs were installed on August 10, 2022. Staff received three email responses from neighbouring residents (*staff comments in italics*). One email response was seeking further clarification, one email was in opposition, and one email stated concerns while seeking further clarification. Staff provided responses to all residents to clarify the development and address concerns.

- Traffic on Croydon Drive and 32 Avenue will be further impacted by this development.

(The applicant for the project to the north under Development Application No. 7918-0103-00 was required to undertake a Transportation Impact Assessment (TIA). Based on the TIA, Transportation Engineering staff have confirmed that Croydon Drive has capacity in its current state to accommodate the additional traffic expected by that development, however, issues have been identified at the following intersections:

- 32 Ave & Croydon/154 St
- 156 St & Croydon/28 Ave
- 24 Ave & Croydon

The TIA analyzed expected capacity constrains and mitigating measures that need to be undertaken. Transportation staff have requested that the applicant to the north, under Development Application No. 7918-0103-00, undertake upgrades at the signalized intersection of 32 Avenue and Croydon Drive to increase capacity, specifically for northbound left turn movements from Croydon Drive.

In addition to the improvements identified in the TIA, there are other projects that are expected to improve operation at the following high volume locations:

- 32 Avenue widening between King George Boulevard and 160 Street (under construction) will improve capacity at 32 Avenue/Croydon Drive;
- Roundabout at 28 Avenue/156 Street that would be constructed through development of the south side; and
- 20 Avenue overpass at Highway 99 (planned for 2025) will alleviate some congestion at 24 Avenue/Croydon Drive.

Croydon Drive will be upgraded with the introduction of a multi-use pathway on the east side of the road fronting the new developments, which will ultimately connect 32 Avenue to 28 Avenue and beyond. A new east-west multi-use pathway is also proposed to connect Croydon Drive to the existing multi-use pathway at 2979 – 156 Street.

The recent design changes at 32 Avenue and Croydon Drive are part of Surrey's road upgrades to help achieve safer roads for all road users (drivers, pedestrians, cyclists). The design is based on best practice standards and aligns with the City of Surrey's Vision Zero Safe Mobility Plan.)

- Concerns regarding the multi-use pathway connection and impact on the adjacent residential strata. It was suggested that garbage cans be placed near the adjacent strata to prevent littering within the portion of the Wills Brook Greenway that is a statutory right-of-way on the residential property.

(The alignment of the Wills Brook Greenway multi-use pathway will be reviewed in more detail should this application be supported by Council. At that time, staff will

work with the applicant to identify and potential issues relating to the connection with the existing Wills Brook Greenway on the adjacent residential strata property at 2979 – 156 Street, including the potential for garbage cans.)

- Will there be provisions for publicly accessible electric vehicle charging?

(The proposed on-site parking will be restricted to users of the business park. If the applicant permits parking for users off-site, this will be determined by the owner at the time of building opening. There are no requirements to provide publicly accessible electric vehicle charging spaces for this development. The ability to locate electric vehicle charging spaces on this development will be determined at the Building Permit phase in consultation with BC Hydro given the proximity of the use to the BC Hydro lines. The City's Electric Vehicle Charging Strategy identifies actions and policies the City is undertaking at a city-wide scale to support electric vehicle charging infrastructure.)

- The subject development application was reviewed by the Grandview Heights Stewardship Association, however, staff did not receive any comments.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows northeastward at the eastern boundary of the site and eventually connects to a portion of Upper Titman Creek that is designated Class A (red-coded), north of the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be voluntarily conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Ken Lambertsen, *R.P. Bio.*, of Phoenix Environmental Services Ltd. and dated November 1, 2022 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. In addition, an independent third-party peer review is required prior to finalization of the report. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located along the rear (east) boundary of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required

to protect environmentally sensitive and/or unique natural areas from the impacts of development.

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Redwood BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 meters.
- The development proposal conserves/enhances approximately 0.35 hectares of the subject site through Riparian Conveyance which is approximately 35% of the total gross area of subject site. An additional 311 square metres of GIN Corridor is protected on the subject site with a restrictive covenant. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- Green Infrastructure Network (GIN) Corridor No. 21 bisects the eastern portion of the site and encumbers approximately 0.39 hectares of land. There is additional land on the subject property east of the current alignment of the GIN. As part of this application, the applicant proposes to realign the GIN further east to accommodate the required parking areas. The proposed realignment will not negatively impact the GIN Corridor and there is proposed to be no net loss in GIN area.
- An Ecosystem Development Plan, prepared by Ken Lambertsen, *R.P. Bio.*, of Phoenix Environmental Services Ltd. and dated November 1, 2022 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. In addition, an independent third-party peer review is required prior to finalization of the report. The finalized report and recommendations will be incorporated into the Development Permit.

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 Rosemary Heights Business Park Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Rosemary Heights Business Park Plan.
- The applicant has worked with staff to address concerns relating to the proposed cantilevered floor areas and has undertaken design development to limit the visual and massing impact of this overhang. The applicant has also worked with staff to increase the GIN protection area to ensure there is no net loss in area.
- The applicant has demonstrated that the BC Hydro Right-of-Way significantly impacts the ability to achieve functioning office floor plates for the upper three storeys of the proposed

building. To offset this impact the applicant proposes a reduction to the setback for storeys three and above from 3.0 metres to a maximum of 1.1 metres.

- The proposed cantilever for storeys three and above is considered reasonable given the length of the building at 50 metres, the applicant demonstrating the impact on the ability to achieve a functioning office floor plate due to the BC Hydro Right-of-Way, and the applicant demonstrating the ability to achieve a double row of trees along the Croydon Drive frontage.
- The office park building has a slender linear trapezoidal profile that provides a dynamic broad street enclosure. Its staggered floor plates contribute to a dynamic massing form. Its overall design continues the high-standard form, design, and character of the Rosemary Heights Business Park. The building façade features high-quality clear storefront windows and metal panel along the CRUs at grade that feature street-oriented doorways and a continuous weather protection canopy along the entire building face. The upper storeys are wrapped with a variety of tinted glazing colours and spandrel panel curtain wall.
- The building is designed with visual connectivity along Croydon Drive. The ground floor consists of five CRUs oriented towards Croydon Drive, with secondary entrances located at the rear of the building without business signage - adjacent to the surface parking area. The CRUs are anticipated to range from 86 square metres to 182 square metres. The units can be combined to create larger commercial/retail units at the time of a tenant improvement/building permit application.
- The remaining four floors are designated as office uses in keeping with the intent of the “Business Park” land use designation in the Rosemary Heights Business Park NCP.
- The applicant is proposing street facing fascia signage for the ground floor CRUs. The fascia signage is proposed in channel lettering above each tenant entry. Future tenants will need to submit a Sign Permit Application in accordance with this DP and that complies with the Sign By-law. Future signage for ground-floor CRUs will be restricted to Croydon Drive to maintain this elevation as the active frontage. Only addressing signage and/or wayfinding signage will be permitted on the east elevation for the CRUs.
- If the same tenant occupies several units, only two fascia signs per tenant will be permitted provided that they are not located on the same façade, as per the Sign By-law.
- The rooftop is finished in a High Albedo material with an SRI of at least 75.

Landscaping

- The proposed landscaping consists of a 1.2 metre wide treed landscape boulevard fronting the CRUs on Croydon Drive, a 1.5 metre wide landscape buffer along the south and east perimeter of the site, additional landscaping and a 1.8 metre wide pedestrian walkway through the parking area connecting the parking spaces to the rear of the building.
- Outdoor amenity for employees is proposed on the ground level.

- The underground parking structure is below grade along the street and concealed behind landscaped terraced retaining walls along the lower grade east elevation as the site slopes down. The north elevation facing the MUP is concealed behind earth berming with landscaping.
- The landscape plan proposes a total of 94 trees to be planted on the site, including deciduous and coniferous trees: Japanese Maple, Dogwood, European Beech, and Royal Star Magnolia. Some of the trees to be planted are located within the BC Hydro Right-of-Way under the hydro lines and therefore, the size of these trees is limited by the planting guidelines provided by BC Hydro. Therefore, only 36 trees are proposed that are compliant with the replacement tree size requirements in the Tree Bylaw, meeting the replacement tree requirements for this project.

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:
 - Confirming the buildable footprint, location and floor plates with respect to the BC Hydro Right-of-Way and its associated electromagnetic field setbacks;
 - Design development to the landscaping and site furnishings fronting the CRUs along Croydon Drive;
 - Resolution of urban design issues resulting from detailed coordination with architectural, landscape and civil designs; and
 - Design development to the MUP frontage.
- 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 Frogger 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Birch	1	1	0
Plum	1	1	0
Apple	2	2	0

Coniferous Trees			
Douglas Fir	2	2	0
Spruce	1	1	0
Western Red Cedar	14	10	4
Total (excluding Alder and Cottonwood Trees)	22	18	4
Additional Estimated Trees in the proposed Riparian Area	53	0	53
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		36	
Total Retained and Replacement Trees		40	
Contribution to the Green City Program		\$0	

- The Arborist Assessment states that there are a total of 22 mature trees on the site. There are no Alder or Cottonwood trees on the site. It was determined that 4 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, parkade, road dedication and proposed lot grading.
- Table 1 includes an additional 53 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 36 replacement trees on the site. The applicant is proposing 36 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Dogwood, European Beech, and Royal Star Magnolia.
- In summary, a total of 40 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Block Plan
- Appendix II. Proposed 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. ADP Comments and Response

approved by Shawn Low

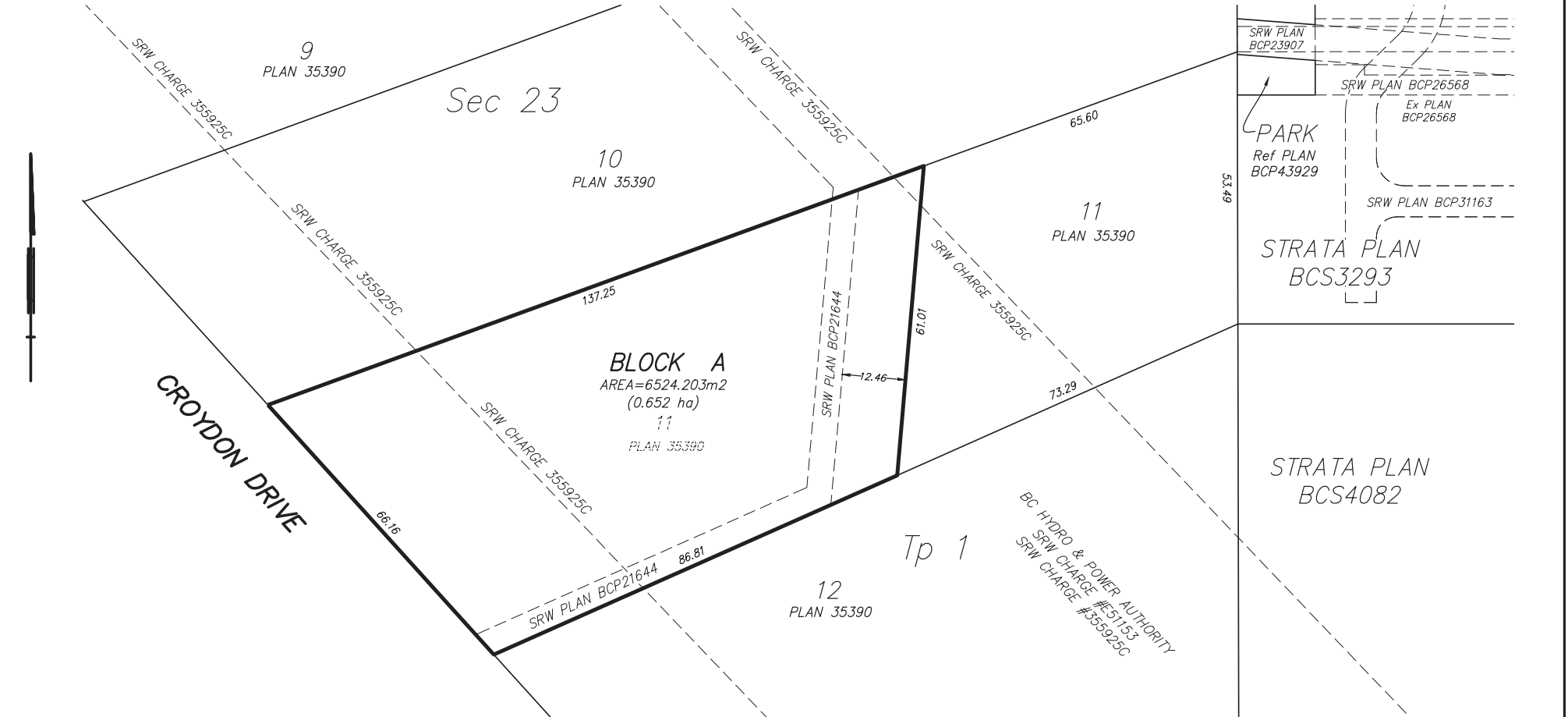
Don Luymes
General Manager
Planning and Development

KS/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW _____
 OVER LOT 11 SECTION 23 TOWNSHIP 1
 NEW WESTMINSTER DISTRICT PLAN NWP35390**

APPENDIX I

NOTE:
 LEGAL BOUNDARIES ARE BASED ON LAND TITLE
 OFFICE RECORDS AND FIELD MEASUREMENTS



PROJECT DATA

CIVIC ADDRESS :	2920 CROYDON DR. SURREY	
LEGAL DESCRIPTION :	LOT 11 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 35390	
GROSS SITE AREA	108,278.7 SQFT	10059.4 SQM
DEDICATIONS		
ROAD DEDICATION	9,538.2 SQFT	886.1 SQM
BC HYDRO RIGHT OF WAY	43,686.6 SQFT	4058.6 SQM
G.I.N AREA	35,039.6 SQFT	3255.3 SQM
SITE AREA CONVEYED TO G.I.N	3,386.2 SQFT	314.6 SQM
G.I.N AREA TO BE CONVEYED TO SITE	6,132.6 SQFT	569.7 SQM
NET SITE AREA AFTER BC HYDRO ROW & GIN AREA ORIGINAL DEDUCTED	16,628.1 SQFT	1544.8 SQM

ZONING		
EXISTING		IB-3
PROPOSED		IB-3

SETBACKS(BUILDING# 1 & 2)		
REAR (EAST)	431.36'	131.48 M
FRONT (CROYDON DR) (WEST) 1st & 2nd Floor	9.84'	3.00 M
3rd to 5th Floor	3.67'	1.12M
SIDE (NORTH) 1st & 2nd Floor	9.00'	2.74M
NORTH (3rd to 5th Floor)	6.82'	2.08 M
SOUTH (1st & 2nd Floor)	11.61'	3.54 M
SOUTH (3rd to 5th Floor)	9.84'	3.00 M

BUILDING HEIGHT		
	64.80'	19.75M

SETBACKS(BUILDING# 1 & 2)		
REAR (EAST)	431.36'	131.48 M
FRONT (CROYDON DR) (WEST) 1st & 2nd Floor	9.84'	3.00 M
3rd to 5th Floor	3.67'	1.12M
SIDE (NORTH) 1st & 2nd Floor	9.00'	2.74M
NORTH (3rd to 5th Floor)	6.82'	2.08 M
SOUTH (1st & 2nd Floor)	11.61'	3.54 M
SOUTH (3rd to 5th Floor)	9.84'	3.00 M

SITE COVERAGE(BUILDING & STRUCTURE)		
PROPOSED	9389.5 SQFT	872.3 SQM 56.5%

LOT DENSITY		
PROPOSED	40,875.71 SQFT	3797.5 SQM 2.46

FAR CALCULATIONS ON GROSS SITE AREA (BUILDING# 1)		
GROSS FLOOR AREA (EXCLUDING PARKING & INDOOR AMENITY)		
LEVEL	AREA	
MAIN FLOOR LVL.	8,053.1 SQFT	748.2 SQM
SECOND FLOOR LVL.	8,038.3 SQFT	746.8 SQM
THIRD FLOOR LVL.	9,389.5 SQFT	872.3 SQM
FOURTH FLOOR LVL.	7,697.4 SQFT	715.1 SQM
FIFTH FLOOR LVL.	7,697.4 SQFT	715.1 SQM
TOTAL	40,875.7 SQFT	3,797.5 SQM
TOTAL FAR PROPOSED 2.46		



NOTES:



2022-01-27	C	REVISED FOR DP
2022-01-27	D	REVISED FOR DP
2022-02-10	A	DEVELOPMENT PERMIT APPLICATION



PROJECT:
COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE SURREY BC V3Z 0C5
 CLIENT:
1308773 B.C. LTD.
#201-15272 CROYDON DRIVE, SURREY, BC, V3S 0Z5

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CHECKED: JA	
SCALE:	
JOB NO.: SUR-160	
DATE: AUG 2022	
SHEET TITLE:	03/28/2023

SITE DATA STATISTICS

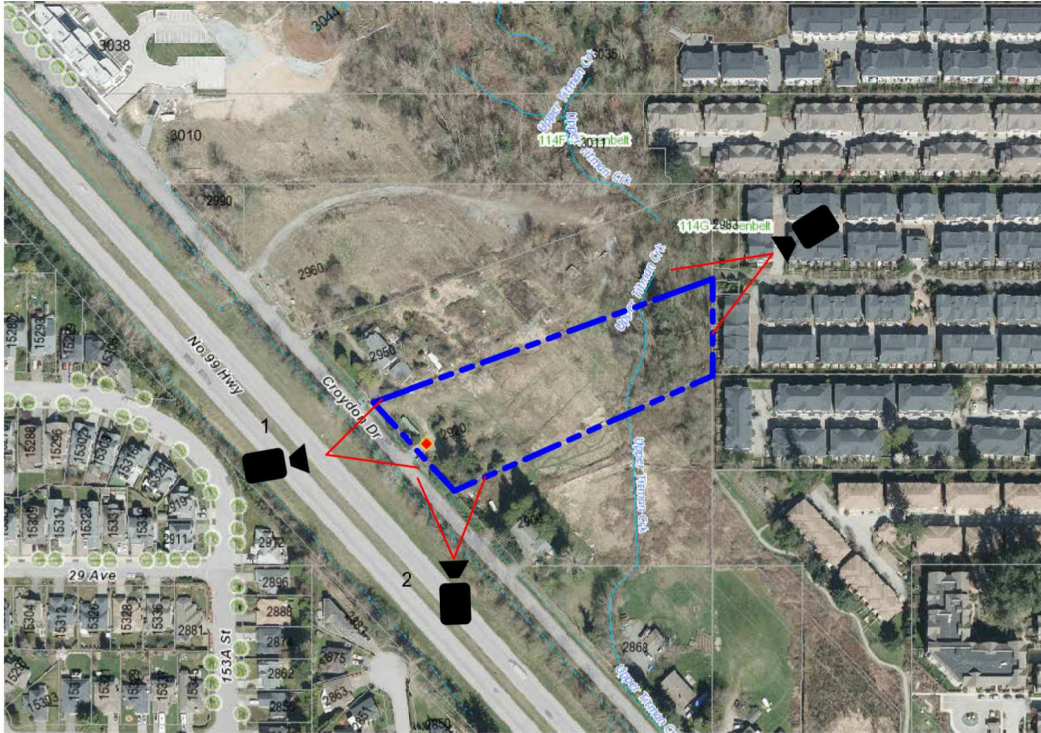
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A-001	

OFF STREET PARKING

UNIT TYPE	AREA	CARS PER 100m ²	NO. OF CARS	SAY
AS PER CITY CENTRE PLAN ZONING BYLAW				
C.R.U	662.2	3	19.86	20
OFFICE (GENERAL) 50% OFFICE SPACE DESIGNATED GENERAL	1567.65	2.5	39.19	39
OFFICE (MEDICAL) 50% OFFICE SPACE DESIGNATED GENERAL	1567.65	3.5	54.87	55
			114	114
TOTAL NO. OF PARKING REQUIRED				
PROVIDED				
ABOVE GARDE			91	
UNDERGROUND PARKADE			23	
			114	114
TOTAL NO. OF CARS PROVIDED				
NO OF SMALL CAR SPACES			34	29.8%
ACCESSIBLE PARKING				
ABOVE GRADE(VAN)			1	0.9%
UNDERGROUND PARKADE			1	0.9%

UNIT SCHEDULE

UNIT TYPE	AREA	
CRU #101	1436.8 SQFT	133.5 SQM
CRU #102	1468.0 SQFT	137.1 SQM
CRU #103	933.1 SQFT	86.7 SQM
CRU #104	1327.1 SQFT	123.3 SQM
CRU #105	1964.3 SQFT	181.7 SQM
OFFICE #201	1198.1 SQFT	111.3 SQM
OFFICE #202	1106.3 SQFT	102.8 SQM
OFFICE #203	1245.9 SQFT	116.2 SQM
OFFICE #204	1327.0 SQFT	123.3 SQM
OFFICE #205	1789.9 SQFT	163.5 SQM
OFFICE #301	1623.6 SQFT	150.8 SQM
OFFICE #302	1106.3 SQFT	102.8 SQM
OFFICE #303	1245.9 SQFT	116.2 SQM
OFFICE #304	1869.2 SQFT	173.6 SQM
OFFICE #305	2192.7 SQFT	203.1 SQM
OFFICE #401	1438.8 SQFT	140.0 SQM
OFFICE #402	1079.5 SQFT	100.3 SQM
OFFICE #403	713.9 SQFT	66.3 SQM
OFFICE #404	1137.9 SQFT	105.7 SQM
OFFICE #405	1676.6 SQFT	161.2 SQM
OFFICE #501	1438.8 SQFT	140.0 SQM
OFFICE #502	1079.5 SQFT	100.3 SQM
OFFICE #503	713.9 SQFT	66.3 SQM
OFFICE #504	1137.9 SQFT	105.7 SQM
OFFICE #505	1676.6 SQFT	161.2 SQM
33,927.6 SQFT		3152.0 SQM



VIEW 3

NOTES:



2022-03-29	C	REVISED FOR DP
2022-03-01	D	REVISED FOR DP
2022-03-10	A	DEVELOPMENT PERMIT APPLICATION



PROJECT:
COMMERCIAL OFFICE BUILDING

2920 CROYDON DRIVE SURREY BC V3Z 0C5

CLIENT:
1308773 B.C. LTD. #201-15272 CROYDON DRIVE, SURREY, BC, V3S 0Z5

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SCALE:	
JOB NO.: SUR-160	
DATE: AUG 2022	
SHEET TITLE:	03/28/2023

CONTEXT PHOTO

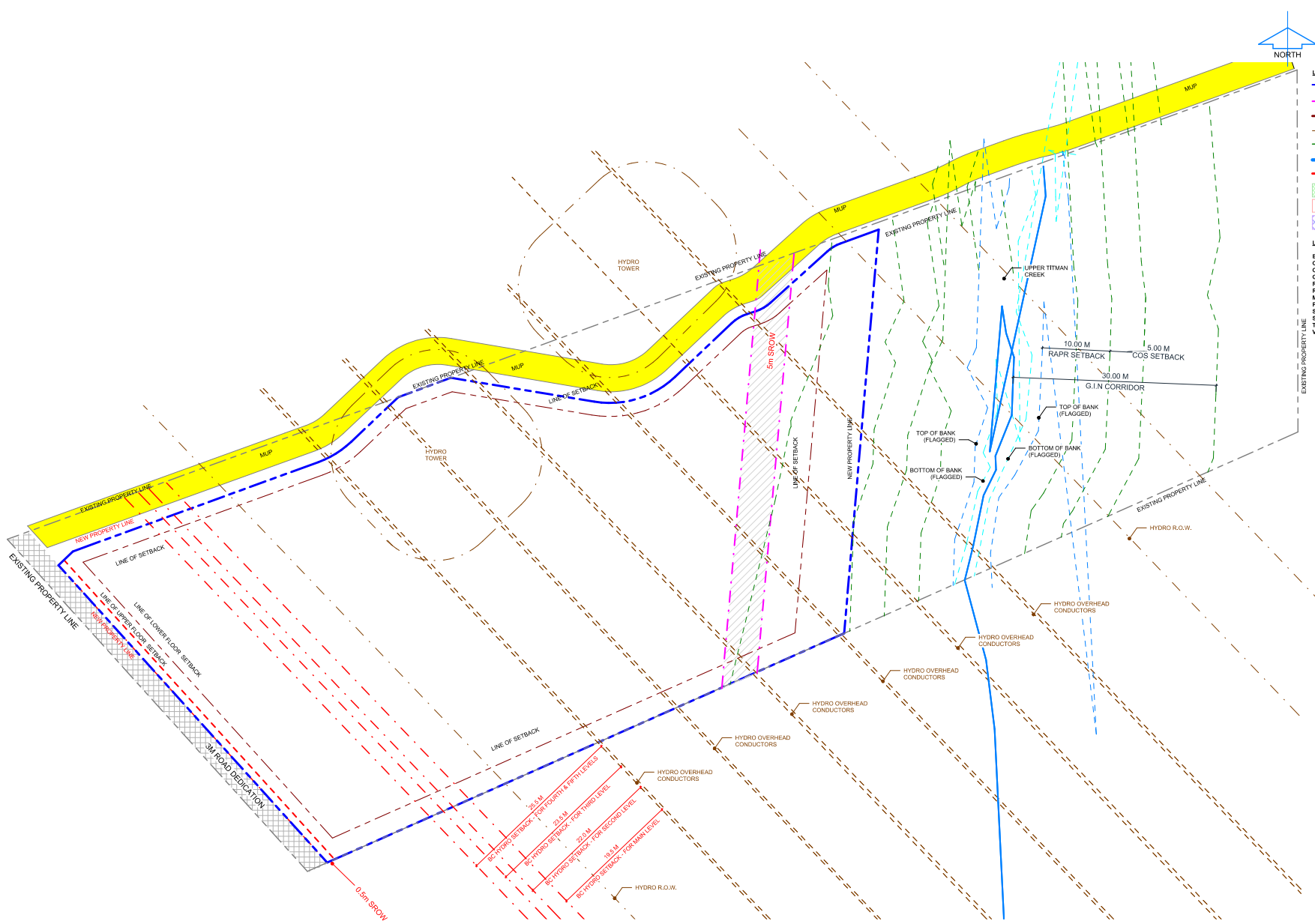
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VIEW 1



VIEW 2



NOTES:

- LEGEND OF DRAWING:**
- PROPERTY LINE
 - LINE OF S.R.O.W
 - LINE OF SETBACK
 - LINE OF HYDRO OVERHEAD CONDUCTORS
 - LINE OF CONTOUR AT 5M INCREMENTS
 - LINE OF CREEK
 - LINE OF BC HYDRO SETBACK
 - G.I.N. (GREEN INFRASTRUCTURE NETWORK)
 - G.I.N. AREA TO BE CONVEYED (596.72 SQM)
 - SITE AREA CONVEYED TO G.I.N. (322 SQM)
- LEGEND OF ABBREVIATIONS:**
- B.O.W: BOTTOM OF WALL
 - Co.S: CENTER OF STANDARDIZATION
 - C.R.U: COMMERCIAL RETAIL UNIT
 - G.I.N: GREEN INFRASTRUCTURE NETWORK
 - R.O.W: RIGHT OF WAY
 - R.A.P.R.C: REPRIAN AREA PROTECTION REGULATION
 - M.U.P: MULTI USE PATHWAY
 - P.M.T: PAD MOUNTED TRANSFORMER
 - S.C: SMALL CAR
 - S.R.O.W: STATUTORY RIGHT OF WAY
 - T.O.W: TOP OF WALL
 - VAN-ACC: VAN-ACCESSIBILITY

NO.	REVISION	DATE



PROJECT:
COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE SURREY BC V3Z 0C5
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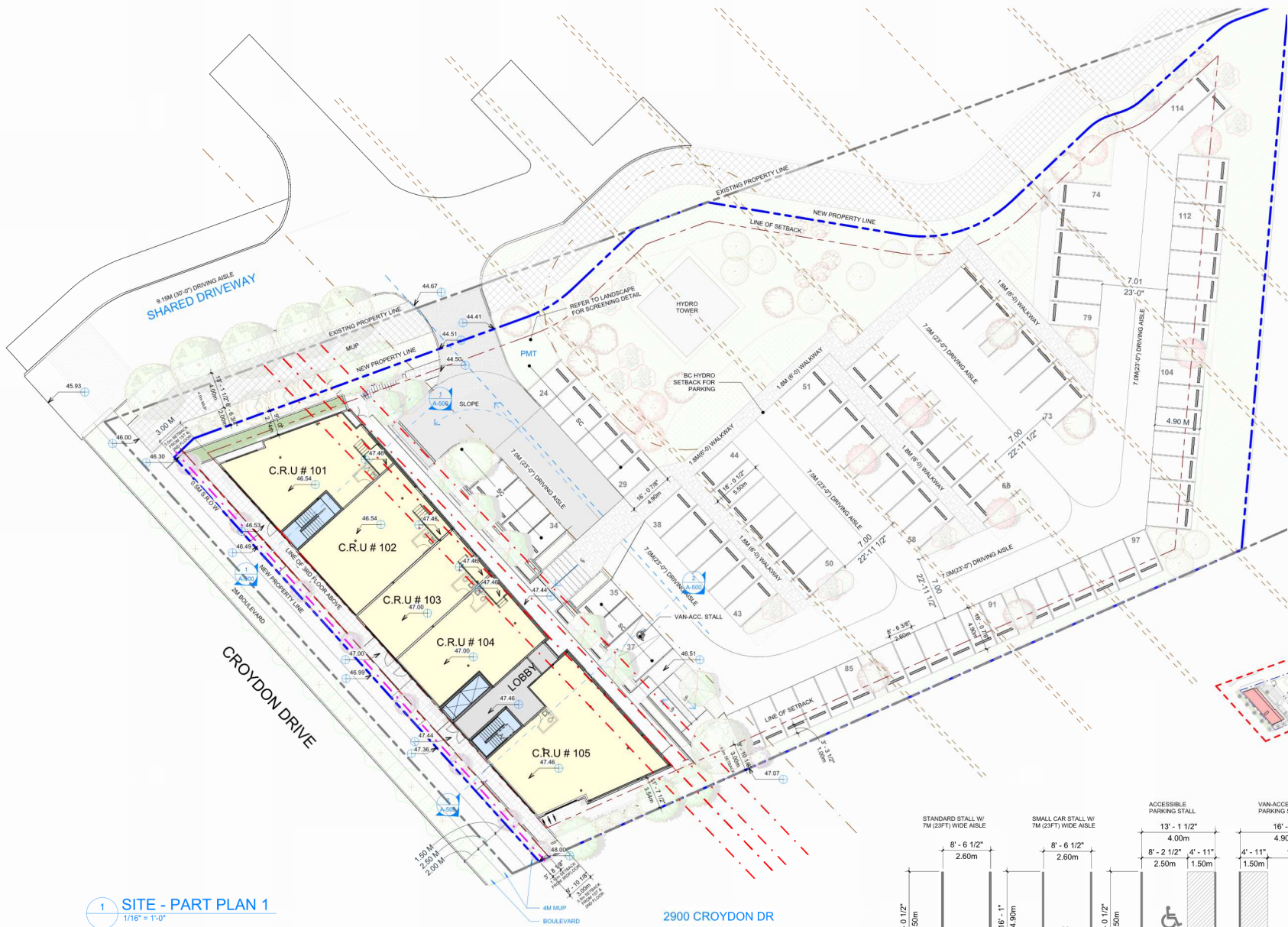
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SCALE: As indicated	
JOB NO.: SUR-160	
DATE: AUG 2022	
SHEET TITLE: 03/28/2023	

BASE SITE PLAN - SITE CONSTRAINTS

DRAWING NO. A-100	C
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1 BASE SITE PLAN - SITE CONSTRAINTS
 3/64" = 1'-0"



- NOTES:**
- LEGEND OF DRAWING:**
- PROPERTY LINE
 - LINE OF S.R.O.W
 - LINE OF SETBACK
 - LINE OF HYDRO OVERHEAD CONDUCTORS
 - LINE OF CONTOUR AT 5M INCREMENTS
 - LINE OF CREEK
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 - G.I.N. AREA TO BE CONVEYED (596.72 SQM)
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- LEGEND OF ABBREVIATIONS:**
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2022-03-23	15	REVISION FOR DP
2022-03-01	8	REVISION FOR DP
2022-02-10	7	DEVELOPMENT PERMIT APPLICATION



PROJECT:
COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE
SURREY BC V3Z 0C5

CLIENT:
1308773 B.C. LTD.
#201-15272 CROYDON DRIVE,
SURREY, BC, V3S 0Z5

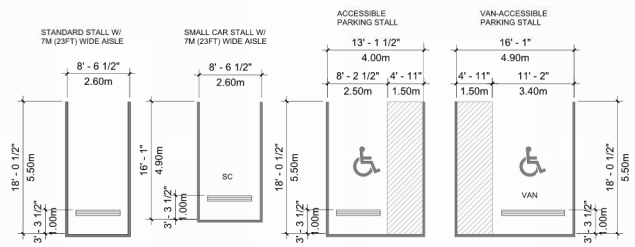
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SCALE: As indicated	
JOB NO: SUR-160	
DATE: AUG 2022	
SHEET TITLE: 03/28/2023	

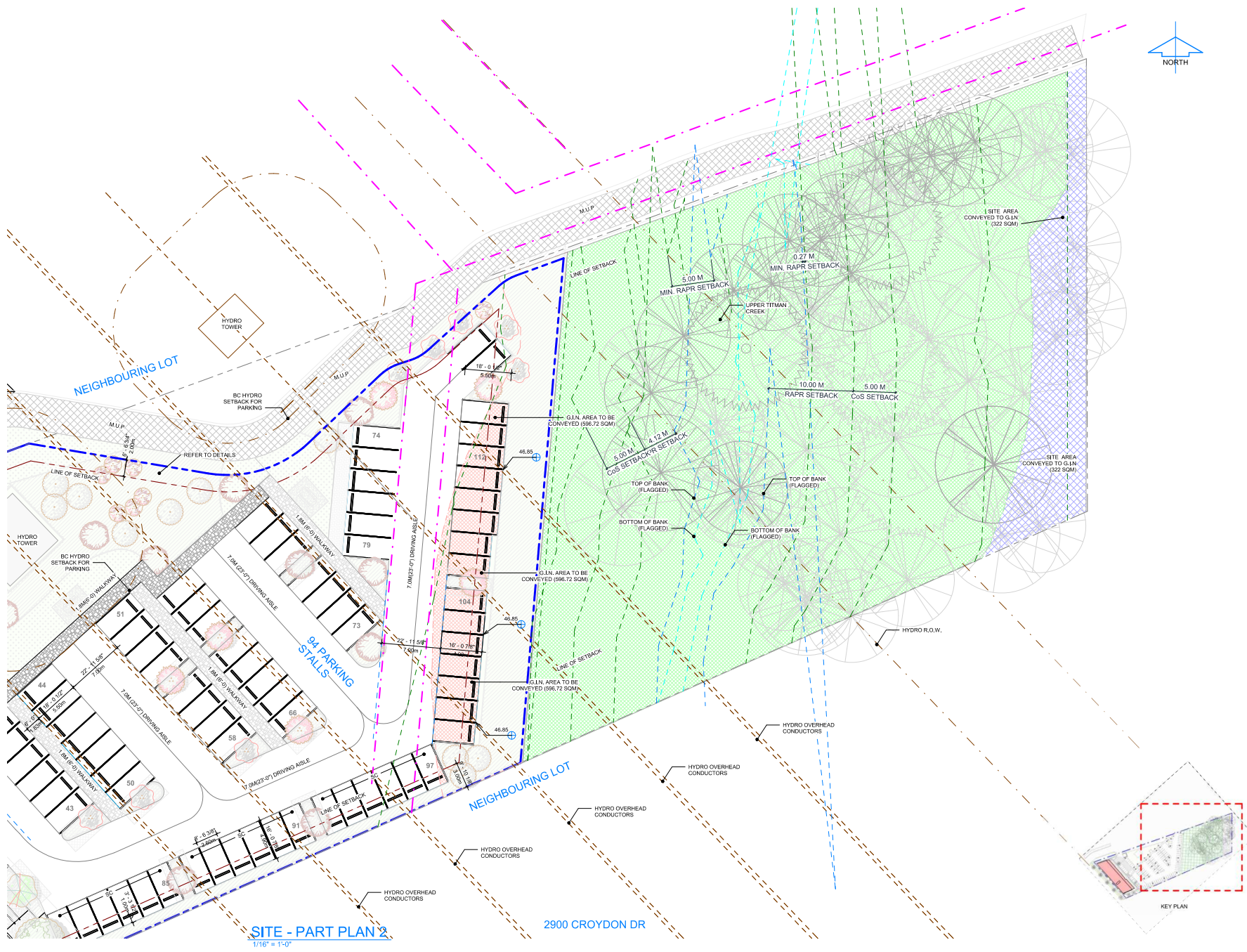
SITE - PART PLAN 1

DRAWING NO:	C
A-102.1	

1 SITE - PART PLAN 1
 1/16" = 1'-0"



2900 CROYDON DR



NOTES:

- LEGEND OF DRAWINGS:**
- PROPERTY LINE
 - - - LINE OF S,R,O,W
 - - - LINE OF SETBACK
 - - - LINE OF HYDRO OVERHEAD CONDUCTORS
 - - - LINE OF CONTOUR AT 5M INCREMENTS
 - LINE OF CREEK
 - - - LINE OF BC HYDRO SETBACK
 - G.I.N. (GREEN INFRASTRUCTURE NETWORK)
 - G.I.N. AREA TO BE CONVEYED (596.72 SQM)
 - SITE AREA CONVEYED TO G.I.N. (322 SQM)
- LEGEND OF ABBREVIATIONS:**
- B.O.W.: BOTTOM OF WALL
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 - C.R.U.: COMMERCIAL RETAIL UNIT
 - G.I.N.: GREEN INFRASTRUCTURE NETWORK
 - R.O.W.: RIGHT OF WAY
 - R.A.P.R.: RIPARIAN AREA PROTECTION REGULATION
 - MUP: MULTI USE PATHWAY
 - P.M.T.: PAD MOUNTED TRANSFORMER
 - S.C.: SMALL CAR
 - S.R.O.W.: STATUTORY RIGHT OF WAY
 - T.O.W.: TOP OF WALL
 - VAN-ACC: VAN-ACCESSIBILITY

NO.	REVISION	DATE



PROJECT:

COMMERCIAL OFFICE BUILDING

**2920 CROYDON DRIVE
SURREY BC V3Z 0C5**

CLIENT:

**1308773 B.C. LTD.
#201-15272 CROYDON DRIVE,
SURREY, BC, V3S 0Z5**

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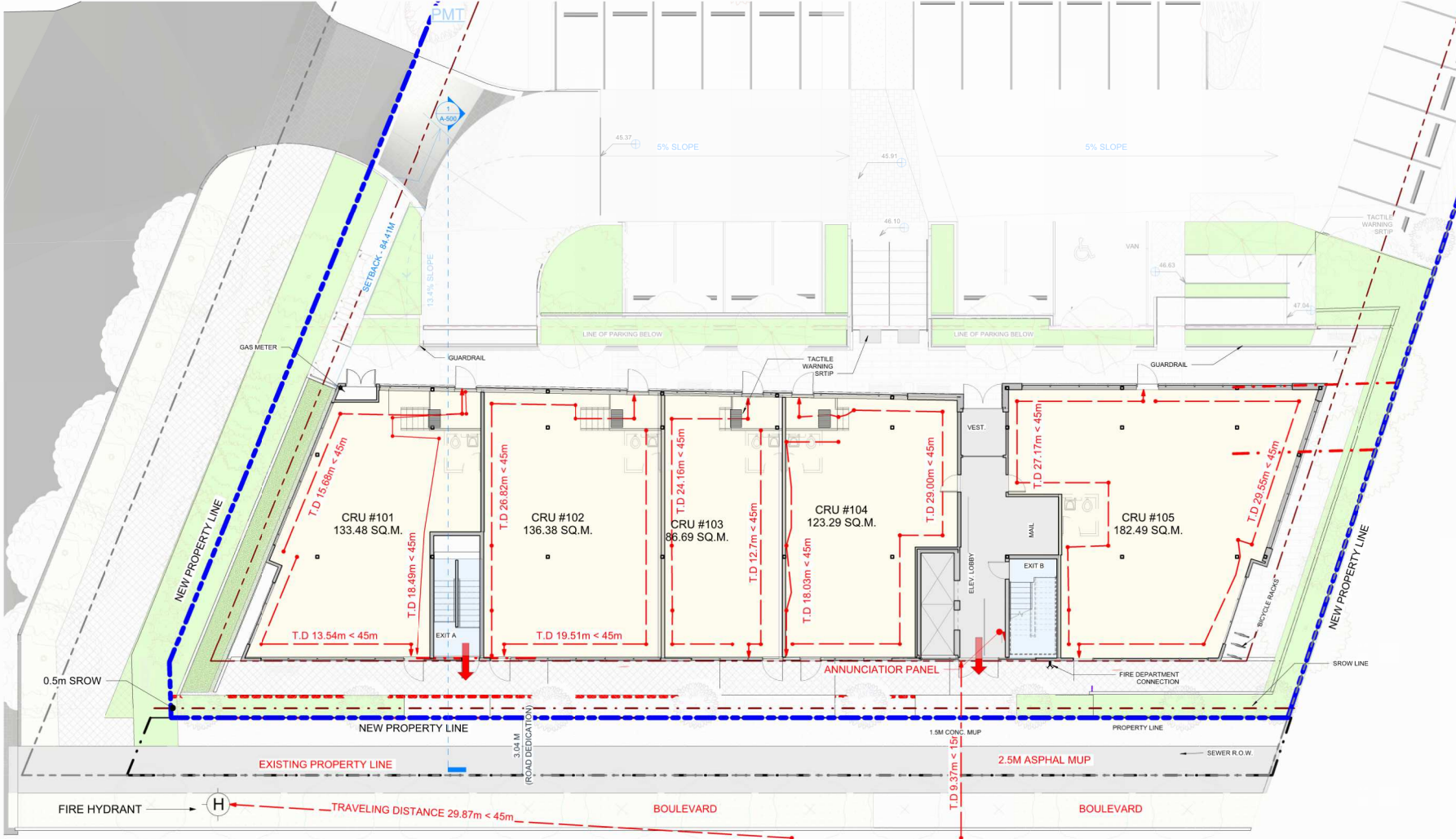
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SCALE: As indicated	
JOB NO: SUR-160	
DATE: AUG 2022	03/28/2023

SHEET TITLE: **SITE - PART PLAN 2**

DRAWING No:	A-102.2	C
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SITE - PART PLAN 2
1/16" = 1'-0"

2900 CROYDON DR



- NOTES:**
- PROPERTY LINE
 - LINE OF S.R.O.W
 - LINE OF SETBACK
 - LINE OF HYDRO OVERHEAD CONDUCTORS
 - LINE OF CONTOUR AT 5M INCREMENTS
 - LINE OF CREEK
 - LINE OF BC HYDRO SETBACK
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 - G.I.N. AREA TO BE CONVEYED (596.72 SQM)
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 - S.R.O.W.: STATUTORY RIGHT OF WAY
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 - VAN-ACC: VAN-ACCESSIBILITY

2023-03-23	15	REVISED FOR DP
2023-03-01	8	REVISED FOR DP
2022-10-19	2	DEVELOPMENT PERMIT APPLICATION



PROJECT:
COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE SURREY BC V3Z 0C5
 CLIENT:
1308773 B.C. LTD.
#201-15272 CROYDON DRIVE, SURREY, BC, V3S 0Z5

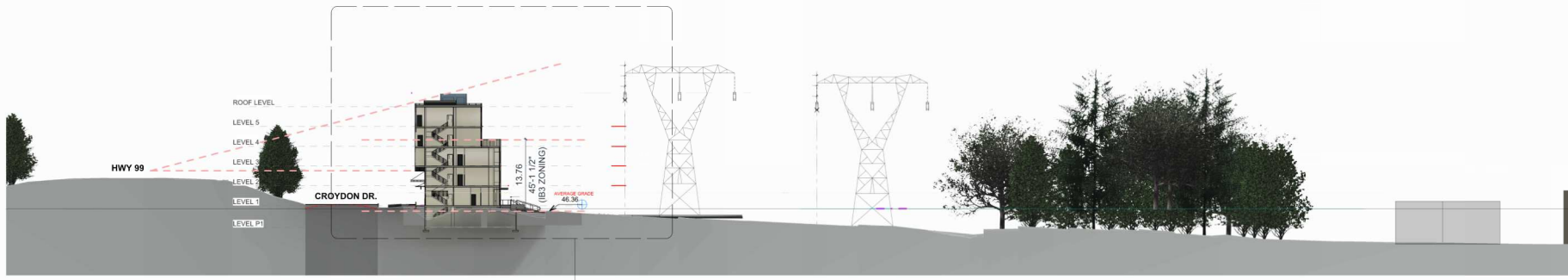
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SCALE: As indicated	
JOB NO: SUR-160	
DATE: AUG 2022	
SHEET TITLE: 03/28/2023	

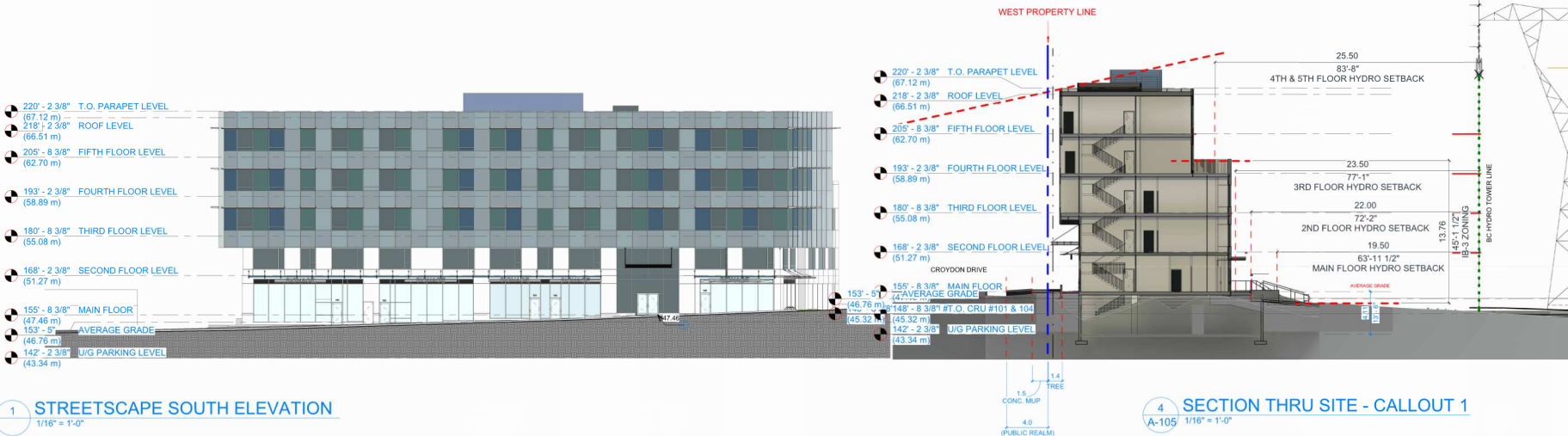
CONCEPT FIRE ACCESS PLAN

NORTH
MAIN LEVEL
 1:100

DRAWING No. **A-104** **C**



2 SECTION THRU SITE
1/32" = 1'-0"



1 STREETSCAPE SOUTH ELEVATION
1/16" = 1'-0"

4 SECTION THRU SITE - CALLOUT 1
A-105 1/16" = 1'-0"

NOTES:



2022.03.23	C	REVISED FOR DP
2022.03.01	B	REVISED FOR DP
2022.02.10	A	LEVELMENT PERMIT APPLICATION



PROJECT:
COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE
SURREY BC V3Z 0C5

CLIENT:
1308773 B.C. LTD.
#201-15272 CROYDON DRIVE,
SURREY, BC, V3S 0Z5

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DRAWN: RL	DATE: AUG 2022
CHECKED: JA	SHEET TITLE: 03/28/2023
SCALE: As indicated	
JOB NO. SUR-160	

SITE SECTION THRU HWY 99 & MULT-RES NEIGHBOUR ON 156TH ST.

DRAWING No.	A-105	C
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NOTES:

LEGEND OF DRAWINGS:

- PROPERTY LINE
- LINE OF S.R.O.W
- LINE OF SETBACK
- LINE OF HYDRO OVERHEAD CONDUCTORS
- LINE OF CONTOUR AT 5M INCREMENTS
- LINE OF CREEK
- LINE OF BC HYDRO SETBACK
- G.I.N. (GREEN INFRASTRUCTURE NETWORK)
- G.I.N. AREA TO BE CONVEYED (596.72 SQM)
- SITE AREA CONVEYED TO G.I.N. (322 SQM)

LEGEND OF ABBREVIATIONS:

- R.O.W: BOTTOM OF WALL
- Co.S: CENTER OF STANDARDIZATION
- C.R.U: COMMERCIAL RETAIL UNIT
- G.I.N: GREEN INFRASTRUCTURE NETWORK
- R.O.W: RIGHT OF WAY
- R.A.P.R: REPAIR AREA PROTECTION REGULATION
- M.U.P: MULTI USE PATHWAY
- P.M.T: PAD MOUNTED TRANSFORMER
- S.C: SMALL CAR
- S.R.O.W: STATUTORY RIGHT OF WAY
- T.O.W: TOP OF WALL
- VANACC: VAN-ACCESSIBILITY

NO.	REVISION	DATE



PROJECT:

COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE
SURREY BC V3Z 0C5

CLIENT:

1308773 B.C. LTD.
#201-15272 CROYDON DRIVE,
SURREY, BC, V3S 0Z5

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DRAWN: RL	
CHECKED: JA	
SCALE: As indicated	
JOB NO.: SUR-160	
DATE: AUG 2022	
SHEET TITLE: 03/28/2023	

SITE PLAN - SURFACE PARKING INTERCONNECTIVITY WITH 2950 CROYDON DR.

DRAWING NO.	A-106	C
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2950 CROYDON DR

SHARED DRIVEWAY

NEW PROPERTY LINE

NEW PROPERTY LINE

CROYDON DRIVE

2920 CROYDON DR

94 PARKING STALLS

NEW PROPERTY LINE

SITE PLAN - SURFACE PARKING INTERCONNECTIVITY WITH 2950 CROYDON DR
 1:300

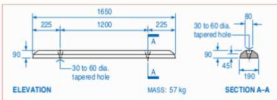


FIGURE 1 Hanson wheel stop to AS 2890.1-2004

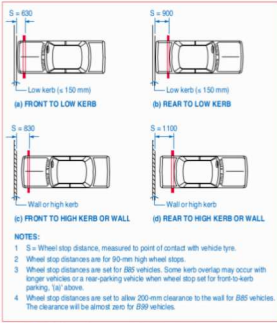
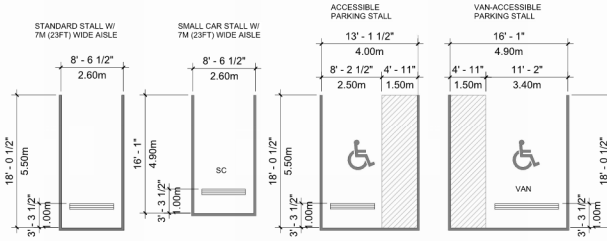
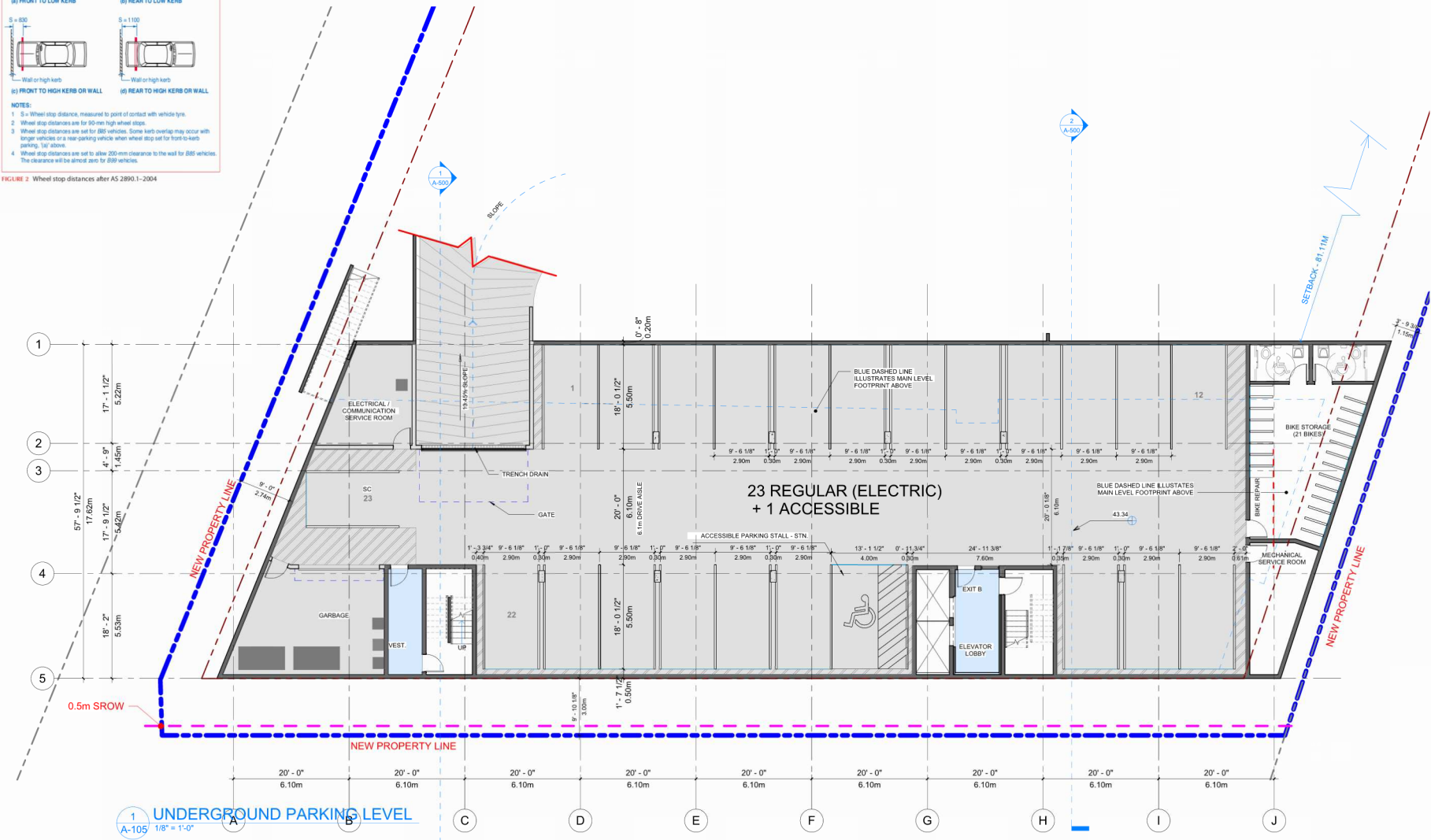


FIGURE 2 Wheel stop distances after AS 2890.1-2004



NOTES:



2022-03-23	15	REVISED FOR DP
2022-03-01	8	REVISED FOR DP
2022-02-10	2	DEVELOPMENT PERMIT APPLICATION



PROJECT:
COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE
SURREY BC V3Z 0C5
 CLIENT:
1308773 B.C. LTD.
#201-15272 CROYDON DRIVE,
SURREY, BC, V3S 0Z5

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CHECKED:	JA
SCALE:	1/8" = 1'-0"
JOB NO.:	SUR-160
DATE:	AUG 2022
SHEET TITLE:	03/28/2023

UNDERGROUND PARKING LEVEL

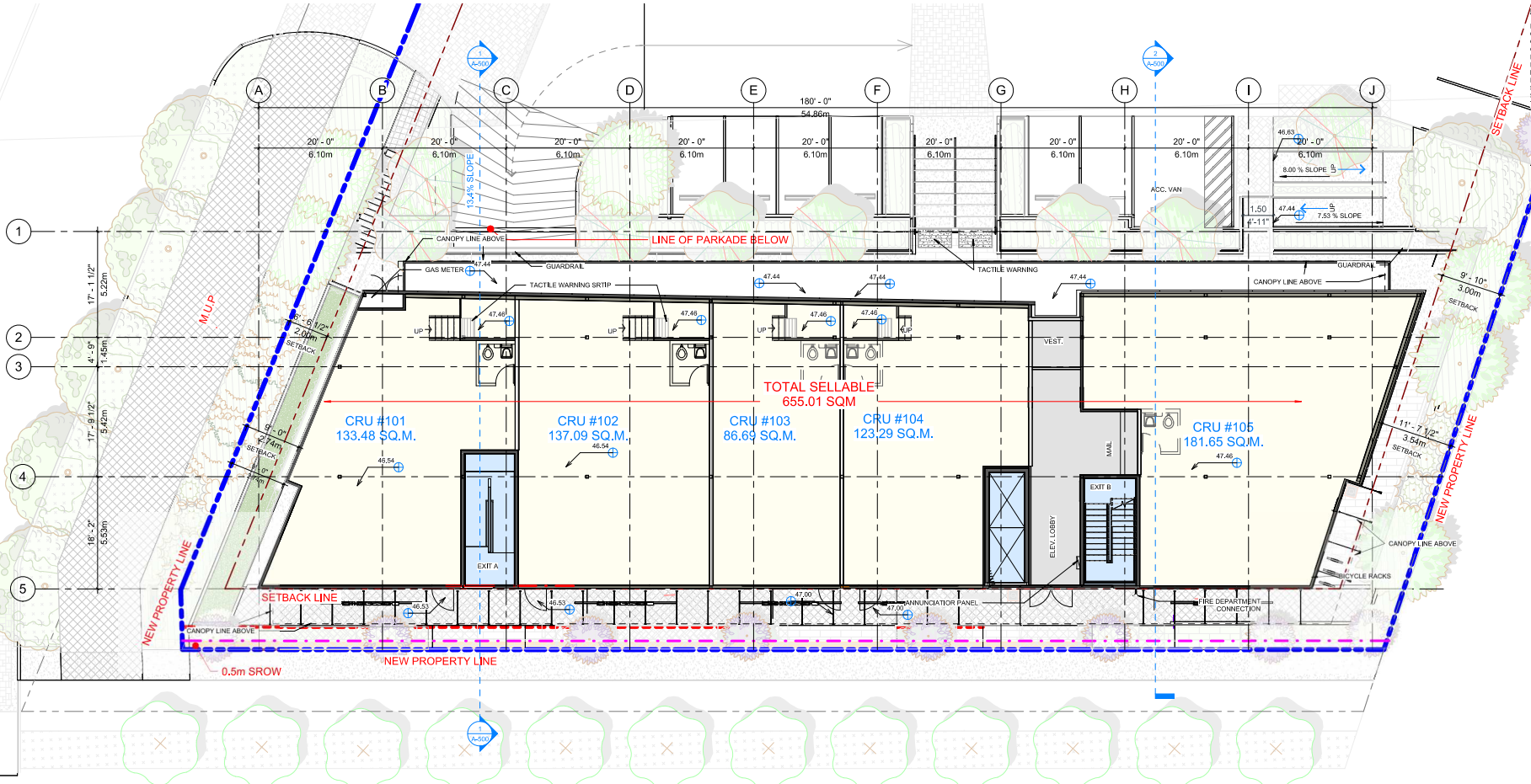
DRAWING No.:	A-200	C
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NOTES:

- LEGEND OF DRAWING:**
- PROPERTY LINE
 - LINE OF S.R.O.W
 - LINE OF SETBACK
 - LINE OF HYDRO OVERHEAD CONDUCTORS
 - LINE OF CONTOUR AT 5M INCREMENTS
 - LINE OF CREEK
 - - - LINE OF BC HYDRO SETBACK
 - G.I.N. (GREEN INFRASTRUCTURE NETWORK)
 - G.I.N. AREA TO BE CONVEYED (596.72 SQM)
 - SITE AREA CONVEYED TO G.I.N. (322 SQM)

- LEGEND OF ABBREVIATIONS:**
- B.O.W.: BOTTOM OF WALL
 - C.S.I.: CENTER OF STANDARDIZATION
 - C.R.U.: COMMERCIAL RETAIL UNIT
 - G.I.N.: GREEN INFRASTRUCTURE NETWORK
 - R.O.W.: RIGHT OF WAY
 - R.A.P.R.: RIPARIAN AREA PROTECTION REGULATION
 - M.U.P.: MULTI USE PATHWAY
 - P.M.T.: PAD MOUNTED TRANSFORMER
 - S.C.: SMALL CAR
 - S.L.G.M.: STATUTORY RIGHT OF WAY
 - S.O.W.: TOP OF WALL
 - VAN-ACC: VAN-ACCESSIBILITY



MAIN LEVEL
1/8" = 1'-0"



PROJECT:
COMMERCIAL OFFICE BUILDING

**2920 CROYDON DRIVE
SURREY BC V3Z 0C5**

CLIENT:
**1308773 B.C. LTD.
#201-15272 CROYDON DRIVE,
SURREY, BC, V3S 0Z5**

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SCALE: As indicated	
JOB NO.: SUR-160	
DATE: AUG 2022	
SHEET TITLE: 03/28/2023	

MAIN LEVEL

DRAWING NO. **A-201** **C**



- NOTES:**
- LEGEND OF DRAWING:**
 - PROPERTY LINE
 - LINE OF S.R.O.W
 - LINE OF SETBACK
 - LINE OF HYDRO OVERHEAD CONDUCTORS
 - LINE OF CONTOUR AT 5M INCREMENTS
 - LINE OF CREEK
 - LINE OF BC HYDRO SETBACK
 - G.I.N. (GREEN INFRASTRUCTURE NETWORK)
 - G.I.N. AREA TO BE CONVEYED (566.72 SQM)
 - SITE AREA CONVEYED TO G.I.N. (322 SQM)

- LEGEND OF ABBREVIATIONS:**
- B.O.W.: BOTTOM OF WALL
 - C.S.: CENTER OF STANDARDIZATION
 - C.R.U.: COMMERCIAL RETAIL UNIT
 - G.I.N.: GREEN INFRASTRUCTURE NETWORK
 - R.O.W.: RIGHT OF WAY
 - R.A.P.R.: RURAL AREA PROTECTION REGULATION
 - M.U.P.: MULTI USE PATHWAY
 - P.M.T.: PAD MOUNTED TRANSFORMER
 - S.C.: SMALL CAR
 - S.R.O.W.: STATUTORY RIGHT OF WAY
 - T.O.W.: TOP OF WALL
 - VANACC: VAN-ACCESSIBILITY

NO.	DESCRIPTION	DATE



PROJECT: **COMMERCIAL OFFICE BUILDING**

2920 CROYDON DRIVE SURREY BC V3Z 0C5

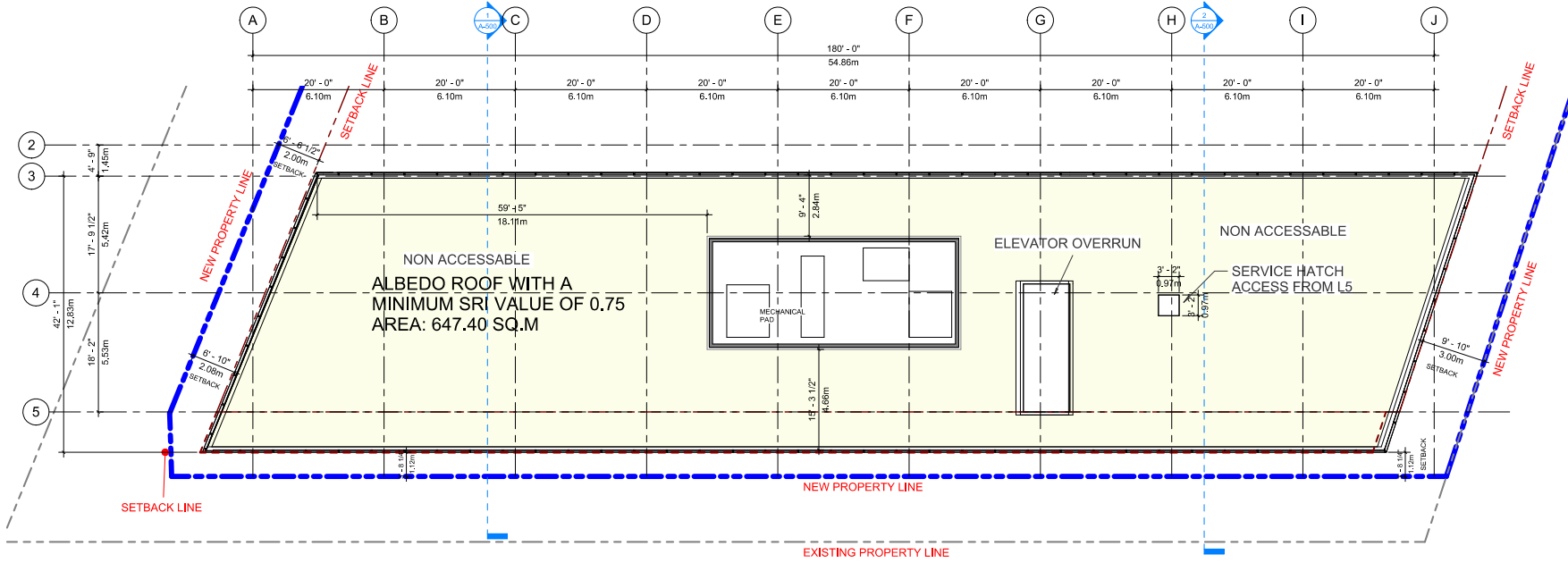
CLIENT: **1308773 B.C. LTD. #201-15272 CROYDON DRIVE, SURREY, BC, V3S 0Z5**

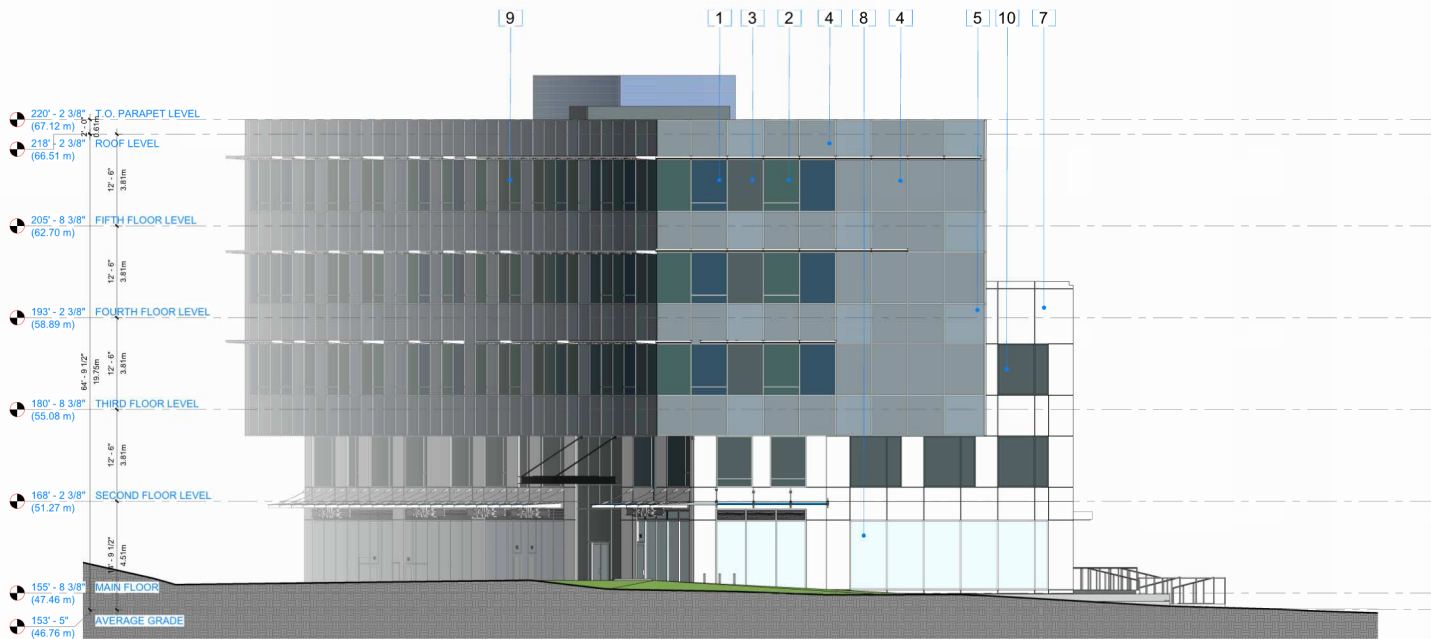
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DRAWN: RL	
CHECKED: JA	
SCALE: As indicated	
JOB NO.: SUR-160	
DATE: AUG 2022	SHEET TITLE: 03/28/2023

ROOF LEVEL

DRAWING NO. **A-206** **C**





MATERIAL PALETTE:

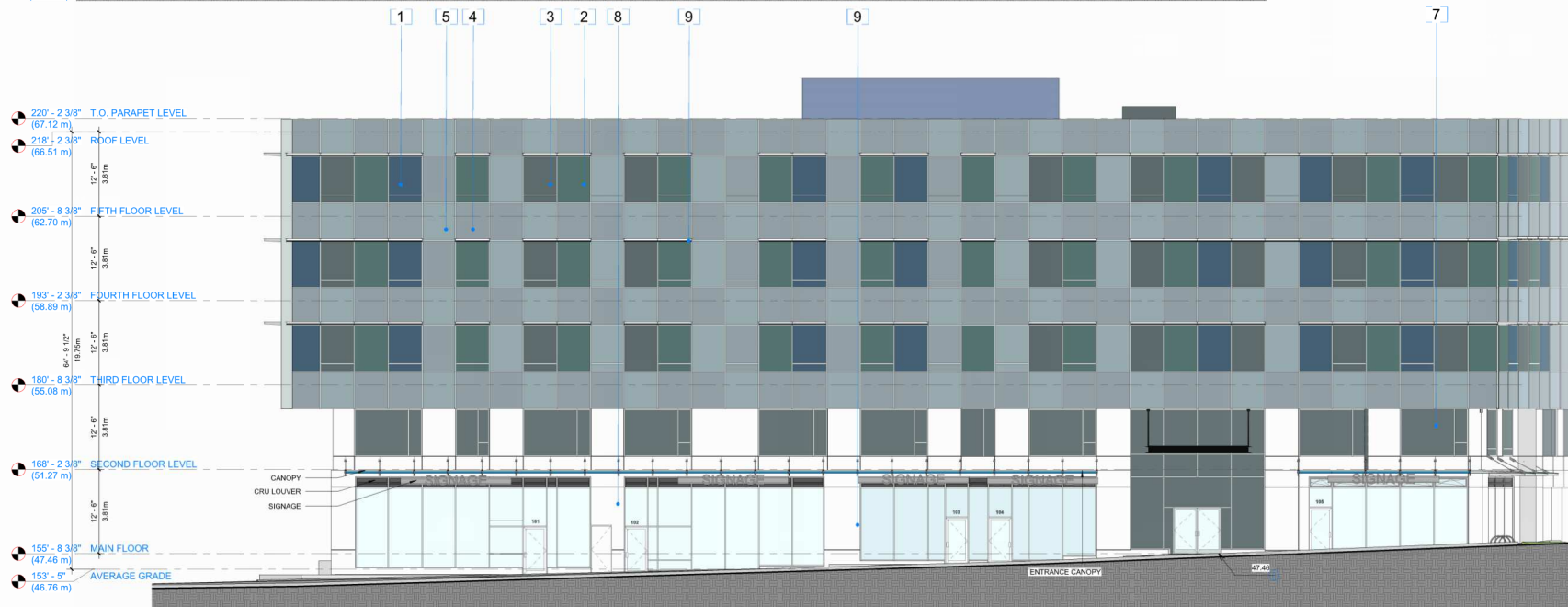
SCHEDULE OF FINISH

- 1. TRANSLUCENT GLASS COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR OCEAN BLUE 4071
- 2. TRANSLUCENT GLASS COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR GREEN 3723
- 3. TRANSLUCENT GLASS COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR GREY 5042
- 4. GLASS SPANDREL COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR MEDIUM GREY
- 5. GLASS SPANDREL COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR WARM GREY
- 6. ALUMINIUM COMPOSITE PANEL COLOUR TO MATCH: ALUCOBOND BRUSHED CARBON
- 7. ALUMINIUM COMPOSITE PANEL COLOUR TO MATCH: ALUCOBOND PURE WHITE-RVV
- 8. CURTAIN WALL AT STORE FRONT COLOUR TO MATCH PILKINGTON PILKINGTON OPTIFLOAT CLEAR
- 9. STEEL CURTAIN WALL SYSTEM MOULION COLOUR: PURE WHITE-RVV
- 10. ALUMINIUM WINDOWS COLOUR: BLACK
- 11. STEEL CURTAIN WALL SYSTEM FRAME COLOUR: BM ASHLAND SLATE 1608

NOTES:

2023.03.23	10. REVISION FOR DP
2023.03.01	8. REVISION FOR DP
2022.10.10	7. LEVEL ELEMENT PERMIT APPLICATION

2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

VIEW FROM COROYD DRIVE



PROJECT:
COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE
SURREY BC V3Z 0C5
CLIENT:
1308773 B.C. LTD.
#201-15272 CROYDON DRIVE,
SURREY, BC, V3S 0Z5

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DRAWN: RL	
CHECKED: JA	
SCALE: As indicated	
JOB NO.: SUR-160	
DATE: AUG 2022	SHEET TITLE: 03/28/2023

ELEVATIONS

DRAWING No. A-301	C
--------------------------	----------

MATERIAL PALETTE:

SCHEDULE OF FINISH

1. TRANSLUCENT GLASS COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR OCEAN BLUE 4571
2. TRANSLUCENT GLASS COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR GREEN 3773
3. TRANSLUCENT GLASS COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR GREY 5942
4. GLASS SPANDREL COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR MEDIUM GREY
5. GLASS SPANDREL COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR WARM GREY
6. ALUMINIUM COMPOSITE PANEL COLOUR TO MATCH: ALUCOBOND BRUSHED CARBON
7. ALUMINIUM COMPOSITE PANEL COLOUR TO MATCH: ALUCOBOND PURE WHITE - RW
8. CURTAIN WALL AT STORE FRONT COLOUR TO MATCH PILKINGTON PILKINGTON OPTIFLOAT CLEAR
9. STEEL CURTAIN WALL SYSTEM MOULSION COLOUR: PURE WHITE-RW
10. ALUMINIUM WINDOWS COLOUR: BLACK
11. STEEL CURTAIN WALL SYSTEM FRAME COLOUR: BM ASHLAND SLATE 1608

NOTES:

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	2022-03-23
2	ISSUE FOR PERMIT	2022-03-01
3	LEVELMENT PERMIT APPLICATION	2022-03-10



PROJECT:
COMMERCIAL OFFICE BUILDING

**2920 CROYDON DRIVE
SURREY BC V3Z 0C5**

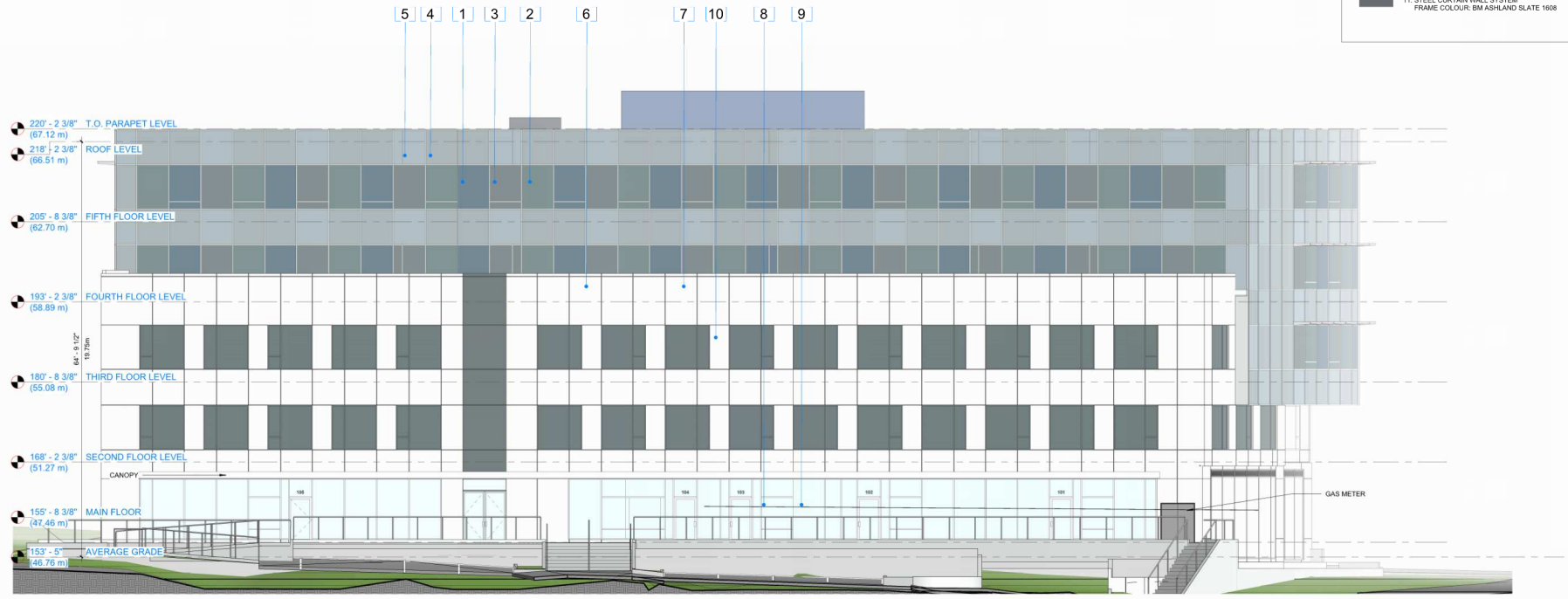
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#201-15272 CROYDON DRIVE,
SURREY, BC, V3S 0Z5**

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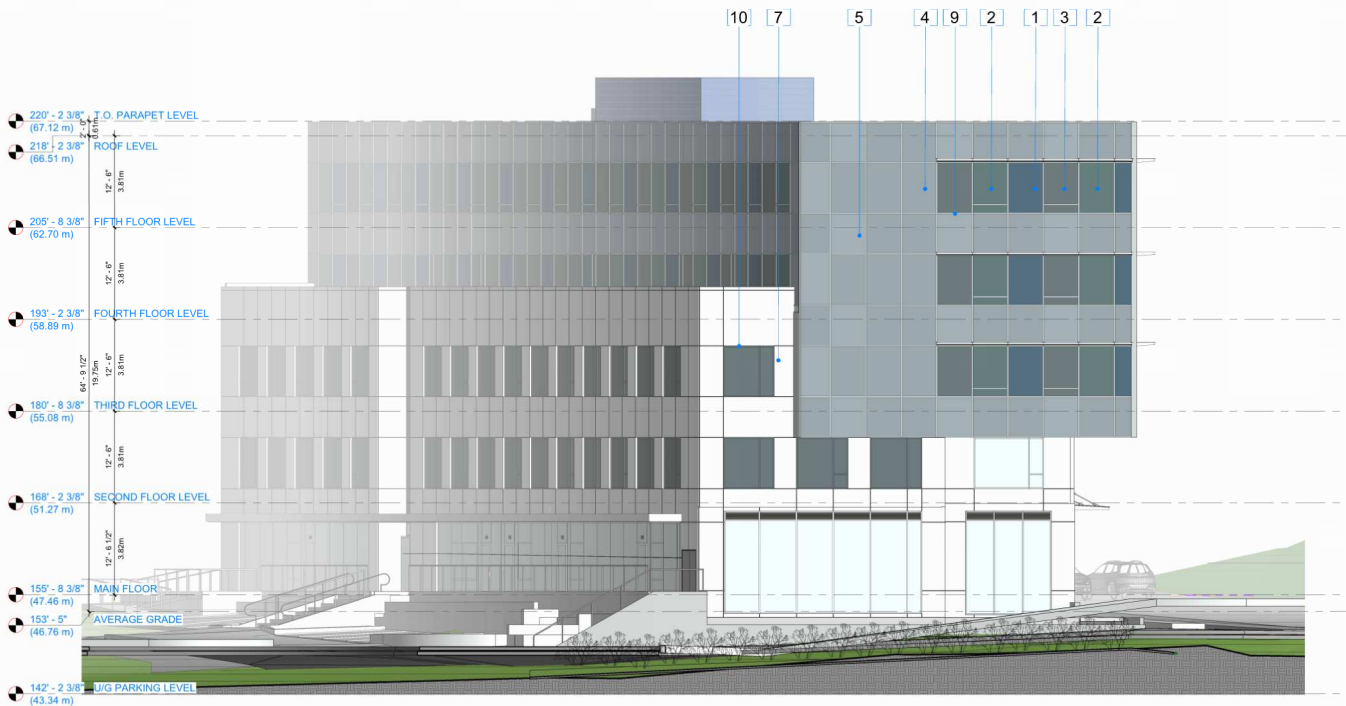
DRAWN: RL	
CHECKED: JA	
SCALE: As indicated	
JOB NO.: SUR-160	
DATE: AUG 2022	SHEET TITLE: 03/28/2023

ELEVATIONS

DRAWING No.	A-302	C
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1 NORTH ELEVATION
1/8" = 1'-0"



MATERIAL PALETTE:

SCHEDULE OF FINISH

- 1. TRANSLUCENT GLASS COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR OCEAN BLUE 4071
- 2. TRANSLUCENT GLASS COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR GREEN 3773
- 3. TRANSLUCENT GLASS COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR GREY 5042
- 4. GLASS SPANDREL COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR MEDIUM GREY
- 5. GLASS SPANDREL COLOUR TO MATCH PILKINGTON OPTILAM I COLOUR WARM GREY
- 6. ALUMINUM COMPOSITE PANEL COLOUR TO MATCH: ALUCOBOND BRUSHED CARBON
- 7. ALUMINUM COMPOSITE PANEL COLOUR TO MATCH: ALUCOBOND PURE WHITE - RWV
- 8. CURTAIN WALL AT STORE FRONT COLOUR TO MATCH PILKINGTON PILKINGTON OPTIFLOAT CLEAR
- 9. STEEL CURTAIN WALL SYSTEM MOULSION COLOUR: PURE WHITE-RWV
- 10. ALUMINUM WINDOWS COLOUR: BLACK
- 11. STEEL CURTAIN WALL SYSTEM FRAME COLOUR: BM ASHLAND SLATE 1608

NOTES:

2022-03-23	1. REVISION FOR DP
2022-03-01	8. REVISION FOR DP
2022-02-10	2. LEVEL CHANGE PERMIT APPLICATION



PROJECT:
COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE SURREY BC V3Z 0C5
 CLIENT:
1308773 B.C. LTD.
#201-15272 CROYDON DRIVE, SURREY, BC, V3S 0Z5

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SCALE: As indicated	
JOB NO: SUR-160	
DATE: AUG 2022	
SHEET TITLE: 03/28/2023	

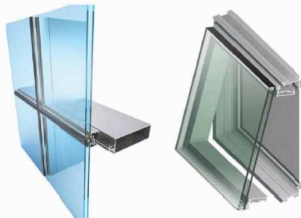
ELEVATION

DRAWING No.	A-303	C
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1 WEST ELEVATION
 1/8" = 1'-0"



11



ALUMICOR UNITIZED SSG CURTAIN WALL
GLASS:
SPANDREL:
FRAME: BM ASHLAND SLATE 1608

ALUMICOR PHANTOM DOOR/WINDOW
(PART OF SSG CURTAIN WALL SYSTEM)

1



TRANSLUCENT GLASS COLOUR TO MATCH
PILKINGTON OPTILAM I COLOUR
OCEAN BLUE 4071

2



TRANSLUCENT GLASS COLOUR TO MATCH
PILKINGTON OPTILAM I COLOUR
GREEN 3773

3



TRANSLUCENT GLASS COLOUR TO MATCH
PILKINGTON OPTILAM I COLOUR
GREY 5042

4



GLASS SPANDREL COLOUR TO MATCH
OPACI-COAT-300 COLOUR
MEDIUM GRAY #3-0586

5



GLASS SPANDREL COLOUR TO MATCH
OPACI-COAT-300 COLOUR
WARM GRAY #3-0770

7



ALUMINIUM COMPOSITE PANEL
COLOUR TO MATCH : ALUCOBOND
PURE WHITE - RVW

NOTES:

2022-03-29	C	ISSUE FOR DP
2022-03-01	D	ISSUE FOR DP
2022-02-10	A	DEVELOPMENT PERMIT APPLICATION



PROJECT:

COMMERCIAL OFFICE BUILDING

2920 CROYDON DRIVE SURREY BC V3Z 0C5

CLIENT:

**1308773 B.C. LTD.
#201-15272 CROYDON DRIVE,
SURREY, BC, V3S 0Z5**

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CHECKED: JA	
SCALE: 1/32" = 1'-0"	
JOB NO.: SUR-160	
DATE: AUG 2022	
SHEET TITLE: MATERIAL BOARD	03/28/2023

MATERIAL BOARD

DRAWING No. A-304	C
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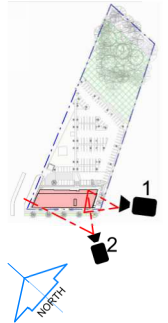


RENDERING #1



RENDERING #2 (CROYDON DR.)

NOTES:



REVISION	1	ISSUE FOR DP
REVISION	2	ISSUE FOR DP
DATE	2022-10-14	PROJECT CHAIRMAN: PRADEEP JAIN, P. A. I. I. I.



350-1051 SPELLEBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA, V6X 2W9
T: (604) 274-1154 F: (604) 274-6131
info@dfarchitecture.com

PROJECT:

COMMERCIAL OFFICE BUILDING

**2920 CROYDON DRIVE
SURREY BC V3Z 0C5**

CLIENT:

**1308773 B.C. LTD.
#201-15272 CROYDON DRIVE,
SURREY, BC, V3S 0Z5**

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DRAWN: RL	
CHECKED: JA	
SCALE:	
JOB NO.: SUR-160	
DATE: AUG 2022	
SHEET TITLE:	03/28/2023

RENDERINGS

DRAWING No.	A-401	C
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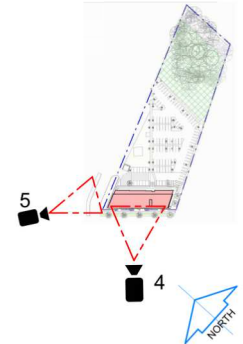


RENDERING #5



RENDERING #6 (CROYDON DR)

NOTES:



REVISION	1	ISSUE FOR DP
REVISION	2	ISSUE FOR DP
REVISION	3	ISSUE FOR DP
REVISION	4	ISSUE FOR DP
REVISION	5	ISSUE FOR DP
REVISION	6	ISSUE FOR DP
REVISION	7	ISSUE FOR DP
REVISION	8	ISSUE FOR DP
REVISION	9	ISSUE FOR DP
REVISION	10	ISSUE FOR DP

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ARCHITECTURE inc.
303-1051 SPELLEBRIDGE WAY
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PROJECT:
COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE
SURREY BC V3Z 0C5
CLIENT:
1308773 B.C. LTD.
#201-15272 CROYDON DRIVE,
SURREY, BC, V3S 0Z5

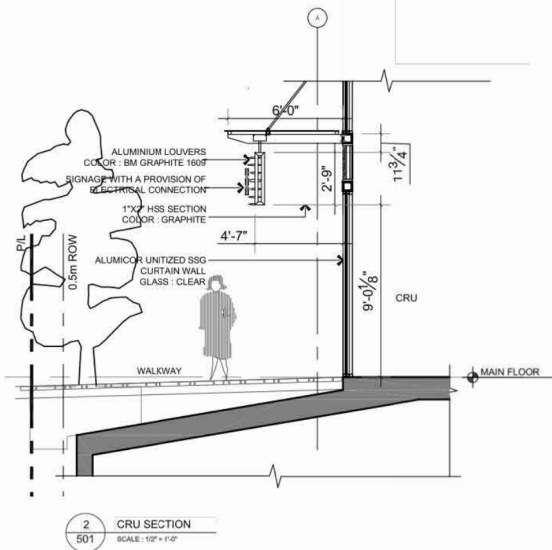
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DRAWN: RL	
CHECKED: JA	
SCALE:	
JOB NO.: SUR-160	
DATE: AUG 2022	
SHEET TITLE:	03/28/2023

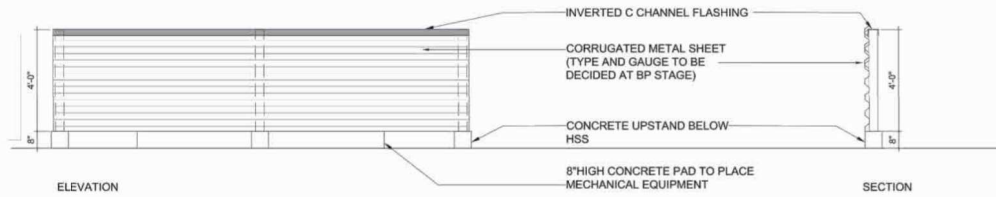
RENDERINGS

DRAWING No.	A-403	C
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NOTES:

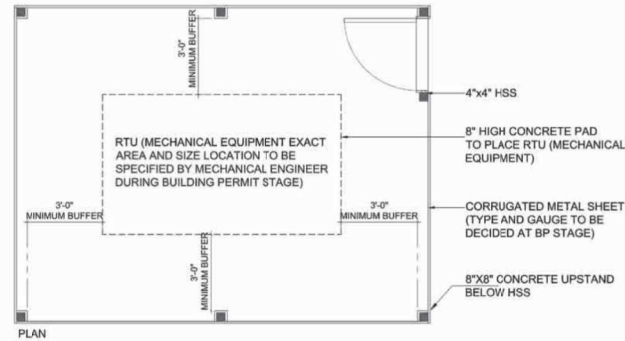


2 CRU SECTION
501 SCALE: 1/2" = 1'-0"



ELEVATION

SECTION



PLAN

1 SCREEN DETAIL
501 SCALE: 1/2" = 1'-0"



REFERENCE IMAGE

2022-03-29	C	REVISION FOR DP
2022-03-01	B	REVISION FOR DP
2022-02-10	A	DEVELOPMENT PERMIT APPLICATION

df
ARCHITECTURE inc.
300-1080 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6V 2G9
T (604)294-9154 F (604)294-5331
info@dfarchitecture.ca

PROJECT:

COMMERCIAL OFFICE BUILDING

2920 CROYDON DRIVE SURREY BC V3Z 0C5

CLIENT:

1308773 B.C. LTD. #201-15272 CROYDON DRIVE, SURREY, BC, V3S 0Z5

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DRAWN: RL	
CHECKED: JA	
SCALE:	
JOB NO.: SUR-160	
DATE: AUG 2022	
SHEET TITLE:	03/28/2023

DETAILS

DRAWING No.	A-501	C
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NOTES:

2022-03-23	C	REVISED FOR DP
2022-03-01	B	REVISED FOR DP
2022-03-10	A	DEVELOPMENT PERMIT APPLICATION



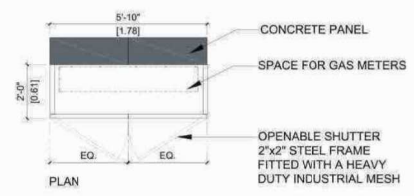
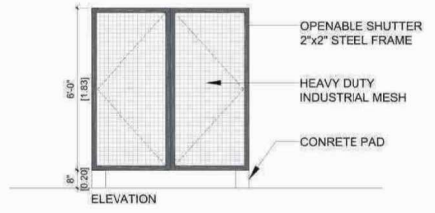
PROJECT:
COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE SURREY BC V3Z 0C5
CLIENT:
1308773 B.C. LTD.
#201-15272 CROYDON DRIVE, SURREY, BC, V3S 0Z5

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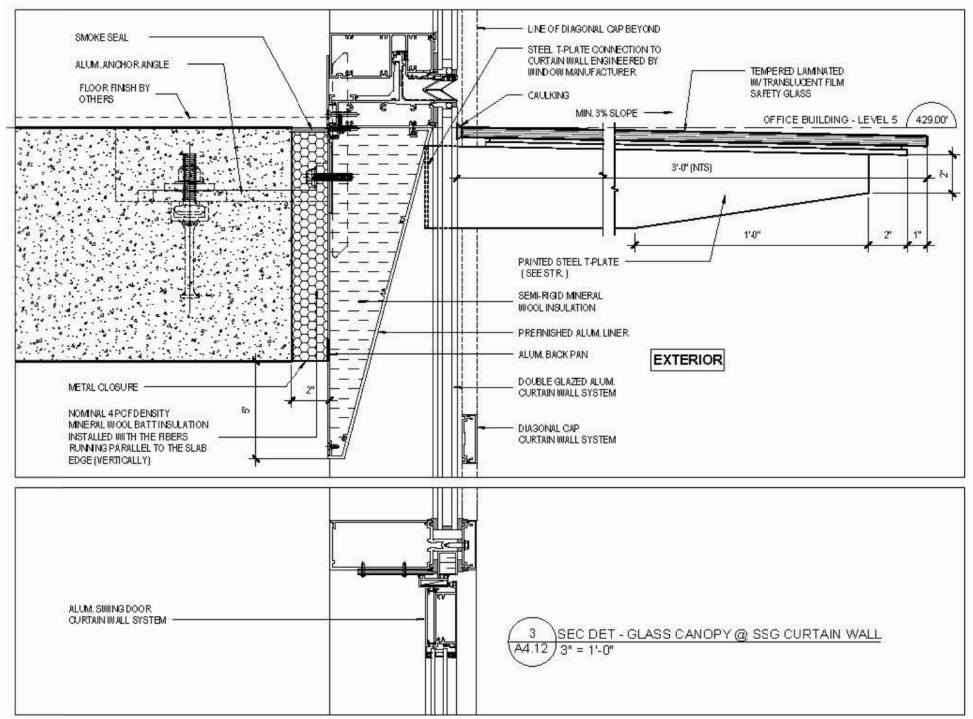
DRAWN: RL	
CHECKED: JA	
SCALE:	
JOB NO.: SUR-160	
DATE: AUG 2022	
SHEET TITLE: 03/28/2023	

DETAILS

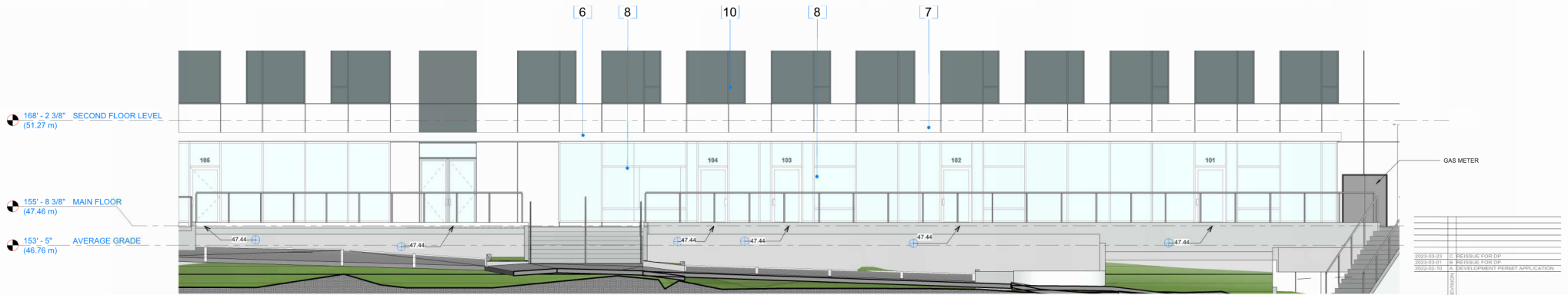
DRAWING No.	A-503	C
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7 GAS METER ENCLOSER DETAIL
SCALE: NTS



NOTES:



1 CRU NORTH FRONTAGE
3/16" = 1'-0"

NOTE:
NO FASCIA SIGNAGE IS ALLOW
ONLY UNIT SIGNAGE ABOVE DOOR IS PERMITTED

2022-03-23	C	REVISION FOR DP
2022-03-01	B	REVISION FOR DP
2022-02-10	A	DEVELOPMENT PERMIT APPLICATION



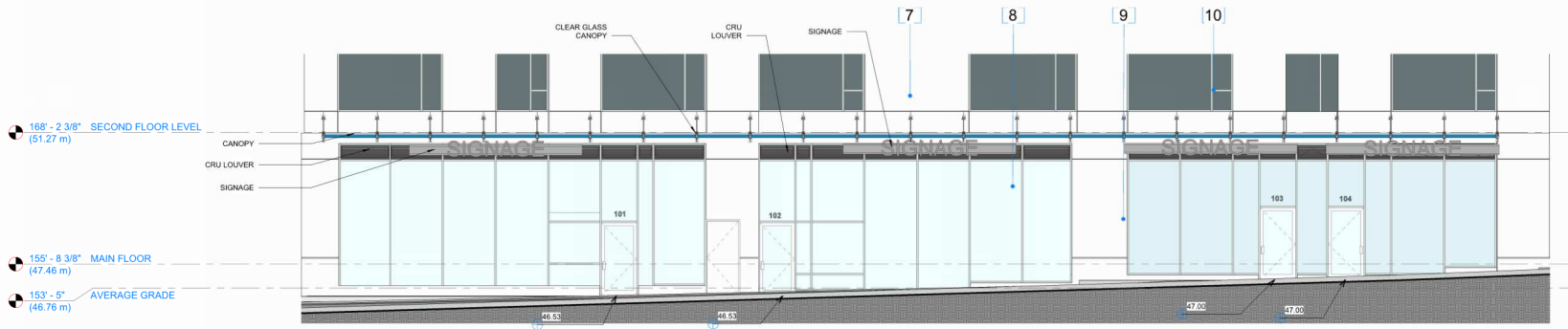
PROJECT:
COMMERCIAL OFFICE BUILDING
2920 CROYDON DRIVE SURREY BC V3Z 0C5
CLIENT:
1308773 B.C. LTD.
#201-15272 CROYDON DRIVE, SURREY, BC, V3S 0Z5

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DRAWN: RL	
CHECKED: JA	
SCALE: 3/16" = 1'-0"	
JOB NO: SUR-160	
DATE: AUG 2022	
SHEET TITLE: 03/28/2023	

DETAILS

DRAWING No.	A-502	C
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2 CRU SOUTH FRONTAGE
3/16" = 1'-0"

NOTE:
TYPICAL FOR ALL GLAZING ALONG ALL FRONTAGES
NO WINDOW SIGNAGE OR SCREEN THAT WOULD OBSCURE THE GLAZING IS PERMITTED. ONLY ADDRESSING IS PERMITTED ABOVE THE DOOR.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer ercinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B		2.5m ht	14
	Acer palmatum 'Okagami' / Okagami Japanese Maple	B&B		2.0m ht	7
	Acer platanoides 'Columnare' / Columnar Norway Maple	B&B	6cm		8
	Amelanchier alnifolia / Serviceberry	B&B		2.5m ht	14
	Cornus kousa 'Wolf Eyes' / Wolf Eyes Kousa Dogwood	B&B		2.0m ht	11
	Fagus sylvatica 'Dawcyk Purple' / Dawcyk Purple European Beech	B&B	6cm		9
	Liquidambar styraciflua 'Worpleston' / Worpleston Sweet Gum	B&B	6cm		6
	Magnolia kobus stellata 'Pink Star' / Pink Star Magnolia	B&B		2.5m ht	9
	Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce	B&B		3.0m ht	3
	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	B&B		3.0m ht	7
	Populus tremuloides / Quaking Aspen	B&B	6cm		6



VDZ+A
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 FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 100-9181 Church St | 102-355 Kingsway
 Fort Langley, BC | Vancouver, BC
 VM2388 VST317
 www.vdz.ca 604-882-3024

No.	By:	Description	Date
6	AD	Issued to DP	Mar 24, 2023
5	AD	Issued to DP	Mar 10, 2023
4	AD	Issued to DP	Nov 18, 2022
3	AD	Issued to DP	Sep 30, 2022
2	AD	Issued to ADP	Aug 9, 2022
1	AD	Issued to DP	Feb 15, 2022

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

Project:
COMMERCIAL OFFICE BUILDING

Location:
 2920 Croydon Drive
 Surrey, B.C.

Drawn: AD	Stamp:
Checked: AD	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:300	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REQUIREMENTS MUST BE APPROVED BY THE PROJECT ENGINEER BEFORE CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION.



2. PROJECT DEVELOPMENT PHASE: PRELIMINARY DESIGN. DRAWING SHEET NO. OVERALL SITE PLAN (REV. 02)

Drawing Title: **OVERALL SITE PLAN**
 Drawing #: **L-02**
 VDZ Project #: **DP2022-12**

Z:\PROJECTS\DEVELOPMENT\PRINT\ACTIVITY\2022\12\2920-CROYDON\SERVICES_DRAWINGS\TRU-GAS SITE PLAN.DWG



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2.3 LD-01	CONCRETE PAVING
	5 LD-01	VEHICULAR CONCRETE UNIT PAVING
	6 LD-01	CONCRETE UNIT PAVING
	6 LD-03	PERMEABLE PAVERS
	7 LD-01	GRANULAR PAVING
	3 LD-03	BIKE RACK
	1 LD-03	BENCH
	2 LD-03	WASTE RECEPTACLE
	4 LD-02	PICNIC TABLE
		SOD See landscape notes for specifications
		SHRUB PLANTING
	4 LD-03	ENVIRONMENTAL FENCE
	1 LD-04	GARBAGE ENCLOSURE
	5 LD-03	PERIMETER FENCE
	3 LD-05	STRUCTURAL SOIL

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 100-9181 Church St | 100-355 Kingsway
 Fort Langley, BC | Vancouver, BC
 V4M 2R8 | V5T 3J7
 www.vdz.ca 604-882-3024

No.	By:	Description	Date
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REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date

Project: **COMMERCIAL OFFICE BUILDING**

Location: **2920 Croydon Drive
Surrey, B.C.**

Drawn: AD	Stamp:
Checked: AD	
Approved: MVDZ	
Scale: 1:150	Original Sheet Size: 24"x36"



Drawing Title: **SITE PLAN A**
 Drawing #: **L-03A**
 Project #: **DP2022-12**

Z:\PROJECTS\DEVELOPMENT\PRINT\ACTIVITY\2022\22-03\22-03-000\SERVICES_DRAWINGS\TBL\03B SITE PLAN REV.DWG



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	2,3 LD-01	CONCRETE PAVING
	5 LD-01	VEHICULAR CONCRETE UNIT PAVING
	6 LD-01	CONCRETE UNIT PAVING
	6 LD-03	PERMEABLE PAVERS
	7 LD-01	GRANULAR PAVING
	3 LD-03	BIKE RACK
	1 LD-03	BENCH
	2 LD-03	WASTE RECEPTACLE
	4 LD-02	PICNIC TABLE
		SOD See landscape notes for specifications
		SHRUB PLANTING
	4 LD-03	ENVIRONMENTAL FENCE
	1 LD-04	GARBAGE ENCLOSURE
	5 LD-03	PERIMETER FENCE
	3 LD-05	STRUCTURAL SOIL

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1	AD	Issued to DP	Feb 15, 2022

REVISIONS TABLE FOR SHEET

No.	By:	Description	Date

Project: **COMMERCIAL OFFICE BUILDING**

Location:
2920 Croydon Drive
Surrey, B.C.

Drawn: AD	Stamp:
Checked: AD	
Approved: MVDZ	
Scale: 1:150	Original Sheet Size: 24"x36"



Drawing Title: **SITE PLAN B**
 Drawing #: **L-03B**
 VDZ Project #: **DP2022-12**



PLANT SCHEDULE				
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Achillea millefolium / Common Yarrow	#2	0.5m	18
Az	Azalea japonica Hino Crimson / Hino Crimson	#2	0.5m	35
Bg	Buxus x 'Green Velvet' / Green Velvet Boxwood	#3	0.9m	74
Cs	Carex obovata / Slough Sedge	#1	0.75m	90
Ca	Cornus sericea / Red Twig Dogwood	#3	1.5m	35
Ck	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	#2	0.6m	109
E	Echinacea purpurea 'Merlot' / Merlot Coneflower	#1	0.9m	118
Gs	Gaultheria shallon / Salal	#1	0.6m	281
H	Hemerocallis x 'Dad's Best White' / Dad's Best White Daylily	#1	0.5m	119
Hm	Hydrangea macrophylla 'Endless Summer' TM / Endless Summer Hydrangea	#2	1m	11
J	Juncus setosus / Wildflax Juncus	#1	0.5m	85
Je	Juncus effusus / Common Rush	#3	1m	50
Js	Juniperus sabinus 'Gatery Carpet' TM / Gatery Carpet Juniper	#2	1.2m	24
JK	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	#2	0.9m	75
La	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1	0.5m	146
L	Lilippe muscari 'Variegata' / Variegated Lilyturf	#1	0.3m	202
Ma	Mahonia aquifolium / Oregon Grape	#3	1.2m	42
Mn	Mahonia nervosa / Oregon Grape	#2	0.75m	250
Nd	Nandina domestica 'Harbour Dwarf' / Harbour Dwarf Heavenly Bamboo	#2	0.75m	73
Pv	Panicum virgatum 'Prairie Winds' / 'Prairie Winds'	#1	0.5m	53
Pa	Pennisetum alopecuroides / Fountain Grass	#1	0.9m	69
Ps	Philadelphus x 'Snow Dwarf' / Snow Dwarf Mock Orange	#2	0.5m	64
Pd	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	#2	1m	56
Pf	Potentilla fruticosa / Bush Cinquefoil	#2	0.75m	46
Po	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	#3	0.9m	20
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#3	1.2m	42
Rs	Ribes sanguineum / Red Flowering Currant	#3	2m	18
Rn	Rosa rugosa / Nootka Rose	#3	1.2m	76
Rr	Rosa rugosa 'Pink Pavement' / Pink Pavement Rose	#2	0.75m	4
Ru	Rubus spectabilis / Salmonberry	#3	1.2m	67
R	Rudbeckia hirta sylvatica 'Goldsturm' / Goldsturm Coneflower	#1	0.5m	20
Ss	Sedum oregonum / Oregon Sedum	#1	0.5m	110
Tc	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	1.5 m ht	0.8m	20
Vo	Vaccinium ovatum / Evergreen Huckleberry	#2	1.2m	56

No.	By:	Description	Date
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Project:
COMMERCIAL OFFICE BUILDING

Location:
 2920 Croydon Drive
 Surrey, B.C.

Drawn: AD	Stamp:
Checked: AD	
Approved: MVDZ	Original Sheet Size: 24" x 36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE RESOLUTE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS MUST BE CHECKED BY CONSTRUCTION UNLESS LABELLED USED FOR TENDERS/CONTRACTOR.



Drawing Title: **PLANTING PLAN B**
 Drawing #: **L-04B**
 Project #: **DP2022-12**

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

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

DATE: **September 27, 2022** PROJECT FILE: **7822-0051-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 2920 Croydon Dr**

OCP AMENDMENT/NCP AMENDMENT/ALR EXCLUSION

There are no engineering requirements relative to the OCP Amendment beyond those below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.98 m along Croydon Drive.
- Convey 8.0 m as a City lot along western portion of the site for a multi-use pathway.
- Register 0.5 m SRW along Croydon Drive.

Works and Services

- Construct east side of Croydon Drive.
- Construct a watermain along Croydon Drive.
- Construct sanitary main along Croydon Drive and 31 Avenue.
- 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.



Jeff Pang, P.Eng.
Development Services Manager

SY

Tree Preservation Summary

Surrey Project No:
Address: 2920 Croydon Avenue, Surrey BC
Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
Protected Trees to be Removed	18
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 18 </u> X two (2) = 36	36
Replacement Trees Proposed	36
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	53

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

Summary, report and plan prepared and submitted by:

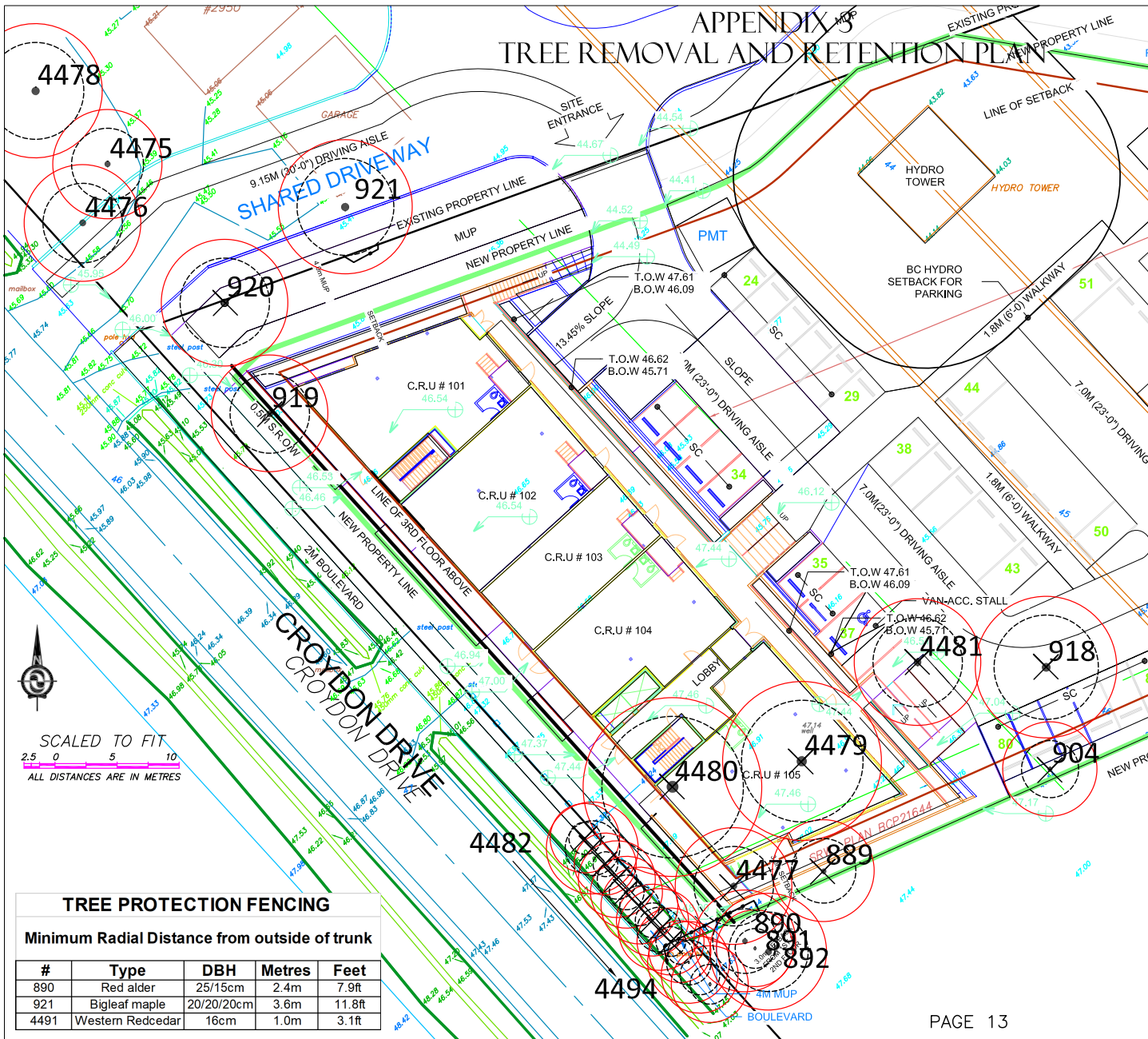


 (Signature of Arborist)

 March 20, 2023

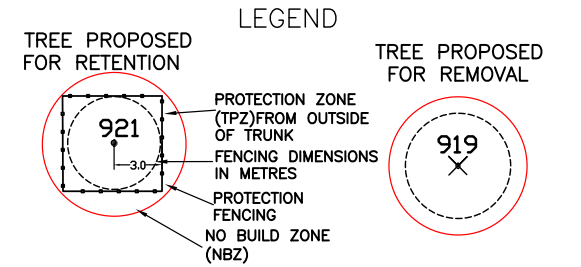
 Date

APPENDIX 3 TREE REMOVAL AND RETENTION PLAN



TREE INVENTORY				
#	Type	Action	DBH	TPZ
889	Douglas fir	Remove	40cm	2.4m
890	Red alder	Retain	25/15cm	2.4m
891	Red alder	Retain	25cm	1.5m
892	Cottonwood	Retain	50cm	3.0m
904	Spruce	Remove	35cm	2.1m
918	Apple	Remove	40/25cm	3.9m
919	Plum	Remove	25/25cm	3.0m
920	Apple	Remove	55cm	3.3m
921	Bigleaf maple	Retain	20/20/20cm	3.6m
4475	Weeping willow	Retain	47cm	2.8m
4476	Cherry	Retain	50cm	3.0m
4477	Birch	Remove	45cm	2.7m
4478	Cypress	Retain	30/30cm	3.6m
4479	Douglas fir	Remove	77cm	4.6m
4480	Western Redcedar	Remove	88cm	5.3m
4481	Cherry	Remove	55cm	3.3m
4482	Western Redcedar	Remove	22cm	1.3m
4483	Western Redcedar	Remove	35cm	2.1m
4484	Western Redcedar	Remove	17cm	1.0m
4485	Western Redcedar	Remove	25cm	1.5m
4486	Western Redcedar	Remove	22cm	1.3m
4487	Western Redcedar	Remove	25cm	1.5m
4488	Western Redcedar	Remove	22cm	1.3m
4489	Western Redcedar	Remove	29cm	1.7m
4490	Western Redcedar	Remove	20cm	1.2m
4491	Western Redcedar	Retain	16cm	1.0m
4492	Western Redcedar	Retain	29cm	1.7m
4493	Western Redcedar	Retain	26cm	1.6m
4494	Western Redcedar	Retain	26cm	1.6m

DBH-trunk diameter, TPZ-protection zone



TREE PROTECTION FENCING				
Minimum Radial Distance from outside of trunk				
#	Type	DBH	Metres	Feet
890	Red alder	25/15cm	2.4m	7.9ft
921	Bigleaf maple	20/20/20cm	3.6m	11.8ft
4491	Western Redcedar	16cm	1.0m	3.1ft

- NOTES:**
- SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 - REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 - ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

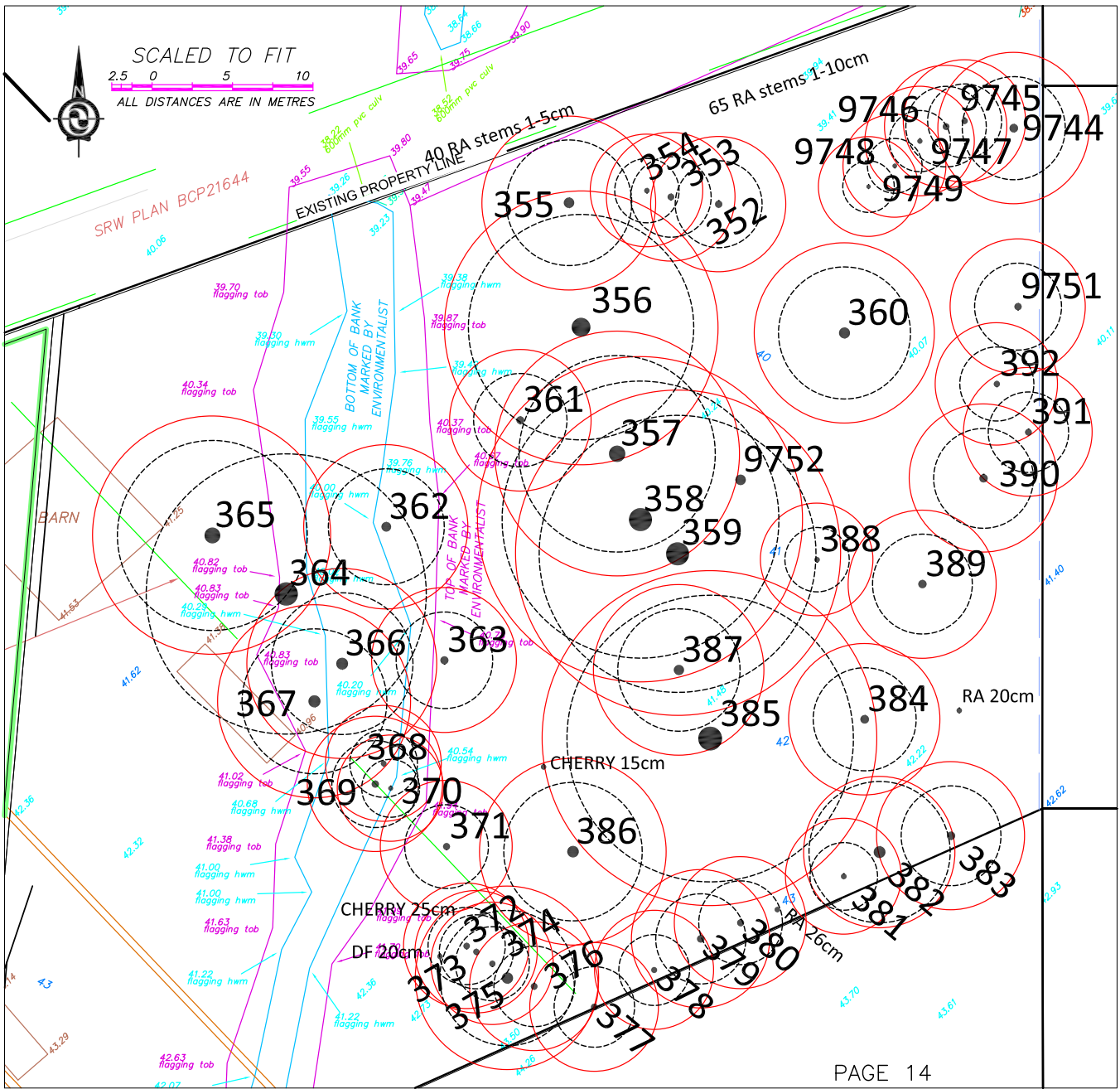
7783 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

2920 Croydon Drive SURREY, BC

TREE REMOVAL AND RETENTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

MARCH 22, 2022

APPENDIX 4 RIPARIAN AREA PLAN

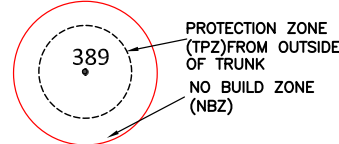


TREE INVENTORY

#	Type	DBH	TPZ
352	Red alder	41cm	2.5m
353	Red alder	39cm	2.3m
354	Red alder	31cm	1.9m
355	Bigleaf maple	60cm	3.6m
356	Douglas fir	108cm	6.5m
357	Western Redcedar	94cm	5.6m
358	Western Redcedar	101/31cm	7.9m
359	Western Redcedar	132cm	7.9m
360	Red alder	63cm	3.8m
361	Red alder	44cm	2.6m
362	Red alder	55cm	3.3m
363	Red alder	46cm	2.8m
364	Red alder	50/45/40cm	8.1m
365	Cherry	36/35/20cm	5.5m
366	Red alder	41/27cm	4.1m
367	Red alder	70cm	4.2m
368	Red alder	32cm	1.9m
369	Red alder	42cm	2.5m
370	Red alder	28cm	1.7m
371	Red alder	40cm	2.4m
372	Red alder	37cm	2.2m
373	Red alder	35cm	2.1m
374	Red alder	35cm	2.1m
375	Red alder	45/20cm	3.9m
376	Cherry	38cm	2.3m
377	Red alder	20/18cm	2.3m
378	Cherry	34cm	2.0m
379	Red alder	43cm	2.6m
380	Red alder	40cm	2.4m
381	Red alder	32cm	1.9m
382	Red alder	49cm	2.9m
383	Red alder	33/15cm	2.9m
384	Red alder	49cm	2.9m
385	Western Redcedar	137cm	8.2m
386	Cherry	26/21/20cm	4.0m
387	Red alder	58cm	3.5m
388	Red alder	31cm	1.9m
389	Red alder	48cm	2.9m
390	Bigleaf maple	48cm	2.9m
391	Bigleaf maple	39cm	2.3m
392	Red alder	35cm	2.1m
9744	Red alder	50cm	3.0m
9745	Red alder	35cm	2.1m
9746	Red alder	38cm	2.3m
9747	Red alder	30cm	1.8m
9748	Red alder	26cm	1.6m
9749	Red alder	25cm	1.5m
9751	Red alder	42cm	2.5m
9752	Red alder	20cm	1.2m
9753	Red alder	26cm	1.6m
9754	Douglas fir	20cm	1.2m
9755	Cherry	25cm	1.5m
9756	Cherry	15cm	0.9m

- NOTES:
 1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

TREE INVENTORIED



Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

2920 Croydon Drive SURREY, BC

ENVIRONMENTAL TREE INVENTORY
THE DRAWING PLOTS ALL TREES AND THEIR PROTECTION ZONES IN RELATION EAST PORTION OF THE PROPERTY

MARCH 22, 2023

DBH=trunk diameter, TPZ=protection zone



URB

“Amendment to allow a FAR up to 2.46 within the Mixed Employment land use designation.”

ME

Croydon Dr

No-99-Hwy

URB





Advisory Design Panel Minutes

Location: Virtual
THURSDAY, AUGUST 18, 2022
Time: 4:00 p.m.

Present:

Panel Members:
R. Drew, Chair
M. Heeneey
M. Cheung
M. Derksen
E. Kearns
S. Slot

Guests:

Karla Castellanos, KCC Architecture & Design Ltd.
Rod Maruyama, Maruyama & Associates
Jessie Arora, DF Architecture
Zubin Billimoria, DF Architecture
Andrew Danielson, Van Der Zalm & Associates Inc.

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
V. Goldgrub, Urban Design Planner
L. Blake, Assistant City Clerk

A. RECEIPT OF MINUTES

This section had no items to consider.

B. NEW SUBMISSIONS**2. 5:35 p.m.**

File No.:	7922-0051-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	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, Development Permit for Form & Character and Sensitive Ecosystems in order to permit the development of a 3,792 square metre business park building.
Address:	2920 Croydon Drive in Rosemary Heights (South Surrey)
Developer:	1308773 BC Ltd.
Architect:	Jessie Arora, Architect AIBC, DF Architecture
Landscape Architect:	Andrew Danielson, BCSLA, Van Der Zalm & Associates Inc.
Planner:	Kevin Shackles
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff are supportive of the proposed land use and noted that there are no opportunities to provide buildings on the east side of the site, closer to the riparian area.

The Panel was asked to comment on the public realm interfaces, pedestrian and vehicular movement, overall landscape concept, and building mass and character.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the

Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Derksen
Seconded by E. Kearns
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; and

Recommend that the landscaping submission return to staff for further
development.

Carried

Key Points

- Consider reducing the depth of cantilever floors.
- Noted, the setback had been identified by planning prior to ADP. However, revising the setback at this stage would mean complete redesign of the building as the alignment of the parkade driveway and the upper floor would need to be revised based off any revision to setback. Reduction in the upper floor plate would make the hallways fronting Croydon on levels 3 thru 5 non code compliant as they would be below the 1.5m required width. Also reducing the cantilever would affect the over form of the building with the boxing emphasis which might be nullified if this were to be reduced.
- Consider a more rigorous application of the glass volume over the opaque base and wrapping the opaque materials around the lower floors towards Croydon Drive.
- Noted, the lower floors facing Croydon Drive has updated with opaque materials with punch out large store front glazing to emphasize individual CRU entrance to be more consistent with the building.
- Consider extending the commercial retail/CRU canopy to the northwest corner of the building.
- Noted, giving that the lower 2 storeys have been revised with solid massing and since the glazing has been minimized, we feel the currently proposed canopy would be sufficient.
- Consider further accentuation of the east office entry.
- Noted, since the of the lower 2 storey has been revised with opaque materials with the office entrance with the 2-storey curtain wall will be accentuated by default.
- Consider increasing the vegetation and trees along the south edge of the building as well as the on north edge along multipath.
- Landscape along both north and south sides of building are fully planted. 2 additional trees have been added along the south side and 1 has been added to the north.
- Consider increasing end-of-trip facilities and the amount of underground parking.
- Noted, given the overall occupant load of the building we feel the currently provided facilities would be sufficient.

Site

- Consider relocating the office lobby to the north of the building to create a strong corner entry and provide more flexible retail space for tenants.
- Since there is a grade differential between the indoor CRU and the MUP at the northwest corner the interface with an entrance at that point would be difficult. Also there would be a landscape buffer being proposed as part of the MUP which would make the interface difficult. Hence the entrance has been maintained at the current location.
- The site has good pedestrian connections that incorporate the outdoor amenity space. It is efficient and successful and creates a strong connection and flow.
- Noted,

Form and Character

- In general, the form and character are good.
- Noted.
- Consider additional ways to bring attention to the commercial entry. to this area other than changing the colors of the doors.
- Noted, given that the massing for the lower 2 storeys has been revised with a stronger base. The CRU entrances would be emphasised with the use of canopies over store front entrances.
- Consider further refinement of the sun shade strategy according to building facade orientation.
- Noted, sunshade awnings has been updated on all 3 office floors on the top of proposed window openings rather than over the continuous length. Sunshade has been updated to skip the non-window/spandrel panels.
- Consider breaking down the massing on the east elevation with colored panels or vertical sunshades.
- Given the proposed massing of the building we feel the east elevation is sufficiently enhanced and adding more color panels would only overcrowd the current elevation. Also the currently proposed curtain wall does have a color variation of 3 separate colors to help break any monotony in the façade.

Landscape

- Encourage additional tree planting in the parking areas wherever possible.
- Noted, the landscape drawings have been updated to incorporate planting within parking islands and the area below the Hydro towers to create good interactive spaces. See landscape drawings for details.

- Encourage further development of the landscaping plan, as the tree species are lacking native species and planting plan did not provide detail on how the landscaping would be laid out.
- Hydro ROW has a height limit and most native trees exceed this limit. Spatial constraints and City of Surrey tree spacing requirements limit the ability to plant native trees outside hydro ROW. We have changed the Acer palmatum 'Tsukushigata' to Acer circinatum 'Pacific Fire' (a native). The Magnolia Kobus stellata 'Royal star' changed to Amelanchier alnifolia (native) and Stewartia pseudocamelia to Populus tremuloides. Shrub planting is a mix of native and adaptive species within the hydro ROW.
- Suggest that the Upper Titman Creek is a dominant feature that should be celebrated.
- Noted, we have not given any access to the space adjoining the creek since it would be demarcated as riparian area. However, we have introduced a landscape buffer zone along the creek to help protect the ecological area

CPTED

- No specific comments were provided.

Sustainability

- Consider adding bioswales and trees in the parking area to assist with tree canopy and urban heat island effect mitigation impacts.
- A bioswale has been provided in the civil drawings along the easter PL toward the Upper Titman Creek.
- Consider energy modelling to inform design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Noted, energy modelling for the project will be provided along with the BP submission.
- Encourage expanding bike parking, or develop a design that can be expanded in the future.
- Noted, provided extra parking space for the development, parking stalls can be converted to bicycle parking in the future

Accessibility

- No specific comments provided.

C. OTHER BUSINESS

This section had no items to consider.