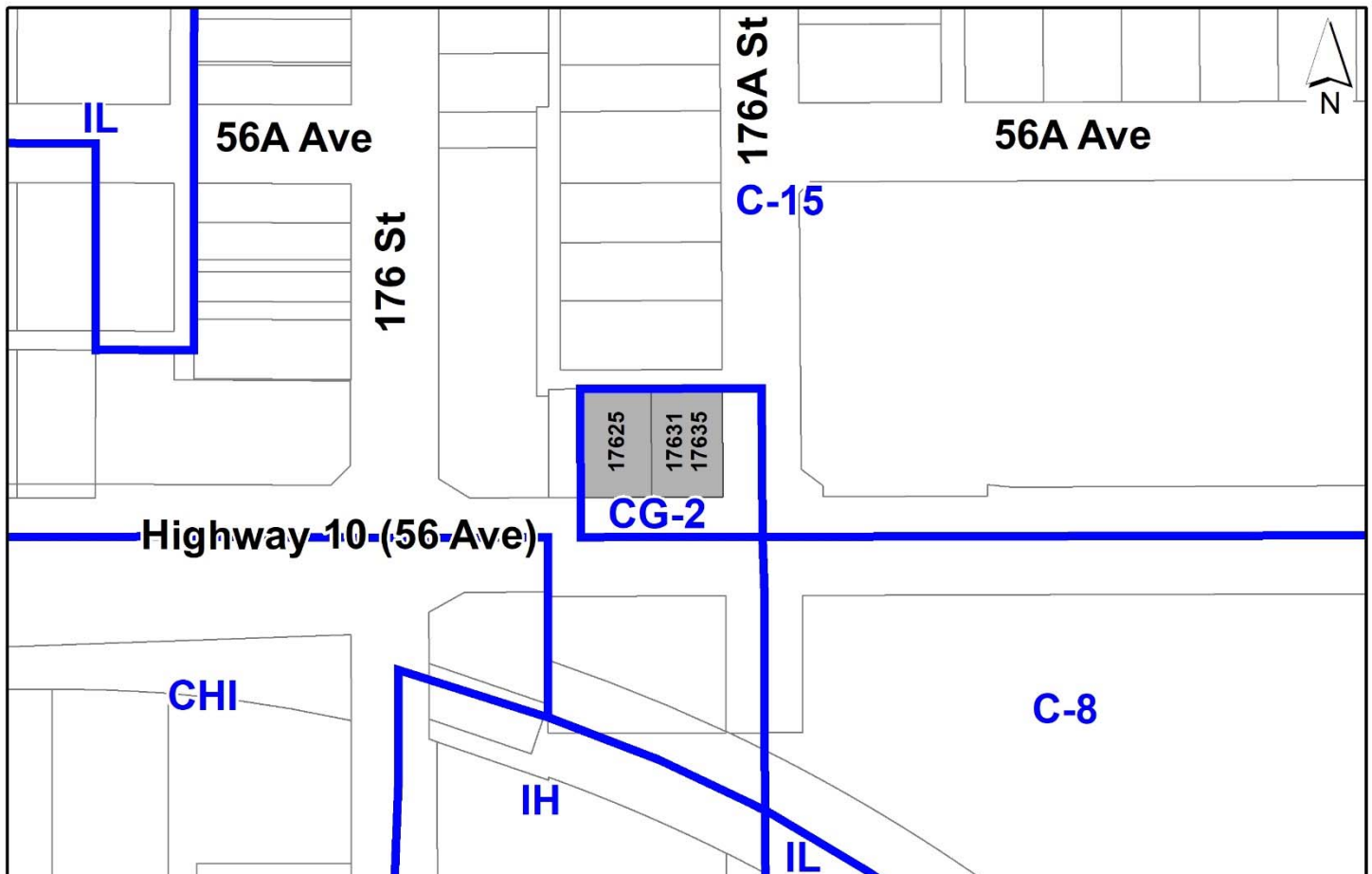


PROPOSAL:

- **Rezoning** from CG-2 to CD (based on C-5)
- **Development Permit**

to permit the development of a two-storey commercial/medical office building on a consolidated site in Cloverdale Town Centre.

LOCATION: 17625 and 17631/17635 – 56 Avenue (Highway 10)
ZONING: CG-2
OCP DESIGNATION: Town Centre
TCP DESIGNATION: Heritage Downtown



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Town Centre designation in the Official Community Plan (OCP).
- The proposal complies with the “Heritage Downtown” designation in the Cloverdale Town Centre Plan (TCP)
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Cloverdale Town Centre Plan (TCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality 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.
- The proposed signage has been comprehensively designed to be integrated with the design of the building, including to an appropriate size and scale, and provides a comprehensive look for the development.
- The Surrey Zoning Bylaw requires a total of 17 parking stalls to be provided on-site, equivalent to a rate of 3 parking stalls per eating establishment, where the gross floor area is less than 150 square metres, and 3.5 parking stalls per 100 square metres of gross floor area for the proposed medical office use. The applicant is proposing to provide 15 parking stalls on-site and cash-in-lieu for two (2) parking stalls in accordance with Part 5, Sub-section A.3.(d) of the Surrey Zoning Bylaw and the Surrey Off-Street Parking Facilities Bylaw.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Combined Service Gasoline Station Zone (CG-2)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0236-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from the Ministry of Environment;
 - (f) payment of cash-in-lieu for the proposed two (2) off-street parking stall deficit on the subject site as per the Surrey Zoning Bylaw and Surrey Off-Street Parking Facilities Bylaw;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Vacant land, previously Cloverdale Service auto repair and gas station.	Heritage Downtown	CG-2
North (Across Lane):	Two-storey commercial-restaurant (Golden Medal Chinese Food)	Heritage Downtown	C-15

Direction	Existing Use	TCP Designation	Existing Zone
East (Across 176A Street):	Museum of Surrey and Surrey Archives	Institutional	C-15
South (Across Highway No. 10 (56 Avenue)):	Clydesdale Inn Pub and liquor store	Commercial	C-15
West:	One-storey restaurants (Dosa Palace, DeDutch)	Heritage Downtown	C-15

Context & Background

- The 1,014-square metre subject site, comprised of two (2) vacant commercial lots, is located at the north-west corner of Highway No. 10 (56 Avenue) and 176A Street in Cloverdale Town Centre.
- The subject site is designated “Mixed Employment” in the Official Community Plan (OCP), “Heritage Downtown” in the Cloverdale Town Centre Plan and is currently zoned “Combined Service Gasoline Station Zone (CG-2)”.
- The site previously contained a combined two-pump gasoline and automotive services station (Cloverdale Service). Environmental remediation efforts were undertaken upon the decommissioning of the previous service station and a Certificate of Compliance issued in 2016 through the Ministry of Environment which restricts future buildings on the site to slab-on-grade construction only.
- Although the subject proposal includes only minimal site disturbance below finished grade as a requirement of the Final Adoption of the Rezoning By-law the applicant will be required to provide confirmation, via a Qualified Professional, that the proposal complies with the previous Certificate of Compliance.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a two-storey retail and medical office building in Cloverdale Town Centre the applicant requires the following:
 - **Rezoning** from CG-2 to CD (based on C-5);
 - **Development Permit** for Form and Character; and
 - **Subdivision (Consolidation)** from two (2) lots to one (1) lot.

	Proposed
Lot Area	
Gross Site Area:	1,014.65 sq.m.
Road Dedication:	148.67 sq.m.
Net Site Area:	865.98 sq.m.

	Proposed
Number of Lots:	1
Building Height:	10.5 metres
Floor Area Ratio (FAR):	0.75 FAR
Floor Area	
Retail:	306 sq.m.
Medical Office:	317 sq.m.
Total:	623 sq.m.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	No concerns. The closest natural area is Cloverdale Canal and is 550 metres away. Future parkland is proposed within 650 metres of the subject site as part of the Cloverdale Town Centre Plan (TCP) .
Ministry of Transportation & Infrastructure (MOTI):	MOTI has granted preliminary approval to the proposed Rezoning By-law and Subdivision for a period of one (1) year.
Ministry of Environment (MOE):	No concerns. Applicant to confirm, via a Qualified Professional, that the subject proposal complies with the previously issued Certificate of Compliance.
Surrey Fire Department:	No concerns. Comments provided to be addressed as part of the Building Permit application.
Advisory Design Panel:	The proposal was considered at the ADP meeting on May 11, 2023, and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The applicant is required to provide the following road dedication and improvements as part of the subject proposal:

- Dedication and construction of the north side of 56 Avenue (Highway 10) as per MOTI requirements;
- Construction of the west side of 176A Street; and
- Construction of the lane north of the subject site.
- The subject proposal was not required to submit a Transportation Impact Analysis (TIA) as the anticipated site-generated traffic is below the City's threshold for a TIA requirement.
- The subject site is located in proximity to several TransLink service routes, including:
 - Route No. 320 (Langley/Fleetwood/Surrey Central Station);
 - Route No. 342 (Langley Centre/Newton Exchange);
 - Route No. 370 (Cloverdale/Willowbrook).
- The subject site is located in close proximity to planned cycling facilities on 57 Avenue, 58 Avenue and 176 Street.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposed development complies with the "General Urban" designation of the subject site under the Metro Vancouver 2050 *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The proposed development complies with the "Mixed Employment" designation of the subject site under the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The proposed development complies with the "Heritage Downtown" designation of the subject site under the Cloverdale Town Centre Plan.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed two-storey retail and medical office building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Neighbourhood Commercial Zone (C-5)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	C-5 Zone (Part 35)	Proposed CD Zone
Floor Area Ratio:	0.50	0.75
Lot Coverage:	50%	38%
Yards and Setbacks	7.5 metres from all lot lines	North: 1.5 metres East: 2.0 metres South: 2.0 metres West: 7.5 metres
Principal Building Height:	9.0 metres	10.5 metres
Permitted Uses:	<ul style="list-style-type: none"> Retail stores excluding adult entertainment stores, auction houses and secondhand stores and pawnshops. Limited personal service uses. Eating establishments excluding drive-through restaurants. Neighbourhood pub. Office uses excluding social escort services and methadone clinics. General service uses excluding funeral parlours, drive-through banks and vehicle rentals Indoor recreational facilities. Community services. Child care centres. One caretaker unit. 	<ul style="list-style-type: none"> Retail stores excluding adult entertainment stores, auction houses and secondhand stores and pawnshops. Limited personal service uses. Eating establishments less than 150 sq.m. in gross floor area. Office uses excluding social escort services and methadone clinics. General service uses excluding funeral parlours, drive-through banks and vehicle rentals. Indoor recreational facilities. Community Services.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Retail:	6 parking stalls	4 parking stalls
Medical Office:	11 parking stalls	11 parking stalls
Total:	17 parking stalls	15 parking stalls
Bicycle Spaces		

Total:	Not applicable	4 bicycle spaces
--------	----------------	------------------

- Given the constraints of the subject site the proposed CD By-law removes many of the more parking intensive uses permitted under the C-5 Zone, such as an eating establishment in excess of 150 square metres in gross floor area, a neighbourhood pub or a child care centre.
- Both the floor area ratio (FAR) and building height of the proposed CD By-law has been increased, from 0.5 to 0.75 and from 9.0 metres to 10.5 metres respectively, to accommodate the proposed two-storey building on a compact, consolidated lot. In addition, the required building setbacks have been reduced to provide for a more urban, pedestrian-oriented public realm adjacent to the proposed building.
- Planning & Development staff have worked with the applicant to ensure that the proposed massing, height, and setbacks are in keeping with both the existing and future character of this part of the Cloverdale Town Centre Plan.
- The Surrey Zoning Bylaw requires a total of 17 parking stalls to be provided on-site, equivalent to a rate of 3 parking stalls per eating establishment, where the gross floor area is less than 150 square metres, and 3.5 parking stalls per 100 square metres of gross floor area for the proposed medical office use. The applicant is proposing to provide 15 parking stalls on-site and cash-in-lieu for two (2) parking stalls in accordance with Part 5, Sub-section A.3.(d) of the Surrey Zoning Bylaw and the Surrey Off-Street Parking Facilities Bylaw.
- The applicant is proposing to increase the maximum number of “small car” parking stalls from 35% (5 parking stalls) to 50% (7 parking stalls). Staff are supportive of the proposed number of small-care stalls due to the unique site constraints.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 15, 2023, and the Development Proposal Signs were installed on May 19, 2023. To date, staff have received no correspondence from neighbouring residents or business owners with respect to the proposed development.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to, and generally complies with, the Form and Character Development Permit guidelines in the Official Community Plan (OCP) as well as the urban design guidelines in the Cloverdale Town Centre Plan (TCP).
- The proposed two-storey building contains two (2) ground level commercial retail units (CRUs), 105 and 120 square metres in size respectively, which the applicant intends to be used as eating establishments as well as 317-square metre second floor medical office containing several exam rooms, reception and waiting areas, medical storage and washroom facilities.
- The proposed building incorporates natural materials as well as appropriate massing and height details that both blends well within the existing neighbourhood context and are generally in accordance with the vision for this part of Cloverdale Town Centre.

- The proposed building has been designed to maintain an active public realm along 56 Avenue and 176A Street, accentuated by extensive glazing and retractable 1.2-metre deep canopies. Building materials include brick, in light/dark grey, red and white, black corrugated metal, as well as dark grey aluminum window frames and linear canopies.
- The applicant is currently proposed two (2) fascia signs associated with the ground floor eating establishment use along the 176A Street (east) façade, two (2) fascia signs associated with the ground floor eating establishment use and a projecting sign associated with the second floor medical office use on the 56 Avenue (south) façade as well as one (1) additional fascia sign on the west façade associated with the second floor medical office use. All signage will consist of individual metal channel letters with appropriate lighting.
- Final signage details will be addressed through future sign permit applications.

Landscaping

- The landscape plans include a mixture of trees, shrubs, perennials, grasses and groundcover to be planted to the immediate north and south of the proposed surface parking lot which encompasses the majority of the western half of the subject site. Additional structure soil has been included, where needed, to provide for the required minimum 10 cubic metres of soil volume per proposed tree.
- Decorative concrete paving is proposed along the entire perimeter of the proposed building, with a minimum width of 1.5 metres. A bicycle storage rack and two wooden benches are provided along the north and east edges of the subject site.

Advisory Design Panel:

ADP Date: May 11, 2023

- The applicant has generally resolved most of the outstanding items from the ADP review (see Appendix IV). The following items have now been addressed to the satisfaction of staff:
 - Refinement of the proposed material expressions, colour palette and canopy conditions, especially along 176A Street and 56 Avenue;
 - Refinement of the north-east corner of the proposed building, specifically as it relates to the overall building language (i.e., chamfered compared to non-chamfered edges).
- The completion of any additional revisions, to the satisfaction of Planning & Development staff, will be finalized prior to Council consideration of Final Adoption of the Rezoning By-law associated with the subject development application.

TREES

- No protected trees were identified on or adjacent to the subject site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Cloverdale Town Centre Plan
Appendix IV.	ADP Comments and Response

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

CL/ar



**New Development for 17631 & 17635 56th Avenue, Surrey BC
Rezoning & Development Permit Application**

KCC Architecture & Design Ltd. kccarchitecture.com
Unit 600 1285 W. Broadway Vancouver BC V6H 3X8 Tel 604 950 1267

SITE DATA

CIVIC ADDRESS

17631 & 17635 56TH AVENUE SURREY, BC

LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF LOTS 3 AND 4 ALL OF SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT, PLAN 7989

ZONING

CURRENT ZONING COMBINED SERVICE GASOLINE STATION ZONE CG-2

PROPOSED ZONING TOWN CENTRE COMMERCIAL ZONE C-15

SITE AREA

EXISTING SITE AREA	10,921.64	SF	1,014.65	SM
ROAD DEDICATION	788.02	SF	71.35	SM
56 ANENUE (HIGHWAY 10) DEDICATION	836.53	SF	77.72	SM
NET SITE AREA	9,317.09	SF	865.59	SM

BUILDING FOOTPRINT

GROUND FLOOR	3,293.02	SF	305.93	SM
TOTAL	3,293.02	SF	305.93	SM

GROSS FLOOR AREA

GROUND FLOOR				
2 UNITS	2,437.30	SF	226.43	SM
LOBBY AND COMMON SPACES	855.72	SF	79.50	SM
SUBTOTAL	3,293.02	SF	305.93	SM

SECOND FLOOR				
MEDICAL CLINIC	3,417.36	SF	317.48	SM
SUBTOTAL	3,417.36	SF	317.48	SM

GRANT TOTAL 6,710.38 SF 623.41 SM

DENSITY (FAR)

PERMITTED	1.0
PROVIDED	0.72

SITE COVERAGE

PERMITTED	0.80
PROVIDED	0.35

BUILDING SETBACKS

NORTH (SIDE YARD SETBACK)	2.0M	PERMITTED
	1.5M	PROVIDED VARIANCE REQUIRED
SOUTH (ST SIDE SETBACK)	3.5M	PERMITTED

EAST (ST SIDE SETBACK)

2.0M PROVIDED VARIANCE REQUIRED

2.0M PERMITTED

2.0M PROVIDED

7.5M PERMITTED

18.25M PROVIDED

WEST (REAR SETBACK)

STANDARD PARKING REQUIREMENTS

GROUND FLOOR

EATING ESTABLISHMENT 3 PARKING SPACES REQUIRED WHERE THE GROSS AREA IS LESS THAN 150 SM (1,614.58 SF) EATING ESTABLISHMENT 2 UNITS X 3 = 6

MEDICAL CLINIC 3.5 SPACE PER 100M2 OF G.F.A. 317.48 SM /100*3.5= 11.11

TOTAL REQUIRED 17.11

PROVIDED 15

VARIANCE REQUIRED

STANDARD PROVIDED 7

SMALL PROVIDED 8

VARIANCE REQUIRED

TOTAL PROVIDED 15

ACCESSIBLE PARKING REQUIREMENTS

IF MORE THAN 12 SPACES 2% ARE REQUIRED

ACCESSIBLE =2% *14= 0.28

(50% OF ACCESSIBLE PARKING SPACES MUST BE PROVIDED AS VAN-ACCESSIBLE PARKING SPACES)

TOTAL PROVIDED 1

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

(50% OF ACCESSIBLE PARKING SPACES MUST BE PROVIDED AS VAN-ACCESSIBLE PARKING APACES)

TOTAL PROVIDED 1

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

PROVIDED 7

CLIENT

BALWINDER DHILLON
C DR. A S DHILLON INC

Office:
Email: bkaurdhillon@gmail.com

PROJECT MANAGER

MIKHAIL ORTLIEB
RAM CONSTRUCTION

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Email: mortlieb@integratedconstruction.com

ARCHITECT

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KCC ARCHITECTURE AND DESIGN LTD

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Email: kcastellanos@kccarchitecture.com

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ASSOCIATES INC.

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KD PLANNING & DESIGN LTD

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SURVEYOR

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B.C LAND SURVEYORS

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GEOTECHNICAL ENGINEER

Kevin Bodnar, M. Eng., P. E.
GEOPACIFIC CONSULTANTS LTD

Office: 604 439 0922
Email:



CONTEXT PLAN

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	2	2022 01 07	ISSUED FOR REVIEW
	3	2022 01 14	ISSUED FOR REZONING
	4	2022 06 30	ISSUED FOR REVIEW
	5	2022 07 07	RE-ISSUED FOR REZONING
	6	2022 07 15	RE-ISSUED FOR REZONING
	7	2023 01 09	RE-ISSUED FOR REZONING
	8	2023 03 30	RE-ISSUED FOR REZONING
	9	2023 04 26	ISSUED FOR ADP
	10	2023 07 10	ISSUED FOR ADP
	11	2023 07 17	ISSUED FOR ADP
	12	2023 09 11	RE-ISSUED FOR REZONING

PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

PROJECT DATA



A 1.0





CONTEXT ELEVATION AT 176a ST.

APROX. ELEVATION 26'



CONTEXT ELEVATION AT 56TH AV.

APROX. ELEVATION 28'

NOTES
 - SURVEY INFORMATION AND ELEVATIONS GRADES ARE BASED ON THE SURVEY DRAWING PREPARED BY METRO VANCOUVER LAND SURVEYORS FILE 19432_03TP

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NO.	DATE	ISSUANCE
1	2022 10 03	RE-ISSUED FOR REZONING
2	2023 01 09	RE-ISSUED FOR REZONING
3	2023 03 30	RE-ISSUED FOR REZONING
4	2023 04 26	ISSUED FOR ADP
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6	2023 07 17	ISSUED FOR ADP
7	2023 09 11	RE-ISSUED FOR REZONING

PROPOSED NEW DEVELOPMENT

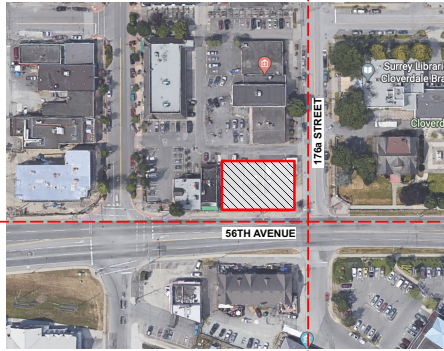
17625 & 17635 56TH AVENUE
 SURREY, BC

CONTEXT PLAN



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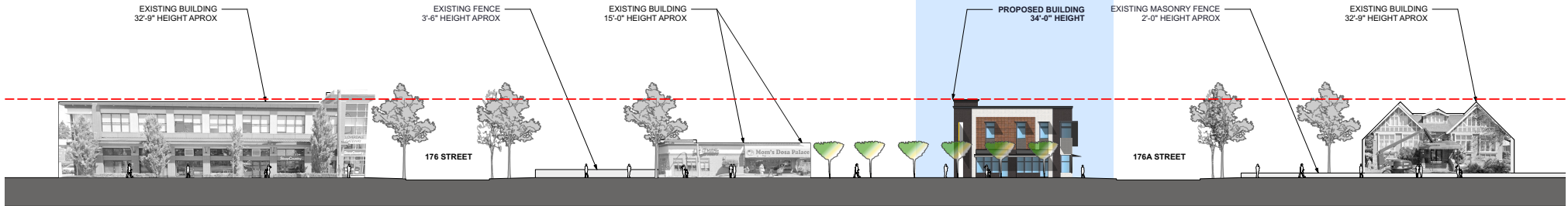




CONTEXT PLAN



CONTEXT ELEVATION AT 176A STREET.



CONTEXT ELEVATION AT 56TH AV.

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NO.	DATE	ISSUANCE
1	2023 01 09	RE-ISSUED FOR REZONING
2	2023 03 30	RE-ISSUED FOR REZONING
3	2023 04 26	ISSUED FOR ADP
4	2023 07 10	ISSUED FOR ADP
5	2023 07 17	ISSUED FOR ADP
6	2023 09 11	RE-ISSUED FOR REZONING

PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

CONTEXT ELEVATIONS



A 1.2

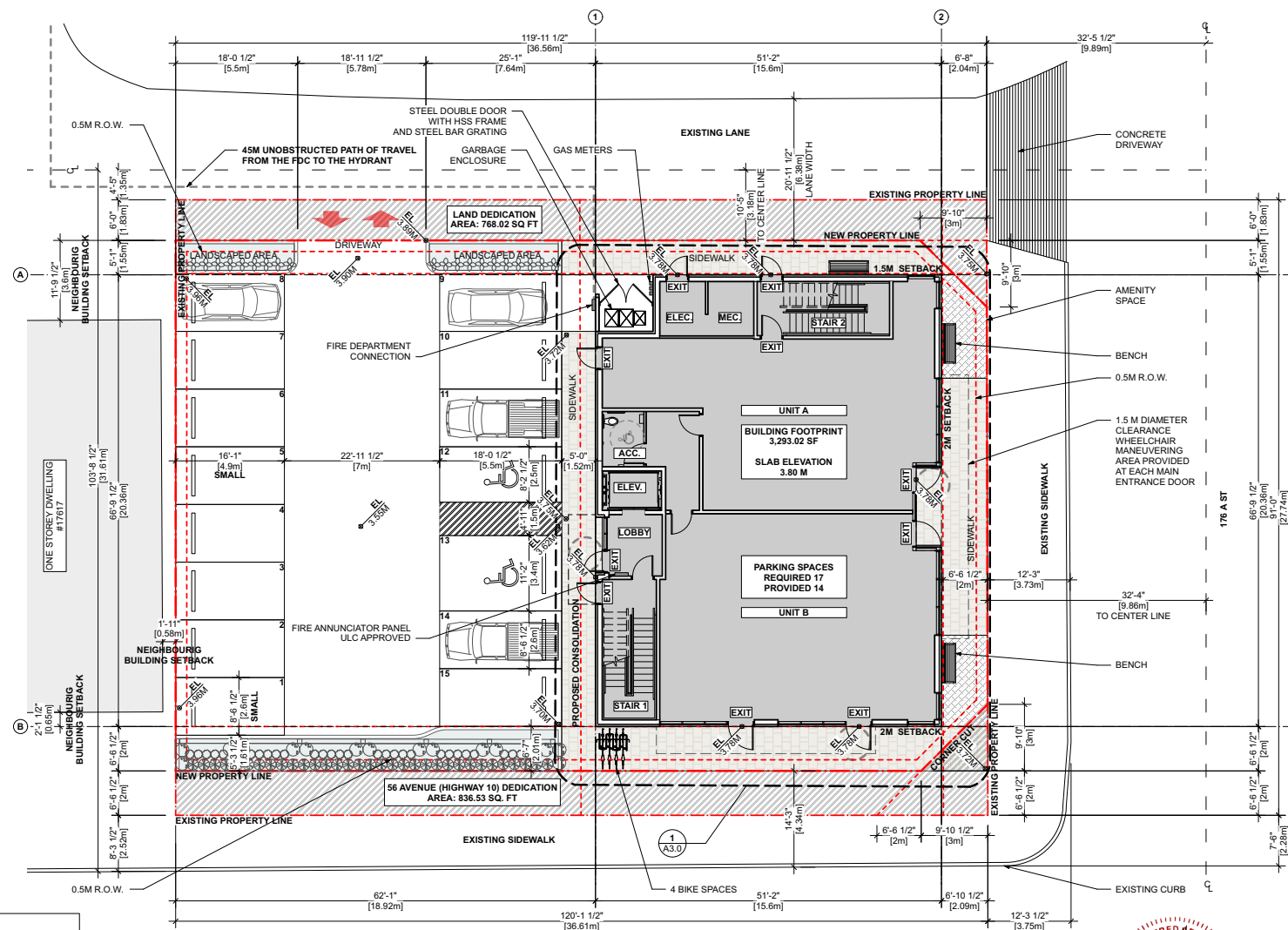


DRAWN: GG
CHECKED: KC

SCALE: 1/16"=1'-0"

FILE: 2104

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



NOTES

- SURVEY INFORMATION AND ELEVATIONS GRADES ARE BASED ON THE SURVEY DRAWING PREPARED BY METRO VANCOUVER LAND SURVEYORS FILE 19432_03P
- PROVIDE PUBLIC SAFETY RADIO AMPLIFICATION TO MEET THE CITY REQUIREMENTS FOR THIS SITE.

NO.	DATE	ISSUANCE
10	2023 02 01	ISSUED FOR COORDINATION
11	2023 03 30	RE-ISSUED FOR REZONING
12	2023 04 26	ISSUED FOR ADP
13	2023 07 10	ISSUED FOR ADP
14	2023 07 17	ISSUED FOR ADP
15	2023 09 11	RE-ISSUED FOR REZONING

PROPOSED NEW DEVELOPMENT

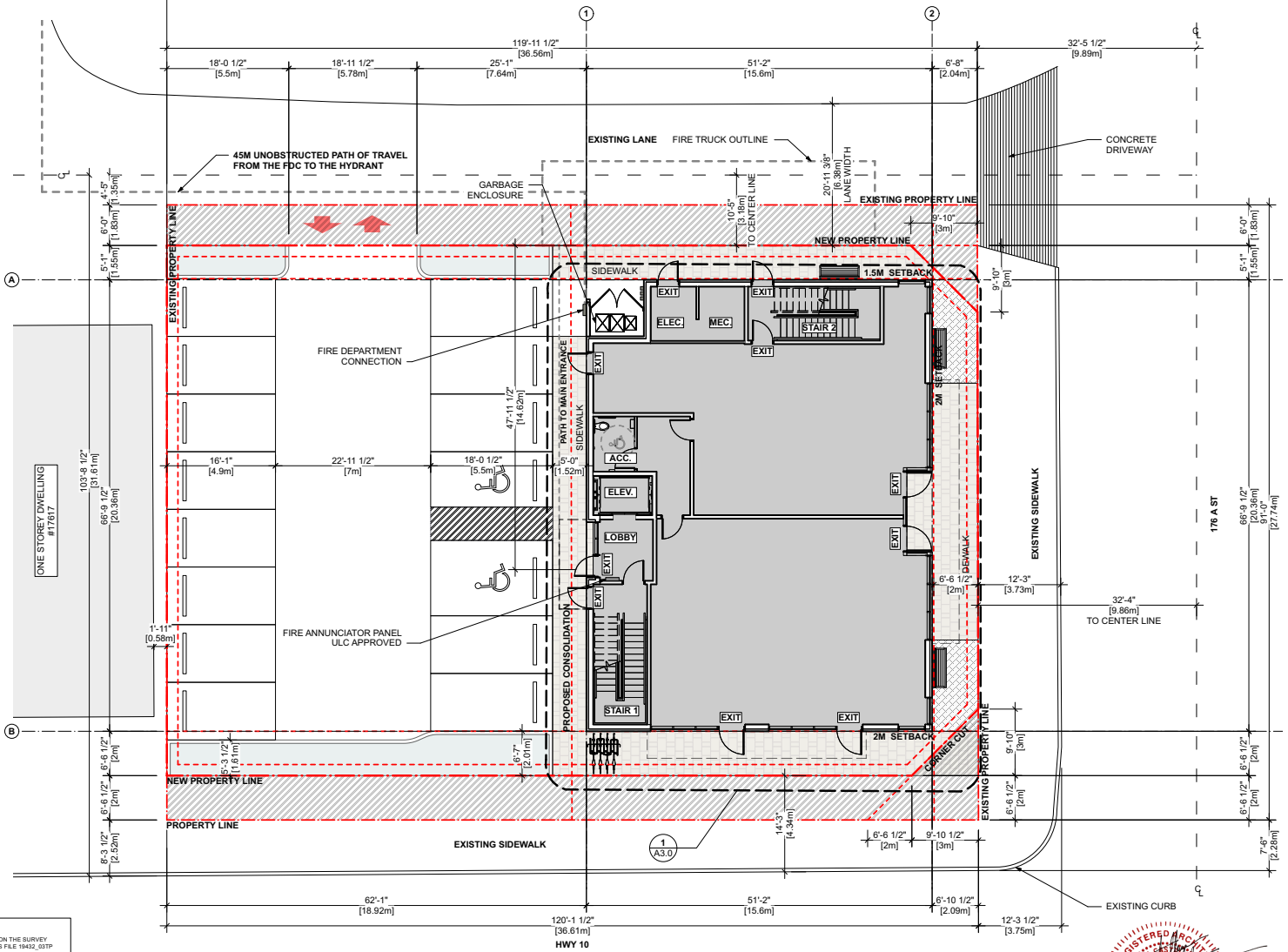
17625 & 17635 56TH AVENUE
SURREY, BC

SITE PLAN



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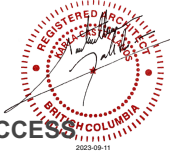
NOTES
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NO.	DATE	ISSUANCE
1	2021 12 21	ISSUED FOR REVIEW
2	2022 01 07	ISSUED FOR REVIEW
3	2022 06 30	ISSUED FOR REVIEW
4	2022 07 07	RE-ISSUED FOR REZONING
5	2022 07 15	RE-ISSUED FOR REZONING
6	2023 01 09	RE-ISSUED FOR REZONING
7	2023 03 30	RE-ISSUED FOR REZONING
8	2023 04 26	ISSUED FOR ADP
9	2023 07 10	ISSUED FOR ADP
10	2023 07 17	ISSUED FOR ADP
11	2023 09 11	RE-ISSUED FOR REZONING

PROPOSED NEW DEVELOPMENT

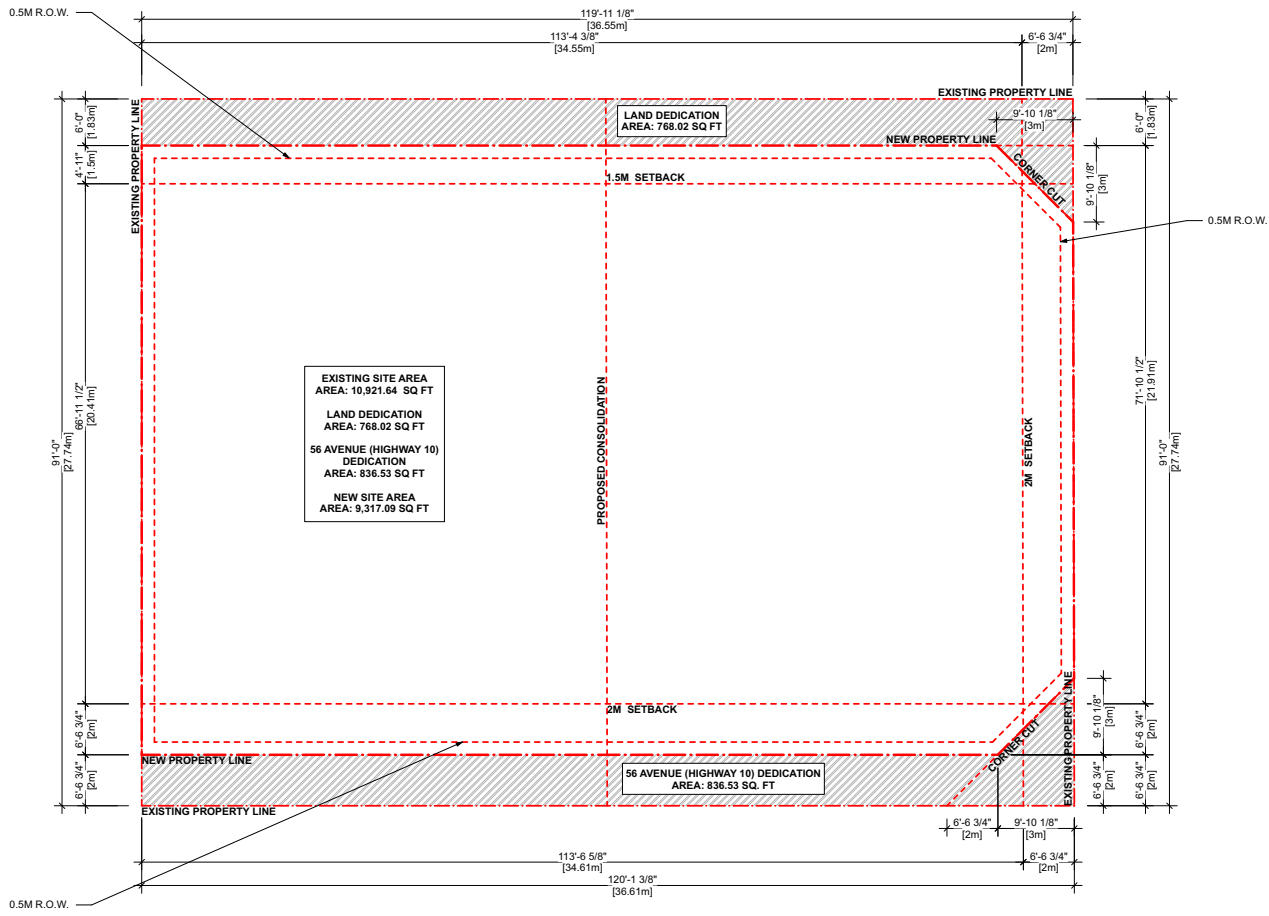
17625 & 17635 56TH AVENUE
 SURREY, BC

FIRE TRUCK ACCESS



A 2.1





EXISTING SITE AREA
AREA: 10,921.64 SQ FT

LAND DEDICATION
AREA: 768.02 SQ FT

56 AVENUE (HIGHWAY 10)
DEDICATION
AREA: 836.53 SQ FT

NEW SITE AREA
AREA: 9,317.09 SQ FT

LAND DEDICATION
AREA: 768.02 SQ FT

56 AVENUE (HIGHWAY 10) DEDICATION
AREA: 836.53 SQ FT

NOTES

- SURVEY INFORMATION AND ELEVATIONS GRADES ARE BASED ON THE SURVEY DRAWING PREPARED BY METRO VANCOUVER LAND SURVEYORS FILE 19432_03TP

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NO.	DATE	ISSUANCE
10	2023 03 30	RE-ISSUED FOR REZONING
11	2023 04 26	ISSUED FOR ADP
12	2023 07 10	ISSUED FOR ADP
13	2023 07 17	ISSUED FOR ADP
14	2023 09 11	RE-ISSUED FOR REZONING

PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

PROPERTY LINE



A 2.2



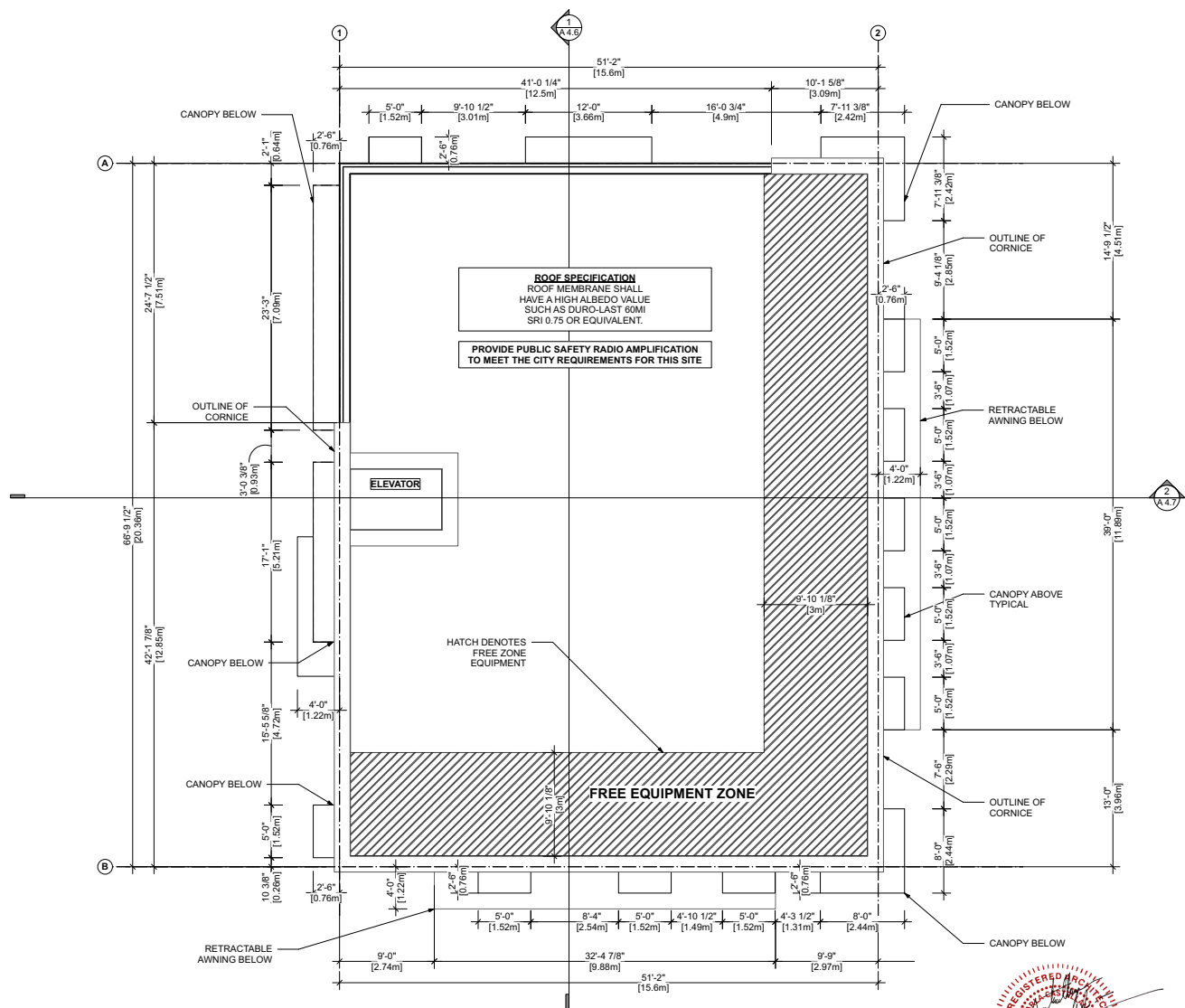
DRAWN: GG
CHECKED: KC

SCALE: 1/16"=1'0"

FILE: 2104

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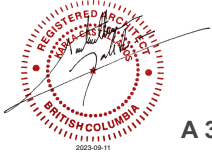
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12		

PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

ROOF PLAN

DRAWN: GG
CHECKED: KC
SCALE: 3/32" = 1'-0"
FILE: 2104



A 3.2



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MATERIAL LEGEND

A BRICK FACADE CLADDING	F CORRUGATED METAL
B CURTAIN WALL	G BRUSHED STEEL
C STEEL FRAME HOLLOW METAL DOOR	H CORNICE
D CANTILEVERED WALL	I METAL CLADDING
E RETRACTABLE AWNING	J CANOPY
	K STEED DOUBLE SWING DOOR

COLOUR LEGEND

1 DARK GREY BRICK RUNNING BOND	6 YELLOW
2 LIGHT GREY BRICK RUNNING BOND	7 BLACK
3 RED BRICK STACKED BOND	8 WHITE
4 WHITE BRICK RUNNING BOND	9 DARK GREY
5 KANDLA GREY RUNNING BOND	10 ALUMINIUM FRAME & TRANSPARENT DOUBLE GLASS UNIT

1 SOUTH ELEVATION (HIGHWAY 10)
3/32" = 1'-0"

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PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

SOUTH ELEVATION

A 4.0



DRAWN: GG
CHECKED: KC

SCALE: AS NOTED FILE: 2104

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MATERIAL LEGEND

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B CURTAIN WALL	G BRUSHED STEEL
C STEEL FRAME HOLLOW METAL DOOR	H CORNICE
D CANTILEVERED WALL	I METAL CLADDING
E RETRACTABLE AWNING	J CANOPY
	K STEED DOUBLE SWING DOOR

COLOUR LEGEND

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4 WHITE BRICK RUNNING BOND	9 DARK GREY
5 KANDLA GREY RUNNING BOND	10 ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT

1 WEST ELEVATION
3/32" = 1'-0"

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PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

WEST ELEVATION



A 4.1

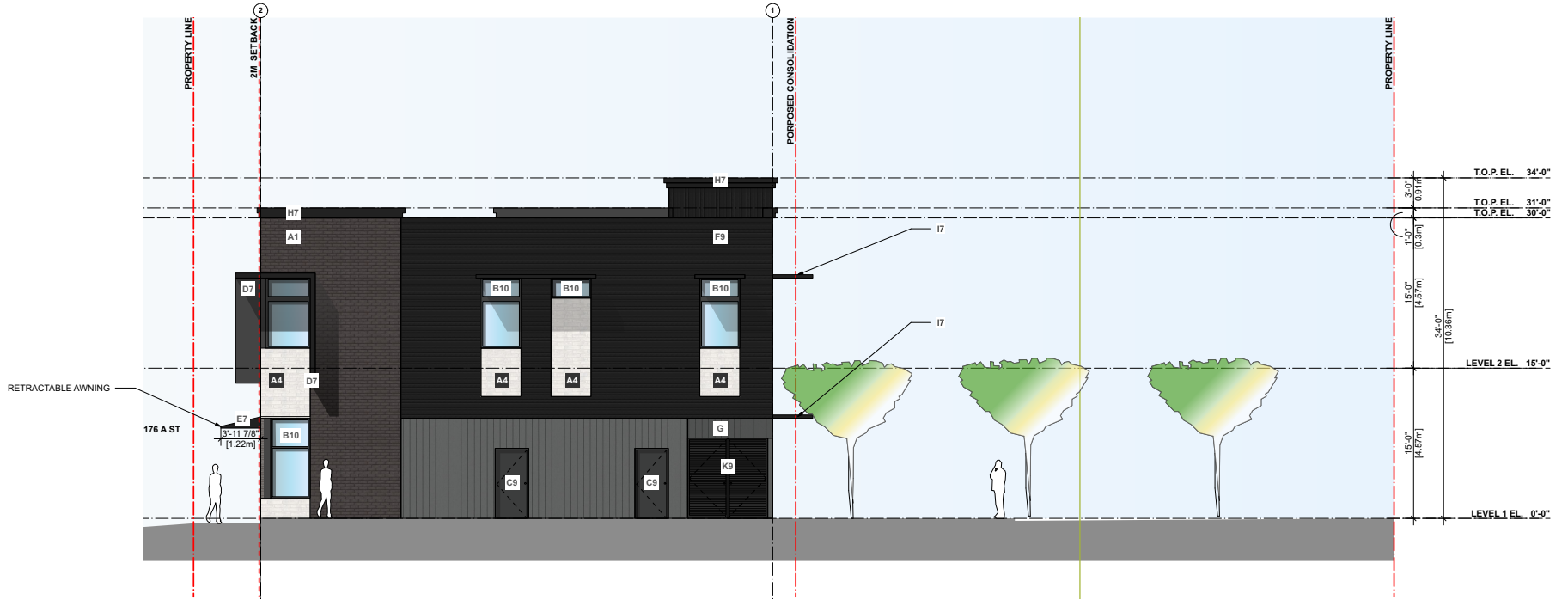


DRAWN: GG
CHECKED: KC

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

FILE: 2104

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MATERIAL LEGEND

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1 NORTH ELEVATION (EXISTING LANE)
3/32" = 1'-0"

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PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

NORTH ELEVATIONS

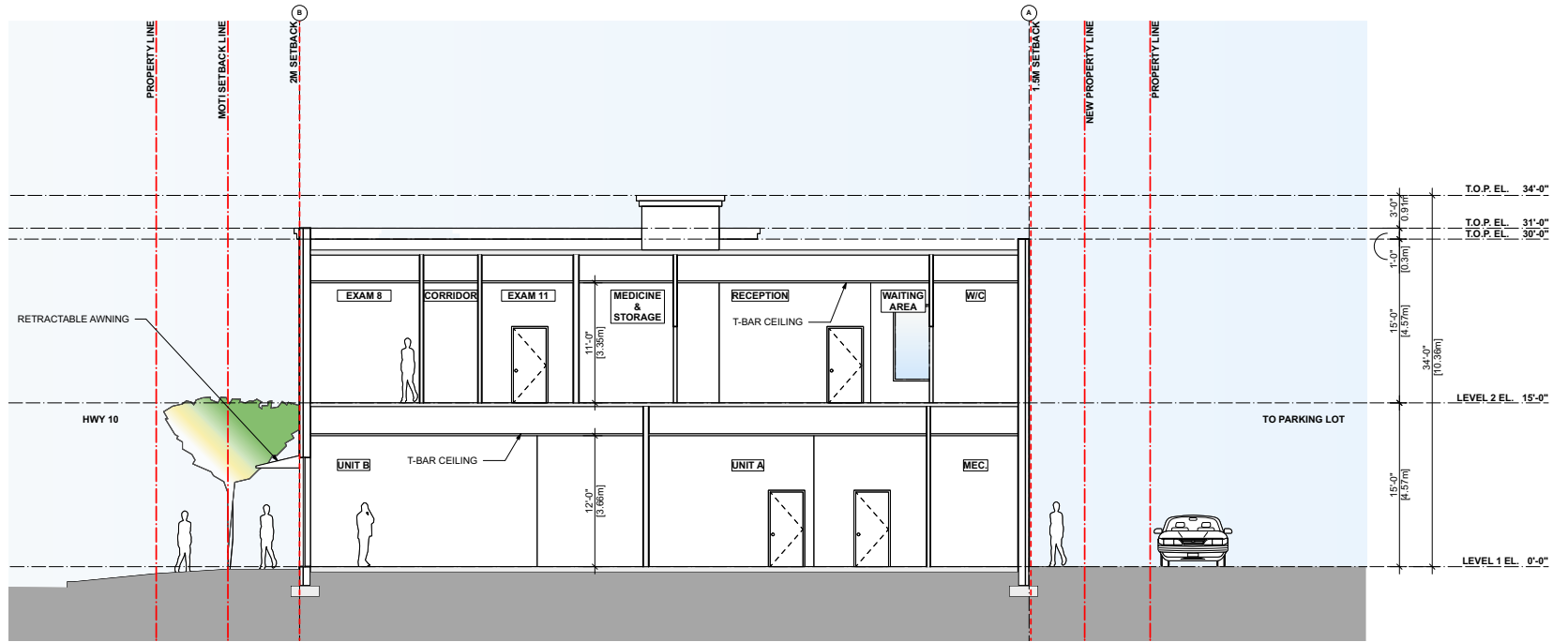
A 4.2



DRAWN: GG
CHECKED: KC

SCALE: 3/32"=1'-0" FILE: 2104

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1 SECTION 1
3/32" = 1'-0"

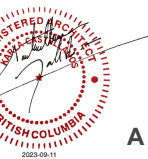
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PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

BUILDING SECTION



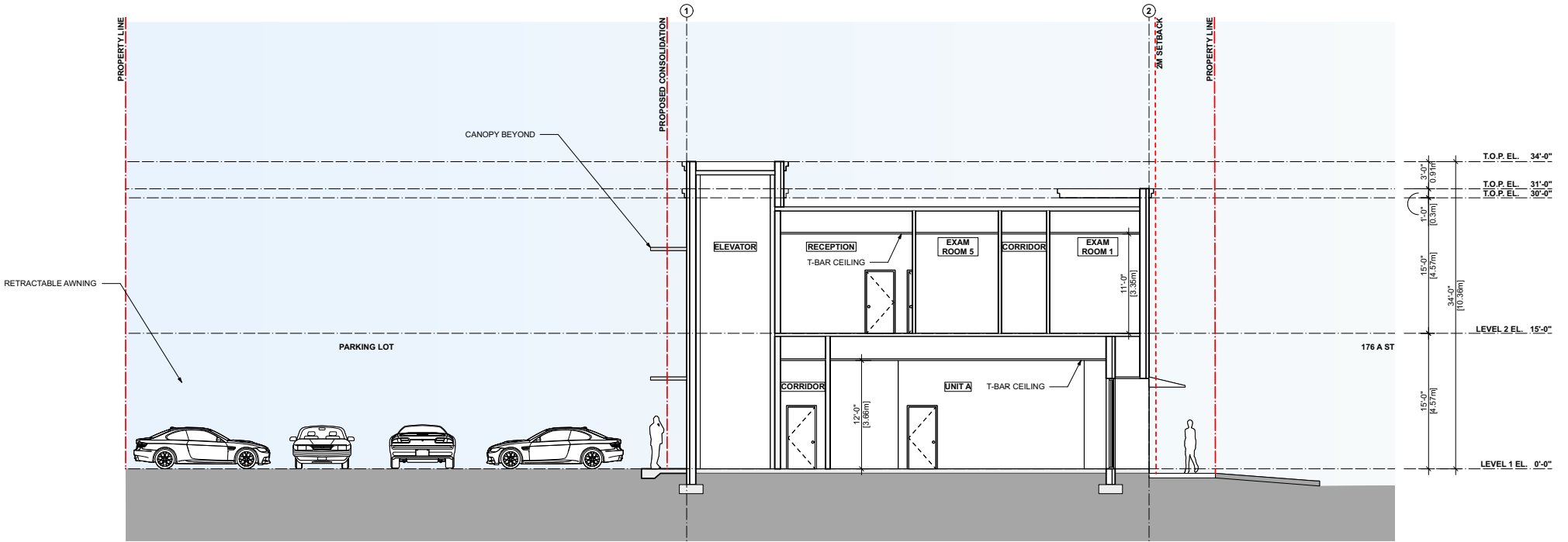
A 4.4



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SCALE: AS NOTED FILE: 2104

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1 SECTION 2
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PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC



BUILDING SECTION

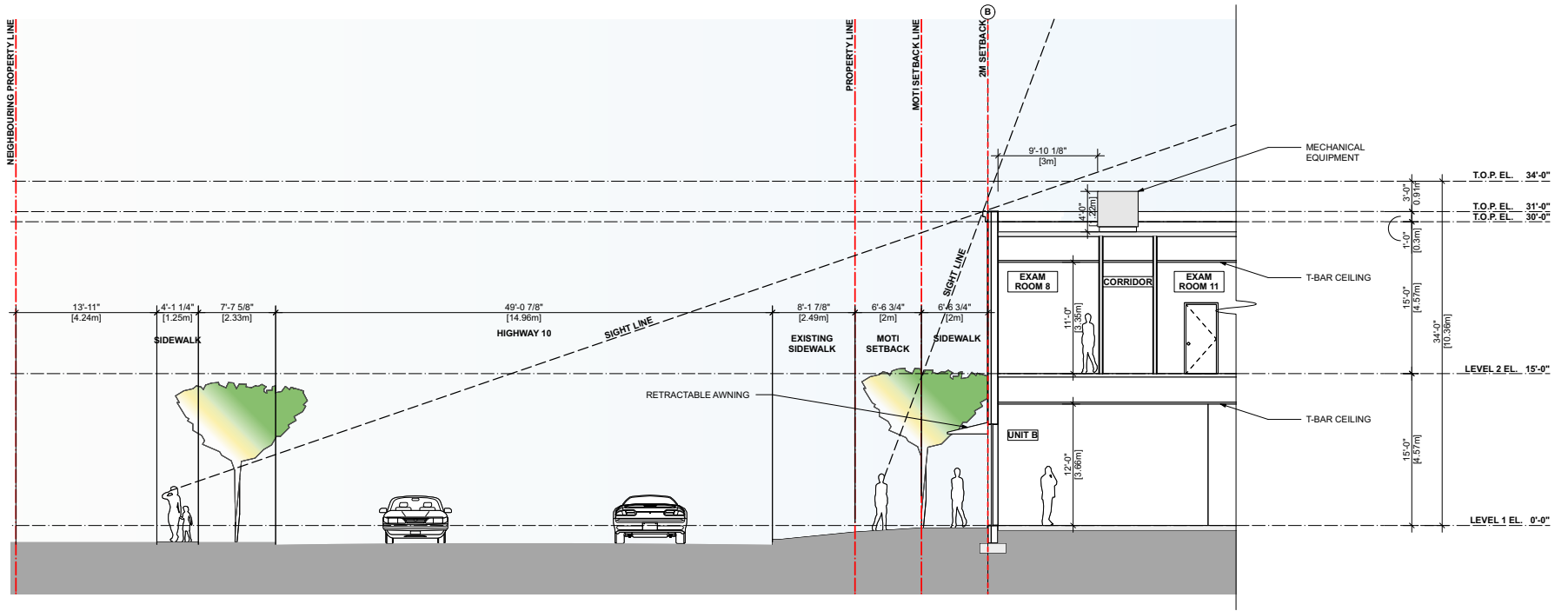
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DRAWN: GG
CHECKED: KC

SCALE: AS NOTED
FILE: 2104

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1 SITE SECTION HWY 10
3/32" = 1'-0"

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PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

SITE SECTION HWY 10 A 4.6



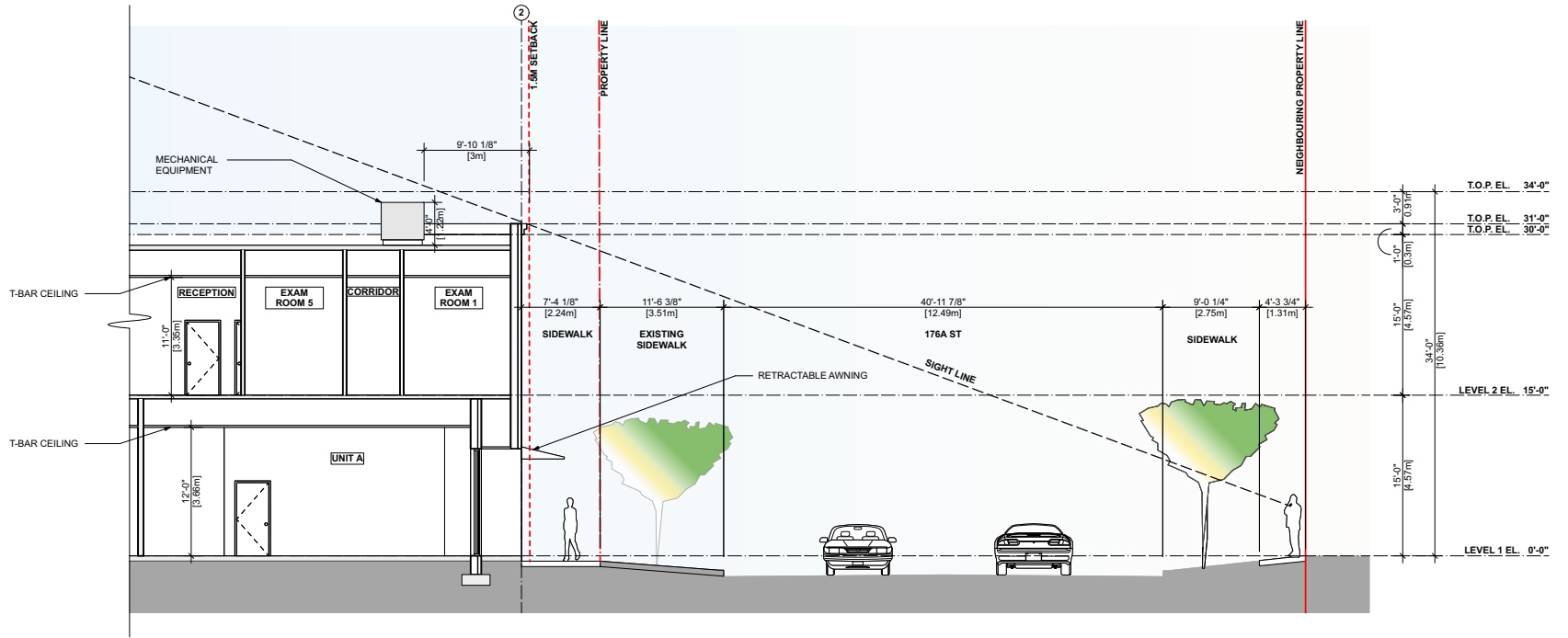
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CHECKED: KC

SCALE: AS NOTED

FILE: 2104



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1 SITE SECTION 176 ST
3/32" = 1'-0"

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PROPOSED NEW DEVELOPMENT
17625 & 17635 56TH AVENUE
SURREY, BC

SITE SECTION 176A ST A 4.7



DRAWN: GG
CHECKED: KC
SCALE: AS NOTED
FILE: 2104

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PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

ISO VIEWS



A 6.0



DRAWN: GG
CHECKED: KC

SCALE: NTS

FILE: 2104

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PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

ISO VIEWS



A 6.1



DRAWN: GG
CHECKED: KC

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PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
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ISO VIEWS



A 6.2



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NO.	DATE	ISSUANCE
1	2021 12 21	ISSUED FOR REVIEW
2	2022 01 07	ISSUED FOR REVIEW
3	2022 01 14	ISSUED FOR REZONING
4	2022 06 30	ISSUED FOR REVIEW
5	2022 07 07	RE-ISSUED FOR REZONING
6	2022 07 15	RE-ISSUED FOR REZONING
7	2023 01 09	RE-ISSUED FOR REZONING
8	2023 03 30	RE-ISSUED FOR REZONING
9	2023 04 26	ISSUED FOR ADP
10	2023 07 10	ISSUED FOR ADP
11	2023 09 11	RE-ISSUED FOR REZONING

PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

ISO VIEWS



A 6.3



DRAWN: GG
CHECKED: KC

SCALE: NTS

FILE: 2104

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10	2023 07 10	ISSUED FOR ADP
11	2023 09 11	RE-ISSUED FOR REZONING

PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

ISO VIEWS



A 6.4



DRAWN: GG
CHECKED: KC

SCALE: NTS

FILE: 2104

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DARK GREY BRICK



LIGHT GREY BRICK



RED BRICK



WHITE STUCCO



CHARCOAL METAL PANELS



BLACK ALUMINUM FRAMES

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NO.	DATE	ISSUANCE
1	2023 04 26	ISSUED FOR ADP
2	2023 07 10	ISSUED FOR ADP
3	2023 09 11	RE-ISSUED FOR REZONING

PROPOSED NEW DEVELOPMENT

17625 & 17635 56TH AVENUE
SURREY, BC

MATERIAL SAMPLE
BOARD



A 6.5



DRAWN: GG
CHECKED: KC

SCALE: NTS

FILE: 2104

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LEGEND

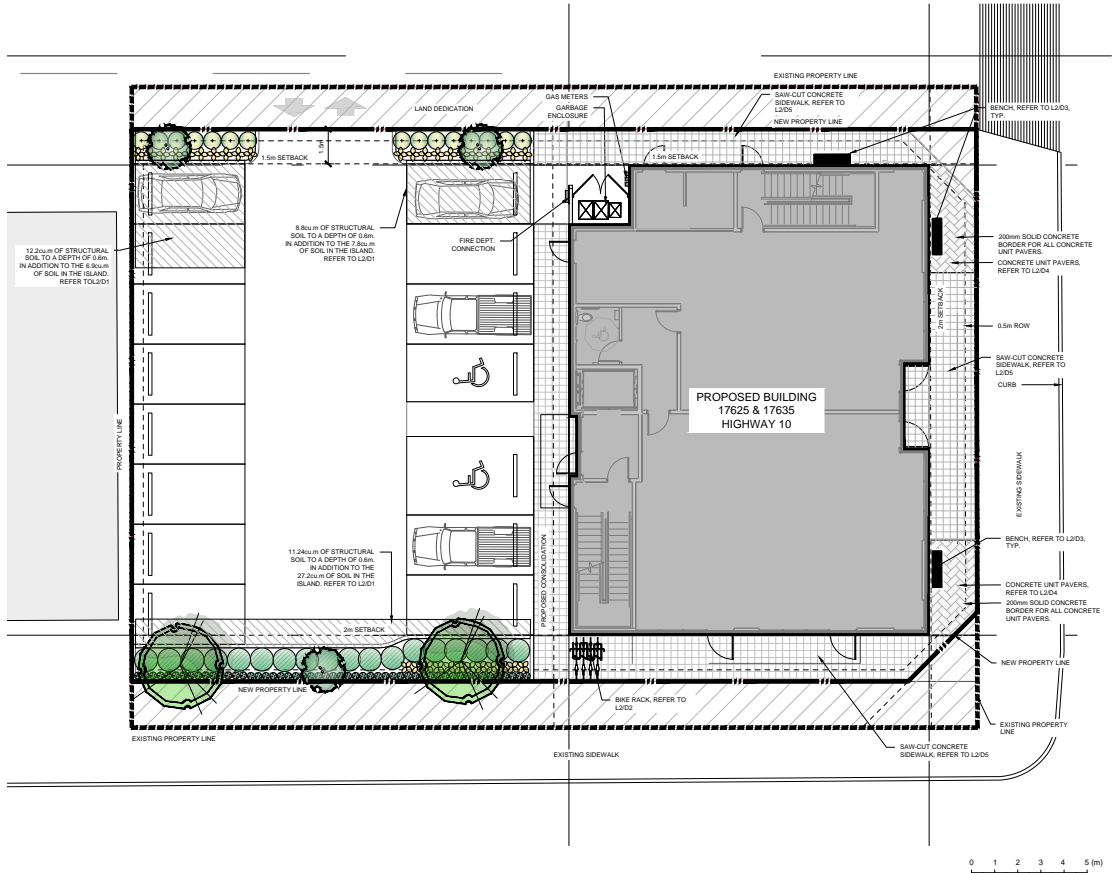
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- CONCRETE UNIT PAVERS
- SAW-CUT CONCRETE
- BIKE RACK
- BENCH

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE BOOKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORK. PEDESTRIAN PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWINGS, NOTES AND DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 - PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARDS FOR SOIL, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
 - PROVIDE A ONE-YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD, AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - Mulch maintenance and additional installation of mulch
 - Stem removal
 - Disease control

0	23/09/19	ISSUED FOR REZONING
1	23/07/18	ISSUED FOR ADP COMMENTS
2	23/07/18	ISSUED FOR ADP COMMENTS
3	23/04/26	ISSUED FOR ADP
4	23/03/29	ISSUED FOR RE-OP
4	22/07/08	ISSUED FOR REZONING
5	22/06/28	ISSUED FOR REVIEW
6	22/01/07	ISSUED FOR OP
7	20/11/15	ISSUED FOR REVIEW

NO. DATE: YYYY / MONTH / YEAR
 ISSUES & REVISIONS:
 SERIAL



PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	2	<i>Liquidambar styraciflua 'Worcester'</i>	Worcester Sweetgum	6m Cal.	As Shown	W.B.
	3	<i>Prunus serrulata 'Amanogawa'</i>	Amanogawa Flowering Cherry	6m Cal.	As Shown	W.B. Multi-Stem
SHRUBS						
	15	<i>Lonicera nigra</i>	Bottlek Honeyuckle	35cm Hx.	0.75m	#2 Pot
	18	<i>Phoradendron vancouverense</i>	Skp Laurel	1m Hx.	0.75m	#5 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	33	<i>Rutbeckia nigra</i> var. <i>subulvaris</i> 'Goldsturm'	Black Eyed Susan	1 Gallon	0.5m	Potted
	53	<i>Festuca glauca</i> 'Elgin Blue'	Elgin Blue Fescue	1 Gallon	0.25m	Potted

PROJECT NAME:
HIGHWAY 10 COMMERCIAL

PROJECT ADDRESS:
17625 & 17635 HIGHWAY 10, SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN, AND NOTES

SCALE: 1:100
 DRAWN: DC
 CHECKED: JT
 PROJECT NO: 2107394
 DRAWING NO: **L1**

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INTER-OFFICE MEMO

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

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

DATE: **July 17, 2023** PROJECT FILE: **7822-0236-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 17631 No 10 (56 Ave) Hwy**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.0 m along Highway 10 (56 Avenue).
- Dedicate 1.83 m along Lane.
- Dedicate 3.0 x 3.0 m corner cut at the intersection of Highway 10 (56 Avenue) and 176A Street.
- Dedicate 3.0 x 3.0 m corner cut at the intersection of 176A Street and Lane.
- Register a 0.5 m Statutory Right-of-Way (SRW) along 176A Street.

Works and Services

- Construct north side of Highway 10 per MoTI requirements.
- Construct the west side of 176A Street.
- Construct Lane.
- Construct watermain in Lane and abandon existing.
- Construct sanitary main in Lane and abandon existing.
- Provide stormwater control per Cloverdale-McLellan ISMP.
- Provide adequately-size water, storm, and sanitary service connections.
- Register applicable legal documents as required.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

SY

July 11, 2023

City of Surrey
 Planning & Development Department
 Area Planning Division
 13450 - 104 Avenue
 Surrey BC
 V3T 1V8


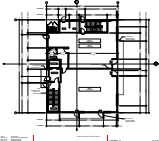
Attention: Christopher Lumsden
 Planner City of Surrey

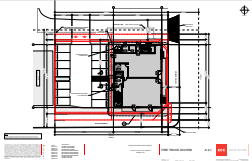
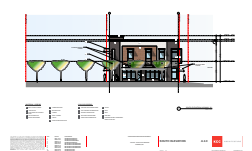
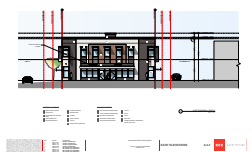
RE: Response to ADP Minutes for 17625/17631/17635 - 56 Avenue
Project No. 7922-0236-00

Dear Chris,

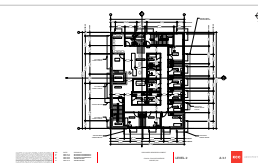
Please see enclosed our response to the ADP comments provided on May 11, 2023.

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

ADP Minutes	Written Response	Graphic
Key Points		
1 Confirm if a pad mounted transformer (PMT) is required as the location of the PMT will impact this small site. Coordinate location of the PMT with landscape, without sacrificing tree planting.	Our Electrical Engineer contacted BC hydro and he believed we should be able to get an overhead service with pole mount transformer. We will confirm once we hear back from them.	
2 Further consider design exploration and development of building articulation, canopy, material, and their application.	Further design exploration has been considered and described in Form and Character section below.	
3 Consider lightening up colour schemes of the upper level as it appears heavy. Refer to surrounding developments in the Heritage Cloverdale, as well as new developments to the west.	We've lightened up the materiality and changed dark colours to achieve a lighter appearance for the building. Please refer to Elevation sheets.	
4 Reconsider the chamfered edge at the northeast corner, if it is not required for any city dedications or corner cut.	Please see revised plans and elevations.	
5 Consider providing planting or screening on the west PL to soften that edge.	Considering the parking requirements, there is no room to add planting on the West PL.	
6 Consider entry clearance to the sidewalk for accessibility.	Recessed entrance provided per the Panel's recommendation. Please see A2.0 & A3.0.	

ADP Minutes	Written Response	Graphic
Site		
7 Consider enclosing the garbage area.	A steel double door added to enclose the garbage area. Please see A3.0.	
8 Consider having the electrical and mechanical room share the same room.	The same room has been shared for both Elec and Mech in the previous submission.	
Form and Character		
9 Consider for the northeast corner to not include a chamfered edge as it creates leftover space and breaks up the building form.	Noted and updated on floor plans and elevations.	
10 Consider design development of the thin glass canopy. Provide more information for the canopy as it is just a diagram. Provide a rationale for the canopies.	Glass canopies have been replaced with a Retractable Fabric Awning system. Please refer to Elevation sheets.	
11 Review the overall building articulation and materials.	Please see item 3 above.	
12 Consider exploring lighter material portions of the building for the upper level as the current design is too heavy and does not translate to the base of building.	We've lightened up the materiality and changed dark colours to achieve a lighter appearance for the building. Please refer to Elevation sheets.	
13 Consider bringing connections of the heavy material to the base of building or invert those relations so upper level.	Please see our response above.	
14 Consider using the new building to the west as context for design cues.	Noted.	
15 Consider reviewing the rationale of doors with different language on the ground floor.	All exit and service doors are metal doors, except for the main entrance to the clinic and the commercial units on ground floor which are part of curtain wall system.	
16 Consider talking to a Code consultant to help coordinate and contribute to the design.	Noted and considered.	
17 Reconsider the rationale of recessing some doors and not others.	Both commercial doors along 176 A Ave are recessed symmetrically. Please see A4.3.	

ADP Minutes	Written Response	Graphic
Landscape		
18	Continue to ensure that the trees have their required soil volume as per Surrey standards.	Noted.
19	Consider providing planting along the west property line.	Considering the parking requirements, there is no room to add planting on the West PL.
20	The parking on the west side will need a wheel stop.	Wheel stop for parking spaces added. Please see site plan A2.0.
CPTED		
21	No specific issues were identified.	Noted.
Sustainability		
22	Consider adding glazing for the main stairwell to the 3rd floor and other means to promote the use of the stairs including glazing to the stairwell entrance, quality materials, and good lighting.	Please refer to A3.1, A4.1 & A4.2.
23	Consider alternatives to Ipe wood for exterior furniture.	Noted.
24	Consider hydraulic elevator for the project.	Noted and will be considered on the BP stage.
25	Consider additional bike parking to support healthy lifestyles.	Noted.
26	Further consider options to improve the experience of those taking out recycling, compost, and garbage.	Noted.
Accessibility		
27	Consider relocating the door to accessible washroom to face reception area for safety and ease of access.	Accessible washroom relocated. Please see A3.1.
28	Consider reviewing the BC Building Code for door exits and clearances.	Considered.



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

Sincerely,

Karla Castellanos

Principal, Architect AIBC - LEED ap.



ARCHITECTURE