

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0099-00

Planning Report Date: July 27, 2015

PROPOSAL:

- **Development Permit**

to permit the development of a 2-storey office building and the final phase of a 3-phase office building development.

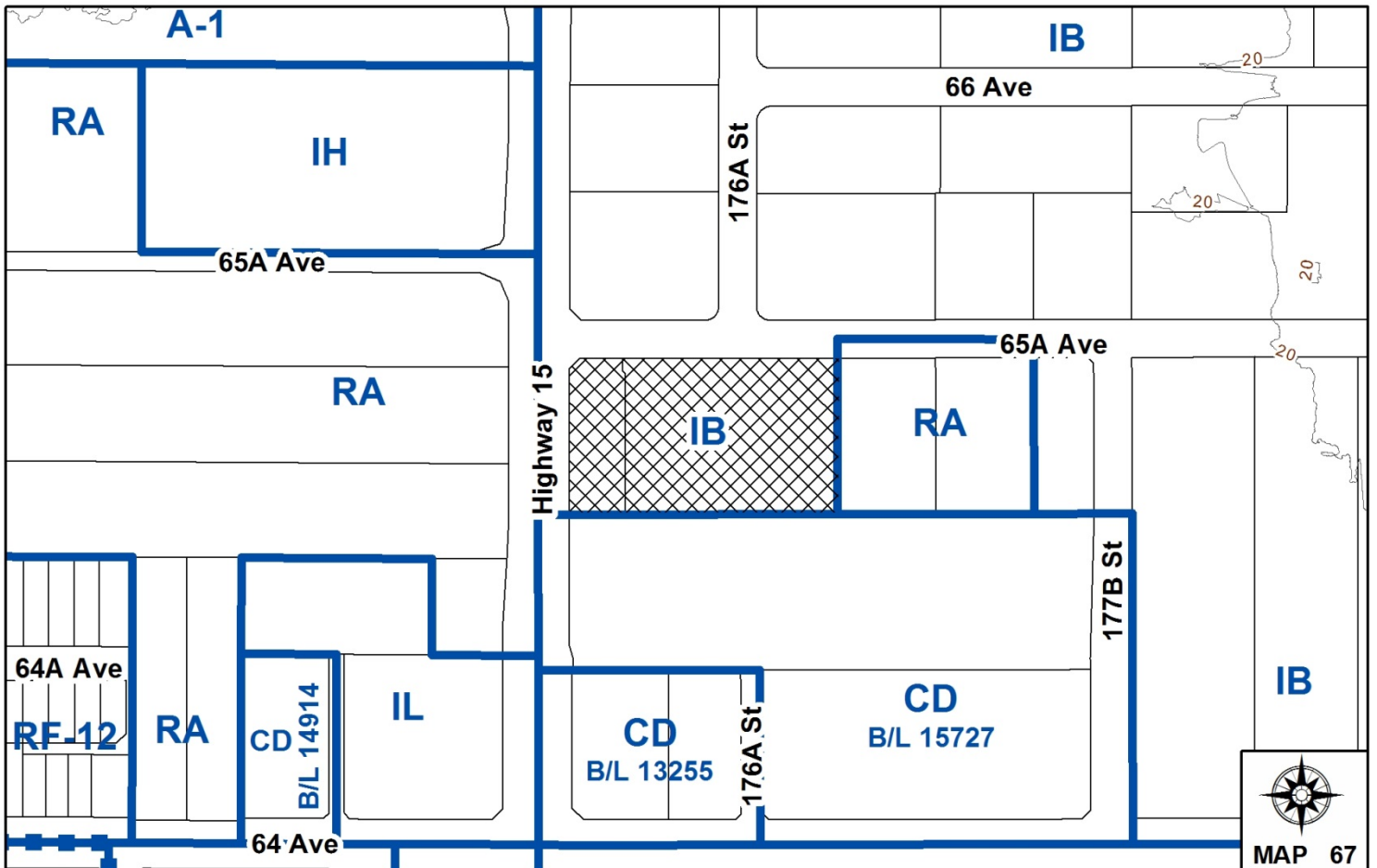
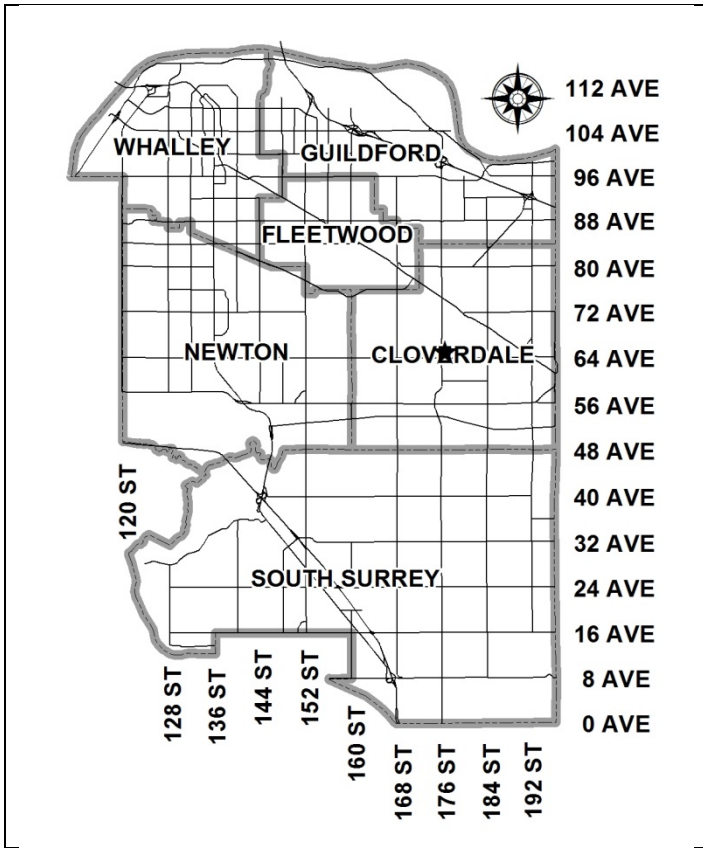
LOCATION: 17610 - 65A Avenue

OWNERS: 467215 BC Ltd.

666102 BC Ltd.

ZONING: IB

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Mixed Employment designation in the Official Community Plan.
- The proposed development is consistent with, and completes the pattern of development in the North Cloverdale Industrial area.
- The proposed building is attractive, well-designed and will provide an appealing addition to the surrounding industrial area.
- The proposed building design complements the design of the first two buildings that are already constructed on the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0099-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Industrial lot with two existing 2-storey office buildings on the eastern two-thirds of the lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 65A Avenue):	2-storey industrial building.	Mixed Employment	IB
East:	Single family dwelling to be removed, under Development Application No. 7914-0002-00 for an industrial building (rezoning at 3 rd Reading).	Mixed Employment	RA
South:	Commercial shopping centre.	Commercial	CD (By-law No. 15727)
West (Across Highway No. 15 / 176 Street):	Single family dwellings. One lot with unauthorized outdoor storage of shipping containers, under Development Application No. 7909-0172-00 for a TUP to permit truck parking for 10 trucks (pre-Council).	Mixed Employment	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the southeast corner of 65A Avenue and Highway No. 15 (176 Street) in the North Cloverdale Industrial Area. The property is designated Mixed Employment in the Official Community Plan, zoned "Business Park Zone (IB)" and is 1.16 hectares (2.9 acres) in size.
- The subject site currently has two two-storey multi-tenant industrial buildings on the east portion of the site. These buildings were developed under approved Development Application No. 7905-0344-00 which was for a rezoning from RA to IB and a Development Permit for four industrial buildings. The Rezoning and Development Permit were approved on November 24, 2008.
- Development Permit No. 7905-0344-00 was issued on November 24, 2008 and the first two buildings were constructed according to Development Permit No. 7905-0344-00. Originally, the third phase of the development was proposed to be two 2-storey buildings, however the building design was subsequently amended to be one 2-storey building with the bridge connection on the second floor.
- A new Development Permit is required to supplement Development Permit No. 7905-0344-00 in order to construct the third and final phase of development on the subject site.
- The building design is intended to repeat design elements from the two buildings on the eastern portion of the lot.
- The proposed building is 1,310 square metres (14,100 sq.ft.) in area. This building, together with the two existing buildings result in a proposed floor area ratio (FAR) of 0.57, which complies with the maximum permitted FAR of 0.75 in the IB Zone. The proposed lot coverage together with the two existing buildings is 43%, which complies with the maximum lot coverage of 60% permitted in the IB Zone.

PRE-NOTIFICATION

- Pre-notification letters are not required for Development Permits. A Development Proposal sign was installed on June 17, 2015 and staff have received no responses.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to construct a 2-storey multi-tenant office / industrial building. The subject site currently has two, 2-storey multi-tenant industrial buildings on the east portion of the site. The building design is intended to repeat design elements from the buildings to the east.
- The building is divided into a north portion and a south portion which are bisected by a central plaza and connected on the second floor level by a bridge.

- On the north portion of the proposed building is a proposed child care centre, and on the south portion of the proposed building is office space. The roof space on the second floor level is intended to be used as the outdoor play area for the child care centre and outdoor amenity for the second floor office space.
- This building is proposed to be set back 7.5 metres (25 ft.) from the north and west property lines, and 4.0 metres (13 ft.) from the south property line which complies with the setbacks required in the IB Zone. The east yard setback complies with the IB Zone as the new building is separated from the east property line by the two existing buildings.
- The proposed building is attractive, well-designed and consistent with the form and character of tilt-up industrial buildings within the surrounding area.
- The proposed building will be concrete, painted in a Tuscany green and storm cloud grey colour with anodized aluminum, wood and cultured stone accents. The principal entrance is along the east portion of the building facing towards the internal drive aisle.
- All roof-top mechanical units will be screened by the parapet walls above the second floor.
- There are two existing vehicular access points to the subject property from 65A Avenue. This access will be shared with the other two existing buildings on the site.
- Surrey Zoning By-law No. 12000 requires three parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for office uses located on the main floor, two parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for office uses located on the second floor, and 2 spaces for every employee of the child care centre. Therefore, the proposed building would require a total of 65 parking spaces for employees and customers.
- Existing Building C requires 74 parking spaces and Existing Building D requires 22 parking spaces. The total parking requirements for the site is 161 parking spaces, and the total provided is 177 spaces.
- The applicant is providing 48 parking spaces within the underground parking area of the proposed new building. The remaining 129 parking spaces are already provided on the site.
- In the current design, the ramp to the underground parking is difficult to access from the western drive aisle. The applicant has agreed to revise the design of the ramp to improve vehicular manoeuvring into the underground parking area prior to final approval.

Landscaping

- The applicant proposes a 7.5-metre (25 ft.) wide landscaped area along both 65A Avenue and Highway No. 15 (176 Street). The landscaping will include a mixture of trees such as Nootka Cypress, Ponderosa Pine, White Fir, and London Plane Tree, shrubs including Emerald Cedar, Pink Heather, Juniper, ferns, grasses and groundcover.
- The building will have three pedestrian connections from Highway No. 15 (176 Street) to the subject development, and pedestrian walkway that extends along the perimeter of the building.

- Between the north and south portions of the building will be a central plaza. As a gateway from Highway No. 15 (176 Street) into the central plaza there will be a 3.3-metre (11 ft.) tall, curved trellis feature painted black.

Proposed Signage

- A free-standing sign is proposed within the landscaped area facing the intersection of Highway No. 15 (176 Street) and 65A Avenue.
- The proposed sign is proposed to be a curved, undulating sign made of architectural concrete with light sandblast finish, mounted on an architectural concrete base. The copy will be 13mm thick wall-mounted lettering with the words "Pacific Highway Business Park" in black.
- The proposed free-standing sign will be located 2 metres (6 ft.) from 65A Avenue and 3 metres (10 ft.) from Highway No. 15 (176 Street) in compliance with the Sign By-law and MOTI setback requirements.
- This free-standing sign is proposed to be single faced, 1.9 metres (6.3 ft.) in height, 6.2 metres (20 ft.) in width, and will be 11.8 square metres (127 sq.ft.) in area, which complies with the free-standing sign requirements of the Sign By-law.
- At this time, fascia signage is not included in the subject Development Permit application and the applicant informs staff that a separate Development Permit application for signage may be submitted after Development Permit No. 7915-0099-00 is issued if they decide to incorporate fascia signage in the future.
- One of the applicant's prospective purchasers is a child care centre operator. The applicant informs staff that the child care centre operator has received government funding and that they need to begin construction in September to comply with the funding requirements. It is anticipated that this tenant will seek subsequent approval for fascia signage.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 18, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Development is consistent with the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal includes a mix of land uses (childcare / office industrial).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal incorporates low impact development standards into the design.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Covered outdoor waiting area provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposal includes child care space and rooftop outdoor play area.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

Based on the scale of this development proposal, the proposal was not referred to the Advisory Design Panel but reviewed by staff and found acceptable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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DRV 7/23/15 9:06 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Peter Chu
 Peter K. Chu Architecture Inc.
 Address: 1155 - West Pender Street, Suite 710
 Vancouver, BC V6E 2P4

 Tel: 604-298-7063

2. Properties involved in the Application

(a) Civic Address: 17610 65A Avenue

(b) Civic Address: 17610 65A Avenue
 Owner: 666102 BC Ltd
 Director Information:
 Roger Rizzo
 Patrizia Tossani-Rizzo

Officer Information as at March 19, 2015:
Roger Rizzo (Secretary, Vice President)
Patrizia Tossani-Rizzo (President)

467215 BC Ltd
Director Information:
Elvira Calandra
Giuseppe Calandra

Officer Information as at February 24, 2015
Giuseppe Calandra (President)
Elvira Calandra (Secretary)

PID: 028-309-111
Lot 1 Section 17 Township 8 New Westminster District Plan BCP45882 Except Phases One
And Two Strata Plan BCS3923

DEVELOPMENT DATA SHEET

Existing Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total**		11,584 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		43%
Paved & Hard Surfaced Areas		39%
Total Site Coverage**		82%
SETBACKS*** (in metres)		
Front	7.5m	7.8m
Rear	7.5m	117.6m
Side #1 (N)	7.5m	7.6m
Side #2 (S)	3.6m	3.6m
BUILDING HEIGHT*** (in metres/storeys)		
Principal	12.0m	8.9m / 2 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS	NA	NA
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	NA	NA
FLOOR AREA: Commercial***		
Retail		
Office		669 sq.m.
Total		669 sq.m.
FLOOR AREA: Industrial		NA
FLOOR AREA: Institutional (child care) ***		641 sq.m.
TOTAL BUILDING FLOOR AREA***		1310 sq.m.

* *If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

** *Full site*

*** *Proposed new building*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY**		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.75	0.57
AMENITY SPACE (area in square metres)	NA	NA
Indoor		
Outdoor		
PARKING (number of stalls)**		
Commercial	91	99
Industrial	22	30
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	48	48
Total Number of Parking Spaces	161	177
Number of disabled stalls	2	3
Number of small cars	40	33
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

** *Full site*

*** *Proposed new building*

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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PROJECT DATA

Proposed Daycare & Office Building @ 17810 - 65A Avenue, Surrey, B.C.

LEGAL DESCRIPTION: Lot 10, S4x20, T7, Township 8, West Westminster District, Plan 01754

ZONING: B3 (Business Park Zone)

LOT AREA: 1.14 ha (28400 SF) (7184.58)

DEVELOPMENT: Permitted: 124601 SF (5,710) = 45212 SF (2088 SQM)
Proposed: 71800 SF (6622.4 SQM) (2.36)

	Weekday Area	Office Area	Daycare Area	Total
Daycare & Office Building	464.2 sqm (5000 sq ft)	542.7 sqm (5840 sq ft)	11810 sqm (128000 sq ft)	12816.9 sqm (139040 sq ft)
Building C	2096.0 sqm (22620 sq ft)			2096.0 sqm (22620 sq ft)
Building D	2097.4 sqm (22630 sq ft)			2097.4 sqm (22630 sq ft)
Total Area	4657.6 sqm (50350 sq ft)	542.7 sqm (5840 sq ft)	11810 sqm (128000 sq ft)	12810.3 sqm (138830 sq ft)

LOT COVERAGE: Permitted: 154401 SF (49) = 49110 SF
Proposed: Daycare & Office Building (17810, 17820-65A Avenue): 2822 SF (312 SQM)
Building C (parking): (17822-65A Avenue): 51880 SF (4812 SQM)
Building D (parking): (17823-65A Avenue): 51880 SF (4812 SQM)
Total: 65410 SF (6092 SQM (42.8%))

BUILDING HEIGHT: Permitted: 40 Ft. (12 m)
Proposed: 20.0 Ft. (6.06 m)

BUILDING SETBACKS: Required: Front Yard: 55 Ft. (16.8 m)
Rear Yard: 25 Ft. (7.6 m)
Side Yard: 25 Ft. (7.6 m) (on 17810 Ave)
Side Yard: 10 Ft. (3.0 m) (Adjacent Land is Commercial)

PARKING: Required: Daycare & Office Building:
Child Care Centre: 1 space/child/20 = 24 spaces
(ii) equal number of parking spaces as 1 for drop-off (within 5 spaces) = 24 spaces
M Multi-Office Lease: 5 spaces/1075 sq.ft. (100 sqm.) = 12 spaces
4400 sq.ft./1075 sq.ft. = 4 spaces
M Second Floor Office Lease: 2 spaces/1075 sq.ft. (100 sqm.) = 2 spaces
2670 sq.ft./1075 sq.ft. = 2 spaces
Sub-Total: 48 spaces
Building C:
I Office Lease (Second Floor): 2 spaces/1075 sq.ft. (100 sqm.) = 2 spaces
2100 sq.ft./1075 sq.ft. = 2 spaces
II Office Lease (Main Floor): 3 spaces/1075 sq.ft. (100 sqm.) = 3 spaces
1260 sq.ft./1075 sq.ft. = 1 space
Sub-Total: 74 spaces
Building D:
I Light Impact Industrial Lease: 1 space/1075 sq.ft. (100 sqm.) = 1 space
2180 sq.ft./1075 sq.ft. = 2 spaces
II Office Lease: 1 space/1075 sq.ft. (100 sqm.) = 1 space
2670 sq.ft./1075 sq.ft. = 2 spaces
Sub-Total: 22 spaces
Total Spaces Req./Asst: 161 spaces
Small Car Spaces: Minimum 20% of the required parking spaces = 40 spaces
Accessible Spaces: where more than 50 spaces provided 1 for every 100 sq feet/3000 sq ft = 177 spaces/100 spaces = 2 spaces
Proposed: Flexible Seats (2.2 x 1.0): 141 spaces
Small Cars (8.0 x 1.8): 52 spaces
Accessibility (11 x 1.8): 8 spaces
Total Spaces Provided: 177 spaces

LOADING: Required: One Adjacent to each overhead loading door.

PROJECT DIRECTORY

MUNICIPAL AUTHORITY: City of Surrey
1645 - 65A Avenue
Surrey, BC V5C 5A6
TEL: 604.291.4441
FAX: 604.291.2627

CLIENT: 46215 BC Ltd. & 46212 BC Ltd.
22515 120 Avenue
Langley, BC V1M 5T6

PROJECT COORDINATORS: CONTACT: Leo Nelson
TEL: 604.878.8558
CELL: 604.800.8297
FAX: 604.878.8266
E-MAIL: chaberg@nexus.ca

Primo Pacific Construction Ltd.
14779 41st Avenue
Burnaby, BC V5B 0Z1

ARCHITECT: Peter K. Chu Architecture Inc.
9715 - 1158 West Pender Street
Vancouver, BC V6C 2P4

CONTACT: Peter Chu
TEL: 604.888.7892
E-MAIL: peter@pkchu.net
E-MAIL: chu_pk@nexus.net

CIVIL ENGINEER: Landmark Engineering & Planning Ltd.
4528 - 1009 Louisa Avenue
Coquitlam, BC V3B 6R6

CONTACT: Graham Wilson
TEL: 604.783.7828
CELL: 604.287.2541
FAX: 604.877.0796
E-MAIL: wilson@lpa.net

LANDSCAPE ARCHITECT: Van der Zalm & Associates Inc.
8414 - 12512 - 67th Avenue
Langley, BC V1M 4S3

CONTACT: Mark van der Zalm/Debra Arnold
TEL: 604.888.0254
CELL: 604.826.2188 (Mark)
FAX: 604.888.0254
E-MAIL: mvdz@vzco.ca
E-MAIL: chaberg@nexus.ca

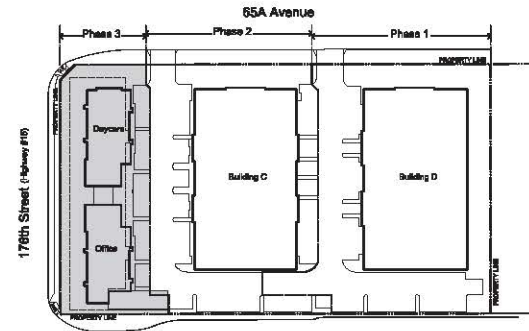
DRAWING LIST

ARCHITECTURAL:
A0 Project Data
A1 Site Plan
A2 Underground Parking Floor Plan, Building Section
A3 Main Floor Plan
A4 Second Floor Plan
A5 Building Elevation

Notes:

- The proposed Schematic layout design is based on preliminary assessment of known and probable conditions at the time of writing. Drawings are preliminary only and are subject to approval from the applicable authority jurisdiction.
- These drawings are the exclusive property of Peter K. Chu Architecture Inc. and may not be produced whole or in part without the expressed written consent of Peter K. Chu Architecture Inc.

CONTEXT PLAN



Key Plan
Scale: N.T.S.



Peter K. Chu Architecture Inc.

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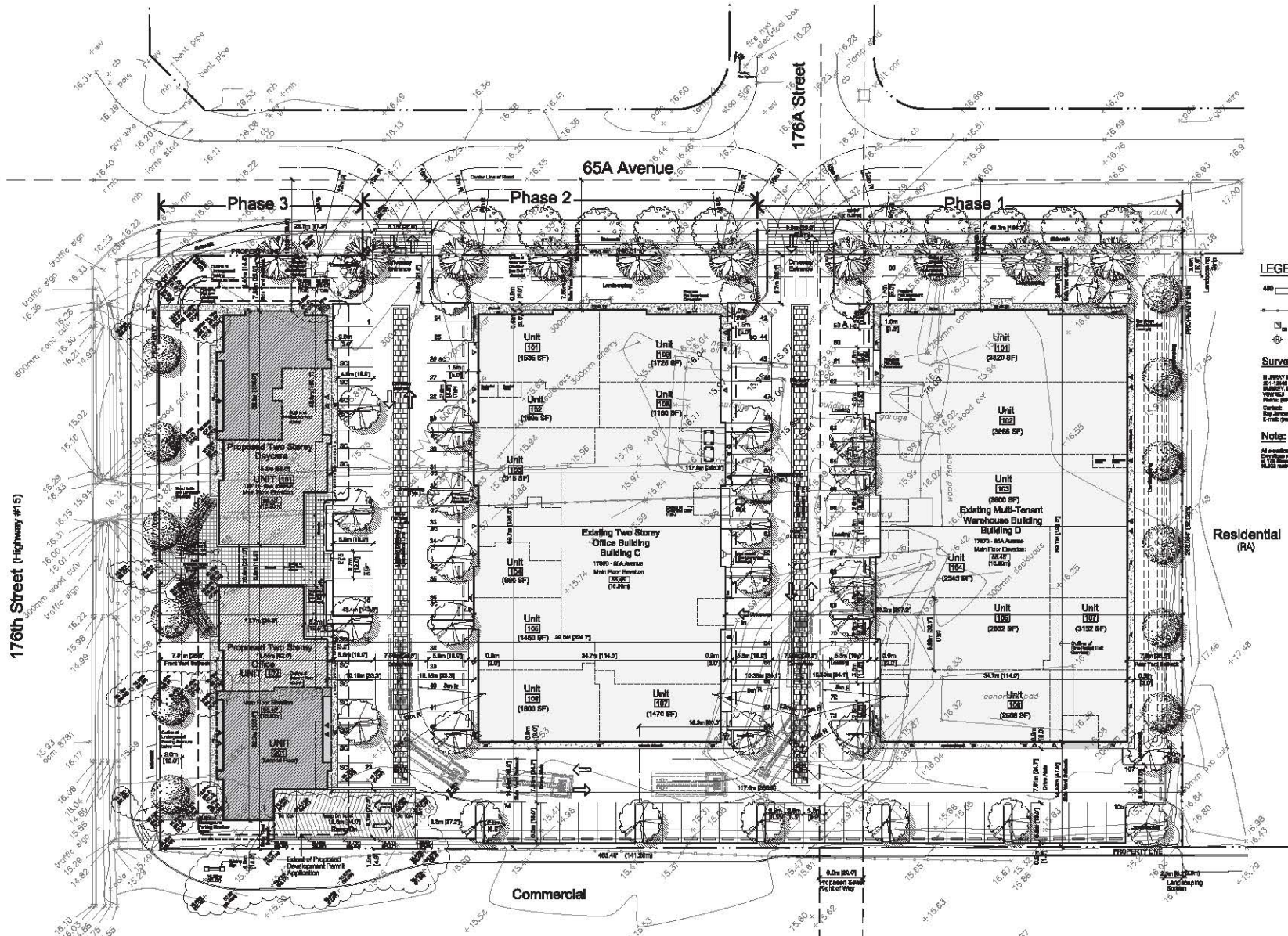
CONSULTANT:

PROJECT:
PACIFIC HIGHWAY BUSINESS PARK
Proposed Daycare & Office Building
(Phase 3)
17810 - 65A Avenue
Surrey, B.C.

DRAWING TITLE: Project Data

DATE	JOB NO:	DRAWN:
Mar 2 2015	05-544b	V.S.
	CHECKED:	SCALE:
	P.C.	AS NOTED

REVISIONS:	NO	DATE	ISSUED FOR PERMITTED DEVELOPMENT	RE-APPROVED FOR DEVELOPMENT PERMIT	ISSUED FOR APPROVED DEVELOPMENT	RE-APPROVED FOR DEVELOPMENT PERMIT
	1	Mar 02 2015				
	2	Mar 02 2015				
	3	Mar 02 2015				
	4	Mar 02 2015				
	5	Mar 02 2015				



LEGEND

- 400 400 Wall / Fence
- Clubs of 8 High Center Line
- Catch Basin
- Fire Hydrant

Survey Information by:

ALUMBY & ASSOCIATES
 87-1245 West 4th Avenue
 Surrey, B.C.
 V4P 1W3
 Phone: (604) 867-4188
 Fax: (604) 867-4189
 E-mail: info@alumby.com

Note:
 All elevations shown are in metric.
 Elevation are shown from CGD1981 unless
 noted.
 S.L.S.D. Name, Symbols, Colors.

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CONSULTANT:

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DRAWING TITLE: Site Plan

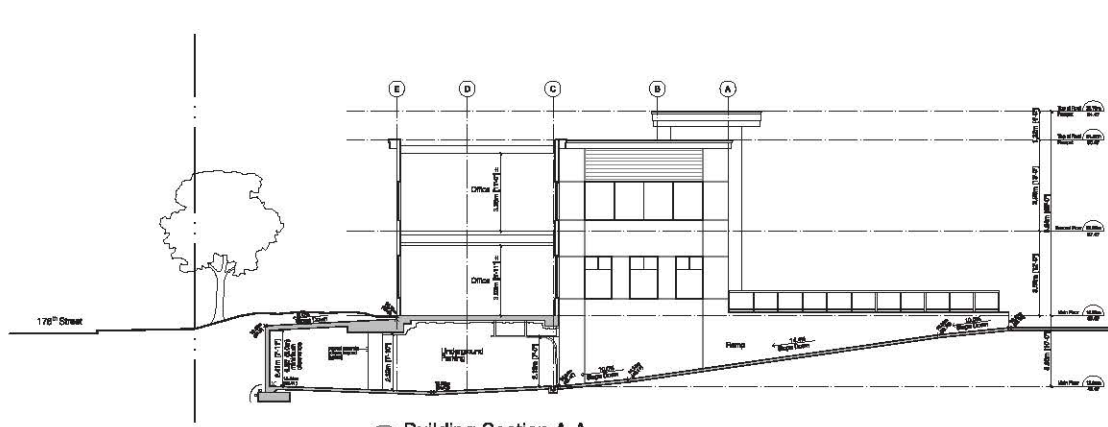
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Mar. 2 2015	05-346b	V.G.
	CHECKED:	SCALE:
	P.C.	AS NOTED

REV.	DATE	DESCRIPTION
1	Mar. 4, 2015	Issued for Planning Department Review
2	Mar. 27, 2015	Revised for Development Permit
3	Mar. 23, 2015	Revised for Development Permit
4	April 5, 2015	Revised for Development Permit
5	April 20, 2015	Revised for Development Permit
6	April 20, 2015	Revised for Development Permit

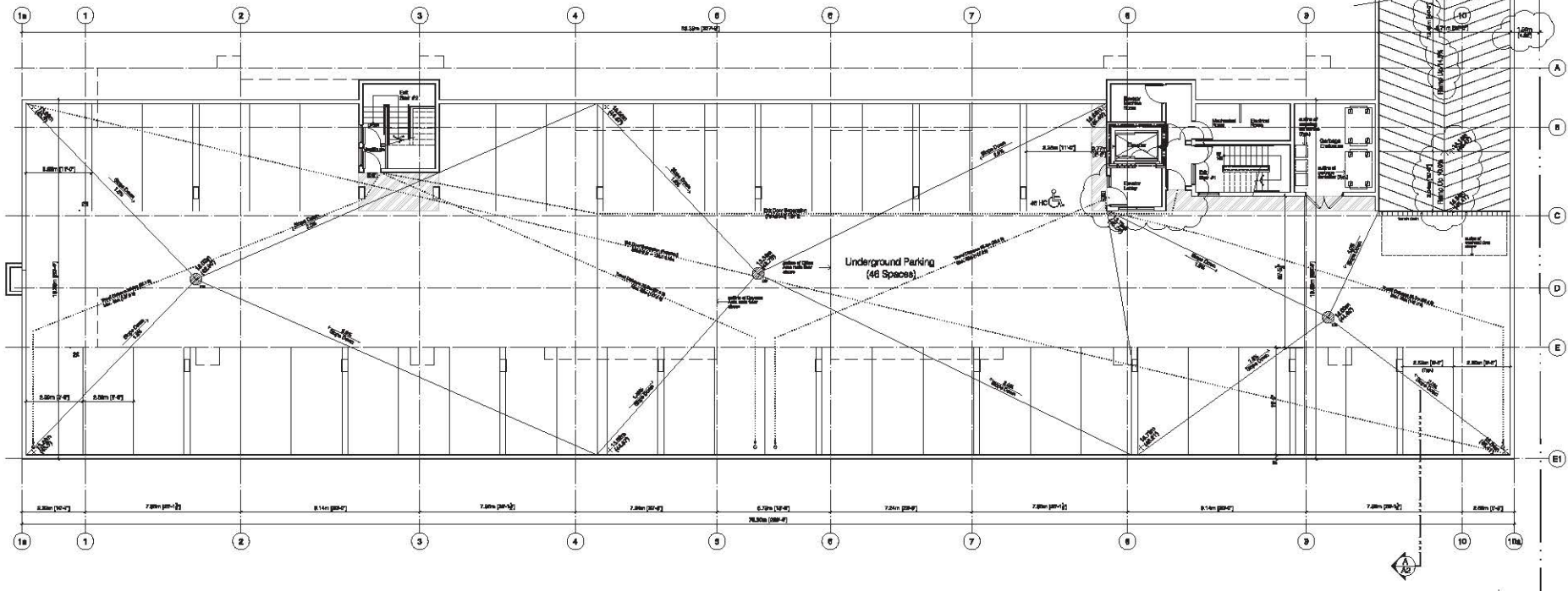
Site Plan
 Scale: 1:250



A1



1 Building Section A-A
Scale: 1:100



2 Underground Parking Floor Plan
Scale: 1:100

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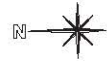
CONSULTANT:

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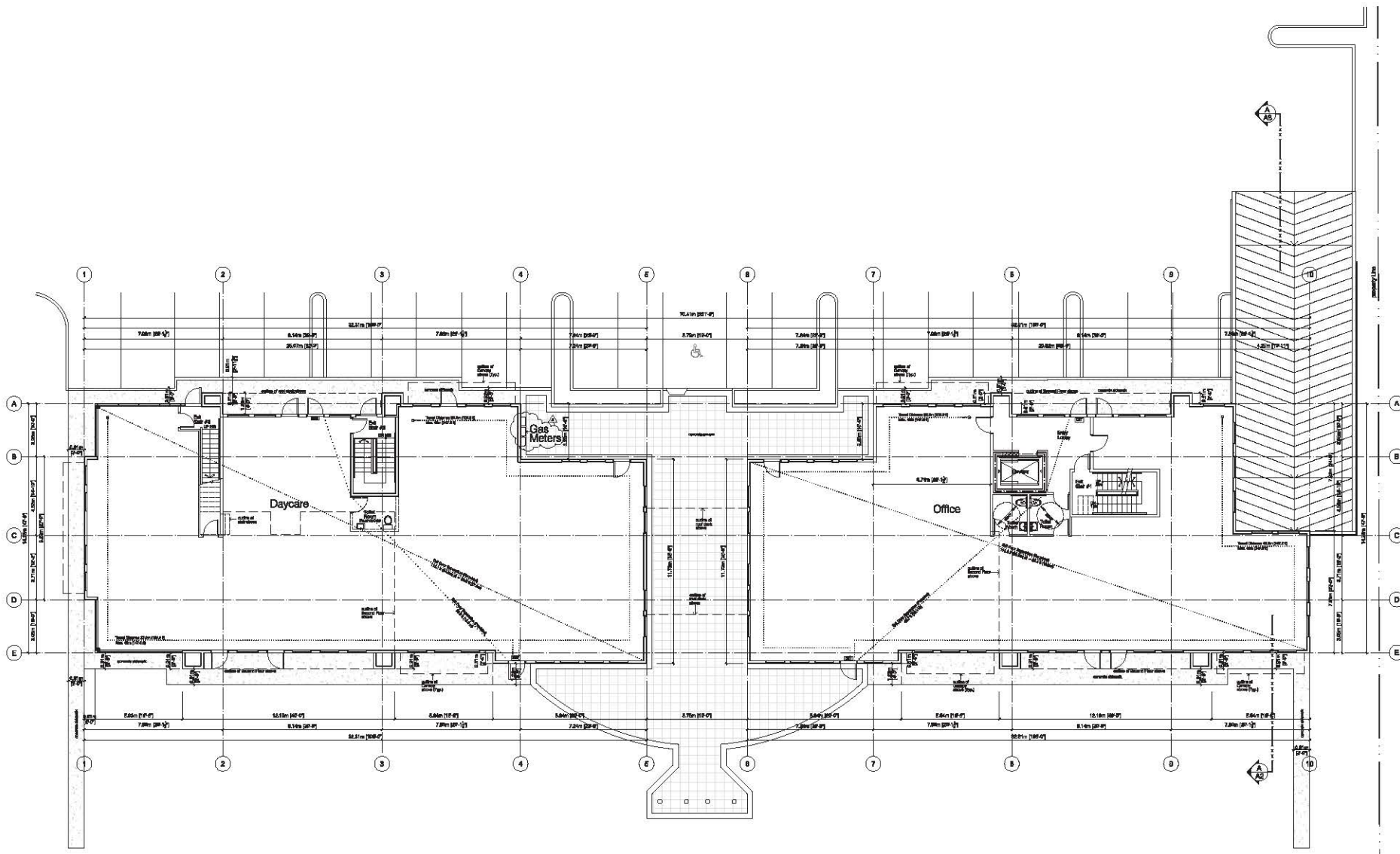
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Underground Parking Plan

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JOB NO: 05-544b
CHECKED: P.C.
DRAWN: V.G.
SCALE: AS NOTED

NO	DATE	REVISIONS:
1	Mar. 2, 2015	Issued for Planning Department Review
2	Mar. 17, 2015	Included for Development Permit
3	May 20, 2015	Included for Council Review
4	June 18, 2015	Included for Development Permit
5	July 21, 2015	Included for Development Permit



A2



1 Main Floor Plan
 A3 Scale: 1:100

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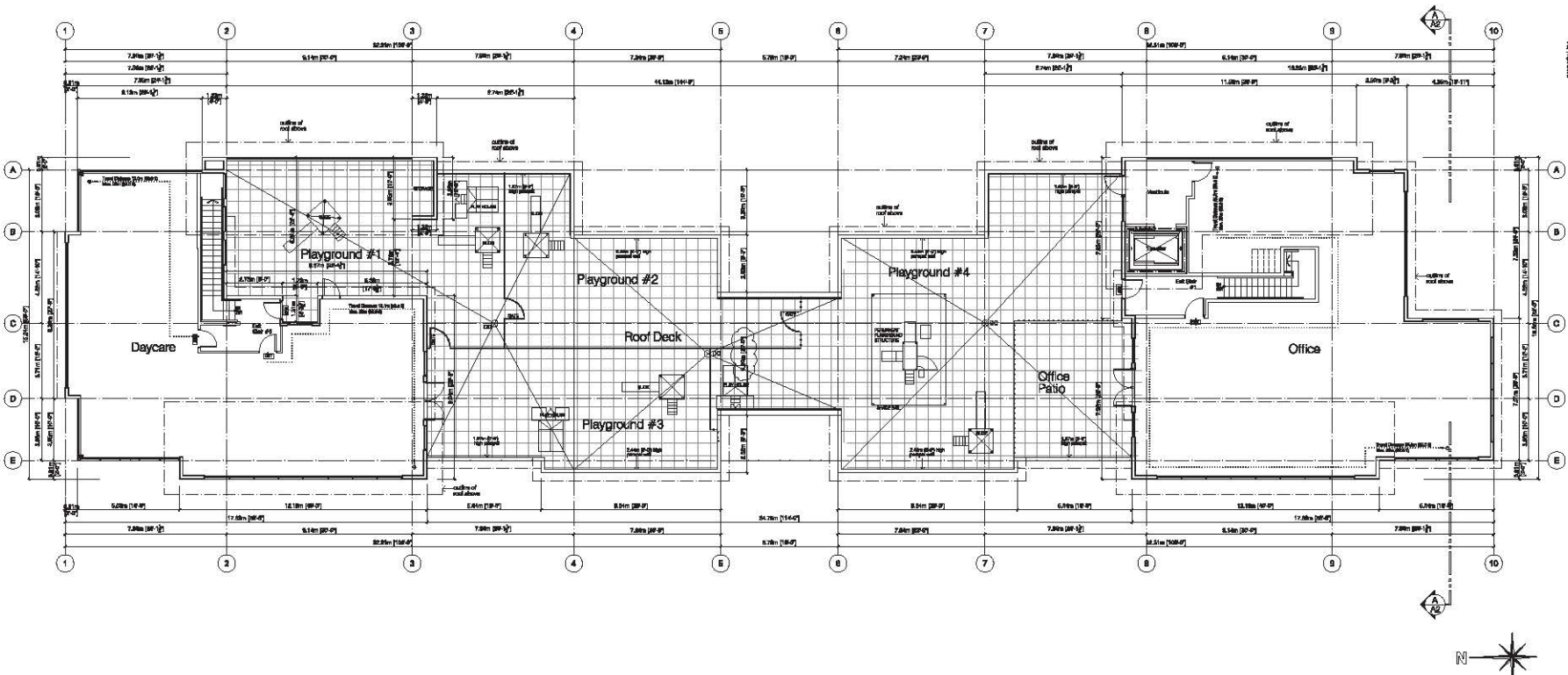
CONSULTANT:

PROJECT:
PACIFIC HIGHWAY BUSINESS PARK
 Proposed Daycare & Office Building
 (Phase 3)
 17810 - 66A Avenue
 Surrey, B.C.

DRAWING TITLE:
 Main Floor Plan

DATE: Mar. 7 2015
 JOB NO: 05-544b
 DRAWN: V.G.
 CHECKED: P.C.
 SCALE: AS NOTED

NO	DATE	REVISIONS:
1	Mar. 7, 2015	Issued for Permitting, Equipment Schedule
2	Mar. 10, 2015	Revised for Permitting, Equipment Schedule
3	Mar. 10, 2015	Revised for Permitting, Equipment Schedule
4	Mar. 10, 2015	Revised for Permitting, Equipment Schedule
5	Mar. 10, 2015	Revised for Permitting, Equipment Schedule
6	Mar. 10, 2015	Revised for Permitting, Equipment Schedule
7	Mar. 10, 2015	Revised for Permitting, Equipment Schedule
8	Mar. 10, 2015	Revised for Permitting, Equipment Schedule
9	Mar. 10, 2015	Revised for Permitting, Equipment Schedule
10	Mar. 10, 2015	Revised for Permitting, Equipment Schedule



1 Second Floor Plan
 A4 Scale: 1:100

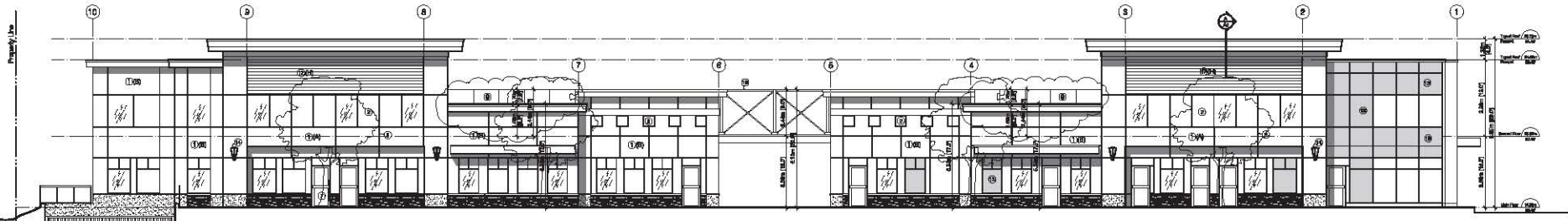
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 E-Mail: pku@pkchu.com

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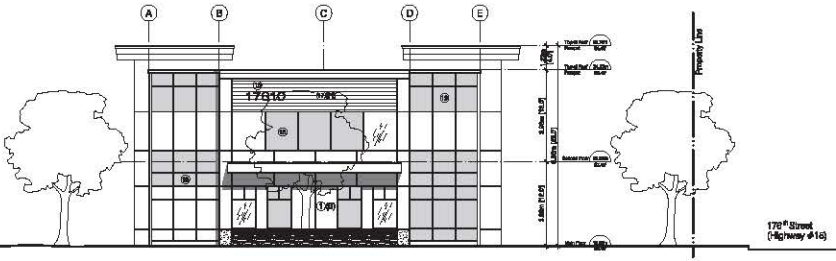
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SCALE: AS NOTED

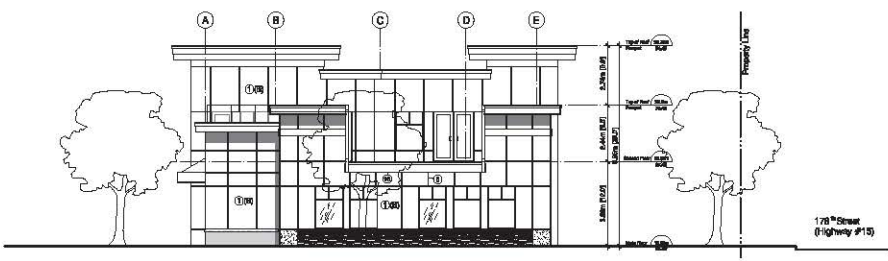
NO.	DATE	REVISIONS:
1	March 2, 2015	Issued for Planning Department Review
2	March 27, 2015	Revised for Development Permit
3	March 28, 2015	Revised for Development Permit
4	March 30, 2015	Revised for Development Permit
5	April 15, 2015	Revised for Development Permit
6	April 22, 2015	Revised for Development Permit



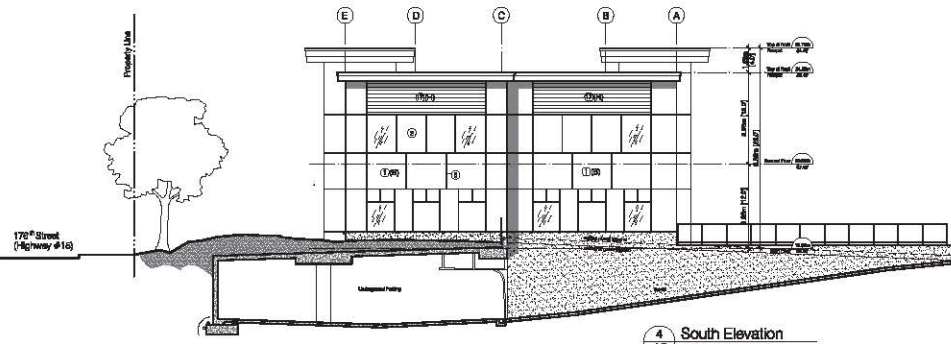
1 East Elevation
A5 Scale: 1:100



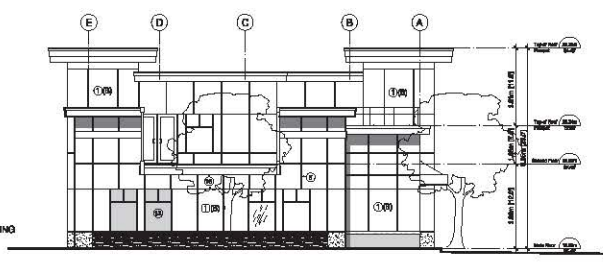
2 North Elevation @ 85A Avenue
A5 Scale: 1:100



3 North Elevation @ covered walkway under bridge
A5 Scale: 1:100



4 South Elevation
A5 Scale: 1:100



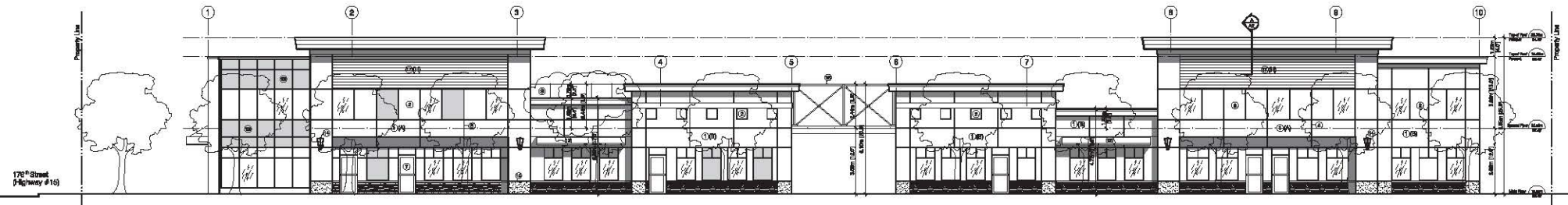
5 South Elevation @ covered walkway under bridge
A5 Scale: 1:100

LEGEND

1. Cement Board (A) (E)
2. Aluminum Framed Windows (C)
3. Prefinished Metal Framing (F)
4. Concrete
5. Cement Board Panel (C)
6. Cultured Stone (J)
7. Aluminum Door (C)
8. Cement Board Trim
9. Tempered Glazing
10. Precast Concrete Sill
11. Metal Overhead Door (D)
12. Steel Framed Canopy
13. Reflective Spandrel Glazing
14. Wall Mounted Light Fixture (See Electrical drawings)
15. Building Identification Signage
16. Steel Structure
17. Horizontal Wood Siding (H)

Colour Schedule

- A CEMENT BOARD
Storm Guard Gray #02-00-05
by Benjamin Moore Paints Ltd.
- B CEMENT BOARD
Tussock Green #01-00-05
by Benjamin Moore Paints Ltd.
- C ALUMINUM STOREFRONT/
CEMENT BOARD REVEAL
Anodized Aluminum
- D METAL CANOPY/METAL
OVERHEAD DOOR
See Black #02-00-10
by Benjamin Moore Paints Ltd.
- E ALUMINUM RAILING
Black
- F PREFINISHED METAL FLASHING
Black
- G VENTED VINYL SOFFIT
- H HORIZONTAL WOOD SIDING
Storm Guard Gray #02-00-05
by Benjamin Moore Paints Ltd.
- J CULTURED STONE
Limestone - Trade #C39-0908
by Mutual Materials Ltd.



6 West Elevation @ 176th Street (Highway #15)
A5 Scale: 1:100

Peter K. Chu Architecture Inc.
Suite 710
1155 West Pender Street,
Vancouver, B.C. V6E 2P4
Telephone: (604) 298-7083
E-Mail: pkucho@pkyac.net

CONSULTANT:

PROJECT:
PACIFIC HIGHWAY BUSINESS PARK
Proposed Daycare & Office Building
(Phase 3)
17810 - 85A Avenue
Surrey, B.C.

DRAWING TITLE:
Building Elevations

DATE: Mar. 2 2015
JOB NO: 05-346b
CHECKED: P.C.
DRAWN: V.S.
SCALE: AS NOTED

REV.	DATE	REVISION
1	Mar. 2, 2015	Issues for Planning Department Review
2	Mar. 27, 2015	Re-submitted for Development Permit
3	Mar. 27, 2015	Issues for Council Review
4	June 8, 2015	Re-submitted for Development Permit
5	Mar. 26, 2015	Re-submitted for Development Permit
6	Mar. 26, 2015	Re-submitted for Development Permit

A5

Pacific Highway Business Park

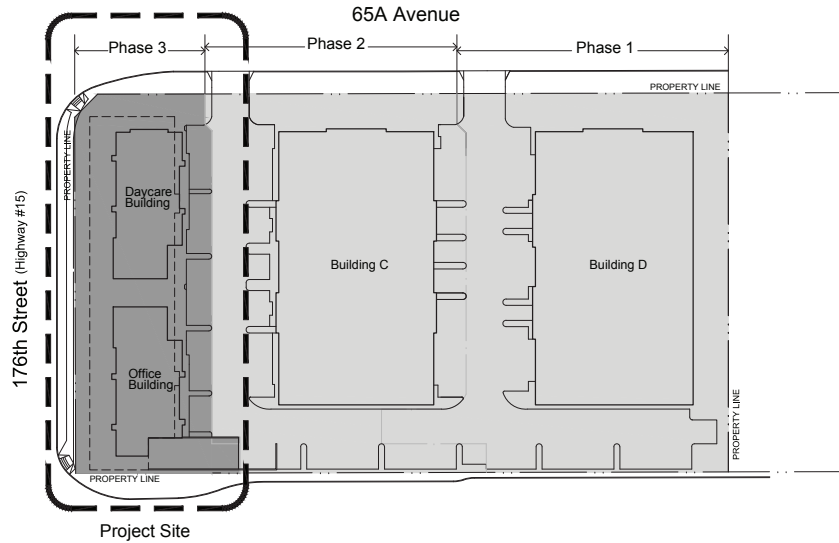
Phase 3 Landscape Set



Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 87th Avenue Langley, British Columbia, V t. 604 882 0024 f. 604 882 0042 Primary project contact: Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 882 0024 x22 Alternate contacts (in case away): Andrew Danielson Landscape Designer andrew@vdz.ca o. 604 882 0024 x23	Prima Pacific Construction Ltd. Project Coordinator 16779 - 61st Avenue Surrey, BC V3S 0Z1 Contact: Dario Catandra t. 604 720 3085 e. dman55@shaw.ca	Peter K. Chu Architecture Inc. Project Building Architecture Suite 710 1155 West Pender Street Vancouver, BC V6E 2P4 t. 604 298 7063 e. p.kchu@vnc.net e. dtia_vdas@telus.net
Legal Address and Description: Lot 19, Section 17, Township 8, New Westminster District, Plan 41794		

Landscape Sheet Index

L-00	Cover Sheet
L-01	Phase 3 Site Plan
L-02	Phase 3 Planting Plan
LD-01	Softscape Details
LD-02	Hardscape Details
LD-03	Trellis Details



Site Plan Overview - 1:500

No.	Rev.	Description	Date
2	AD	RE-issue for DP	July 22, 2015
1	SS	Phase 3 - Release for DP	Mar 30, 2015

No.	Rev.	Description	Date
REVISIONS TABLE FOR DRAWINGS			

Project:
**PACIFIC HIGHWAY
 BUSINESS PARK - PHASE 1**
 Location:
 17610 + 17630 - 65A Avenue
 Surrey, BC

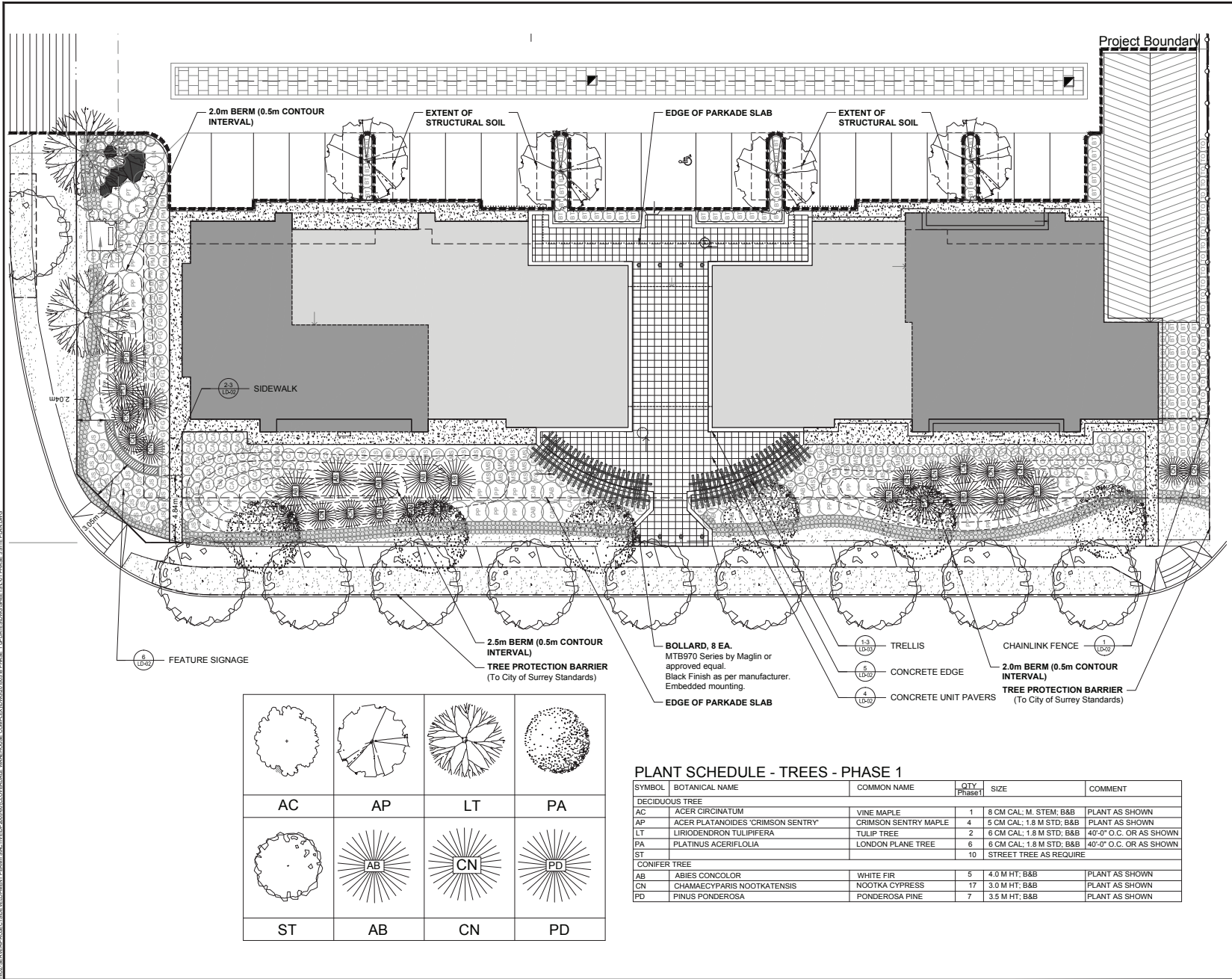
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Checked: SS	
Approved: DJ	Original Start Date:

Scale: AS NOTED	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
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Drawing Title:
COVER SHEET

VDZ Project #:
DP2005-60

Drawing #:
L-00



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2	AD	RE- Issue for DP	July 22, 2015
1	SS	Phase 3 - Reissue for DP	Mar 30, 2015
No.	By:	Description	Date
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Project:
 PACIFIC HIGHWAY
 BUSINESS PARK - PHASE 1
 Location:
 17610 + 17630 - 65A Avenue
 Surrey, BC

Drawn: JG SS	Stamp:
Checked: SS	
Approved: DJ	Original Start Date:
Scale: 1:125	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE FIELD AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.

Drawing Title: PHASE 3 SITE PLAN



VDZ Project #: DP2005-60

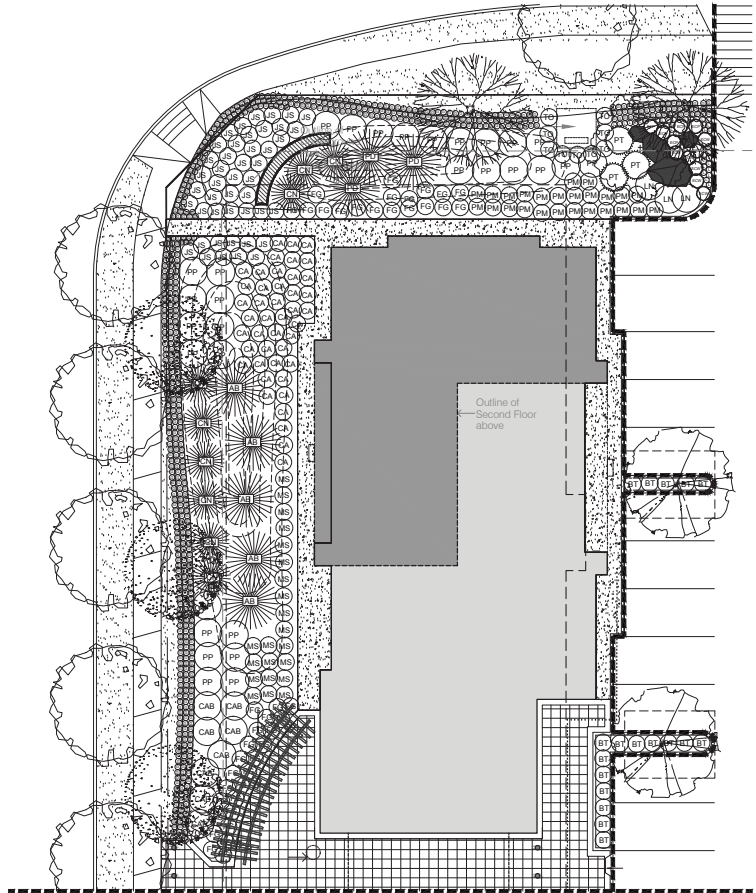
Drawing #: L-01

AC	AP	LT	PA
ST	AB	CN	PD

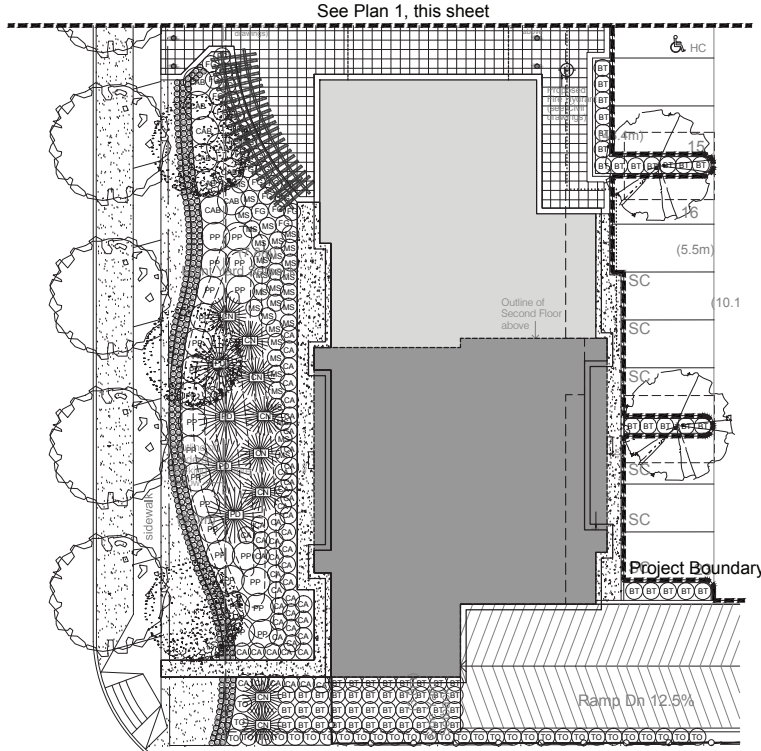
PLANT SCHEDULE - TREES - PHASE 1

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY. Phase1	SIZE	COMMENT
DECIDUOUS TREE					
AC	ACER CIRCINATUM	VINE MAPLE	1	8 CM CAL. M. STEM; B&B	PLANT AS SHOWN
AP	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	4	5 CM CAL. 1.8 M STD; B&B	PLANT AS SHOWN
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2	6 CM CAL. 1.8 M STD; B&B	40'-0" O.C. OR AS SHOWN
PA	PLATINUS ACERIFOLIA	LONDON PLANE TREE	6	6 CM CAL. 1.8 M STD; B&B	40'-0" O.C. OR AS SHOWN
ST		STREET TREE AS REQUIRE	10		
CONIFER TREE					
AB	ABIES CONCOLOR	WHITE FIR	5	4.0 M HT; B&B	PLANT AS SHOWN
CN	CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	17	3.0 M HT; B&B	PLANT AS SHOWN
PD	PINUS PONDEROSA	PONDEROSA PINE	7	3.5 M HT; B&B	PLANT AS SHOWN

17630 BUSINESS PARK DRIVE, SUITE 100, SURREY, BC V4A 4L1
 TEL: 604.582.0042
 FAX: 604.582.0043
 www.vdz.ca



See Plan 2, this sheet



2 PLANTING PLAN - SOUTH
Scale: 1 : 125

PLANT SCHEDULE - SHRUBS, FERNS & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	Phase	SIZE	COMMENT
CA	CALAMAGROTIS x ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	93	# 2 POT	3'-0" O.C.
CAB	CORNUS ALBA 'BUDS YELLOW'	BUDS YELLOW CORNUS	17	# 2 POT	5'-0" O.C.
BT	BERBERIS THUNBERGII ATROPURPUREUM	ATROPURPUREUM BARBERRY	82	# 3 POT	3'-0" O.C.
ECP	ERICA CARNEA 'SPRINGWOOD PINK'	SPRINGWOOD PINK HEATHER	5	# 1 POT	2'-6" O.C.
ECW	ERICA CARNEA 'SPRINGWOOD WHITE'	SPRINGWOOD WHITE HEATHER	7	# 1 POT	2'-6" O.C.
FG	FESTUCA ELIJAH BLUE	ELIJAH BLUE FESCUE	67	# 2 POT	3'-0" O.C.
G	GAULTHERIA SHALLON	SALAL	946	# SP4	1'-0" O.C.
JS	JUNIPERUS SABINA	SABINA JUNIPER	45	# 2 POT	3'-0" O.C.
L	LIRIOPE MUSCARI VARIEGATA	VARIEGATED LILY TURF	39	# 1 POT	1'-0" O.C.
LN	LONICERA NITIDA 'BAGGESEN'S GOLD'	BAGGESEN'S GOLD HONEYSUCKLE	3	# 2 POT	5'-0" O.C.
MS	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	54	# 1 POT	3'-0" O.C.
PM	POLYSTICHUM MUNITUM	SWORD FERN	25	# 1 POT	3'-0" O.C.
PP	PINUS MUGO 'PUMILO'	PUMILO MUGO PINE	53	# 3 POT	5'-0" O.C.
PT	PHORMIUM TENAX VARIEGATUM	VARIEGATED NEW ZEALAND FLAX	3	# 2 POT	5'-0" O.C.
TO	THUJA OCCIDENTALIS SMARGO	EMERALD CEDAR	46	1.5 M HT; B&B	3'-0" O.C.

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No.	By	Description	Date
2	AD	RE-Issue for DP	July 22, 2015
1	SS	Phase 3 - Reissue for DP	Mar 30, 2015

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Project:
 PACIFIC HIGHWAY
 BUSINESS PARK - PHASE 1
 Location:
 17610 + 17630 - 65A Avenue
 Surrey, BC

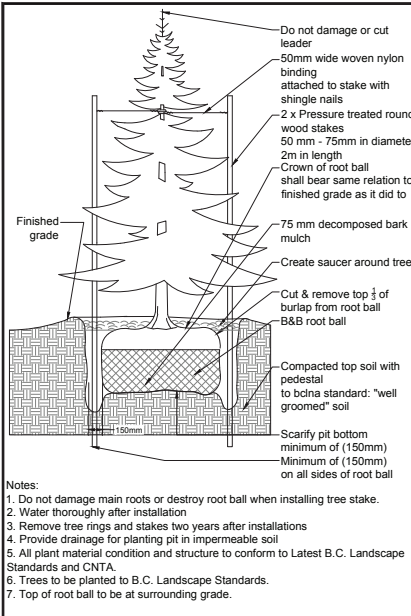
Drawn: JG, SS
 Checked: SS
 Approved: DJ
 Scale: AS NOTED
 Stamp:
 Original Start Date:

Drawing Title: PHASE 3 PLANTING PLAN

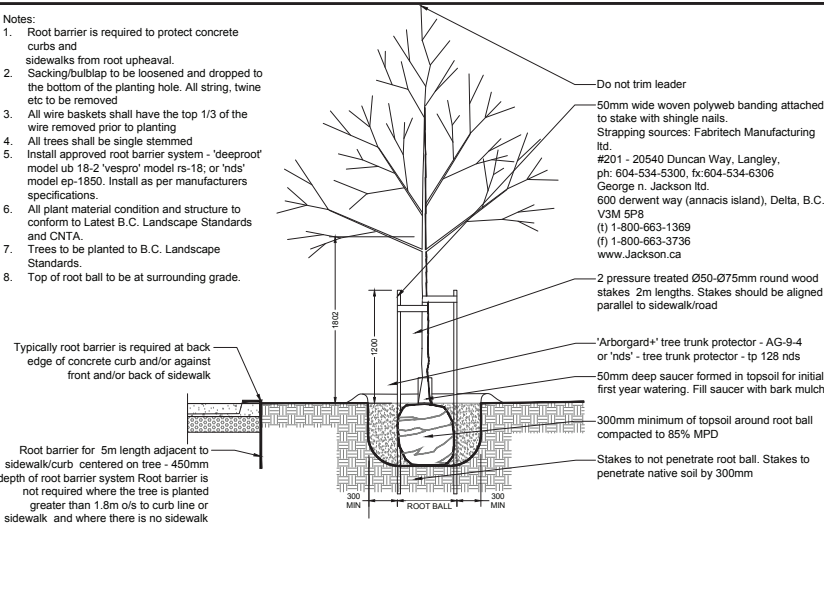


Voz Project #: DP2005-60

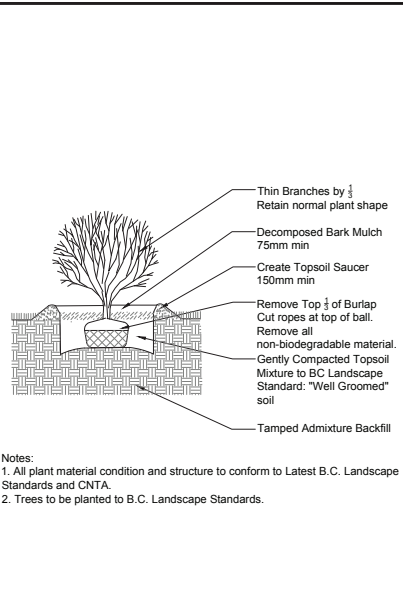
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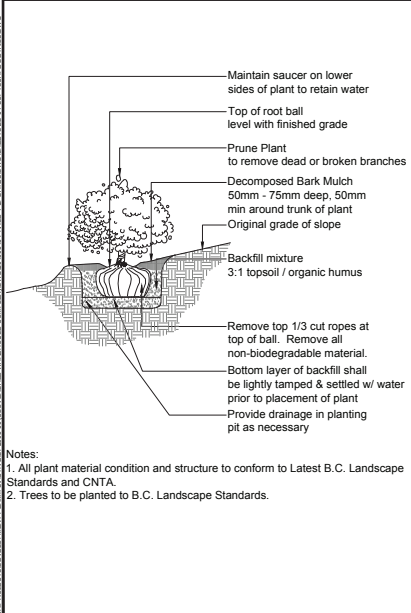
1 CONIFEROUS TREE PLANTING DETAIL
Scale: NTS



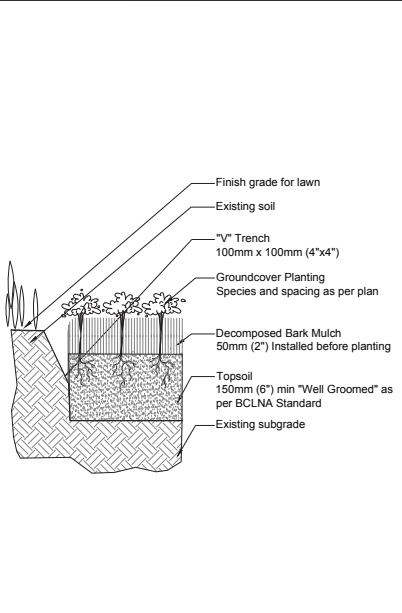
2 DECIDUOUS TREE PLANTING DETAIL
Scale: NTS



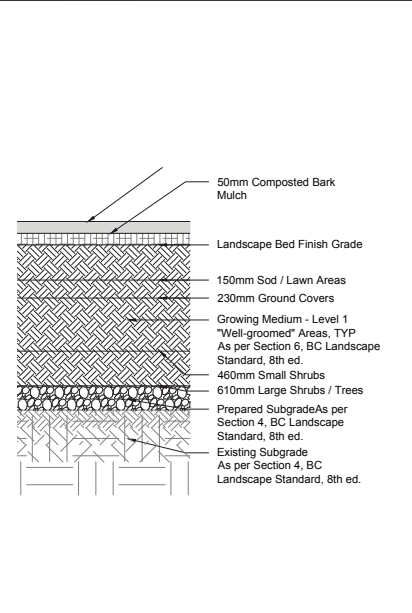
3 SHRUB PLANTING DETAIL
Scale: NTS



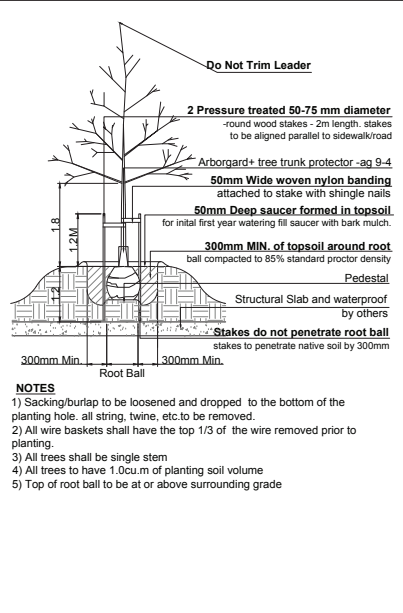
4 SHRUB PLANTING ON SLOPE DETAIL
Scale: NTS



5 GROUND COVER PLANTING DETAIL
Scale: NTS



6 TYPICAL MINIMUM GROWING MEDIUM DEPTHS
Scale: NTS



7 TREE PLANTING ON SLAB
Scale: NTS

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No.	By	Description	Date
2	AD	RE-issue for DP	July 22, 2016
1	SS	Phase 3 - Reissue for DP	Mar 30, 2016

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Project:
PACIFIC HIGHWAY
BUSINESS PARK - PHASE 1

Location:
17610 + 17630 - 65A Avenue
Surrey, BC

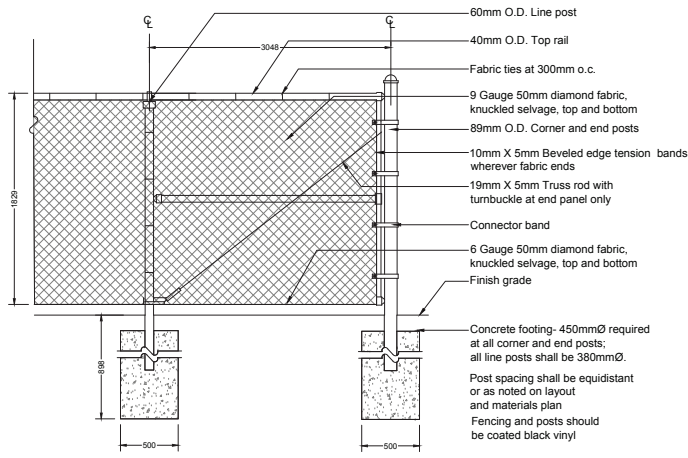
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Drawing Title: SOFTSCAPE DETAILS

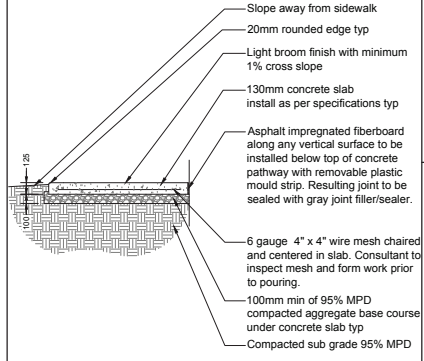


VDZ Project #: DP2005-60

Drawing #: LD-01

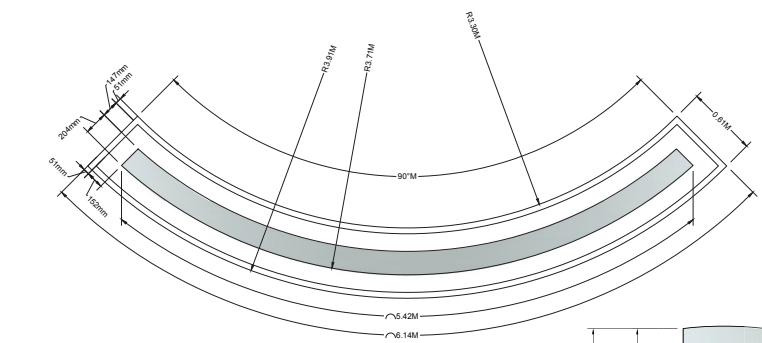


1. 1.83m [6'] BLACK VINYL-COATED CHAINLINK FENCE DETAIL
Scale: 1 : 20

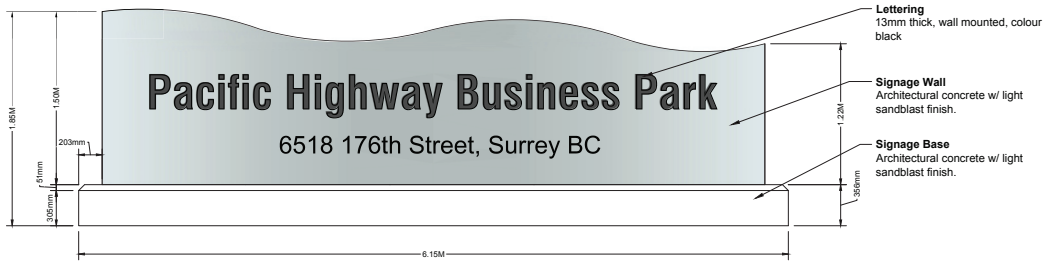


Notes:
 1. Contractor to provide expansion joints where concrete meets all vertical structures
 2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

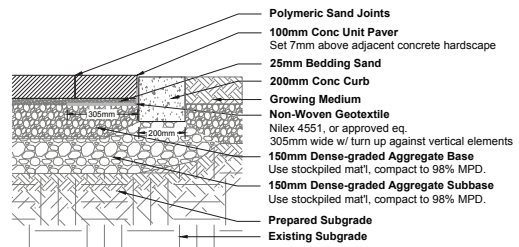
2. CONCRETE SIDEWALK DETAIL
Scale: 1 : 25



6. FEATURE SIGNAGE ELEVATION + DETAIL
Scale: 1 : 20

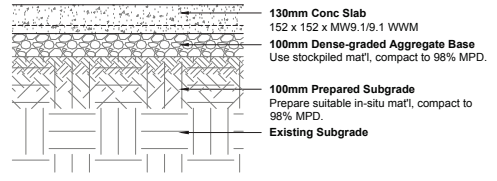


5. CONCRETE UNIT PAVER + CONCRETE EDGE TYPICAL
Scale: 1 : 10



4. CONCRETE UNIT PAVER TYPICAL
Scale: 1 : 10

3. CONCRETE SLAB TYPICAL
Scale: 1 : 10



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No.	By:	Description	Date
2	AD	RE-Issue for DP	July 22, 2015
1	SS	Phase 3 - Re-issue for DP	Mar 30, 2015

Project:
 PACIFIC HIGHWAY
 BUSINESS PARK - PHASE 1
 Location:
 17610 + 17630 - 65A Avenue
 Surrey, BC

Drawn: JG SS	Stamp:
Checked: SS	
Approved: DJ	Original Start Date:
Scale: AS NOTED	CONTRACTOR SHALL CHECK ALL CONDITIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

Drawing Title:
 HARDSCAPE DETAILS



VDZ Project #:
 DP2005-60

LD-02

