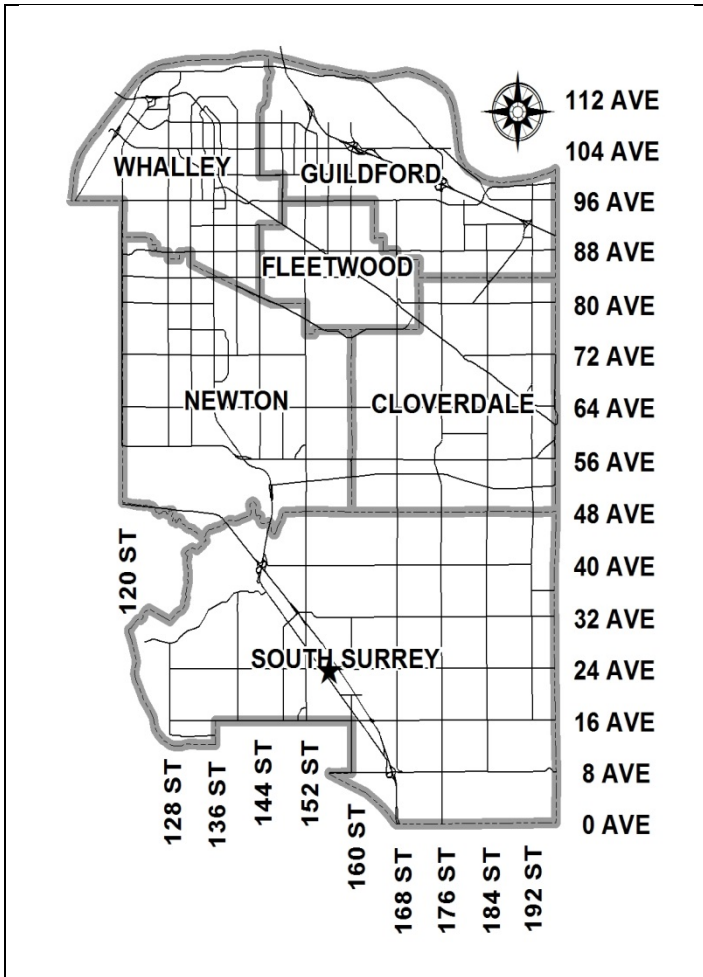


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0209-00

Planning Report Date: March 7, 2016



PROPOSAL:

- **Rezoning** from RM-D and RF to C-5
- **Development Permit**
- **Development Variance Permit**

to permit the development of a one-storey, multi-tenant commercial building.

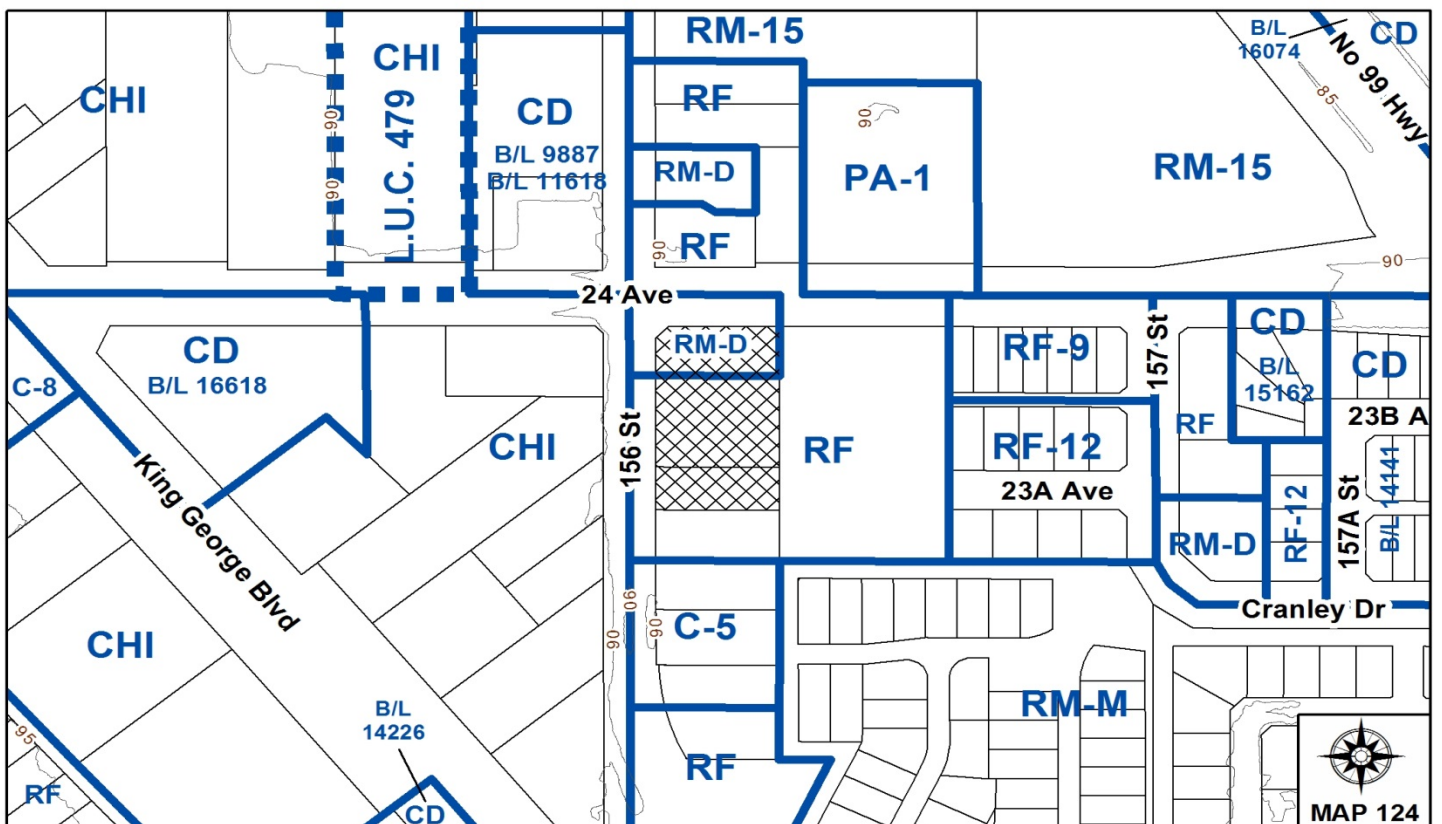
LOCATION: 2358, 2368 and 2390/2392 - 156 Street

OWNER: Dosanjh Ventures Ltd. et al
 City of Surrey

ZONING: RM-D & RF

OCP DESIGNATION: Commercial

SECONDARY PLAN DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Development Variance Permit to allow reduced setbacks for the principal building and to permit the garbage and recycling enclosure structure to be located within the required setback (east and south) area.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation.
- The proposal complies with the King George Highway Corridor LAP designation.
- The proposed density and building form are appropriate for this part of the King George Highway Corridor.
- Proposed setbacks achieve a more urban, pedestrian streetscape along the road frontages, and also move the commercial building farther away from the residential neighbourhood to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" (By-law No. 120000) and "Single Family Residential (RF)" (By-law No. 120000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 120000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0209-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7915-0209-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback (24 Avenue) of the C-5 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
 - (b) to reduce the minimum west side yard setback (156 Street) of the C-5 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
 - (c) to reduce the minimum south yard setback (23A Avenue) of the C-5 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.); and
 - (d) to permit the garbage/recycling containers to be located within the east and south yard setbacks.
4. 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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Surrey Fire Department: The Fire Department has no concerns with the proposal.

SITE CHARACTERISTICS

Existing Land Use: 2358 – 156 Street: Single family dwelling
 2368 – 156 Street: Vacant lot
 2390/2392 - 156 Street: Duplex dwelling

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 24 Avenue):	Single family residential	Commercial/ Commercial	RF
East:	Single family residential	Urban/ Mobile Home Park	RF
South:	Single family residential	Commercial/ Commercial	RF
West (Across 156 Street):	One-storey multi-tenant commercial/retail buildings	Commercial/ Commercial	CHI

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of three lots located one block east of King George Boulevard at the southeast corner of 24 Avenue and 156 Street in South Surrey. The site is currently designated “Commercial” in the Official Community Plan (OCP) and “Commercial” in the King George Highway Corridor Local Area Plan (LAP).
- The three subject lots, one zoned “Duplex Residential Zone (RM-D)” and the other two “Single Family Residential Zone (RF)” make up the site with an area of 3,705 square metres (39,880 sq.ft.). Currently, a duplex and a single family dwelling exists on the site.
- The property at 2358 – 156 Street is owned by the City and currently has a single family dwelling on site. This lot is intended for the future extension of 23A Avenue to the east, with the future development of 15624 – 24 Avenue (east adjacent lot), to ultimately provide a connection between 156 Street and 157 Street.

- South of the site along the east side of 156 Street, there are a number of C-5 properties with small businesses in converted single family dwellings. A couple of existing single family dwelling properties (RF Zone) are also located south of the site and have potential to be rezoned in the future for commercial uses. To the west of the site across 156 Street, are a number of “Highway Commercial Zone (CHI)” properties with one-storey, multi-tenant commercial/retail buildings.

Proposal

- The applicant is proposing:
 - a rezoning of the site from RM-D and RF to C-5;
 - a development permit for a 966 square metre (10,400 sq.ft.) one-storey, multi-tenant commercial/retail building; and
 - a development variance permit to reduce setbacks for buildings and structures.
- The applicant proposes to construct 23A Avenue (2358 – 156 Street) as part of the servicing requirements for the development.
- The proposed development will consist of six (6) individual units with an average floor area of 160 square metres (1,723 sq.ft.), which complies with the 370 square metre (4,000 sq.ft.) floor area limit under the C-5 Zone.
- The north and south setback (24 Avenue and 23A Avenue respectively) and the west side setback (156 Street) are proposed to be reduced to allow the building to be brought closer to the street. This will improve the streetscape along all road frontages of the site and reinforce the commercial area to the west. Shifting the building closer to the street also moves the building massing farther from the single family neighbourhood located immediately to the east of the site.

Site Access and Parking

- The site is proposed to have a single vehicular access from the proposed extension of 23A Avenue on the City-owned lot (2358 – 156 Street). Since the entire City-owned lot is required for the completion of 23 A Avenue, the lot will be dedicated as road and constructed by the applicant.
- A total of 24 parking spaces are required for the proposed commercial use. The applicant is proposing a total of 31 parking spaces which exceeds the Zoning By-law requirements.
- The applicant is proposing to install an electric vehicle charging station.
- The applicant is proposing pedestrian connections between the proposed building and the sidewalk along all road frontages, including a walkway to the existing transit stop located adjacent to the site on 24 Avenue.

DESIGN PROPOSAL AND REVIEW

- The floor area of the proposed one-storey commercial building is 966 square metres (10,400 sq.ft.) which provides a net floor area ratio (FAR) of 0.38. The proposed lot coverage is 38%.
- The site design reflects an effort to orient the proposed building along 156 Street to reinforce the existing commercial edge along the east side of 156 Street, south of the site. Parking is located behind the building; however the entry doors to all the commercial units will be located along 156 Street to provide an urban streetscape and to encourage pedestrian circulation to the front of the development.
- The architectural design of the building is intended to express the commercial nature of the development. The applicant is proposing large glazing panels along the front of the building (west) to reinforce frontal expression and reduced glazing in the back (east) with the use of spandrel panels. Building materials of brick veneer and hardie-panel siding in the colour scheme of light brown and light grey are proposed. Weather protection canopies in a dark blue-grey steel frame with glass panels are proposed on all elevations.
- The building's linear massing uses a slight inset of selected commercial units to help define and articulate its form, as well as creating variation to the roof line by raising the parapet height of these units. Similarly, the height variation of the weather canopies also serves to articulate each commercial unit.

Landscaping

- Landscaping will be provided along all road frontages as required under the C-5 Zone. A 3 metre (10 ft.) landscape strip will be provided along the east property line to create separation from the residential neighbourhood.
- The applicant is proposing to plant 20 trees on the site and also numerous shrubs and grasses. A bench and bike rack are proposed to be located along the front of the building (156 Street) to encourage an active pedestrian frontage.
- A "split sidewalk" is proposed along the front of the building to provide a visually attractive street frontage. A number of planter beds along 156 Street will define the public sidewalk from the development's pedestrian walkway and create an engaging interface with the public realm.
- The applicant is providing decorative concrete paving at the vehicular access at 23A Avenue.
- A garbage and recycling enclosure is proposed at the southeast corner of the site near the site's vehicular access on 23A Avenue. The enclosure is proposed to be brick with a decorative metal gate and landscaping to provide added screening. A pad-mounted transformer (PMT) will be also located near the vehicular access and properly screened with landscaping.
- Site lighting will be provided from exterior fixtures mounted on the building and from bollard lighting along the landscape strip adjacent to the parking area.

Signage

- The applicant is proposing to locate a free-standing sign on the property along 24 Avenue. The sign is proposed to be mounted on a brick and concrete base and be 2.4 metres (8 ft.) in height.
- Fascia signs are proposed for the west (156 Street) and north (24 Avenue) elevations of the building. The signs will consist of channel lettering, 0.4 metre (1.3 ft.) in height.

PRE-NOTIFICATION

- Development proposal signs were posted on the site August 31, 2015. Pre-notification letters were sent on August 26, 2015 to 246 surrounding property owners and the Semiahmoo Residents Association, and staff received two (2) phone calls in response. One caller inquired general information regarding the proposal and expressed no opposition. The second caller inquired general information and expressed concerns with the increase of traffic on 24 Avenue.

(The proposal complies with the OCP and LAP Commercial designations. The development will complete a portion of 23A Avenue to allow access to the site, and to facilitate future connection to the existing portion of 23A Avenue to the east [with the future development of 15624 – 24 Avenue] which will improve connectivity in the neighbourhood.)

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the commercial site at 2368 and 2390/2392 – 156 Street. 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
Alder and Cottonwood Trees			
Alder	4	4	0
Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	3	3	0
Linden	1	1	0
Weeping Willow	1	1	0
Coniferous Trees			
Atlas Cedar	1	1	0
Black Pine	2	2	0
Deodar Cedar	2	2	0
Douglas Fir	1	1	0
Western Red Cedar	1	1	

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	12	12	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		20	
Total Retained and Replacement Trees			
		20	
Contribution to the Green City Fund			
		\$3,000	

- The Arborist Assessment states that there are a total of 12 protected trees on the site, excluding Alder and Cottonwood trees. Six (6) existing trees, approximately 33% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the health of the trees, location of building footprints, and infrastructure.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 30 replacement trees on the site. Since only 20 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 10 replacement trees will require a cash-in-lieu payment of \$3,000, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- The new trees on the commercial site will consist of a variety of trees including Skyrocket Oak and Pacific Dogwood.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 26, 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)	• The proposed development is consistent with the OCP and King George Highway Corridor LAP.
2. Density & Diversity (B1-B7)	• The proposed density is consistent with the C-5 Zone.
3. Ecology & Stewardship (C1-C4)	• Recycling pickup will be made available.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • An electric vehicle charging station is proposed. • Pedestrian oriented infrastructure will be accommodated through available bicycle racks, lighting, entrance canopies, and direct pedestrian connections to the transit stop on 24 Avenue.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The site will utilize Crime Prevention through Environmental Design (CPTED) principles.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public Notification has taken place. • Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.

ADVISORY DESIGN PANEL

- This application was referred to the Advisory Design Panel (ADP) on January 28, 2016 (Appendix V). The ADP comments and suggestions have been satisfactorily addressed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the setback provisions of the C-5 Zone, as follows:
 - Reduce the minimum north yard setback (24 Avenue) from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
 - Reduce the west side yard setback (156 Street) from 7.5 metres (25 ft.) to 3.8 metres (12 ft.); and
 - Reduce the minimum south yard setback (23A Avenue) from 7.5 metres (25 ft.) to 3.8 metres (12 ft.).

Applicant's Reasons:

- The reduced setbacks are intended to provide for a more urban street front interface.

Staff Comments:

- Proposed setbacks achieve a more urban, pedestrian streetscape along the road frontages, and also move the commercial building farther away from the residential neighbourhood to the east.

(b) Requested Variance:

- To permit the garbage/recycling enclosure structure to be located within the east and south yard setbacks.

Applicant's Reasons:

- The site's exposure to three road frontages and residential neighbourhood to the east limit the ability to locate the garbage/recycling area in an appropriate place. The proposed location and screening provided will minimize visibility and impacts from the residential neighbourhood.

Staff Comments:

- Staff supports the proposed variance, the landscaping provided, and the quality of materials of the garbage enclosure, which will be fully enclosed with a gate.

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
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Draft Advisory Design Panel (ADP) Comments
Appendix VI.	Development Variance Permit No. 7915-0209-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and C. Kavolinas & Associates Inc., dated January 18, 2016 and February 2016, respectively

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/dk

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Information for City Clerk

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

1. (a) Agent: Name: Lance Barnett
 Barnett Dembeck Architect Inc.
 Address: 7536 - 130 Street, Unit 135
 Surrey, BC V3W 3E9

 Tel: 604-597-7100

2. Properties involved in the Application

(a) Civic Address: 2390/2392 - 156 Street
 2368 - 156 Street
 2358 - 156 Street

(b) Civic Address: 2390/2392 - 156 Street
 Owner: 0927512 BC Ltd.
 Director Information:
 Gurpreet Grewal

No Officer Information as at December 13, 2015

1000195 BC Ltd.
Director Information:
Amy Hong Vo

No Officer Information as at April 22, 2015

 Dosanjh Ventures Ltd.
PID: 003-954-005
Lot 1, Except: Part Dedicated Road on Plan BCP19015; Section 14 Township 1 New
Westminster District Plan 17982

- (c) Civic Address: 2368 - 156 Street
Owner: 0927512 BC Ltd.
Director Information:

Officer Information as at

1000195 BC Ltd.
Director Information:

Officer Information as at

Dosanjh Ventures Ltd.
PID: 007-329-121
Lot 2 Section 14 Township 1 New Westminster District Plan 17982
- (d) Civic Address: 2358 - 156 Street

Owner: City of Surrey

PID: 001-203-525
Lot 3 Section 14 Township 1 New Westminster District Plan 17982

3. Summary of Actions for City Clerk's Office

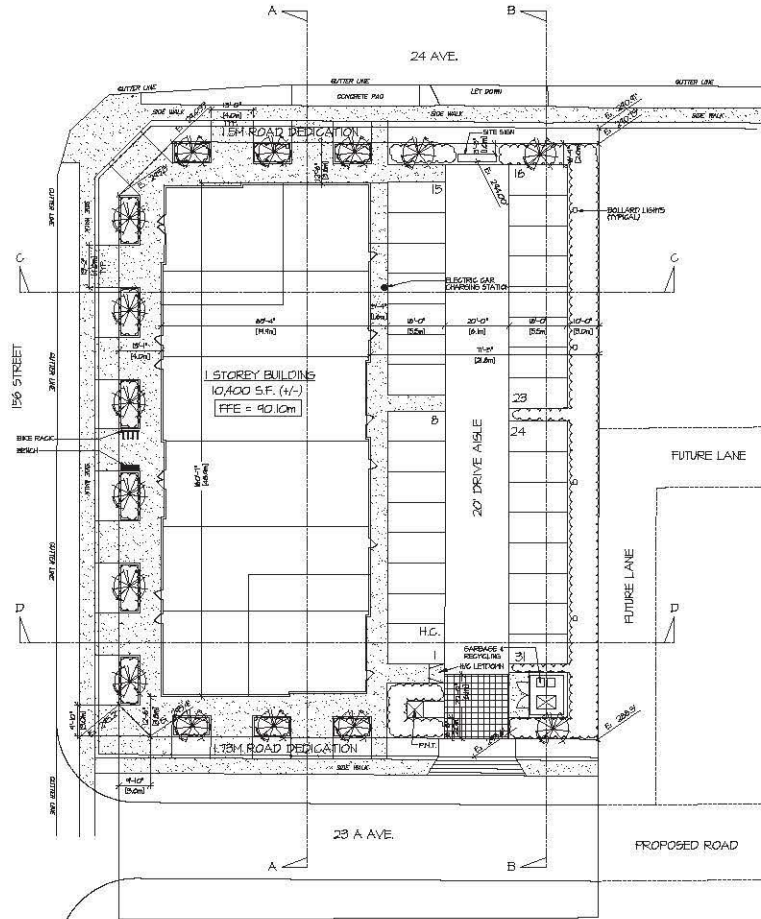
- (a) Introduce a By-law to rezone the site.
- (b) Proceed with Public Notification for Development Variance Permit No. 7915-0209-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: C-5

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		3,705 sq.m.
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		38%
SETBACKS (in metres)		
Front (North)	7.5 m	3.8 m
Front (South)	7.5 m	3.8 m
Side #1 (E)	7.5 m	21.8 m
Side #2 (W)	7.5 m	3.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal		8.5 m
Accessory		
FLOOR AREA: Commercial		
Retail		966 sq.m.
Office		
TOTAL BUILDING FLOOR AREA		966 sq.m.
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.34
FAR (net)		0.38
PARKING (number of stalls)		
Commercial		31
Total Number of Parking Spaces		31
Number of disabled stalls		1

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONCEPTUAL SITE PLAN - 1 STOREY - 10,400 SF (+/-)
 SCALE: 1" = 20'-0"
 31 PARKING SPACES

DEVELOPMENT DATA

ZONING: C5
 SITE AREA: GROSS: 80514 S.F. 2,840 m2 0.102 AC 0.284 HA
 DEDICATION: 2,902 S.F. 270 m2 0.061 AC 0.021 HA
 NET: 27,612 S.F. 2,571 m2 0.685 AC 0.251 HA
 F.A.R. 0.38 (10,400 S.F.)
 SITE COVERAGE: 88% (10,650 S.F.)
 PARKING: REQUIRED: (10,400 S.F. / 1075) x 3 = 29 SPACES
 PROVIDED: 31 SPACES
 SETBACKS: NORTH: 12'-6" [3.8m]
 SOUTH: 12'-6" [3.8m]
 EAST: 7'-5" [2.8m]
 WEST: 13'-1" [4.0m]

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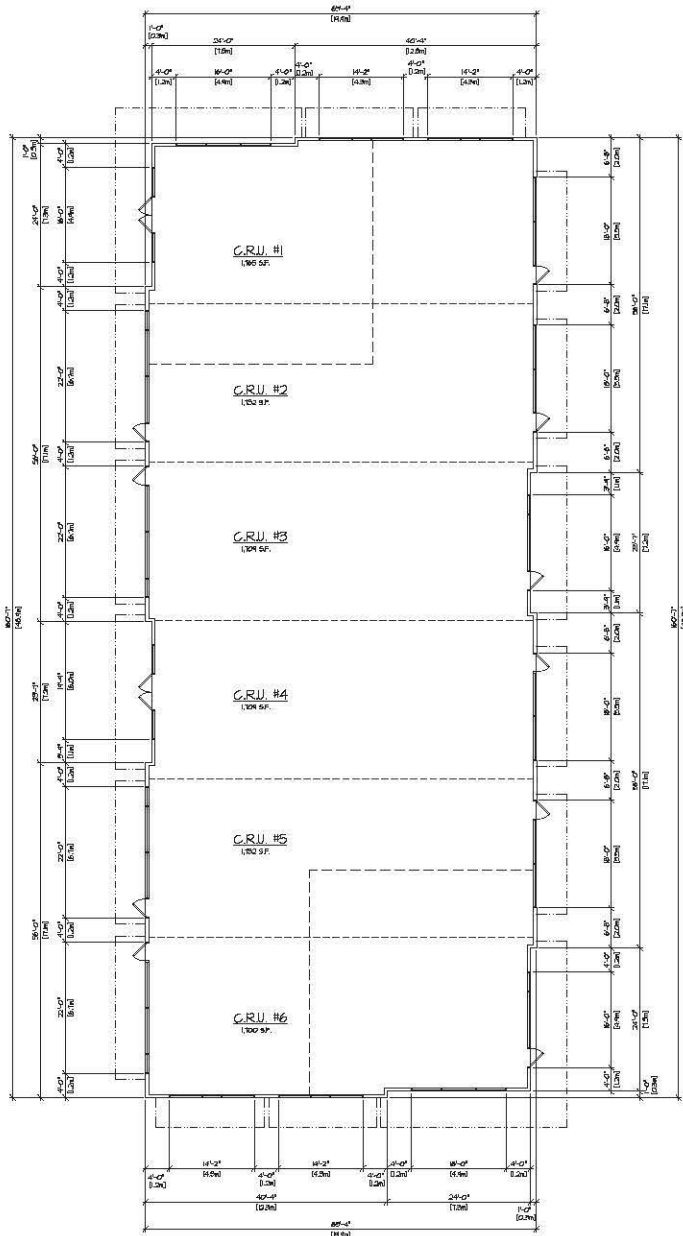
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PROJECT: COMMERCIAL DEVELOPMENT			
2892, 2940, 2960 - 156 STREET, SURREY			
SHEET CONTAINS: CONCEPTUAL SITE PLAN & DEVELOPMENT DATA			

barnett dembek

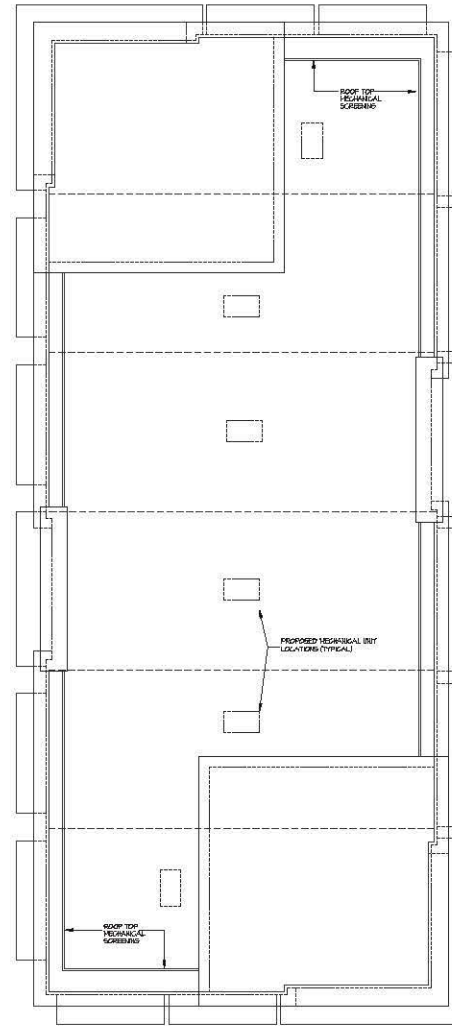
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14013	AC-1.0



MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"
10348 S.F.



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

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1	JAN 17, 2018	JULIA		MARKING TO ADT

REV#	DATE	BY	DATE	ISSUE FOR

DESIGN :	DATE :
D.M. HOMES	FEB 10, 2018
PROJECT : COMMERCIAL DEVELOPMENT	SCALE : 3/32" = 1'-0"
2842, 2840, 2860 - 156 STREET, SURREY	
SHEET CONTENTS :	
BUILDING PLANS	

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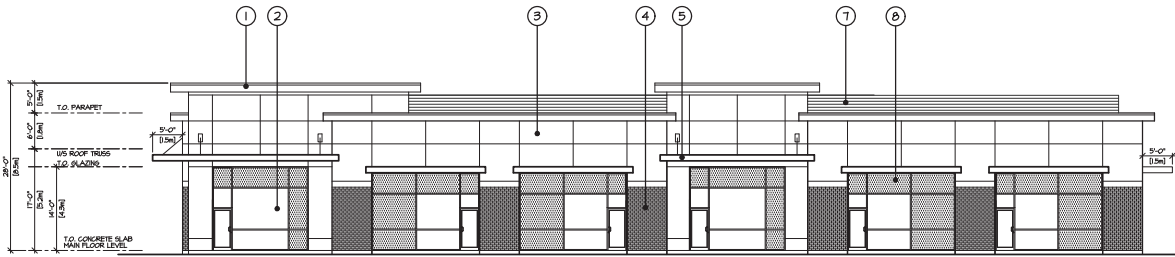
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	AC-2.1
PROJECT NO.	REV. NO.
1403	

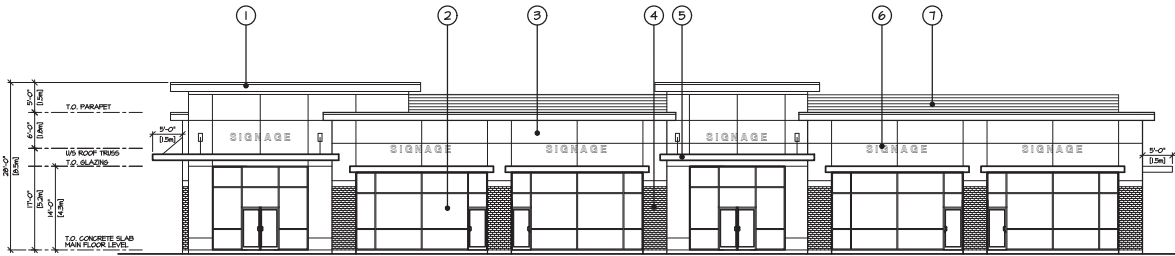
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ISSUE	DATE	BY	ISSUED FOR
1	JAN 07 / 16	L.F.B.	SUBMISSION TO A/P



EAST ELEVATION

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

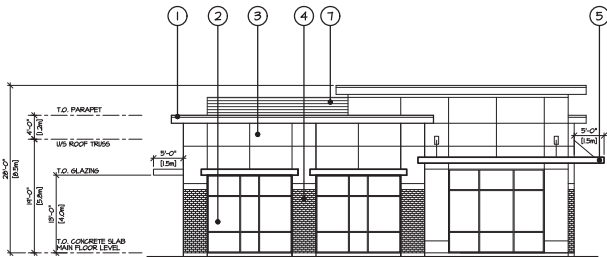


WEST ELEVATION - 156TH STREET

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

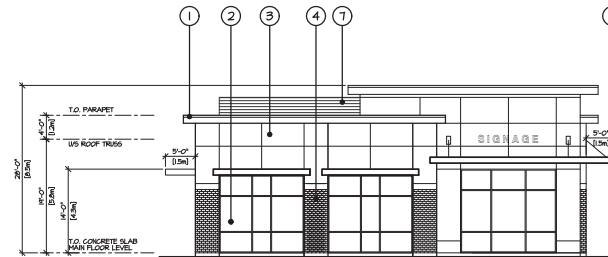
SCHEDULE OF FINISHES

- ① PREFINISHED METAL GAP FLASHING
- ② STOREFRONT GLAZING SYSTEM G/M TEMPERED GLASS
- ③ HARDIPANEL SIDING
- ④ BRICK VENEER
- ⑤ STEEL FRAME CANOPY G/M TEMPERED GLASS PANELS
- ⑥ 16" CHANNEL LETTERING WITH RAIL MOUNTING SYSTEM SIGN DIMENSIONS / AREAS TO COMPLY WITH CITY OF SURREY SIGN BYLAW ONE SIGN PER PREMISE
- ⑦ METAL SCREENING FOR ROOF TOP MECHANICAL UNITS
- ⑧ SPANDREL GLAZING



SOUTH ELEVATION

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



NORTH ELEVATION - 24TH AVENUE

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

GD-EA.dwg

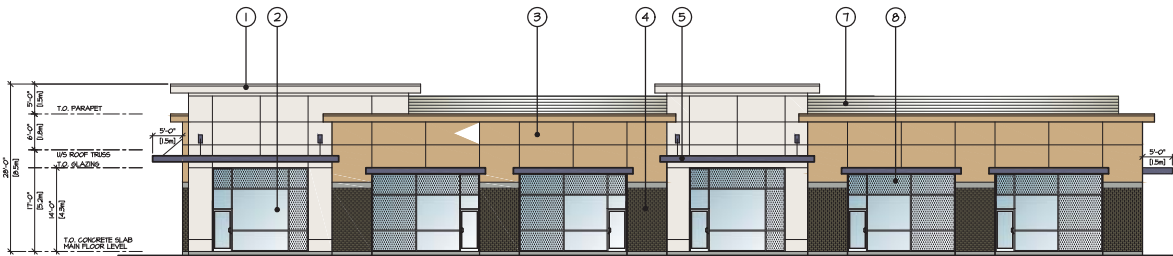
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L.F.B.		DATE :	FEB. 07/16
PROJECT :	COMMERCIAL DEVELOPMENT	SCALE :	3/32" = 1'-0"
CLIENT :	DVL HOMES		
		SHEET CONTENTS :	ELEVATIONS

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PROJECT NO.	REV. NO.
14013	

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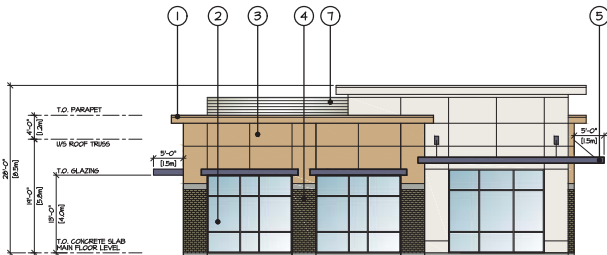
EAST ELEVATION

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



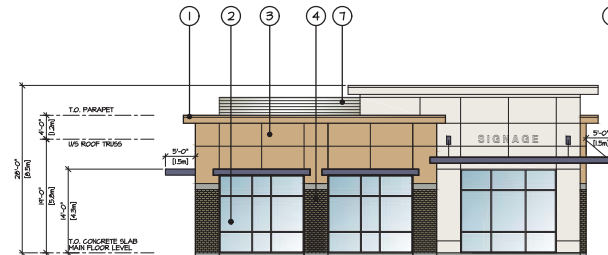
WEST ELEVATION - 156TH STREET

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



SOUTH ELEVATION

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



NORTH ELEVATION - 24TH AVENUE

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

SCHEDULE OF FINISHES

- ① PREFINISHED METAL CAP FLASHING
- ② STOREFRONT GLAZING SYSTEM C/M TEMPERED GLASS
- ③ HARDIEPANEL SIDING
- ④ BRICK VENEER
- ⑤ STEEL FRAME CANOPY C/M TEMPERED GLASS PANELS
- ⑥ 16" CHANNEL LETTERING WITH RAIL MOUNTING SYSTEM SIGN DIMENSIONS / AREAS TO COMPLY WITH CITY OF SURREY SIGN BYLAW ONE SIGN PER PREMISE
- ⑦ METAL SCREENING FOR ROOF TOP MECHANICAL UNITS
- ⑧ SPANDREL GLAZING

- DULUX PAINT
SABLE SANDS A0740
- CLEAR ANODIZED ALUMINUM
- CONCRETE GREY
- DULUX PAINT
MOON WAVES A1476
- IXL - BRICK
SILVERADO VELOUR
- DULUX PAINT
TULLE WHITE A1946

ISSUE NO.	DATE	BY	ISSUED FOR
1	JAN 17 / 16	L.F.B.	SUBMISSION TO ACP



DESIGN : L.F.B.	DRAWN : 	DATE : FEB. 09 / 16	SCALE : 3/32" = 1'-0"
CLIENT : DVL HOMES			
PROJECT : COMMERCIAL DEVELOPMENT 2912, 2390, 2366B - 156 STREET, SURREY			
SHEET CONTENTS : ELEVATIONS			

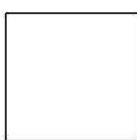
barnett dembek
 ARCHITECTS INC.
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mcd@barnett-dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-31
14013	REV. NO.

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REV.	DATE	BY	ISSUED FOR

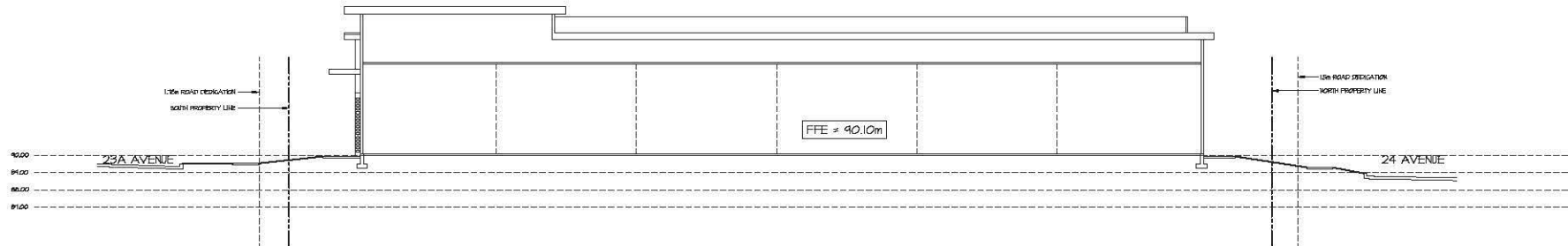


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PROJECT : COMMERCIAL DEVELOPMENT 2942, 2940, 2938 - 156 STREET, SURREY			
SHEET CONTENTS : SECTIONS			

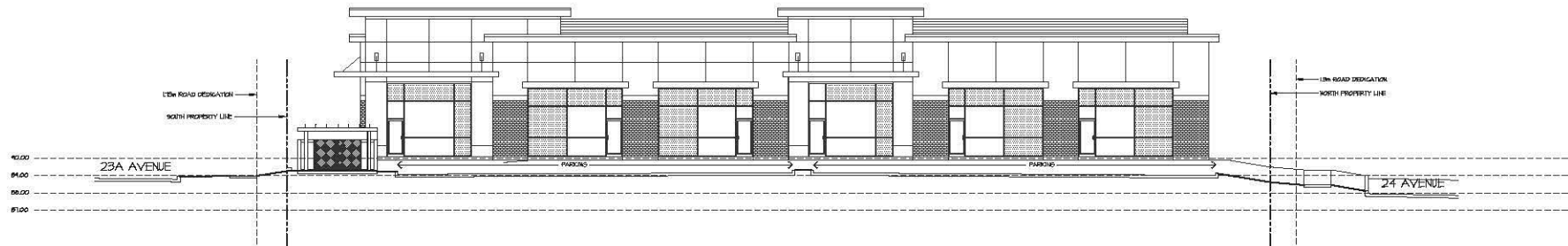
barnett dembek
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mcl@barnett.com

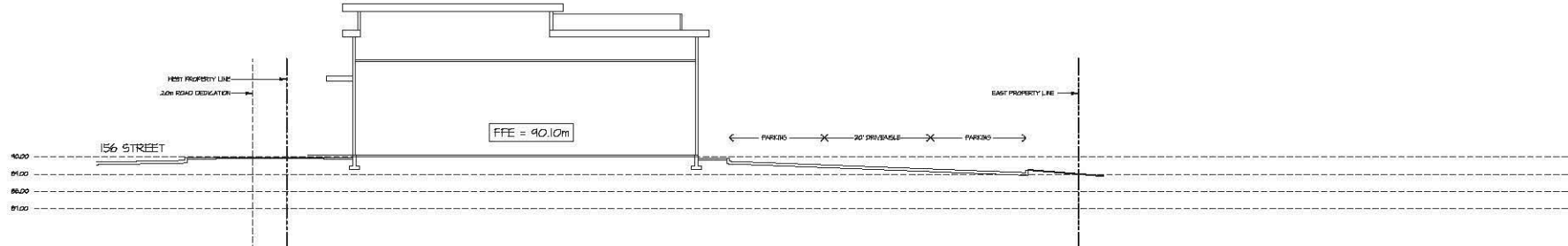
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PROJECT NO. 14013	REV. NO.



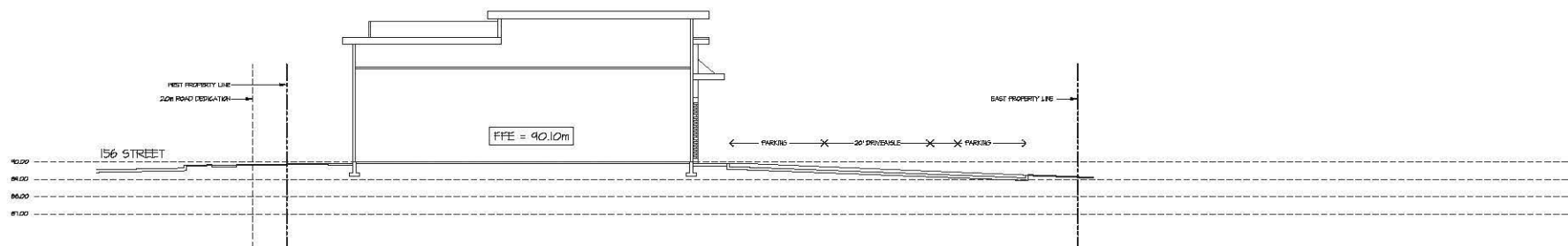
SECTION A-A
 SCALE : 3/32" = 1'-0"



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

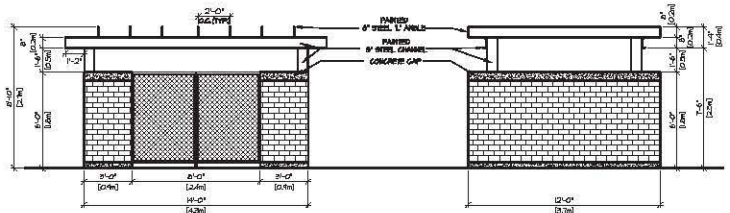


SECTION C-C
 SCALE : 3/32" = 1'-0"

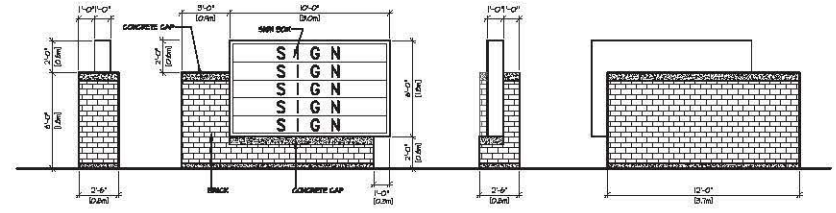


SECTION D-D
 SCALE : 3/32" = 1'-0"

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GARBAGE ENCLOSURE
SCALE: 1/4" = 1'-0"



SITE SIGN
SCALE: 1/4" = 1'-0"

REV#	DATE	BY	CHKD	DESCRIPTION



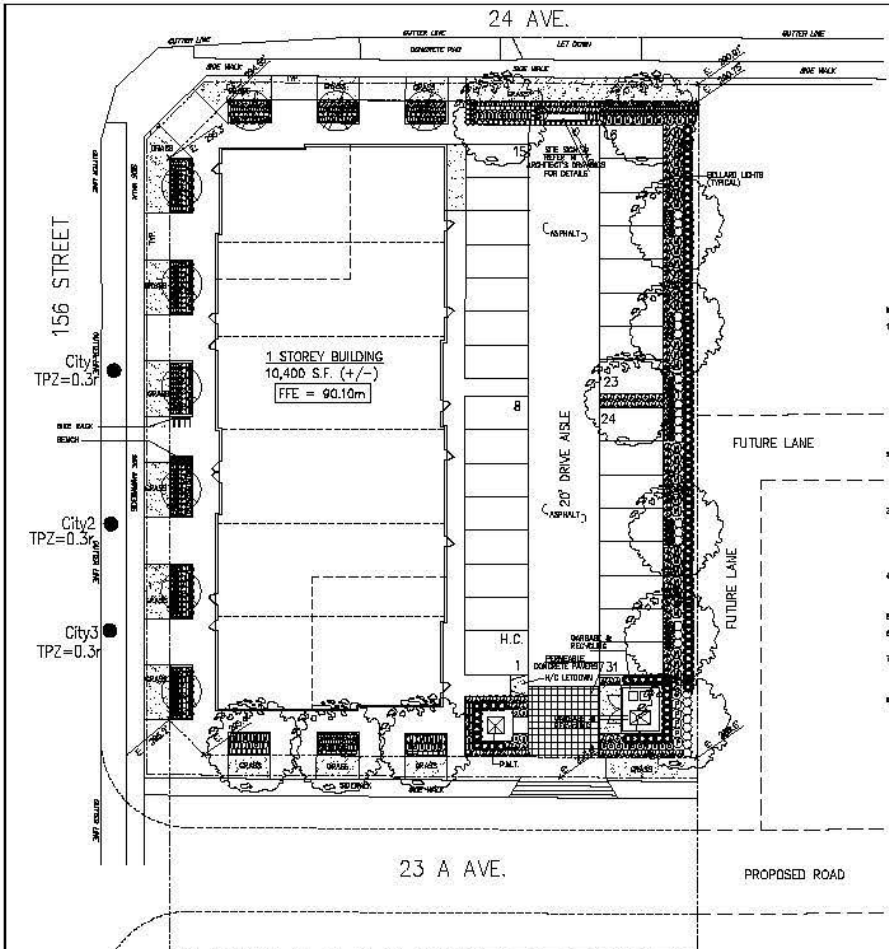
CLIENT :	D.M. HOMES
PROJECT :	COMMERCIAL DEVELOPMENT 2912, 2910, 2908 - 156 STREET, SURREY
SHEET CONTENTS :	CONCEPTUAL GARBAGE ENCLOSURE AND SITE SIGN
DATE :	04.30.18
SCALE :	1/4" = 1'-0"
DESIGNER :	
CHECKER :	

barnett danker
CONSULTANTS INC.

UNIT 130,
7536 130 STREET,
SURREY, B.C.
V3W 1H6

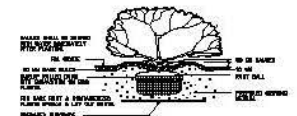
PHONE: (604) 587-7100
FAX: (604) 587-2089
EMAIL: mail@barnett-danker.com

CLIENT NO.	SHEET NO.
14018	AC-1.1
PROJECT NO.	REV. NO.

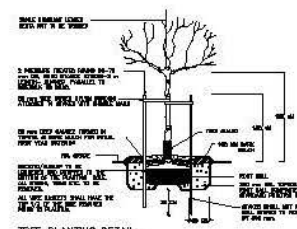


KEY	BOTANICAL NAME	PLANT LIST	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK		9	6 CM. CAL.	AS SHOWN	B. & B.
○	CORNUS NUTTALLII 'ECKE'S WHITE WONDER'	PACIFIC DOGWOOD		11	6 CM. CAL.	AS SHOWN	B. & B.
○	BULUS MACROPHYLLA 'WINTER BEM'	ASIAN BOXWOOD		194	1/3 POT	45 CM. O.C.	
○	PRUNUS LAUROCERASUS OTTO LYONEN	OTTO LUYEN LAUREL		102	1/3 POT	85 CM. O.C.	
○	PERIS JAPONICA 'FOREST FLAME'	JAPANESE PIERIS		29	1/3 POT	90 CM. O.C.	
○	POLYSTICHUM MUNITUN	SWORD FERN		6	1/3 POT	90 CM. O.C.	
○	ROSA MEDLAND 'PINK'	MEDLAND ROSE		146	1/3 POT	85 CM. O.C.	
○	TARAX K MEDIA HICKSII	HICKS YEW		95	1.50 METERS	85 CM. O.C.	
○	LAVANDULA ANAGASTIFOLIA 'MUNSTEAD'	LAVENDER		68	1/3 POT	45 CM. O.C.	
○	FESTUCA GLAUCA 'ELLAH BLUJE'	ELLAH BLUJE FESCUE		112	1/3 POT	45 CM. O.C.	
○	NERSELLA TENUSSIMA	MEXICAN FEATHER GRASS		89	1/3 POT	45 CM. O.C.	
○	MISGANTHUS PURPURASCENS	DRANGE FLAME GRASS		41	1/3 POT	80 CM. O.C.	

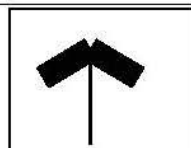
- NOTES / GENERAL**
- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CONTRACTOR'S "LATEST CATALOG" COMPARED WITH THE SPECIFICATIONS FOR EACH PLANT SPECIES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST CATALOGS AND CHECKING THAT THE PLANT SPECIES AVAILABLE FOR OFFERING MEET THE LANDSCAPE CONTRACTOR'S REQUIREMENTS. ALL PLANTS MUST BE AVAILABLE TO BE DELIVERED TO THE PROJECT SITE BY THE DATE SPECIFIED IN THE CONTRACT DOCUMENTS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST CATALOGS AND CHECKING THAT THE PLANT SPECIES AVAILABLE FOR OFFERING MEET THE LANDSCAPE CONTRACTOR'S REQUIREMENTS. ALL PLANTS MUST BE AVAILABLE TO BE DELIVERED TO THE PROJECT SITE BY THE DATE SPECIFIED IN THE CONTRACT DOCUMENTS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST CATALOGS AND CHECKING THAT THE PLANT SPECIES AVAILABLE FOR OFFERING MEET THE LANDSCAPE CONTRACTOR'S REQUIREMENTS. ALL PLANTS MUST BE AVAILABLE TO BE DELIVERED TO THE PROJECT SITE BY THE DATE SPECIFIED IN THE CONTRACT DOCUMENTS.
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM EITHER "LOCAL" OR "FOREIGN" SOURCES. ALL PLANT MATERIAL MUST COMPLY WITH THE LATEST EDITION OF THE "NATIONAL LANDSCAPE CONTRACTOR'S PLANTING SPECIFICATIONS FOR PLANTING AND MAINTENANCE OF LANDSCAPES AND LANDSCAPE MATERIALS TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL LANDSCAPE CONTRACTOR'S PLANTING SPECIFICATIONS.
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PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS



TREE PLANTING DETAIL



DATE	DESCRIPTION	BY
Jan/18	PREPARE SITE PLAN	E
Jan/18	PREPARE LAYOUT	A
Jan/18	PREPARE LAYOUT	S
Jan/18	PREPARE LAYOUT	S
Jan/18	PREPARE LAYOUT	S
Jan/18	PREPARE LAYOUT	S

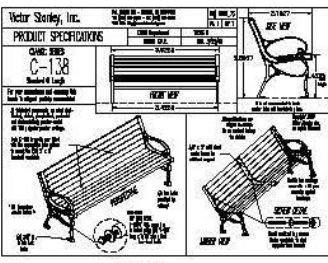
E. KAVOUNAS & ASSOCIATES INC.
 1524 152A
 3400 JENNIFER COURT
 ARLINGTON, VA, U.S.A.
 PHONE (703) 842-2578

CLIENT
 CHL HOMES
 c/o MR. LANCE BARNETT
 BARNETT CONSTRUCTION
 SUITE 3400
 2130 156 STREET
 SUITE 3400, 156 STREET
 SUITE 3400, 156 STREET
 404-581-1100

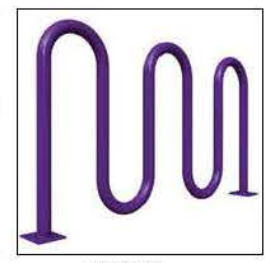
PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 COMMERCIAL DEVELOPMENT
 2300 2300 - 156 STREET
 SUITE 3400, 156 STREET

SCALE: 1:200	DATE: JUN/15
DRAWN: [Signature]	CHECKED: [Signature]
DATE: [Signature]	DATE: [Signature]
APPVED: [Signature]	DATE: [Signature]

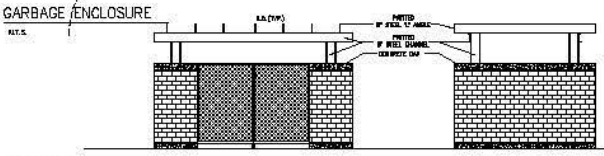
PROJECT: [Signature]
 SHEET NO.: [Signature]
 DRAWING NO.: [Signature]
 L-1



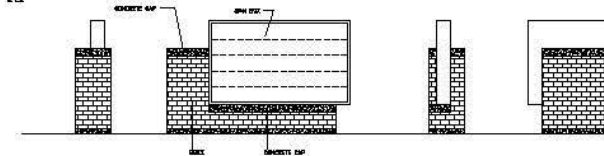
BENCH



BIKE RACK



GARBAGE ENCLOSURE



SITE SIGN



EDDIE'S DOGWOOD



SKYROCKET OAK



ASIAN BOXWOOD



OTTO LUYKEN LAUREL



JAPANESE PIERIS



SWORD FERN



PINK MEILAND ROSE



HICK'S YEW



LAVENDAR



DWARF FOUNTAIN GRASS



ELLAH BLUE FESCUE



ORANGE FLAME GRASS



MEXICAN FEATHER GRASS

DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.
 8684 65A
 2482 JEWELL COURT
 ABERTSFORD, B.C.
 V2W 3K8
 PHONE (604) 857-2376

CLIENT
 DAL HOWES
 c/o MR. LANCE BARNETT
 BARNETT DENBEN ARCHITECTS
 SUITE #125
 7535 - 130 STREET
 SURREY, B.C. V2W 1H8
 604-887-7108

TITLE
 PLAN VIEW
 LANDSCAPE PLANTS
 PROPOSED
 COMMERCIAL DEVELOPMENT
 2482 JEWELL COURT - 130 STREET
 SURREY, B.C.

SCALE	N.T.S.	DATE	JUN/15
DRAWN	CHK'D		
ENGL.	DATE		
APP'D	BY		

PRINTED	JOB NO.
	DATE
	L-2



7915-0209-00: West perspective from 156 Street



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

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

DATE: **March 2, 2016** PROJECT FILE: **7815-0209-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 2368 156 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.5 m on 24 Avenue for ultimate 30.0 m wide Arterial Road standard.
- Dedicate 5.0 m x 5.0 m corner cuts at 24 Avenue and 156 Street.
- Dedicate 1.942 m on 156 Street for ultimate 24.0 m wide Collector Road standard.
- Dedicate 3.0 m x 3.0 m corner cuts at 156 Street and 23A Avenue.
- Dedicate 20.0 m width for 23A Avenue ultimate 20.0 m wide Local Road standard.
- Secure offsite SRW from the property located at 2348 156 Street for corner cuts.
- Register 0.5 m wide Statutory Rights-of-Way along all frontages for maintenance access to City infrastructure.

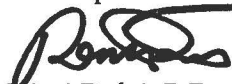
Works and Services

- Provide funding for ultimate construction of 1.5 m sidewalk on east side of 156 Street.
- Construct 23A Avenue to Local Road standard with 11.0 m pavement width.
- Confirm downstream storm drainage system capacity; upgrade if required.
- Construct onsite stormwater management features as required by the Fergus Creek Integrated Stormwater Management Plan.
- Construct storm sewer, sanitary sewer and water main on 23A Avenue.
- Extend sanitary sewer on 24 Avenue, if required.
- Pay any Latecomer Agreement Charges that may become applicable between now and the completion of this subject project.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	15-0209
Address:	2392, 2930, 2368 156 th Street
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
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)	18
Protected Trees to be Removed	18
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 6 X one (1) = 6	30
- All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = 24	
Replacement Trees Proposed	20
Replacement Trees in Deficit	10
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and
submitted by:

Arborist



June 16, 2015

Date



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, JANUARY 28, 2016
Time: 5:00 pm

Present:

Chair - L Mickelson
M. Ehman
M. MacCaull
E. Mashig
R. Solivar
D. Staples
C. Taylor
M. Vance
M. Younger

Guests:

C. J. Kavolinas, C. Kavolinas & Assoc. Inc.
L. Barnett, Barnett Dembek Architects
M. Dembeck, Barnett Dembek Architects
M. Yip, PMG Landscape Architects
R. Khaliq, 0707784 BC Ltd.

Staff Present:

M. Rondeau, Acting City Architect
N. Chow, Urban Design Planner
L. Luaifoa, Administrative Assistant

The Acting City Architect introduced two (2) new architect members to the Panel: R. Solivar and D. Staples.

A. RECEIPT OF MINUTES

It was

Moved by M. Ehman

Seconded by C. Taylor

That the minutes of the Advisory Design

Panel meeting of December 10, 2015, be received.

Carried

B. NEW SUBMISSIONS

1. 5:00 PM

File No.:	7915-0209-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning, Subdivision (consolidation) and DP for a one-storey commercial building.
Address:	2368 & 2390/2392 – 156 Street
Developer:	Dosanjh Ventures Ltd.
Architect:	Lance Barnett, Barnett Dembek Architects
Landscape Architect:	Clark Kavolinas, C. Kavolinas & Assoc. Inc.
Planner:	Doris Ho
Urban Design Planner:	Nathan Chow/Mary Beth Rondeau

The Urban Design Planner provided the following comments:

- Site layout and grading issues were resolved with staff. The landscape buffering on the east line benefits the future single family residential. The

scale of the proposed project fits appropriately with the existing services in the area. A 'split sidewalk' is proposed along the streets and the walkways between the planters could be wider.

- Staff has no specific issues with this proposed development.

The Project Architect presented an overview of the site plan, building plans and streetscapes and highlighted the following:

- This one level retail building is situated close to the street to encourage pedestrian circulation at the front of the development. Parking is available at the back of the property.
- Spandrel panels have been introduced to reduce glazing. Signage is only in the front to encourage the frontal expression.
- 23A Avenue will be dedicated for vehicle access to the development on the south side. The road will connect from 156 Street through to 157 Street once the development on the adjacent site is completed.
- The client agreed to provide an Electric Vehicle (EV) charging station. Location of EV station will be confirmed.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- A number of landscape planter beds on 156 Street will link to the main sidewalk.
- The back of the parking lot will have a hedge and landscaping in front of the hedge with large native Dogwood trees, perennials and exotic grasses for year round appeal.
- The garbage bin and electric kiosk have been screened with hedging.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning, Subdivision (consolidation) and DP for a one-storey commercial building.

File No. 7915-0209-00

It was

Moved by E. Mashig

Seconded by M. MacCaull

That the Advisory Design Panel (ADP)

recommends C – that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of the Planning Staff, resubmit the project to the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

In general, the Panel supported the project and noted it was well done and straight forward. Concerns about the narrowness of the pathway fronting the building were raised and it was recommended that the pathway width be extended.

Site

No concerns or comments for site.

Building Form and Character

- Consider bolder tones, colours feel dull.
- Consider deeper elevation insets at bays.
- Commend the break-up of two façade and suggest eliminating corner on lower buff coloured portions of two facades.
- Concern with canopy conflict with trees along 156 Street.
- Concerned with height of canopies at 17' high and not creating proper weather protection.
- Corner pedestrian entrances could be better resolved potentially with angled corner entrances. This would help strengthen the pedestrian experience and entry sequence.
- Consider signage at 23A Avenue (parking lot entrance).
- Consider design to restore conflict between mullion and vertical above in the façade.

Landscaping

- The walkways between the planters along the streets are too narrow. Consider creating areas for pausing with benches or loose seating, if possible, to help activate the area.
- Consider alternate to grass, i.e. ornamental grass on the boulevard.

CPTED

- Consider lighting carefully to ensure balance of safety for parking in the rear of the building and the adjacent residents.

Accessibility

- Ensure there is wheelchair letdown by disabled parking space (not indicated on plans).
- Ensure public washrooms are wheelchair accessible.
- Recommend power doors at entrances.

Sustainability

- Ensure storm water detention requirements are met.
- Consider the impact of any vestibules and how they would be accommodated should multiple CRU's be combined, resulting in a large enough space that would trigger the code requirement.
- Consider run-off from parking lot and sidewalk into storm H2o planting.

2. 5:45 PM

File No.:	7915-0390-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning, Subdivision (consolidation) and DP for 6-storey, 156 unit apartment building
Address:	13270 & 13286 King George Boulevard 11079 & 11089 Ravine Road
Developer:	0707784 BC Ltd. (Rana Khaliq)
Architect:	Maciej Dembeck, Barnett Dembek Architects
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Christopher Atkin
Urban Design Planner:	Mary Beth Rondeau

The Acting City Architect presented an overview of the project and highlighted the following:

- Issues with grades have been resolved by stepping the building down to King George Blvd and deleting an existing retaining wall. The building had to be setback to meet sky train requirements which, also provides room to add some large native trees in that space. These are a good buffer to sky train and add to the creek riparian area across Ravine Road.
- Staff has no specific issues with this proposal.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- This site is located on the northwest edge of Surrey City Centre. The large framed 6-storey building is U-shaped and is parallel to the sky train.
- Units with street addresses will have semi-private yards and outdoor patios that will be separated from the street with vegetation.
- A private courtyard takes advantage of the southern exposure and the glass walled lobbies are accessible at grade.

- Along King George, planting will be in place to create a buffer and some separation. Large Evergreen trees will be along the edge on top of mounds with understory shrub planning to create screening of the sky train.
- The building splits with 2 firewalls through the U, to allow the building to step down the site slope.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- An outer row of canopy trees will be between the curb and sidewalk with a second row between the sidewalk and patio spaces.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning, Subdivision (consolidation) and DP for 6-storey, 156 unit apartment building

File No. 7915-0390-00

It was

Moved by C. Taylor

Seconded by M. Ehman

That the Advisory Design Panel (ADP)

recommends B – that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project for the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- The site diagram concept was generally supported.
- Consider smaller amenity building and use some of the space for more greenspace.

Building Form and Character

- There were concerns with the architectural resolution of the building and recommend more work:
 - Consider embracing the vitality of 6-storey wood frame construction rather than fighting against it. This could draw on European mid-rise forms.
 - The building can be scaled down using the steps in the building grades to create 3 masses.
 - The horizontal band around building does not appear to relate to anything.
 - The strong frames take away from the townhouse expression. Better to strengthen 2-storey base and individual entries of the townhouse units.
 - The use of materials appears indiscriminant. Consider applying materials based on form.

- The white stone could be replaced with brick below 4th storey to add richness. The white stone may not weather well.
- The stone applied columns are too thin and weak especially at the corner. Recommend extending timber columns down and using less stone at corners and frames.
- Consider upgrading the Hardie Panel; a bit more quality will provide some substance.
- Windows appear the same. Suggest providing more articulation.
- The colour palette is generally good.
- Recommend lower canopy elements at main entrances.
- Long internal corridors a concern and should add daylight or widened nodes.
- Consider an additional elevator and entrance lobby and enlarging the 132nd St lobby.
- The distribution of 1 to 2 bedroom units might be better served for this market if you had more 2 bedroom units.
- Recommend review of exits at parkade and roof deck for code compliance.
- An acoustic review was strongly recommended.

Landscaping

- Commend the rooftop gardens with edible plants and overall landscaping.
- Consider adding permeable surfaces throughout the site.
- The east lobby has special paving and the west lobby does not.
- Recommend adding bike parking in parkade and short term bike racks outside of the lobby entrances.

CPTED

- Consider fobbed gates at every entry point to outdoor amenity and lots of lighting.

Accessibility

- Commend the details of ramps for disabled accessibility.
- Recommend providing an additional elevator.
- Recommend 5% of units be wheelchair accessible.
- Recommend elevator and call buttons be horizontal to be reachable.
- Suggest main entrances have power doors.
- Recommend emergency call button in the elevator lobby (parking).

Sustainability

- Consider paying special attention to detailing of garden and planting areas on top of wood structured roof. Longevity is a concern.

- Consider use of continuously operating heat recovery ventilators for suites for improved indoor air quality. Integrate design with District Energy connection capability.

C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for **Thursday, February 11, 2016**.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:15 p.m.

Jane Sullivan, City Clerk

Leroy Mickelson, Chairman
Advisory Design Panel

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0209-00

Issued To: DOSANJH VENTURES LTD.

Address of Owner: 16363 - 36A Avenue
Surrey, BC V3S 0M1

Issued To: 1000195 BC LTD.

Address of Owner: 10090 - 152 Street, Unit 303
Surrey, BC V3R 8X8

Issued To: 0927512 BC LTD.

Address of Owner: 8120 - 128 Street, Unit 200
Surrey, BC V3W 1R1

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 003-954-005

Lot 1, Except: Part Dedicated Road on Plan BCP19015; Section 14 Township 1 New
Westminster District Plan 17982

2390 and 2392 - 156 Street

Parcel Identifier: 007-329-121

Lot 2 Section 14 Township 1 New Westminster District Plan 17982

2368 - 156 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

- (b) If the civic addresses changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Subsection F. Yards and Setbacks of Part 35 C-5 Zone, the minimum north yard setback (24 Avenue) is reduced from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
 - (b) Subsection F. Yards and Setbacks of Part 35 C-5 Zone, the minimum west side yard setback (156 Street) is reduced from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
 - (c) Subsection F. Yards and Setbacks of Part 35 C-5 Zone, the minimum south yard setback (23A Avenue) is reduced from 7.5 metres (25 ft.) to 3.8 metres (12 ft.); and
 - (d) Subsection J.1 Special Regulations of Part 35 C-5 Zone, to permit the garbage/recycling containers to be located within the east and south yard setbacks.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered Schedule (A) (the "Drawings") which are attached hereto and form part of this development variance permit.
6. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

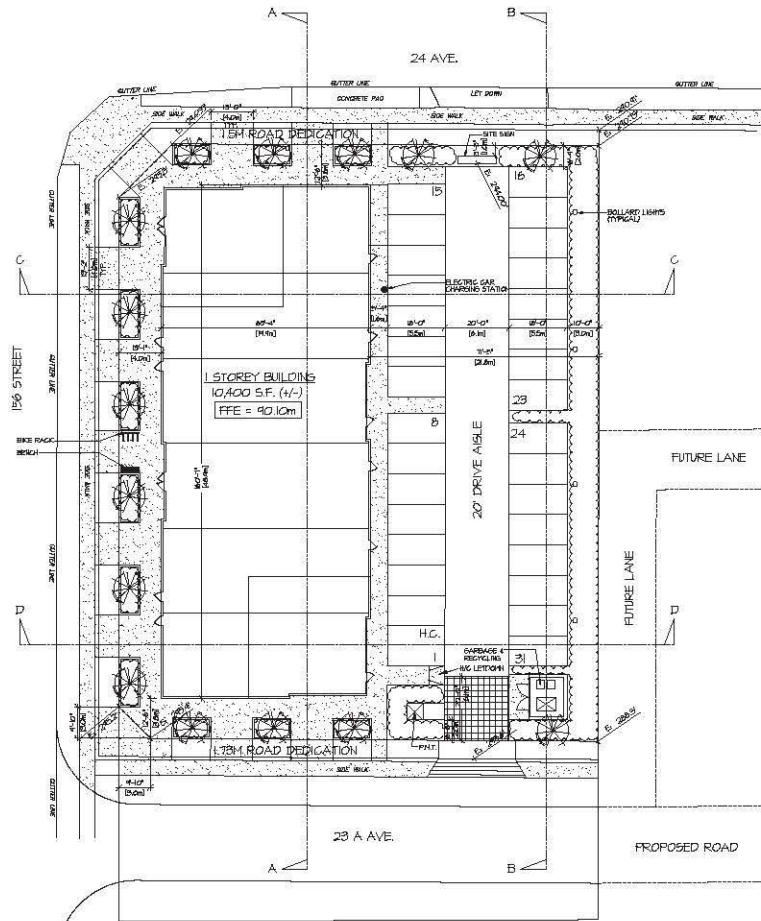
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



CONCEPTUAL SITE PLAN - 1 STOREY - 10,400 SF (+/-)
 SCALE: 1" = 20'-0"
 31 PARKING SPACES

DEVELOPMENT DATA

ZONING: C5
 SITE AREA: GROSS: 80514 S.F. 2,840 m2 0.102 AC 0.284 HA
 DEDICATION: 2,902 S.F. 270 m2 0.067 AC 0.021 HA
 NET: 27,612 S.F. 2,571 m2 0.685 AC 0.251 HA
 F.A.R.: 0.38 (10,400 S.F.)
 SITE COVERAGE: 88% (10,650 S.F.)
 PARKING: REQUIRED: (10,400 S.F. / 1075) x 3 = 29 SPACES
 PROVIDED: 31 SPACES
 SETBACKS: NORTH: 12'-6" [3.8m]
 SOUTH: 12'-6" [3.8m]
 EAST: 7'-5" [2.3m]
 WEST: 13'-1" [4.0m]

DISCLAIMER: ALL DESIGN AND THE WORKED DRAWINGS HEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK INC. AND NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BARNETT DEMBEK INC. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONVERSION THEREOF INTO ANY MATERIAL FROM CANADA, OTHERWISE, KIT, ETC., 1975.

ISSUE	DATE	BY	REVISION / COMMENTS
1	JAN 14 / 18	L.P.T.A.	ADMINISTRATIVE TO DVP

DESIGN: L.P.T.A.	DATE: MAR 16
DRANK: []	SCALE: 1" = 20'-0"
CLIENT: DVL HOMES	
PROJECT: COMMERCIAL DEVELOPMENT 2392, 2390, 2368 - 156 STREET, SURREY	
SHEET CONTAINS: CONCEPTUAL SITE PLAN & DEVELOPMENT DATA	

barnett dembek

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14013	AC-1.0