

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0093-00

Planning Report Date: May 30, 2016

**PROPOSAL:**

- **Development Permit**

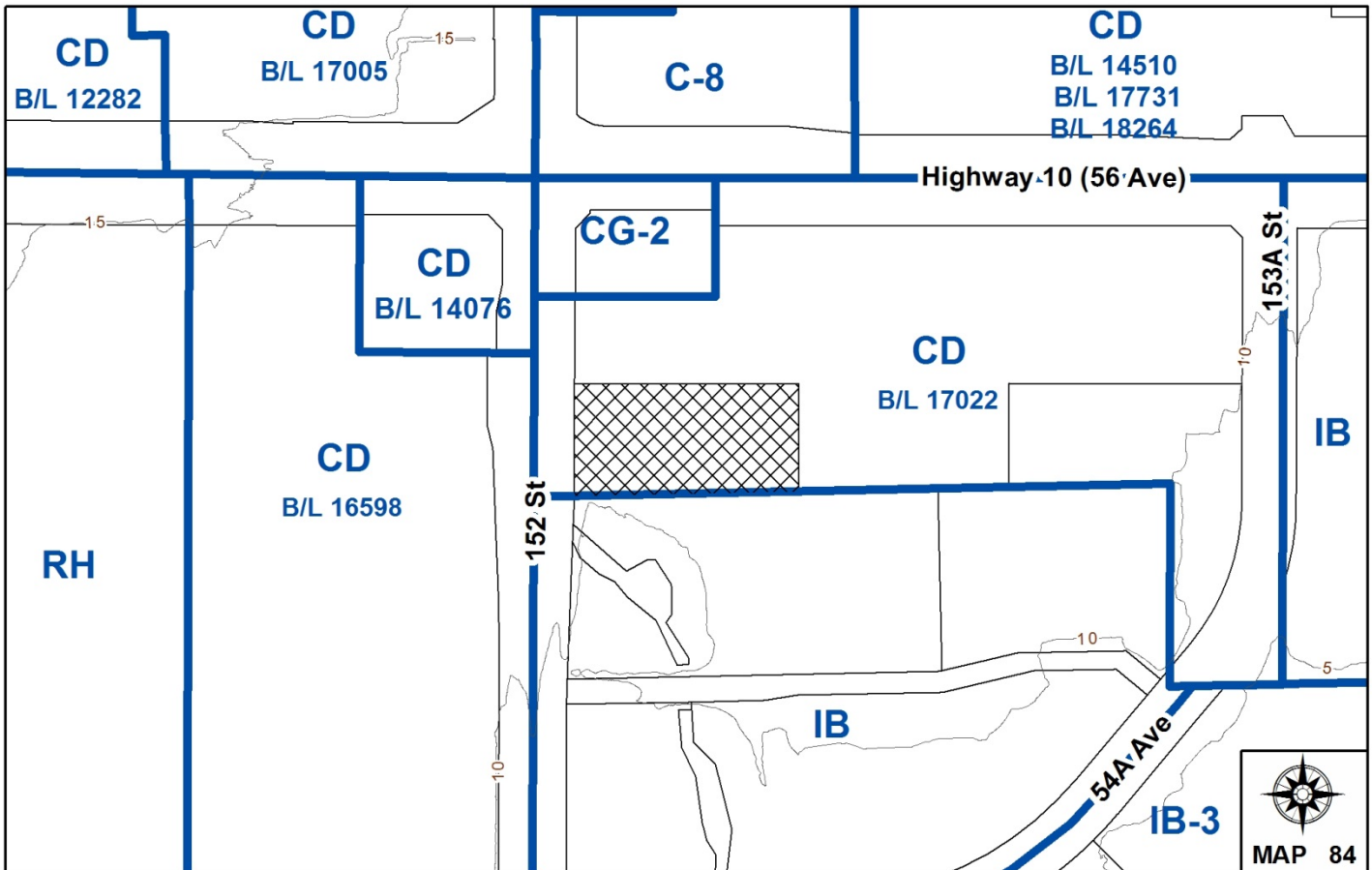
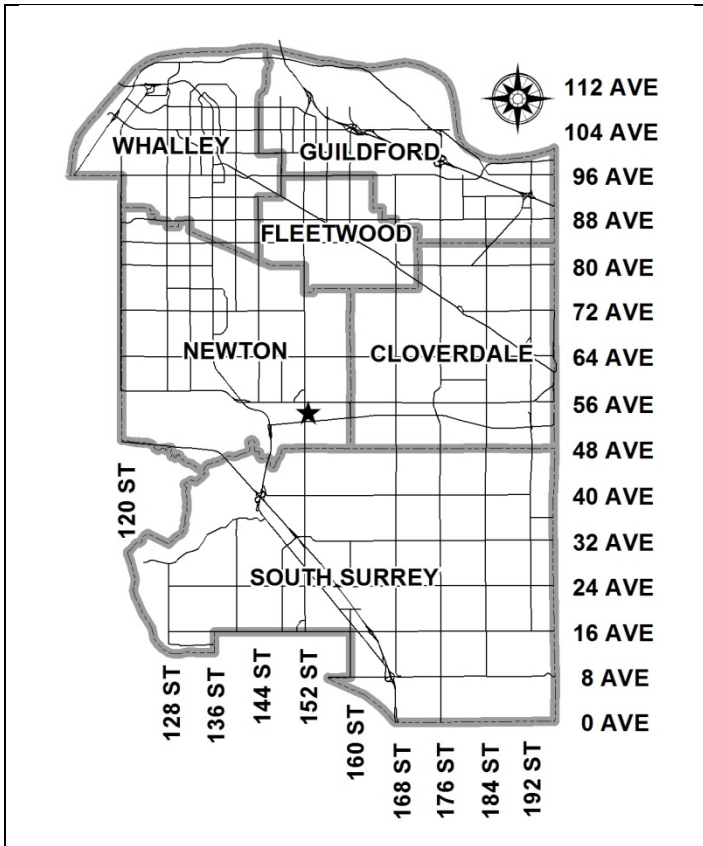
to permit the development of a two-storey, 1,758 sq.m. (18,926 sq.ft.) multi-tenant commercial and office building with underground parking.

**LOCATION:** 5570 - 152 Street

**OWNER:** Panorama Park Investments Ltd.

**ZONING:** CD (By-law No. 17022)

**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 (OCP).
- The proposed density and building form are appropriate for this part of the East Panorama Ridge area and complements the existing commercial, office and business park design concepts on adjacent properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0093-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) resolution of fire truck movements on the site to the satisfaction of the Fire Department.

REFERRALS

**Engineering:** The Engineering Department has no objection to the project. Under the original rezoning application File No. 7907-0013-00, the site was serviced for development.

**Surrey Fire Department:** Fire truck movements on the site will need to be resolved in order to comply with the BC Building Code.

SITE CHARACTERISTICS

**Existing Land Use:** Paved Parking lot.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North and East:	8 separate commercial and office buildings as part of a comprehensive development bounded by 152 Street to the West, Highway No. 10 to the North, 153A Street to the East and the subject property line to the South (Originally approved under File No. 7907-0013-00 and zoning amended under File No. 7909-0106-00)	Mixed Employment	CD (By-law No. 17022)

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	Protected Class A Riparian area and a three-storey office building (Approved under File No. 7999-0062-00)	Mixed Employment	IB
West (Across 152 Street):	Two, three-storey office buildings and a one storey-commercial building (Approved under File No. 7906-0492-00)	Mixed Employment/ Business Park	CD (By-law No. 16598)

## DEVELOPMENT CONSIDERATIONS

### Context

- The site is designated Mixed Employment in the Official Community Plan (OCP).
- In July 2008, the site was rezoned from the Agro-Industrial Zone (AI) to a Comprehensive Development Zone (CD) under By-law No. 16444 (Application File No. 7907-0013-00) in order to allow the development of a comprehensive business/commercial centre based on a combination of business park (IB) uses and local commercial (C-5) uses. This application included a Development Permit for eight multi-tenant office/commercial buildings.
- In October 2009, the site was further rezoned to CD Zone (By-law No. 17022) (Application File No. 7909-0106-00) to allow a Liquor Primary use (neighbourhood pub) and a Liquor Licensee Retail Store (LRS).
- The site is currently regulated by Comprehensive Development Zone (CD) By-law No. 17022 which allows a broad range of light impact industrial uses, general service uses and commercial uses.
- In February 2012, a Development Permit (DP) was approved for the subject site under File No. 7911-0238-00 in order to allow a 747 sq.m. (8,041 sq.ft.) commercial and office building. Since more than two years has passed since this DP was approved, the DP has lapsed and a new DP is required for the site.
- Under the original rezoning application, the site was cleared and serviced for development.

### Proposal

- The proposed Development Permit (DP) will permit a two-storey multi-tenant commercial and office building with underground parking on the subject site. Currently, no tenants or future users have been identified.
- The proposed development includes a total floor area of 1,758 sq.m. (18,926 sq.ft.) with a proposed building height of 10 m. (33 ft.).
- The proposed development meets the requirements of CD By-law No. 17022, including floor area, lot coverage, building height and building setbacks.

- The proposal includes a total of 47 parking stalls, meeting the parking requirements of the Zoning By-law. Twenty-six (26) of the parking stalls are proposed to be located in the underground parkade, with the remaining 21 parking stalls proposed to be located North and East of the proposed building.
- Since drive aisles on the subject site are shared with the larger commercial and office park development, and parking cannot be completed delineated between legally titled parcels, the applicant also provided a parking breakdown for the entire commercial/office development in order to ensure that the proposed development does not negatively impact parking on the larger site. Based on the existing and proposed combination of commercial and office uses, a total of 404 parking stalls are required for the entire site. The applicant has confirmed that a total of 460 parking stalls will be provided on the site, thereby exceeding the minimum parking requirements in the Zoning By-law for the larger site.
- The vehicular access to 152 Street along the Southern boundary of the site remains unchanged and the existing cross access easement will remain in effect providing access to the proposed development to Highway No. 10 and 153A Street. The proposed vehicular circulation meets the requirements of the Engineering Department.

#### PRE-NOTIFICATION

- Three (3) development proposal signs were posted on 152 Street, Highway No. 10 and 153A Street, respectively. City Staff have not received any comments regarding the proposed development.

#### DESIGN PROPOSAL AND REVIEW

- The proposed building is consistent with the design guidelines outlined in Official Community Plan (OCP), and is reflective of the existing standards within the area. The form, character and density of the proposed development is appropriate for this part of East Panorama Ridge and complements the existing commercial, office and business park developments on adjacent properties.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrances to this multi-tenant building facing North (the interior of the commercial and office complex), as well as the façade facing 152 Street. All facades of the building will use glazing and articulation to provide visual interest. In addition, free standing green walls are proposed at the back of the building (South side) to provide visual interest on this elevation.
- The proposed building construction is a combination of concrete tilt up and glazing as the main cladding materials with smooth and profiled metal panels as accent materials. The colour scheme proposed is grey with coloured spandrel glass panels to provide accents.

- Two pedestrian linkages and the following landscaping is proposed on 152 Street:
  - a 5.8 metre (19 ft.) wide landscaped area and a 3 metre concrete paver sidewalk between 152 Street and the proposed building; and
  - a 3 metre wide landscaped area between 152 Street and the proposed parking stalls.
- The proposed landscaping will consist of: Armstrong Maple, Beech and Serbian Spruce trees. This will be supplemented by a variety of shrubs and ground cover including: Korean Boxwood, Prairie Fire Sedge, Idaho Festuca, Lavender, English Laurel, White Rose, Flowering Currant and Virginia Creeper.
- In addition to the landscaping, special concrete pavers, three bike racks, and a bench are proposed on 152 Street in order to enhance the public realm and the pedestrian environment.
- Fascia and under canopy signage are proposed for each future tenant, including one upper-storey fascia sign. All of the signs proposed consist of individual channel letters that are of an appropriate scale to the size of the building. The proposed signage complements the existing signage on the neighboring buildings and meets the requirements of the Sign By-law.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 4, 2016. 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"> <li>• The site is currently a parking lot and is proposed to be redeveloped into a multi-tenant office and commercial building with underground parking.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density and FAR are in keeping with the Zoning By-law.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Low impact development standards (LIDs) are incorporated in the design of the project including:               <ul style="list-style-type: none"> <li>○ Absorbent soils (minimum 300 mm in depth); and</li> <li>○ Dry swales.</li> </ul> </li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bicycle parking will be provided on site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner:               <ul style="list-style-type: none"> <li>○ Natural access control by clearly defining entries to the building; and</li> <li>○ Exterior lighting of the building providing visibility on the site.</li> </ul> </li> </ul>

6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

### ADVISORY DESIGN PANEL

- This application was referred to the Advisory Design Panel (ADP) on April 7, 2016 (Appendix III). The ADP comments have been satisfactorily addressed by the applicant.

### 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. Site Plan, Building Elevations, Landscape Plans and Perspective  
 Appendix III. ADP Comments and Applicant's Response

*original signed by Ron Hintsche*

Jean Lamontagne  
 General Manager  
 Planning and Development

CL/dk

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# DEVELOPMENT DATA SHEET

Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		4,038 sq.m.
Road Widening area		
Undevelopable area		
Net Total		4.038 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	22 %
Paved & Hard Surfaced Areas		70 %
Total Site Coverage		92%
<b>SETBACKS</b> ( in metres)		
Front (152 Street)	7.5 m	8.8 m
Rear	4.0 m	34.5 m
Side (South)	7.5 m	9.4 m
Side (North)	4.0 m	16.1 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	10 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		824 sq.m.
Office		934 sq.m.
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		1758 sq.m.

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.75	0.44
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	25	28
Office Second Floor	19	19
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	44	47
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	No	Tree Survey/Assessment Provided	No
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## PANORAMA PLACE - BUILDING G

ADVISORY DESIGN PANEL SUBMISSION

*Revision A (DP and ADP comments) May 12th 2016*

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## SITE INFORMATION

City of Surrey Project Reference:	7916-0093-00	
Street Address:	5570 152 Street, Surrey, Bc	
Legal Addresses:	027-863-506 Lot B, Section 2, Township 2, New Westminster District, Plan BCP40332	
Frontage (152 St.):	45.34m (148'-9")	
Depth:	90.95m (298'-5")	
Site Area:	4,038m <sup>2</sup> (43,461 Sq Ft)	
Development Statistics:		
Zoning:	CD (By-Law 17022)	
	Development Permitted	Proposed Development
Gross Floor Area:	-	1,758m <sup>2</sup> (18,926 Sq Ft)
Lot Coverage:	45% (Max.)	21.76%
Floor Space Ratio:	0.75 (Max.)	0.44
Setbacks:		
Front (West - 152 St.)	7.5m	8.89m (29'-1")
Side (South)	7.5m	9.50m (31'-2")
Rear (East)	4.0m	34.57m (113'-5")
Side (North)	4.0m	15.93m (52'-3")
Building Height:	12.0m (39'-4")	10.0m (33'-0")
Parking Statistics:		
Parking Spaces:	Ground Floor Retail: 879m <sup>2</sup> X 3 Stalls/100m <sup>2</sup> = 27 Stalls Second Floor Office: 879m <sup>2</sup> X 2 Stalls/100m <sup>2</sup> = 18 Stalls Total Required: 45 Stalls	Underground Parking (P1): 26 Stalls (26 Reg., 0 Small, 0 H.c.) Surface Parking: 21 Stalls (20 Reg., 0 Small, 1 H.c.) (Note: 32 No. Stalls Exiting On Site To Remain, not counted here) Total Provided: 47 Stalls
Bicycle Spaces:	Ground Floor Retail: 879m <sup>2</sup> X 0.1 Spaces/100m <sup>2</sup> = 0.9 Spaces Second Floor Office: 879m <sup>2</sup> X 0.06 Spaces/100m <sup>2</sup> = 0.54 Spaces Total Required: 1.44 Spaces	Underground Parking (P1): 4 Spaces  Total Provided: 4 Spaces
Loading Spaces:	N/A (As Per Parking By-Law)	N/A (As Per Parking By-Law)

## DESIGN RATIONALE

### **Context, Urban Design Response and Massing**

The proposed office is a new development fronting onto 152nd street and will contribute to the evolving streetscape in this area. The new building will complete the developments along this frontage and will also complete the buildings along the southern edge of the property, fully enclosing the inner parking courtyard with surrounding buildings. Unlike the initial building proposed for the site, the new building will provide the majority of its required parking below the building in structured underground parking. Access to this underground parking is taken from the east end of the building, minimizing its visual and traffic impact on 152nd Street.

The development proposes a retail/commercial mix that will benefit this growing neighborhood. The proposed ground floor retail space will add to the existing retail activity on the site. The floor of office space above will contribute to the daytime working population on the site, helping to support the retail activity in the area.

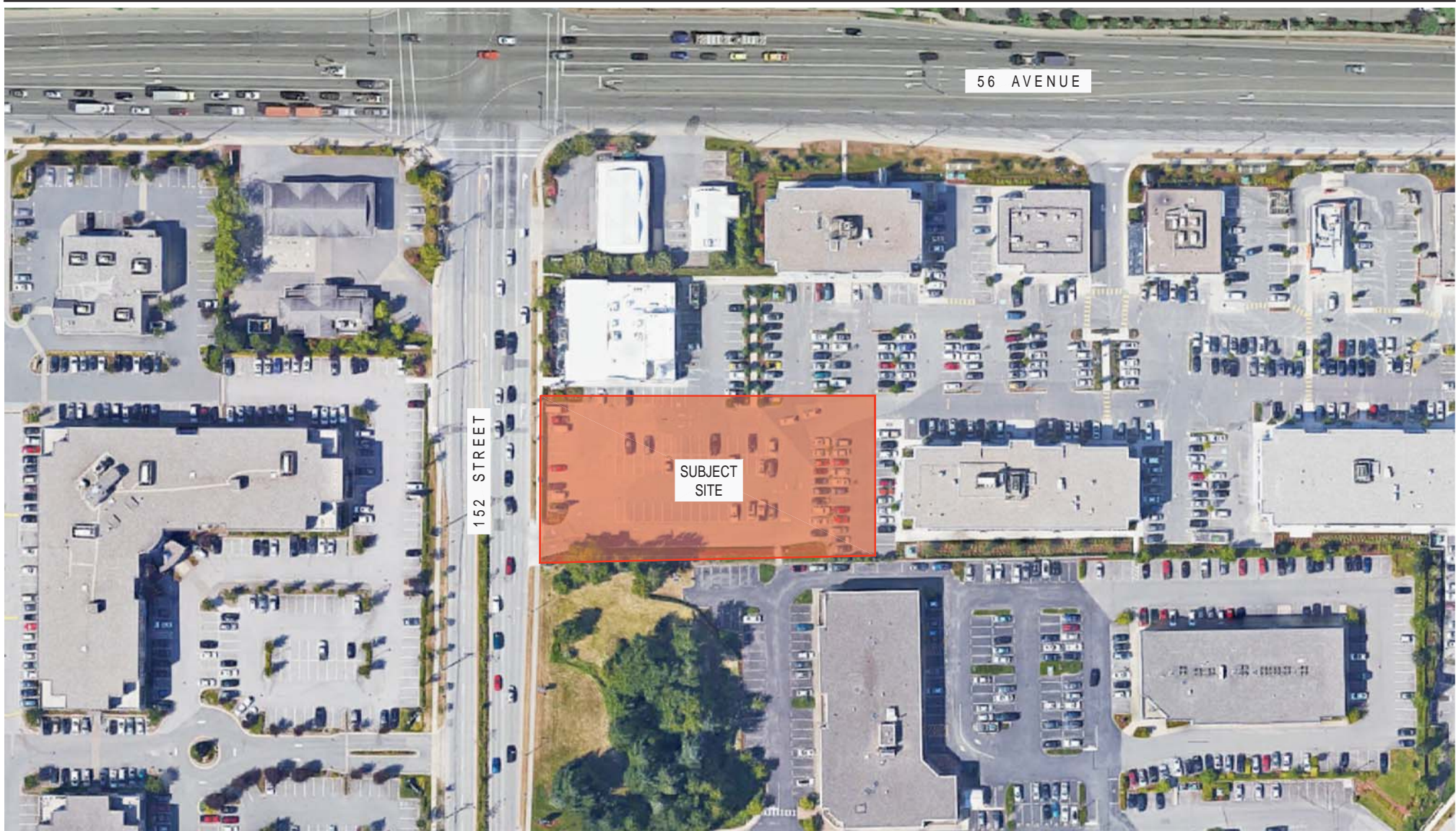
### **Architectural Form and Character**

The architectural character of the building reflects a clean contemporary design vocabulary. The two primary uses within the building are clearly expressed in the massing, building articulation and façade treatment. The architectural vocabulary and material palate of the building picks up on, and is animated by, the variegated colour palate of the neighbouring buildings. A combination of smooth and profiled metal panels, differentiates the wall surfaces. The office entry is centered and recessed between the two retail wings on either side.

The ground floor retail space is glazed to present itself to the west, north and east exposures, and a continuous canopy on these three sides, provides solar protection for the windows below as well as rain protection for pedestrians. At the 2nd Level, the office uses require glazed facades on all four exposures. These are in turn capped and sheltered from the sun with either a cornice line or solar shading screens. The landscaping is used to define the plaza area along 152nd street and to screen the required electrical services. Planting also shields the view of the parking entry ramp and climbs the screens on the southern wall to soften the rear façade of the retail space.

### **Sustainable Design**

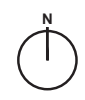
The sustainable design features of the building include a high performance curtain-wall and metal cladding system, combined with efficient solar control features to minimize solar gain. The roof finish will be a high albedo finish. Use of recycled and reused materials will include the steel structure as well as interior finishes. The waste management on the site will provide facilities for recycling and reuse. Water conserving fixtures will be used in all facilities. The mechanical and electrical systems for the building will allow for controllability within suites for both thermal comfort and lighting levels. The plan configuration of the building will allow for day-lighting to most occupied areas on each floor. All landscaping on the site is with native or native adapted species that will require minimal irrigation once established. Irrigation is through a high efficiency drip system on sensors that will reduce water consumption.



56 AVENUE

152 STREET

SUBJECT SITE



Title SITE CONTEXT PLAN

Scale 1"=80'-0" Date Mar-29-2016



1 152nd St. Looking SE  
N.T.S.



5 Key Plan  
N.T.S.



2 56th Ave. Looking SW  
N.T.S.



3 56th Ave. Looking S  
N.T.S.



4 152nd St. Looking NE  
N.T.S.

Title CONTEXT IMAGES

Scale 1"=20'-0" Date Mar-29-2016



N

Title VIEW FROM NE

Scale N.T.S. Date May-12-2016





N

Title VIEW FROM NW

Scale N.T.S. Date May-12-2016



N

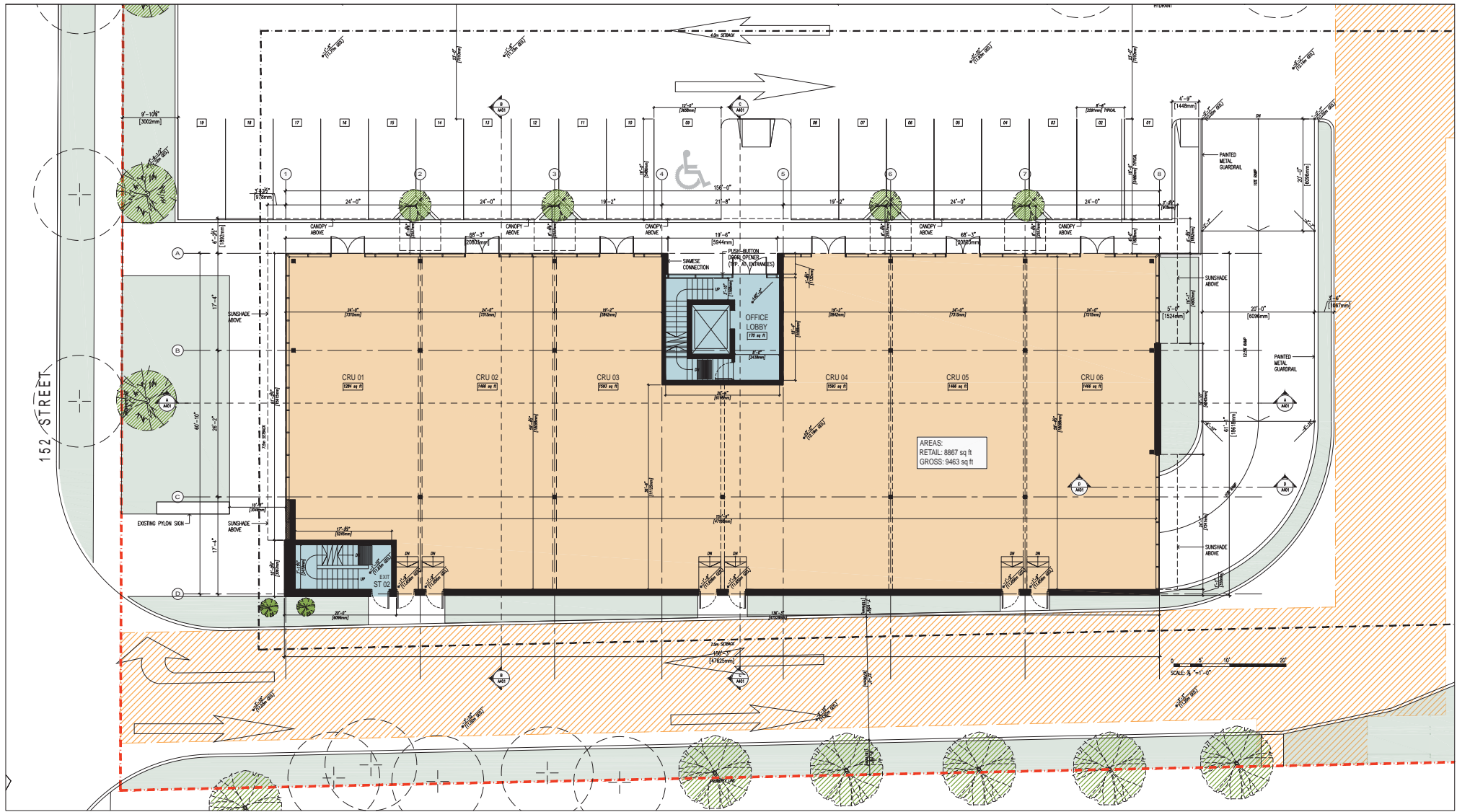
Title VIEW FROM SE

Scale N.T.S. Date May-12-2016



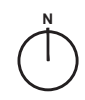
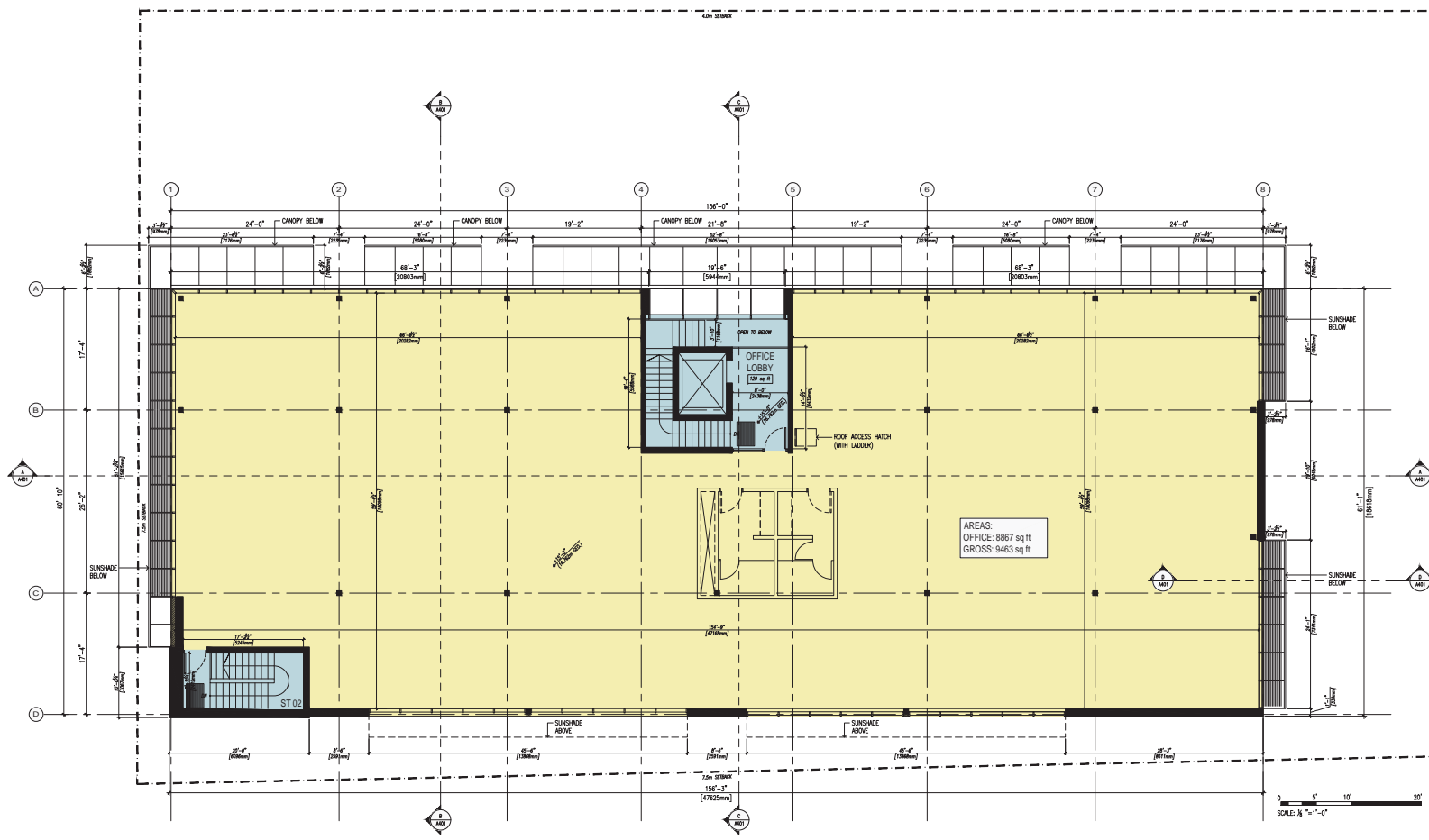
N | Title CONTEXT VIEWS  
Scale N.T.S. | Date May-12-2016





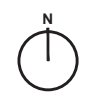
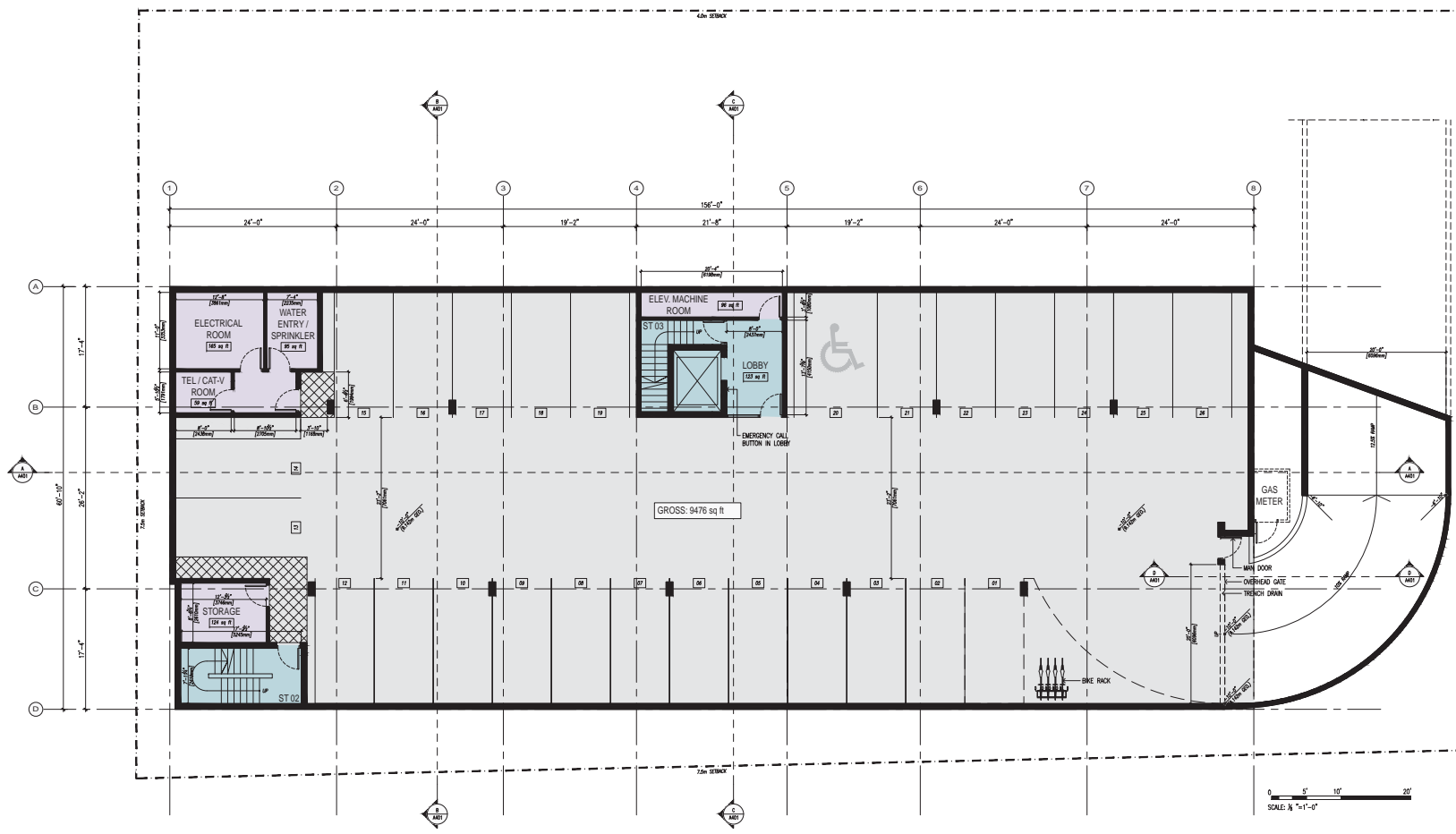
Title LEVEL 01 PLAN

Scale 1/16"=1'-0" Date May-16-2016



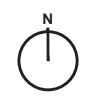
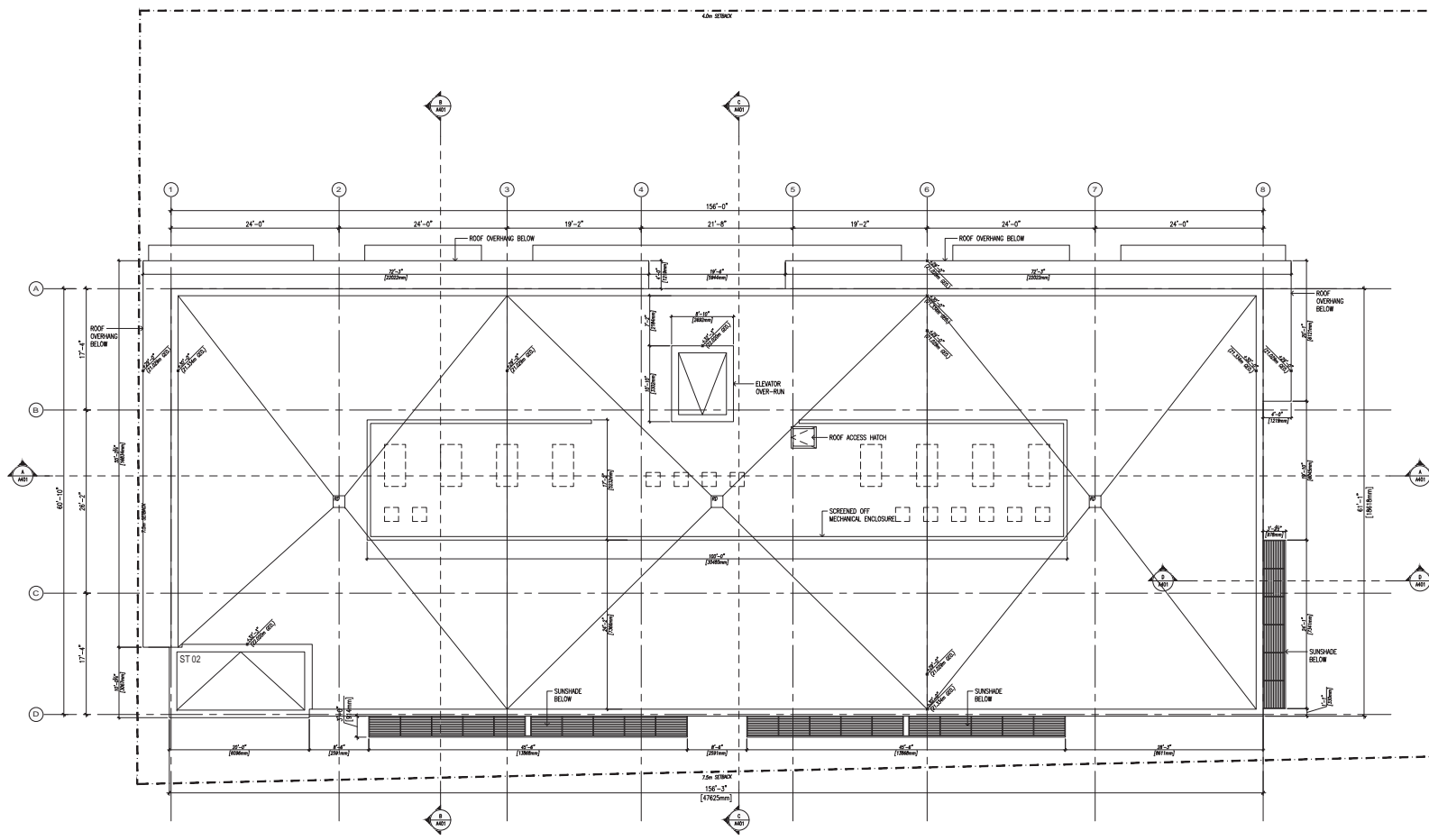
Title LEVEL 02 PLAN

Scale 1/16"=1'-0" Date May-12-2016



Title LEVEL P1 PLAN

Scale 1/16"=1'-0" Date May-12-2016



Title ROOF PLAN

Scale 1/16"=1'-0" Date May-12-2016

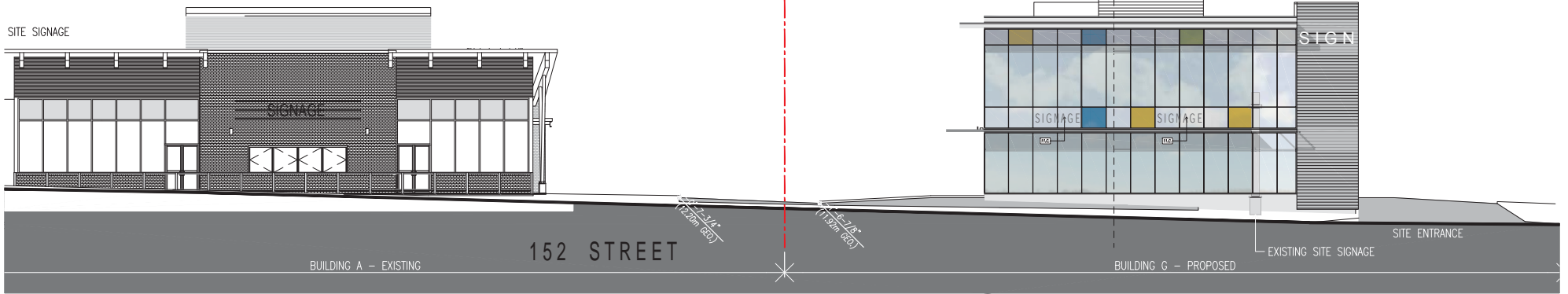




1 East Elevation  
1/16"=1'-0"

1. 2-SSG ALUMINIUM CURTAIN WALL (Dark grey frames)
  - 1.A. CLEAR GLASS
  - 1.B. LIGHT GREY SPANDREL PANEL
  - 1.C. WHITE SPANDREL PANEL\*
  - 1.D. GREEN SPANDREL PANEL\*
  - 1.E. YELLOW SPANDREL PANEL\*
  - 1.F. BLUE SPANDREL PANEL\*
  - 1.G. MECHANICAL VENT

\* Colours of 1.C-G to match adjacent buildings on site
2. METAL PANEL - SMOOTH
  - 2.H. LIGHT GREY
  - 2.I. TAUPE
3. METAL PANEL - PROFILED
  - 3.A. DARK GREY HORIZONTAL
  - 3.B. LIGHT GREY VERTICAL
4. CLEAR GLASS CANOPY ON PAINTED STEEL OUTRIGGERS, LIGHT FITTINGS MOUNTED TO OUTRIGGERS ON NORTH FACADE (CRU ENTRANCES) (Colour to match window frames)
5. LIGHT GREY PAINTED CONCRETE CURB
6. METAL SUNSHADE (Colour to match window frames)
7. PAINTED METAL GUARDRAIL
8. LIGHT GREY METAL SCREEN TO MECHANICAL UNITS
9. SURFACE MOUNTED LIGHT FITTING
10. FREE STANDING GREEN WALL LANDSCAPING ELEMENTS 8'-0"x8'-0" MODULAR PANELS (See landscape architect's drawings)
11. SIGNAGE ELEMENTS
  - 11.A. BACKLIT SIGN ON METAL RAILS FIXED TO STRUCTURE THROUGH CLADDING
  - 11.B. SIGNAGE ON METAL RAILS HUNG FROM CANOPY OUTRIGGERS
  - 11.C. SIGNAGE ON METAL RAILS FIXED THROUGH TO CURTAIN WALL MULLIONS - LIT FROM SOFFIT ABOVE
12. MECHANICAL LOUVRE (Colour to match adjacent cladding)



2 West Elevation  
1/16"=1'-0"

Title ELEVATIONS

Scale AS NOTED Date May-12-2016



**1** South Elevation  
1/16"=1'-0"



**2** North Elevation  
1/16"=1'-0"

1. 2-SSG ALUMINIUM CURTAIN WALL  
(Dark grey frames)
  - 1.A. CLEAR GLASS
  - 1.B. LIGHT GREY SPANDREL PANEL
  - 1.C. WHITE SPANDREL PANEL\*
  - 1.D. GREEN SPANDREL PANEL\*
  - 1.E. YELLOW SPANDREL PANEL\*
  - 1.F. BLUE SPANDREL PANEL\*
  - 1.G. MECHANICAL VENT
 \* Colours of 1.C-G to match adjacent buildings on site
2. METAL PANEL – SMOOTH
  - 2.H. LIGHT GREY
  - 2.I. TAUPE
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  - 3.A. DARK GREY HORIZONTAL
  - 3.B. LIGHT GREY VERTICAL
4. CLEAR GLASS CANOPY ON PAINTED STEEL OUTRIGGERS, LIGHT FITTINGS MOUNTED TO OUTRIGGERS ON NORTH FACADE (CRU ENTRANCES)  
(Colour to match window frames)
5. LIGHT GREY PAINTED CONCRETE CURB
6. METAL SUNSHADE  
(Colour to match window frames)
7. PAINTED METAL GUARDRAIL
8. LIGHT GREY METAL SCREEN TO MECHANICAL UNITS
9. SURFACE MOUNTED LIGHT FITTING
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8'-0"x8'-0" MODULAR PANELS  
(See landscape architect's drawings)
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  - 11.B. SIGNAGE ON METAL RAILS HUNG FROM CANOPY OUTRIGGERS
  - 11.C. SIGNAGE ON METAL RAILS FIXED THROUGH TO CURTAIN WALL MULLIONS  
– LIT FROM SOFFIT ABOVE
12. MECHANICAL LOUVRE  
(Colour to match adjacent cladding)

Title ELEVATIONS

Scale 1"=20'-0" Date May-12-2016



1.F. SPANDREL GLAZING  
(north facade)

1.D. SPANDREL GLAZING  
(north facade)

1.E. SPANDREL GLAZING  
(north facade)

1.B. SPANDREL GLAZING  
(west, north and east facades)

**VITRUM**  
GLASS GROUP  
GLASS FABRICATION AT ITS FINEST  
www.vitrum.ca | 1.888.391.1166  
6mm Clear Annealed  
Opac-Coat | Magical Night #528

**VITRUM**  
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GLASS FABRICATION AT ITS FINEST  
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Opac-Coat | Sweet Pea #396

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Opac-Coat | Lemon Shine #251

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GLASS GROUP  
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6mm Clear Annealed  
Opac-Coat - Metropolitan #584

- 1. CURTAIN WALL MULLIONS  
(all facades)
- 3.A. PROFILED METAL PANELS  
(south, west and east facades)
- 4. CANOPY OUTRIGGERS  
(north, west and east facades)
- 6. METAL SUNSHADES  
(west and east facades)
- 7. METAL GUARDRAILS  
(to parkade ramp)

- 1.G. MECHANICAL VENTS  
(north facade)
- 2.A. SMOOTH METAL PANELS  
(north, west and east facades  
and roof overhang fascia)
- 3.B. PROFILED METAL PANELS  
(north facade)
- 8. MECHANICAL SCREENS  
(rooftop units)

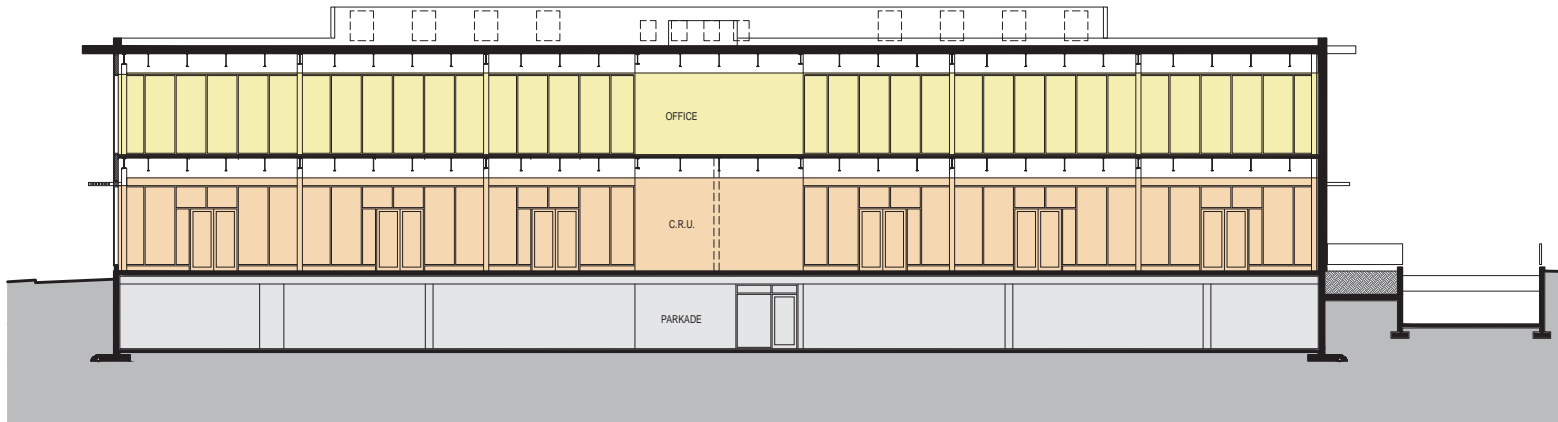
1.C. SPANDREL GLAZING  
(north and west facades)

2.B. SMOOTH METAL PANELS  
(office lobby entrance and  
roof overhang soffit)

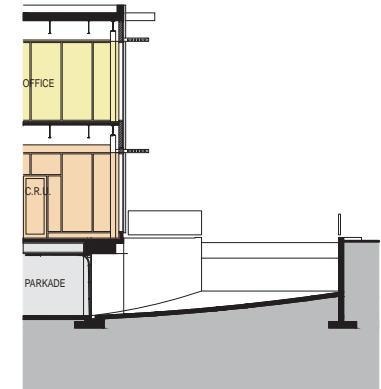
5. PAINTED CONCRETE  
(all facades)

N Title MATERIAL SAMPLES

Scale N.T.S. Date Mar-29-2016



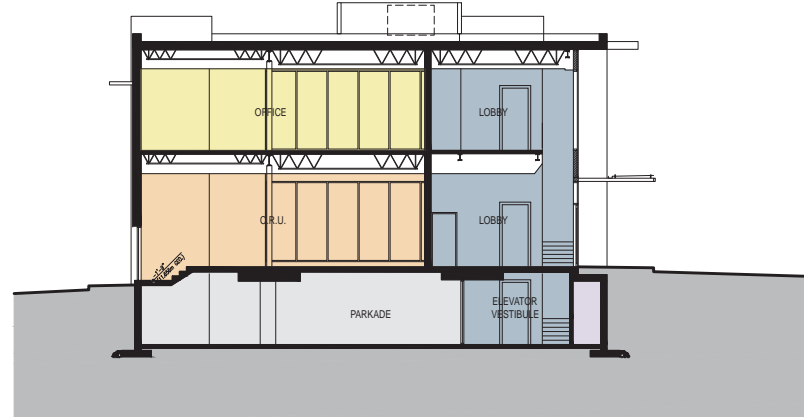
1 Section A-A  
1/16"=1'-0"



2 Section D-D (Parking Entry)  
1/16"=1'-0"



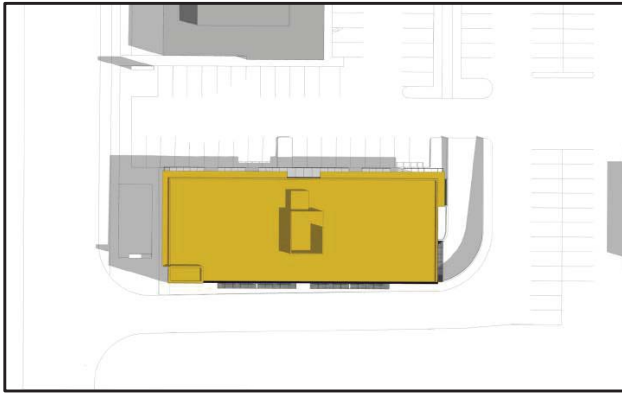
3 Section B-B  
1/16"=1'-0"



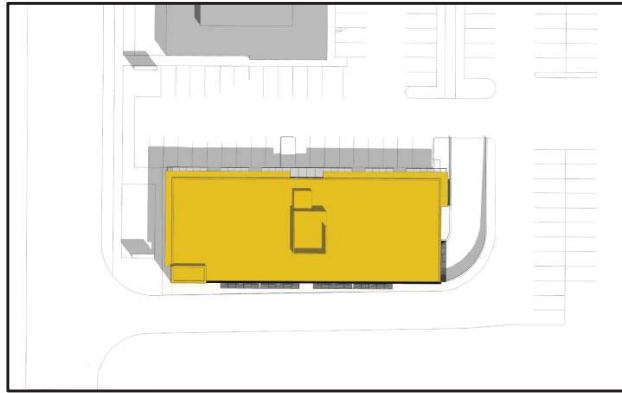
4 Section C-C  
1/16"=1'-0"

Title SECTIONS

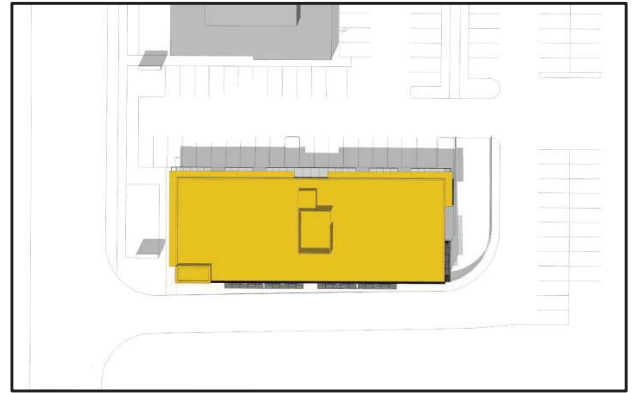
Scale 1/16"=1'-0" Date May-12-2016



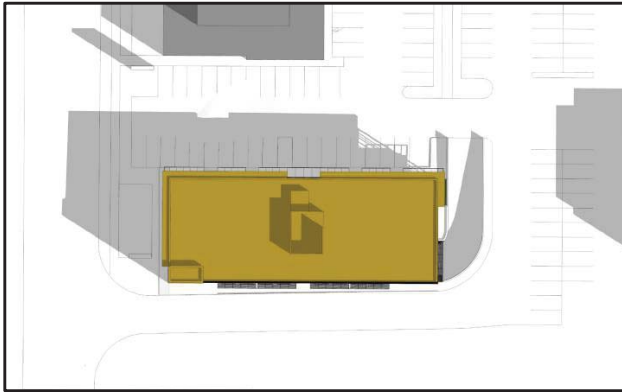
1 June 21st - 10:00  
N.T.S.



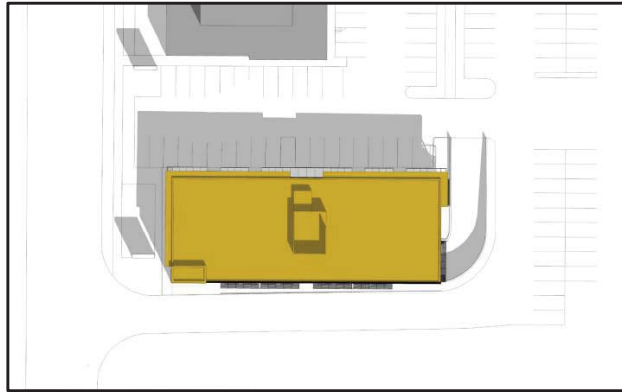
2 June 21st - 12:00  
N.T.S.



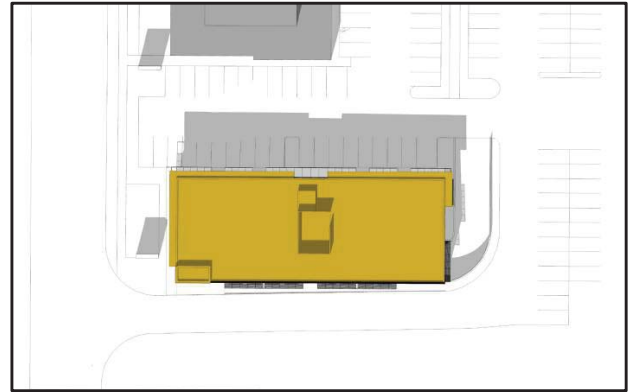
3 June 21st - 14:00  
N.T.S.



4 March/September 21st - 10:00  
N.T.S.



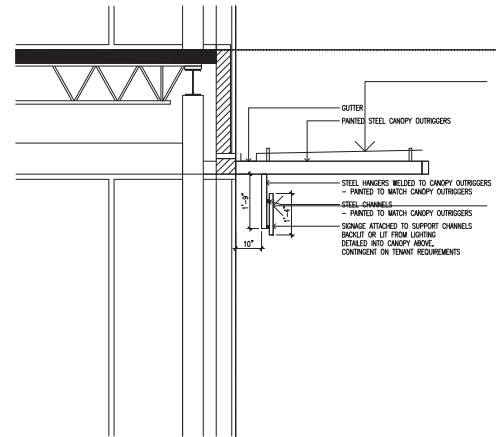
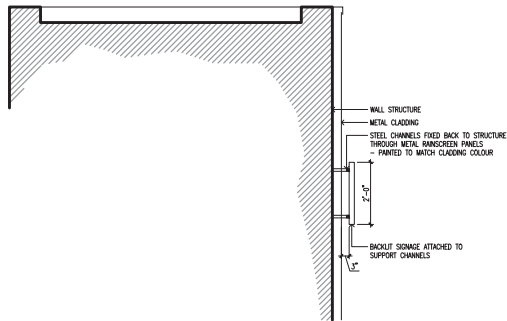
5 March/September 21st - 12:00  
N.T.S.



6 March/September 21st - 14:00  
N.T.S.

Title SHADOW ANALYSIS

Scale 1"=20'-0" Date May-12-2016



1 Sign Type A  
1/4"=1'-0"



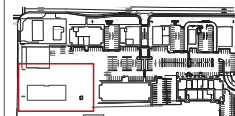
2 Sign Type B  
1/4"=1'-0"

Title SIGNAGE

Scale 1"=20'-0" Date May-12-2016

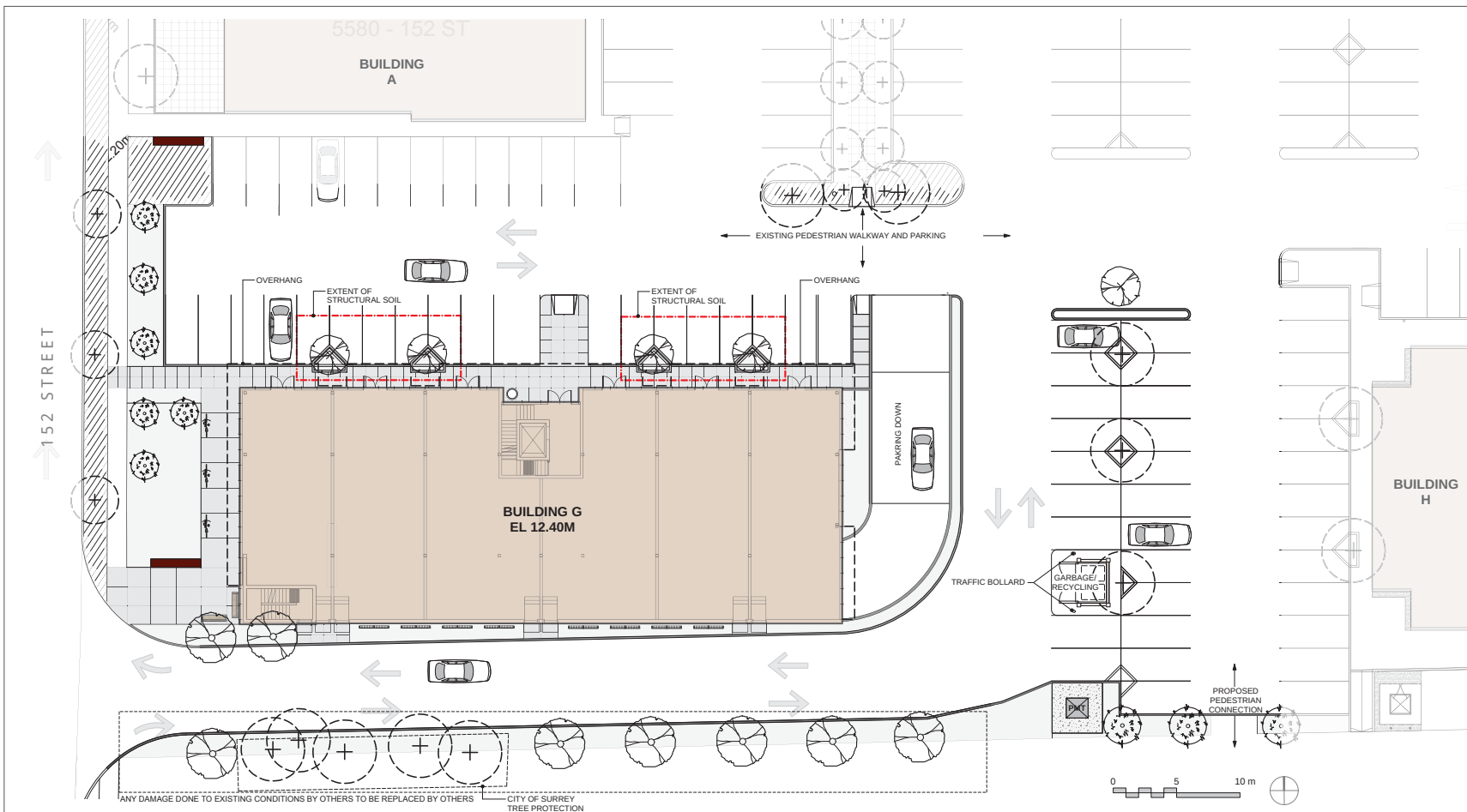
CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



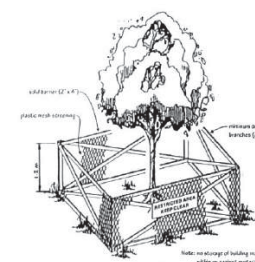
NO.	REVISIONS	DATE
4	ISSUED FOR DP RESUBMISSION	16-05-17
3	ISSUED FOR ADP	16-03-29
2	ISSUED FOR DP	16-03-04
1	ISSUED FOR REVIEW	16-03-01

NO.	REVISIONS	DATE
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2	ISSUED FOR DP	16-03-04
1	ISSUED FOR REVIEW	16-03-01



**LAYOUT AND MATERIALS LEGEND**

KEY	SYMBOL	SYMBOL	SYMBOL	SYMBOL
3 13.0				
3 13.0				
4 13.0				
5 13.0				
6 13.0				



**Tree Protection Distance Table**

Trunk Diameter (in)	Minimum Protection For (ft) Around Tree (Distance From Trunk in meters)
20	12
25	15
30	18
35	21
40	24
45	27
50	30
55	33
60	36
65	39
70	42
75	45
80	48
85	51
90	54
95	57
100	60

1 CITY OF SURREY TREE PROTECTION NTS

**PANORAMA PLACE BUILDING G**

5572 152 Street  
Surrey, British Columbia

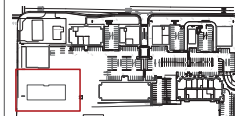
Scale: 1:150  
Drawn: KD  
Reviewed: KL  
Project No. 06-474

**LANDSCAPE LAYOUT AND MATERIALS PLAN**

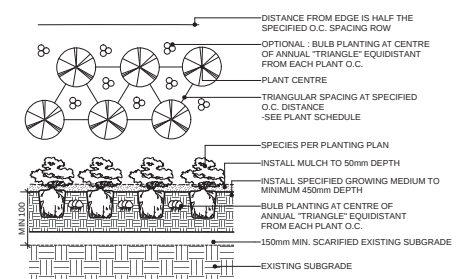
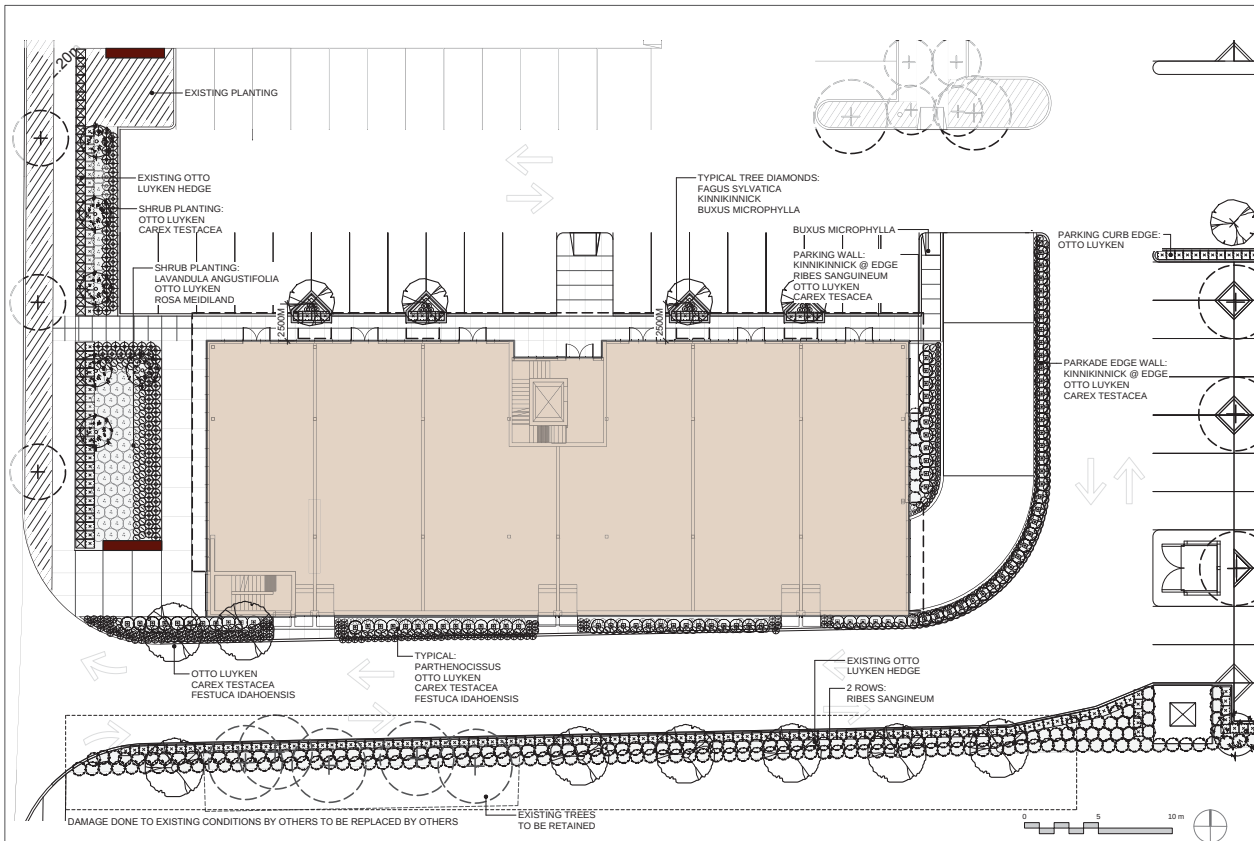
**L1.0**

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

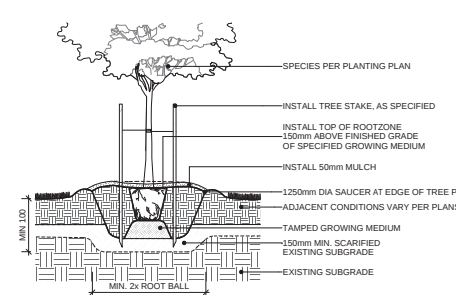
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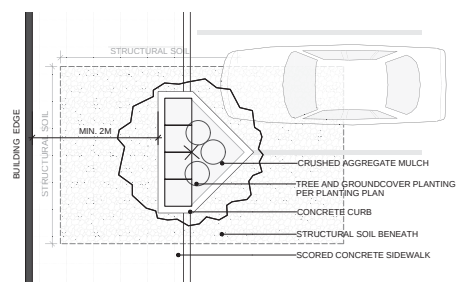
4	ISSUED FOR DP RESUBMISSION	16-05-17
3	ISSUED FOR ADP	16-03-29
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1	ISSUED FOR REVIEW	16-03-01
REVISIONS		



**1 PLANTING ON GRADE (TYPICAL)**  
Scale: 1:25



**2 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)**  
Scale: 1:25



**3 TREE DIAMOND AT SIDEWALK PLAN**  
Scale: 1:50

**PLANT LIST**

**TREES**

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	Existing Tree to Remain			
8	Acer fremanii 'Armstrong'	Armstrong Maple	7cm cal., B&B as shown	
5	Fagus sylvatica 'Dawyc'	Fastigate Dawyc Beech	7cm cal., B&B as shown	
9	Picea omorika	Serbian Spruce	2.5M height as shown	

**PLANTING NOTES**

- ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE BC LANDSCAPE STANDARD, LATEST EDITION, IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS, THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
- ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
- FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF SURREY PRIOR TO COMMENCEMENT OF WORK.
- ALL 'SOFT LANDSCAPE AREAS' ARE TO BE IRRIGATED WITH HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM, INCLUDING RAIN SENSOR, TO IABC STANDARDS.
- ALL IRRIGATION VALVE BOXES EQUIPPED WITH QUICK-COUPLEDERS.

**SHRUBS**

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
209	Buxus microphylla 'Winter Beauty'	Korean Boxwood	#2 pot	15" o.c.
255	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	#1 pot	15" o.c.
164	Festuca idahoensis	Idaho Festuca	#1 pot	12" o.c.
98	Lavandula angustifolia 'Hidecote'	Hidecote Lavender	#1 pot	24" o.c.
91	Prunus laurocerasus 'Otto Luyken'	English Laurel	#5 pot	30" o.c.
55	Rosa meidland 'Alba'	Meidland White Rose	#3 pot	36" o.c.
182	Ribes sanguineum 'King Edward'	King Edward Flowering Currant	#5 pot	36" o.c.

**GROUNDCOVERS & VINES**

156	Arctostaphylos uva-ursi	Kinnikinnick	4" pot	15" o.c.
32	Parthenocissus quinquefolia	Virginia Creeper	#3 pot	2/screen

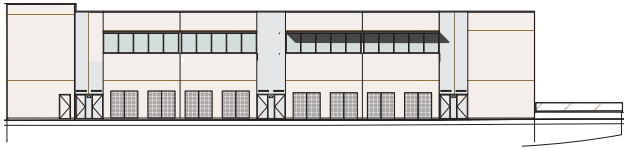
**PANORAMA PLACE BUILDING G**

5572 152 Street  
Surrey, British Columbia

Scale:	1:100
Drawn:	KD
Reviewed:	KL
Project No.	06-474

**LANDSCAPE PLANTING PLAN**





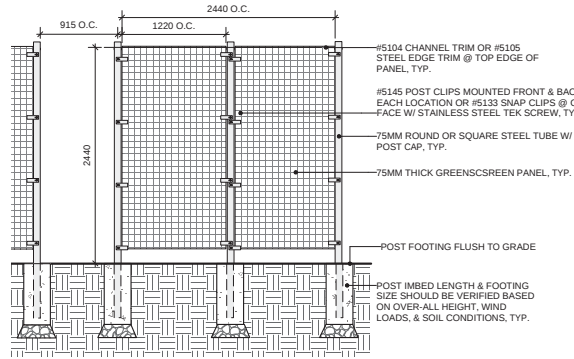
**PRODUCT INFORMATION**  
 MANUFACTURER: GREENSCREEN  
 WWW.GREENSCREEN.COM  
 PRODUCT: MODULAR WALL HUNG TRELLIS PANEL

FINISH: GALVANIZED WIRE PANEL POWDER COAT FINISH IN SILVER MATTE FINISH PER MANUFACTURER'S SPECIFICATIONS.

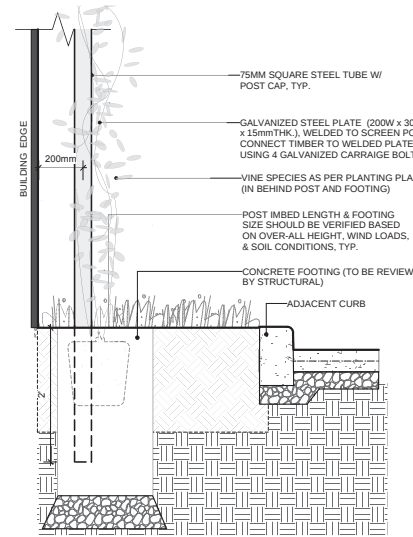
NOTE: LETTER OF ASSURANCE AND STAMPED STRUCTURAL ENGINEERS SHOP DRAWINGS TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR GREENSCREEN SYSTEM AND BUMPER PROTECTION BARRIER ATTACHMENTS

Complete With:  
 Mounting Clip      Clips (S141C)      Steel Channel Trim (S104)

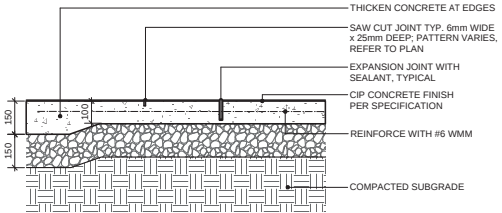
**1 GREENSCREEN ALONG BUILDING**



**1A FREE-STANDING GREEN SCREEN: ELEVATION**  
 Scale: 1:25

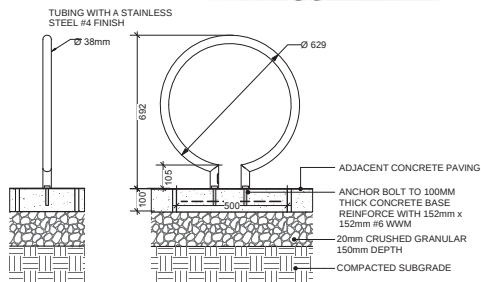


**2 FREE-STANDING GREENSCREEN: SECTION**  
 Scale: 1:10

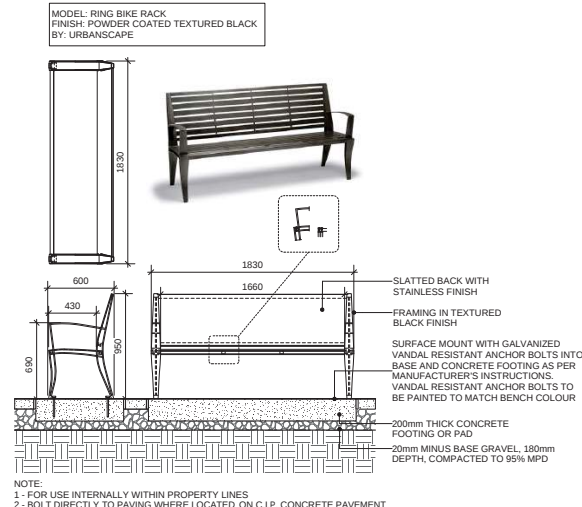


NOTES:  
 1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
 2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.  
 3. SCORELINES PER PLAN.

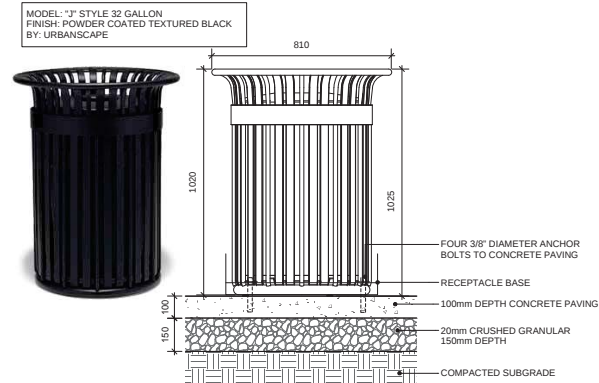
**3 CIP CONCRETE ON GRADE (TYPICAL)**  
 Scale: 1:10



**4 RING BIKE RACK BY LANDSCAPE FORMS**  
 Scale: 1:10



**5 DEWART BENCH BY URBANSCAPE**  
 Scale: 1:20



**6 TRASH RECEPTACLE BY URBANSCAPE**  
 Scale: 1:10

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REVISIONS		

**PANORAMA PLACE BUILDING G**

5572 152 Street  
 Surrey, British Columbia

Scale: As Shown  
 Drawn: KD  
 Reviewed: KL  
 Project No. 06-474

**LANDSCAPE FURNISHINGS**



May 18<sup>th</sup>, 2016

Ms. Catherina Lisiak,  
City of Surrey,  
Planning and Development Department,  
13450 104th Ave,  
Surrey, BC,  
V3T 1V8

**RE: 5570 152<sup>nd</sup> Street – file number 7916-0093-00.**

Dear Ms. Lisiak,

The following is a summary of our proposals to address the comments from the Advisory Design Panel of April 7<sup>th</sup> 2016.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Two-storey commercial building  
File No. 7916-0093-00

It was

Panel (ADP) recommends A – that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Moved by M. Ehman  
Seconded by K. Johnston  
That the Advisory Design

Carried

PRINCIPALS  
Walter Francl  
Architect AIBC, FRAIC,  
P.Eng., LEED AP

R. Stefan Aepli  
Architect AIBC, SIA,  
LEED AP

SENIOR ASSOCIATE  
Brendan Avery  
M.Arch., MCIP, LEED AP

ASSOCIATES  
Alain Prince  
Architect AIBC, B.Arch

Graham N. Merritt  
Architect AIBC

Pablo Rojas  
Architect AIBC, B.Arch,  
M.Arch

## STATEMENT OF REVIEW COMMENTS

The Design Panel supported the application in general and commended overall architectural expression.

- Site Pedestrian flow is somewhat confused around the site; building interrupts the current pedestrian path to adjacent sites.
  - *An enlarged sidewalk has been added to the north east of the building (at GL-8) to allow for a connection to the existing pedestrian pathways.*
- Recommend further consideration of the pedestrian connectivity. Currently, they are not properly connected or aligned.
  - *An enlarged sidewalk has been added to the north east of the building (at GL-8) to allow for a connection to the existing pedestrian pathways.*

### Building Form and Character

- The building could have a stronger use of colours and textures.
  - *The coloured spandrel panels previously restricted to the north façade have been carried around to the west and east façades to provide more colour. Different textures and grains will be used in the application of the metal cladding panels on the south façade.*
- Consider extent and location of the coloured glazing. Suggest wrapping colour spandrel along 152 Street.
  - *The coloured spandrel panels previously restricted to the north façade have been carried around to the west and east façades to provide more colour. Different textures and grains will be used in the application of the metal cladding panels on the south façade.*
- Commend underground parking on the site.
  - *Noted.*

- Suggest widening the doors to include the width of signage or the frame of doors to include the sideline.
  - *The doors on the north façade have been centred below the signage module and the side-lights have been equalised either side of the door openings.*
- Suggest painting rear doors to match panel colours.
  - *Noted. Please see revised elevations and renderings.*
- 
- Bike racks on P1 impede/encroach on stall #26.
  - *The bike rack has been relocated to the south west, adjacent to stall number 01.*

#### Landscaping

- Green screens not well integrated with building. One idea was to treat the screens as a more sculptural element and add backlighting.
  - *Backlighting will be considered. The rhythm of the placing of the green screen elements has been amended to tie in with the rhythm of the exit doors.*
- Consider designing develop guard and lower concrete upstand along vehicular ramp.
  - *Noted. The guards and curbs have been lowered. Please see revised elevations and renderings.*

#### CPTED

- Green screens may cause CPTED issues.
  - *The screen elements will be placed 6-8" off the building cladding, preventing any blocking of views and creation of potential hiding spots.*

#### Accssbility

- Recommend power doors at entrances.
  - *Noted. Please see revised ground floor plan drawing.*
- Recommend re-location of the disabled parking space underground closer to the elevator.
  - *Noted. Please see revised parkade plan drawing.*
- Recommend emergency call button in parking lobby.
  - *Noted. Please see revised parkade plan drawing.*

## Sustainability

- Consider how vestibules would be accommodated if combination of CRV spaces triggers this Energy Code requirement.
  - *The subdivision of the ground floor level had not yet been finalised. Once this is complete vestibules will be incorporated if required.*
- Maximize landscape areas where possible. Entire development is primarily paved or hard roof areas.
  - *Additional landscaped area has been added to the west of the site between the surface car parking and the west property line as well as to the north east of the building between the building and the parkade entry ramp.*

If you should require any more materials or information, please do not hesitate to contact me.

Yours truly,



Cillian Gray,

Francl Architecture