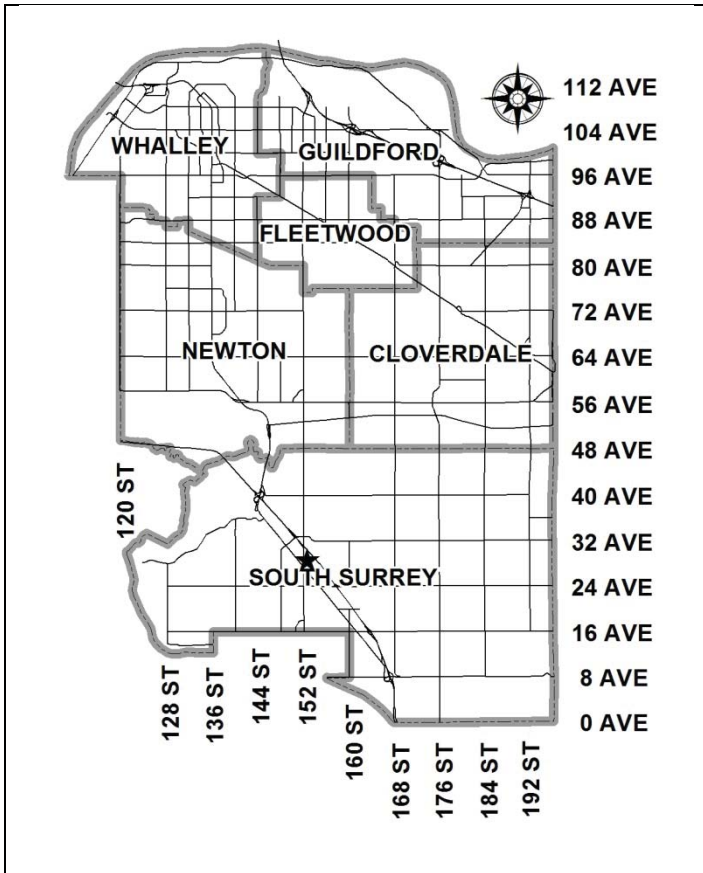


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0082-00

Planning Report Date: July 10, 2017



PROPOSAL:

- **LAP Amendment** from Single Family Residential (6 u.p.a.) to Commercial
- **Rezoning** from RF to C-5
- **Development Permit**
- **Development Variance Permit**

to permit the development of a 2-storey office building.

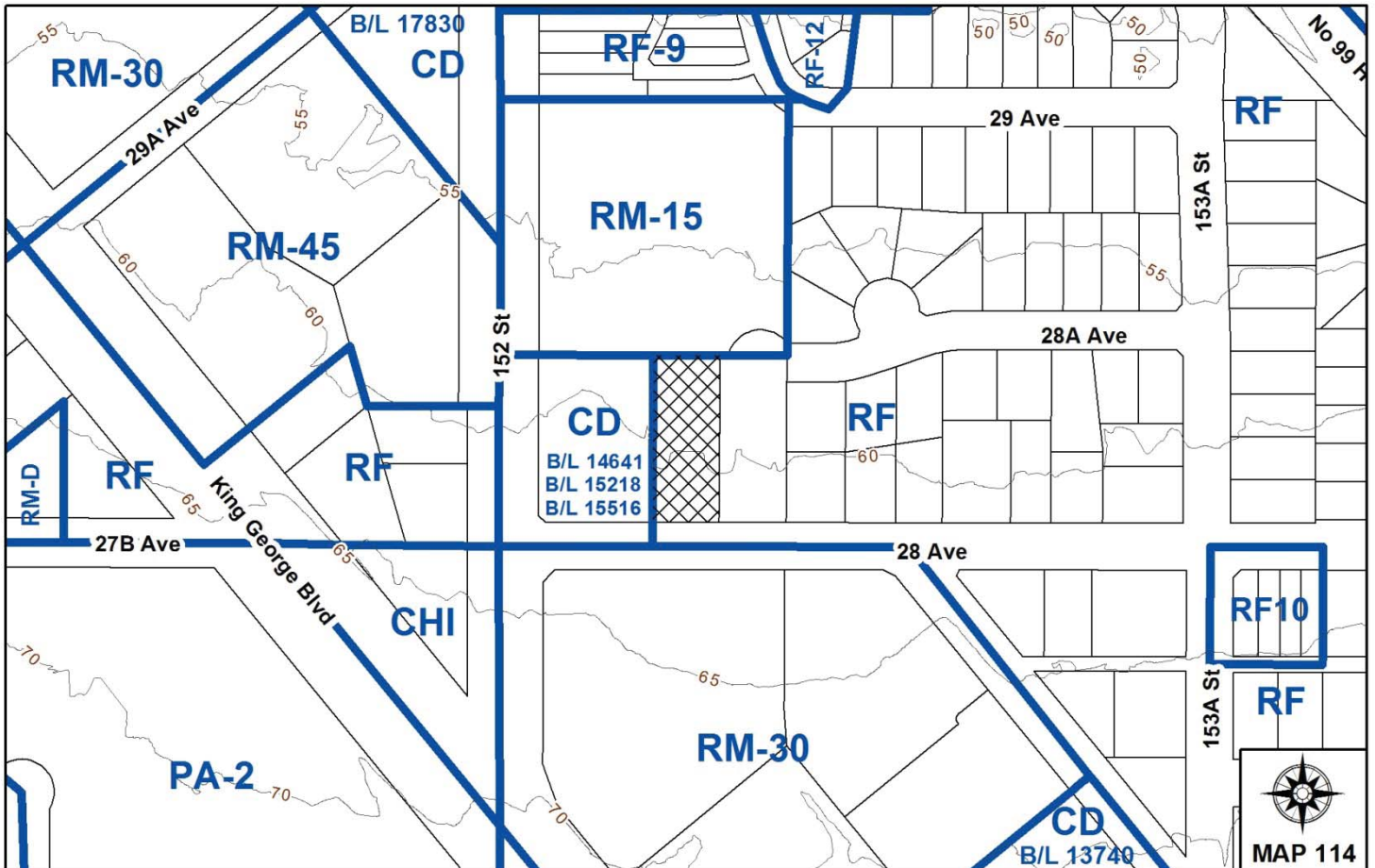
LOCATION: 15235 - 28 Avenue

OWNER: DS 28th Avenue Capital Investments Ltd.

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Single Family Residential (6 u.p.a.)



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

- The applicant is seeking an amendment to the King George Highway Corridor Land Use/Development Concept Plan to redesignate the subject site from "Single Family (6 upa)" to "Commercial".
- The applicant has requested a Development Variance Permit (DVP) to reduce the front yard and west side yard setbacks, and the maximum number of stairs permitted within the required setback area.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation.
- The proposal to develop an office building will provide an appropriate transition from the existing mixed-use commercial development to the west and the existing single family development to the east along 28 Avenue, and from the townhouse development to the south across 28 Avenue.
- The proposed office building will be in keeping with the scale of the single family residential development in the surrounding area. The building is proposed to be approximately 539 square metres (5,800 sq. ft.) in size, which is only slightly larger than the maximum sized 465 square metre (5,000 sq. ft.) single family house that may be achieved under the "Single Family Residential Zone (RF)".
- The applicant proposes to install a wood perimeter fence and a 6 metre (20 ft.) wide landscape buffer along the north and east property lines to provide appropriate screening and separation between the proposed commercial and existing residential uses, consistent with the Development Permit Guidelines for Form and Character.
- The proposed Commercial designation is appropriate for this part of the King George Corridor, which is within close proximity of the Frequent Transit Networks (FTN) on 152 Street and King George Boulevard and to nearby commercial development along these roads.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0082-00 generally in accordance with the attached drawings (Appendix II)
3. Council approve Development Variance Permit No. 7917-0082-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the Neighbourhood Commercial Zone (C-5) from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
 - (b) to reduce the minimum west side yard setback of the Neighbourhood Commercial Zone (C-5) from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (c) to vary the General Provisions of Surrey Zoning By-law No. 12000 by allowing up to 11 stairs to encroach into the building setback area.
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) approval from the Ministry of Transportation & Infrastructure;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
5. Council pass a resolution to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the land from "Single Family (6 upa)" to "Commercial" when the project is considered for final adoption.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Townhouse	Urban/Townhouse (15 u.p.a.)	RM-15
East:	Single Family Residential	Urban/Single Family Residential (6 u.p.a.)	RF
South (Across 28 Avenue):	Townhouse	Multiple Residential/Townhouse (25 u.p.a.)	RM-30
West:	Commercial	Urban/Institutional	CD (Bylaw Nos: 14641, 15218, and 15516)

JUSTIFICATION FOR PLAN AMENDMENT

- The application proposes rezoning from "Single Family Residential Zone (RF)" to "Commercial" in order to develop an office building that will provide an appropriate transition from the existing mixed-use commercial development to the west at 2828 – 152 Street and the existing single family development to the east along 28 Avenue, and from the townhouse development to the south across 28 Avenue.
- The proposed office building will be in keeping with the scale of the single family residential development in this area. The building is proposed to be approximately 539 square metres (5,800 sq. ft.) in size, which is only slightly larger than the maximum sized 465 square metre (5,000 sq. ft.) single family house that could be achieved under the existing "Single Family Residential Zone (RF)".
- The applicant proposes to install a wood perimeter fence and a 6 metre (20 ft.) wide landscape buffer along the north and east property lines to provide appropriate screening and separation between the proposed commercial and existing residential uses, consistent with the Development Permit Guidelines identified in the Official Community Plan for Form and Character.

- The proposed Commercial designation is appropriate for this part of the King George Corridor, which is within close proximity to the Frequent Transit Network (FTN) on 152 Street and King George Boulevard and to nearby commercial development along these roads.

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The subject site is located on the north side of 28 Avenue, east of 152 Street. The site is zoned "Single Family Residential Zone (RF)", designated Urban in the Official Community Plan (OCP) and Single Family (6 u.p.a.) in the King George Highway Corridor Land Use/Development Concept Plan.
- The applicant is proposing to rezone the subject property from "Single Family Residential Zone" (RF) to "Neighbourhood Commercial Zone (C-5)" in order to develop a 2-storey office building.
- A Development Variance Permit (DVP) is also proposed for building setbacks and to allow stairs within the building setback area.
- The application proposes a floor area of 539 square metres (5,800 sq. ft.) which represents a Floor Area Ratio (FAR) of 0.29, which is less than the 0.50 FAR permitted under the C-5 Zone. The proposed Lot Coverage is 25%, which is also below the maximum 50% coverage that is permitted under the C-5 Zone.

PRE-NOTIFICATION

- Pre-notification letters were mailed to surrounding property owners on May 18, 2017 and a development proposal sign was erected on June 27, 2017. Staff received comments from a neighbouring property owner. Staff comments are provided in italic following resident comments.
- The primary concern raised was with the uncertainty of activities that will take place on this site (e.g. potential storage of construction materials and construction vehicles parking on site), that the proposed development could set a precedent for other properties in the area to redevelop as commercial, and the potential for increased traffic in the area.

(Staff responded that the interface to residential development has been considered and the applicant is proposing a 6 metre (20 ft.) wide landscape buffer and fence along the south and east property lines. With respect to uses on site, the applicant is proposing to develop a single-tenant office building. Outdoor storage of materials is not permitted in the current or proposed zones. Staff provided the applicant with a copy of the proposed design drawings and have not received any further response to date.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed design features a contemporary, west-coast style two-storey office building. A pool and an additional pool house building of similar form and character are nestled into the existing grade at the rear of the property.
- The design features façade clads significant glazing on the rear (north) and front (south) elevations. The buildings also propose concrete and fibre cement panels and cedar soffits that offer balance to the metal mono sloped roofs. A glass canopy over a commercial entry way is proposed along 28 Avenue.
- There is a large scale use of clerestory windows along the east and west elevations to add visual interest and light, and to help maintain privacy towards the neighbours.
- The office building has a cantilevered balcony facing the rear, and is finished with tinted glass paneled aluminum rails.
- The proposed pool is to be offered as a health and wellness amenity to staff members of the office, and will be primarily used as a lap-pool, and will be in operation all year. The pool house will accommodate supplementary office space with the potential for future use as a fitness and yoga room.

Driveway Access and Parking

- Vehicular access to the site will be provided from 28 Avenue. The applicant is proposing to provide 13 parking spaces which meets the parking requirement under the Zoning By-law.

Landscaping

- A 6 metre (20 ft.) wide landscape buffer consisting of canopy trees, evergreen hedges and flowering shrubs will be installed along the north and east property lines to enhance the outdoor setting and provide additional privacy to neighbouring residents.
- Plant species will consist of native deciduous trees that provide shading in the summer and allow for maximum sun exposure in the winter. Low shrubbery consisting of drought resistant grass and fern species will complement the modern essence of the office building.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Willow	1	1	0
Coniferous Trees			
Western Red Cedar	10	7	3
Total	13	10	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		58	
Total Retained and Replacement Trees		61	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there are a total of 13 protected trees on the site. There are no Alder or Cottonwood trees on the property. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of 20 replacement trees on the site. The applicant has provided a total of 58 trees on the subject property, which exceeds the number of replacement trees that are required under the tree bylaw.
- In summary, a total of 61 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 14, 2017. 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"> • The proposed building form is consistent with the residential surroundings. • The site is designated Urban in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a net density of 4.9 units per hectares (u.p.h.) or 2 units per acre (u.p.a.)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Compost and recycling pickup will be made available on site.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Applicants have proposed multiple Electric Vehicle Charging Stations made available to employees and customers. • The site is adjacent to a transit stop along 152 Street, and within TransLink's 'Frequent Transit Network'.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The front door and living space address the street to provide territorial reinforcement and natural surveillance. • The landscaping is designated to support and enhance Crime Prevention through Environmental Design (CPTED).
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • n/a

ADVISORY DESIGN PANEL

ADP Date: June 15, 2016

The project was generally well received by the Advisory Design Panel (ADP).

The applicant has resolved all of the outstanding items from the ADP review to the satisfaction of the Planning and Development Department (see Appendix V).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum front yard setback of the "Neighbourhood Commercial Zone (C-5)" from 7.5 metres (25 ft.) to 7.0 metres (23 ft.).

Applicant's Reasons:

- The reduced setback is in keeping with the neighbouring properties on the north side of 28 Avenue, and is greater than the 4.5 metre setback for the townhouses on the south side of 28 Avenue.

Staff Comments:

- A 7.0 metre (23 ft.) setback will provide an appropriate interface with the single family properties to the east, which are setback from 28 Avenue, in some cases beyond 7.5 metres (25 ft.).

(b) Requested Variance:

- Reduce the minimum west side yard setback of the "Neighbourhood Commercial Zone (C-5)" from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

- Vary the General Provisions of Surrey Zoning Bylaw No. 12000 to allow up to 11 stairs to encroach into the building setback area.

Applicant's Reasons:

- The proposed setback will have a minimal impact on the commercial site to the west.

Staff Comments:

- Surrey's Zoning By-law allows up to 3 risers to encroach into the building setback area.
- The proposed setback allows for the location of the driveway along the west side of property adjacent to an existing commercial site and away from residential uses.
- The proposed setback will allow for a 6 metre (20 ft.) wide landscape buffer to be provided along the north and west property lines by locating development on the west portion of the site. Locating the building here will provide increased privacy for the surrounding residential properties.
- The closest building setback will be 3 metres (10 ft.) from the west property line, where stairs are proposed within the required setback to allow for stairs connected to the pool house and pool area.

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.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments and applicant response
Appendix VI.	LAP Plan
Appendix VII.	Development Variance Permit No. 7917-0082-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/da

Information for City Clerk

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

1. (a) Agent: Name: Phil Magistrale
 DS 28th Avenue Capital Investments Ltd.
 Address: 15235 - 28 Avenue, Unit 101
 Surrey, BC V3S 5K7

2. Properties involved in the Application
 - (a) Civic Address: 15235 - 28 Avenue

 - (b) Civic Address: 15235 - 28 Avenue
 Owner: DS 28th Avenue Capital Investments Ltd.
 PID: 004-824-407
 Lot 20 Section 23 Township 1 New Westminster District Plan 40011

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

 - (b) Application is under the jurisdiction of MOTI. YES

 MOTI File No. 2017-04321

 - (c) Proceed with Public Notification for Development Variance Permit No. 7917-0082-00 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)		
Gross Total	2,022 m ²	
Road Widening area		
Undevelopable area		
Net Total	2,022 m ²	No change
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		15 %
Paved & Hard Surfaced Areas		10 %
Total Site Coverage	50 %	25 %
SETBACKS (in metres)		
Front	7.5	7.0**
Rear	7.5	7.5
Side #1 (West)	7.5	3.0**
Side #2 (East)	7.5	7.5
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m
Accessory	9 m	6 m
FLOOR AREA: Commercial		
Retail		n/a
Office		539 m ²
Total	1,011 m ²	539 m ²
TOTAL BUILDING FLOOR AREA	1,010 m ²	539 m ²
DENSITY		
FAR (gross)		0.29
FAR (net)	0.50	0.29
PARKING (number of stalls)		
Commercial	13	13
Industrial		
Total Number of Parking Spaces	13	13
Number of accessible stalls	1	1
Number of small cars	5	5

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

**Development Variance Permit proposed for reduced setbacks.

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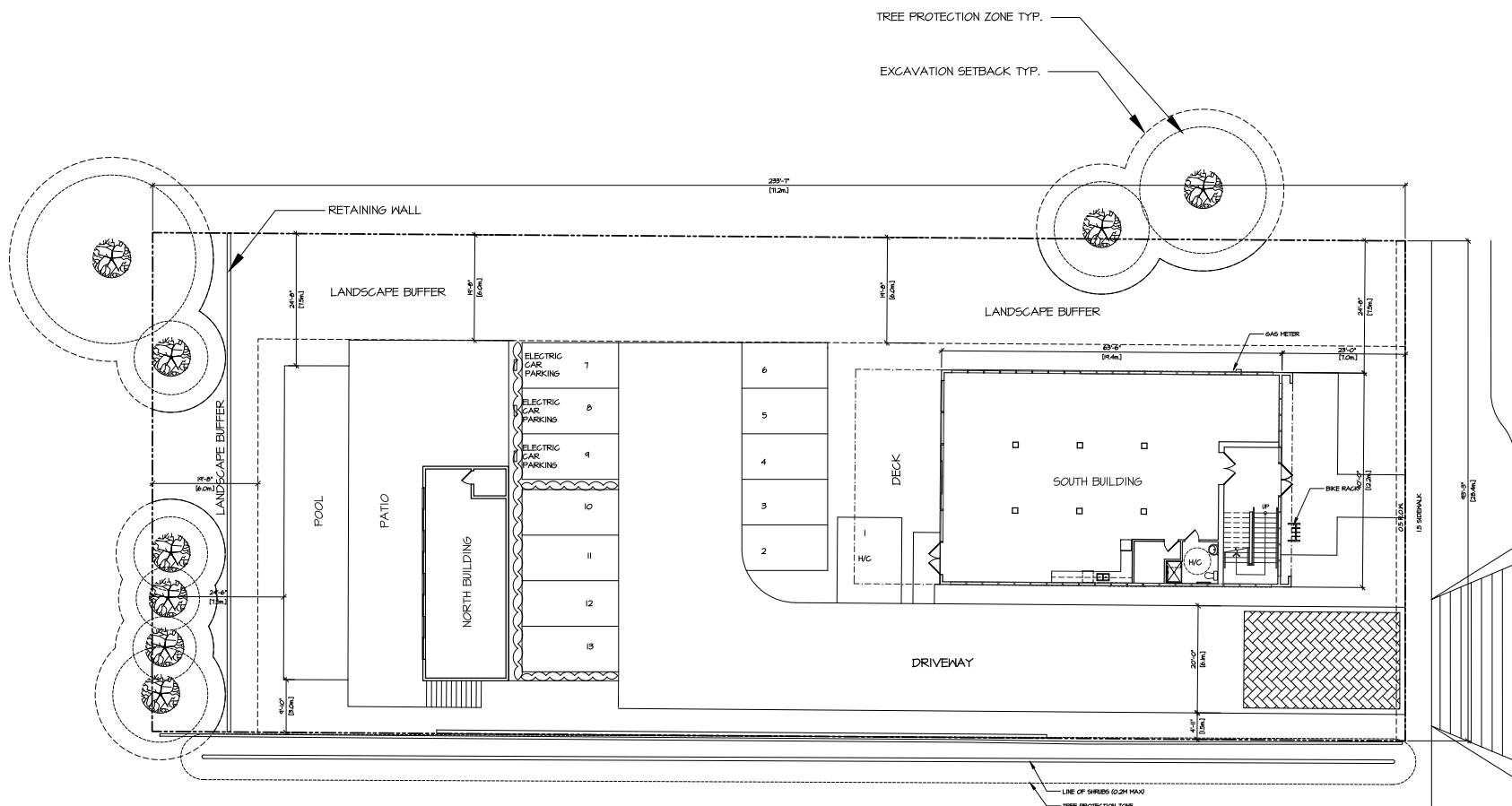
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 PROJECT : OFFICE BUILDING
 15295 28TH AVENUE, SURREY
 SHEET CONTENTS :
 SITE PLAN

barnett dembek

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

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

CLIENT NO. 681	SHEET NO. AC-10
PROJECT NO. 16029	REV. NO.



DEVELOPMENT DATA

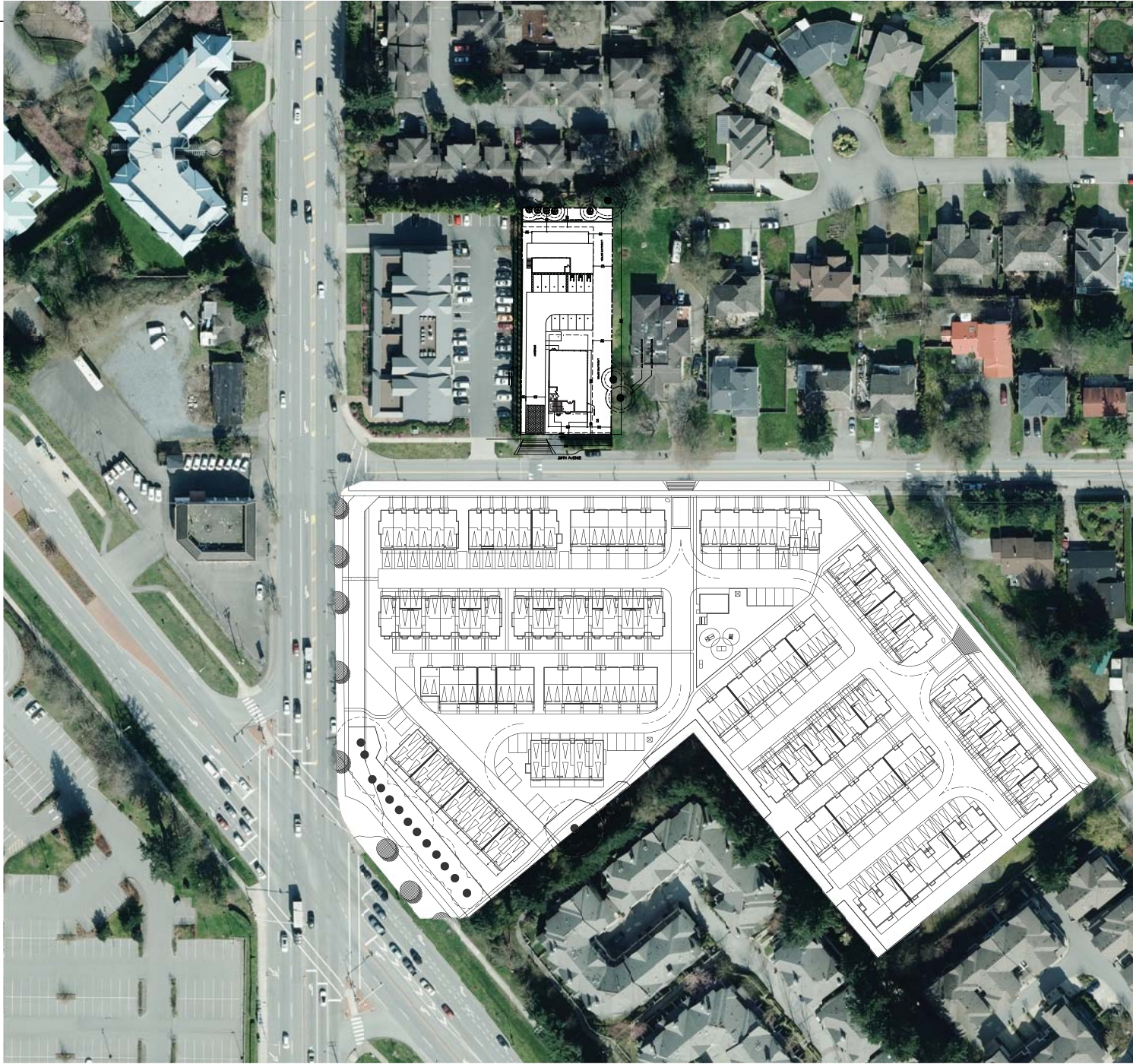
	PROPOSED	REQUIRED
ZONING:	C-5	
SITE AREA:	21760.555 S.F. 2021.622 m ²	0.5 ac. 0.202 Ha.
F.A.R.:	0.28	5800 S.F. 534 m ²
LOT COVERAGE:	18%	3,900 S.F. 362.32 m ²
PARKING:	13 STALLS	2.5 STALLS PER 100m ² 13 STALLS



CONCEPTUAL SITE PLAN

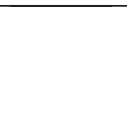
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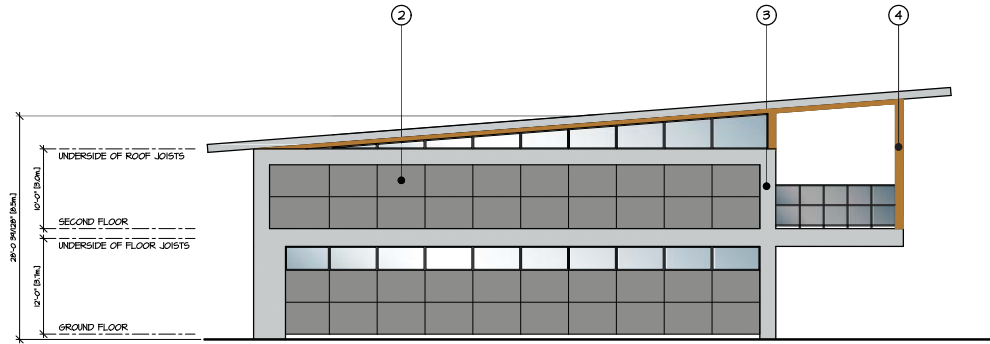
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PROJECT : OFFICE BUILDING 15235 20TH AVENUE, SURREY
SHEET CONTENTS : SITE CONTEXT

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 ARCHITECTS INC.

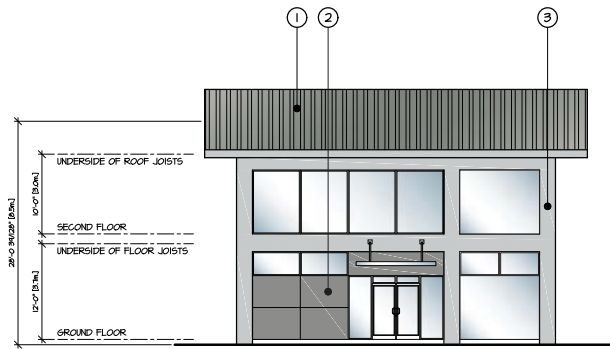
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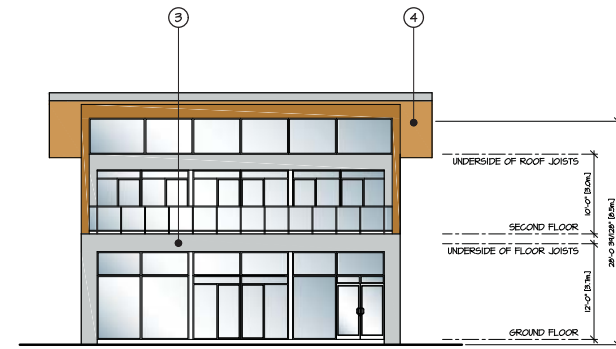
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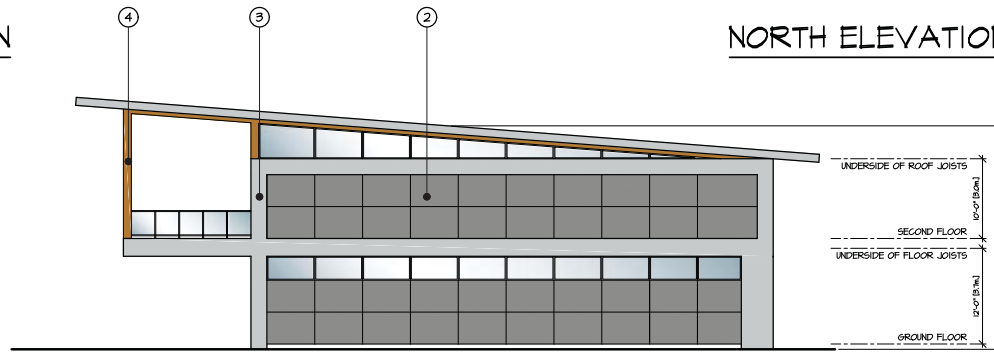
SOUTH ELEVATION

SCHEDULE OF FINISHES

- ① METAL ROOFING - CITYSCAPE GREY
- ② HARDI PANEL - GREY SLATE
- ③ HARDI PANEL - GREY SCREEN
- ④ SOFFIT & COLUMNS - NATURAL CEDAR



NORTH ELEVATION



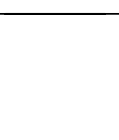
WEST ELEVATION

OFFICE

SCALE : 1/8" = 1'-0"

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ISSUED FOR	BY	DATE	REVISION



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SHEET CONTENTS :		ELEVATIONS					

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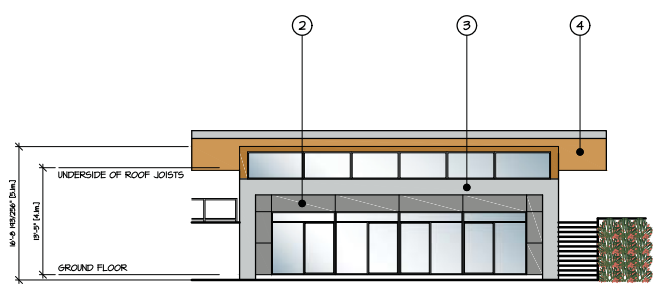
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EMAIL: mcl@barnett-demberk.com

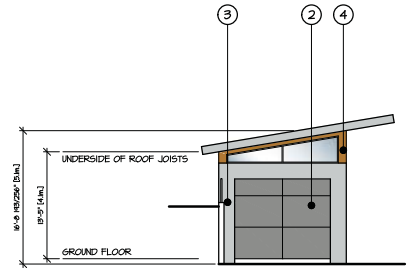
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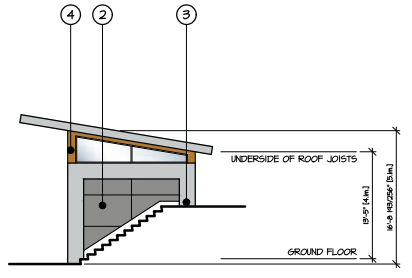


NORTH ELEVATION

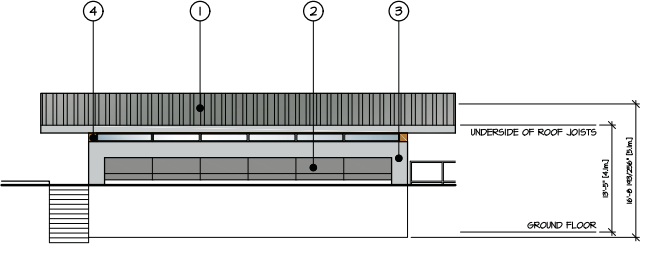


EAST ELEVATION

- SCHEDULE OF FINISHES**
- ① METAL ROOFING - CITYSCAPE GREY
 - ② HARDI PANEL - GREY GLATE
 - ③ CONCRETE FINISH - GREY SCREEN
 - ④ SOFFIT & COLUMNS - NATURAL CEDAR



WEST ELEVATION



SOUTH ELEVATION

NORTH BUILDING

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DRAWN :	DVA
DATE :	JUNE 6/11
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CLIENT :	DAVECON + SAWYER
PROJECT :	OFFICE BUILDING 15235 20TH AVENUE, SURREY
SHEET CONTENTS :	ELEVATIONS

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CLIENT NO.	SHEET NO.
601	AC-3.2
PROJECT NO.	REV. NO.
16024	

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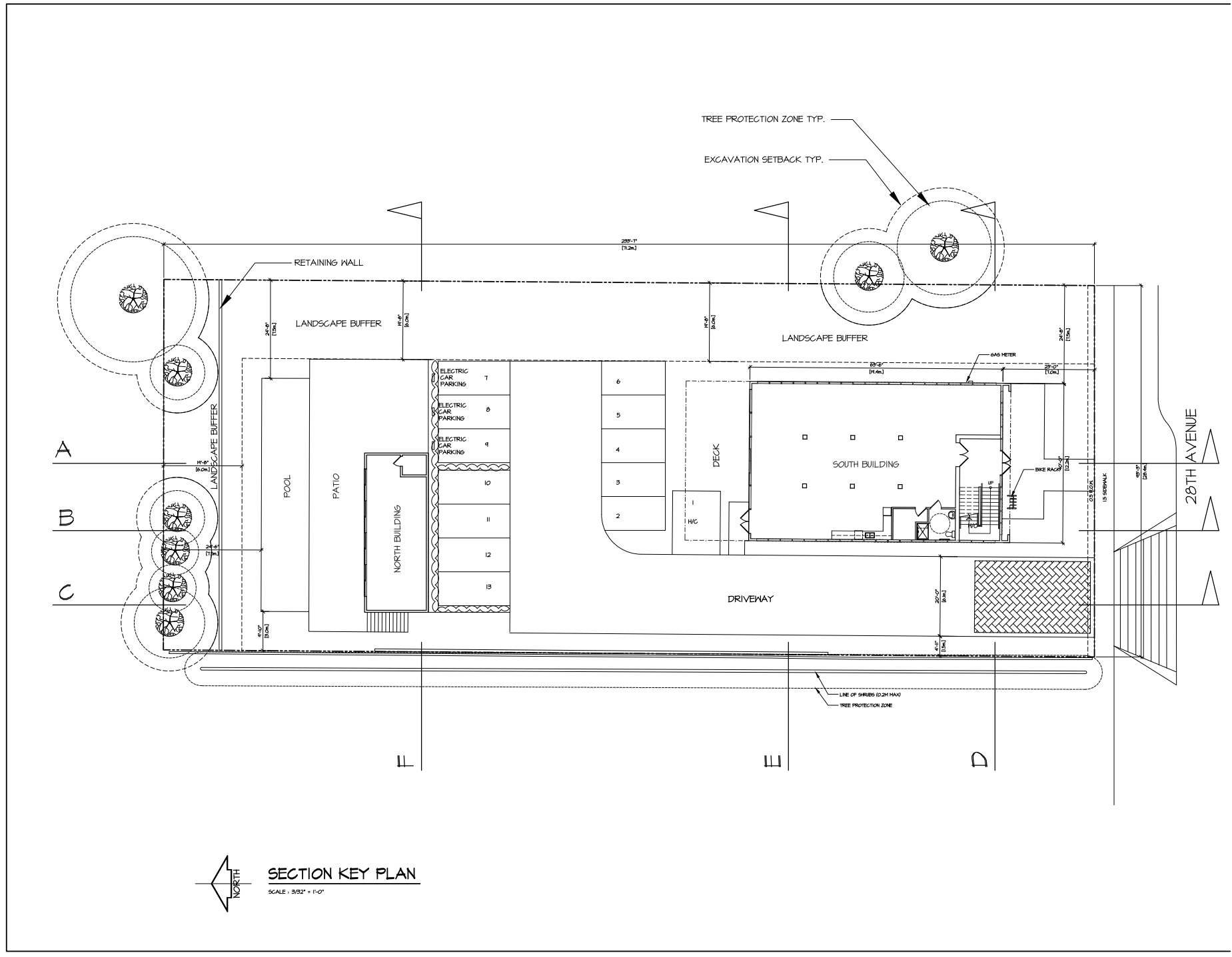
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 ARCHITECTS INC.

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 7536 130 STREET,
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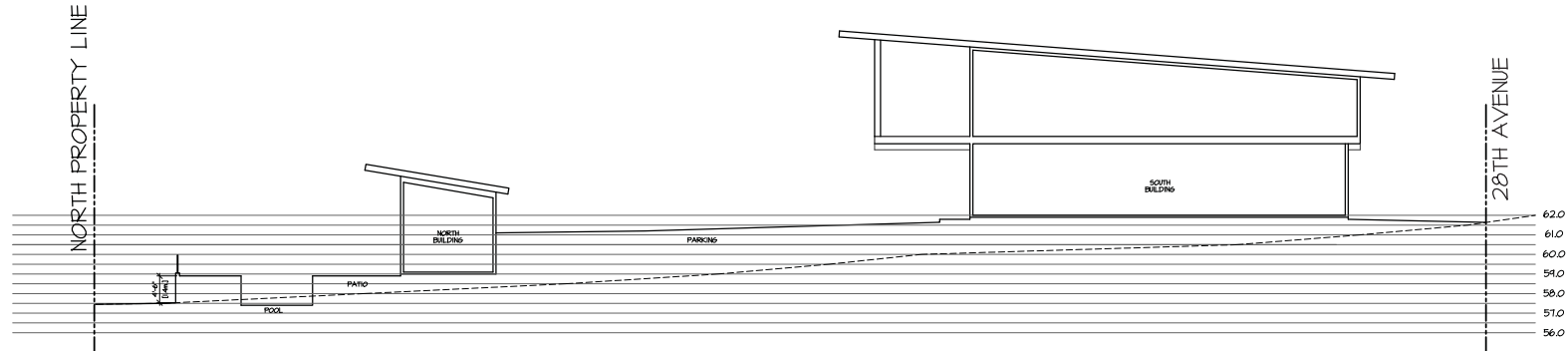
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 FAX: (604) 597-2098
 EMAIL: mal@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
681	AC-4.0
16024	

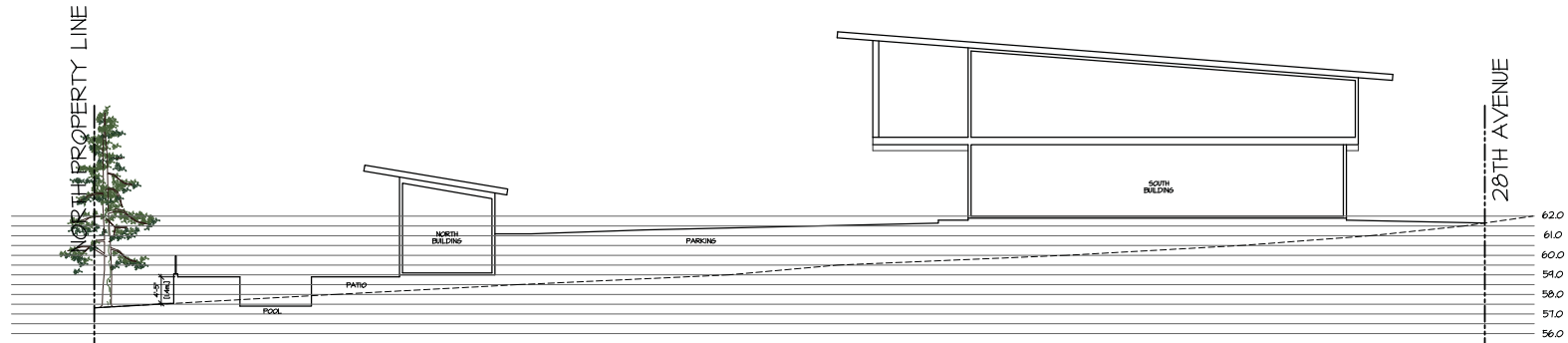


SECTION KEY PLAN
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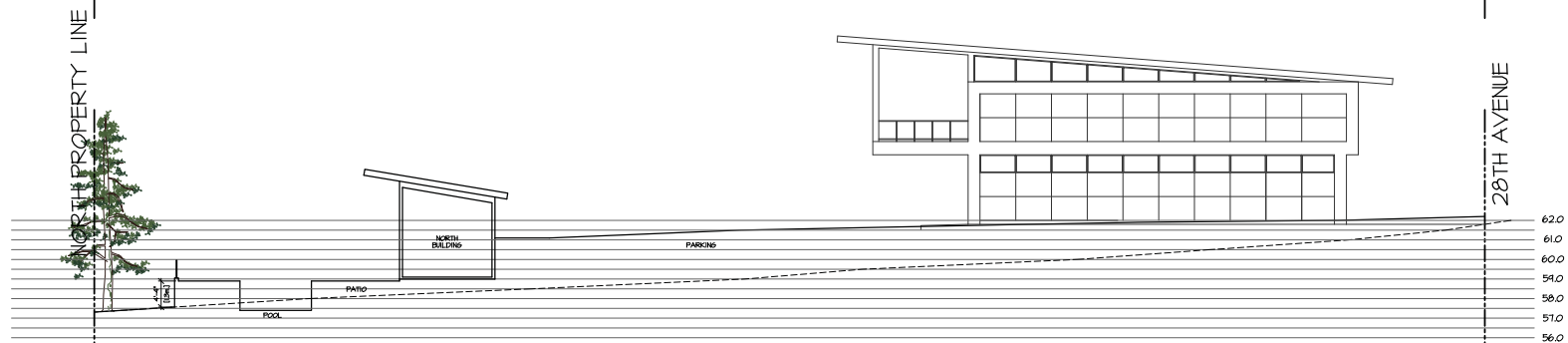
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SECTION 'A'
SCALE: 1/8" = 1'-0"



SECTION 'B'
SCALE: 1/8" = 1'-0"



SECTION 'C'
SCALE: 1/8" = 1'-0"

ISSUE FOR	BY	DATE	ISSUE	REV'	DATE	DRN	DVD

PERSON:
DESIGN:
DATE:
SCALE:
DRAWN:
DATE:
SCALE:
JUNE 15 11

CLIENT : DAMON & SAWYER
 PROJECT : OFFICE BUILDING
 SHEET CONTENTS : SECTIONS
 15235 28TH AVENUE, SURREY

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

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

CLIENT NO.	SHEET NO.
681	AC-4.1
PROJECT NO.	REV. NO.
16029	

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REV#	DATE	BY	ISSUE FOR



CP28-078.dwg

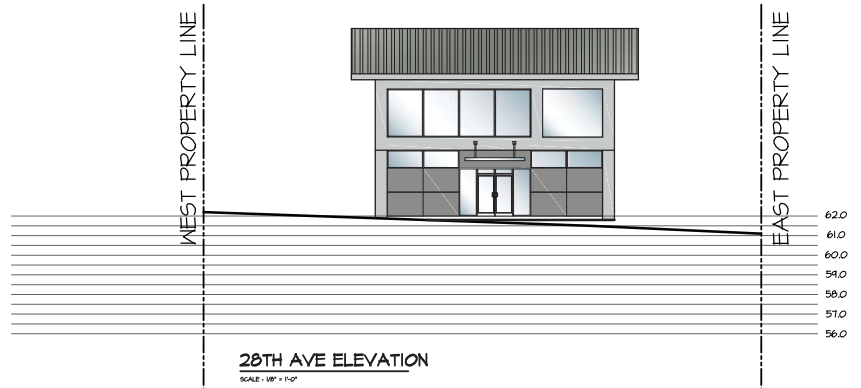
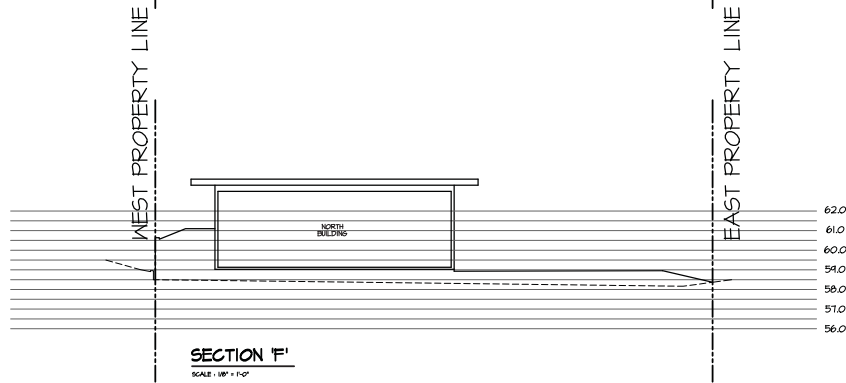
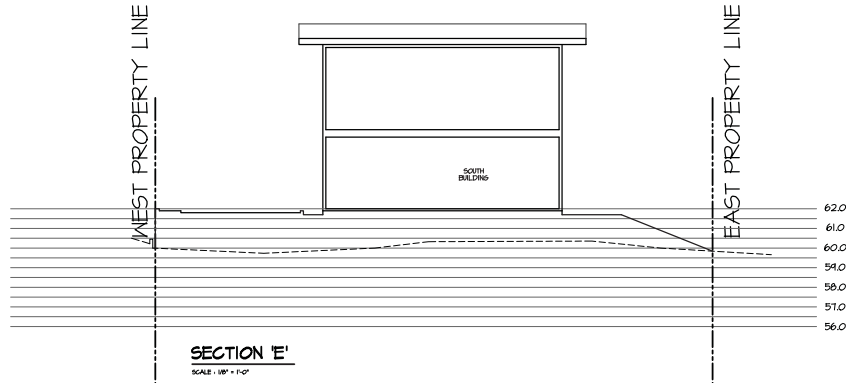
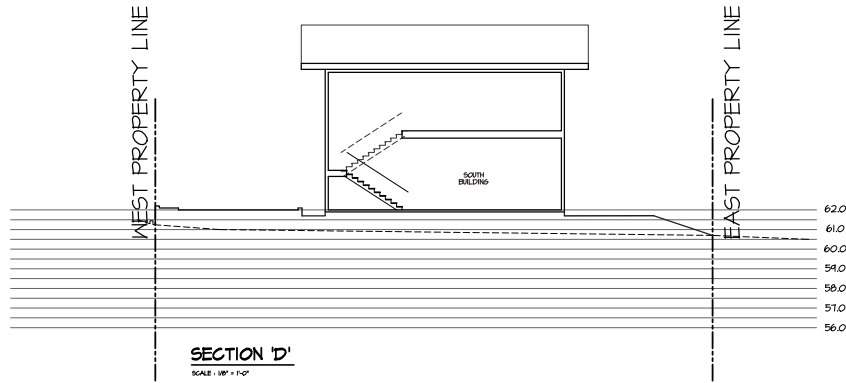
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CLIENT : D'AWGON + SAWYER	PROJECT : OFFICE BUILDING	SHEET CONTENTS : SECTIONS	
15295 28TH AVENUE, SURREY			

barnett dembek

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

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

CLIENT NO. 681	SHEET NO. AC-4.2
PROJECT NO. 16209	REV. NO.

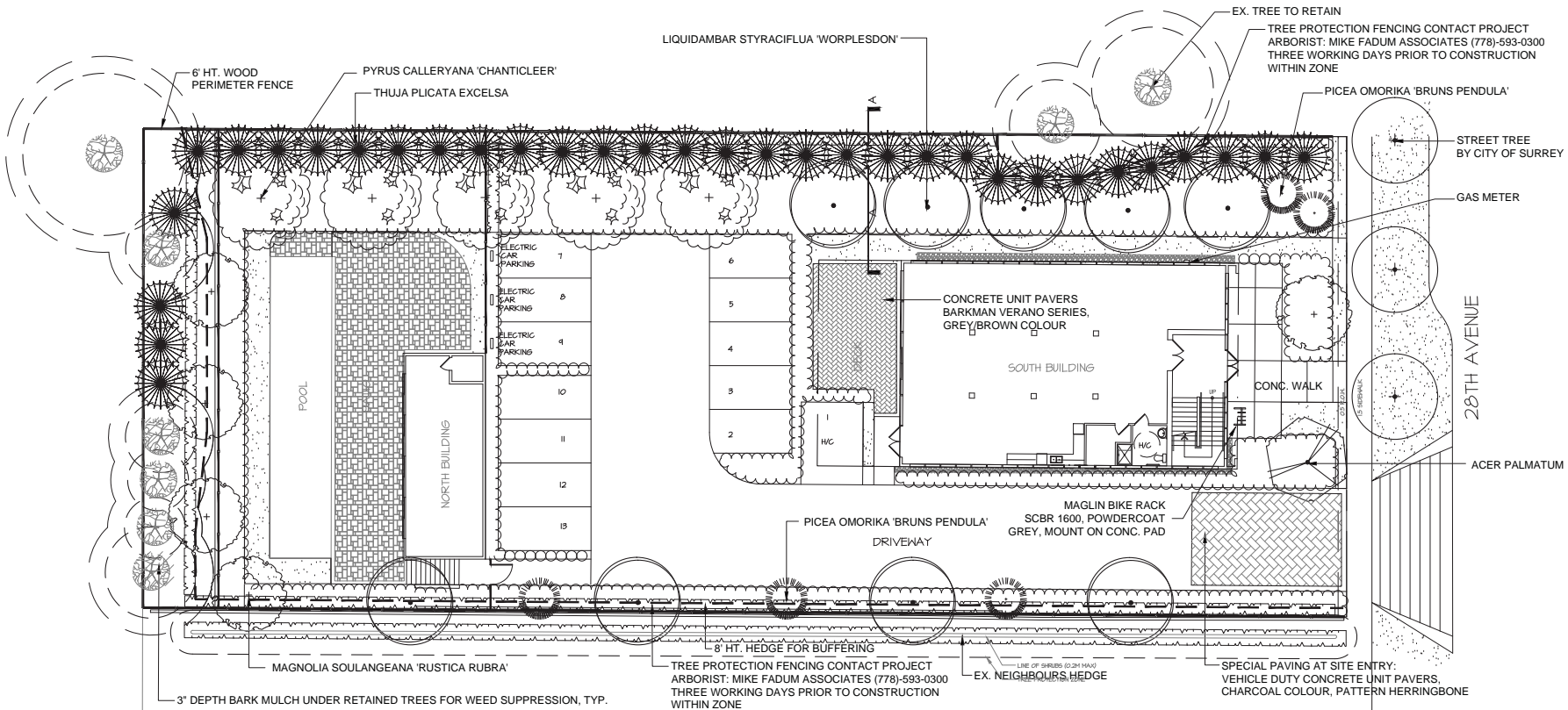
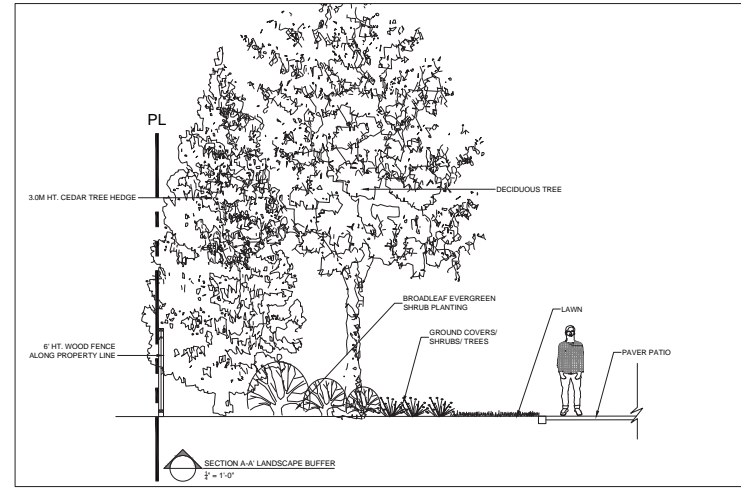


PLANT SCHEDULE

PMG PROJECT NUMBER: 17-041

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE/REMARKS
TREE	1	ACER PALMATUM	JAPANESE MAPLE	3.5M HT; B&B
	1	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B
	5	MAGNOLIA SOULANGEANA 'RUSTICA RUBRA'	RUSTICA RED MAGNOLIA	3M HT; SHRUB FORM; B&B
	5	PICEA OMORIKA 'BRUNS PENDULA'	WEeping BRONS SERBIAN SPRUCE	3.0M HT; B&B
	5	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B
	33	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3.0M HT; B&B
SHRUB	121	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	194	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#3 POT; 80CM
	176	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 90CM
	206	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2.5M HT; B&B
GRASS	1590	CAREX CAR. 'THE BEATLES'	THE BEATLES SPRING SEDGE	#1 POT
	55	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	#1 POT
	318	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
	191	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL	75	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFF	9CM POT
	18	RUDEBECKIA FULGIDA VAR. SULLIVANTII	GOLDSTURM/RUDEBECKIA 'YELLOW'	15CM POT
	167	SEDUM ALBUM VAR. 'MICRANTHUM'	CORAL CARPET CORAL CARPET STONECROP	9CM POT
GC	145	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFERENCES TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OR SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0011 - f. 604-294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
7	17 JUN 25	UPDATE PER NEW SITE PLAN	CLS
6	13 JUN 25	ISSUE FOR APPROVED SITE PLAN	CLS
5	17 JUN 25	ISSUE FOR ADP	CLS
4	17 MAY 25	NEW SITE PLAN	CLS
3	17 MAY 25	REV. BUFFER AREA	MM
2	17 MAY 25	UPDATE PER NEW SITE PLAN	CLS
1	17 MAY 25	LANDSCAPE DESIGN	CLS

CLIENT:

PROJECT:

OFFICE BUILDING
15235-28TH AVE
SURREY

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 17.FEB.21 DRAWING NUMBER:
SCALE: 1"=20'-0"
DRAWN: MM
DESIGN: MM
CHKD: MM

L1

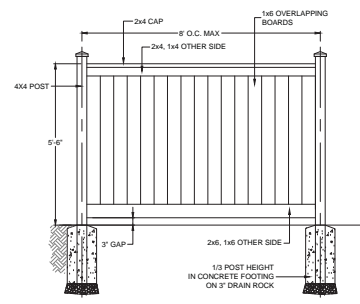
OF 2

17041-6.2P

PMG PROJECT NUMBER:

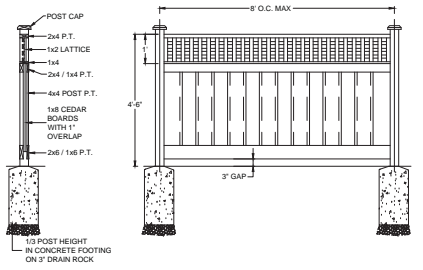
17-041

SEAL:



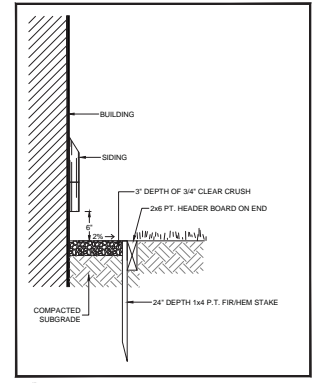
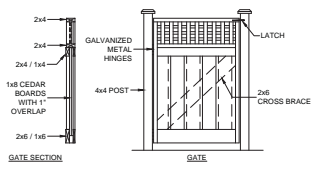
- NOTE**
1. ALL POSTS PRESSURE TREATED HEMFIR
 2. TREAT ALL END CUTS
 3. ALL OTHER MEMBERS CEDAR
 4. ALL HARDWARE HOT DIPPED GALVANIZED
 5. APPLY 2 COATS OF STAIN TO MATCH BUILDING TRIM

1 5'6" HT. WOOD PERIMETER FENCE
1/2"=1'-0"



- NOTE**
1. ALL POSTS PRESSURE TREATED HEMFIR
 2. TREAT ALL END CUTS
 3. ALL OTHER MEMBERS CEDAR NO. 2 OR BETTER
 4. ALL HARDWARE HOT DIPPED GALVANIZED
 5. APPLY 2 COATS OF STAIN TO MATCH BUILDING TRIM

2 4" YARD DIVIDER FENCE
1/2"=1'-0"



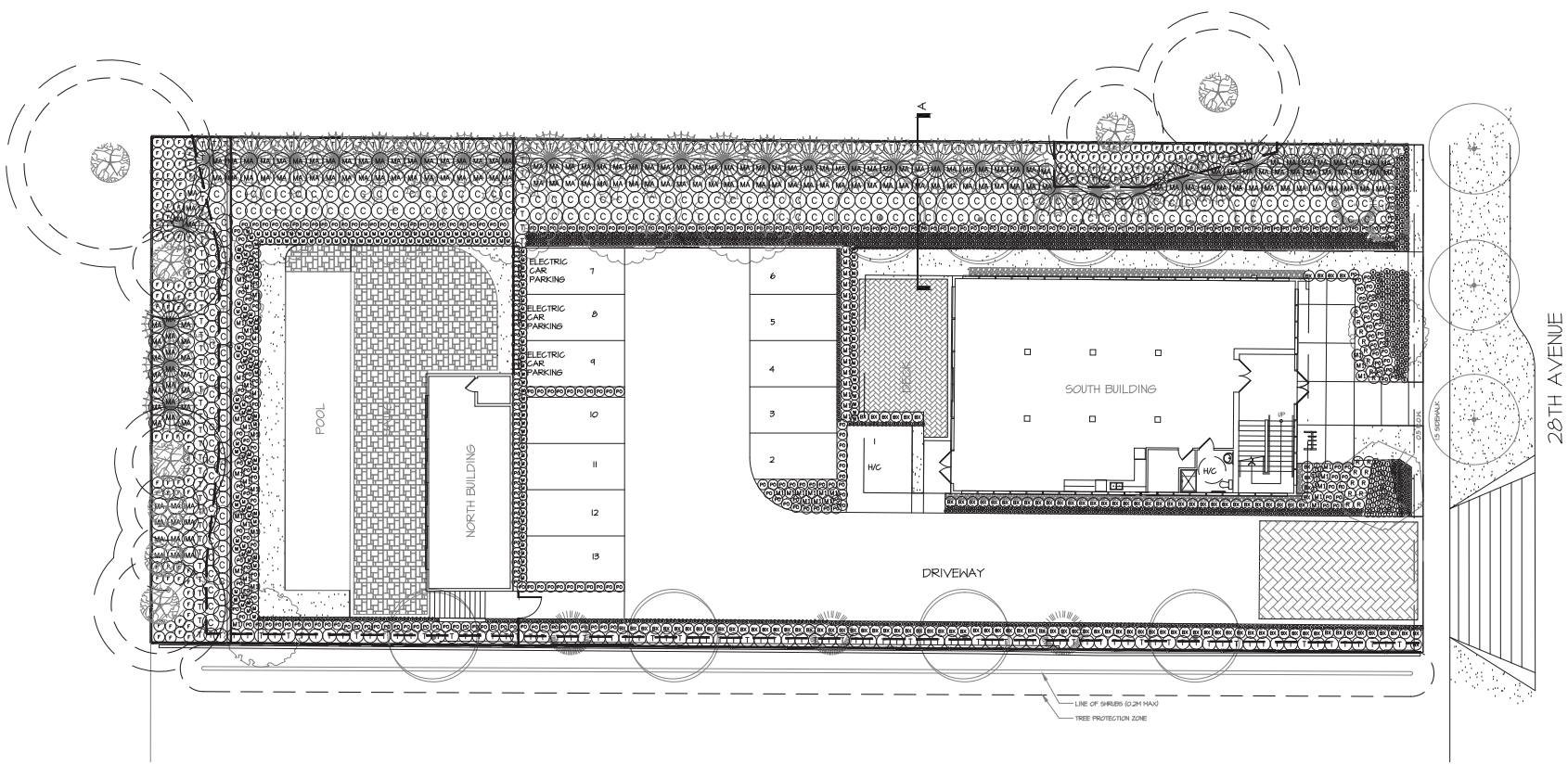
3 GRAVEL DRAIN STRIP
1"=1'-0"



MAGLIN BIKE RACK SGBR1600, GREY POWDERCOAT, USE TAMPER RESISTANT HARDWARE



BARKMAN VERANO SERIES PAVER, SIERRA GREY COLOUR



NO.	DATE	REVISION DESCRIPTION	DR.
7	17 JUN 26	UPDATE PER NEW SITE PLAN	CLS
6	13 JUN 25	ISSUE FOR APPROVE NEW SITE PLAN	CLS
5	17 JUN 25	ISSUE FOR ADP	CLS
4	17 MAY 25	NEW SITE PLAN	CLS
3	17 MAY 25	REV: BARRIER AREA	MM
2	17 MAY 25	UPDATE PER NEW SITE PLAN	CLS
1	17 MAY 25	LANDSCAPE DESIGN	CLS

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

OFFICE BUILDING
15235-28TH AVE
SURREY

DRAWING TITLE:
SHRUB PLAN

DATE: 17.FEB.21 DRAWING NUMBER:
SCALE: 1"=20'-0"
DRAWN: MM
DESIGN: MM
CHKD: MM

L2
OF 2

INTER-OFFICE MEMO

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

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

DATE: **July 5, 2017** PROJECT FILE: **7817-0082-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 15235-28 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- provide a 0.5 metre ROW for sidewalk and service connections.

Works and Services

- construct the north side of 28 Avenue to a through local standard.
- construct a 7.3 metre driveway access.
- provide water, sanitary and storm sewer connections

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
LR1

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 15235 - 28 Avenue

Registered Arborist: Jeff Ross

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)	13
Protected Trees to be Removed	10
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = 20	20
Replacement Trees Proposed	TBA
Replacement Trees in Deficit	TBA
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: February 7, 2017





Advisory Design Panel Minutes

2E - Community Room B
13450 - 104 Avenue
Surrey, B.C. THURSDAY,
JUNE 15, 2017 Time:
4:03 pm

Present:

Chair – L. Mickelson
M. Enns
S. Forrest
K. Johnston
M. Lesack
A. Scott
R. Solivar
M. Younger

Guests:

B. Weih, Wensley Architecture Ltd.
M. Mitchell, M2 Landscape Architecture Ltd.
M. Dembek, Barnett Dembek Architects Inc.
S. Chan, Ionic Architecture Inc.
C. Kavolinas, C. Kavolinas & Associates Inc.
L. Barnett, Barnett Dembek Architects Inc.
M. Chan, PMG Landscape Architects

Staff Present:

M. Rondeau, Acting City Architect, Planning & Development
N. Chow, Urban Designer, Planning & Development
L. Luaifoa, Legislative Services

7:00 PM

File No.:	7916-0082-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning for C-5 for a two-storey office building, surface parking and a single storey pool house.
Address:	15235 28 Avenue, South Surrey
Developer:	Phil Magistrale, Dawson and Sawyer
Architect:	Lance Barnett, Barnett Dembek Architects
Landscape Architect:	Mary Chan, PMG Landscape Architects
Planner:	Erin MacGregor
Urban Design Planner:	Nathan Chow

The **Urban Design Planner** noted that there is special attention paid to the buffer to single family residential to the east and north.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes.

The **Landscape Architect** presented an overview of the landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning for C-5 for a two-storey office building, surface parking and a single storey pool house.

File No.: 7917-0082-00

It was Moved by S. Forrest
Seconded by R. Solivar
That the Advisory Design Panel (ADP)
support the application and recommend that the applicant address the following
issues to the satisfaction of the Planning & Development Department.

Carried**STATEMENT OF REVIEW COMMENTS**

The Panel supported the overall site layout, building form and character but considered the drawings to be very conceptual.

Building Form and Character

- Consider reorienting the pool building and pool to shield the noise to the neighbours and to get more sun to the pool.

We far prefer the current orientation and believe that it provides the best interface, privacy and utility for all.

- Consideration of lower floor facing the street could have more glazing and the glazing could be better composed for the lower and upper façade i.e. the square window.

This comment has been incorporated.

- Suggest making the street façade flush rather than having a cantilever.

This comment has been incorporated.

- Consider the window and door alignments.

This comment has been incorporated.

- The north roof edge could angle towards south along the west side which would increase sun to the amenity patio and reduce impacts on eastern residential.

We feel that this change is a dramatic departure from the intent of the architecture. The building has been designed to provide adequate light while providing enhanced privacy on the east property line through a 6m landscape buffer and privacy screening on the east side of the deck.

- The building plans should show more detail; 2 exits from Level 2, providing a bathroom at both levels, providing kitchen/kitchette

These comments have been incorporated with the exception of the 2 exits from Level 2 which is not required

- Provide thermal break at exposed concrete.

A thermal break will be provided.

- Encourage further use of wood as a building feature and structural element ie cedar on lower soffit.

All soffit material to be cedar.

- Check if PMT is required and show garbage – will take up room on the site.

PMT is not required and private garbage collection is being proposed.

- The mechanical room could outside access.

The mechanical access is proposed from the interior in order to preserve the architectural aesthetic of the exterior.

- Show end of trip bicycle facilities (showers).

This comment has been incorporated.

Landscaping

- Plant selection could be more specialized (less sustainable).

The intention of our plant selection was based on providing sustainable species that require less water and assist with drainage. We will examine implementing more decorative and specialized planting in appropriate areas.

- Recommend a thicker buffer between parking lot and pool area.

This comment has been incorporated.

- Encourage pavers for all of parking area for scale and texture.

There was mixed feelings at ADP regarding the use and durability of pavers for all parking areas. Pavers are proposed at the site entry and asphalt is proposed for parking areas for ease of maintenance and adaptability.

- Incorporate bicycle parking into design.

This comment has been incorporated.

Sustainability

- Suggest this project is a good candidate for designing to “Passive House” standards, especially if owner-occupied.

We will explore this comment when we reach the detailed design stage.

- Suggest the use of solar panels, permeable pavers, storm detention, and Electric Vehicle parking spots.

We are excited to be included all of the above sustainability initiatives.

- Recommend outdoor pool cover during seasonal use.

This comment has been incorporated.

- Recommend evaluating solar thermal vs solar photovoltaic (PV) panels.

We will explore this comment at the detailed stage to ensure the most appropriate application is proposed.

- Consider using buffer strip on east side as swale rather than permeable pavers or consider new joint technologies for drainage.

This comment can be incorporated into the design. To be confirmed by the Planning & Development Department before Final.

CPTED

- No comments provided specific to CPTED.

Accessibility

- Recommend power doors at entrances.

This comment has been incorporated.

D. NEXT MEETING

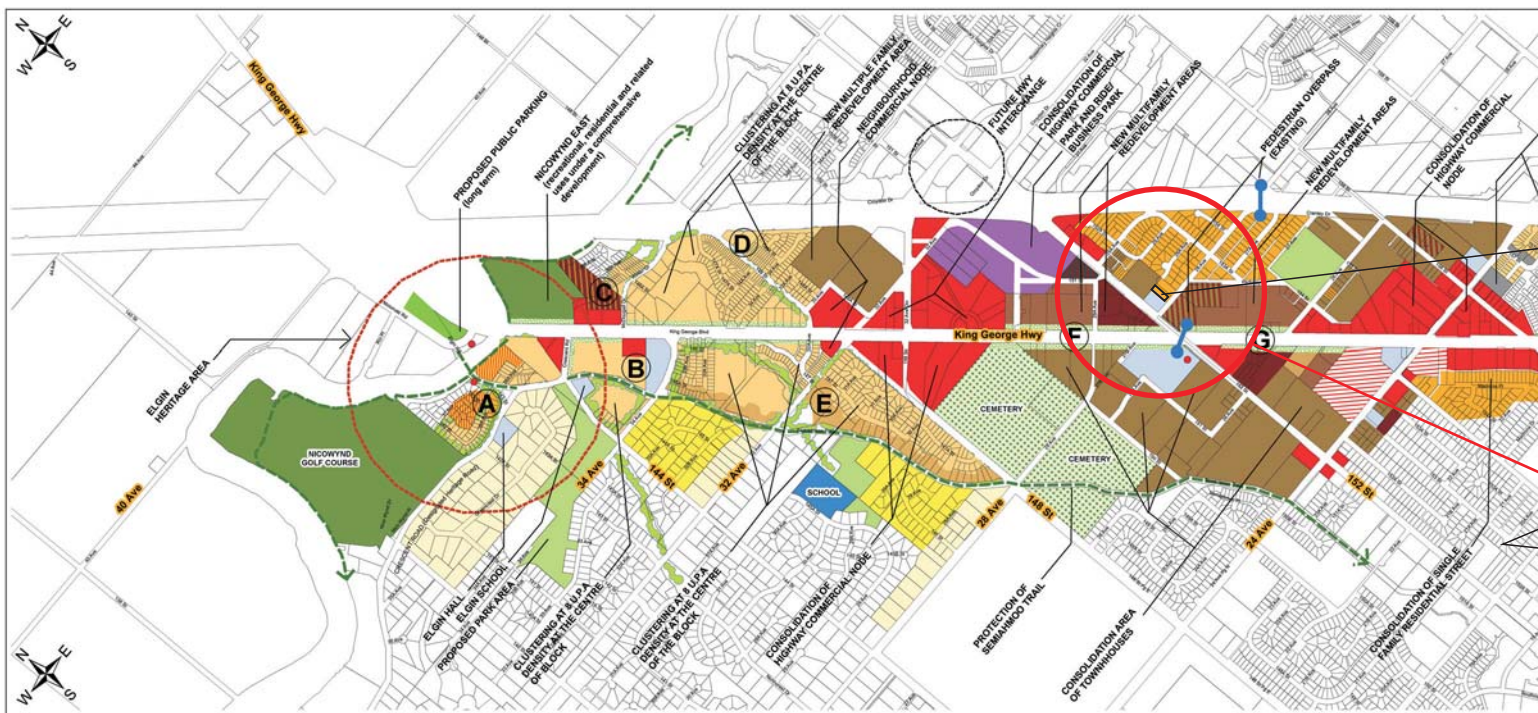
The next Advisory Design Panel is scheduled for **Thursday, July 13, 2017.**

E. ADJOURNMENT

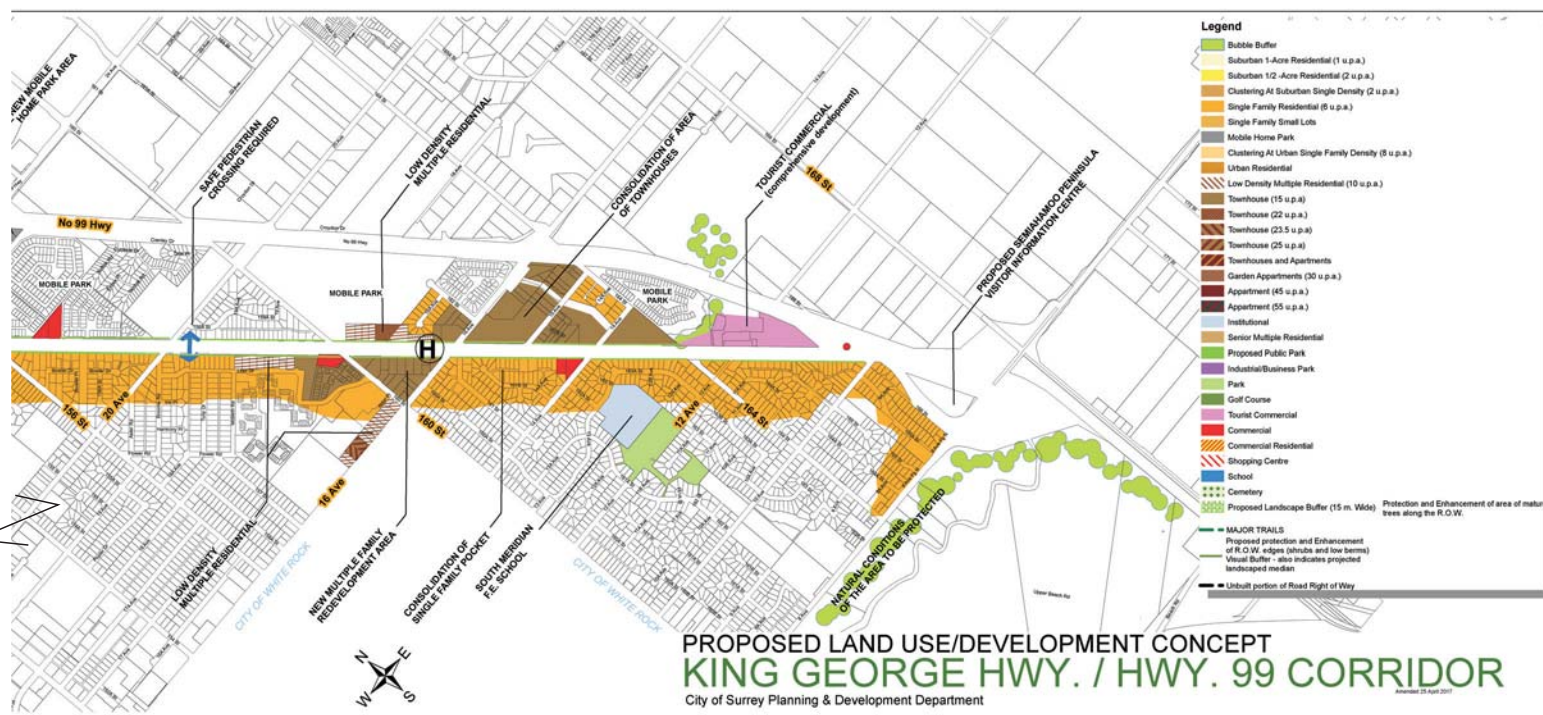
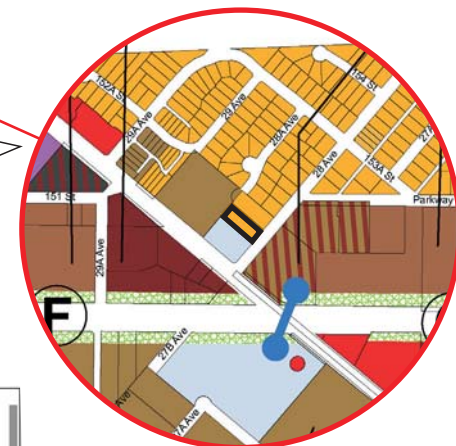
The Advisory Design Panel meeting adjourned at 8:35 p.m.

Jane Sullivan, City Clerk

Julien Leger, Chairman
Advisory Design Panel



LAP Amendment from Single Family - 6 upa to Commercial. (7917-0082-00)



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0082-00

Issued To: DS 28TH AVENUE CAPITAL INVESTMENTS LTD.
(the "Owner")

Address of Owner: 205, 15240 - 56 Avenue
Surrey, BC V3S 5K7

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: 004-824-407
Lot 20 Section 23 Township 1 New Westminster District Plan 40011
15235 - 28 Avenue
(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 35 "Neighbourhood Commercial Zone (C-5)" the minimum front setback is reduced from 7.5 metres (25 ft.) to 7.0 metres (20 ft.);
 - (b) In Section F of Part 35 "Neighbourhood Commercial Zone (C-5)" the minimum west side yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (c) Subsection E.17(b) of Part 4 General Provisions is varied to allow up to 11 stairs to encroach into the building setback area.
4. This development variance permit applies to only 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.

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

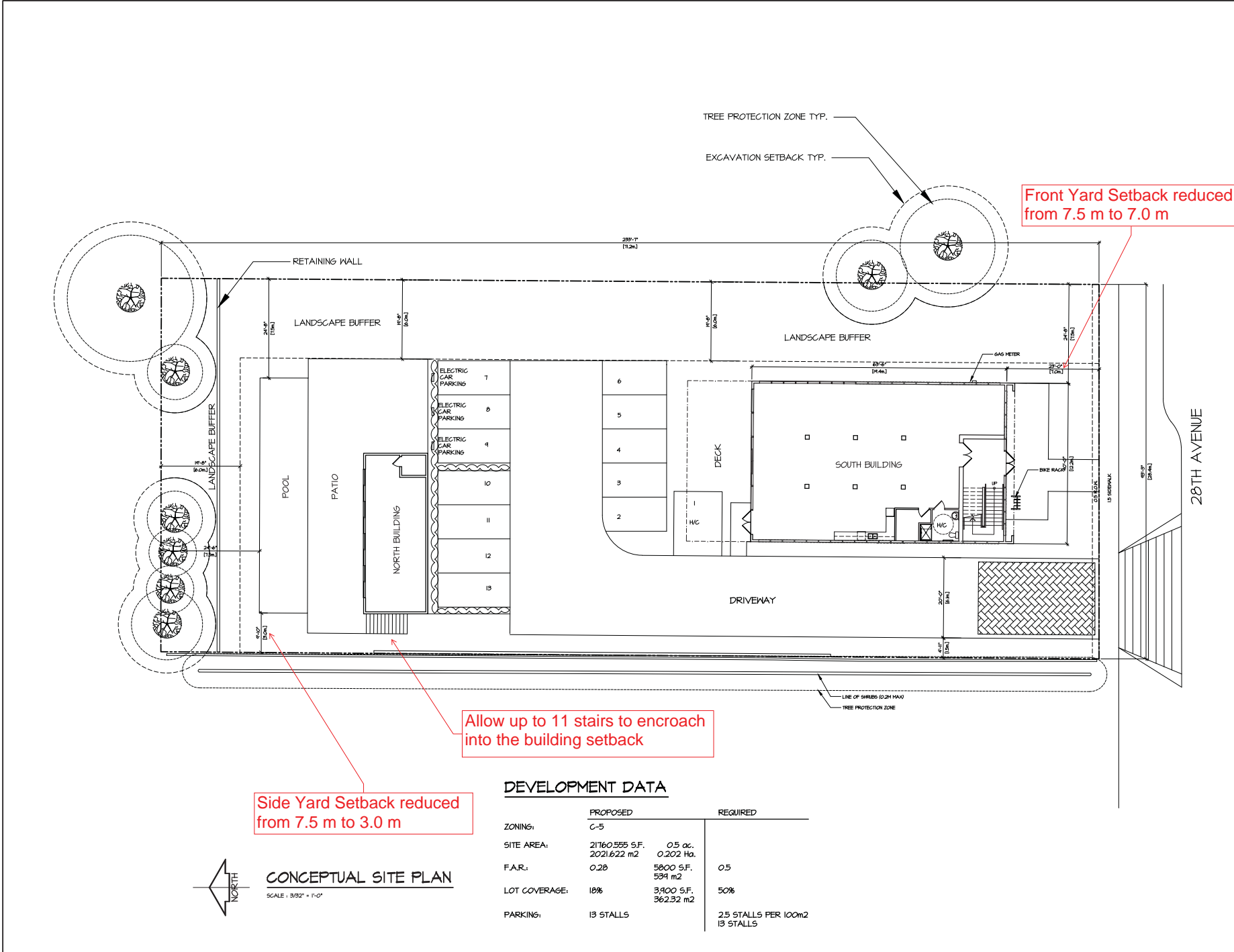
8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

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ISSUE NO.	DATE	BY	ISSUED FOR

CLIENT : DAWSON + SAWYER
 PROJECT : OFFICE BUILDING
 15295 28TH AVENUE, SURREY
 SHEET CONTENTS : SITE PLAN

DESIGN :
 DRAWN :
 DATE : JAN 19 11
 SCALE : 3/32" = 1'-0"

barnett dembek
 ARCHITECTS INC.

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

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

CLIENT NO. 681	SHEET NO. AC-10
PROJECT NO. 16029	REV. NO.

Schedule A