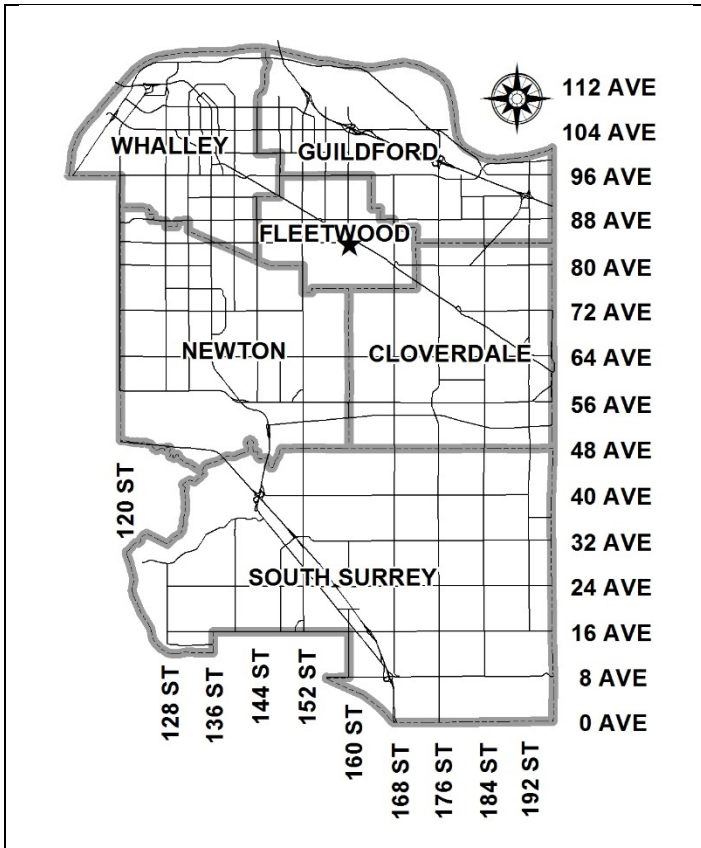


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0383-00

Planning Report Date: June 24, 2019



**PROPOSAL:**

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

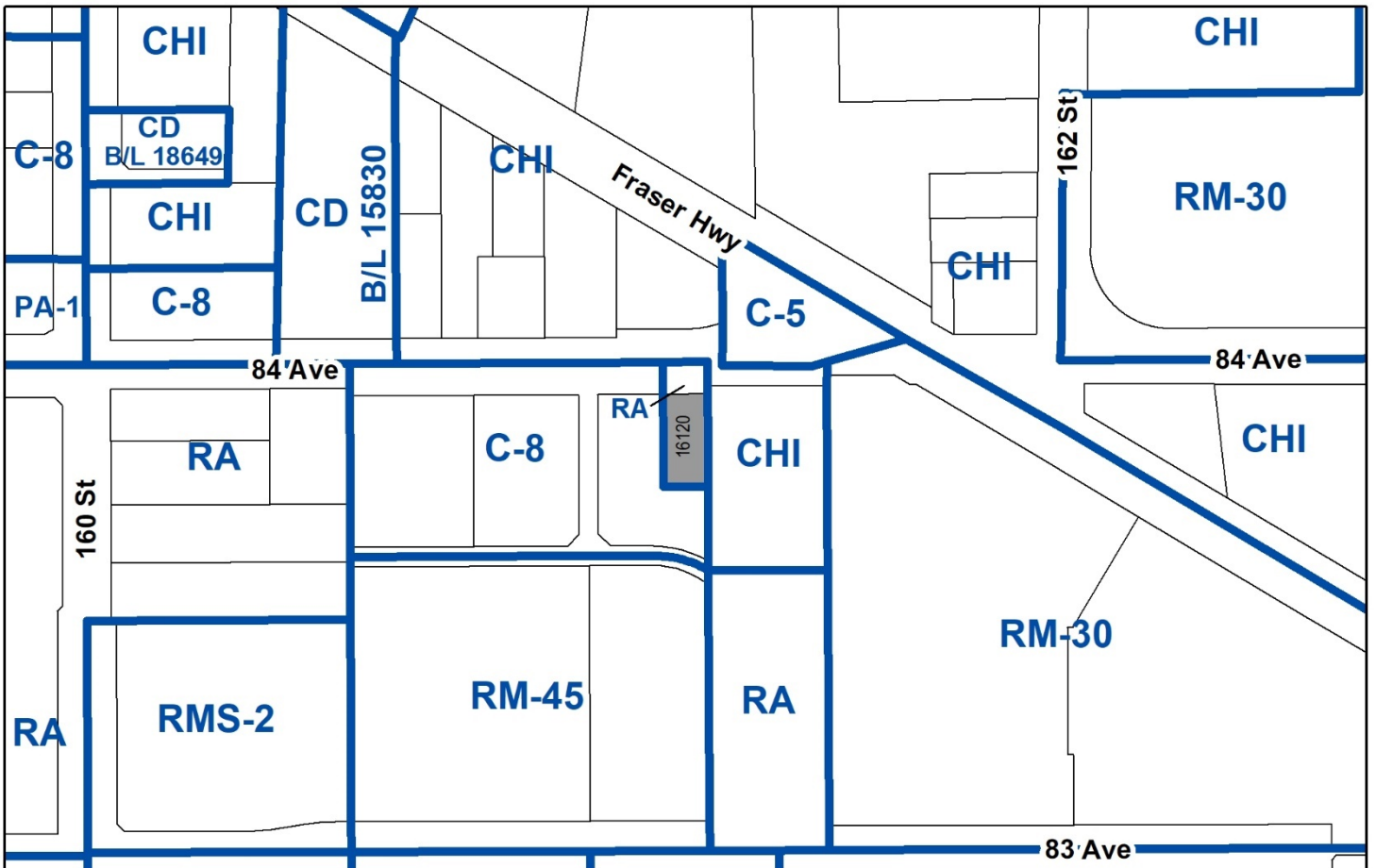
to permit the development of a two-storey office building with surface parking in Fleetwood Town Centre.

**LOCATION:** 16120 - 84 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Town Centre

**TCP DESIGNATION:** Mixed Use 2.5 FAR 6 Storey Maximum



### RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be referred back to staff to work with the applicant to identify an appropriate temporary use for the subject site until such time as the property can be consolidated and redeveloped as part of a higher-density mixed-use proposal in compliance with the Fleetwood Town Centre Plan.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with OCP Town Centre designation.
- Does not comply with Fleetwood Town Centre Plan (Stage 1) "Mixed Use 2.5 FAR 6 Storey Maximum" designation.
- Does not align with OCP policies and guidelines that support higher density, mixed-use developments within town centres and along frequent transit corridors.

### RATIONALE OF RECOMMENDATION

- The subject property is designated "Town Centre" in the Official Community Plan (OCP) as well as "Mixed Use 2.5 FAR 6 Storey Maximum" and "Commercial Frontage Required", along 84 Avenue, in the Fleetwood Town Centre Plan (Stage 1). In the Fleetwood Town Centre Plan, the subject site is located within the "core area", which is centered around 160 Street and Fraser Highway.
- In the OCP, the Town Centre designation is intended to support higher-density development with a Floor Area Ratio (FAR) of 2.5 permitted throughout the "core area" of Fleetwood Town Centre. Furthermore, the OCP includes guidelines for curbing auto-oriented development in favour of transit-oriented development that supports rapid transit infrastructure investment.
- The applicant purchased the subject property from the City of Surrey in 2015. At that time, the property was designated "Community Commercial" in the Fleetwood Town Centre Plan.
- The City completed an update to the Fleetwood Town Centre Plan in July 2016 (Corporate Report R187; 2016). The update included replacing the "Community Commercial" designation on the subject site with a new land-use designation, "Mixed Use 2.5 FAR 6 Storey Maximum", that promotes a density and built form considered sufficient to support investment in future rapid transit along Fraser Highway.
- In accordance with Council's direction, staff are currently undertaking a comprehensive review of land-use plans along the Fraser Highway Corridor in order to promote walkable and vibrant transit-oriented communities with land-uses and densities that support SkyTrain. As such, the land-uses and densities currently envisioned in Fleetwood Town Centre could potentially be further increased to encourage higher-density development.

- 
- The proposed two-storey office building (proposed gross floor area ratio of 0.57) underutilizes the development potential of the subject site. If consolidated with adjacent property(ies), the subject site could form part of a higher-density mixed-use proposal with the potential for expanded commercial frontage along 84 Avenue, in keeping with the Town Centre designation in the OCP and the Fleetwood Town Centre Plan, and would better support SkyTrain investment
  - An appropriate temporary land-use on the subject property would allow the owner to realize some interim utility and generate revenue from the property, without significantly investing in the property, until such time as the site can be consolidated with adjacent properties and form part of a higher-density development proposal that supports SkyTrain along Fraser Highway.
  - A temporary use would also retain the property for land assembly and higher density redevelopment in the shorter term, recognizing that neighbouring lands are also currently underutilized (surface parking lots). The financial investment associated with the proposed rezoning and development of a two-storey office building could hinder or preclude these shorter-term higher-density opportunities from being realized.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant to identify an appropriate temporary use for the subject site until such time as the property can be consolidated and redeveloped as part of a higher-density mixed-use proposal, in compliance with the Fleetwood Town Centre Plan.

If, however, Council determines that there is merit in allowing the application to proceed, the application could be referred back to staff to complete the development application review process and prepare a Rezoning By-law for Council's consideration at a future Land-Use Meeting.

SITE CHARACTERISTICS

Existing Land Use: Vacant parcel.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/TCP Designation</b>	<b>Existing Zone</b>
North (Across 84 Avenue):	Automotive dealership	Town Centre/Mixed Use 2.5 FAR 6 Storey Maximum and Commercial Frontage Required	CHI
East:	Two-storey multi-tenant commercial building	Town Centre/Mixed Use 2.5 FAR 6 Storey Maximum, Apartment and Medium Density Townhouses and Buffer Within Private Land	CHI & RA
West and South:	Overflow parking lot for three-storey office/commercial building at 16088 – 84 Avenue	Town Centre/Mixed Use 2.5 FAR 6 Storey Maximum	C-8

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the west side of Fraser Highway, just south of 84 Avenue. The site is designated "Town Centre" in the Official Community Plan (OCP) as well as "Mixed Use 2.5 FAR 6 Storey Maximum" and "Commercial Frontage Required" in the Fleetwood Town Centre Plan (Stage 1). The property is situated within the "core area" of Fleetwood Town Centre, planned around the intersection of Fraser Highway and 160 Street.
- The property is roughly 0.19 acre (770 sq. m.) in total area and zoned "One-Acre Residential Zone". The subject site is currently vacant.
- The applicant had previously applied for a Temporary Use Permit on the subject site to allow overflow parking for a nearby automotive dealership (Development Application No. 7916-

0697-00). The application was subsequently closed, at the request of the applicant, in February 2017.

### Fleetwood Town Centre Plan and Timing of Purchase/Sale Agreement

- The original Fleetwood Town Centre Plan was approved by Council in 2000. In that original plan the subject property was designated "Community Commercial". The Community Commercial designation was intended to allow for pedestrian-oriented commercial uses and/or mixed-use commercial/multiple residential developments but excluded residential developments without a commercial component and auto-oriented commercial uses (e.g. automotive sales or gas stations).
- The original Town Centre Plan reflected a desire to build a strong and viable community that was centered around a core area or "Town Centre", located at the intersection of 160 Street and 84 Avenue. A mixture of community commercial uses was proposed along 84 Avenue. At that time, the Plan did not envision rapid transit along Fraser Highway.
- The applicant purchased the subject property from the City of Surrey in 2015. As part of the "information package" provided to prospective purchasers, the City made all parties interested in purchasing the property aware that a Restrictive Covenant (No Build) was registered on title that prohibited any building or structure on the subject site until adequate works/services are available.
- To better reflect changing market conditions, and in support of the City's plans for rapid transit along Fraser Highway, the City subsequently undertook an update to the Fleetwood Town Centre Plan, and that update was approved by Council (Corporate Report R187; 2016) in July 2016.
- The update reflected a desire to permit a higher-density, mixed-use and pedestrian-oriented "core area", planned around the intersection of 160 Street and Fraser Highway, that included policies which encourage re-development that is integrated with future rapid transit along the Fraser Highway Corridor.
- As part of the Fleetwood Town Centre Plan update, the following objectives were identified:
  - Creation of a compact, pedestrian-friendly precinct of local-serving commercial activity and apartments that are centered around a future rapid transit stop at Fraser Highway and 160 Street. Higher-density mixed-use buildings are supported on properties located within 400 metres (1,300 ft.) or a five-minute walk from a future rapid transit stop. At the time, it was anticipated that increased densities and future rapid transit along Fraser Highway would encourage existing low-density, car-oriented commercial properties to re-develop into higher-density mixed-use buildings with pedestrian-oriented retail and personal service uses at the ground-floor and residential units above.
  - Requirement for ground-floor commercial activity along important streets and corners in the core area which contributes to a lively pedestrian experience and provides visual interest. By setting out where commercial frontages are required, the proposed mixed-use designation allows for standalone residential buildings on deep lots.

- As part of the updated Town Centre Plan, the "Community Commercial" designation on the subject property was replaced with a new land-use designation, "Mixed Use 2.5 FAR 6 Storey Maximum" and "Commercial Frontage Required".
- The "Mixed Use 2.5 FAR 6 Storey Maximum" designation is intended to support uses that collectively create a lively, pedestrian-friendly centre for commercial and residential activity. Appropriate land-uses under this designation include mixed-use buildings with commercial and residential floor space as well as standalone commercial and/or apartment buildings. The density and built form permitted under this land-use designation are considered sufficient to encourage re-development and support investment in future rapid transit along Fraser highway.
- The "Commercial Frontage Required" designation is intended to require ground-floor commercial frontage at specified street and/or corner locations in the Fleet Town Centre Plan area.
- At the time, staff proposed to undertake a lot consolidation strategy as part of the Stage II planning process for Fleetwood Town Centre: A lot consolidation strategy would ensure that proposed higher densities are achievable by developing lot consolidation recommendations, in particular for lots of varying sizes within the triangular area bounded by Fraser Highway, 160 Street and 84 Avenue.
- In accordance with Council's direction, staff are currently undertaking a comprehensive review of land-use plans along the Fraser Highway Corridor in order to promote walkable and vibrant transit-oriented communities with land-uses and densities that support SkyTrain. As such, the land-uses and densities currently envisioned in Fleetwood Town Centre could potentially be further increased. At present, the necessary background studies are underway and as such staff have not yet provided any recommendations on proposed updated land-uses and/or densities along the Fraser Highway Corridor for Council's consideration.

#### Proposed 2-Storey Commercial Building

- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on the "Neighbourhood Community Zone [C-5]") and a Development Permit for a two-storey office building for the applicant's personal business (real estate office).
- The proposed two-storey office building is approximately 398 square metres (4,281 sq. ft.) in total area which results in a gross Floor Area Ratio (FAR) of 0.57. This is far less than the 2.5 FAR allowable under the current Fleetwood Town Centre Plan. The proposed site coverage is 38% due largely to building envelope restrictions caused by the proposed surface parking on-site.
- The proposal includes 7 surface parking spaces, and no underground parking due to the site's relatively small size.
- The applicant has advised staff that they have approached the owner of the neighbouring property to the west (16088 – 84 Avenue) about the possibilities of land assembly, or selling the subject property to them, but that owner is not interested in redeveloping the property or acquiring the subject property at this time. The neighbouring property to the west is currently

occupied by a 3-storey commercial building with an approximate 80-stall surface parking lot that currently extends across a lane.

- On this basis, the applicant is requesting to proceed with the subject rezoning and Development Permit proposal for a two-storey office building with surface parking on the subject lot.

### DISCUSSION

- City staff undertook a preliminary review of the development proposal and have concluded that the proposed two-storey office building with surface parking underutilizes the development potential of the subject site.
- If consolidated with adjacent property(ies), the site could form part of a higher-density mixed-use development with the potential for increased commercial frontage along 84 Avenue, in keeping with the land-use designations in the Official Community Plan (OCP) and Fleetwood Town Centre Plan.
- In addition, a higher-density mixed-use development which includes the subject site would provide the opportunity to achieve the following:
  - A consolidation of smaller properties into larger and more comprehensive developments that maximize the redevelopment potential of individual properties;
  - Increased residential and commercial uses and densities to support future SkyTrain along Fraser Highway. The site is within roughly 325 metres (1,066 ft.) of a potential future SkyTrain station at the intersection of Fraser Highway and 160 Street; and
  - A higher-density mixed-use development that supports urban design objectives which include achieving a pedestrian friendly streetscape, at-grade commercial frontage along 84 Avenue, split commercial sidewalk, removing driveway access points from the public realm and relocating surface parking to an underground parkade structure, all of which are consistent with urban design guidelines identified in the OCP and current Fleetwood Town Centre Plan (Stage 1).

### Official Community Plan (OCP)

- The Official Community Plan (OCP) includes policies and guidelines that encourage re-development within Town Centres that include the following:
  - Higher densities in Town Centres and Urban Centres: the OCP supports increased densities for properties designated "Town Centre" in Fleetwood with a Floor Area Ratio (FAR) of 2.5 in the core area.
  - Distinctive Town Centres: the OCP identifies the need within Fleetwood Town Centre to expand commercial uses given the rapid growth in multiple residential development within the Fleetwood TCP area and need to accommodate higher residential densities in areas that would directly benefit from future rapid transit.

- Auto-oriented development: the OCP discourages auto-oriented development within Town Centres, especially where well-served by existing or future rapid transit options.
  - Transit corridors: the OCP identifies Fraser Highway as a Frequent Transit Corridor. As such, transit-oriented development is encouraged through land-use policies that include higher density to support rapid transit infrastructure investment and urban design policies which include supporting mixed-use proposals and/or promoting underground parking.
- The proposed two-storey commercial building with surface parking is contrary to these OCP policies and guidelines.

#### STAFF RECOMMENDATION

- The current proposal does not comply with policies and guidelines identified within the Official Community Plan (OCP) or Fleetwood Town Centre Plan (TCP).
- Given the site's relatively small size, achieving a higher density, mixed-use development with appropriate underground parking is not possible without a land assembly.
- The applicant's have indicated that land assembly is not possible at this time, based on their discussions to date with neighbouring property owners, and are seeking to make use of the property.
- The Planning & Development Department therefore recommends that this application be referred back to staff to work with the owner to identify an appropriate temporary use for the subject site.
  - Referring the application back to staff would allow staff and the applicant to explore appropriate temporary use opportunities for the site under a Temporary Use Permit (TUP) proposal. A TUP would be valid for up to 3 years with the possibility of a renewal for up to a further 3 years, subject to Council approval.
  - A temporary use on the property could allow the owner to realize some interim utility and generate revenue from the property, without the significant financial investment associated with constructing a building and site improvements associated with rezoning the site, until such time as the site can be consolidated with adjacent properties and re-developed as part of a higher-density mixed-use proposal that supports SkyTrain along Fraser Highway.
  - A temporary use would also retain the property for land assembly and higher density redevelopment in the shorter term, recognizing that neighbouring lands are also currently underutilized (surface parking lots). The financial investment associated with the proposed rezoning and development of a two-storey office building could hinder or preclude these shorter-term higher-density opportunities from being realized.
- The applicant disagrees with staff's recommendation to Council for the following reasons:
  - the owner is not interested in pursuing a temporary land-use for the subject property;



- the owner purchased the property in 2015 under the assumption that the City would support rezoning to a low-density commercial land-use; and
- the adjacent property owners have not indicated any willingness to redevelop or purchase the property at fair market value.
- Despite the owners' position, staff recommend that the proposed rezoning to accommodate a two-storey office building with surface parking not be supported, and that there would be merit in exploring temporary uses for the property given the current site constraints and future transit-oriented development opportunities.
- If, however, Council determines there is merit in allowing the application to proceed, the application could be referred back to Planning staff to complete the development application review process and prepare a Rezoning By-law, as proposed by the applicant, for Council's consideration at a future Land-Use meeting.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan, Architectural Drawings and Landscape Plans
Appendix III	Fleetwood Town Centre Plan (Stage 1) Land Use Map (2016)

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/cm

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-5)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	698.9 sq. m.
Road Widening area		36.6 sq. m.
Undevelopable area		N/A
Net Total		662.3 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	50%	38%
SETBACKS (in metres)		
Front (North)	7.5 m.	1.6 m.
Rear (South)	7.5 m.	12.8 m.
Side #1 (East)	7.5 m.	0 m.
Side #2 (West)	7.5 m.	7.8 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m.	12.2 m.
Accessory	4 m.	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail	N/A	N/A
Office	N/A	371.89 sq. m.
Rooftop Patio	N/A	25.83 sq. m.
Total	N/A	397.72 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	397.72 sq. m.

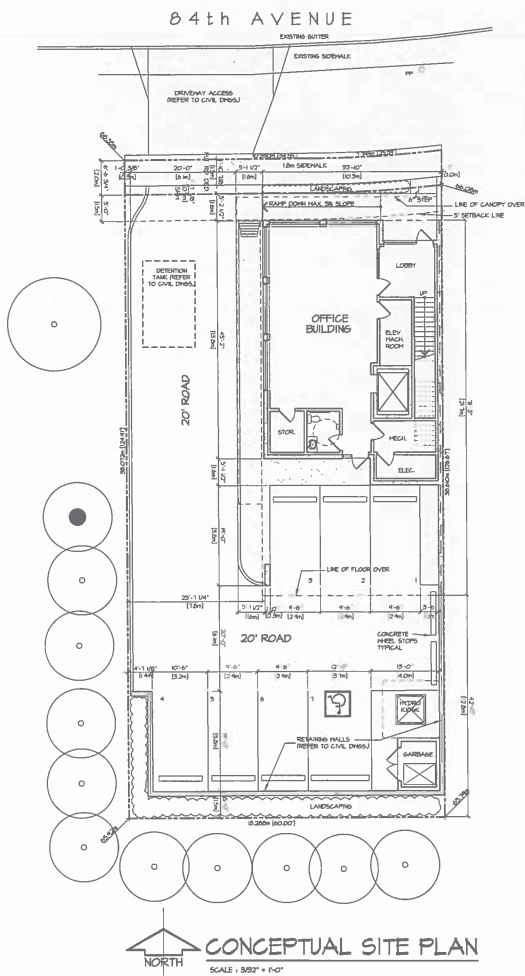
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	0.5	0.57
FAR (net)	N/A	0.60
<b>AMENITY SPACE (area in square metres)</b>	N/A	N/A
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial	N/A	N/A
Office	10 spaces	7 spaces
Industrial	N/A	N/A
Residential	N/A	N/A
Institutional	N/A	N/A
<b>Total Number of Parking Spaces</b>	10 spaces	7 spaces
Number of accessible stalls	N/A	1 space
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# Appendix II



## LIST OF DRAWINGS

AC-1.01 SITE PLAN & DEVELOPMENT DATA  
AC-1.02 CONTEXT PLAN  
AC-2.01 BUILDING PLANS  
AC-3.01 ELEVATIONS

## DEVELOPMENT DATA

LEGAL DESCRIPTION: SECTION 25 TOWNSHIP 2 PLAN 2425 NND  
PARCEL A, BLOCK W 1/2 J3, EXCEPT PLAN  
PART OF BCPIB031, PCL A REF PL 118719 OF  
W 1/2 OF LOT 3

CIVIC ADDRESS: 16120 84 AVENUE, SURREY B.C.

ZONING: CD

GROSS SITE AREA: 7523 S.F. 698.9 m2 0.17 ACRES  
ROAD DEDICATION: 344 S.F. 36.6 m2 0.009 ACRES  
NET SITE AREA: 7124 S.F. 662.3 m2 0.16 ACRES

F.A.R.: 0.60 (347.12 m2) (EXCLUDING GLAZING & BARRACKGREEN)

SITE COVERAGE: 34.56% 2,464 S.F. (228.9 m2) BUILDING  
3.60% 251 S.F. (23.9 m2) RETAINING WALLS/GARBAGE/HYDRO KIOSK  
38.16% 2,721 S.F. (252.8 m2) TOTAL

BUILDING AREA:  
MAIN FLOOR AREA: 1557 S.F. (144.65 m2)  
UPPER FLOOR AREA: 2,446 S.F. (227.24 m2)  
ROOF CIRCULATION AREA: 278 S.F. (25.83 m2)  
TOTAL: 4,281 S.F. (397.72 m2)

BUILDING SETBACKS:  
NORTH SETBACK: 5'-2" (1.6 m)  
SOUTH SETBACK: 42'-0" (12.8 m)  
EAST SETBACK: 25'-1" (7.6 m)  
WEST SETBACK: -

PARKING:  
PROVIDED: 7 PARKING STALLS

REVISION NO.	DATE	BY	REASON FOR CHANGE

NO.	DATE	BY	REV.

NO.	DATE	BY	REV.

CLIENT : DREAMSTAR DEVELOPMENTS LTD.  
PROJECT : OFFICE BUILDING 16120-84 AVENUE  
SHEET GROUP NO. : CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

**barnett dembek**  
ARCHITECTS LTD.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V0W 1YB

PHONE: (804) 587-7100  
FAX: (804) 587-2099  
EMAIL: mohl@darkitex.com

CLIENT NO.	SHEET NO.
	AC-1.01

PROJECT NO.	REV. NO.
15063	



CONTEXT PLAN  
SCALE: NTS

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REV#	DATE	BY	DATE	ISSUE	ISSUED FOR



1620-8402 Context Plan.dwg

CLIENT : DREAMSTAR DEVELOPMENTS LTD.	DESIGN : L.P.R.	DRAWN : L.P.R.	DATE : OCT 9 10	SCALE : 1" = 30'-0"
PROJECT : OFFICE BUILDING 1620 - 84 AVENUE				
SHEET CONTENTS : CONTEXT PLAN				

**barnett dembek**  
ARCHITECTURE INC.

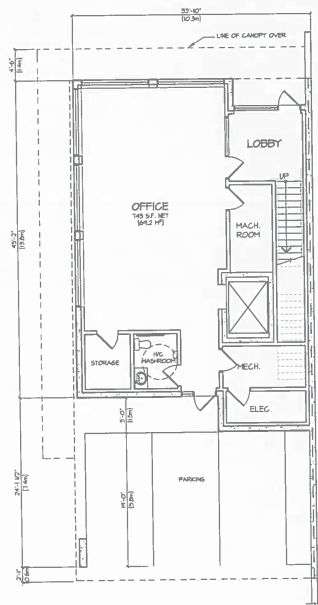
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
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FAX: (604) 597-2099  
EMAIL: [mail@barnett-dembek.com](mailto:mail@barnett-dembek.com)

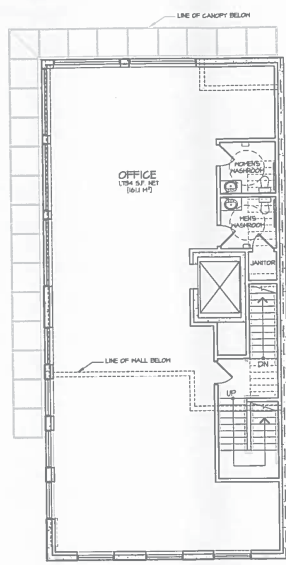
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PROJECT NO. 15063	REV. NO.

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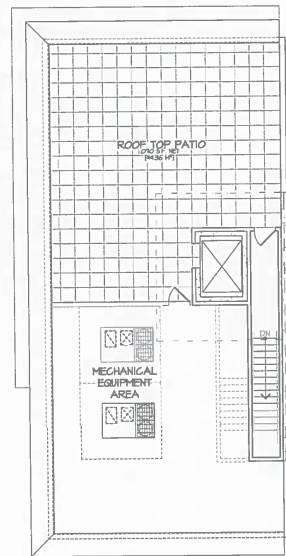
REVISED FOR	BY	DATE	ISSUE



**MAIN FLOOR PLAN**  
 SCALE: 1" = 3/32"=0'  
 MAIN FLOOR AREA: 1551 SF  
 AREAS DO NOT INCLUDE GLAZING



**UPPER FLOOR PLAN**  
 SCALE: 1" = 3/32"=0'  
 UPPER FLOOR AREA: 2146 SF



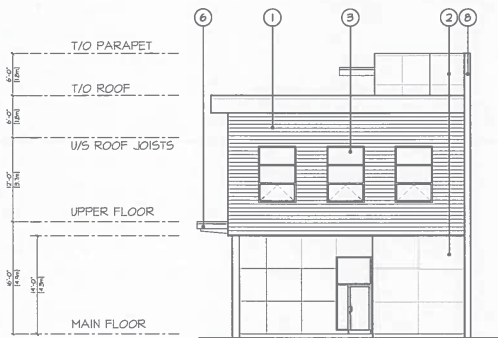
**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"  
 ROOF FLOOR AREA: 216 SF



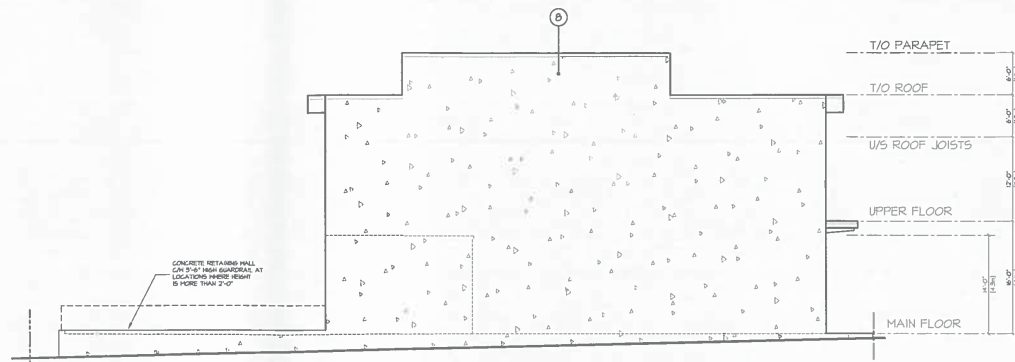
CLIENT : DREAMSTAR DEVELOPMENTS LTD.  
 PROJECT : OFFICE BUILDING  
 16120 - 64 AVENUE  
 SHEET CONTENTS : CONCEPTUAL FLOOR PLANS

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CLIENT NO. : AC-201  
 PROJECT NO. : 15069  
 SHEET NO. :  
 REV. NO. :



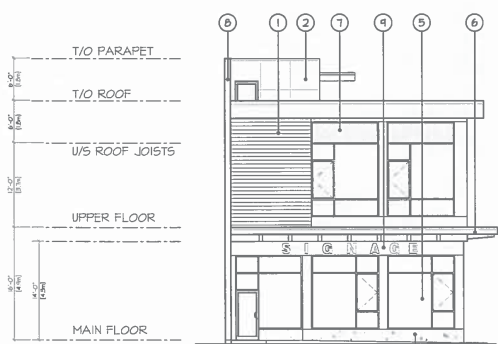
SOUTH ELEVATION - 84th AVE.



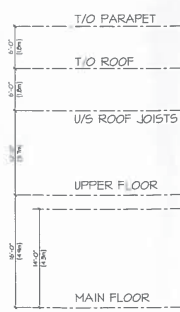
EAST ELEVATION

**SCHEDULE OF FINISHES**

- ① 6" HORIZONTAL WIDE HARDIE BOARD
- ② HARDIE PANEL SIDING C/M FRY REGLETS
- ③ ALUMINUM FRAMED WINDOWS
- ④ 18" CONCRETE UPSTAND (ARCHITECTURAL FINISH)
- ⑤ CLEAR ANODIZED ALUMINUM FRAMED SOREFRONT GLAZING SYSTEM
- ⑥ ALUMINUM CANOPY C/M TEMPERED GLAZING PANELS
- ⑦ SPANDREL PANELS
- ⑧ POURED IN PLACE CONCRETE WALL C/M PAINT FINISH
- ⑨ 18" RAISED CHANNEL LETTERS ON SOLID BACKINGS, FRONT LITE



NORTH ELEVATION



WEST ELEVATION

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NO.	DATE	BY	CHKD	DESCRIPTION



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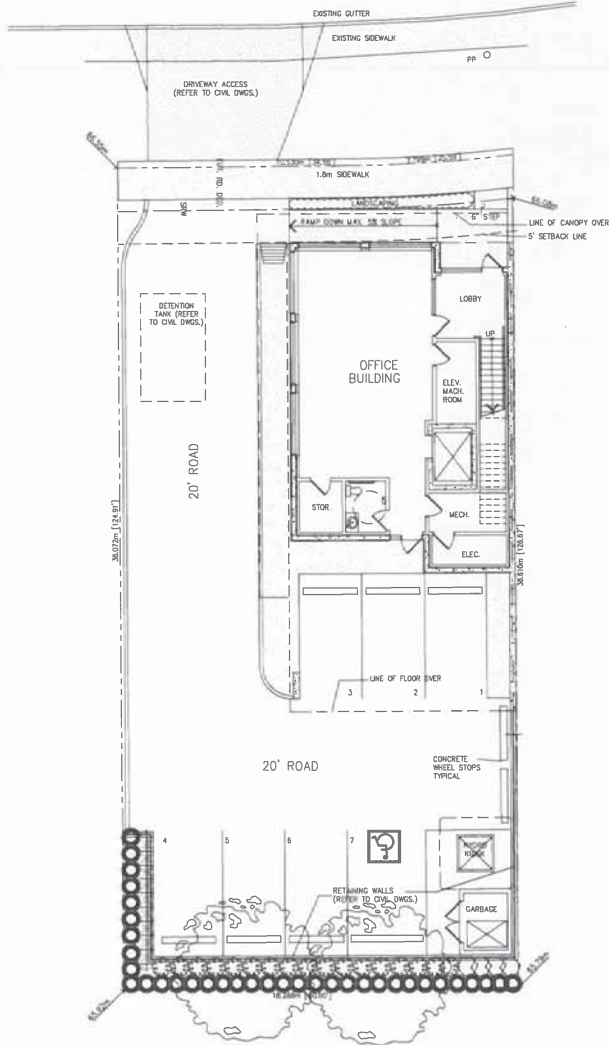
DESIGNER: L.P.A.	DRAWN: L.P.A.	DATE: OCT. 1, 10	SCALE: 1/8" = 1'-0"
CLIENT: DREAMSTAR DEVELOPMENTS LTD.	PROJECT: OFFICE BUILDING 1620 - 84 AVENUE	SHEET CONTENTS: CONCEPTUAL BUILDING ELEVATIONS	

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 EMAIL: mtd@dnrtk.com

CLIENT NO. 15063	SHEET NO. AC-3.01	REV. NO.
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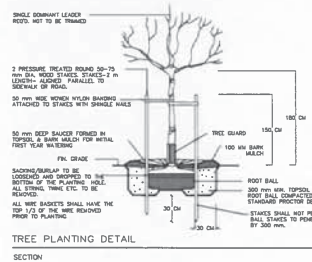
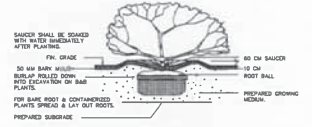
84th AVENUE



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	4	#3 POT	90 CM. O.C.	
	JUNIPERUS HORIZONTALIS HUGHES	HUGHES JUNIPER	17	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	11	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	35	1.50 METERS	70 CM. O.C.	

NOTES / GENERAL

- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARDS 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER 'OHA STANDARDS'. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 'SUBSTITUTIONS' MUST OBTAIN WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE MORNING DAYS PRIOR TO REQUEST FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO 'B.C. LANDSCAPE STANDARDS'.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'B.C. LANDSCAPE STANDARDS'. PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/BCSJA 'LANDSCAPE STANDARDS'.
- MIN. GROWING MEDIUM DEPTH OVER PREPARED SUBGRADE SHALL BE:
  - LAWN AREAS 300 mm
  - GROUND COVER AREAS 450 mm
  - SHRUB AREAS 300 mm
  - TREE PITS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 3 AND LEVEL 3. AREAS EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SPREADING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSAL, WOOD SHOUL, WOODY PLANT PARTS, WEED OR INTRODUCING PARTS, OF WEEDS, PLANT PARASITIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREIN IN A CLEAN AND PLEASANT CONDITION, FREE FROM ALL OBSTRUCTIONS.



DATE	REVISED SITE PLAN	1
	REVISED	N.S.
	REVISED	

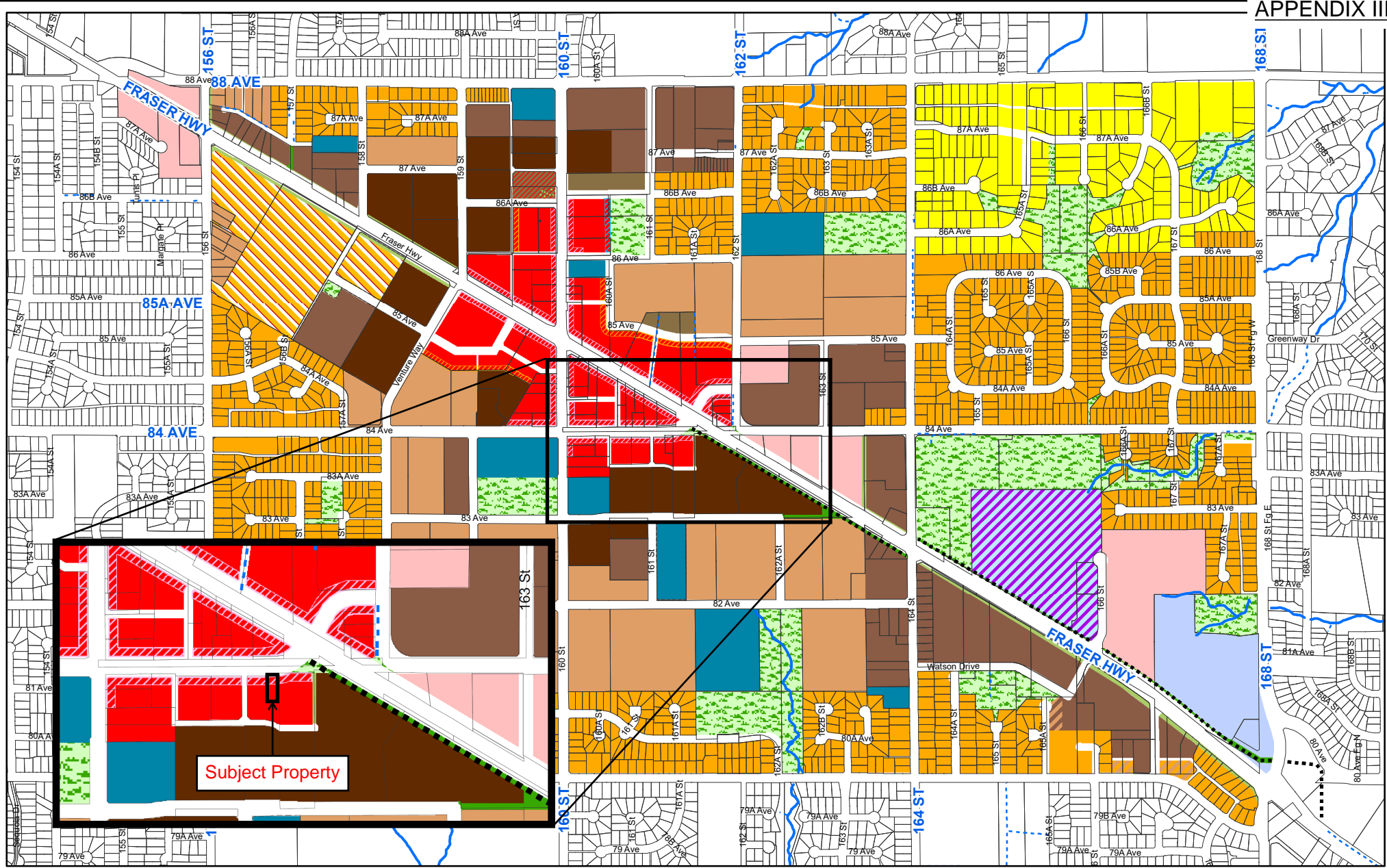
C.KAVOLINAS & ASSOCIATES INC  
 BCSLA CSLA  
 2482 JONKOUR COURT  
 ABERTSFORD, B.C.  
 V3C 3E3  
 PHONE (604) 837-2378

CLIENT  
 MS. SWARUP JOHAL  
 DREEMSTAR HOMES  
 5811 KETTLE CREEK WEST  
 SURREY, B.C.  
 V3Z 8H8  
 604-

SCALE  
 1:100  
 DATE JUL/17  
 DWPT DWG  
 DML DWG  
 APPVD AS BUILT

PRINTED JOB No.  
 DRAWING No.  
 L-1





**Legend**

Mixed Use 2.5 FAR 6 Storey Maximum	Apartment or Mixed Use 1.5 FAR 4 Storey Maximum	Low Density Townhouses In Duplex Form	Commercial 1.5 FAR	Parks & Linear Corridors
Commercial Frontage Required	Apartment 1.5 FAR 4 Storey Maximum	Low Density Townhouses or Single Family	Industrial	Multiuse Corridor/Landscape Buffer
4 Storey Maximum	Apartment and Medium Density Townhouses	Single Family Urban	Institutional	Buffer Within Private Land
Residential Frontage Required 4 Storey Maximum	Medium Density Townhouses	Single Family Suburban	Institutional/Commercial	4m Wide Paved Path
Residential Frontage Required 4 Storey Maximum	Low Density Townhouses	Manufactured Homes	Tree Cluster - with preservation may permit up to 2.5 FAR, 6 Storey	

**FLEETWOOD TOWN CENTRE LAND USE PLAN STAGE 1**  
 City of Surrey Planning & Development Department

