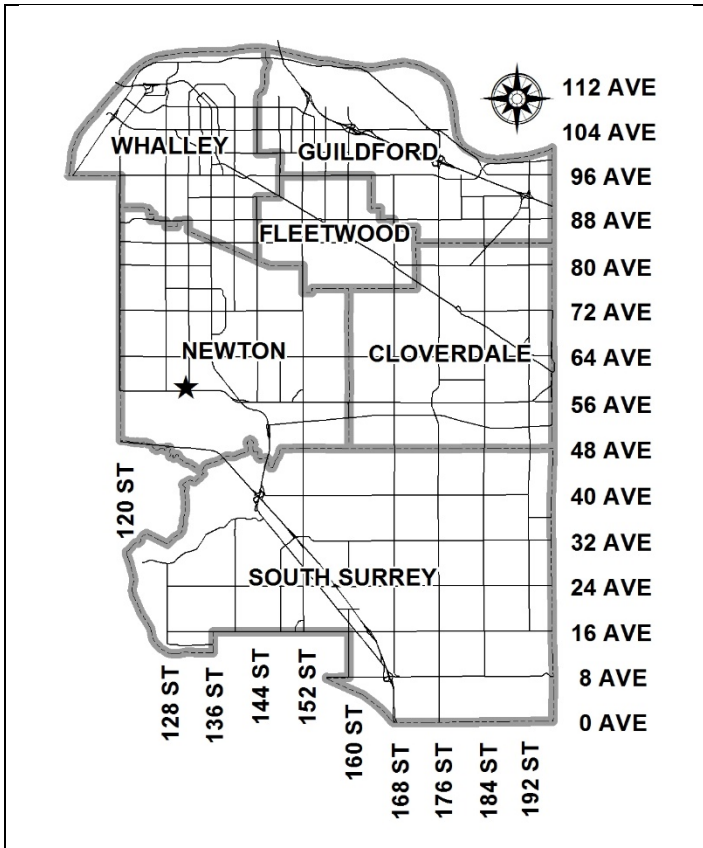


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0503-00

Planning Report Date: December 3, 2018



**PROPOSAL:**

- **Rezoning** from RA to C-5
- **Development Permit**
- **Development Variance Permit**

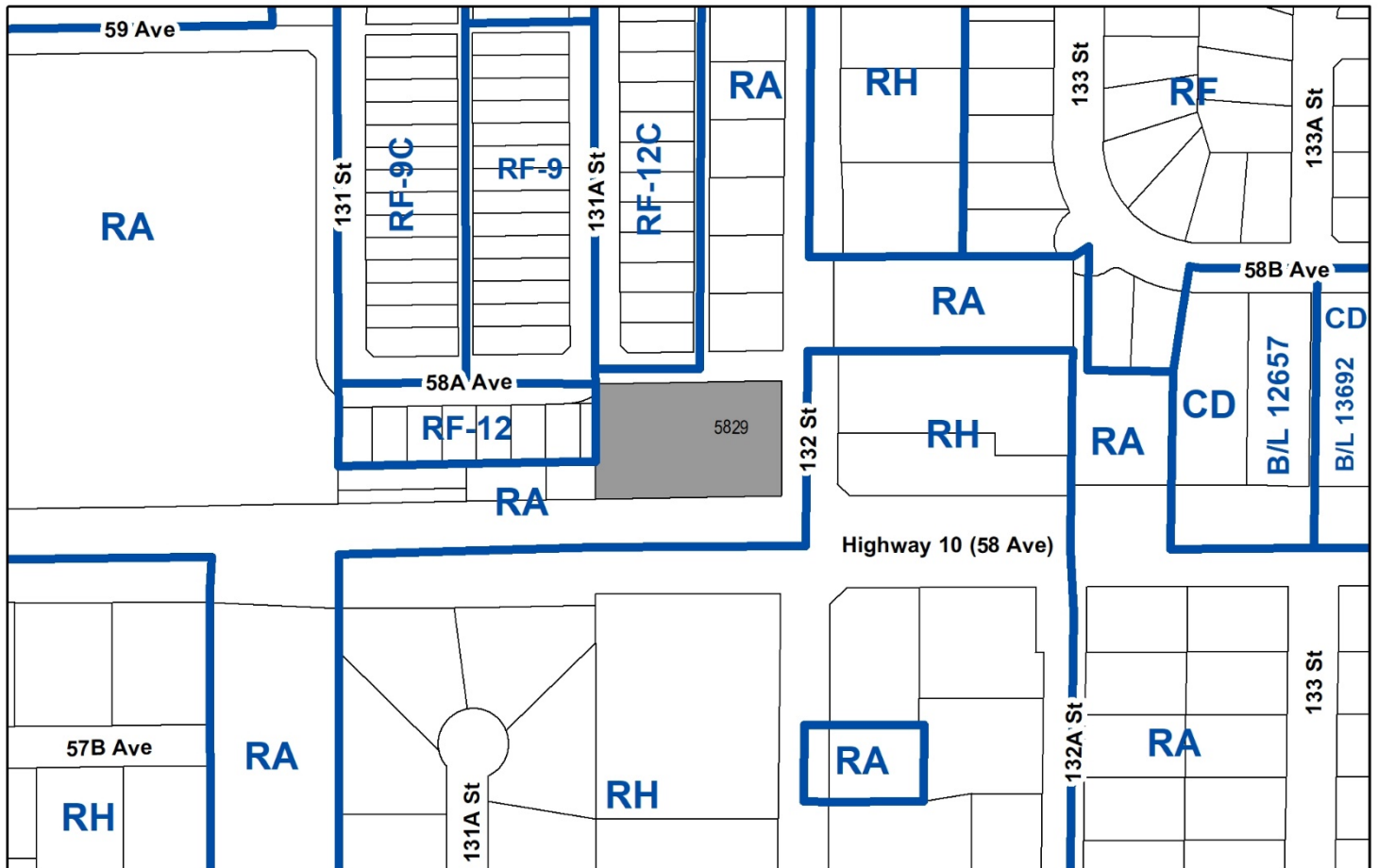
to permit the development of a 1,007 square metre (10,839 sq. ft.) single-storey, multi-tenant commercial building.

**LOCATION:** 5829 - 132 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Proposed Local Commercial (70%) & Buffers/Greenways (30%)



### 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 proposing reduced front and side yard (north and south) setbacks.
- The applicant is proposing to vary the Sign By-law to permit a free standing sign through a comprehensive sign design package.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's designation in the Official Community Plan (OCP).
- The proposal complies with the site's designation in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of West Newton/Highway 10.
- The proposed setbacks achieve a more urban, pedestrian streetscape along the road frontages and move the commercial building farther away from the residential neighbourhood to the west.
- The proposed free standing sign will only include tenants without direct street presence.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0503-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7917-0503-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (east) setback of the C-5 Zone from 7.5 metres (25 ft.) to 4.13 metres (13.5 ft.) to the building face and 2.91 metres (9.5 ft.) to the roof;
  - (b) to reduce the minimum south side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 4.69 metres (15 ft.) to the building face and 3.47 metres (11 ft.) to the roof; and
  - (c) to reduce the minimum north side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) to the building face and 0.67 metres (2 ft.) to the roof.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
Parks, Recreation & Culture:	Parks recommends a connection from the greenway/parkland to the west to the internal sidewalk/storefronts. This has been addressed by the applicant through design revisions.
Ministry of Transportation & Infrastructure (MOTI):	Arterial Highway dedication along Highway 10 will be required to align with the existing property line to the east to provide for future road improvements. No direct access is permitted to Highway 10. All structures are to be located a minimum of 4.5 metres from the highway right-of-way, or 3.0 metres where the structure has access from another street. No storm drainage shall be directed into MOTI systems.
Surrey Fire Department:	The Fire Department has no concerns with the proposal.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across lane):	Single family residential	Buffers/Greenways, Small Lot with Lane (13 upa) & Small Lot (10 upa)	RF-12C & RA
East (Across 132 Street):	Single family residential (Development Application No. 7917-0597-00 received Conditional Approval on September 17, 2018 to permit 39 townhouse units.)	Buffers/Greenways & Proposed Institutional (Townhouse (25 upa) proposed)	RH (RM-30 proposed)
South (Across Highway 10):	Single family residential	LAP: Suburban residential (1/2 acre)	RH
West:	Single family residential & Park/Greenway	Buffers/Greenways & Small Lot (10 upa)	RF-12 and RA

## DEVELOPMENT CONSIDERATIONS

### Background & Current Proposal

- The subject site [0.34 hectares (0.84 acres)] is located at 5829 – 132 Street at the northwest corner of Highway 10 and 132 Street.
- The site is designated "Urban" in the Official Community Plan (OCP) and "Proposed Local Commercial" and "Buffers/Greenways" in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP), and is zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Neighbourhood Commercial Zone (C-5)" and a Development Permit in order to allow the development of a single-storey, multi-tenant commercial building. The applicant is also proposing a Development Variance Permit for reduced setbacks. The proposal includes 1,007 square metres (10,839 sq. ft.) of commercial space representing a net floor area ratio (FAR) of 0.36, which complies with the maximum 0.50 FAR permitted under the C-5 Zone. The proposed lot coverage is 37%, which complies with the maximum site coverage of 50% under the C-5 Zone.
- The proposed development will consist of five (5) commercial retail units with an average floor area of 200 square metres (2,167 sq. ft.), which complies with the maximum 370 square metre (4,000 sq. ft.) floor area limit under the C-5 Zone.
- The south and east setbacks (Highway 10 and 132 Street respectively) and the north setback (lane) are proposed to be reduced to allow the building to be brought closer to the street. This will improve the streetscape along all road frontages of the site. Shifting the building closer to the street also moves the building farther from the single family neighbourhood located to the west of the site.

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The proposed commercial building will be one-storey and consist of approximately 1,007 square metres (10,839 sq. ft.) of space within five (5) proposed commercial retail units (CRUs).
- The "L" shaped building is anchored at the southeast corner of the site to address both 132 Street and Highway 10, with continuous wrapping canopies providing weather protection and a pedestrian friendly realm along the building.
- The contemporary building form responds to the Highway 10 interface with a modest set of progressively enlarged vertically oriented windows. The pattern of fenestration strikes a balance with the facade arranged in a crescendo of cladding. Along the 132 Street façade and the internal parking area, substantial storefront glazing is utilized to convey its activity beyond the walls.

- The predominant building material is comprised of cementitious horizontal lap siding, sympathetic to the single family residential materiality context, but also includes substantial glazed storefront windows.

### Site Access and Parking

- The site is proposed to have one vehicular access from the existing lane to the north of the property. The lane is accessed via 132 Street.
- Parking is located on the north and east portions of the site, screened from the streets by the building. The parking lot will be gated to prevent vehicle access afterhours.
- The applicant is proposing to install two electric vehicle charging stations within the north parking area.
- Based on the requirement of 3 parking spaces per 100 square metres (1,075 sq. ft.) of floor area for retail stores in accordance with the Zoning By-law, the proposed 1,007 square metres (10,839 sq. ft.) of commercial space requires a total of 30 parking spaces. The applicant is proposing 34 parking spaces, which exceeds the Zoning By-law requirement.
- Some of the permitted uses under the C-5 Zone, such as child care centres and eating establishments over 150 square metres (1,615 sq. ft.) in area, have higher parking requirements. These uses with higher parking requirements may be restricted on site for future tenants should the required parking not be available on site to accommodate all of the existing and proposed uses.
- The applicant is proposing multiple pedestrian connections to the site. Along Highway 10, a 2.0 metre (6.5 ft.) wide walkway will extend the length of the building, partially covered by a continuous canopy. The sidewalk along 132 Street will have four (4) pedestrian connections to the building. The rear of the site can be accessed by pedestrians via walkways from the park lot directly to the west, from 58A Avenue, and from the lane to the north.

### Landscaping

- Landscaping will be provided along all road frontages as required under the C-5 Zone, as well as along the west property line adjacent to the existing park lot.
- The applicant is proposing to plant 35 trees on-site, along with shrubs, grasses, and groundcover. Benches and bike racks are proposed to be located at the front of the building (132 Street) to encourage an active pedestrian frontage.
- A number of planter beds along 132 Street will separate the public sidewalk from the development's pedestrian walkway and create a visually attractive and engaging interface with the public realm.
- A 2.3 metre (7.5 ft.) wide landscape buffer is proposed adjacent to the park lot to the west of the site, comprised of trees, shrubs, grasses, groundcover, and a 0.75 metre (2.5 ft.) high rail fence, which will create additional separation from the residential neighbourhood to the west.
- Decorative concrete paving is proposed for the driveway access off the lane.

- A garbage and recycling enclosure is proposed at the northwest corner of the site. The enclosure is architecturally coordinated with the commercial building, utilizing consistent colours and materials, and incorporating a sloped roof to replicate the sloped roof of the principal building.

### Signage

- Fascia signs and under-awning/canopy signs are proposed for the east (132 Street) elevation of the building, while fascia signs only are proposed for the north and west elevations facing the parking lot. The signs for each CRU will consist of individual internally illuminated channel letters and/or logo.
- The applicant is proposing to vary the Sign By-law by way of a comprehensive sign design package permit a free-standing sign on the property, as described in Appendix II.
- The applicant, through the comprehensive sign design package, is proposing a free standing sign to be located at the northeast corner of the site near the corner 132 Street and the lane for the purposes of providing exterior signage for tenants without direct street presence. The free standing sign would also display the site address. The free-standing sign is proposed to be 1.5 metres (5 ft.) in height and is architecturally coordinated with the building design. It is proposed to be mounted on a concrete base and utilize wood grained aluminum black metal cladding.

### PRE-NOTIFICATION

- Pre-notification letters were sent on January 5, 2018 to surrounding residents and to the Newton Community Association and the West Panorama Ridge Ratepayers Association (WPRRA). At that time, the applicant was proposing to rezone the property to "Comprehensive Development Zone (CD)" based on "Neighbourhood Commercial Zone (C-5)" with a liquor store as an additional allowable use.
- Two residents and the WPRRA contacted staff with concerns that the proposed liquor store use would have negative impacts on the neighbourhood.
- The applicant was advised of the concerns expressed by residents and also that the proposal does not comply with City Policy No. O-59, Locational Guidelines for Private Liquor Stores (Licensee Retail Stores), as the subject site is located within 400 metres of West Newton Community Park, which contains a public children's park.
- The applicant subsequently revised the application to remove the proposed liquor store use and proposed to rezone instead to "Neighbourhood Commercial Zone (C-5)", which does not allow liquor stores.
- Pre-notification letters were sent again on April 26, 2018 advising that the applicant had revised their proposal to remove the liquor store use. A development proposal sign was also installed on April 26, 2018.

- One additional resident contacted staff after the April 26 pre-notification was sent to express concerns that the commercial use would attract people who do not live in the neighbourhood, could lead to people loitering on-site and increased crime, and would negatively impact property values.

*(The proposal complies with the OCP and NCP designations for the site, which envisioned a neighbourhood scale commercial node at this site to serve residents in the immediate vicinity. Within the C-5 Zone each individual business is restricted to a maximum gross floor area of 370 square metres (4,000 sq. ft.) in order to limit tenants to small-scale, neighbourhood-serving businesses.)*

- In addition to concerns about the liquor store use, the WPRRA provided comments expressing concerns about parking and increased traffic, particularly in relation to safety around the intersection of Highway 10 and 132 Street.

*(The applicant is proposing 34 parking spaces on-site, which exceeds the 30 parking spaces required under the Zoning By-law. Any uses with higher parking demand may be restricted on site for future tenants should the required parking not be provided on site for all existing and proposed uses.)*

*The City is committed to improving road safety across Surrey and is currently developing a Safe Mobility Plan to encompass these efforts. One of the targeted focus areas within the Plan is Signalized Intersections and analyzing what improvements can be made to lower collision rates.*

*The intersection of 132 Street and Highway 10 is not fully within the jurisdiction of the City, as Highway 10 is within the jurisdiction of the Ministry of Transportation and Infrastructure (MOTI). The City is committed to working closely with MOTI to discuss possible changes to the operation and design of the intersection. The City would like to explore the possibility of interim improvements to the intersection that would include designated left turn lanes from the north and south legs of the intersection.*

*At this time there is not sufficient road allowance to accommodate any significant intersection improvements at 132 Street and Highway 10. As development occurs adjacent to 132 Street additional dedication will be obtained to achieve the ultimate road width, both north and south of Highway 10. As a condition of rezoning, the applicant for this project is required to dedicate (without compensation) approximately 5.0 metres (16.4 ft.) of additional road allowance along the 132 Street frontage and 4.0 metres (13 ft.) along the Highway 10 frontage of the site.*



TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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
<b>Alder and Cottonwood Trees</b>			
Alder	2	2	0
Cottonwood	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Holly	1	1	0
Mountain Ash	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	12	12	0
Lawson Cypress	4	4	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>18</b>	<b>18</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>35</b>	
<b>Total Retained and Replacement Trees</b>		<b>35</b>	
<b>Contribution to the Green City Fund</b>		<b>\$1,600</b>	

- The Arborist Assessment states that there are a total of 18 protected trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 14% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the 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 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 39 replacement trees on the site. Since only 35 replacement trees can be accommodated on the site, the deficit of four (4) replacement trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Columnar Red Maple, Katsura Tree, Chinese Dogwood, and Serbian Spruce.
- In summary, a total of 35 trees are proposed to be replaced on the site with a contribution of \$1,600 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 22, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The proposed development is consistent with the OCP and West Newton/Highway 10 NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposed density is 0.36, which complies with the C-5 Zone.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The proposed development incorporates Low Impact Development Standards (LIDS) through on-lot infiltration, bio-swales, and rain water detention areas.</li> <li>Landscape buffers are being provided along the west and south property lines and 35 trees are proposed to be planted on site.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>Two electric vehicle charging stations are proposed.</li> <li>Pedestrian and cycling oriented infrastructure is proposed, such as bike racks, pedestrian walkways with canopies, and site lighting.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The site will utilize Crime Prevention Through Environmental Design (CPTED) principles, such as low-profile planting to ensure sight lines, significant perimeter glazing to allow views into the building, and clear visibility into the interior of the lot from adjacent residential areas.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Public notification has taken place through the installation of a development proposal sign and pre-notification letters. Residents will have the opportunity to provide comments at a future Public Hearing.</li> <li>Additional sustainability features include: building materials selected for longevity; continuous exterior insulation to be provided to increase thermal performance; and dark sky lighting to be incorporated into landscaping.</li> </ul>

### ADVISORY DESIGN PANEL

- This application was referred to the Advisory Design Panel (ADP) on October 18, 2018 (Appendix VI). The ADP comments and suggestions have been satisfactorily addressed.

**BY-LAW VARIANCE AND JUSTIFICATION****(a) Requested Variance:**

- To reduce the minimum east front yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 4.13 metres (13.5 ft.) to the building face and 2.91 metres (9.5 ft.) to the roof;
- To reduce the minimum south side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 4.69 metres (15 ft.) to the building face and 3.47 metres (11 ft.) to the roof; and
- To reduce the minimum north side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) to the building face and 0.67 metres (2 ft.) to the roof.

**Applicant's Reasons:**

- The reduced setbacks will provide enhanced pedestrian access along 132 Street and a stronger interface between the street and the building along both Highway 10 and 132 Street.

**Staff Comments:**

- The proposed setbacks achieve a more urban, pedestrian friendly streetscape along the road frontages and also moves the commercial building farther away from the residential neighbourhood to the west.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	Development Variance Permit No. 7917-0503-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ankenman Associates Architects Inc. and M2 Landscape Architecture, respectively, dated November 16, 2018 and November 15, 2018 respectively.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CB/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: C-5

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,394 sq.m.
Road Widening area		538 sq. m.
Undevelopable area		2,856 sq. m.
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	37%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		Building / Roof
Front	7.5 m	4.13 m / 2.91 m
Rear	7.5 m	16.64 m / 15.40 m
Side #1 (S)	7.5 m	4.69 m / 3.47 m
Side #2 (E)	7.5 m	2.50 m / 0.67 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9.0 m	9.0 m
Accessory		
<b>FLOOR AREA: Commercial</b>		
Retail		1,007 sq. m.
Office		
<b>TOTAL BUILDING FLOOR AREA</b>		1,007 sq. m.
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.31
FAR (net)	0.50	0.36
<b>PARKING</b> (number of stalls)		
Commercial	30	34
Total Number of Parking Spaces	30	34
Number of accessible stalls		2
Number of small cars		12

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow a free standing sign within a yard that abuts a highway whose building setback adjacent to the highway is less than 5 m (16 ft.).	A free-standing sign is not permitted within any yard that abuts a highway if the business to which the sign pertains is located in a building whose setback is 5 m (16 ft.) or less (Part 5, Section 27(1)(b)).	The proposed free-standing sign is limited to 1.5 metres in height and will only include tenants without direct street presence (CRUs 3, 4 & 5).
2	To allow a free-standing sign to be located at 1.44 m (4.5 ft.) from the lot line.	A free standing sign must be located a minimum of 2 m (6.5 ft.) from any lot line (Part 5, Section 27(1)(e)).	The free-standing sign cannot be shifted further away from the lot line to the west without obstructing the commercial walkway.



RENDERING



3D VIEW



PROJECT LOCATION

**AM** COMMERCIAL DEVELOPMENT 5829 132 ST, SURREY BC

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

DEVELOPMENT FOR 0938888 BC LTD.

RENDERING

1715

REV	DATE	DESCRIPTION	BY
NO. 23, 2018		REVISED PER URBAN DESIGN COMMENTS	
NOV. 16, 2018		REVISED PER ADP COMMENTS	

SCALE:  
NOVEMBER 23, 2018

A0.1





1 SOUTH VIEW ALONG HWY 10  
A0.2 SCALE:



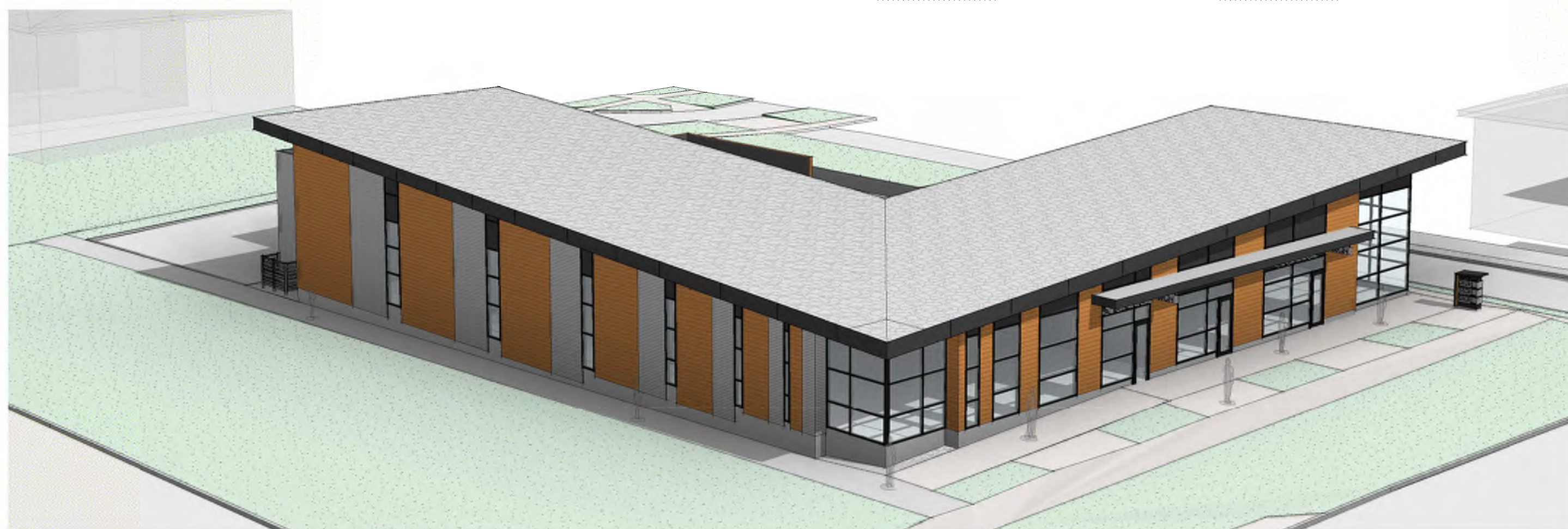
2 NORTH VIEW @ 132ND ST & LANE ACCESS  
A0.2 SCALE:



3 EAST VIEW ALONG 132ND STREET  
A0.2 SCALE:



4 NORTH VIEW @ LANE  
A0.2 SCALE:



5 BIRD'S EYE VIEW @ 132ND ST & HWY 10  
A0.2 SCALE:



7 BIRD'S EYE VIEW @ NORTH LANE  
A0.2 SCALE:

**AM** COMMERCIAL DEVELOPMENT 5829 132 ST, SURREY BC

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

DEVELOPMENT FOR 0938888 BC LTD.

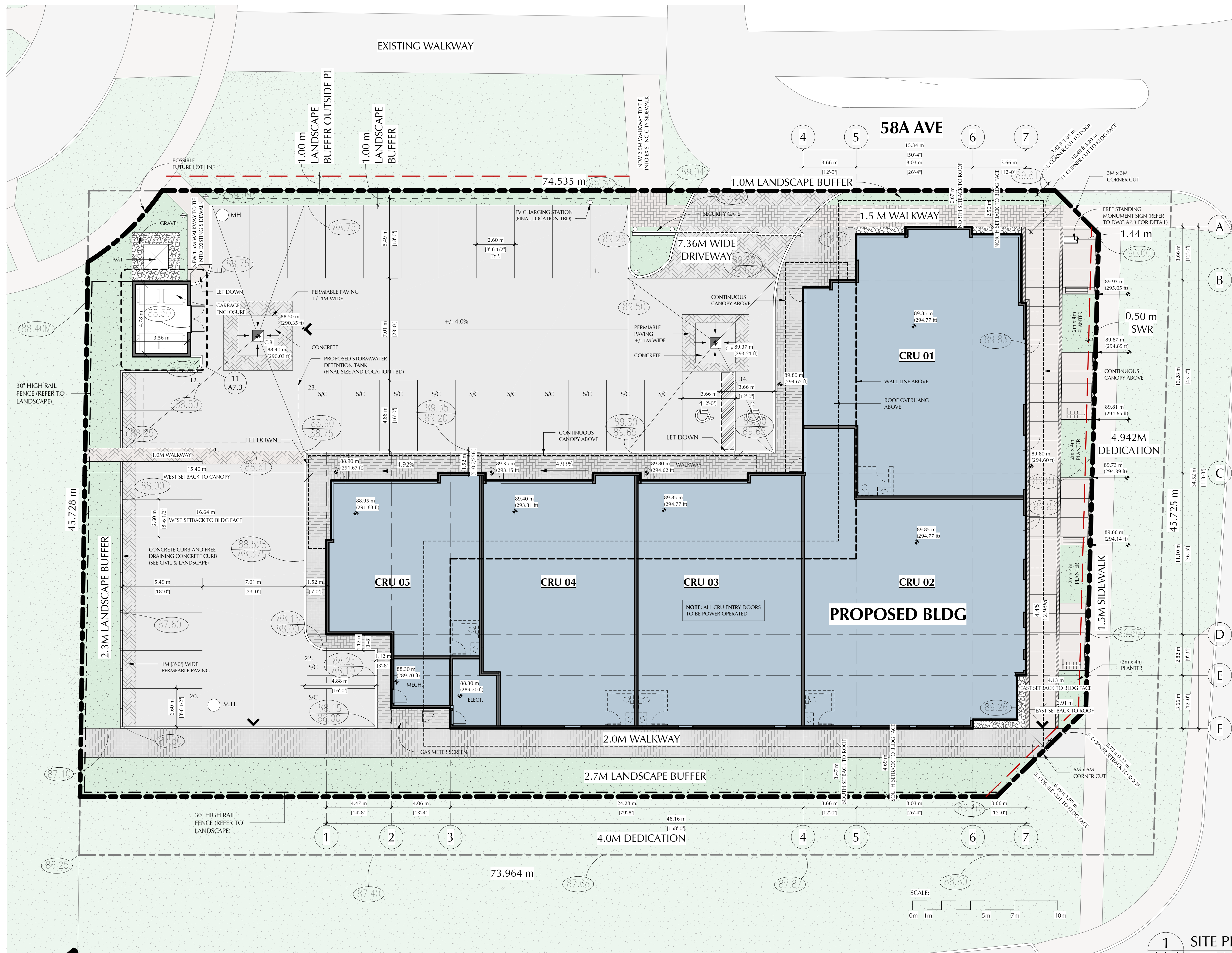
PERSPECTIVES

1715

NO. 23, 2018	REVISED PER URBAN DESIGN COMMENTS	
NOV. 16, 2018	REVISED PER ADP COMMENTS	
REV	DATE	DESCRIPTION
		BY

SCALE:  
NOVEMBER 23, 2018

A0.2



**SYNOPSIS**

**ZONING:**  
 EXISTING: RA  
 PROPOSED: C5

**LEGAL ADDRESS:**  
 LOT 16, SECTION 8, TOWNSHIP 2, NWD PLAN 17740

**CIVIC ADDRESS:**  
 5829 132nd STREET, SURREY BC

**SITE AREA:**  
 GROSS SITE AREA: 3,394.06 SM (36,533.35 SF)  
 DEDICATION AREA: 538.14 SM (5,792.43 SF)  
 NET SITE AREA: 2,855.92 SM (30,740.92 SF)

**SITE COVERAGE:**  
 1,058.36 SM / 2,855.92 SM = 37.06%

**PROVIDED SETBACKS**

FRONT (EAST)	DEDICATION TO BLDG	13.56FT (4.13M)
	DEDICATION TO ROOF	9.56FT (2.91M)
REAR (WEST)	PL TO BLDG	54.58FT (16.64M)
	PL TO CANOPY	50.52FT (15.40M)
SIDE 1 (SOUTH)	PL TO BLDG	15.39FT (4.69M)
	PL TO ROOF	11.39FT (3.47M)
SIDE 2 (NORTH)	PL TO BLDG	8.20FT (2.50M)
	PL TO ROOF	2.20FT (0.67M)
CORNER (SOUTH)	CORNER CUT TO BLDG	6.39FT (1.95M)
	CORNER CUT TO ROOF	0.73FT (0.22M)
CORNER (NORTH)	CORNER CUT TO BLDG	10.49FT (3.20M)
	CORNER CUT TO ROOF	3.42FT (1.04M)

**FLOOR AREA**

GROSS AREA: 1,035.58 SM (11,146.86 SF)  
 SERVICE ROOMS: 29.00 SM (312.16 SF)  
 NET AREA: 1,006.58 SM (10,834.70 SF)

**BUILDING HEIGHT**

9M (29.53FT)

**PARKING**

REQUIRED: 1,006.58 SM / 100 x 3.5 = 35.2 STALLS  
 PROVIDED: 34 STALLS

**BICYCLE PARKING**

15 SPACES TO BE PROVIDED

1 SITE PLAN  
 A1.1 SCALE: 3/32" = 1'-0"

**COMMERCIAL DEVELOPMENT**

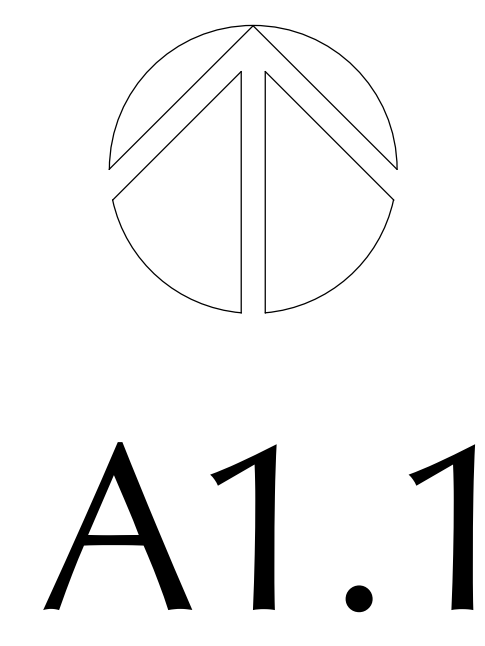
HWY 10 (58 Ave)  
 5829 132 ST, SURREY BC SITE PLAN / SYNOPSIS

Ankenman Associates Architects Inc.  
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

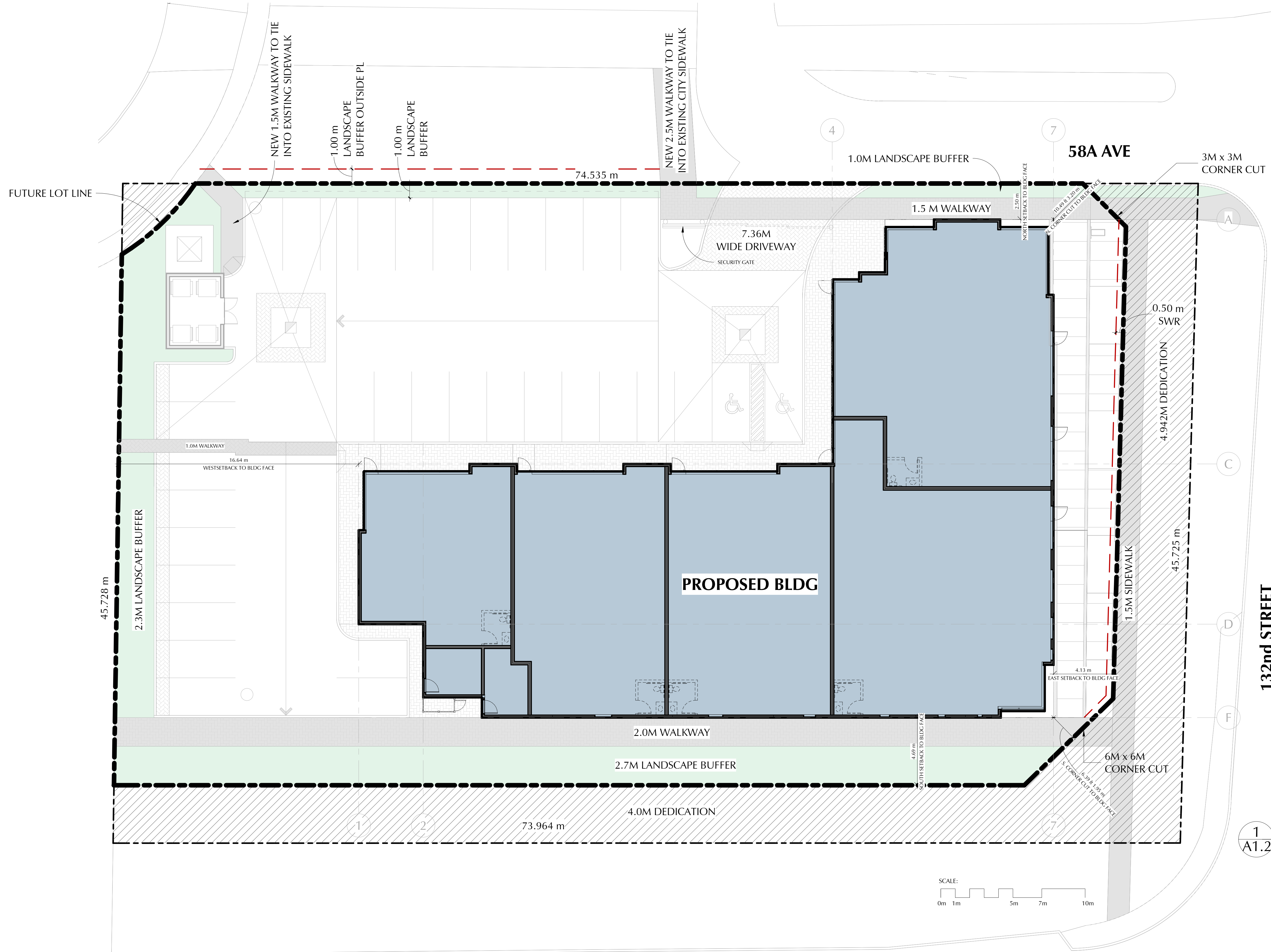
DEVELOPMENT FOR 0938888 BC LTD.

1715

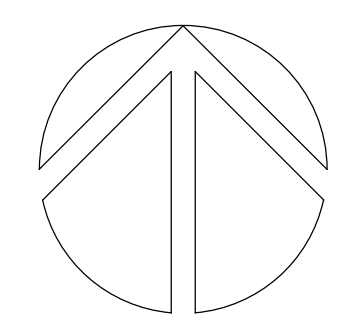
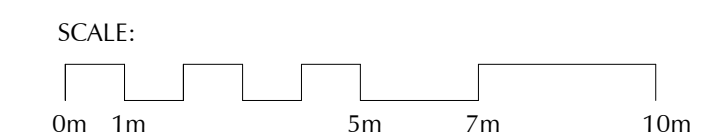
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 NOVEMBER 23, 2018



NO. 23, 2018	REVISED PER URBAN DESIGN COMMENTS		
NOV. 16, 2018	REVISED PER ADP COMMENTS		
REV	DATE	DESCRIPTION	BY



1 BASE SITE PLAN  
A1.2 SCALE: 3/32" = 1'-0"



**COMMERCIAL DEVELOPMENT** HWY 10 (58 Ave)  
5829 132 ST, SURREY BC

**BASE SITE PLAN**

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

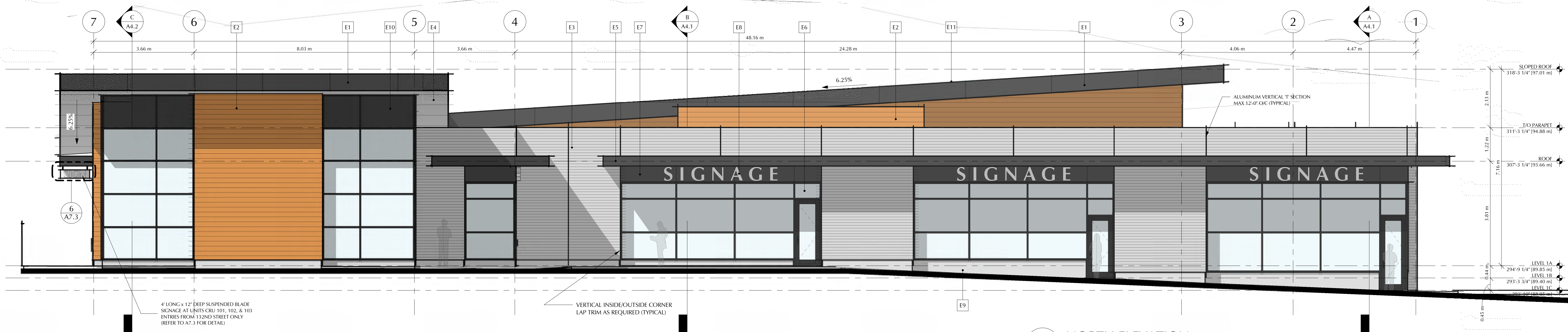
DEVELOPMENT FOR 0938888 BC LTD.

1715

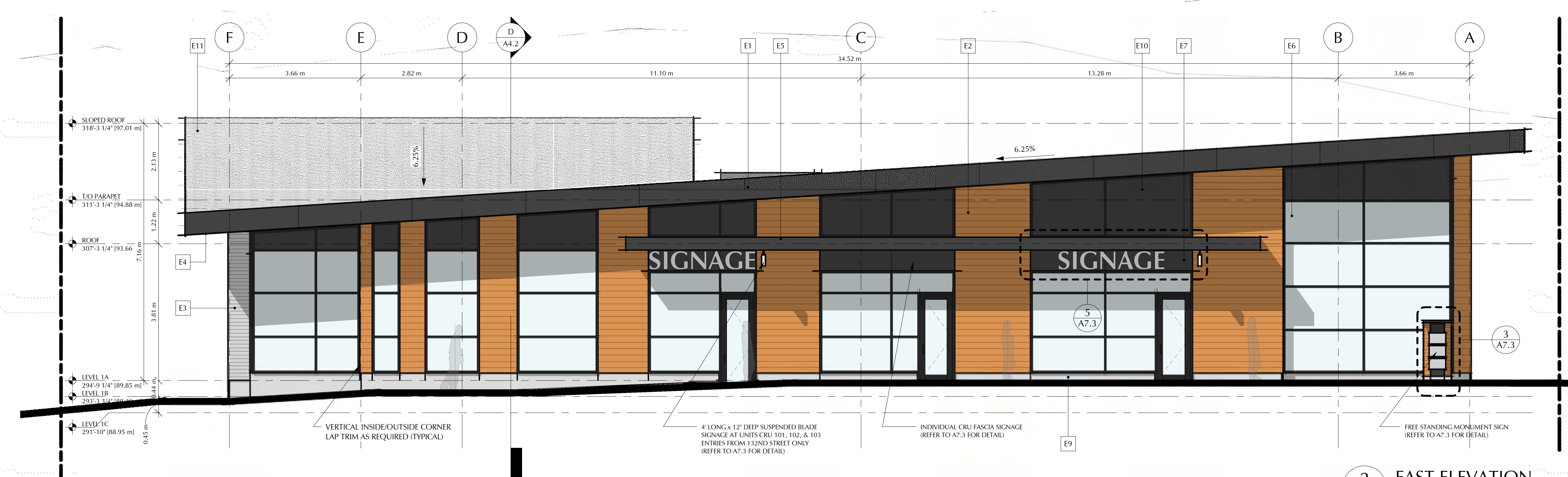
SCALE: 3/32" = 1'-0"  
NOVEMBER 23, 2018

REV	DATE	DESCRIPTION	BY
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NOV. 16, 2018		REVISED PER ADP COMMENTS	

**A1.2**



**1 NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**2 EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"

MATERIAL LEGEND	
E1	MATERIAL: CEMENTITIOUS CLADDING PANEL FASCIA C/W PAINTED REVEALS. HARDIE REVEAL 2.0 COLOUR: TO MATCH BENJAMIN MOORE 2119-20 BLACK BERRY
E2	MATERIAL: HORIZONTALLY INSTALLED CEMENTITIOUS BOARD SIDING 7" EXPOSURE COLOUR: WOOD GRAIN FINISH FISHER CEDARTONE 2.0
E3	MATERIAL: HORIZONTALLY INSTALLED CEMENTITIOUS BOARD SIDING 4" EXPOSURE SMOOTH FINISH COLOUR: TO MATCH BENJAMIN MOORE 2119-50 NICKEL
E4	MATERIAL: CEMENTITIOUS PANELIZED SOFFIT C/W PAINTED REVEALS. HARDIE REVEAL 2.0 COLOUR: TO MATCH BENJAMIN MOORE 2119-50 NICKEL
E5	MATERIAL: CANTILEVERED FRAMED CANOPY PAINTED STEEL CHANNEL FASCIA AND CEMENTITIOUS PANEL SOFFIT COLOUR: FASCIA: TO MATCH BENJAMIN MOORE 2119-20 BLACK BERRY SOFFIT: TO MATCH BENJAMIN MOORE 2119-50 NICKEL
E6	MATERIAL: THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM C/W DOUBLE GLAZING COLOUR: FRAME: TO MATCH STARLINE WINDOWS BLACK CHARCOAL GLAZING: CLEAR
E7	MATERIAL: CEMENTITIOUS CLADDING PANEL C/W PAINTED REVEALS HARDIE REVEAL 2.0 COLOUR: TO MATCH BENJAMIN MOORE 2119-20 BLACK BERRY
E8	MATERIAL: INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTERS AND/OR LOGO CENTRE MOUNTED ON WIRING RACEWAY COLOUR: RACEWAY: TO MATCH SIGNAGE BACKING PANEL PANEL: TO MATCH BENJAMIN MOORE 2119-20 BLACK BERRY
E9	MATERIAL: EXPOSED CONCRETE WITH ARCHITECTURAL FINISH COLOUR: CLEAR SEALED
E10	MATERIAL: SPANDREL PANEL INCORPORATED INTO STOREFRONT WINDOW SYSTEM COLOUR: TO MATCH BENJAMIN MOORE 2119-20 BLACK BERRY
E11	MATERIAL: GRAVEL BALLASTED EPDM MEMBRANE COLOUR: NATURAL
E12	MATERIAL: INSULATED HOLLOW METAL DOOR C/W PRESSED STEEL FRAMES COLOUR: TO MATCH BENJAMIN MOORE 2119-50 NICKLE *ELECT.RM DOOR TO BE DUAL TONE: BM 2119-50 NICKLE AND BENJAMIN MOORE 2161-20 TAWNY TO MATCH ADJACENT

**AM COMMERCIAL DEVELOPMENT** 5829 132 ST, SURREY BC

**ELEVATIONS**

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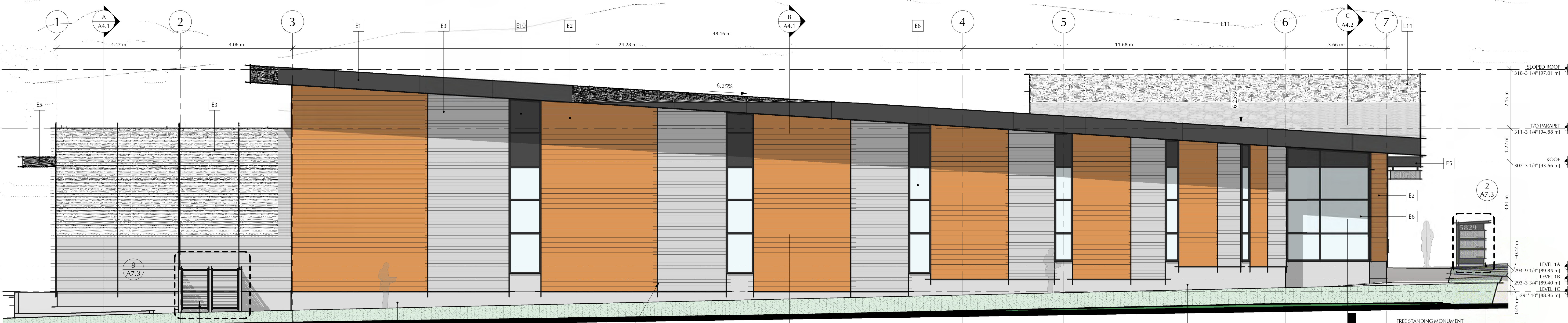
DEVELOPMENT FOR 0938888 BC LTD.

1715

SCALE: 3/16" = 1'-0"  
 NOVEMBER 23, 2018

**A3.1**

NO.	DATE	REVISIONS	BY
NOV. 16, 2018	REVISED PER ADP COMMENTS		
NOV. 23, 2018	REVISED PER URBAN DESIGN COMMENTS		



**1 SOUTH ELEVATION**  
 A3.2 SCALE: 3/16" = 1'-0"



**2 WEST ELEVATION**  
 A3.2 SCALE: 3/16" = 1'-0"

MATERIAL LEGEND	
E1	MATERIAL: CEMENTITIOUS CLADDING PANEL FASCIA C/W PAINTED REVEALS. HARDIE REVEAL 2.0 COLOUR: TO MATCH BENJAMIN MOORE 2119-20 BLACK BERRY
E2	MATERIAL: HORIZONTALLY INSTALLED CEMENTITIOUS BOARD SIDING 7" EXPOSURE COLOUR: WOOD GRAIN FINISH FISHER CEDARTONE 2.0
E3	MATERIAL: HORIZONTALLY INSTALLED CEMENTITIOUS BOARD SIDING 4" EXPOSURE SMOOTH FINISH COLOUR: TO MATCH BENJAMIN MOORE 2119-50 NICKEL
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E6	MATERIAL: THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM C/W DOUBLE GLAZING COLOUR: FRAME: TO MATCH STARLINE WINDOWS BLACK CHARCOAL GLAZING: CLEAR
E7	MATERIAL: CEMENTITIOUS CLADDING PANEL C/W PAINTED REVEALS HARDIE REVEAL 2.0 COLOUR: TO MATCH BENJAMIN MOORE 2119-20 BLACK BERRY
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E9	MATERIAL: EXPOSED CONCRETE WITH ARCHITECTURAL FINISH COLOUR: CLEAR SEALED
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E11	MATERIAL: GRAVEL BALLASTED EPDM MEMBRANE COLOUR: NATURAL
E12	MATERIAL: INSULATED HOLLOW METAL DOOR C/W PRESSED STEEL FRAMES COLOUR: TO MATCH BENJAMIN MOORE 2119-50 NICKLE *ELECT.RM DOOR TO BE DUAL TONE: BM 2119-50 NICKLE AND BENJAMIN MOORE 21161-20 TAWNY TO MATCH ADJACENT

**AM COMMERCIAL DEVELOPMENT** 5829 132 ST, SURREY BC

**ELEVATIONS**

Ankenman Associates Architects Inc.  
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

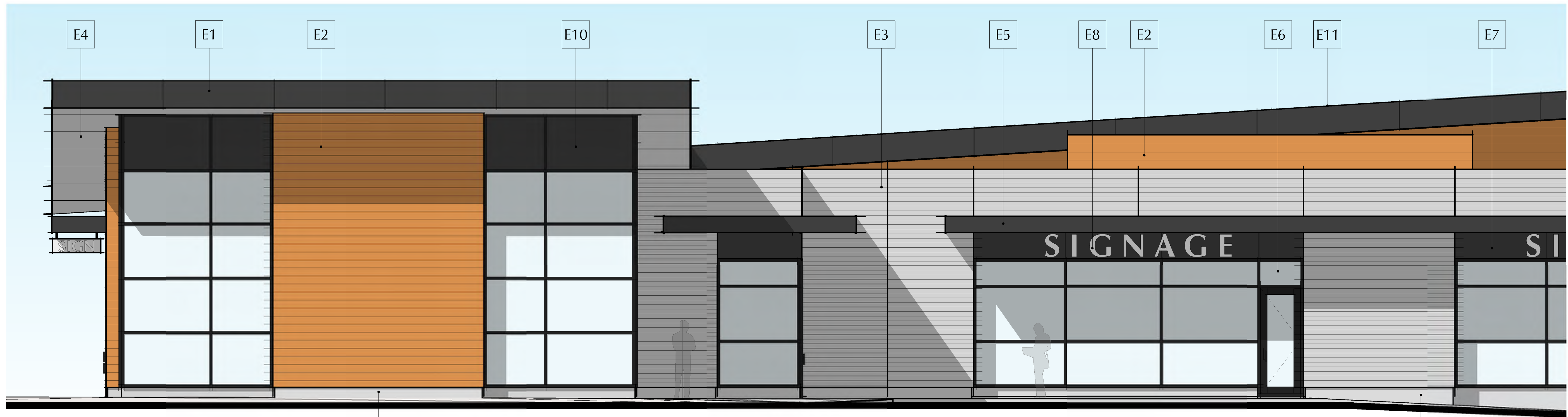
DEVELOPMENT FOR 0938888 BC LTD.

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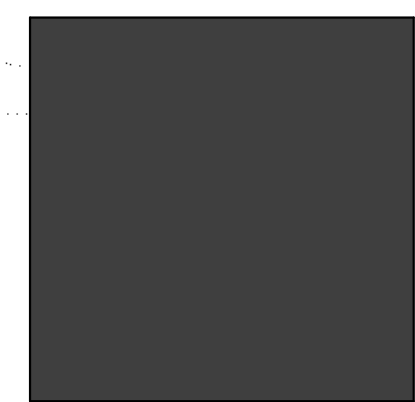
SCALE: 3/16" = 1'-0"  
 NOVEMBER 23, 2018

**A3.2**

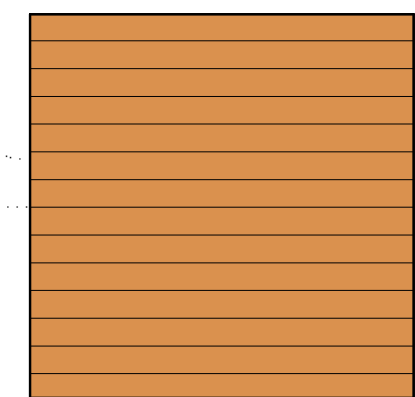
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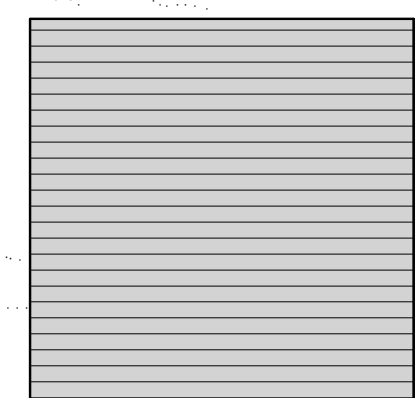
1 COLOUR BOARD  
A3.3 SCALE: 1/4" = 1'-0"



**E1 MATERIAL:** CEMENTITIOUS CLADDING PANEL FASCIA  
C/W PAINTED REVEALS.  
HARDIE REVEAL 2.0  
**COLOUR:** TO MATCH BENJAMIN MOORE  
2119-20 BLACK BERRY



**E2 MATERIAL:** HORIZONTALLY INSTALLED CEMENTITIOUS  
BOARD SIDING 7" EXPOSURE  
**COLOUR:** WOOD GRAIN FINISH  
FISHER CEDARTONE 2.0



**E3 MATERIAL:** HORIZONTALLY INSTALLED CEMENTITIOUS  
BOARD SIDING 4" EXPOSURE  
SMOOTH FINISH  
**COLOUR:** TO MATCH BENJAMIN MOORE  
2119-50 NICKEL



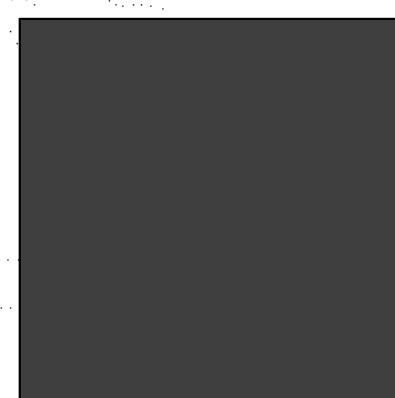
**E4 MATERIAL:** CEMENTITIOUS PANELIZED SOFFIT  
C/W PAINTED REVEALS  
HARDIE REVEAL 2.0  
**COLOUR:** TO MATCH BENJAMIN MOORE  
2119-50 NICKEL



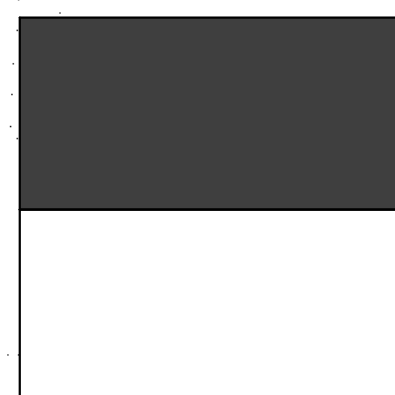
**E5 MATERIAL:** CANTILEVERED FRAMED CANOPY  
PAINTED STEEL CHANNEL FASCIA AND  
CEMENTITIOUS PANEL SOFFIT  
**COLOUR:** FASCIA: TO MATCH BENJAMIN MOORE  
2119-20 BLACK BERRY  
SOFFIT: TO MATCH BENJAMIN MOORE  
2119-50 NICKEL



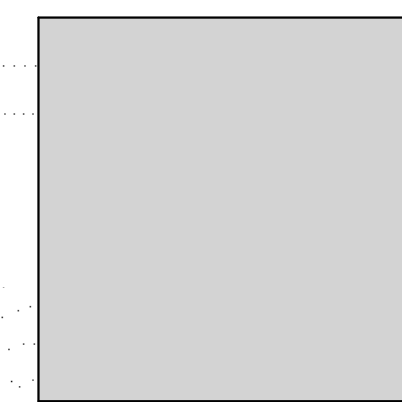
**E6 MATERIAL:** THERMALLY BROKEN ALUMINUM  
STOREFRONT SYSTEM C/W DOUBLE GLAZING  
**COLOUR:** FRAME: TO MATCH STARLINE WINDOWS  
BLACK CHARCOAL  
GLAZING: CLEAR



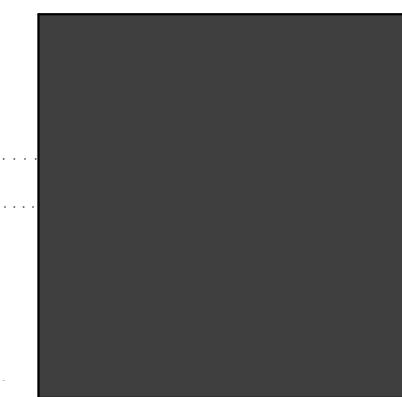
**E7 MATERIAL:** CEMENTITIOUS CLADDING PANEL  
C/W PAINTED REVEALS  
HARDIE REVEAL 2.0  
**COLOUR:** TO MATCH BENJAMIN MOORE  
2119-20 BLACK BERRY



**E8 MATERIAL:** INDIVIDUAL INTERNALLY ILLUMINATED  
CHANNEL LETTERS AND/OR LOGO  
CENTRE MOUNTED ON WIRING RACEWAY  
**COLOUR:** RACEWAY: TO MATCH SIGNAGE  
BACKING PANEL  
PANEL: TO MATCH BENJAMIN MOORE  
2119-20 BLACK BERRY



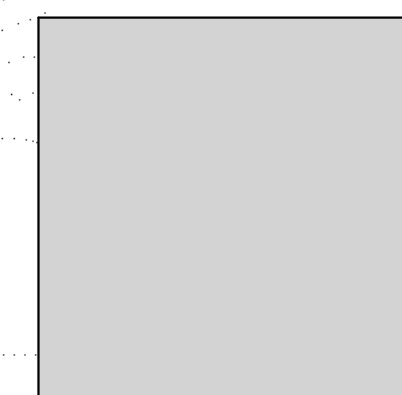
**E9 MATERIAL:** EXPOSED CONCRETE WITH ARCHITECTURAL FINISH  
**COLOUR:** CLEAR SEALED



**E10 MATERIAL:** SPANDREL PANEL INCORPORATED INTO  
STOREFRONT WINDOW SYSTEM  
**COLOUR:** TO MATCH BENJAMIN MOORE  
2119-20 BLACK BERRY



**E11 MATERIAL:** GRAVEL BALLASTED EPDM MEMBRANE  
**COLOUR:** WHITE



**E12 MATERIAL:** INSULATED HOLLOW METAL DOOR  
C/W PRESSED STEEL FRAMES  
**COLOUR:** TO MATCH BENJAMIN MOORE 2119-50 NICKEL



COMMERCIAL DEVELOPMENT 5829 132 ST, SURREY BC

COLOUR BOARD

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

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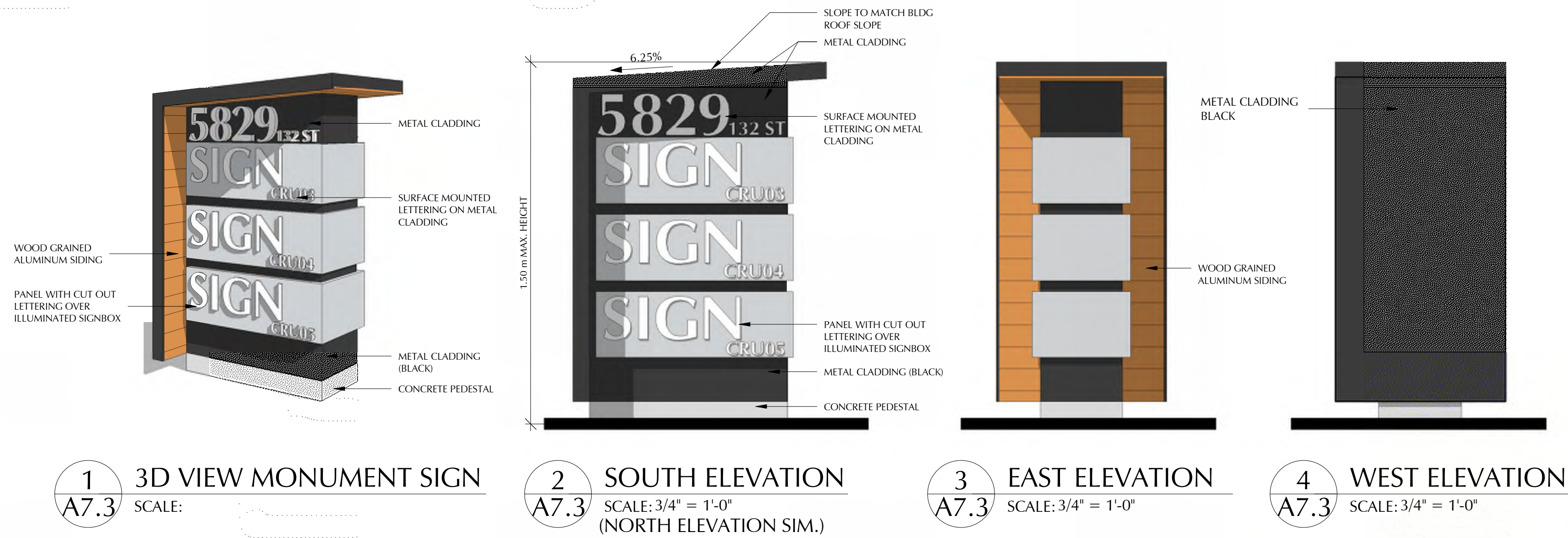
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NOVEMBER 23, 2018

REV	DATE	DESCRIPTION	BY
	NO. 23, 2018	REVISED PER URBAN DESIGN COMMENTS	
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A3.3

**FREE STANDING MONUMENT SIGN**



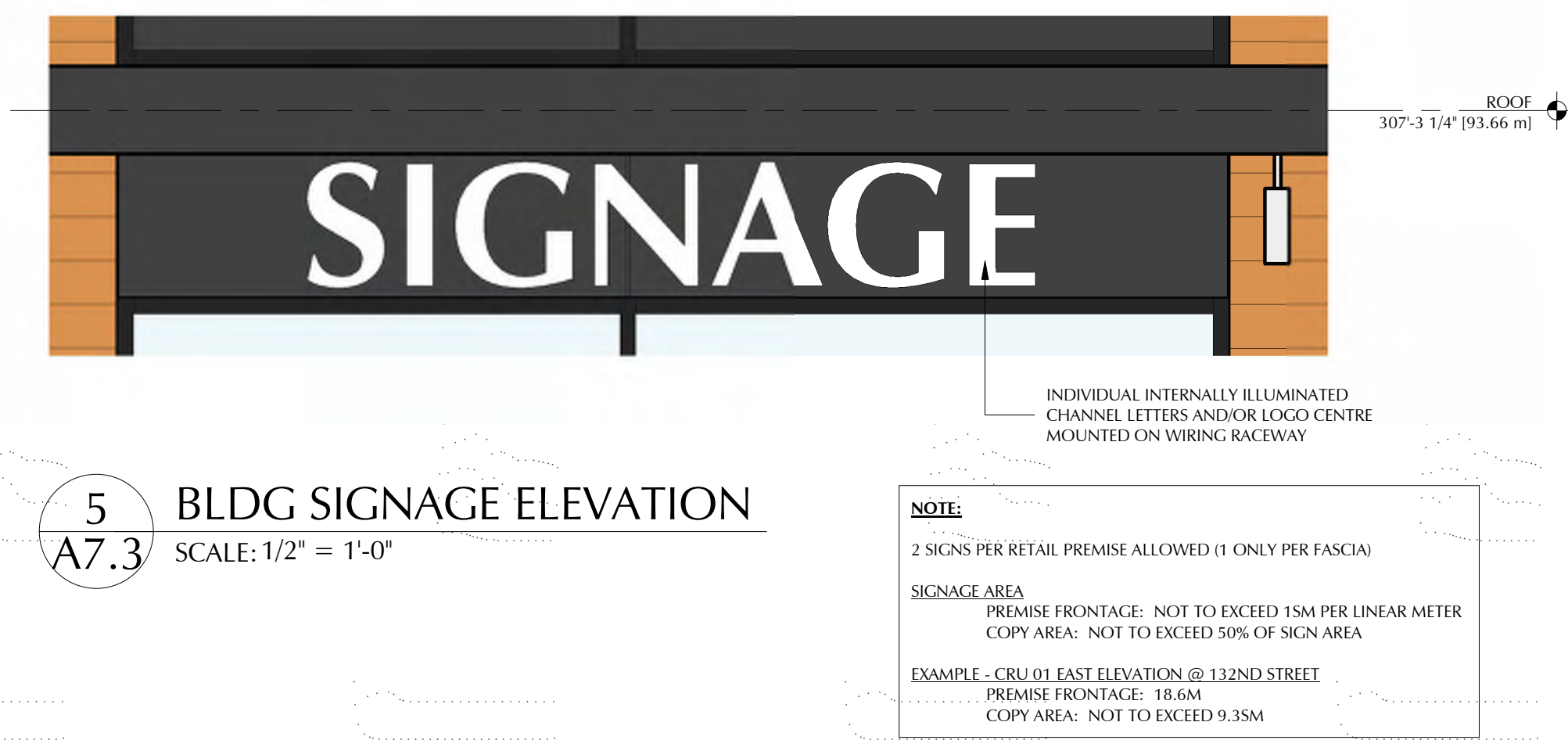
**1 3D VIEW MONUMENT SIGN**  
SCALE: A7.3

**2 SOUTH ELEVATION**  
SCALE: 3/4" = 1'-0"  
(NORTH ELEVATION SIM.)

**3 EAST ELEVATION**  
SCALE: 3/4" = 1'-0"

**4 WEST ELEVATION**  
SCALE: 3/4" = 1'-0"

**BUILDING SIGNAGE**

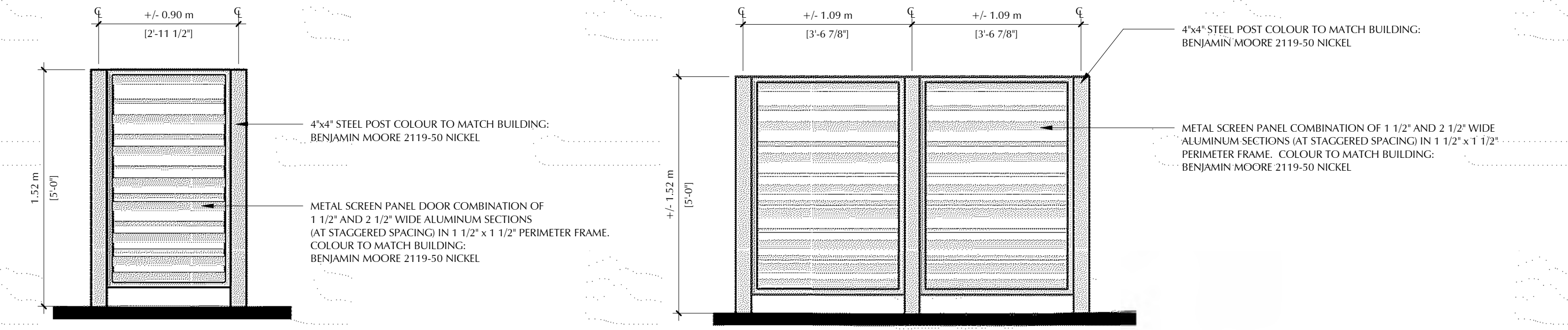


**5 BLDG SIGNAGE ELEVATION**  
SCALE: 1/2" = 1'-0"

**6 SUSPENDED BLADE SIGNAGE**  
SCALE: 1/2" = 1'-0"

**7 SIGNBAND DETAIL**  
SCALE: 1 1/2" = 1'-0"

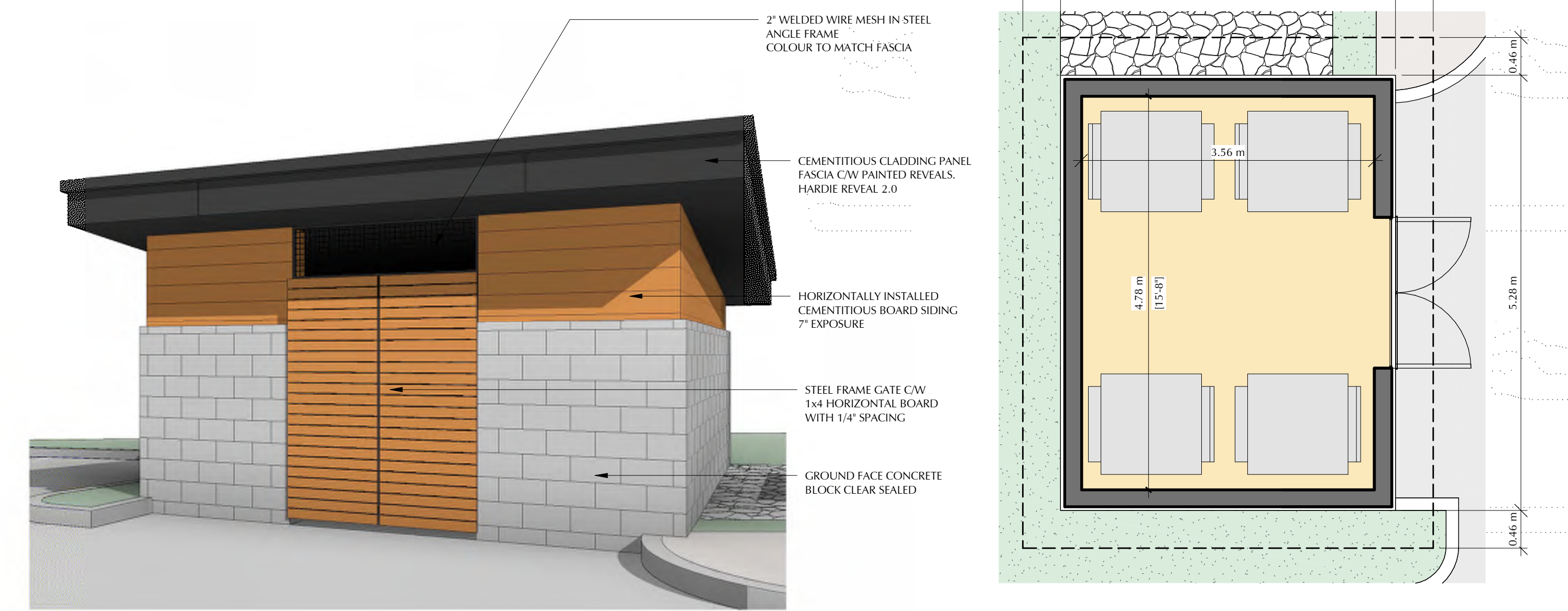
**GAS METER ENCLOSURE**



**8 EAST ELEVATION**  
SCALE: 1/2" = 1'-0"

**9 SOUTH ELEVATION**  
SCALE: 1/2" = 1'-0"

**GARBAGE ENCLOSURE**



**10 3D VIEW GARBAGE ENCLOSURE**  
SCALE: A7.3

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

**12 EAST ELEVATION (FRONT)**  
SCALE: 1/4" = 1'-0"

**13 WEST ELEVATION (BACK)**  
SCALE: 1/4" = 1'-0"

**14 NORTH ELEVATION (SIDE 1)**  
SCALE: 1/4" = 1'-0"

**15 SOUTH ELEVATION (SIDE 2)**  
SCALE: 1/4" = 1'-0"



**COMMERCIAL DEVELOPMENT**

5829 132 ST, SURREY BC

SIGNAGE / GARBAGE

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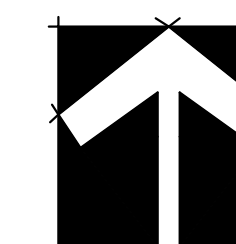
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REV	DATE	DESCRIPTION	BY

**A7.3**



#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
5	NOV.5.2018	REV AS PER NEW SITE PLAN	BN
4	NOV.06.2018	REV AS PER NEW SITE PLAN	BN
3	OCT.17.2018	REV AS PER NEW SITE PLAN ADP	BN
2	AUG.14.2018	ISSUED FOR DP	BN
1	FEB.15.2018	PRELIMINARY PLAN	BN

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:  
**COMMERCIAL DEVELOPMENT**  
5829 132 STREET  
SURREY, BC

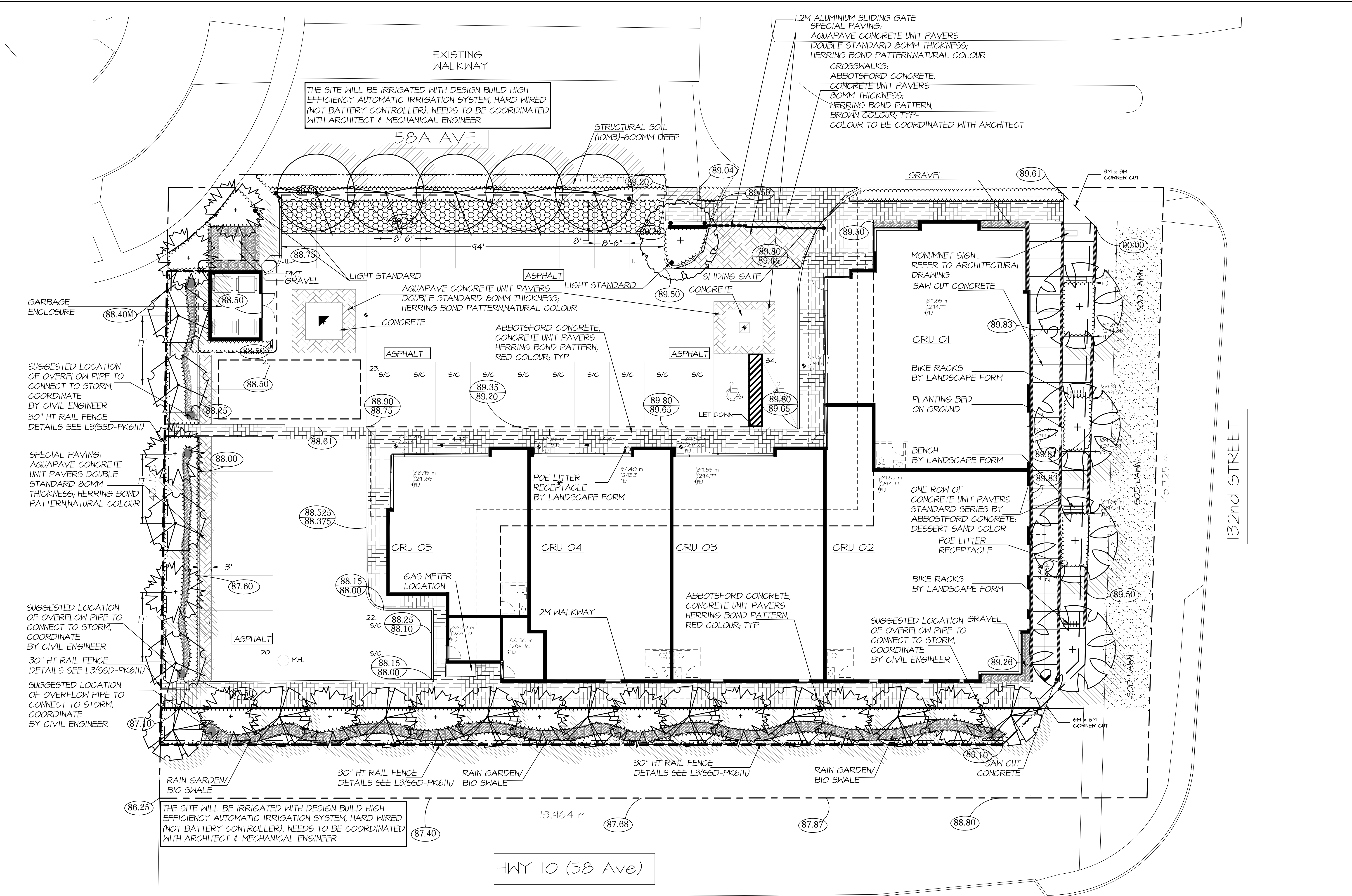
DRAWING TITLE:  
**KEY TREE**

DATE: 15.FEB.2018 DRAWING NUMBER:  
SCALE: 3/32"=1'-0"  
DRAWN: BN  
DESIGN: BN  
CHKD: MTM

**L1**

OF 4

M2LA PROJECT NUMBER: JOB NO. 18011





**PLANT SCHEDULE**

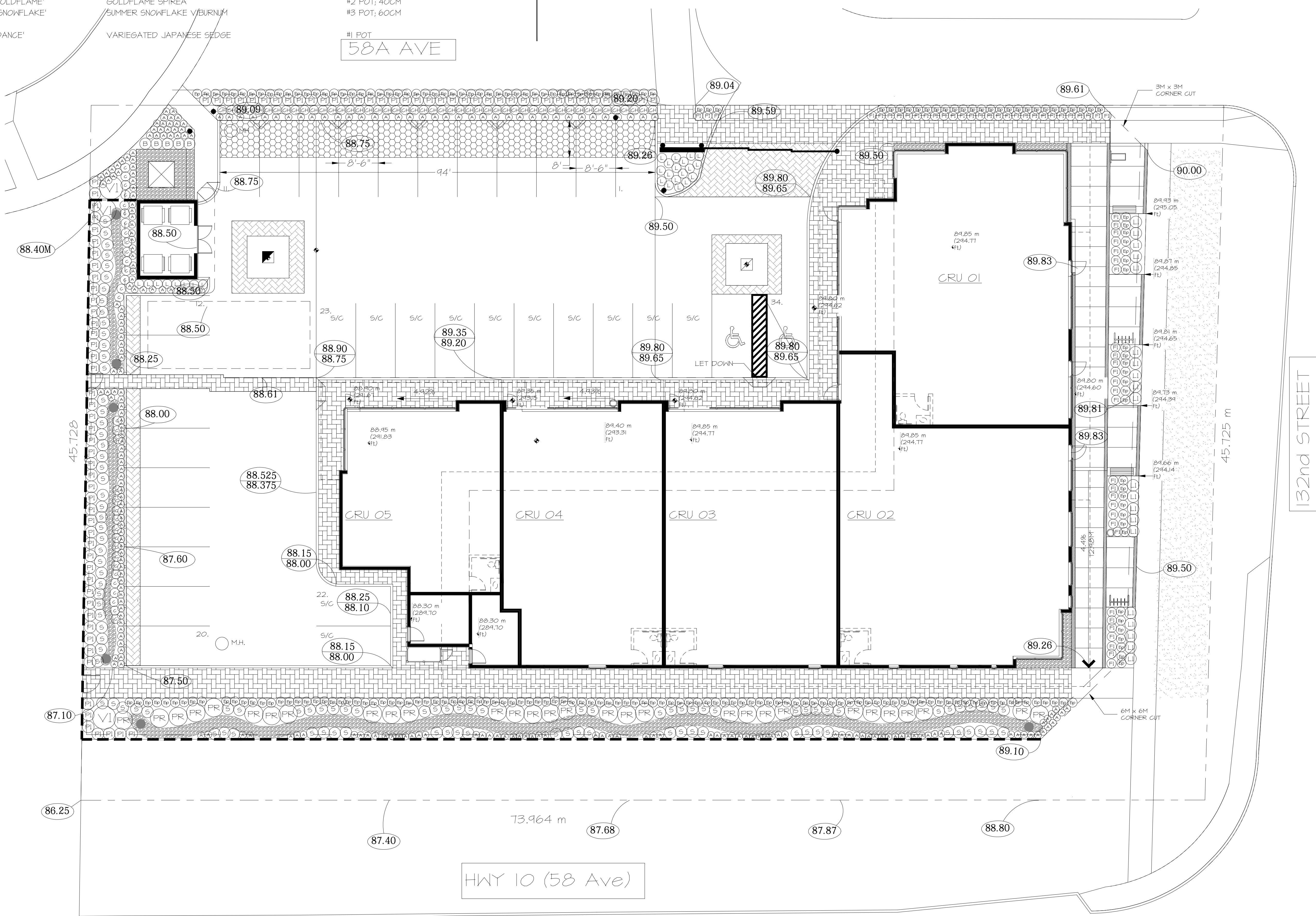
M2 JOB NUMBER: 18011

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(T)	4	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	5CM CAL; B4B; UPRIGHT FORM
(T)	4	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	5CM CAL; 1.5M STD; B4B
(T)	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	10CM CAL; 1.8M STD; B4B
(T)	5	CERCIDIPHYLLUM JAPONICUM; 6CM	KATSURA TREE	6CM CAL; 1.8M STD; B4B
(T)	4	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	3M HT; B4B
(T)	12	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B4B
SHRUB				
(S)	5	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT; 25CM
(S)	28	LONICERA NITIDA SILVER BEAUTY	SILVER BEAUTY HONEYSUCKLE	#1 POT
(S)	30	PIERIS JAPONICA 'FOREST FLAME'	PIERIS	#3 POT; 50CM
(S)	87	FRUNUS LUSITANICA	PORTUGUESE LAUREL	1 M B4B
(S)	106	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT; 40CM
(S)	3	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
GRASS				
(G)	33	CAREX MORROWII 'ICE DANCE'	VARIEGATED JAPANESE SEDGE	#1 POT

(F)	58	HAKONECHLOA MAGRA 'ALL GOLD'	JAPANESE FOREST GRASS	#2 POT
(M)	48	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP.SILVER GRASS	#2 POT;
(A)	234	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 POT; 20CM
(E)	212	EUONYMUS JAPONICA 'PALOMA BLANCA'	PALOMA BLANCA EUONYMUS	#1 POT
(L)	21	LONICERA PILEATA	FRIVET HONEYSUCKLE	#1 POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER 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 OF 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 BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

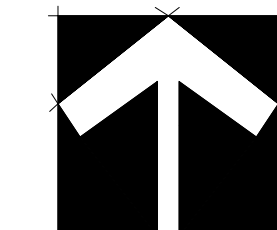
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



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1	FEB.15.2018	PRELIMINARY PLAN	BN

SEAL:

PROJECT:  
**COMMERCIAL DEVELOPMENT**  
 5829 132 STREET  
 SURREY, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 15.FEB.2018	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	<b>L2</b>
DRAWN: BN	
DESIGN: BN	
CHKD: MTM	

M2LA PROJECT NUMBER: JOB NO. 18011

18011-17.rvt

---

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

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

**DATE:** Nov 27, 2018                      **PROJECT FILE:** 7817-0503-00

---

**RE:** Engineering Requirements (Commercial/Industrial)  
Location: 5829 - 132 Street

**REZONE**

***Property and Right-of-Way Requirements***

- dedicate 4.942 m on 132 Street for ultimate 15 m road allowance from centerline;
- dedicate 3.0-metre x 3.0-metre corner cut on 132 St. and residential lane;
- dedicate 4.0 m along Highway 10 towards Arterial Highway. *Confirm dedication with MoTI;*
- dedicate 6.0-metre x 6.0-metre corner cut at 132 Street and Highway 10 intersection. *Confirm dedication with MoTI;*
- register statutory right-of-way required for walkway; and
- register 0.50 m statutory right-of-way required along 132 Street;

***Works and Services***

- construct 1.8 m concrete sidewalk along frontage of 132 Street;
- construct 7.3 m wide driveway access to site via lane;
- construct widened pavement at lane on north side for minimum 7.0 m; and
- ensure +/- 300 mm elevation at property line relative to road centerline;
- construct adequately-sized service connections (water, sanitary, and storm), complete with inspection chambers and water meter, to the site. A meter and backflow preventer is required for this site;
- Construct sanitary main required along 58 A Avenue to extend for full frontage; and
- Provide Cash-in-lieu for frontage sanitary requirements on 132 Street.

A Servicing Agreement is required prior to Rezone.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Tommy Buchmann, P.Eng.  
Acting Development Services Manager  
M51

NOTE: Detailed Land Development Engineering Review available on file

Table 4. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	5829 132nd Street, Surrey, BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN-0599A) ISA Qualified Tree Risk Assessor (TRAQ) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>21</b>
<b>Protected Trees to be Removed</b>	<b>21</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{3}{1} \times \text{one (1)} = 3$ - All other Trees Requiring 2 to 1 Replacement Ratio $\frac{18}{2} \times \text{two (2)} = 36$	<b>39</b>
<b>Replacement Trees Proposed</b>	<b>35</b>
<b>Replacement Trees in Deficit</b>	<b>4</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{0}{1} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\frac{0}{2} \times \text{two (2)} = 0$	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by:

Arborist



November,  
2018

Date



# Advisory Design Panel Minutes

2E – Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, OCTOBER 18, 2018  
Time: 4:00 p.m.

**Present:**

Chair - L. Mickelson  
**Panel Members:**  
A. Callison  
A. Politano  
A. Scott  
I. MacFadyen

**Guests:**

Caelan Griffiths, PMG Landscape Architects Ltd.  
Jessie Arora, DF Architecture Inc.  
Mark Lesack, Ankenman Associates Architects Inc.  
Martin Liew, Martin Liew Architecture Inc.  
Meredith Mitchell, M2 Landscape Architecture

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
S. Maleknia, Urban Design Planner  
C. Eagles, Administrative Assistant

## C. NEW SUBMISSIONS

### 1. 5:45 p.m.

File No.:	7917-0503-00
New or Resubmit:	New
Description:	Development Proposal to permit a 1,038 square metre (11,167 sq. ft.), one-storey commercial building at the corner of Highway 10 and 132 Street, representing an FAR of 0.37. There are 34 parking spaces proposed.
Address:	5829 – 132 Street in West Newton / Highway 10
Developer:	Sukhi Sanghe, 0938888 BC Ltd.
Architect:	Mark Lesack, Ankenman Associates Architects Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Christa Brown
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff have no specific issues and are supportive in general of the site's use and form. The proposed commercial land use is in keeping with the Neighbourhood Concept Plan.

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

The Landscape Architect presented an overview of the general concept for the Landscape plans.

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by A. Callison  
Seconded by A. Scott  
That the Advisory Design Panel (ADP)

- SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

2. Recommend that the landscaping submission return to staff for further development.

Carried

In general, the Panel strongly supported the proposal.

#### Site

- Consider additional glazing along Highway 10 (58 Avenue) to ensure it is inviting.
- Recommend a larger pathway along the West side of the building.

#### Form and Character

- Consider using corrugated metal cladding for the gray coloured materials to contrast with the fiber cement panel.
- Consider mirroring South and East elevation so the high point of roof is situated at the corner of 132 Street and Highway 10 (58 Avenue).
- Recommend more attention to the soffit, fascia and detailing of the building.

#### Landscape

- Consider an alternate shrub for Rhodos in the “rain garden” area.
- Consider a simple and consistent palette of furnishing materials to create a more cohesive design.
- Given the size of the parking lot relative to the site’s footprint, recommend exploration into green roof (ie. Sedum mats) to reduce impermeable surfaces.
- Consider an increase in trees and canopy coverage in the parking lot.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider BC Energy Step Code.
- Consider storm water management strategy to collect rain water from the roofs.
- Recommend increasing the amount of permeable paving since the site is green field.
- Consider EV charging stations.

The Panel noted that there needs to be more clarity on how the proposed “rain gardens” would function relative to the proposed site grades.

#### Accessibility

- Consider accessible pathway from accessible stalls to Highway 10 along the West side of building.
- Recommend ensuring that there is clear space at the CRU entrance door and ramp along the 132 Street interface.
- Recommend that the entrance doors be power operated.
- Recommend additional accessible parking stalls.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, November 8, 2018 at Surrey City Hall in 2E Community Room B.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:21 p.m.

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Jane Sullivan, City Clerk

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L. Mickelson, Chair

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0503-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as "the Owner")

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

Parcel Identifier: 010-294-767  
Lot 16 Section 8 Township 2 New Westminster District Plan 17740  
5829 – 132 Street

(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 yard setback is reduced from 7.5 metres (25 ft.) to 4.13 metres (13.5 ft.) to the building face and 2.91 metres (9.5 ft.) to the roof;
  - (b) In Section F. of Part 35 Neighbourhood Commercial Zone (C-5), the minimum side yard setback (south) is reduced from 7.5 metres (25 ft.) to 4.69 metres (15 ft.) to the building face and 3.47 metres (11 ft.) to the roof; and

- (c) In Section F. of Part 35 Neighbourhood Commercial Zone (C-5), the minimum side yard setback (north) is reduced from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) to the building face and 0.67 metres (2 ft.) to the roof.
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 .

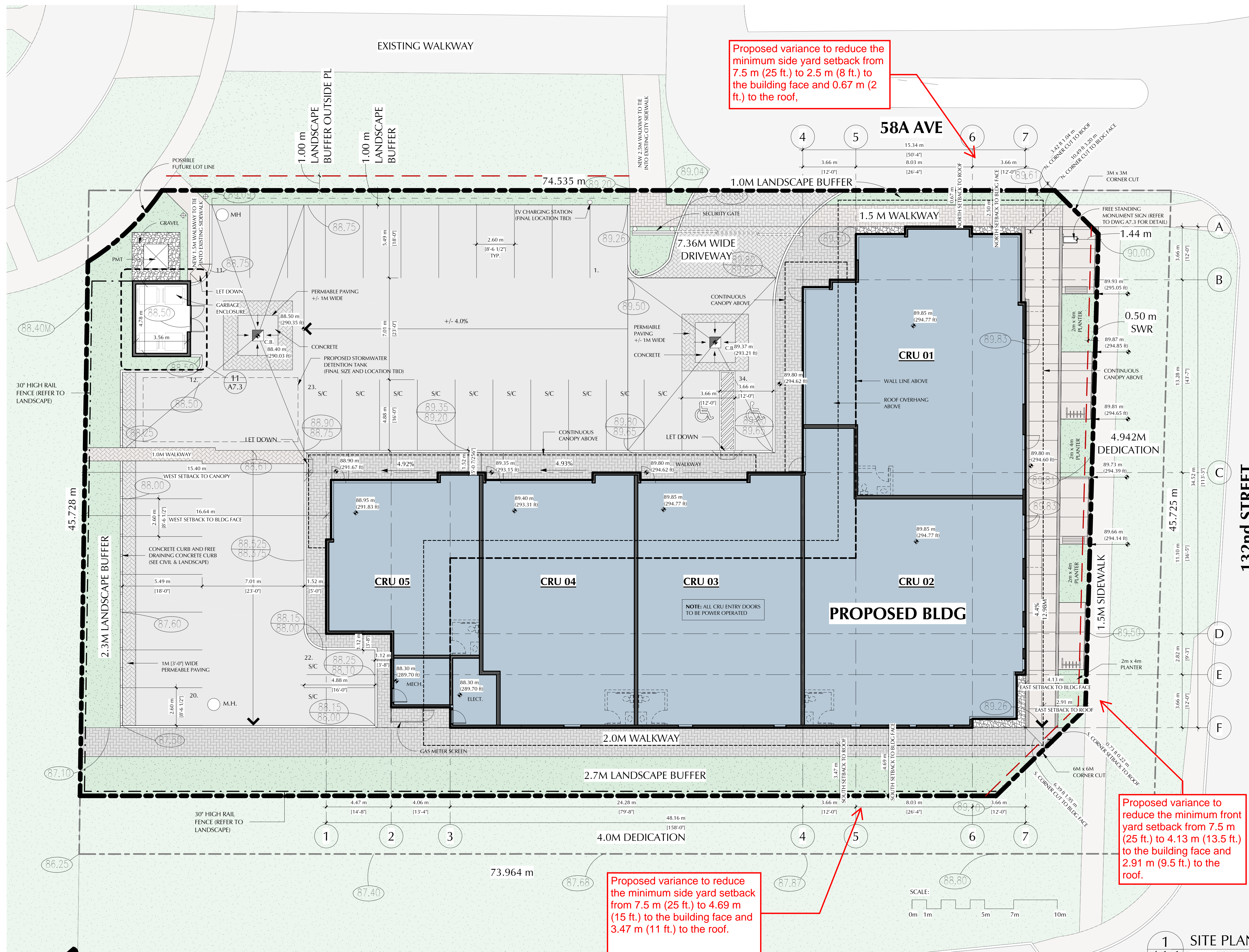
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Mayor – Doug McCallum

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City Clerk – Jane Sullivan





**SYNOPSIS**

**ZONING:**  
 EXISTING: RA  
 PROPOSED: C5

**LEGAL ADDRESS:**  
 LOT 16, SECTION 8, TOWNSHIP 2, NWD PLAN 17740

**CIVIC ADDRESS:**  
 5829 132nd STREET, SURREY BC

**SITE AREA:**  
 GROSS SITE AREA: 3,394.06 SM (36,533.35 SF)  
 DEDICATION AREA: 538.14 SM (5,792.43 SF)  
 NET SITE AREA: 2,855.92 SM (30,740.92 SF)

**SITE COVERAGE:**  
 1,058.36 SM / 2,855.92 SM = 37.06%

**PROVIDED SETBACKS**

Direction	Setback Type	Distance
FRONT (EAST)	DEDICATION TO BLDG	13.56FT (4.13M)
	DEDICATION TO ROOF	9.56FT (2.91M)
REAR (WEST)	PL TO BLDG	54.58FT (16.64M)
	PL TO CANOPY	50.52FT (15.40M)
SIDE 1 (SOUTH)	PL TO BLDG	15.39FT (4.69M)
	PL TO ROOF	11.39FT (3.47M)
SIDE 2 (NORTH)	PL TO BLDG	8.20FT (2.50M)
	PL TO ROOF	2.20FT (0.67M)
CORNER (SOUTH)	CORNER CUT TO BLDG	6.39FT (1.95M)
	CORNER CUT TO ROOF	0.73FT (0.22M)
CORNER (NORTH)	CORNER CUT TO BLDG	10.49FT (3.20M)
	CORNER CUT TO ROOF	3.42FT (1.04M)

**FLOOR AREA**  
 GROSS AREA: 1,035.58 SM (11,146.86 SF)  
 SERVICE ROOMS: 29.00 SM (312.16 SF)  
 NET AREA: 1,006.58 SM (10,834.70 SF)

**BUILDING HEIGHT**  
 9M (29.53FT)

**PARKING**  
 REQUIRED: 1,006.58 SM / 100 x 3.5 = 35.2 STALLS  
 PROVIDED: 34 STALLS

**BICYCLE PARKING**  
 15 SPACES TO BE PROVIDED

1 SITE PLAN  
 A1.1 SCALE: 3/32" = 1'-0"