

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0135-00

Planning Report Date: June 24, 2019

PROPOSAL:

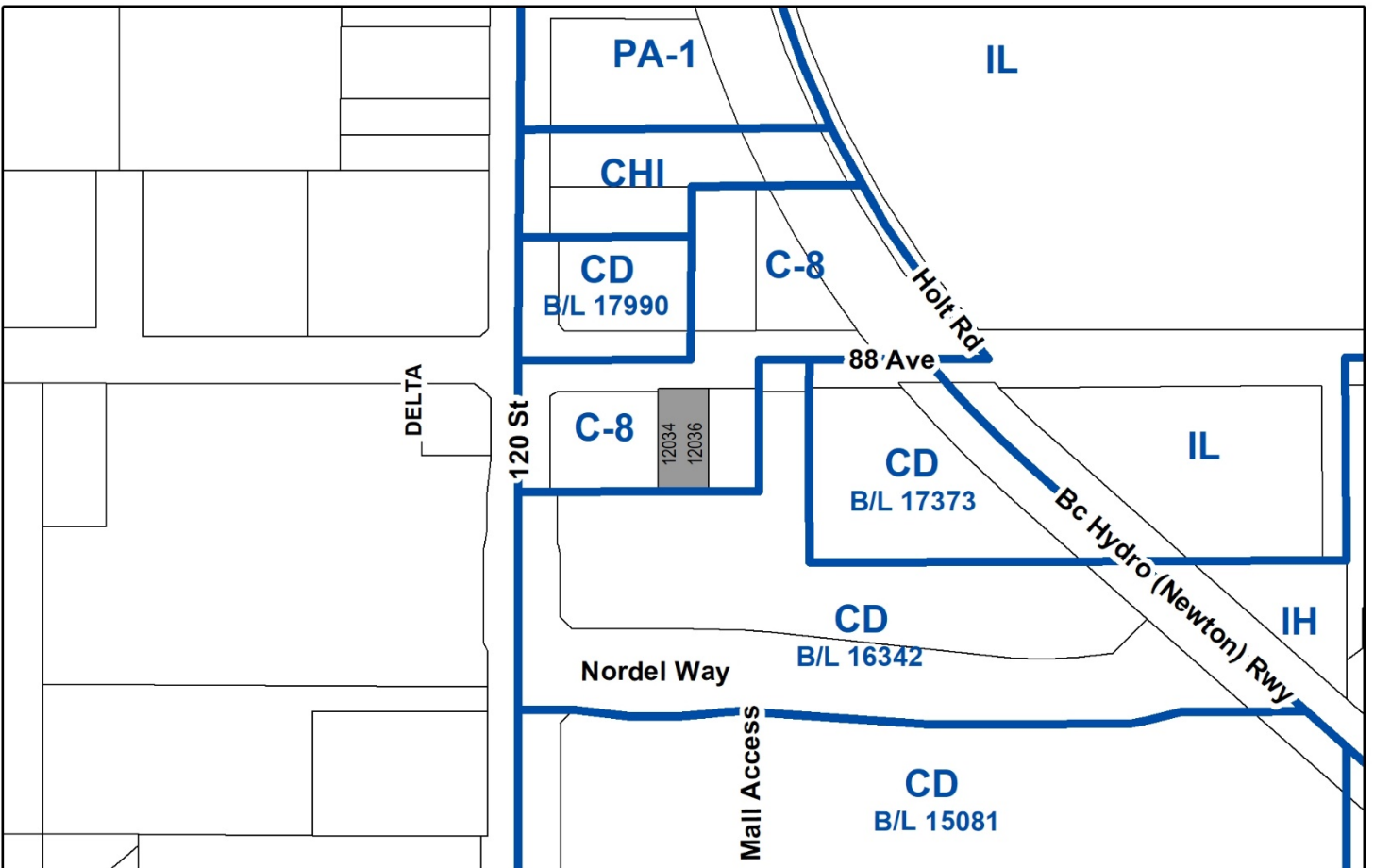
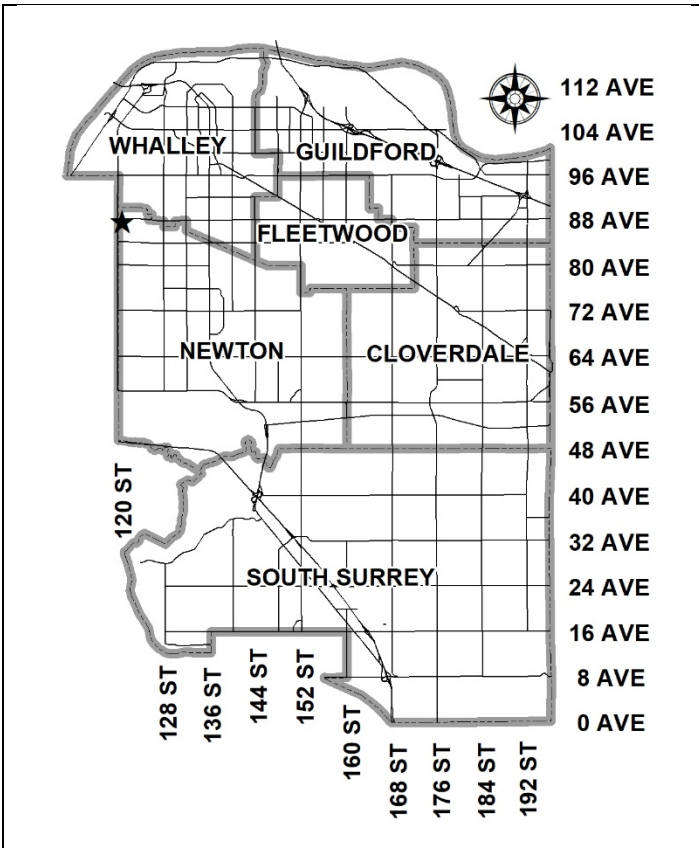
- Development Permit;
- Development Variance Permit

to permit the development of a commercial and office building.

LOCATION: 12034 - 88 Avenue

ZONING: C-8

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- 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 to reduce the required front and side yard setbacks of the Community Commercial Zone (C-8).
- The applicant is proposing to increase the maximum building height of the Community Commercial Zone (C-8).

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Commercial" designation of the Official Community Plan (OCP).
- The proposed development conforms to the goal of maximizing development near Frequent Transit Networks. Scott Road/120 Street is an existing Frequent Transit Network.
- The proposed building is attractive, well-designed and helps to establish a high standard of form, design and character with the existing commercial buildings in the area.
- The proposed setbacks allow for a functional commercial and office building on a small infill property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0135-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0135-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east and west side yard setbacks of the C-8 Zone from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.);
 - (b) to reduce the minimum north front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the ground floor and 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for the second and third floors; and
 - (c) to vary the maximum building height of the C-8 Zone allowed from 12 metres (40 ft.) to 17.1 metres (56 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) provision of the sanitary service connection for 12044-88 Avenue and release of the existing sanitary Statutory Right-of-Way (SRW); and
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Surrey Fire Department:	No concerns
Parks, Recreation & Culture:	Not applicable.

SITE CHARACTERISTICSExisting Land Use: Vacant landAdjacent Area:

Direction	Existing Use	OCP	Existing Zone
North (Across 88 Avenue):	Single storey community commercial and recently constructed commercial/office development	Commercial	C-8/CD (By-law No. 17990)
East:	Commercial/daycare building	Commercial	C-8
South:	Banquet hall	Commercial	CD (By-law No. 16342)
West:	Commercial office building	Commercial	C-8

DEVELOPMENT CONSIDERATIONSSite Context

- The subject site consists of one parcel, 932 square metres (10,032 sq.ft.) in area, located at 12034 88 Avenue. The property is designated "Commercial" in the Official Community Plan (OCP) and is zoned "Community Commercial Zone (C-8)". The site is currently vacant.
- It is challenging to accommodate a commercial building on a property of this size, which does not have lane access. In order to achieve the building situated along the street, and keep parking at the rear of the building, an internal drive aisle is required to access parking.
- Reduced setbacks and increased building height, discussed later in the report, are supported in order to allow for viable commercial and office space.

Proposed Development

- The applicant is proposing a Development Permit to permit the development of a 3-storey commercial and office building and a Development Variance Permit to reduce the required building setbacks and to allow for an increase in the maximum building height.
- The applicant proposes a gross floor area of approximately 682 square metres (7,341 sq.ft.) representing a floor area ratio (FAR) of 0.73 which is less than the maximum FAR of 0.80 in the C-8 Zone.

- An existing sanitary Statutory Right-of-Way (SRW) is registered on the property. Should the proposal be supported by Council, the SRW which runs along the east and southern boundary of the site will be required to be removed as a condition of Development Permit issuance. The adjacent property to the east, 12044 88 Avenue, currently connected to the sanitary main within the SRW, will be required to connect to the fronting sewer on 88 Avenue. The applicant is required to provide the sanitary service connection to 12044 88 Avenue (Appendix III).

DESIGN PROPOSAL AND REVIEW

- The proposed building consists of a total floor area of 682 square metres (7,341 sq.ft.), with 2 commercial retail units at grade and 2 office spaces on the second and third floors.
- The development is a street-oriented building, which proposes reduced setbacks as required under the Community Commercial (C-8) Zone.
- Because the site is narrow and requires an internal drive aisle to access parking at the rear of the building, vehicles, including large trucks, are proposed to drive under the building, resulting in the middle massing of the building being raised. This results in a maximum building height of 17.1 metres (56 ft.).
- The front yard setback is proposed to be reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) and 3.5 metres (11.5 ft.) (floor 1 and floors 2 and 3, respectively). The side lot lines are proposed to be reduced to 0.0 metres.
- The form of the building, and the "tunnel" pass-through, create three volumes, pushed and pulled into place, breaking up the overall mass into tall, slender forms. The building form complements the local context of mixed architectural variety by contributing a new typology of building. The building will be three distinct heights on the distinct portions.
- The contemporary material palette and form complement the surrounding commercial buildings.
- The building materials consist primarily of low-e glass panels on the front façade, with horizontal metal panels and accent metal fascia boards.
- Glass awnings are proposed for provide weather protection.
- A separated pedestrian walkway is provided in the drive aisle, connecting the parking area to the front of the building with a split sidewalk.
- There are 16 vehicle parking spaces required and 17 parking spaces proposed. A total of 4 bicycle stalls are proposed.

Signage

- There are a total of two (2) fascia signs proposed, one for each of the commercial retail units, one (1) identification sign located on the upper floor of the building.

- The signage is proposed to consist of individual channel lettering and will comply with the Sign By-law.

Landscaping

- In-ground planters along the street edge break up the hard surfaces, along with a bench and bicycle parking. Durable concrete surfaces, with a light broom finish, promote a friendly, pedestrian feel.
- Planting materials consist of a variety of shrubs, grasses and perennials including Hydrangea, Blue Oat Grass and Golden Moss Stonecrop.
- The concrete sidewalk saw-cut lines align and connect with the architectural lines of the adjacent window mullions. Site landscaping minimizes stormwater runoff at the front and rear of the property
- A rooftop outdoor break area is proposed on the third floor, which will be accessible to all units, and proposes concrete paving stones and larger planter boxes.

TREES

- There are no trees on the subject property.
- PMG Landscape Architects have identified an off-site tree, located at 8788 120 Street, proposed for retention as part of the landscape plan. The retention of this off-site tree requires further coordination with a certified arborist in order to determine the required measures to retain the tree. The arborist will be required to supervise excavation and construction. The applicant has committed to engaging a certified arborist.
- Should the proposed development impact the retention of the above-mentioned off-site tree, the building and landscape plans will be required to be amended to accommodate retention.
- As there are no trees proposed for removal, there are no replacement trees required. There are 8 trees proposed to be installed as part of the landscape plan.
- The new trees on the site will consist of Armstrong Maple and Silhouette Sweetgum varieties.
- In addition to the replacement trees, boulevard street trees will be planted on 88 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, no trees are proposed to be removed and 8 trees are proposed to be planted as part of the development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 4, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Located near a Frequent Transit Network, 120 Street and other commercial developments.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Complies with the maximum density and permitted uses of the C-8 Zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils, on-site infiltration, and dry swales are proposed. • 8 new trees are proposed to be planted on-site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The building will be located near 120 Street and access to the Frequent Transit Network bus service.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Strong visual connection between the building and the site and street through large continuous windows. • Glazing reduces opportunity for graffiti.
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: February 8, 2019

The Advisory Design Panel (ADP) supported the project and recommended that additional design, building construction and landscape details be resolved to the satisfaction of staff.

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

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- In Section F. Yards and Setbacks of Part 36 Community Commercial Zone (C-8), the minimum front yard (north) setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the ground floor and from 7.5 metres (25 ft) to 3.5 metres (11.5 ft.) to the second and third floors.

Applicant's Reasons:

- To have the building activated along the street frontage and to create varying dimensions of the building.

Staff Comments:

- The proposed front yard setback reductions are supportable in order to have an active commercial street frontage and are in keeping with reduced setbacks of other commercial buildings in the local area and in Surrey.

(b) Requested Variance:

- In Section F. Yards and Setbacks of Part 36 Community Commercial Zone (C-8), the minimum west and east side yard setbacks are reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).

Applicant's Reasons:

- To allow for functional commercial and office space on a constrained property.

Staff Comments:

- The proposed side yard setback reductions are supportable in order to enable a drive aisle to access the parking at the rear of the building and allow enough floor area to create viable commercial spaces.
- The proposed setback reductions are in keeping with reduced setbacks of other commercial buildings in the area and in Surrey.
- The proposed setbacks will not impact the adjacent buildings to the east or west.

(c) Requested Variance:

- In Section G. Height of Buildings of Part 36 Community Commercial Zone (C-8), the maximum building height is increased from 12 metres (40 ft.) to 17.1 metres (56 ft.).

Applicant's Reasons:

- To allow sufficient height for vehicles to drive under the building and to create a unique, contemporary building design.

Staff Comments:

- The proposed height increase will allow for vehicles, including fire trucks, to pass under the building and to access the parking at the rear of the building.
- The proposed building design concept, including the "tunnel" pass through, creates a unique design that maximizes floor area on a small commercial property.
- The proposed building height is generally in scale with newer surrounding commercial developments.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Applicant's Response
Appendix V.	Development Variance Permit No. 7918-0135-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Cross Architecture and PMG Landscape Architects, respectively, dated June 19, 2109 and May 30, 2019.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

IM/cm

DEVELOPMENT DATA SHEET

/Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		932 sq. m
Road Widening area		
Undevelopable area		
Net Total		932 sq. m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		34%
Paved & Hard Surfaced Areas		40%
Total Site Coverage		74%
SETBACKS (in metres)		
Front	7.5m	4.5m/3.5m
Rear	7.5m	23.0m
Side -West	7.5m	0.0m
Side -East	7.5m	0.0m
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0m	17.1.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		N/A
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		181 sq. m
Office		501 sq. m
Total		682 sq. m
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		682 sq. m

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		N/A
# of units/ha /# units/acre (net)		
FAR (gross)		0.73
FAR (net)		0.73
AMENITY SPACE (area in square metres)		
Indoor		N/A
Outdoor		
PARKING (number of stalls)		
Commercial		17
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		17
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

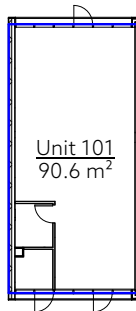
Heritage Site	NO	Tree Survey/Assessment Provided	NO
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12034 88TH AVE

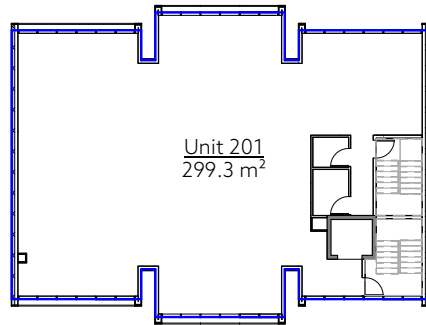
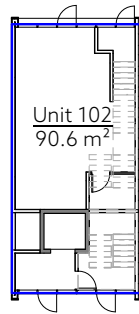
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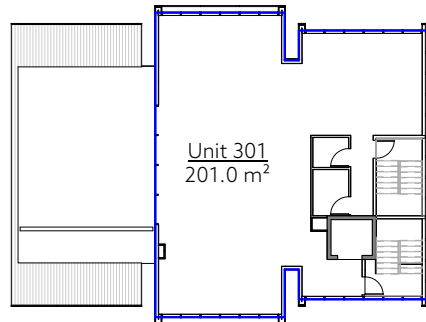
CROSS
ARCHITECTURE 



1 Level 1 Area
1 : 250



2 Level 2 Area
1 : 250



3 Level 3 Area
1 : 250

ADP Site Statistics

Project Number: 7918-0135-00

Address: 12034 88th Ave

Current zoning: C-8 - Community Commercial Zone

Project Description:

Site Area = 931.9m²

Allowable Site Coverage = 50%

Proposed Site Coverage = 34%

Allowable FAR = 0.80

Proposed FAR = 0.73

Storeys = 3

Allowable Building Height = 12.00m

Proposed Building Height = 17.07m

Drive Aisle Height Clearance = 4.50m

Drive Aisle width = 7.0m

Tenant Spaces = 4 total (101, 102, 201, 301)

Tenant Floor Area = 681.5 sq.m.

Retail: Unit 101 and 102

Office: Unit 201 and 301

Allowable Setbacks = 7.5m from all property lines

Proposed Setback Variances:

North (Level 1)	4.5m
North (Level 2&3)	3.5m
East	0.0m
South	23.0m
West	0.0m

PARKING CALCULATIONS

Unit	Use	Area	Stalls	Total Req'd
Unit 101	Retail = 2.75 stalls / 100sqm	90.6 m ²	2,491	2
Unit 102	Retail = 2.75 stalls / 100sqm	90.6 m ²	2,491	2
Unit 201	Office = 2.5 stalls / 100sqm	299.3 m ²	7,482	7
Unit 301	Office = 2.5 stalls / 100sqm	201.0 m ²	5,024	5

TOTAL REQUIRED STALLS: 16

TOTAL PROPOSED STALLS: 17

4 SMALL CAR

1 ACCESSIBLE STALL

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Project No: 7918-0135-00
12034 88th Ave Surrey, V3W 3J2
-- Data



BUILDINGSIGN
12034

BUILDINGSIGN

BUILDINGSIGN

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Project No 7918-0135-00
12034 88th Ave Surrey, V3W 3J2
A00 Perspectives



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12034 88th Ave Surrey, V3W 3J2
A01 Perspectives

CRU102SIGN

CRU101SIGN

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A02 Perspectives

CRU101SIGN



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A03 Perspectives



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A04 Perspectives



CITY LANDSCAPE
 EXISTING GRADE ELEVATION = 96.09m
 SIDEWALK
 2.0m PAD MOUNTED TRANSFORMER SETBACK
 PAD MOUNTED TRANSFORMER
 MINIMUM 2% SLOPE TOWARDS SIDEWALK
 FINISHED GRADE ELEVATION = 95.71m
 LINE OF 1.5m CANOPY ABOVE
 FINISHED GRADE ELEVATION = 95.86m
 FINISHED FLOOR ELEVATION = 96.01m
 COMMERCIAL RETAIL UNIT 101

SOFFIT LIGHTING
 ZERO LOT LINE
 NEIGHBOURING BUILDING

FINISHED GRADE ELEVATION = 95.71m
 LINE OF 1.5m CANOPY ABOVE
 ELECTRIC VEHICLE CHARGING STATION

LANDSCAPE BUFFER
 LAMP POST (SEE LANDSCAPE)
 FENCE ON EXISTING NEIGHBOURING RETAINING WALL

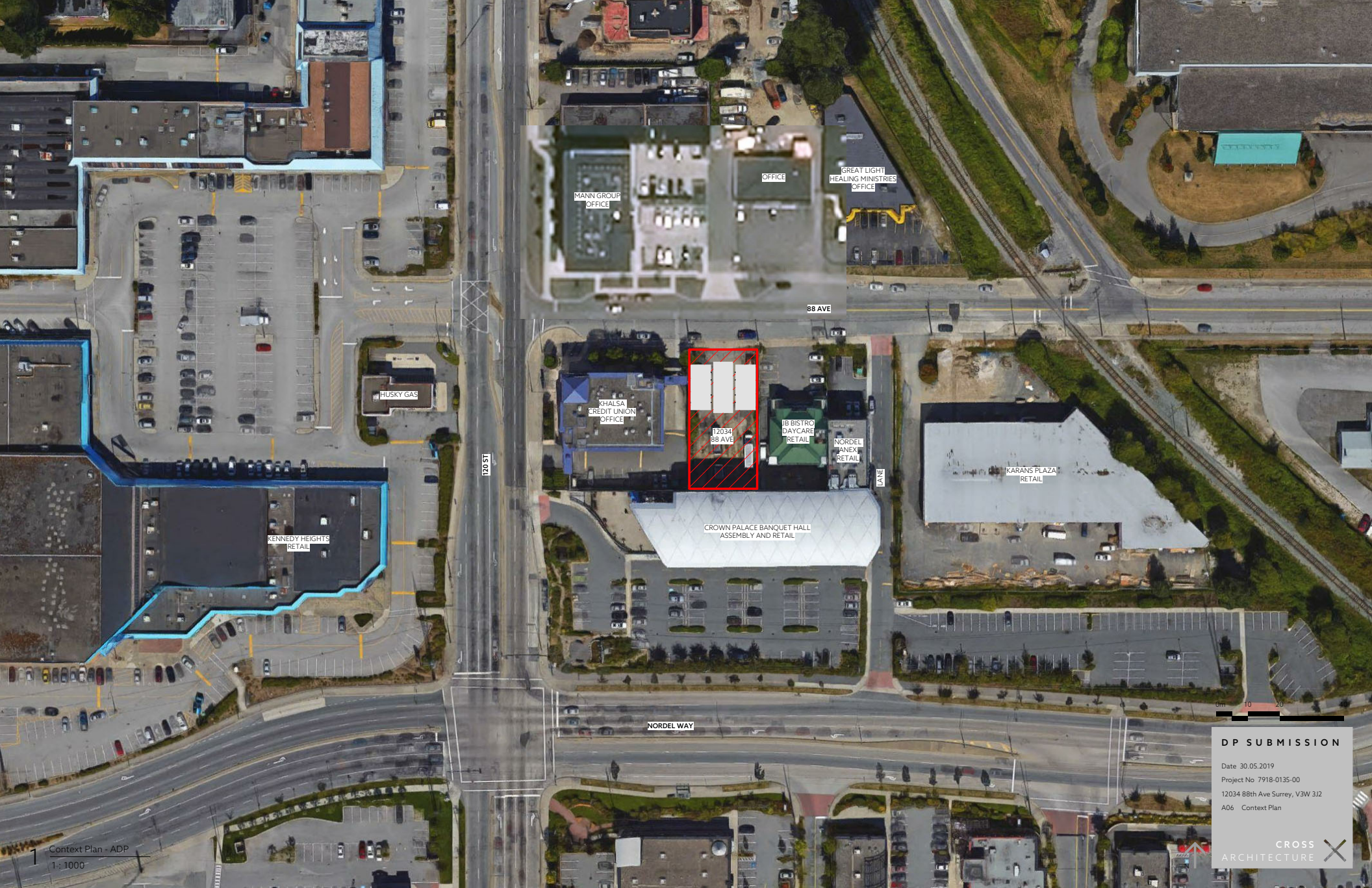
EXISTING GRADE ELEVATION = 96.01m



88TH AVENUE
 DRIVE AISLE APRONS
 7.0m WIDE DRIVE AISLE ENTRY
 CONCRETE DRIVE AISLE WITH LIGHT BROOM FINISH, SAW CUTS AS SHOWN
 EXISTING GRADE ELEVATION = 95.42m
 SIDEWALK
 0.5m SETBACK
 BENCH
 MINIMUM 2% SLOPE TOWARDS SIDEWALK
 1 BIKE RACK
 LINE OF 1.5m CANOPY ABOVE
 3.5m LEVELS 283 SETBACK
 FINISHED GRADE ELEVATION = 95.71m
 4.5m LEVEL 1 SETBACK
 FINISHED GRADE ELEVATION = 95.83m
 PRINCIPAL ENTRANCE
 ANNUNCIATOR PANEL
 0.1m GRANITE DRIVE AISLE EDGE - FLUSH WITH CONCRETE AND SIDEWALK
 1.0m WIDE CONCRETE SIDEWALK
 CONCRETE WITH LIGHT BROOM FINISH, SAW CUTS AS SHOWN
 FINISHED FLOOR ELEVATION = 95.86m
 COMMERCIAL RETAIL UNIT 102
 ZERO LOT LINE
 GAS METERS TO BE RECESSED INTO WALL, BEHIND FLUSH SCREEN
 LOCK BOX INCORPORATED INTO EXTERIOR WALL
 FINISHED GRADE ELEVATION = 95.71m
 LINE OF 1.5m CANOPY ABOVE
 EXTERIOR LANDING SPACE
 WATER METER CHAMBER
 3.70m X 5.50m ACCESSIBLE PARKING STALL
 TYPICAL LINE OF ROOF OVERHANG
 ASPHALT PAVING
 NEIGHBOURING BUILDING
 FENCE ON EXISTING NEIGHBOURING RETAINING WALL
 LANDSCAPE BUFFER
 LAMP POST (SEE LANDSCAPE)
 2.6m X 4.9m SMALL CAR
 RECYCLING / GARBAGE
 RESTRICTED PARKING TIMES ON GARBAGE DAYS
 EXISTING GRADE ELEVATION = 95.71m
 NEIGHBOURING BUILDING



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 A05 Site Plan



MANN GROUP OFFICE

OFFICE

GREAT LIGHT HEALING MINISTRIES OFFICE

88 AVE

HUSKY GAS

THALSA CREDIT UNION OFFICE

12034 88 AVE

IB BISTRO DAYCARE RETAIL

NORDEL ANNEX RETAIL

KENNEDY HEIGHTS RETAIL

CROWN PALACE BANQUET HALL ASSEMBLY AND RETAIL

KARANS PLAZA RETAIL

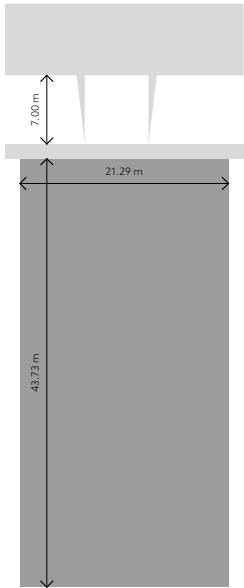
NORDEL WAY



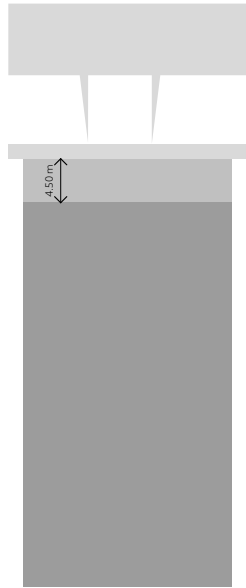
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12034 88th Ave Surrey, V3W 3J2
A06 Context Plan

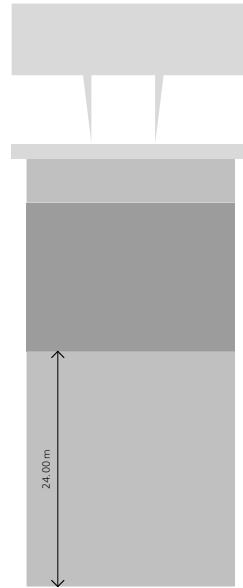
CROSS ARCHITECTURE



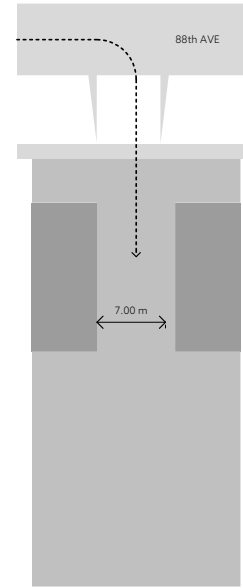
FLAT EXISTING SITE



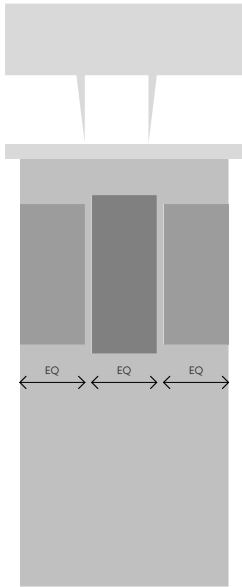
FRONT SETBACK



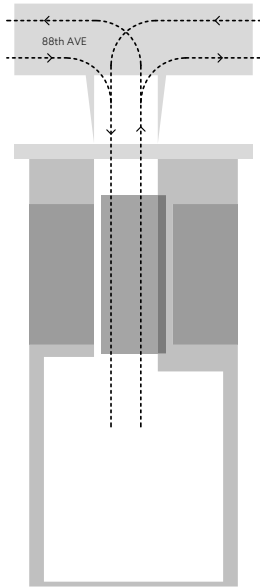
REAR PARKING REQUIREMENT



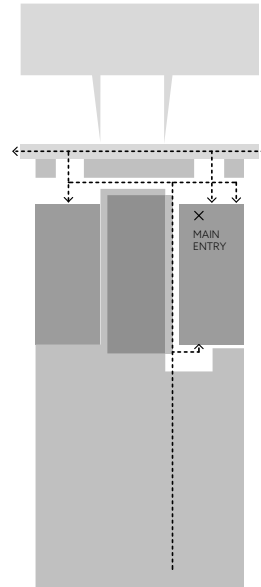
SITE-CENTERED DRIVE AISLE



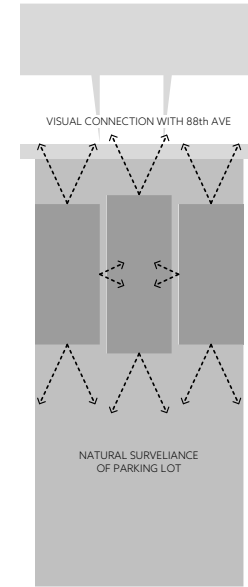
MAXIMIZE FLOOR AREA



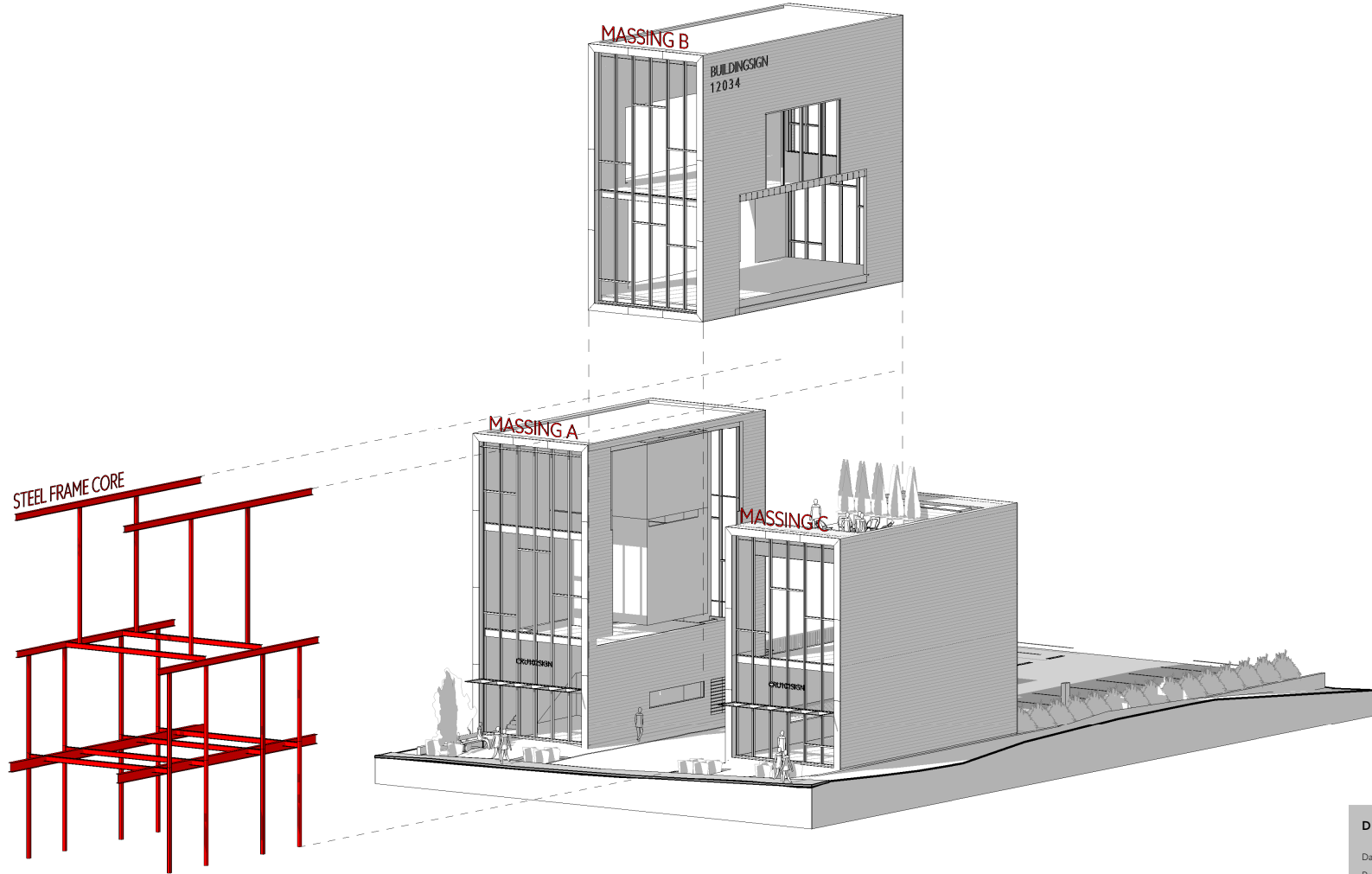
VEHICULAR ACCESS



PEDESTRIAN CIRCULATION

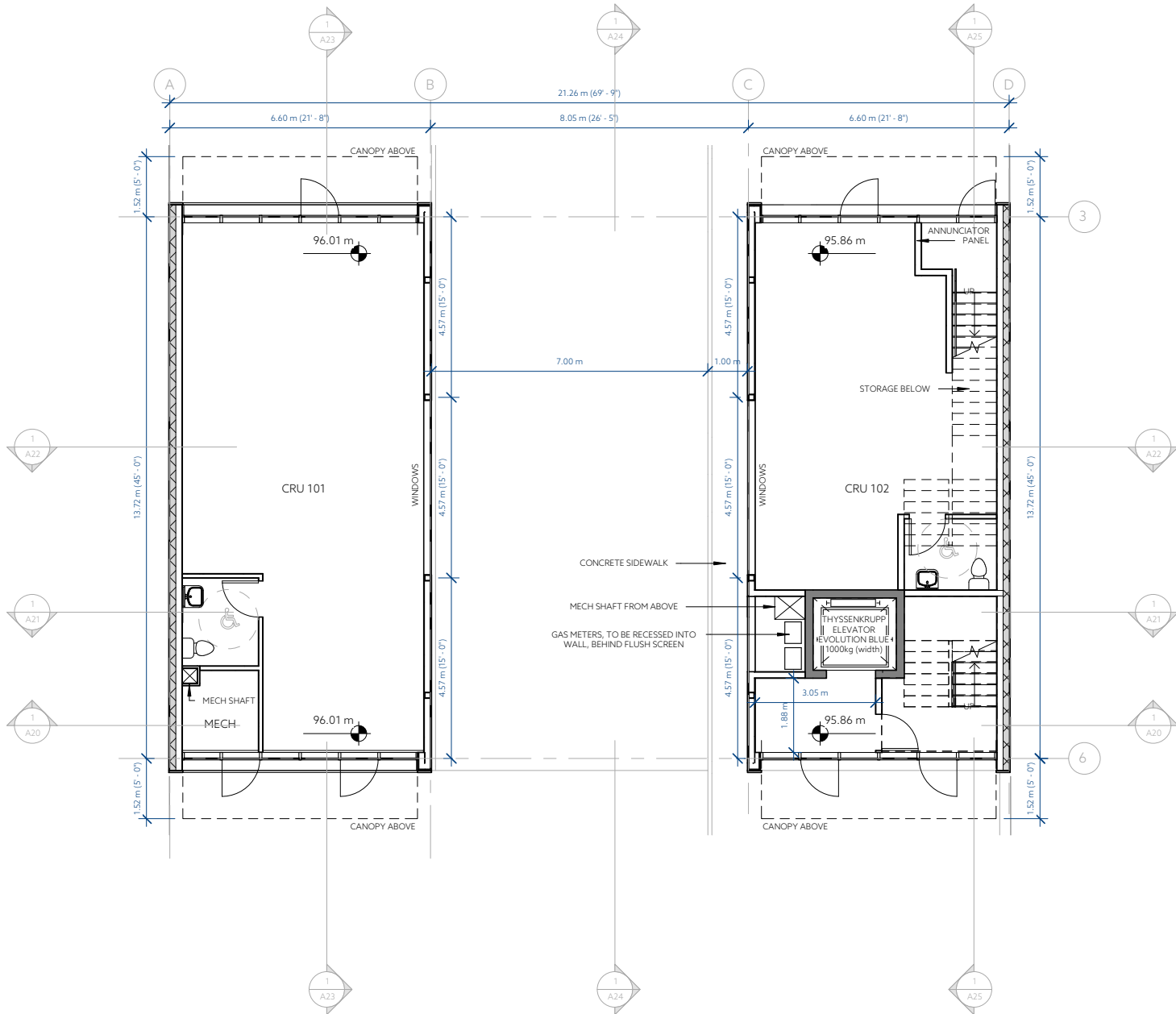


VIEWS

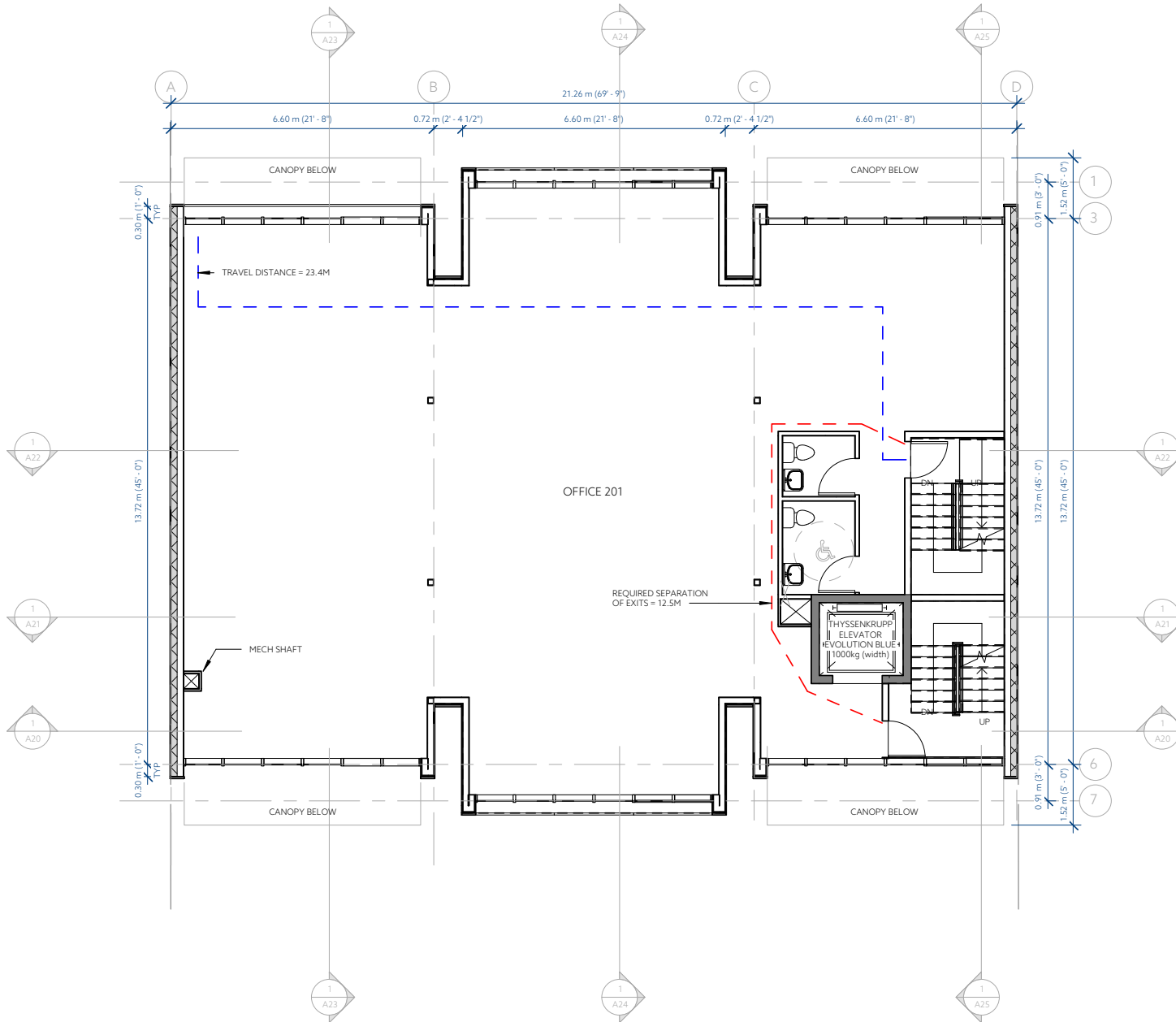


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12034 88th Ave Surrey, V3W 3J2
A09 3D Concepts

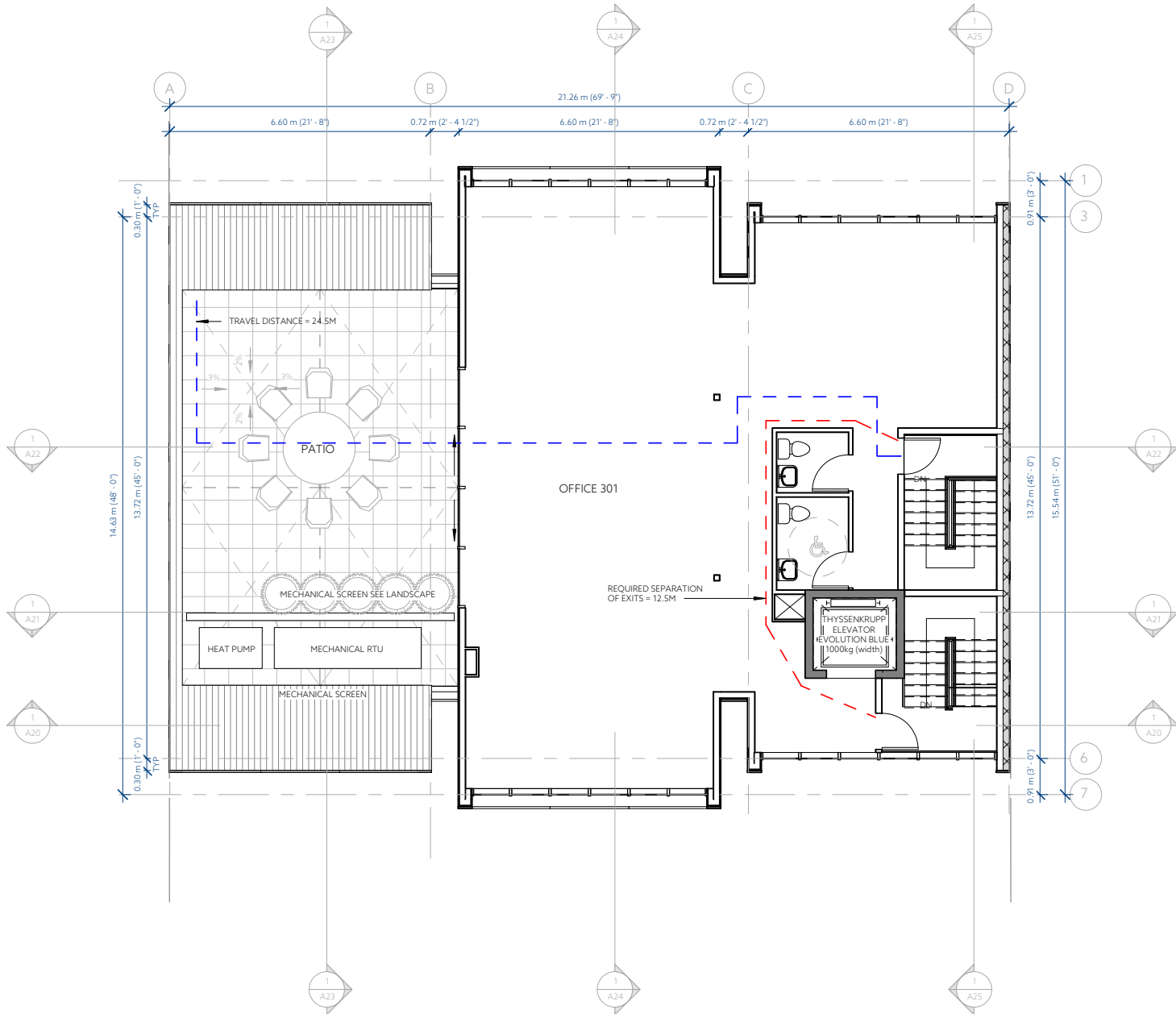


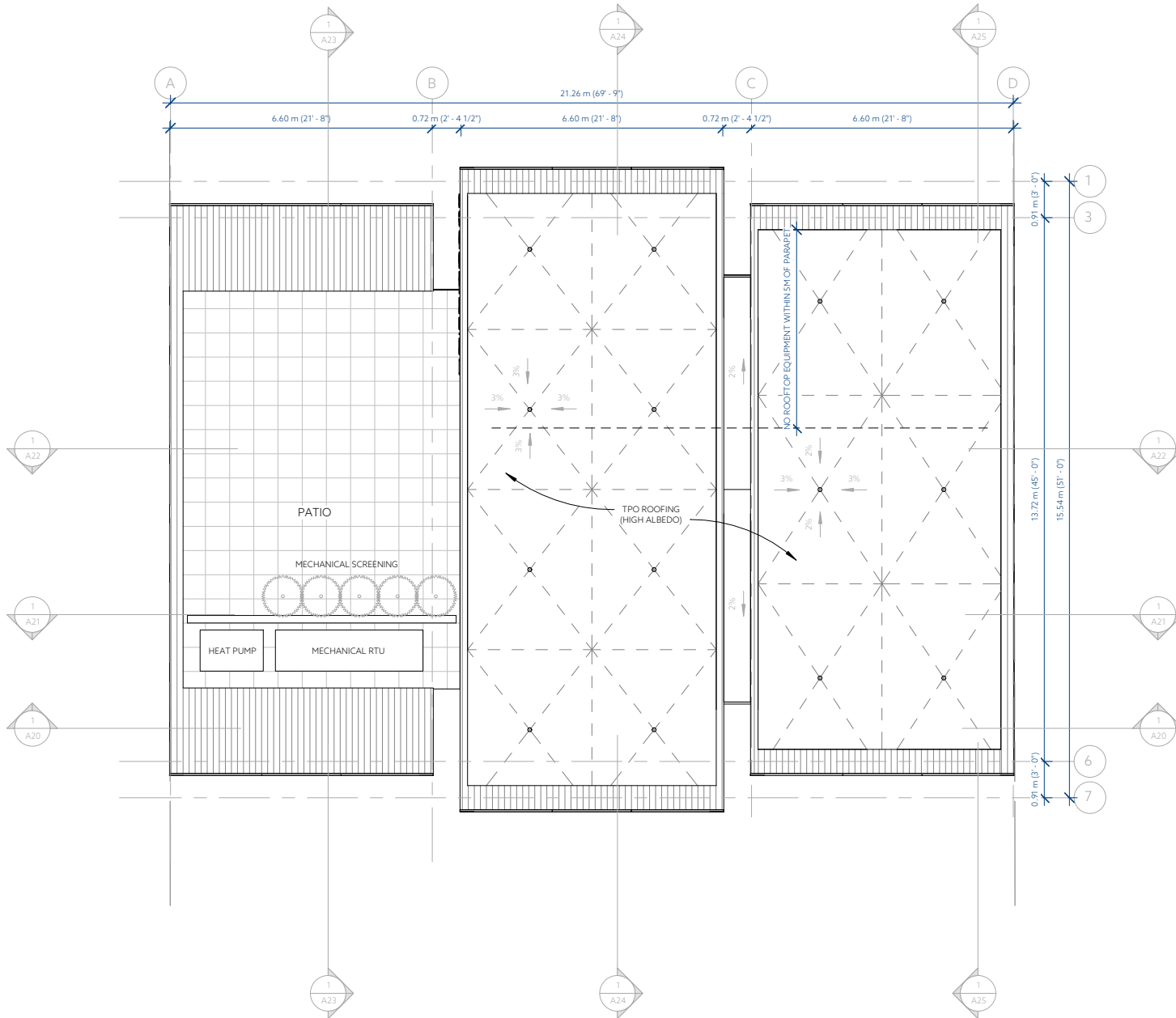
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 A10 Level 1



DP SUBMISSION

Date 30.05.2019
 Project No 7918-0135-00
 12034 88th Ave Surrey, V3W 3J2
 A11 Level 2



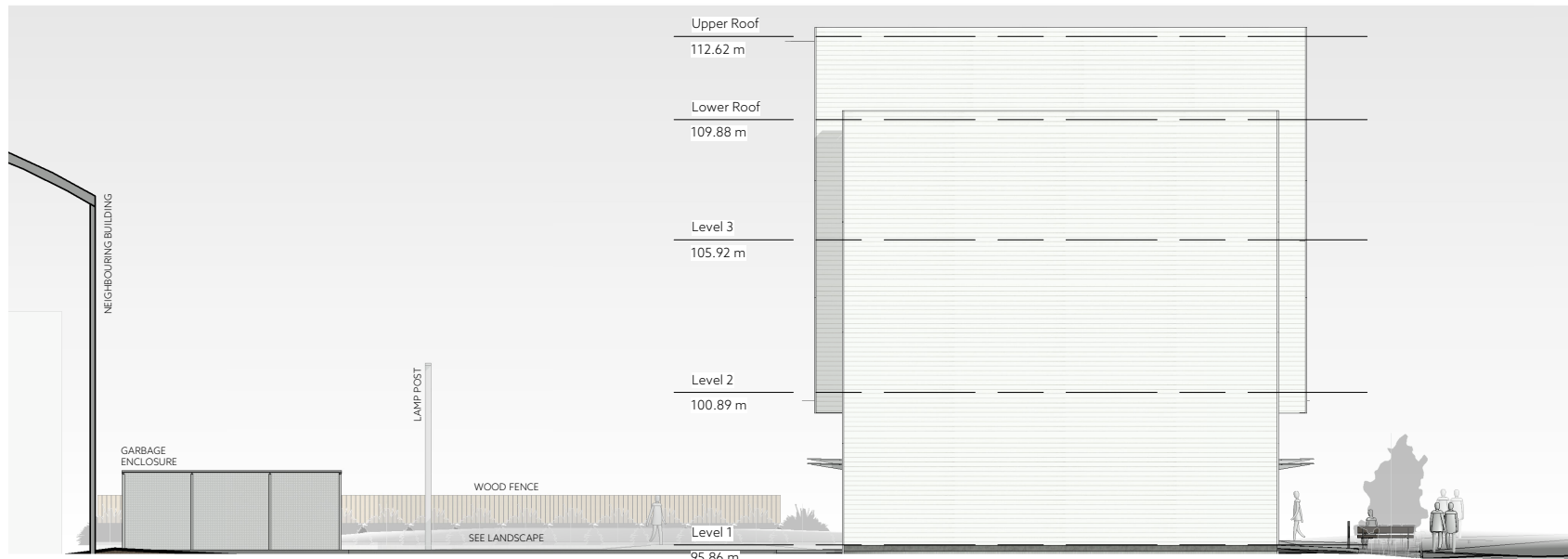


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 12034 88th Ave Surrey, V3W 3J2
 A13 Roof



1 North Elevation (88 Ave) Context - ADP
1 : 150

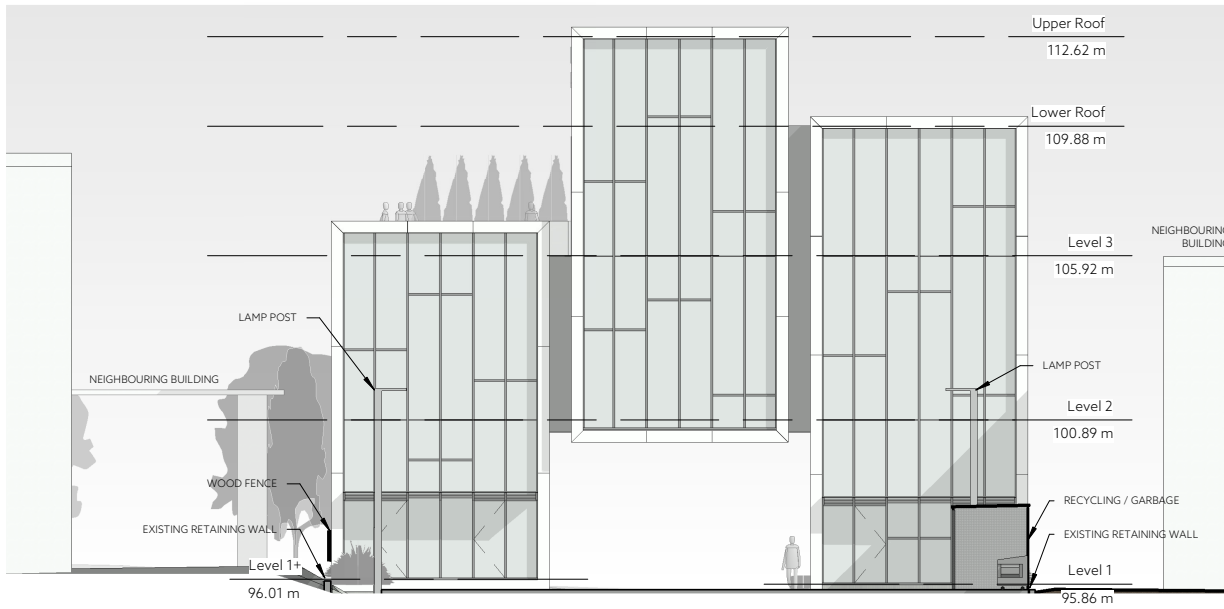


2 East Elevation Context - ADP
1 : 150

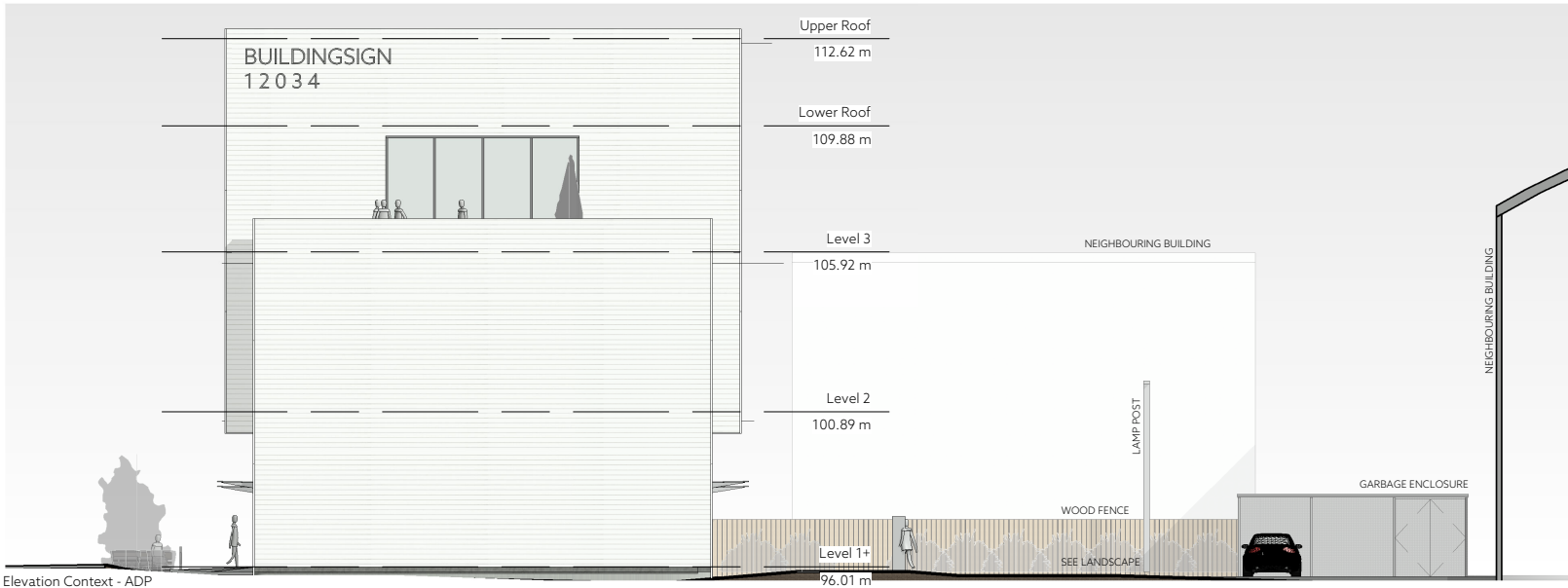
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Date 30.05.2019
Project No 7918-0135-00
12034 88th Ave Surrey, V3W 3J2
A14 Streetscape Elevations

CROSS
ARCHITECTURE X



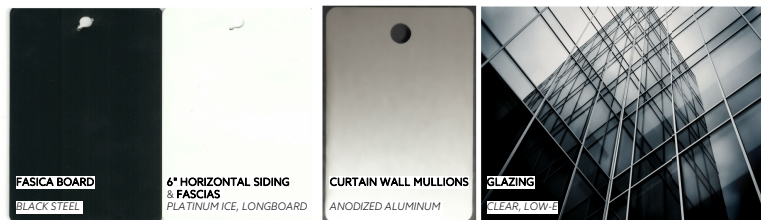
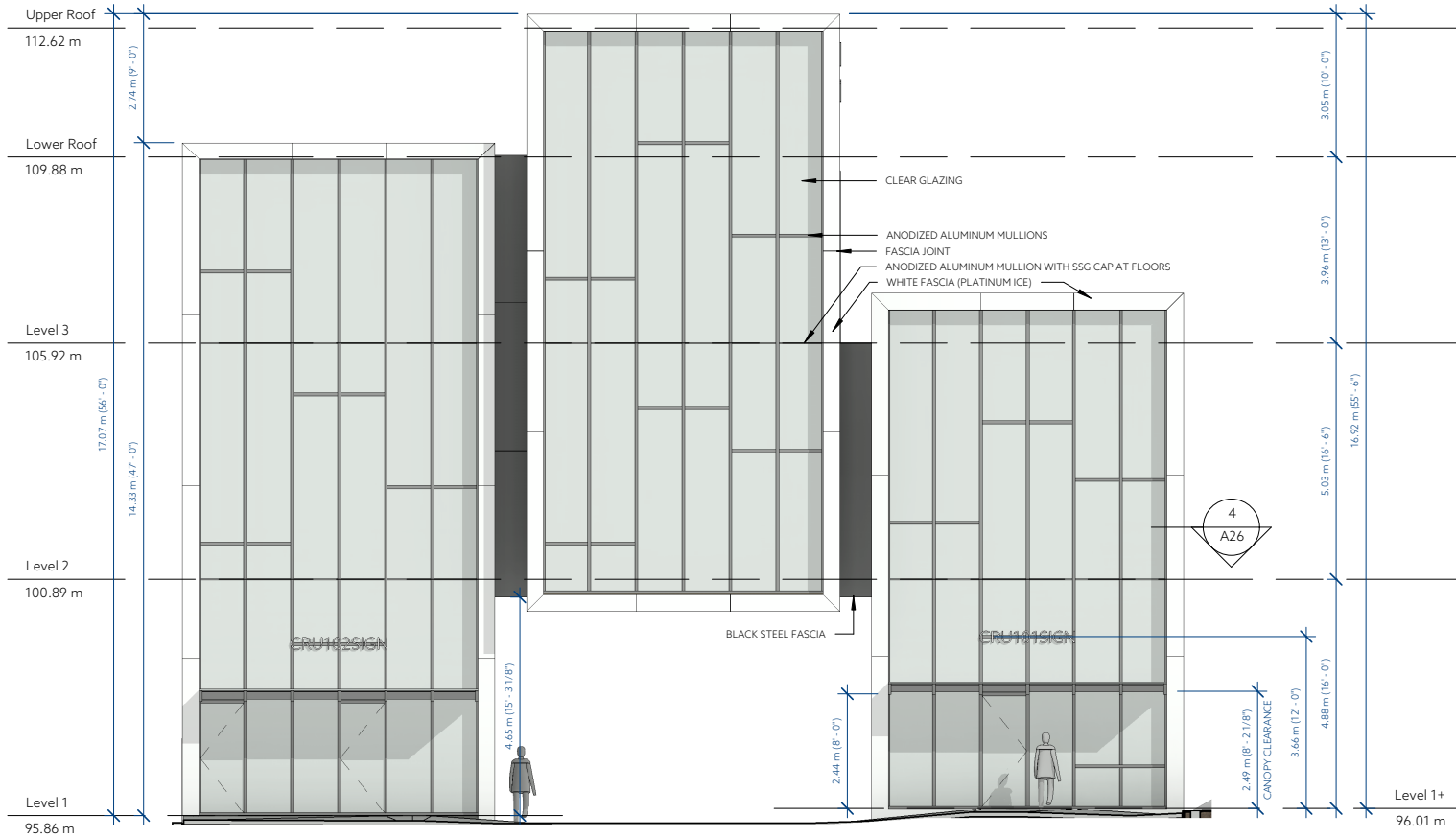
1 South Elevation Context - ADP
1:150



2 West Elevation Context - ADP
1:150

DP SUBMISSION

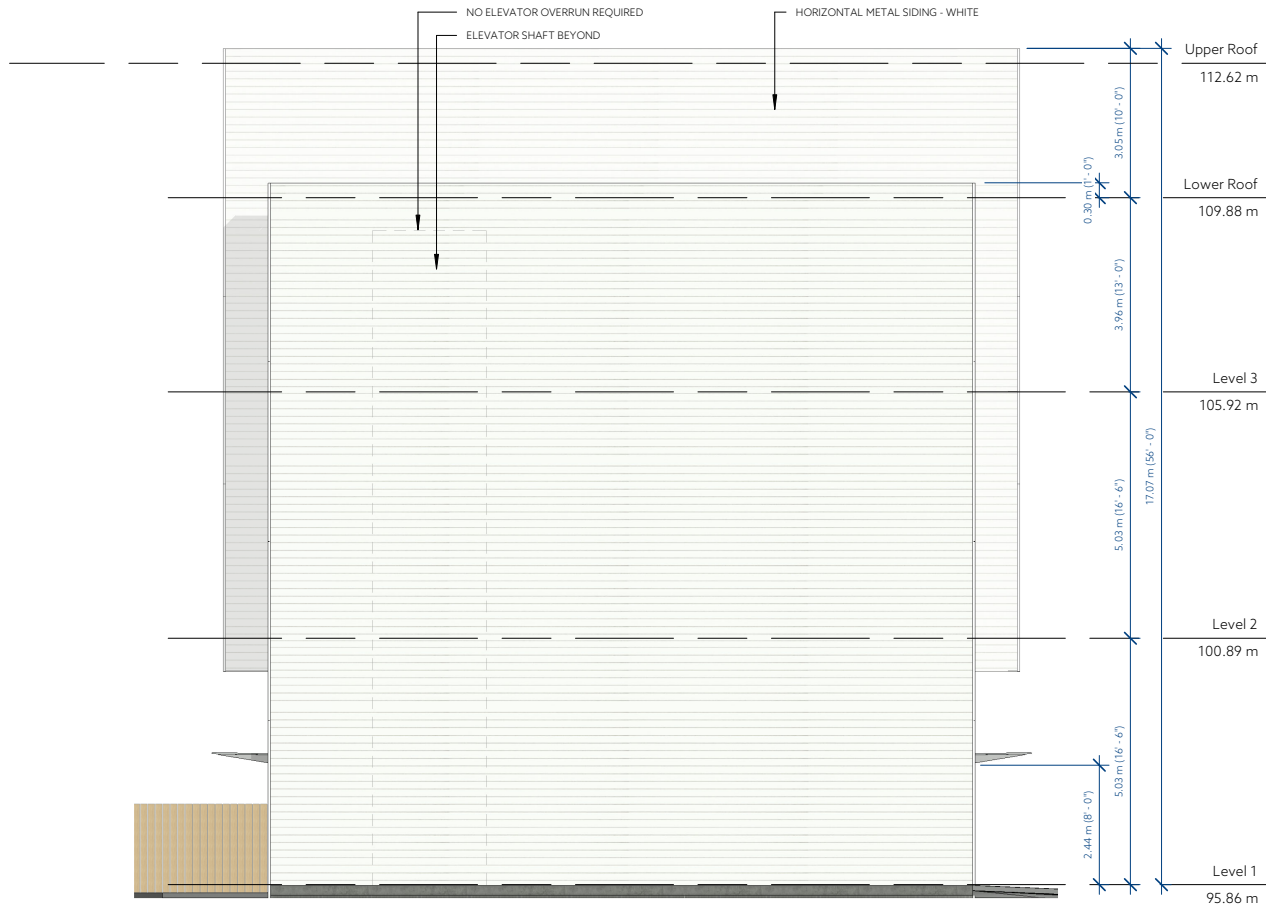
Date 30.05.2019
Project No 7918-0135-00
12034 88th Ave Surrey, V3W 3J2
A15 Streetscape Elevations



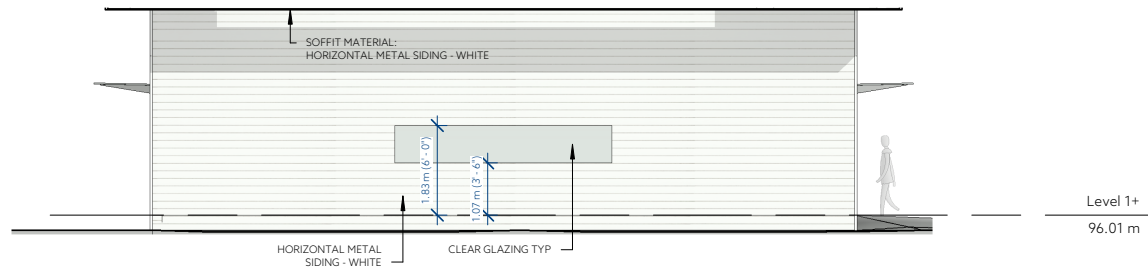
DP SUBMISSION

Date 30.05.2019
Project No 7918-0135-00
12034 88th Ave Surrey, V3W 3J2
A16 Elevations

CROSS ARCHITECTURE



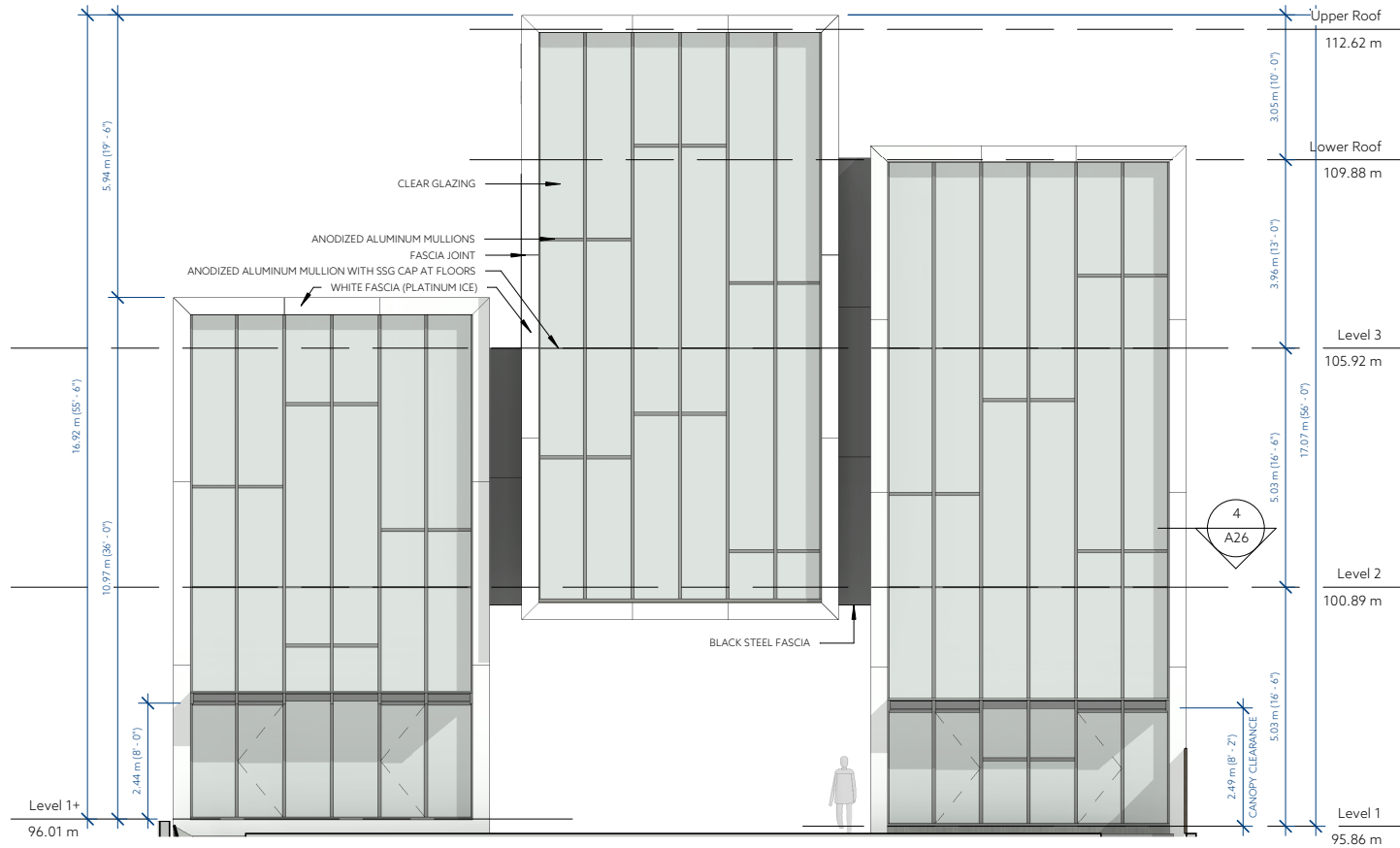
1 East Elevation - ADP
1:100

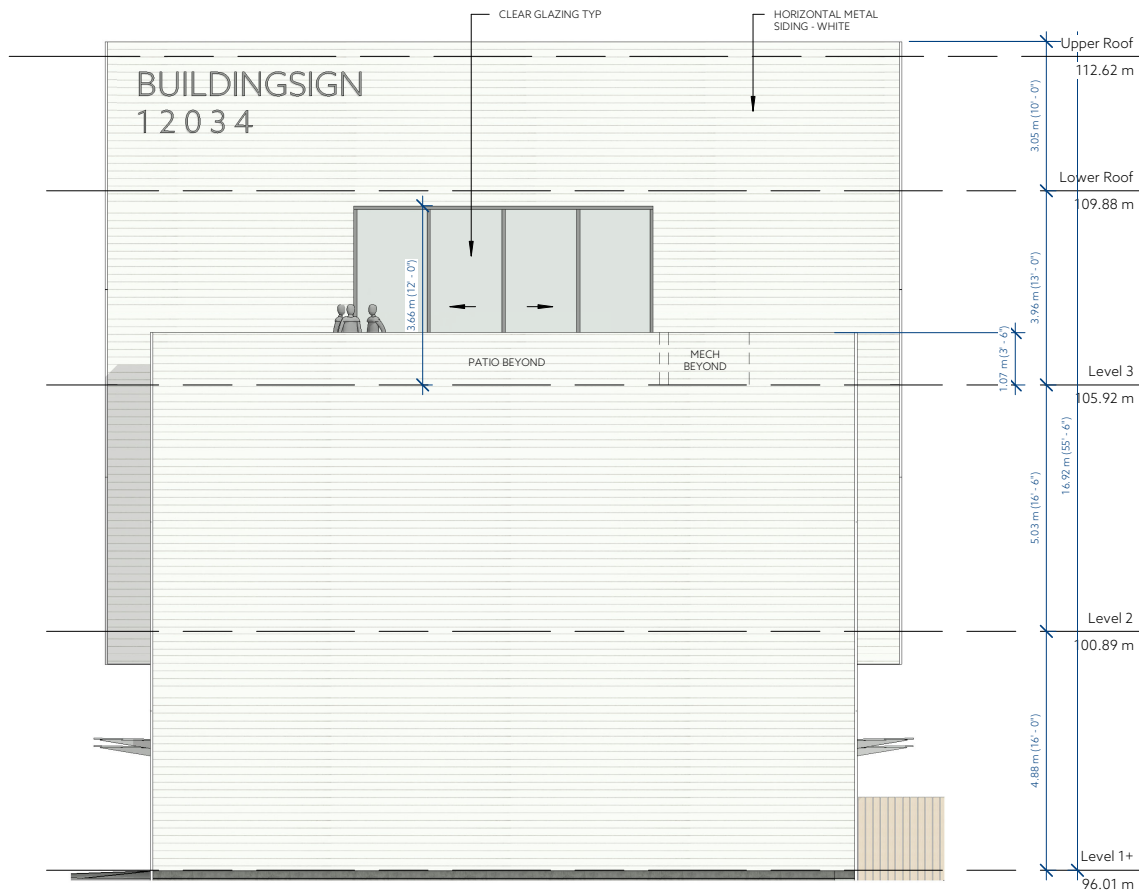


2 East Elevation Passageway - ADP
1:100

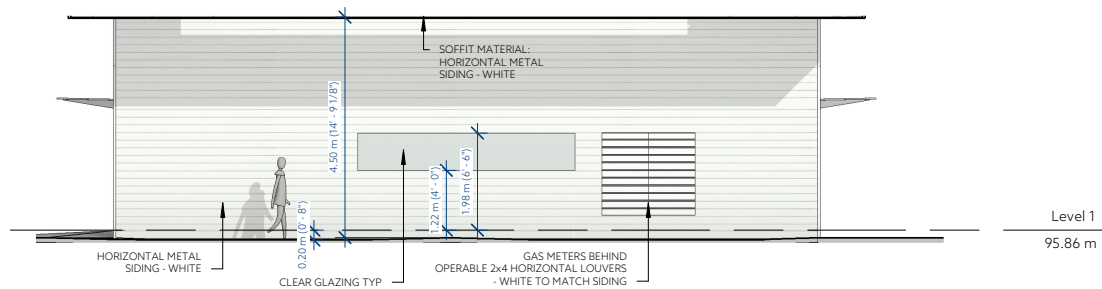
DP SUBMISSION

Date: 30.05.2019
Project No: 7918-0135-00
12034 88th Ave Surrey, V3W 3J2
A17 Elevations





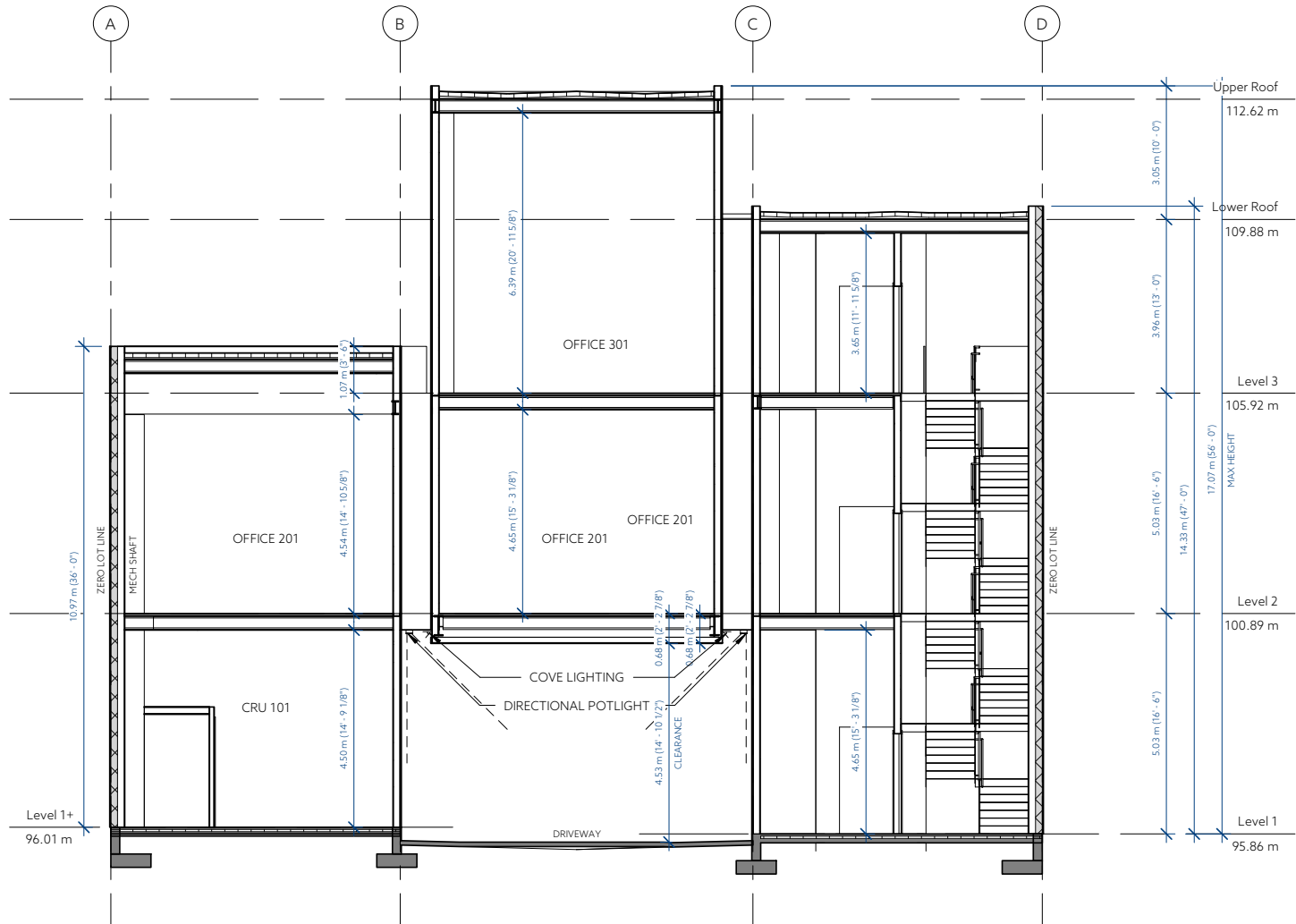
1 West Elevation - ADP
1 : 100

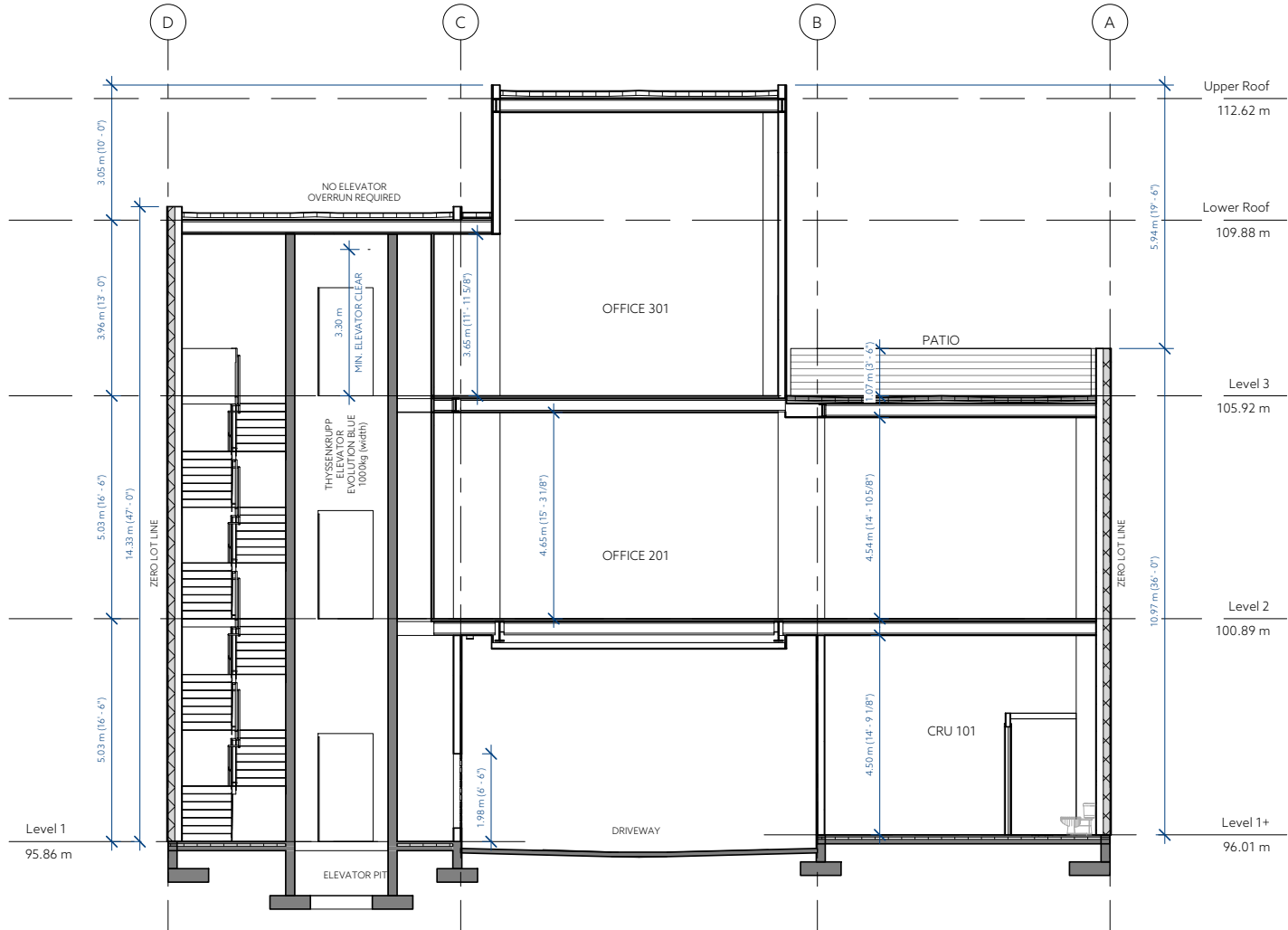


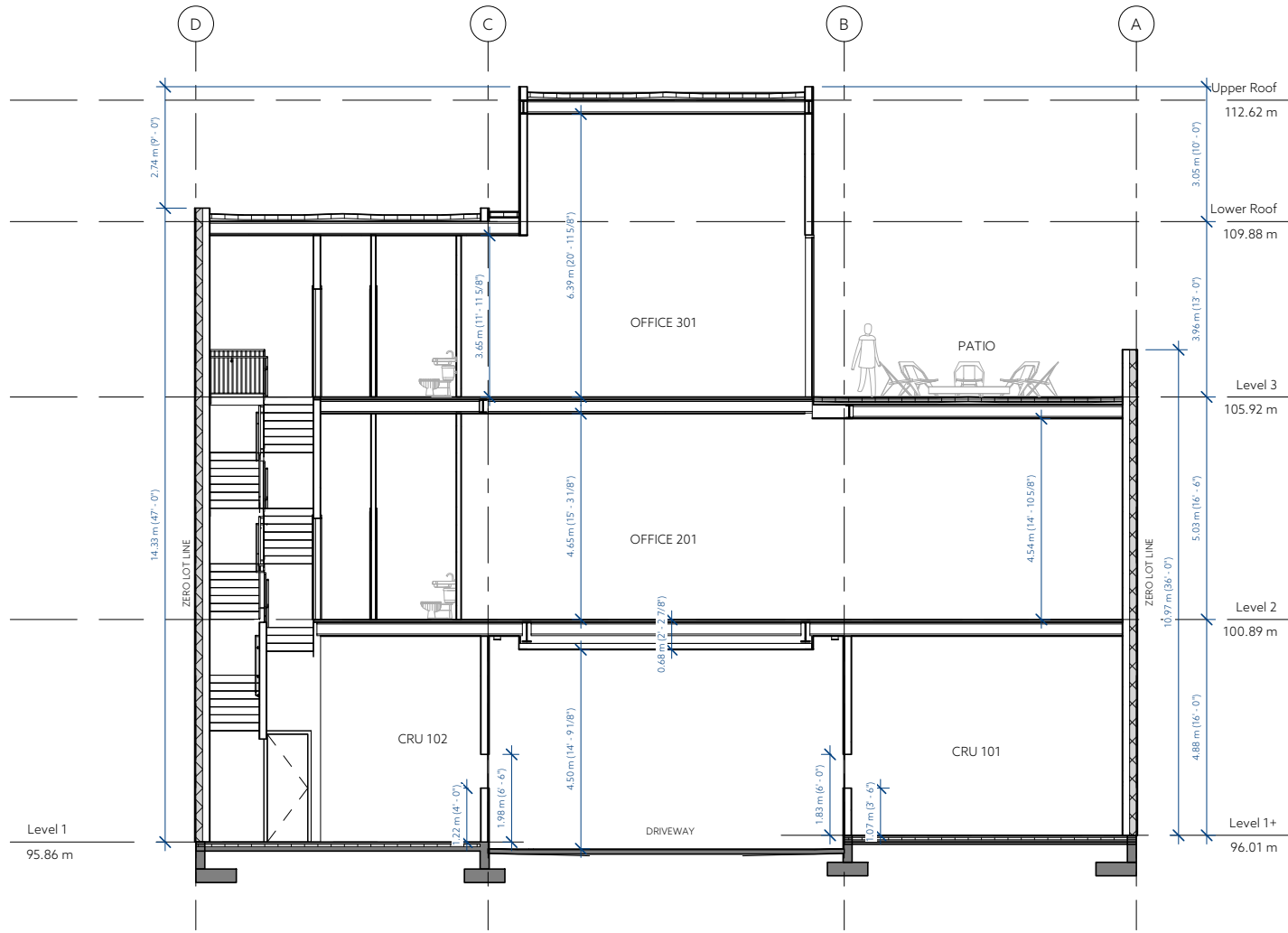
2 West Elevation Passageway - ADP
1 : 100

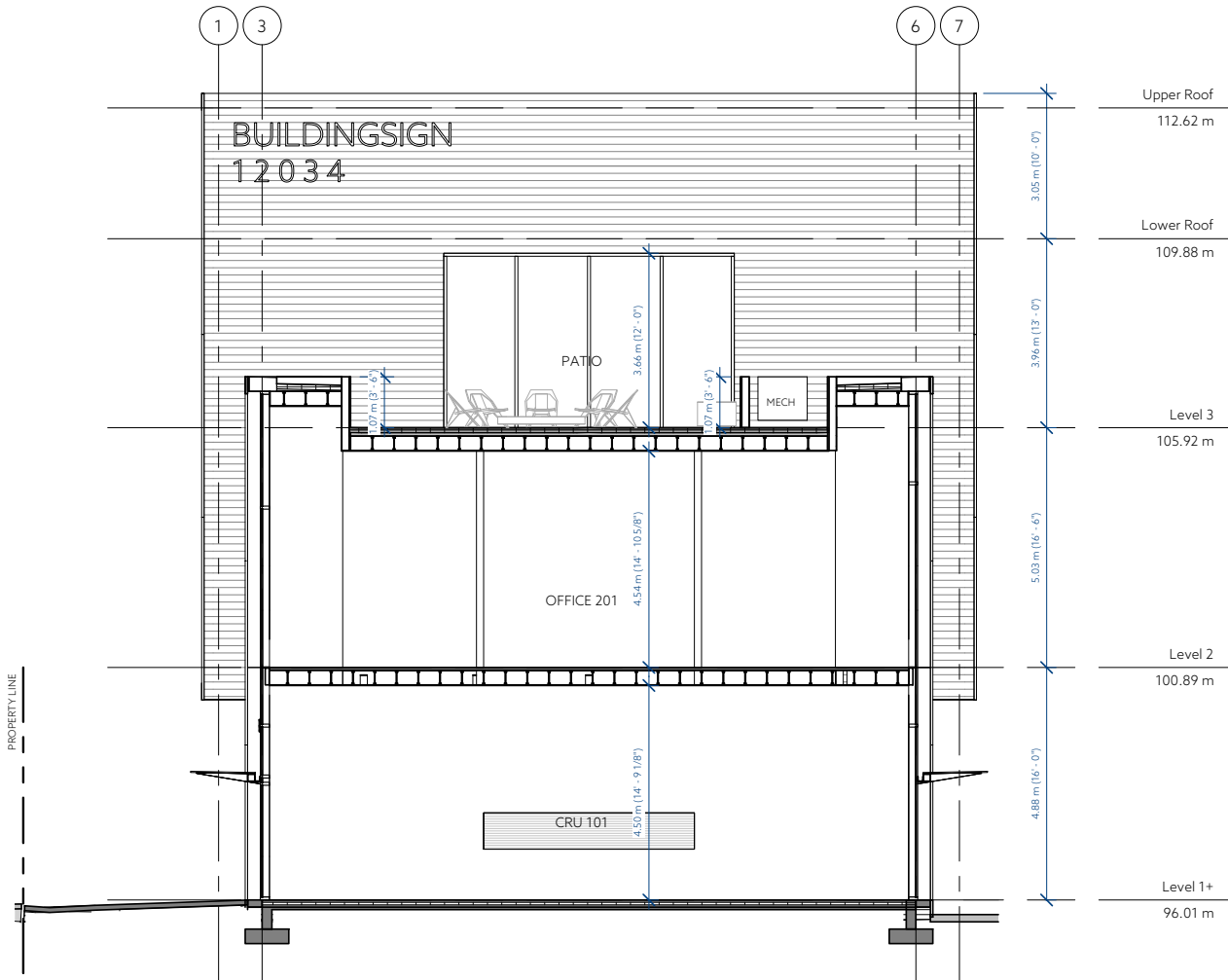
DP SUBMISSION

Date: 30.05.2019
Project No: 7918-0135-00
12034 88th Ave Surrey, V3W 3J2
A19 Elevations



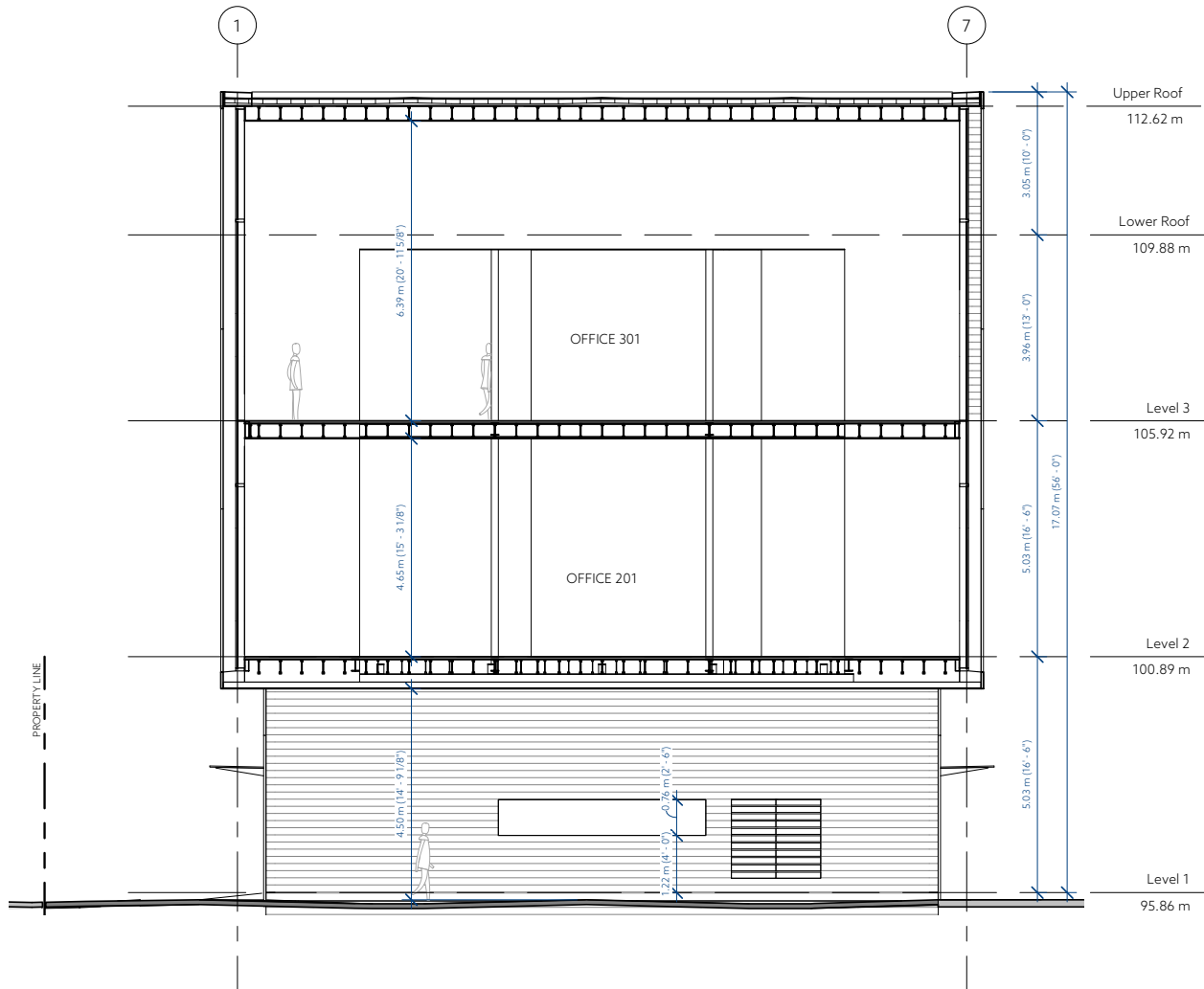


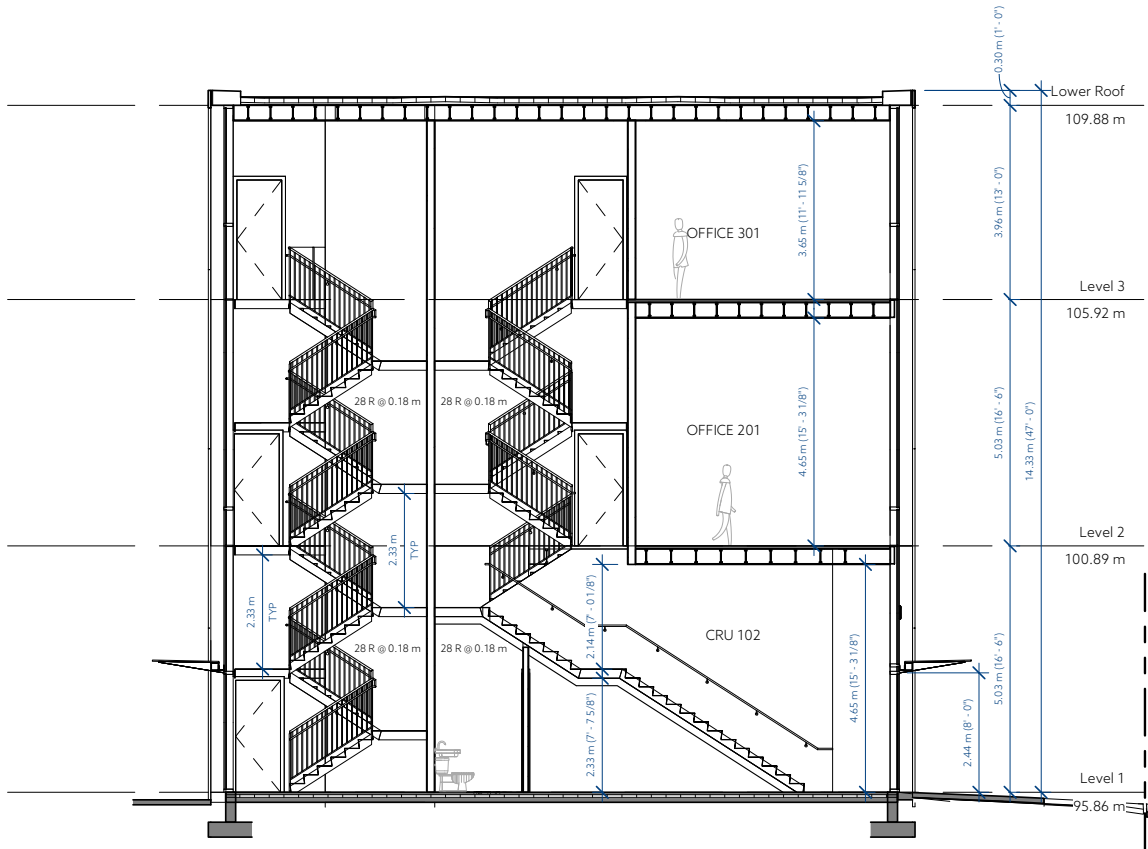


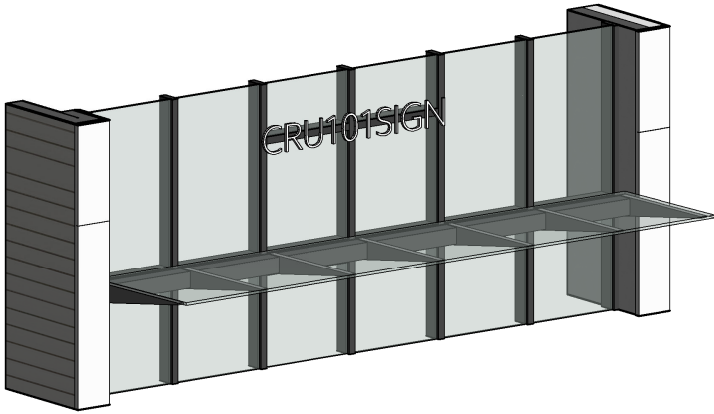


DP SUBMISSION

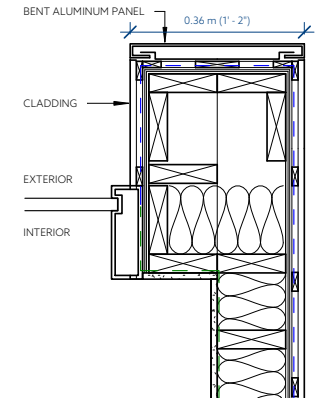
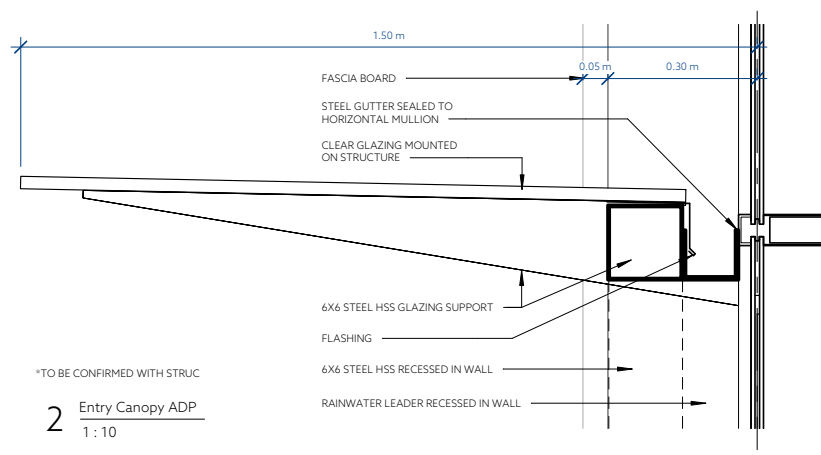
Date: 30.05.2019
 Project No: 7918-0135-00
 12034 88th Ave Surrey, V3W 3J2
 A23 Building Sections



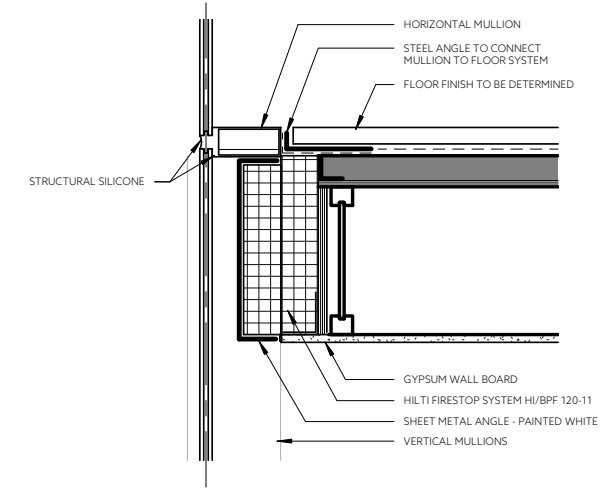




1 3D Canopy ADP



4 Fascia Detail (Plan)
1:10



3 Curtain Wall to Floor Detail
1:10

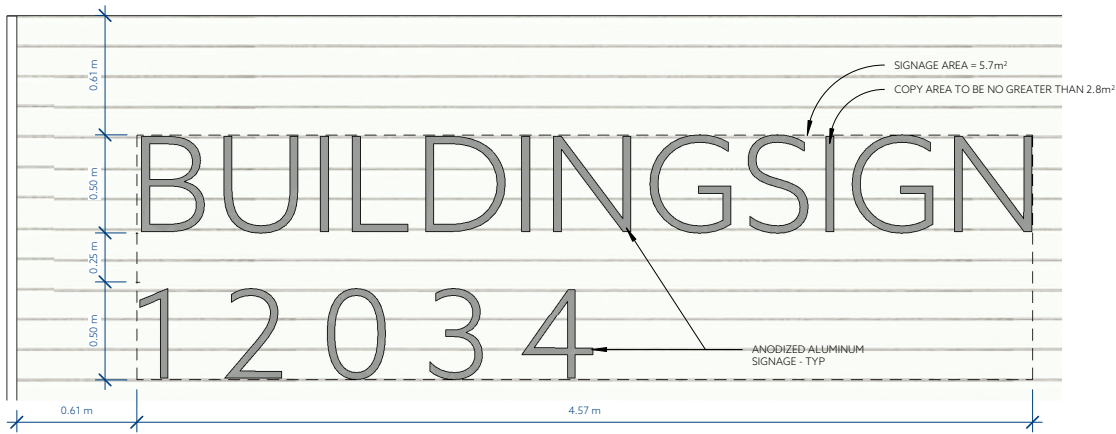
DP SUBMISSION

Date 30.05.2019

Project No 7918-0135-00

12034 88th Ave Surrey, V3W 3J2

A26 Facade Details



SUMMARY OF SIGNAGE AREAS

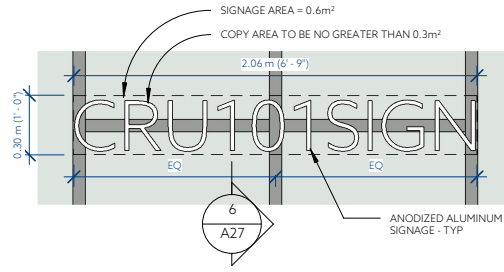
LOT FRONTAGE
= 21.3m

MAX ALLOWABLE SIGNAGE AREA
= 21.3m²

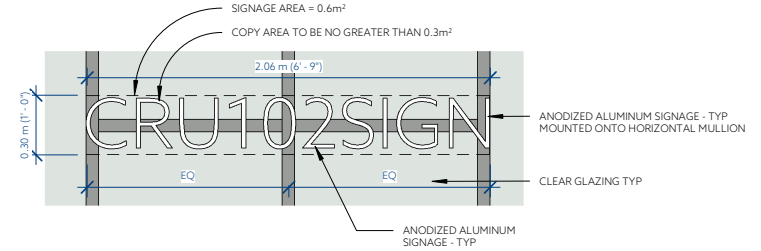
PROPOSED SIGNAGE AREAS:

1	Identification Signage	5.7m ²
2	Fascia Signage	0.6m ²
3	Fascia Signage	0.6m ²
TOTAL		6.9m²

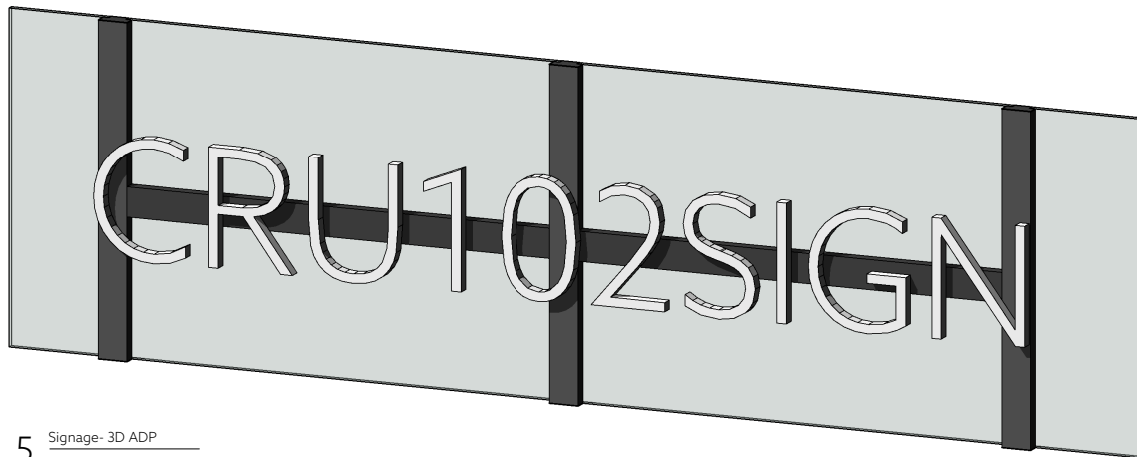
1 Identification Signage
1 : 25



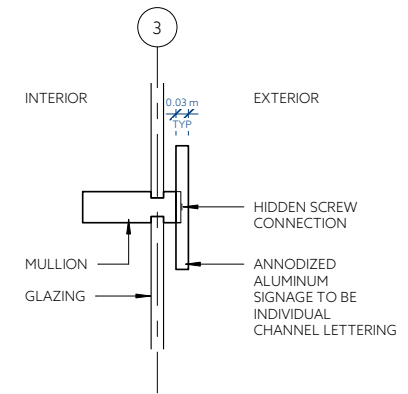
2 Fascia Sign A - North EI ADP
1 : 25



3 Fascia Sign B - North EI ADP
1 : 25



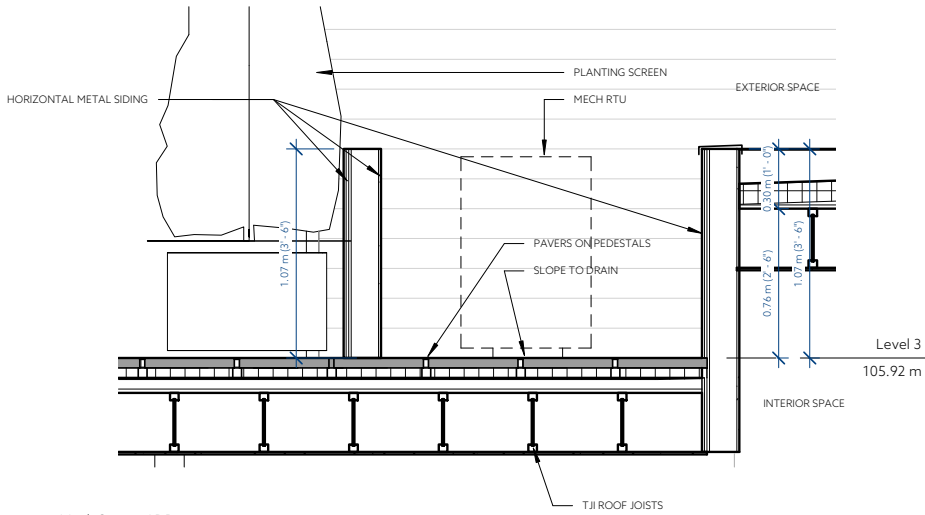
5 Signage- 3D ADP
1 : 10



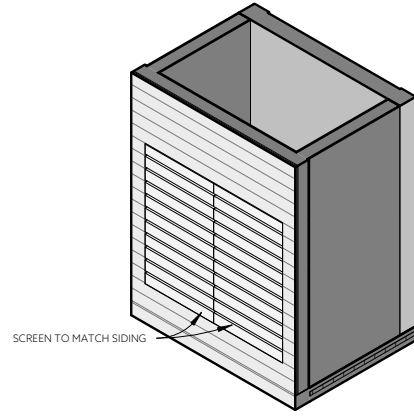
6 Signage Section
1 : 10

DP SUBMISSION

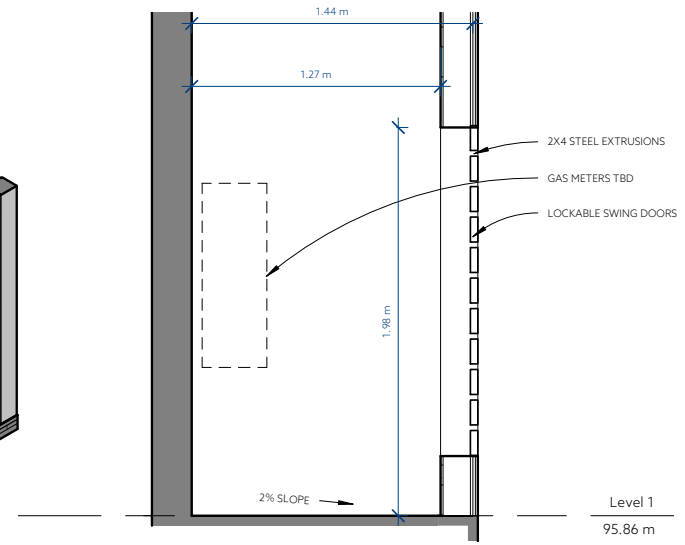
Date: 30.05.2019
Project No: 7918-0135-00
12034 88th Ave Surrey, V3W 3J2
A27 Signage



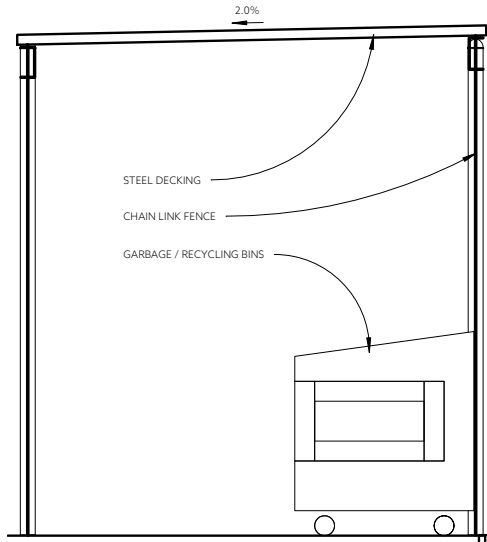
1 Mech Screen ADP
1:25



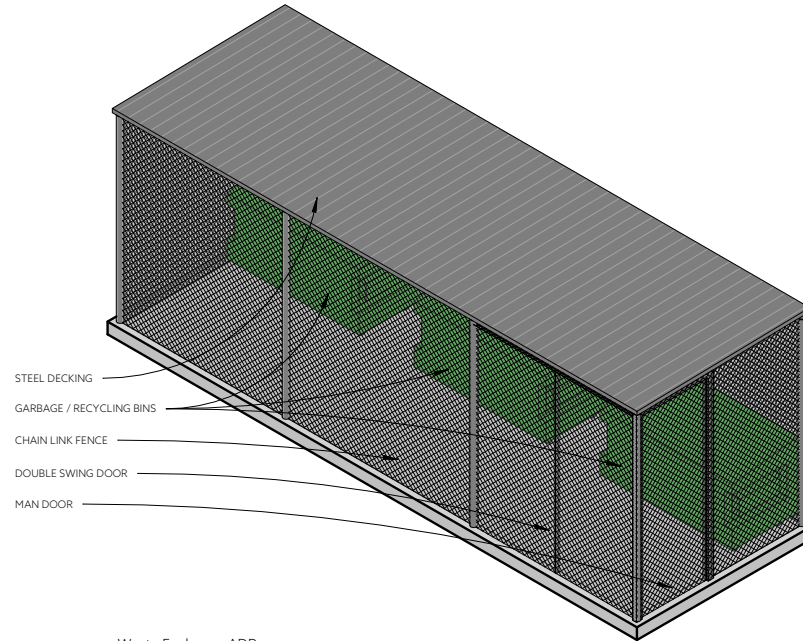
2 Gas Meter Screen 3D ADP



3 Gas Meter Screen ADP
1:25



4 Waste Enclosure ADP
1:25



5 Waste Enclosure ADP



1. BISTRO



2. KHALSA CREDIT UNION



3. GREAT LIGHT HEALING



4. MANN



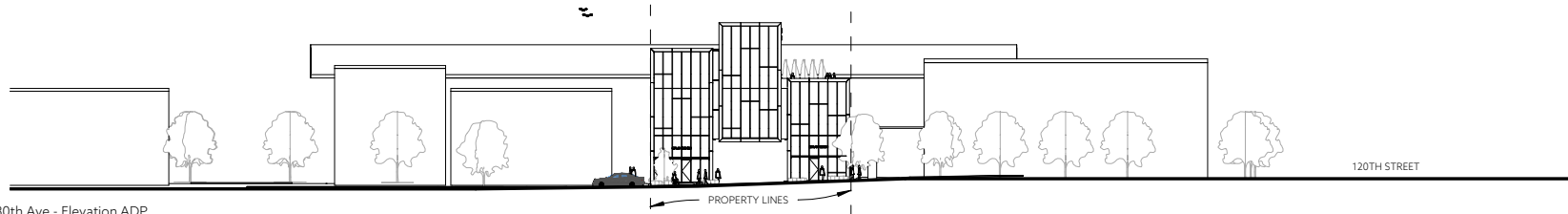
5. CROWN PALACE

DP SUBMISSION

Date 30.05.2019
Project No 7918-0135-00
12034 88th Ave Surrey, V3W 3J2
A29 Context Photos



1 Rendering (View from 80th Ave) ADP

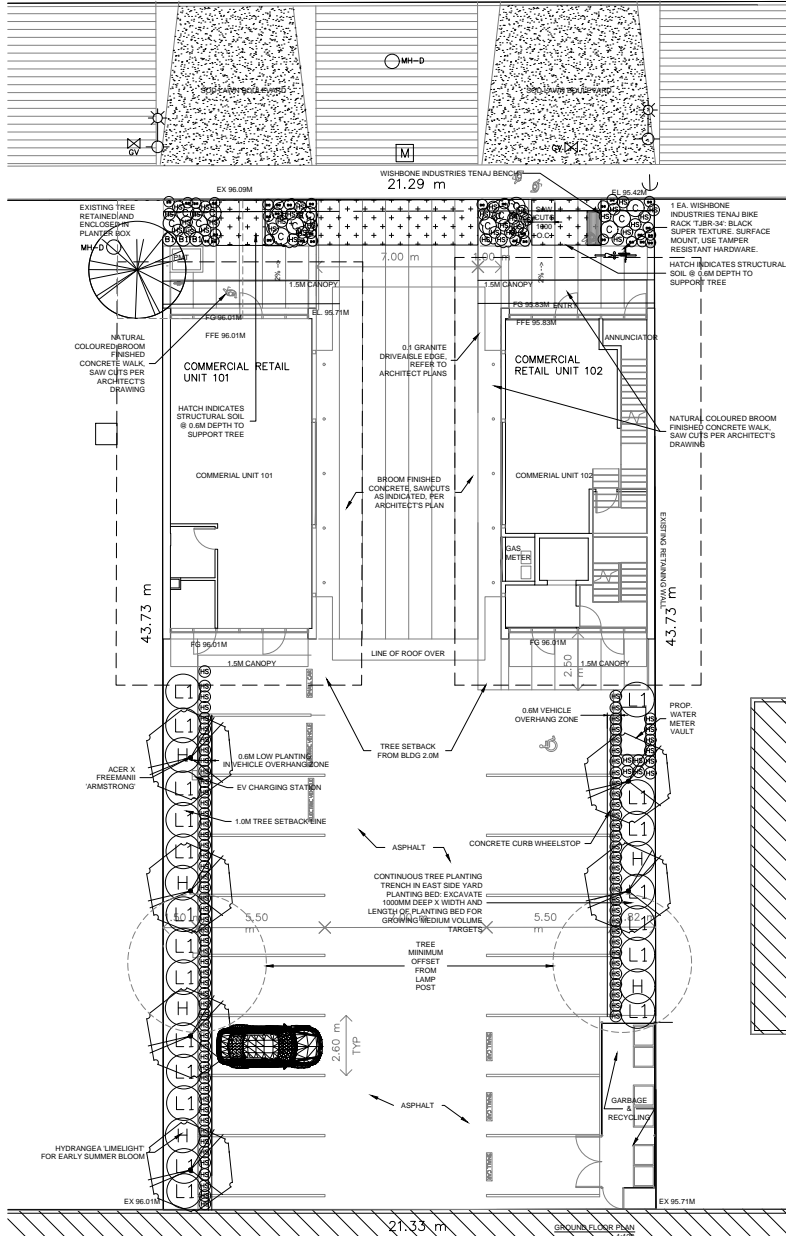


2 Streetscape 80th Ave - Elevation ADP
1 : 500

DP SUBMISSION

Date: 30.05.2019
 Project No: 7918-0135-00
 12034 88th Ave Surrey, V3W 3J2
 A30 Streetscape

88TH AVENUE



ACER RUBRUM ARMSTRONG



LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'



LONGICERA NITIDA CALAMAGROSTIS 'KARL FORESTER' ▲



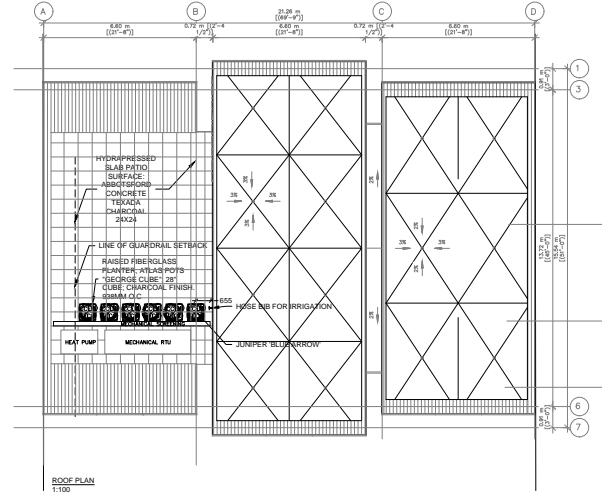
HELICTOTRICHON SEMPERVIRENS JUNIPERUS SCOPULORUM BLUE ARROW



PHILIPS LUMEC OV-2 'OV-2' 70MM H, 220 12 W, MEDIUM GREY TEXTURE 'GY3TX'

WISHBONE INDUSTRIES WISHBONE INDUSTRIES TENAJ BACKLESS BENCH, TENAJ BIKE RACK, USE BLACK POWDERCOAT AND HARBOUR GREY SLATS

NOTE: INSTALL ALL SITE FURNISHINGS USING TAMPER-RESISTANT HARDWARE



PLANT SCHEDULE - ROOFTOP PATIO				PJM PROJECT NUMBER: 17-166
REF	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SR10	6	JUNIPERUS SCOPULORUM BLUE ARROW	BLUE ARROW JUNIPER	#3 POT, 70CM
SR11	2	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	#1 POT
SR12	12	MOLINA CAERULEA PAUL PETERSEN	PURPLE MOOR GRASS	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * NO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE - GROUND LEVEL				PJM PROJECT NUMBER: 17-166
REF	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SR13	6	ACER X FREEMANI ARMSTRONG	COLUMBIAN ARMSTRONG MAPLE	6CM CAL, 2M STD, B&B
SR14	2	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWIFTOLEUM	6CM CAL, 2M STD, B&B
SR15	3	BULUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#3 POT, 40CM
SR16	7	HYDRANGEA PANICULATA LIMELIGHT	LIMELIGHT HYDRANGEA LIMEGREEN-PINK	#3 POT, 80CM
SR17	13	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	FEATHER REED GRASS	#2 POT
SR18	119	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
SR19	32	SEDUM ACRE AUREUM	GOLDEN MOSS STONECROP	5CM POT
SR20	19	LONGICERA PILEATA	PRIVET HONEYBUCKLE	#1 POT, 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * NO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



ATLAS POTS 'GEORGE CUBE', 28" CUBE (X 6), CHARCOAL FINISH

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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.
12	13 MAY 20	UPDATE PER COMMENTS	CLG
11	09 MAY 23	UPDATE PER NEW SITE PLAN	CLG
10	19 FEB 06	UPDATE PER NEW SITE PLAN / PRESSURE	CLG
9	18 OCT 23	ISSUED FOR CP	CLG
8	08 OCT 17	UPDATE PER NEW SITE PLAN	CLG
7	18 SEP 05	ISSUE AND ISSUE FOR SUBMISSION	CLG
6	18 SEP 04	UPDATE PER NEW SITE PLAN	CLG
5	18 AUG 07	UPDATE PER NEW SITE PLAN	CLG
4	17 NOV 07	NEW SITE PLAN/ISSUED FOR SUBMISSION	CLG
3	17 OCT 05	UPDATE PER NEW ROOF PLAN	CLG
2	17 OCT 09	UPDATE PER COMMENTS	CLG
1	17 AUG 10	ISSUED FOR CP	JM

CLIENT:
CROSS ARCHITECTURE

PROJECT:

SOHAL
12034 88TH AVE
SURREY, V3W 1J3

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 17.AUG.09 DRAWING NUMBER:
SCALE: 1:100
DRAWN: JM
DESIGN: JM
CHKD: PCM



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

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

DATE: **Jun 18, 2019** PROJECT FILE: **7818-0135-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12034 88 Ave**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are required to be addressed as a condition of issuance of the Development Permit and Development Variance Permit to reduce the East and West side yard setbacks from 7.5 m to 0 m and the North setback from 7.5 m to 4.5 m and 3.5 m in order to facilitate the construction of a 3-storey commercial building with retail on the ground floor and offices above:

- Remove the existing sanitary sewer from the Statutory Right of Way located along the east property line and discharge the Statutory Right of Way (E1979-0279) from title of the land. Provide a new sanitary service for 12044 88 Avenue from the 88 Avenue sanitary sewer main.
- Register 0.5 m Statutory Right of Way along 88 Avenue.
- Register restrictive covenant on the title of the land for the on-lot sustainable drainage works to meet the Cruikshank and Grenville Integrated Stormwater Management Plan requirements.
- Register restrictive covenant to require the owner/operator to maintain and keep functional the water quality/sediment control inlet chamber.

A processing fee of \$1,627.50 (GST included) is required for administration of legal documents.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

- Construct 88 Avenue with barrier curb and gutter, 5.5 m pavement width from centre line with 2.0 m deep curb extension at driveway access, 1.5 m concrete sidewalk, and 7.3 m letdown.
- Provide storm water calculation to confirm the downstream storm system capacity to the outfall on BC Hydro Statutory Right of Way; upgrade the system as required.
- Confirm adequacy of the existing storm service connection. Upgrade as required.
- Provide on-lot stormwater storage and flow control drainage works to meet the Cruikshank and Grenville Integrated Stormwater Management Plan requirements, including provisions of minimum 300 mm topsoil on all pervious areas.
- Provide water quality treatment for the surface runoff from parking areas.
- Confirm the existing water service connections is adequate for the intended use; upgrade as required. Provide meter sizing calculation to confirm appropriate meter size.
- Perform sewer capacity analysis of the fronting sanitary sewer on 88 Avenue and upsize the main if required.
- Provide adequately sized sanitary service connection for the site from the new sewer on 88 Avenue.

A processing free of \$7,350.00 (GST included) is required for administration of the Servicing Agreement. Execution of the Servicing Agreement is a condition of issuance of the Building Permit.



Tommy Buchmann, P.Eng.
Development Services Manager
IK1

27 May 2019

Attn: Ingrid Matthews
City of Surrey
Planning Department
13450 - 104 Avenue
Surrey, BC

Ingrid,

Please see our response to the Advisory Design Panel Statement of Review regarding project number **7918-0135-00**, located at **12034 88 Avenue**.

Side Setbacks Variance (Zero Lot Lines)

The Urban Design Planner advised that staff support the project's proposed use, density and form and have no specific issues on those, however there is concern with the constructibility affecting the form. The proposed amount of parking is deficient but is being discussed between the applicant and staff.

The proposed amount of parking is no longer deficient. The building area has been reduced and thus, the parking stall requirements have also decreased. The required stalls is 16 total. The proposed stalls is 17 total. See Data cover sheet for calculations.

Members expressed concerns that there is not enough details in the circulation, facade and street elevations.

We have provided an additional fascia detail. See A26

Site

- Consider treating the rear of the site where the neighbor has a blank facade.
As of recent, the neighbour has not yet approved a mural on the blank facade.

Form and Character

- Consider further variation of the parapets for each block to be more playful.
We propose to raise the uppermost roof 4'-0" (1.22m). See A14 for elevations. This creates better proportions and "a more playful difference in heights." - Robert Drew
- Consider further exploration of the interface where the building hits the ground plane.
The vertical fascia will terminate into the concrete walkway. A white concrete strip will wrap the inside of the projecting walls, mimicking the bottom of the rectangular form. See A05.
- Consider pure forms and clean aesthetics to manage signage, lock boxes or other post-occupancy add-ons, which should be integrated.
Lock boxes will be located at the building rear. Sizes and locations of signage are regulated on A27.

- Recommend prioritizing the front entry-way and pedestrian street experience.
The front entry-way is prioritized by making it pedestrian oriented and visible. Placing the elevator in front would ruin the pedestrian street experience by blocking the CRU from the street. See A10.
- Consider exploring width of the horizontal siding, which does not appear to be in keeping with the fascia and concepts of the front facade and forms.
A 6" profile is proposed for a more human scale appearance. See A16. A larger aluminum panel was considered but was deemed too bulky.
- Consider adding windows along the driveway facade through the vehicle parkway, such as across each CRU or at its corners.
We have added windows as desired. See sheets A02, A17, A19.
- Explore ideas for the exterior side wall signage.
Proposed signage on sheets A27. We have also added wayfinding signage. See A02, A19.
- Consider the opportunity for retail spaces to have pedestrian frontage.
Yes. All retail spaces have pedestrian frontage. See A05.
- Consider a safer and more welcoming, pedestrian pathway through drive aisle with more visual differentiation from the driving surface.
A 4" granite edge separates the drive aisle and pedestrian pathway in order to make it safer, visually different, and welcoming. See A05.
- Suggest the use of differentiated material for the soffit material above drive aisle.
In order to remain consistent with the design concept, the siding material matches the soffit material. See A02.
- Consider soffit cove-lighting above the driveway to hide the luminaires.
We are providing cove lighting and directional lighting along the driveway. Directional lighting is necessary for pedestrian safety.
- Recommend reviewing the elevator lobby location for accessibility equality, street visibility and layout functionality of the CRU.
We initially had the same thoughts as the panel. We explored access off of the front however after further analysis, the rear is most appealing for wheelchair access as it is directly adjacent to the accessible stall. It was also brought up that people requiring the use of an elevator typically drove to accounting offices. The client also expressed his desire for a rear elevator for his clients and as much visible CRU as possible. See A05.
- Consider alternatives to the dark tinted windows, such as fritted glass.
We have revised the dark tinted windows to be clear glazing. This brightens up the building and interior spaces. See A14.
- Consider exploring the window mullion details.
We are proposing a standard 2" wide anodized aluminum mullion (Kawneer). See A16.

Landscape

- Consider further programming and articulation of other ideas available on the patio.
A communal seating area is proposed. See A04, A12.
- Consider enhancing the front yard landscaping.
Due to the COS civil requirements there will be double the amount of landscaping provided in the city-side front yard. On the site's frontage, we have done exactly as the COS has requested. See A05.

The Panel expressed concerns with the landscape package not being comprehensive enough and a lack of opportunities for pedestrian experience.

The panel also expressed that the portion of land at the front of the project is incredibly small. We believe we are proposing a great pedestrian experience considering the limited space available.

CPTED

- No specific issues were identified.

Sustainability

- Consider adding additional electric vehicle parking.
We are proposing 2 EV stations. See A05.
- Recommend low E-coated triple glazed windows.
We will consider triple glazed windows once we analyze the building further with an energy model. Low-E coating is currently being proposed. See A16.
- Recommend highly insulated wall sections.
Yes, we are proposing highly insulated wall sections and will consider a proper insulation strategy once we obtain an energy model. See A20.
- Recommend additional bicycle parking on exterior to better encourage bicycle use.
We are proposing exactly as the COS has requested. We are open to providing more bicycle parking as we originally proposed. See A05.

Accessibility

- The accessibility route is confusing and unclear.
The added wayfinding signage and clear separation of pathway and driveway will be clearly defined and welcoming. See A02.
- Consider the width of the walkway along the driveway.
The walkway cannot be any wider without revising the building structural system and reducing the CRU space.
- Recommend changing the elevator location.
We have explored all possible options and we believe the elevator location is in the best possible location. Moving the elevator the front of the building would destroy the front CRU and increase the travel distance from the accessible parking stall to the elevator. See A05.
- Recommend placing the toilet flush handles on the open side, away from the wall.
We have explored toilets that have flush handles on both sides.
- Consider a back rest on the bench
We have added a back rest to the bench. See A05.

Sincerely,



Brenton Wiebe
Intern Architect | AIBC

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0135-00

Issued To:

(the "Owner")

Address of 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: 009-719-415

Lot "C" Except: Part 45 Square Metres (Bylaw Plan 54550), Section 30 Township 2 New Westminster District Plan 12535

12034 - 88 Avenue

(the "Land")

3. (a) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 36 Community Commercial Zone (C-8), the minimum front yard (north) setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the ground floor and from 7.5 metres (25 ft) to 3.5 metres (11.5 ft.) for the second and third floors.
 - (b) In Section F. Yards and Setbacks of Part 36 Community Commercial Zone (C-8), the minimum west and east side yard setbacks are reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).

- (c) In Section G. Height of Buildings of Part 36 Community Commercial Zone (C-8), the maximum building height is increased from 12 metres (40 ft.) to 17.1 metres (56 ft.).
5. 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.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. 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.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

Increase to the maximum building height from 12 metres to 17.1 metres

Reduced front (north) setback from 7.5 metres to 4.5 metres to the ground floor and 3.5 metres to the second and third floors.

Reduced side (east and west) setbacks from 7.5 metres to 0.0 metres.

