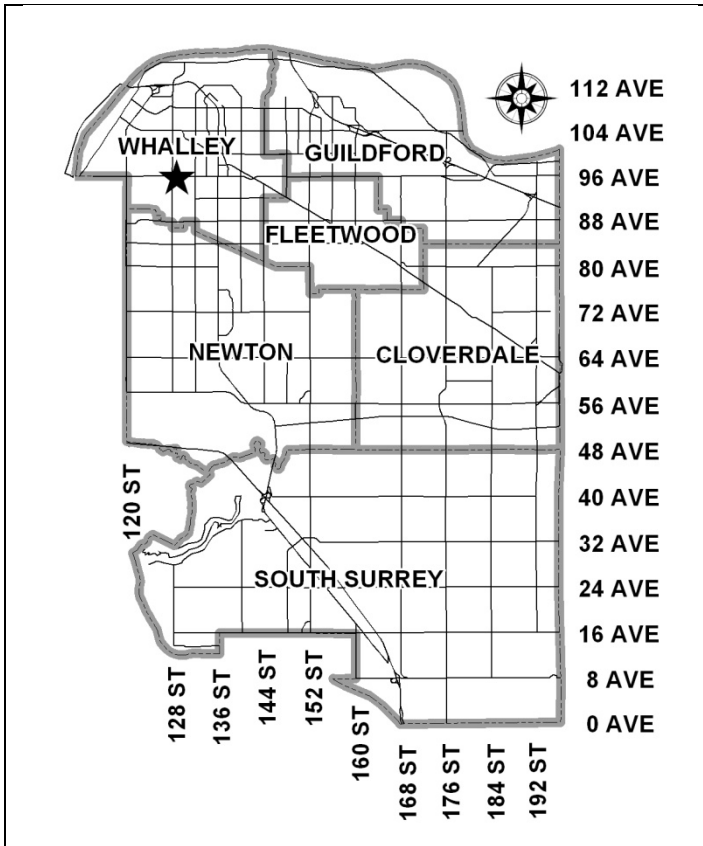


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0054-00

Planning Report Date: November 5, 2012

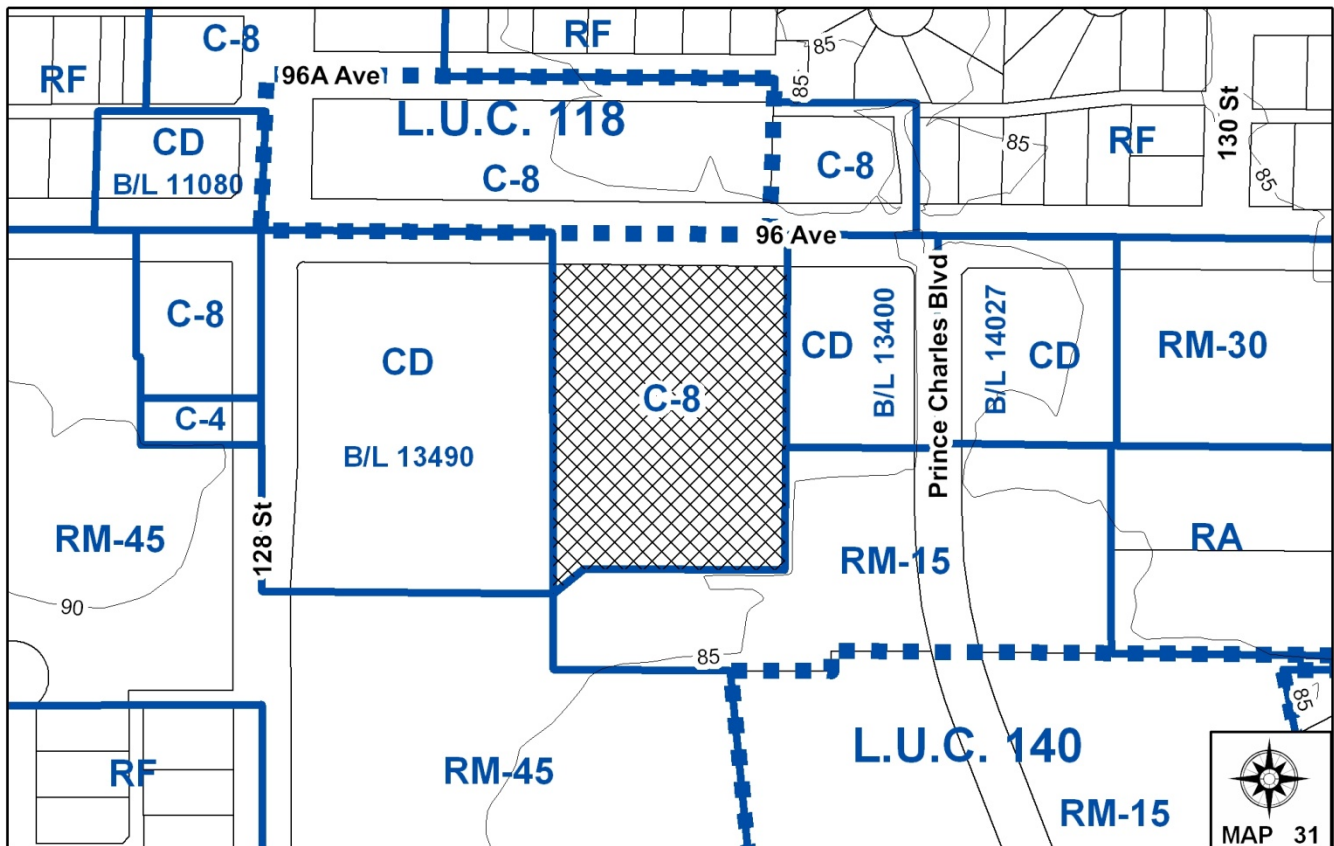


**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

in order to permit the redevelopment of an existing shopping mall and construction of two commercial units.

**LOCATION:** 12852 - 96 Avenue  
**OWNER:** 526751 B.C. Ltd., Inc. No. 526751  
**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

- Seeking a variance to reduce the eastern side yard setback for the proposed building addition and a variance to the Sign By-law to allow five fascia signs above the roofline.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed building form is appropriate for this part of Whalley.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7908-0054-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0054-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.6 metres (22 ft.); and
  - (b) to vary the Sign By-law to allow for five fascia signs to be above the roofline.
3. Council instruct staff to resolve the following issues prior to 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design and signage issues to the satisfaction of the Planning and Development Department.

### REFERRALS

Engineering: The Engineering Department has no objection to the project, although it was noted that a number of conditions will be placed on the project at Building Permit stage as outlined in Appendix III.

### SITE CHARACTERISTICS

Existing Land Use: Eastern portion of Cedar Hills Plaza shopping centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Mixed-use commercial building.	Commercial	LUC No. 118 (underlying C-8 zoning)
East:	McDonald's drive-through restaurant to the north and townhouses to the south.	Commercial and Multiple Residential	CD By-law No. 13400 and RM-15
South:	Townhouses.	Multiple Residential	RM-15
West:	Western portion of Cedar Hills Plaza shopping centre.	Commercial	CD By-law No. 13490

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 12852 - 96 Avenue in Whalley. The subject property is approximately 1.28 hectares (3.16 acres) in size, is designated Commercial in the Official Community Plan (OCP), and is zoned Community Commercial Zone (C-8).
- The site contains a portion of the Cedar Hills Plaza shopping centre.
- The east wing of the Cedar Hills Plaza shopping centre was constructed in 1975 and the south wing was constructed 1977.
- In the early 1970s, the shopping centre was subdivided into two separate fee-simple lots, with the western portion of the shopping centre being located on the adjacent lot at 12840 - 96 Avenue and the eastern portion of the shopping centre being located on the subject site at 12852 - 96 Avenue.
- A reciprocal access easement exists between the subject lot and the lot to the west.
- Although the application to renovate the existing mall was submitted in 2008, the application did not proceed to Council due to economic conditions. However, the property owner has recently secured No Frills supermarket as a major tenant and, as a result, the project is now proceeding.

Current Proposal

- The subject application includes a Development Permit (DP) and Development Variance Permit (DVP) to allow for the renovation of the existing eastern portion of the Cedar Hills Plaza shopping centre.
- The existing shopping centre is comprised of approximately 5 large retail units that are located along the southern portion of the subject lot, and 8 additional retail units located along the eastern side of the subject lot.

- As part of the proposed renovation, 1,465 square metres (15,769 sq. ft.) of the southern wing of the subject site will be demolished and two, larger, retail units will be constructed in their place. The third retail unit will remain more or less its current size.
- The larger of these new units will be approximately 2,229 square metres (24,000 sq. ft.) in area, and will be located in the south-east corner of the mall. The unit is intended to house the No Frills supermarket.
- The smaller of the proposed new units will be approximately 632 square metres (6,800 sq. ft.) in area.
- With the demolition of a portion of the existing building and the reconstruction of the two retail units, the shopping centre will contain 4,491 square metres (48,340 sq. ft.) of building area which translates into a floor area ratio (FAR) of 0.36, well below the maximum 0.80 FAR permitted under the C-8 Zone.
- A variance is required to reduce the eastern side yard setback from the 7.5-metre (25 ft.) setback required in the C-8 Zone to 6.6 metres (22 ft.). The proposed variance will allow the new addition to be constructed with the same side yard setback as the existing building (see the By-law Variance section for more details).
- After the additions and renovations are completed, the proposed mall will have approximately 11 tenants with a mix of businesses including the No Frills supermarket, a bank, restaurant, bakery, and medical clinic.

#### Parking and Circulation

- As part of the redevelopment of the Cedar Hills Plaza shopping centre, the applicant also proposes to redevelop the existing surface parking lot by reorienting the parking spaces from the current north/south orientation to an east/west orientation to ensure that the driving aisles and parking spaces better align with the adjoining shopping centre to the west.
- Under the provisions of the Zoning By-law, the enlarged shopping centre requires 138 on-site parking spaces. The proposed development is providing 152 parking spaces which is 14 more parking spaces than required.
- Currently, delivery vehicles to both the subject site and the adjoining shopping centre to the west, access both properties from a driveway along 128 Street. In practice, delivery vehicles are required to back into the site and to back-up along the entire length of both sites in order to access the rear of the retail units on the subject site.
- Therefore, in order to improve delivery access to both shopping centre sites and to improve traffic safety, as part of the proposed redevelopment a new, right-in only driveway will be constructed along the 96 Avenue frontage, at the extreme north-east corner of the subject site.
- With this new driveway access along 96 Avenue, delivery vehicles will no longer need to back into the site but will be able to enter the site via 96 Avenue and exit via 128 Street.

## PRE-NOTIFICATION

A development proposal sign was installed on October 4, 2012 and staff received no telephone calls or correspondence in response.

## DESIGN PROPOSAL AND REVIEW

- The existing mall is one-storey in height, with the exterior of the building being a mix of wood, metal, stucco and glazing. The façade of the existing building contains continuous signage canopies, all of varying heights, sizes and colours.
- In addition to the demolition of a portion of the southern part of the existing building, the applicant is also proposing to remove all of the existing canopy signage.
- The majority of the exterior of the renovated shopping centre building will be primarily clad in high quality, durable, solid phenolic panels (similar to laminated plastic panels).
- In order to articulate an otherwise flat façade, parapets will be used to demarcate and differentiate individual retail units or groups of retail units.
- To provide further articulation, exterior walls will be extended above the flat roof of the building to create parapets. The parapets will extend at varying heights above the roofline to create the illusion of a more articulated and interesting roof line. The parapets will extend from 1.7 metres (6 ft.) to 2.2 metres (7 ft.) above the existing roof line.
- The individual retail units, or grouping of units, will be further strengthened by incorporating a variety of earth tone colours (rusty red, amber and copper yellow) into the façades and canopies.
- A series of 8 canopies, constructed of steel and clear glass, will be constructed over the entries to the individual retail units, or grouping of units, to provide weather protection for the public.

## Signage

- All of the existing canopy and fascia signage will be removed.
- Twelve new signs are proposed for the 11 units within the mall.
- Signage will consist of a mix of logos and backlit aluminum channel lettering.
- Size of the lettering ranges from 0.45 metre (1.5 ft.) to 1.8 metres (6 ft.) with larger lettering reserved for the anchor tenants (TD Bank and No Frills). The majority of lettering and signage will be 0.60 metre (2 ft.) tall.
- Confirmation on proposed signage will be required prior to consideration of final approval of the Development Permit.

- Three of the proposed 12 signs are at or above roofline and will require a Development Variance Permit to vary the Sign By-law (see By-law Variance section for more details).
- The existing 5.5-metre (18 ft.) tall free-standing sign is proposed to remain but may be updated in the future.

### Landscaping

- The existing parking lot for the shopping centre contains only minimal landscaping. As part of the reconfiguration of the parking lot noted previously in this report, the applicant proposes to create a number of landscaped islands within the parking lot, a new, heavily landscaped entry drive aisle from 96 Avenue and an expanded and heavily landscaped buffer along 96 Avenue to screen the parking lot from vehicles and pedestrians travelling along 96 Avenue.
- In addition, a small, heavily landscaped plaza is proposed for the north-east corner of the site along 96 Avenue that will contain 3 benches and 7 trees.
- A walkway will be constructed along the west side of the shopping centre building that will extend north, through the parking lot to 96 Avenue and south, to the adjoining residential developments. This walkway will consist of a concrete sidewalk, except where the sidewalk crosses vehicle travel lanes where the sidewalk will be demarcated by painted lines. It is anticipated that this walkway could be expanded to create a more formal pedestrian connection through the site at such time as the adjacent shopping centre to the west redevelops or upgrades.
- A small plaza with a tree and 2 benches is proposed at the south-east corner of the parking lot, within the sidewalk in front of the No Frills supermarket.
- Seven in-ground planters with shrubs are proposed to replace existing above-ground planters within the sidewalk in front of the store fronts.
- Along the south and east property lines, a row of western red cedar and hawthorn hedges is proposed to screen the neighbouring townhouses from the proposed development.
- In total, 119 new trees will be planted within the site.
- Applicant proposes to replace existing parking lot lighting with approximately 9 light standards. Each light standard is proposed to be black and 6 metres (20 ft.) tall.
- New bike racks and garbage bins will be installed throughout the site.

### SUSTAINABLE DEVELOPMENT CHECKLIST

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

- The proposal incorporates sustainable features based on four of the seven criteria listed in the Sustainable Development Checklist. The features are listed within each criterion in the following table:

Sustainability Criteria	Sustainable Development Features Summary
Location	<ul style="list-style-type: none"> <li>The site is located near the corner of 128 Street and 96 Avenue which has transit frequency of approximately 6 buses heading east and west per hour.</li> <li>The project is within an existing urban infill area.</li> <li>The renovation and addition is to an existing commercial shopping centre.</li> </ul>
Ecology & Stewardship	<ul style="list-style-type: none"> <li>The proposal increases pervious area within the parking lot including addition of trees and landscape islands within the existing barren parking lot.</li> <li>Site will allow for recycling containers for tenants' use.</li> </ul>
Sustainable Transport & Mobility	<ul style="list-style-type: none"> <li>Applicant is providing a north/south walkway through the site connecting to multi-family developments to the south.</li> <li>Applicant is providing bike racks.</li> </ul>
Accessibility & Safety	<ul style="list-style-type: none"> <li>The proposed building incorporates CPTED principles including removal of structures that provide hiding area and enhanced walkway between buildings with low vegetation and lighting.</li> </ul>

#### ADVISORY DESIGN PANEL

- The proposed redevelopment of the subject site was not forwarded to the Advisory Design Panel but was reviewed by City staff and found acceptable.
- However, a number of minor issues remain outstanding including signage details and modifications to the landscape plan. The applicant has agreed to address these outstanding issues prior to the Development Permit being considered for approval.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the side yard (east) setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.6 metres (22 ft.).

Applicant's Reasons:

- The proposed setback variance will permit the proposed building addition to be located the same distance from the eastern property line as the existing building.



## Staff Comments:

- With the requested variance, the proposed addition will be set back the same distance from the eastern property line as the existing building.
- Currently there is no landscape buffer within the subject site along the eastern boundary of the subject site, to screen the existing shopping centre from the adjacent townhouse development to the east. To mitigate the reduced building setback, a 1.5-metre (5 ft.) wide landscaping buffer will be created along a portion of the eastern property line to help screen the shopping centre from this multi-family development.
- As a result, staff support the proposed variance.

## (b) Requested Variance:

- To vary the Sign By-law to allow four signs to be above the roofline.

## Applicant's Reasons:

- The proposed parapets, give the perception that the roofline is higher than actuality.

## Staff Comments:

- The proposed signs do not appear to be above the roofline when viewed from the street.
- Building heights are well below the maximum 12 metres (40 ft.) allowed under the C-8 Zone.
- Staff agree with the applicant's rationale and support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7908-0054-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

Information for City Clerk

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

1. (a) Agent:        Name:            Arthur Buse  
   Boldwing Continuum Architects Inc.  
   Address:         #300 - 7337 - 137 Street  
   Surrey BC  
   V3W 1A4  
  
   Tel:                604-594-4787
  
2.         Properties involved in the Application
  
- (a)     Civic Address:            12852 - 96 Avenue
  
- (b)     Civic Address:            12852 - 96 Avenue  
   Owner:                 526751 B.C. Ltd., Inc. No. 526751  
   PID:                    004-208-455  
   Lot 576 Section 32 Township 2 New Westminster District Plan 50869
  
3.         Summary of Actions for City Clerk's Office
  
- (a)     Proceed with Public Notification for Development Variance Permit No. 7908-0054-00

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: C-8

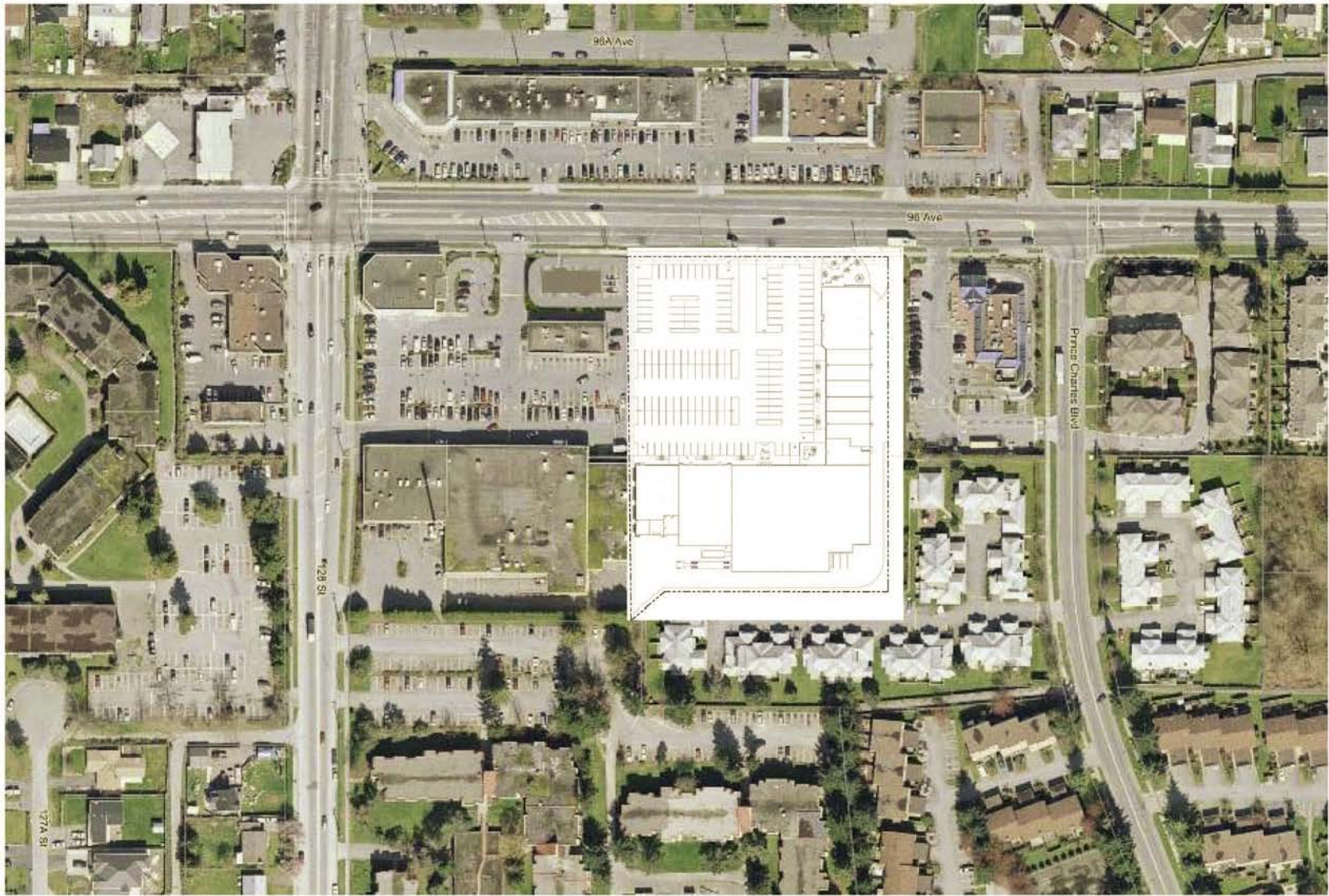
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	N/A	12,784 sq. m.
Road Widening area	N/A	149 sq. m.
Undevelopable area	N/A	
Net Total	N/A	12,635 sq. m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	4,492 sq. m. (35.5%)
Paved & Hard Surfaced Areas	N/A	7,292 sq. m. (57.7%)
Total Site Coverage	N/A	11,783 sq. m. (93.25%)
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	10.87 m (existing)
Rear	7.5 m	7.53 (new)
Side #1 (N,S,E, or W)	7.5 m	6.64 m (existing)
Side #2 (N,S,E, or W)	7.5 m	1.88 m (existing)
Side #3 (N, S, E or W)	N/A	N/A
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	Varies: 5.94 m – 8.23 m
Accessory	N/A	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor	N/A	N/A
One Bed	N/A	N/A
Two Bedroom	N/A	N/A
Three Bedroom +	N/A	N/A
Total	N/A	N/A
<b>FLOOR AREA: Residential</b>	N/A	N/A
<b>FLOOR AREA: Commercial</b>		
Retail	10,108 sq. m. (0.80)	4,150 sq. m. (0.33)
Office	10,108 sq. m. (0.80)	341 sq. m. (0.03)
Total	10,108 sq. m. (0.80)	4,492 sq. m. (0.36)
<b>FLOOR AREA: Industrial</b>	N/A	N/A
<b>FLOOR AREA: Institutional</b>	N/A	N/A
<b>TOTAL BUILDING FLOOR AREA</b>	10,108 sq. m. (0.80)	4,492 sq. m. (0.36)

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

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	0.80	0.36
FAR (net)	0.80	0.36
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	N/A	N/A
Outdoor	N/A	N/A
<b>PARKING (number of stalls)</b>		
Commercial	125	138
Medical	14	14
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed	N/A	N/A
3-Bed	N/A	N/A
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	139	152
Number of disabled stalls	3	3
Number of small cars	35	18
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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 **CONTEXT SITE PLAN**

2012-04-24 ISSUED FOR PLANNING REVIEW  
 2012-08-09 ISSUED FOR CLIENT REVIEW  
 2012-08-10 ISSUED FOR PLANNING REVIEW  
 2012-08-19 ISSUED FOR CONSULTANTS REVIEW  
 2012-10-18 ISSUED FOR DEVELOPMENT PERMIT



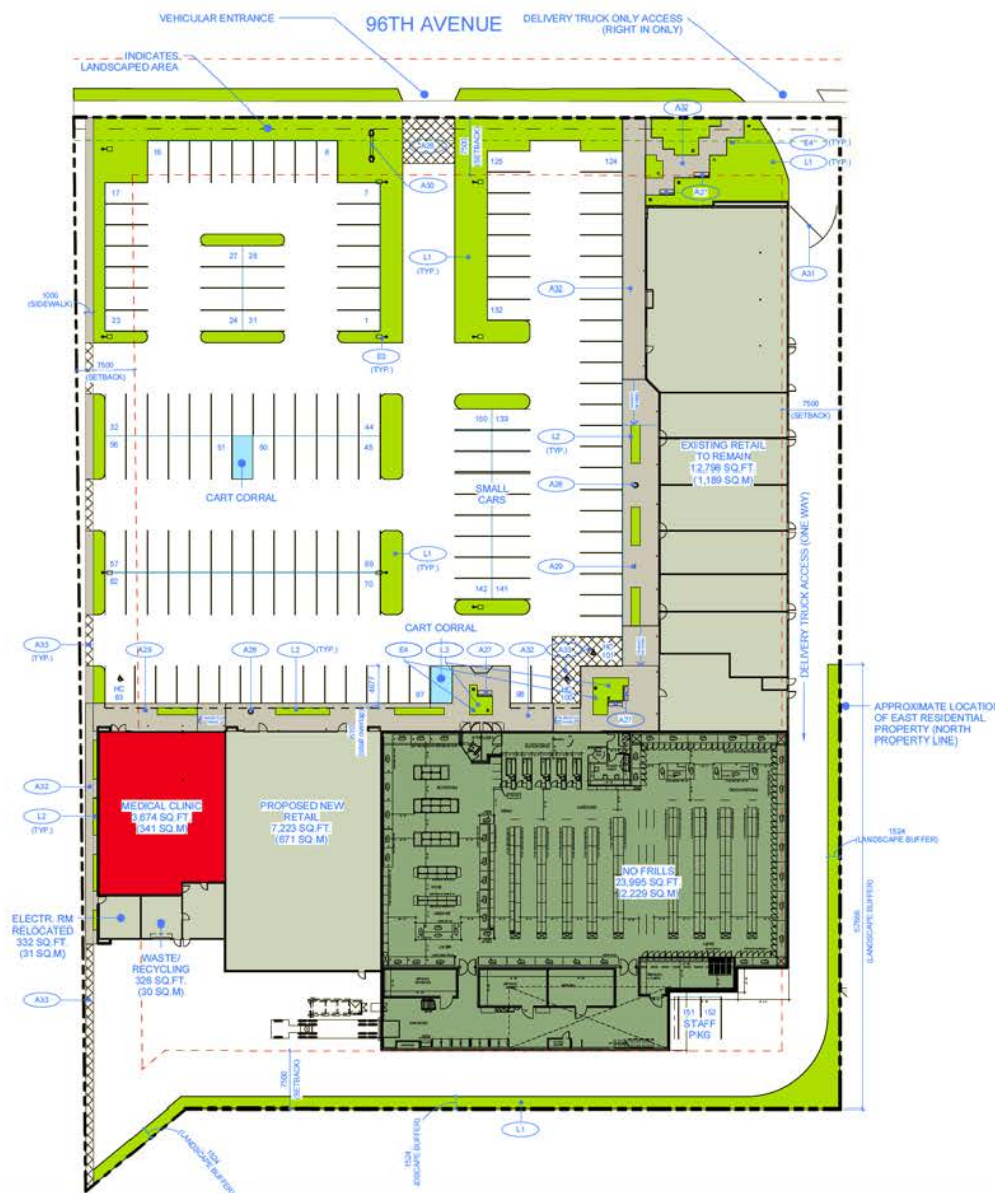
300 - 7337 137 Street, Surrey, BC V3W 1A4  
 T: 604 594 4787  
 E: office@boldwing-continuum.com

PROJECT: CEDAR HILLS PROPERTY LTD.  
 CEDAR HILLS PLAZA - ADDITION &  
 RENOVATION  
 12852 - 96th AVENUE  
 SURREY, BC

DRAWING: 26012  
 TITLE: CONTEXT SITE PLAN

CITY OF SURREY FILE NUMBER: 7508-0054-00  
 PROJECT: A.B., S.B. Author  
 DRAWN:





KEYNOTES	
NUMBER	DESCRIPTION
A26	SCORED SANDBLASTED CONCRETE ENTRY DRIVE, COLOR: NATURAL. ALIGN PATTERN WITH SIDE CURBS. CENTER PATTERN ON ENTRY DRIVE - REFER TO LANDSCAPE DRAWINGS FOR PATTERN AND LAYOUT
A27	BACKED BENCH: BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A28	LITTER CONTAINER - 36 GAL (NO CONCRETE BASE - SLDIS-36C-TD) BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A29	BIKE RACK: FREMONT (SKFRE-CS), BY FORMS+SURFACES
A30	EXISTING FREE-STANDING SIGN - EXISTING SIGN CABINETS TO REMAIN, EXISTING BLUE METAL FINISH ON SIDE POSTS TO BE REMOVED AND REPLACED WITH NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL, TRESPA METEON, 1/2" (13MM) THICK, COLOR: AMBER
A31	EXISTING SECURITY GATE RELOCATED - PAINTED BLACK WITH REFLECTORS FOR NIGHT VISIBILITY BOTH SIDES
A32	LIGHT SANDBLASTED CONCRETE, COLOR: NATURAL. SAW CUT SCORE LINES/CONTROL JOINTS FOR ALL SIDEWALKS AND PATHWAYS. ALIGN PATTERN WITH SIDEWALK OUTSIDE EDGE - REFER TO LANDSCAPE DRAWINGS FOR PATTERNS AND LAYOUTS
A33	SCORED SANDBLASTED CONCRETE AT PAVEMENT LEVEL FOR PATHWAYS AND HANDICAPPED PARKING STALLS. COLOR: NATURAL. ALIGN PATTERN WITH SIDEWALK OUTSIDE EDGE - REFER TO LANDSCAPE DRAWINGS FOR PATTERNS AND LAYOUTS
E3	NEW POLE-MOUNTED LUMINAIRE: LUMINAIRE AURAFORMA, POLE: X-TRON (PROFILE SQUARE), COLOR: BLACK (BK), BY PAINT LIGHTING (DISTR. BY LIGHTWORKS) - REFER TO ELECTRICAL
E4	NEW BOLLARD: KNIGHT (LBKN-TD), BY FORMS+SURFACES - REFER TO ELECTRICAL
L1	SHADED AREA (IN GREEN COLOR) INDICATES SOFT LANDSCAPE - REFER TO LANDSCAPE
L2	PLANTING BED - REFER TO LANDSCAPE

PROJECT STATISTICS	
<b>FLOOR AREAS</b>	
EXISTING COMMERCIAL F.A.R. TO REMAIN:	12,798 SQ. FT.
EXISTING COMMERCIAL F.A.R. RELOCATED:	988 SQ. FT.
EXISTING MEDICAL F.A.R. TO REMAIN:	3,874 SQ. FT.
PROPOSED NEW COMMERCIAL F.A.R.:	7,223 SQ. FT.
PROPOSED NEW NO FRILLS F.A.R.:	23,995 SQ. FT.
<b>TOTAL SQ. FT.:</b>	<b>48,348 SQ. FT.</b>
<b>REQUIRED PARKING</b>	
FOR COMMERCIAL USE:	44,874 SQ. FT. / 1,075 SQ. FT. x 3 CARS = 128 CARS
FOR MEDICAL USE:	3,874 SQ. FT. / 271 SQ. FT. x 14 CARS = 14 CARS
<b>TOTAL NUMBER OF PARKING STALLS REQUIRED:</b>	<b>138 CARS</b>
<b>TOTAL NUMBER OF PARKING STALLS PROVIDED:</b>	<b>182 CARS</b>
(INCLUDES: 18 SMALL CAR STALLS, 3 HO STALLS)	

**CONCEPT SITE PLAN**  
1:300  
NORTH

- REVISIONS:
- 2012-04-12 ISSUED FOR NO FRILLS INTERNAL LAYOUT
  - 2012-04-24 ISSUED FOR PLANNING REVIEW
  - 2012-05-11 ISSUED FOR CLIENT REVIEW
  - 2012-06-27 ISSUED FOR CLIENT REVIEW
  - 2012-07-23 ISSUED FOR NO FRILLS REVIEW
  - 2012-08-08 ISSUED FOR CLIENT REVIEW
  - 2012-08-10 ISSUED FOR PLANNING REVIEW
  - 2012-08-18 ISSUED FOR CONSULTANTS REVIEW
  - 2012-10-18 ISSUED FOR DEVELOPMENT PERMIT

**BOLDWING CONTINUUM ARCHITECTS INC.**  
300 - 7337 137 Street, Surrey, BC V3W 1A4  
T: 604 594 4787  
E: office@boldwing-continuum.com

PROJECT: CEDAR HILLS PROPERTY LTD.  
CEDAR HILLS PLAZA - ADDITION & RENOVATION  
12852 - 96TH AVENUE  
SURREY, BC

PROJECT NO: 26012  
CITY OF SURREY FILE NUMBER: 7508-0054-00  
As indicated A.B., S.B. Author: AC201



KEYNOTES	
NUMBER	DESCRIPTION
A27	BACKED BENCH BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A28	LITTER CONTAINER - 36 GAL (NO CONCRETE BASE - SLDIS-36C-TD), BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A29	BIKE RACK FREMONT (SKFRE-CS), BY FORMS+SURFACES
A30	EXISTING FREE-STANDING SIGN - EXISTING SIGN CABINETS TO REMAIN, EXISTING BLUE METAL FINISH ON SIDE POSTS TO BE REMOVED AND REPLACED WITH NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL TRESPA METEON, 1/2" (13MM) THICK, COLOR: AMBER
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A33	SCORED SANDBLASTED CONCRETE AT PAVEMENT LEVEL FOR PATHWAYS AND HANDICAPED PARKING STALLS, COLOR: NATURAL ALIGN PATTERN WITH SIDEWALK OUTSIDE EDGE - REFER TO LANDSCAPE DRAWINGS FOR PATTERNS AND LAYOUTS
E3	NEW POLE-MOUNTED LUMINAIRE: LUMINAIRE: AURAFORM, POLE: X-TRON (PROFILE: SQUARE), COLOR: BLACK (MBK), BY PAPP LIGHTING (DISTR. BY LIGHTWORKS) - REFER TO ELECTRICAL
E4	NEW BOLLARD KNIGHT (LBKNI-TD), BY FORMS+SURFACES - REFER TO ELECTRICAL

REVISION  
 2012-04-24 ISSUED FOR PLANNING REVIEW  
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PROJECT  
**CEDAR HILLS PROPERTY LTD.**  
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**SURREY, BC**

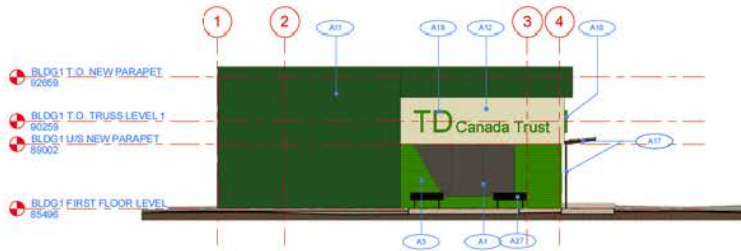
DRAWING  
**BUILDING PLAN - OVERALL**

CITY OF SURREY FILE NUMBER: 7506-0014-00  
 1 : 200 A.B., S.B. Author  
 AC300

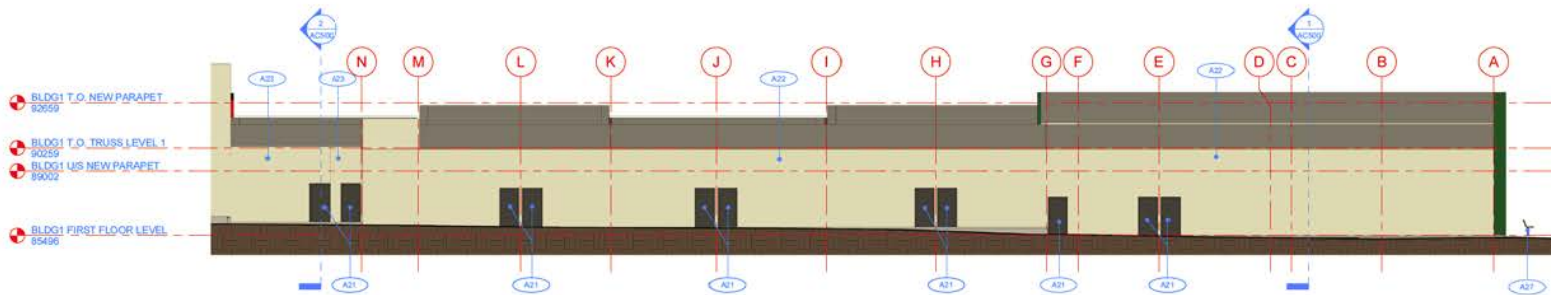
26012



1 BLDG1 - WEST - NEW  
AC 300 1:125



2 BLDG1 - NORTH - NEW  
AC 300 1:125



3 BLDG1 - EAST - NEW  
AC 300 1:125

KEYNOTES	
NUMBER	DESCRIPTION
A1	EXISTING ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS TO REMAIN - COLOR: BRONZE
A3	EXISTING EXTERIOR SIDING FINISH - PAINTED COLOR: BENJAMIN MOORE 2034-30 GRASSY FIELDS
A4	EXISTING EXTERIOR STUCCO FINISH - PAINTED COLOR: BENJAMIN MOORE 2034-30 GRASSY FIELDS
A5	EXISTING EXTERIOR STUCCO FINISH - PAINTED COLOR: BENJAMIN MOORE 2128-10 BLACK BEAUTY
A9	EXISTING BANK MACHINE
A10	NEW ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS - COLOR: BLACK
A11	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: DARK GREEN
A12	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: CREAM WHITE
A13	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: RUSTY RED
A14	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: AMBER
A15	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: COPPER YELLOW
A16	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: GRAPHITE GRAY
A17	NEW STEEL CANOPY WITH CLEAR GLASS - STEEL COLOR: BLACK
A18	NEW CRU SIGNAGE: PREFINISHED ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZE, AND COLOR)
A19	NOT USED
A21	EXISTING DOORS - PAINTED COLOR: BENJAMIN MOORE 2128-10 BLACK BEAUTY
A22	EXISTING CONCRETE BLOCK WALL - PAINTED COLOR: BENJAMIN MOORE 2148-60 TIMID WHITE
A23	NEW CONCRETE BLOCK WALL - PAINTED COLOR: BENJAMIN MOORE 2148-60 TIMID WHITE
A27	BACKED BENCH: BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A28	LITTER CONTAINER: 38 GAL (NO CONCRETE BASE - SLDIS-38C-TD), BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A29	BIKE RACK: FREMONT (SKFR-CS), BY FORMS+SURFACES

REVISION  
2012-04-24 ISSUED FOR PLANNING REVIEW  
2012-08-29 ISSUED FOR CLIENT REVIEW  
2012-08-29 ISSUED FOR PLANNING REVIEW  
2012-08-19 ISSUED FOR CONSULTANTS REVIEW  
2012-10-18 ISSUED FOR DEVELOPMENT PERMIT



300 - 7337 137 Street, Surrey, BC V3W 1A4  
T: 604 594 4787  
E: office@boldwing-continuum.com

PROJECT  
**CEDAR HILLS PROPERTY LTD.**  
**CEDAR HILLS PLAZA - ADDITION & RENOVATION**  
12852 - 96th AVENUE  
SURREY, BC

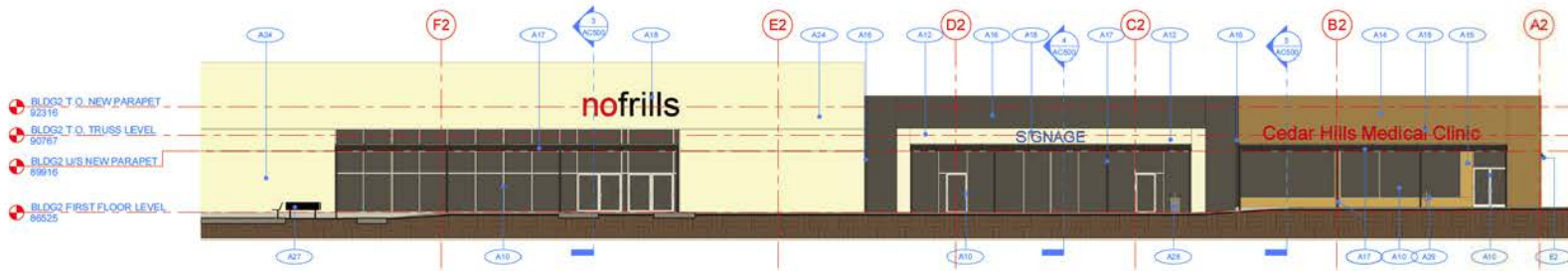
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26012  
PROJECT NO.

DRAWING  
**BUILDING 1 ELEVATIONS**

CITY OF SURREY FILE NUMBER: 7508-0054-00  
1:125 A.B., S.B. Author  
AC400

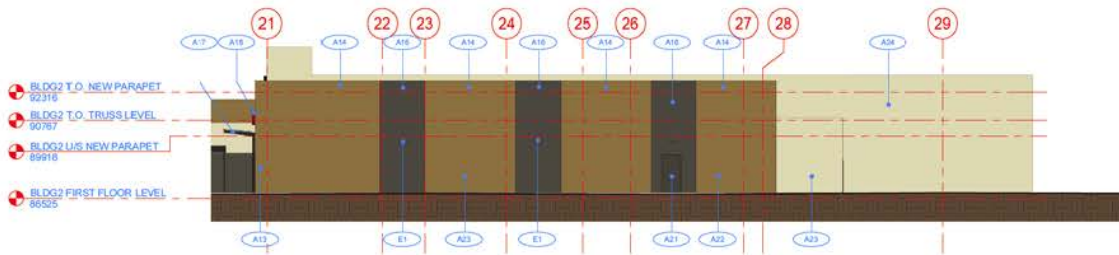






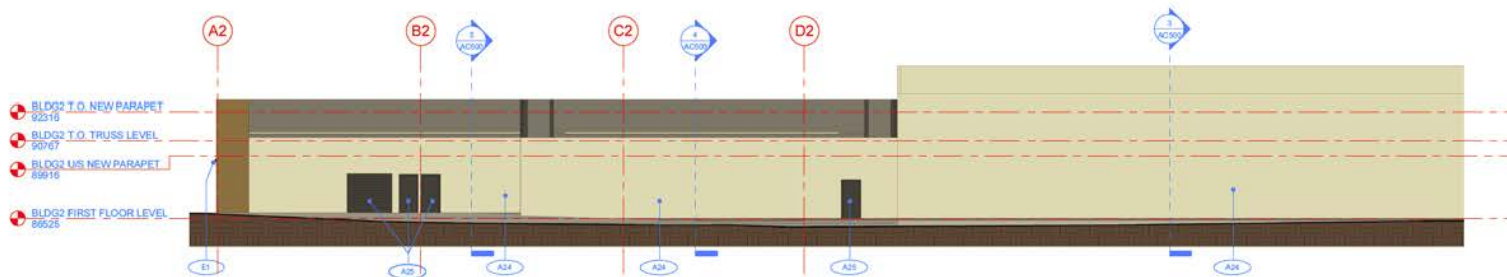
1 BLDG2 & NO FRILLS - NORTH - NEW

AC300 1:125



2 BLDG2 - WEST - NEW

AC300 1:125



3 BLDG2 - SOUTH - NEW

AC300 1:125

KEYNOTES	
NUMBER	DESCRIPTION
A10	NEW ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS - COLOR: BLACK
A12	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK. COLOR: CREAM WHITE
A13	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK. COLOR: RUSTY RED
A14	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK. COLOR: AMBER
A15	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK. COLOR: COPPER YELLOW
A16	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK. COLOR: GRAPHITE GRAY
A17	NEW STEEL CANOPY WITH CLEAR GLASS - STEEL COLOR: BLACK
A18	NEW CRU SIGNAGE: PREFINISHED ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZE, AND COLOR)
A21	EXISTING DOORS - PAINTED COLOR: BENJAMIN MOORE 2128-10 BLACK BEAUTY
A22	EXISTING CONCRETE BLOCK WALL - PAINTED COLOR: BENJAMIN MOORE 2148-60 TIMID WHITE
A23	NEW CONCRETE BLOCK WALL - PAINTED COLOR: BENJAMIN MOORE 2148-60 TIMID WHITE
A24	NEW CONCRETE TILT-UP - PAINTED COLOR: BENJAMIN MOORE 2148-60 TIMID WHITE
A25	NEW DOORS - PAINTED COLOR: BENJAMIN MOORE 2128-10 BLACK BEAUTY
A27	BACKED BENCH: BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A28	LITTER CONTAINER - 36 GAL (NO CONCRETE BASE - SLDIS-36C-TD), BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A29	BIKE RACK: FREMONT (SKFRE-CS), BY FORMS+SURFACES
E1	EXISTING WALL MOUNTED LIGHT FIXTURES
E2	NEW WALL-MOUNTED LIGHT FIXTURE: GEOSCAPE'S SERIES 2, COLOR: BLACK (BLK), BY KEENE (DISTR. BY CANLYTE) - REFER TO ELECTRICAL

REVISION  
 2012-04-24 ISSUED FOR PLANNING REVIEW  
 2012-08-09 ISSUED FOR CLIENT REVIEW  
 2012-08-16 ISSUED FOR PLANNING REVIEW  
 2012-08-19 ISSUED FOR CONSULTANTS REVIEW  
 2012-10-18 ISSUED FOR DEVELOPMENT PERMIT



**BOLDWING  
 CONTINUUM  
 ARCHITECTS INC.**  
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 E: office@boldwing-continuum.com

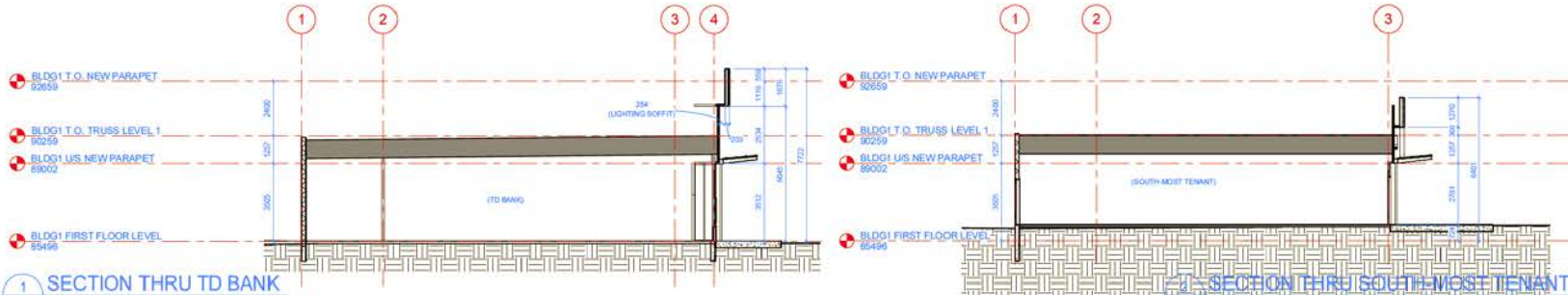
PROJECT  
**CEDAR HILLS PROPERTY LTD.**  
**CEDAR HILLS PLAZA - ADDITION &  
 RENOVATION**  
 12852 - 96th AVENUE  
 SURREY, BC

ISSUED 4:02 PM  
**26012**  
 PROJECT No.

ISSUED  
**BUILDING 2 ELEVATIONS**

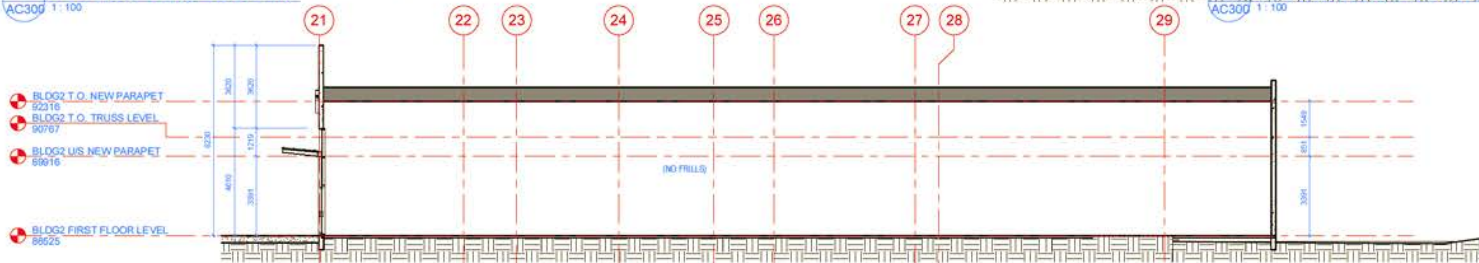
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 1:125 A.B., S.B. Author  
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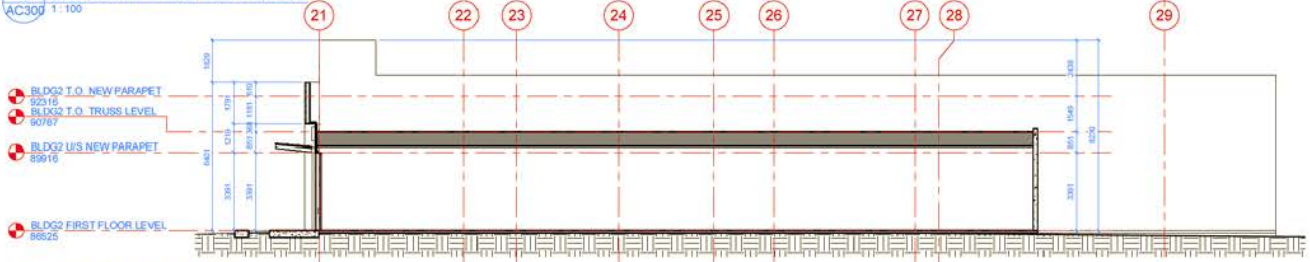


1 SECTION THRU TD BANK  
AC300 1:100

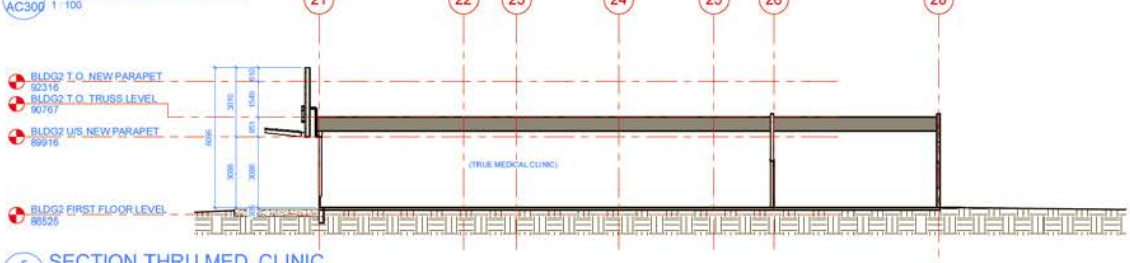
SECTION THRU SOUTH-MOST TENANT  
AC300 1:100



3 SECTION THRU NO FRILLS  
AC300 1:100



4 SECTION THRU CRU  
AC300 1:100



5 SECTION THRU MED. CLINIC  
AC300 1:100

KEYNOTES	
NUMBER	DESCRIPTION

REVISIONS  
 2012-04-24 ISSUED FOR PLANNING REVIEW  
 2012-08-09 ISSUED FOR CLIENT REVIEW  
 2012-08-16 ISSUED FOR PLANNING REVIEW  
 2012-09-19 ISSUED FOR CONSULTANTS REVIEW  
 2012-10-18 ISSUED FOR DEVELOPMENT PERMIT



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 T: 604 594 4787  
 E: office@boldwing-continuum.com

CLIENT: CEDAR HILLS PROPERTY LTD.  
 PROJECT: CEDAR HILLS PLAZA - ADDITION & RENOVATION  
 12852 - 96th AVENUE  
 SURREY, BC

26012  
 PROJECT NO.

SECTION

CITY OF SURREY FILE NUMBER: 7506-004-00  
 SCALE: 1:100  
 A.B., S.B. B.C.A.I.  
 ARCHITECTS INC.

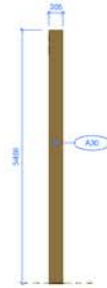




EXISTING FREE-STANDING SIGN TO REMAIN  
(SIDE SUPPORTS TO BE REFINISHED)



1 SITE SIGN - WEST ELEV.  
AC300 1:50



2 SITE SIGN - NORTH ELEV.  
AC300 1:50

KEYNOTES	
NUMBER	DESCRIPTION
A30	EXISTING FREE-STANDING SIGN - EXISTING SIGN CABINETS TO REMAIN, EXISTING BLUE METAL FINISH ON SIDE POSTS TO BE REMOVED AND REPLACED WITH NEW EXTERIOR, PREFINISHED SOLID PHENOLIC PANEL, TRESPA METEON, 1/2" (13MM) THICK, COLOR: AMBER

REVISED AND  
2012-08-16 ISSUED FOR CONSULTANTS REVIEW  
2012-10-19 ISSUED FOR DEVELOPMENT PERMIT



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CONTINUUM  
ARCHITECTS INC.**  
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PROJECT:  
**CEDAR HILLS PROPERTY LTD.**  
**CEDAR HILLS PLAZA - ADDITION &  
RENOVATION**  
12852 - 96th AVENUE  
SURREY, BC

DATE:  
26012  
PROJECT No.

ISSUED:  
**SITE SIGN**

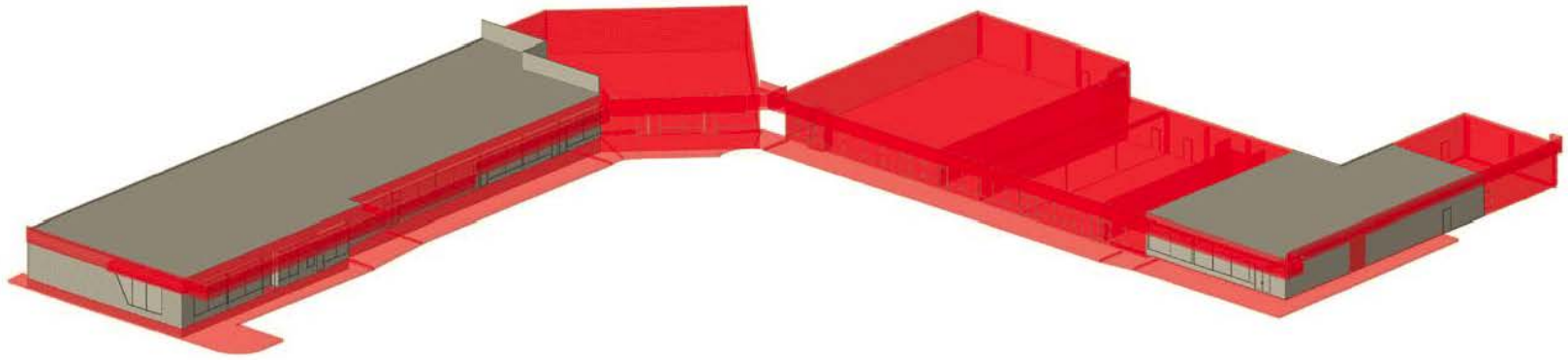
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A.B., S.B. Author  
Date:

AC700  
ISSUED FOR PERMIT

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AERIAL VIEW OF EXISTING MALL

COLOUR LEGEND  
 DEMOLITION SCOPE OF WORK



AERIAL VIEW OF PROPOSED MALL

REVISION  
 2012-04-24 ISSUED FOR PLANNING REVIEW  
 2012-08-29 ISSUED FOR CLIENT REVIEW  
 2012-08-10 ISSUED FOR PLANNING REVIEW  
 2012-08-19 ISSUED FOR CONSULTANTS REVIEW  
 2012-10-18 ISSUED FOR DEVELOPMENT PERMIT



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 E: office@boldwing-continuum.com

PROJECT  
 CEDAR HILLS PROPERTY LTD.  
 CEDAR HILLS PLAZA - ADDITION &  
 RENOVATION  
 12852 - 96th AVENUE  
 SURREY, BC

ISSUED 4:03 PM  
 DRAWING  
 SCOPE OF WORK (DEMOLITION AND PROPOSED)

26012  
 PROJECT No.  
 1:8  
 SCALE  
 A.B., S.B. B.C.A.I.  
 ARCHITECTS INC.  
 AC800  
 ARCHITECTS INC.



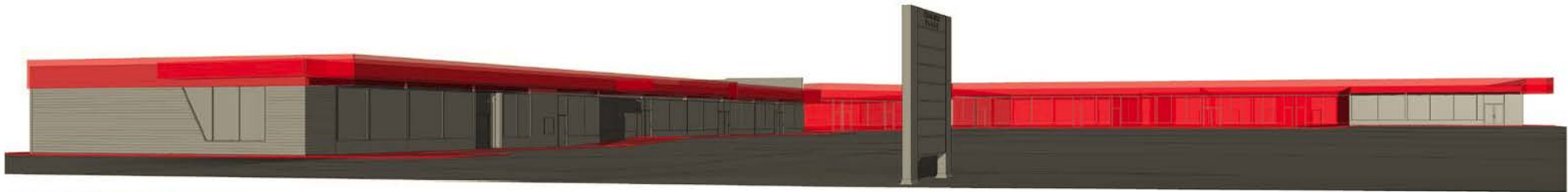
VIEW FROM SIDEWALK (NORTH-EAST CORNER)



VIEW FROM SIDEWALK (NORTH-EAST CORNER)



VIEW FROM VEHICULAR ENTRY TO SITE



VIEW FROM VEHICULAR ENTRY TO SITE

COLOUR LEGEND

DEMOLITION SCOPE OF WORK

2012-04-24 ISSUED FOR PLANNING REVIEW  
 2012-08-29 ISSUED FOR CLIENT REVIEW  
 2012-08-30 ISSUED FOR PLANNING REVIEW  
 2012-08-18 ISSUED FOR CONSULTANTS REVIEW  
 2012-10-19 ISSUED FOR DEVELOPMENT PERMIT



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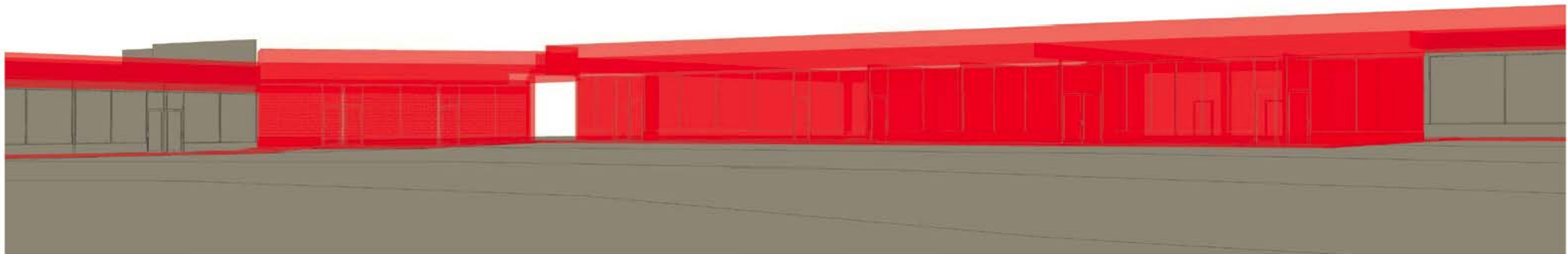
PROJECT: CEDAR HILLS PROPERTY LTD.  
 CEDAR HILLS PLAZA - ADDITION & RENOVATION  
 12852 - 96th AVENUE  
 SURREY, BC

26012 PROJECT No.  
 1:8 SCALE  
 A.B., S.B. Author  
 AC801 ARCHITECT INC.

CITY OF SURREY FILE NUMBER: 7508-2014-00



VIEW OF MALL'S INSIDE CORNER



VIEW OF MALL'S INSIDE CORNER

COLOUR LEGEND

DEMOLITION SCOPE OF WORK

REVISION  
 2012-04-24 ISSUED FOR PLANNING REVIEW  
 2012-08-29 ISSUED FOR CLIENT REVIEW  
 2012-08-30 ISSUED FOR PLANNING REVIEW  
 2012-08-19 ISSUED FOR CONSULTANTS REVIEW  
 2012-10-18 ISSUED FOR DEVELOPMENT PERMIT



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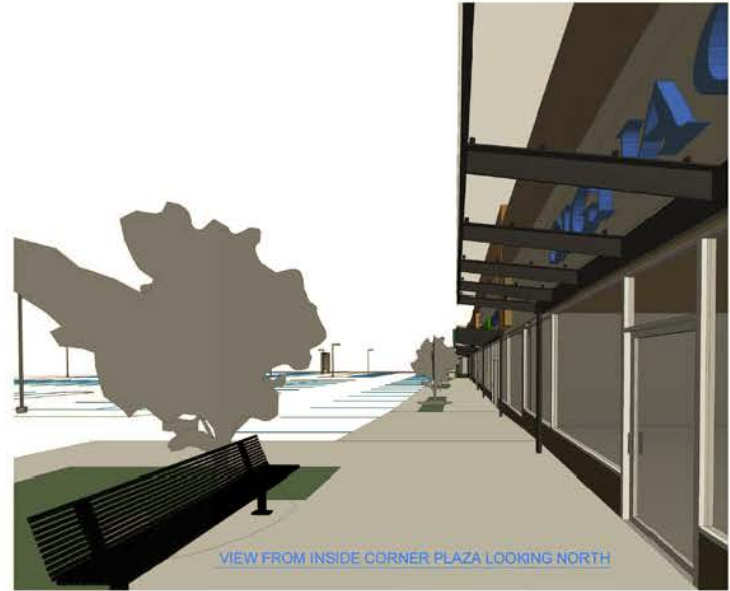
PROJECT  
**CEDAR HILLS PROPERTY LTD.  
 CEDAR HILLS PLAZA - ADDITION &  
 RENOVATION  
 12852 - 96th AVENUE  
 SURREY, BC**

26012  
 PROJECT No.

ISSUED FOR PERMIT  
**PERSPECTIVES (DEMOLITION AND  
 PROPOSED)**

CITY OF SURREY FILE NUMBER: 7506-2014-00  
 SCALE: 1:8  
 AUTHOR: A.B., S.B.  
 DATE: 2014-10-20





2012-06-08 ISSUED FOR CLIENT REVIEW  
 2012-06-10 ISSUED FOR PLANNING REVIEW  
 2012-09-18 ISSUED FOR CONSULTANTS REVIEW  
 2012-10-19 ISSUED FOR DEVELOPMENT PERMIT



300 - 7337 137 Street, Surrey, BC V3W 1A4  
 T: 604 594 4787  
 E: office@boldwing-continuum.com

CLIENT: CEDAR HILLS PROPERTY LTD.  
 PROJECT: CEDAR HILLS PLAZA - ADDITION & RENOVATION  
 12852 - 96th AVENUE  
 SURREY, BC

DRAWING: PERSPECTIVES (PROPOSED)

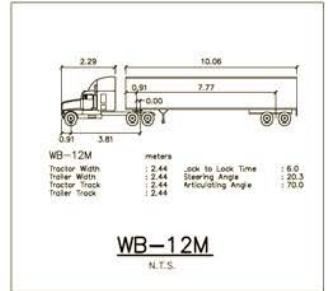
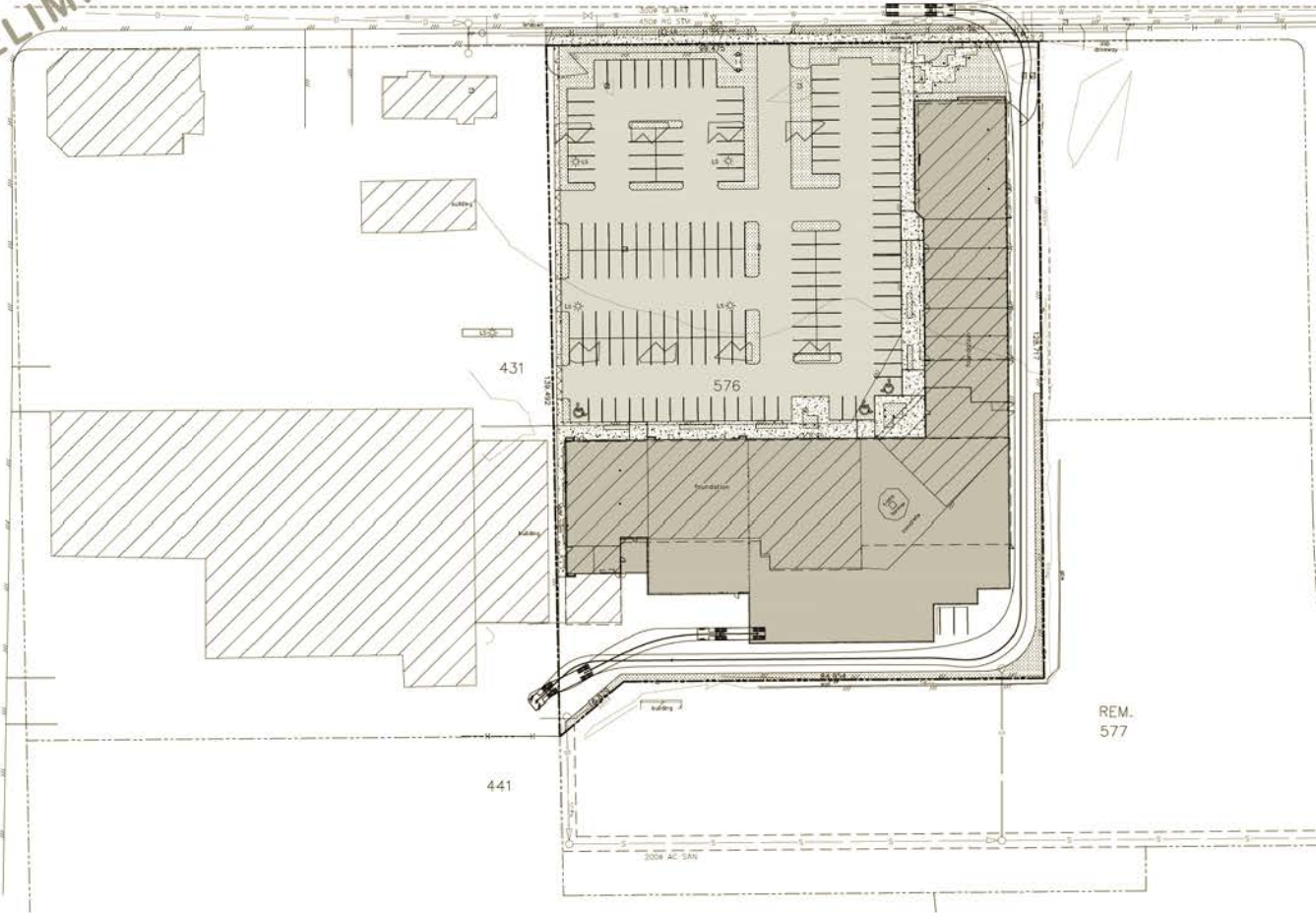
CITY OF SURREY FILE NUMBER: 7508-0054-00  
 SCALE: A.B., S.B. Author  
 DATE: 2012-10-19





96th AVENUE

PRELIMINARY



\\s00000000\01-0082-A-01 - Surrey\_Courtesy - 2017/10/18 10:16:29 AM jw@wedler

NO.	ISSUE / REVISION	YYYY/MM/DD	BY	NO.	ISSUE / REVISION	YYYY/MM/DD	BY
A	ISSUED FOR REVIEW	2017/10/02	JW				
B	REVISED FOR DEVELOPMENT PERMIT APPLICATION	2017/10/18	JW				

PROJ. MGR.	TJ
DESIGN/DRAWN	JW
PERM REVIEWED	KCC
HORIZ. SCALE	1:500
VERT. SCALE	-



- THE WEDLER GROUP
  - Abbotsford 1/604.817.7300
  - Chilliwack 1/604.750.0961
  - Courtenay 1/250.343.0383
  - Surrey 1/604.866.1919
  - Edmonton 1/780.370.6292

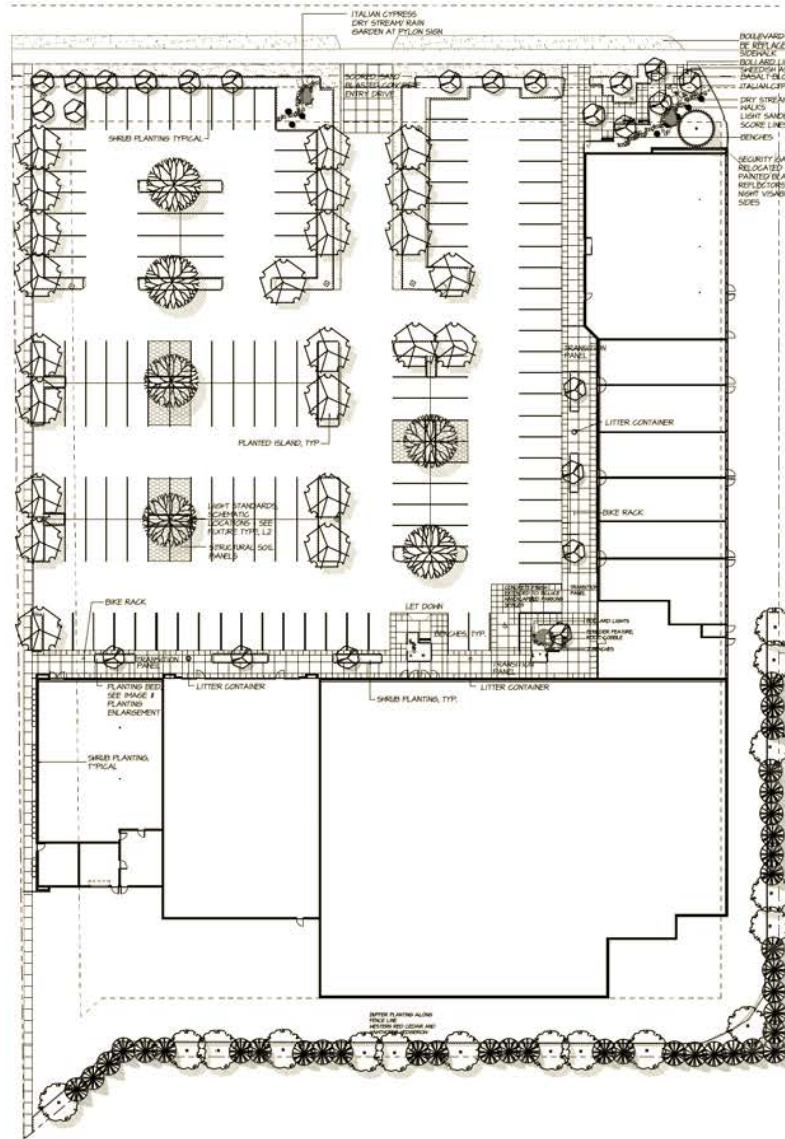
BOLDWING CONTINUUM
CEDAR HILLS PLAZA - ADDITION & RENOVATION
#12852 - 96TH AVENUE, SURREY, B.C.
PRELIMINARY KEY PLAN

DRAWING NO.	OF -1-
S12-0082/A-01	
LOCAL GOVERNMENT FILE	
PHASE	ISSUE/REV
	B



SCALE:

96th Avenue



**PLANT SCHEDULE: TREES**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	5	CRATAEGUS LAE-VIGATA 'PALE'	PALE'S DOBBLE SCARLET HAWTHORN	5 CH CAL, 8/8
2	8	CYPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	1.5M HX 2.5M HT, 8/8
3	20	LEUCODENDRON STRYDOMII	SHRUB	6CH CAL, 2M STD, 8/8
4	25	POTANILLO TREMULOIDES 'TREGATA'	SWEDESH ASPEN	8 CH CAL, 2M STD, 8/8
5	8	ACER PLATANOIDES PARVIFOLIUM	NORWAY MAPLE	2.5M HX, 8/8
6	30	TRILIA FLGATA 'ENGELER'	HISTERY RED CEDAR	80 POT
7	1	TRILIA GAMBOLDII 'PENDULA'	BARBER'S KEEPER HEMLOCK	80 POT

**PRELIMINARY SCHEDULE OF SHRUBS & GROUNDCOVERS**

KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
8	BURS SUFFRUGOSA	DWARF BOGWOOD	82 POT, 25CH
9	LEUCODENDRON STRYDOMII 'BLUE STAR'	BLUE STAR JANPER	1 POT, 20CH
10	LONGICHA TRILAJA	PRIVET HONEYBUCKLE	82 POT, 30CH
11	MAHONIA NERVOSA	DWARF OREGON GRAPE	8 POT
12	RIBES SANGUINEUM	RED FLOWERING GARNANT	82 POT, 40CH
13	ROSA 'ROSE'	CARET ROSE PINK	82 POT, 40CH
14	ROSA RUBROSA 'PARADE DANF'	RUBOSA ROSE	82 POT, 40CH
15	SAMBUCUS NIGRA 'DWARF'	BLACK LAZAR ELDERBERRY	82 POT, 40CH
16	SYMPLOCARPUS CHENAILII 'NANGOCOT'	TRAILING SMOKEBERRY	82 POT, 30CH
17	TRILIA OCCIDENTALIS 'SHARAD'	HERALD GREEN CEDAR	1.8M HX, 8/8
18	VERONICA TRICOLOR 'BAILEY COMPACT'	BAILEY HIGHBUSH CRANBERRY	82 POT, 40CH
19	CALYNDORIS AGUILIFLORA 'E. OVERDAND'	VARIABLED FEATHER REED GRASS	8 POT
20	CAREX ROSTRATA	BEAKED SEDGE	8 POT
21	HELICTOTRICHUM SEMPERVIRENS	BLUE DRY GRASS	8 POT
22	JUNCUS EFFUSUS	CORONIA RUSH	8 POT
23	MISCANTHUS SENENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	8 POT
24	FANCIUM VIRGIDUM ROSSTRANGLICH	SWITCH GRASS	8 POT
25	PENISTEM ALBOCROCIS	FOUNTAIN GRASS	8 POT
26	STIPA TENISSIANA	MEXICAN FEATHER GRASS	8 POT
27	COREOPSIS VERTICILLATA 'MOONBEAM'	TKA SEED	8 POT, 25CH
28	ERIGERON GRANDIFLORUS	BARBER'S MARIKOT	8 CH POT
29	HEMICALILLA 'RED PANSY'	DAISY L.T.	8 POT, 1-2 FAN
30	LAVENDULA ANGSTIFOLIA 'HOGGOTE BLUE'	ENGLISH LAVENDER	8 CH POT
31	REPERGIA FILIGIDA 'SULLIVANTI' 'GOLDSTAR'	REDREGIA	8 POT
32	SAURURUS 'Y. ARENOSUS'	PINK SAURURUS	1 CH POT
33	SEDUM H. AUTUMN 'JOT'	AUTUMN JOY SEDUM	8 CH POT
34	ARCTOSTAPHYLOS UVA-URSI	KINCKINCK	8 POT, 20CH
35	ERINDEIRA GIBBERICIS 'MILFERN'	GRASS	8 POT, 30CH
36	GALLIERIA SHALLEN	SALAL	8 POT, 20CH, 80CH O.G.
37	POLYSTICHUM MANITAN	WESTERN SHARD FERN	8 POT, 25CH



NO.	DATE	REVISION DESCRIPTION	DR.
1	12.07.23	ISSUED FOR R.F.A.	PCM

CLIENT:  
**Janda Group**

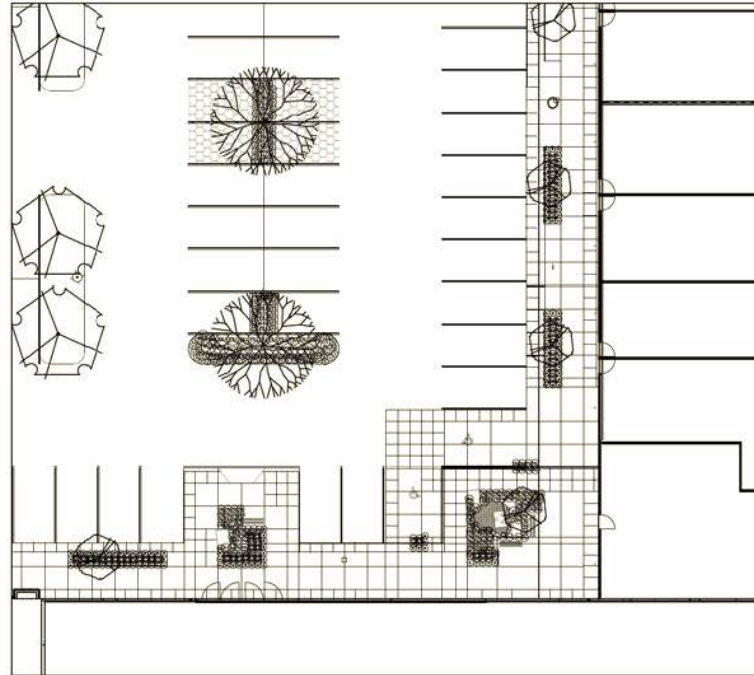
PROJECT:  
**CEDAR HILLS PLAZA**

12852 96TH Avenue  
Surrey, British Columbia

Bolding Continuum Architects  
DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 12.07.23 DRAWING NUMBER:  
SCALE: 1:300  
DRAWN: PCM  
DESIGN: PCM  
CHKD: PCM

**L1**  
OF 2



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SEAL:


NO.	DATE	REVISION DESCRIPTION	DR.
1	12 OCT 09	ISSUED FOR R.F.	PCM

CLIENT:  
**Janda Group**

PROJECT:  
**CEDAR HILLS PLAZA**  
12852 96TH Avenue  
Surrey, British Columbia

DRAWING TITLE:  
**LANDSCAPE DETAILS ENLARGEMENT**

DATE: 12 OCT 09 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: PCM  
DESIGN: PCM  
CHKD: PCM

**L2**  
QF 2

---

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

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

**DATE: October 31, 2012**                      **PROJECT FILE: 7808-0054-00**  
Updated from Oct 16, 2012

---

**RE: Engineering Requirements (Commercial/Industrial)  
Location: 12852 96 Avenue**

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit for the building addition or the Development Variance Permit to reduce side yard setbacks. The following will be conditions of the Building permit:

- Renewal of storm and sanitary service connections;
- Statutory Right-of-Way along 96 Avenue to secure future 30-metre arterial standard;
- Restrictive covenant for water quality/sediment control;
- Restrictive covenant for right-in only from 96 Avenue at east most access;
- Review of circulation plan for truck movements and confirmation of truck size; Restrictive covenant as necessary.
- City Road Right-of-Way Permit as applicable; and
- Erosion and Sediment Control permit for the onsite works.



Rémi Dubé, P.Eng.  
Development Services Manager

ssa

Appendix III

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7908-0054-00

Issued To: 526751 B.C. LTD., INC. NO. 526751  
("the Owner")

Address of Owner: c/o Cedar Hill Property Ltd.  
11631 Blundell Rd  
Richmond BC  
V6Y 1L4

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 004-208-455  
Lot 576 Section 32 Township 2 New Westminster District Plan 50869

12852 - 96 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Part F of Part 36 Community Commercial Zone (C-8) the minimum east side yard setback is varied from 7.5 metres (25 ft.) to 6.6 metres (22 ft.).

4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

(a) In Part 5 Signs in Commercial/Industrial Zones, Section 27(2)(e) is varied to allow three fascia signs to extend above the roofline of the building.

5. The siting of buildings, structures and signage shall be in accordance with the drawings numbered 7908-0054-00(A) through to and including 7908-0054-00(C) (the "Drawings") which are attached hereto and form part of this development variance permit.

6. This development variance permit applies to only the portion of the buildings, structures and signage 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.
  
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
8. 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.
  
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
10. This development variance permit is not a building permit.

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

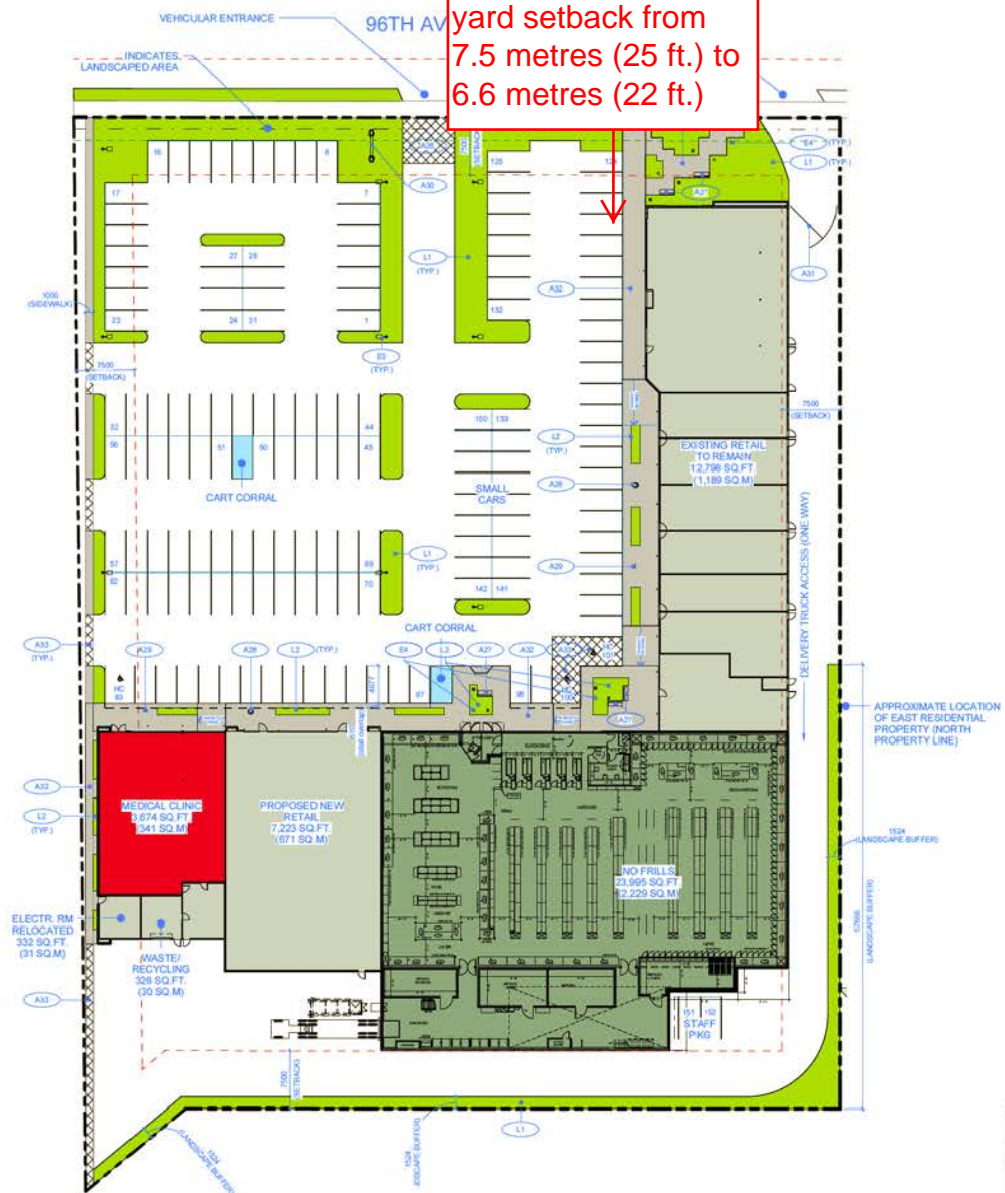
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

Reduced east side yard setback from 7.5 metres (25 ft.) to 6.6 metres (22 ft.)



KEYNOTES	
NUMBER	DESCRIPTION
A26	SCORED SANDBLASTED CONCRETE ENTRY DRIVE, COLOR: NATURAL. ALIGN PATTERN WITH SIDE CURBS. CENTER PATTERN ON ENTRY DRIVE - REFER TO LANDSCAPE DRAWINGS FOR PATTERN AND LAYOUT
A27	BACKED BENCH: BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A28	LITTER CONTAINER - 36 GAL (NO CONCRETE BASE - SLDIS-36C-TD) BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A29	BIKE RACK: FREMONT (SKFRE-CS), BY FORMS+SURFACES
A30	EXISTING FREE-STANDING SIGN - EXISTING SIGN CABINETS TO REMAIN, EXISTING BLUE METAL FINISH ON SIDE POSTS TO BE REMOVED AND REPLACED WITH NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL, TRESPA METEON, 12" (13MM) THICK, COLOR: AMBER
A31	EXISTING SECURITY GATE RELOCATED - PAINTED BLACK WITH REFLECTORS FOR NIGHT VISIBILITY BOTH SIDES
A32	LIGHT SANDBLASTED CONCRETE, COLOR: NATURAL. SAW CUT SCORE LINES/CONTROL JOINTS FOR ALL SIDEWALKS AND PATHWAYS. ALIGN PATTERN WITH SIDEWALK OUTSIDE EDGE - REFER TO LANDSCAPE DRAWINGS FOR PATTERNS AND LAYOUTS
A33	SCORED SANDBLASTED CONCRETE AT PAVEMENT LEVEL FOR PATHWAYS AND HANDICAPPED PARKING STALLS. COLOR: NATURAL. ALIGN PATTERN WITH SIDEWALK OUTSIDE EDGE - REFER TO LANDSCAPE DRAWINGS FOR PATTERNS AND LAYOUTS
E3	NEW POLE-MOUNTED LUMINAIRE: LUMINAIRE AURAFORMA POLE X-TRON (PROFILE SQUARE) COLOR: BLACK (BK), BY PAPEL LIGHTING (DISTR. BY LIGHTWORKS) - REFER TO ELECTRICAL
E4	NEW BOLLARD: KNIGHT (LBKN-TD), BY FORMS+SURFACES - REFER TO ELECTRICAL
L1	SHADED AREA (IN GREEN COLOR) INDICATES SOFT LANDSCAPE - REFER TO LANDSCAPE
L2	PLANTING BED - REFER TO LANDSCAPE

PROJECT STATISTICS	
<b>FLOOR AREAS</b>	
EXISTING COMMERCIAL F.A.R. TO REMAIN:	12,798 SQ. FT.
EXISTING COMMERCIAL F.A.R. RELOCATED:	988 SQ. FT.
EXISTING MEDICAL F.A.R. TO REMAIN:	3,874 SQ. FT.
PROPOSED NEW COMMERCIAL F.A.R.:	7,222 SQ. FT.
PROPOSED NEW NO FRILLS F.A.R.:	2,299 SQ. FT.
<b>TOTAL SQ. FT.:</b>	<b>48,369 SQ. FT.</b>
<b>REQUIRED PARKING</b>	
FOR COMMERCIAL USE:	44,874 SQ. FT. / 1,075 SQ. FT. x 3 CARS = 128 CARS
FOR MEDICAL USE:	3,874 SQ. FT. / 1,071 SQ. FT. x 4 CARS = 14 CARS
<b>TOTAL NUMBER OF PARKING STALLS REQUIRED:</b>	<b>138 CARS</b>
<b>TOTAL NUMBER OF PARKING STALLS PROVIDED:</b>	<b>162 CARS</b>
(INCLUDES: 18 SMALL CAR STALLS, 3 HO STALLS)	

CONCEPT SITE PLAN  
1:300  
NORTH

- 2012-04-12 ISSUED FOR NO FRILLS INTERNAL LAYOUT
- 2012-04-24 ISSUED FOR PLANNING REVIEW
- 2012-05-11 ISSUED FOR CLIENT REVIEW
- 2012-06-27 ISSUED FOR CLIENT REVIEW
- 2012-07-23 ISSUED FOR NO FRILLS REVIEW
- 2012-08-08 ISSUED FOR CLIENT REVIEW
- 2012-08-10 ISSUED FOR PLANNING REVIEW
- 2012-08-18 ISSUED FOR CONSULTANTS REVIEW
- 2012-10-18 ISSUED FOR DEVELOPMENT PERMIT

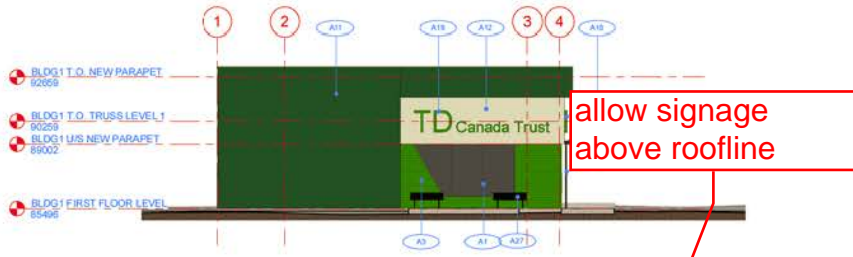
**BOLDWING CONTINUUM ARCHITECTS INC.**  
300 - 7337 137 Street, Surrey, BC V3W 1A4  
T: 604 594 4787  
E: office@boldwing-continuum.com

PROJECT: CEDAR HILLS PROPERTY LTD.  
CEDAR HILLS PLAZA - ADDITION & RENOVATION  
12852 - 96TH AVENUE  
SURREY, BC

CONCEPT SITE PLAN  
CITY OF SURREY FILE NUMBER: 7508-0054-00  
As indicated A.B., S.B. Author  
26012 PROJECT No.  
AC201

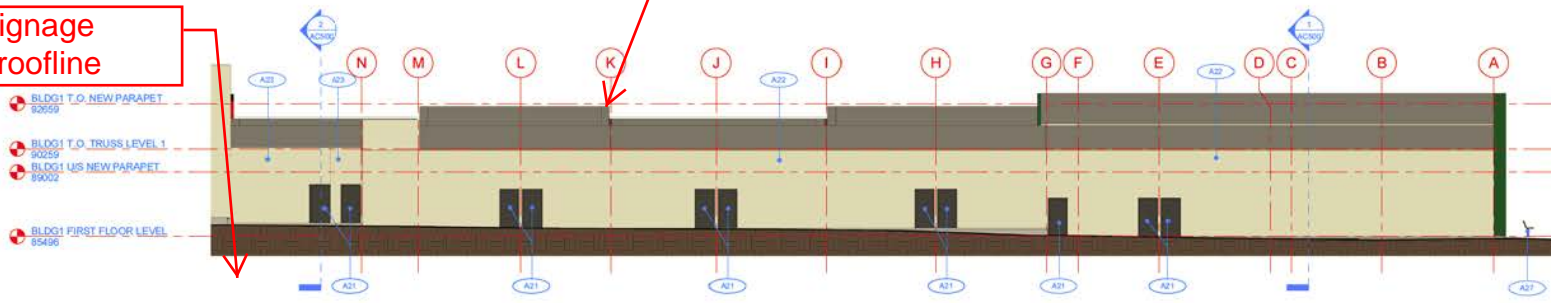


1 BLDG1 - WEST - NEW  
AC300 1:125



2 BLDG1 - NORTH - NEW  
AC300 1:125

allow signage above roofline



3 BLDG1 - EAST - NEW  
AC300 1:125

KEYNOTES	
NUMBER	DESCRIPTION
A1	EXISTING ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS TO REMAIN - COLOR: BRONZE
A3	EXISTING EXTERIOR SIDING FINISH - PAINTED COLOR: BENJAMIN MOORE 2034-30 GRASSY FIELDS
A4	EXISTING EXTERIOR STUCCO FINISH - PAINTED COLOR: BENJAMIN MOORE 2034-30 GRASSY FIELDS
A5	EXISTING EXTERIOR STUCCO FINISH - PAINTED COLOR: BENJAMIN MOORE 2128-10 BLACK BEAUTY
A9	EXISTING BANK MACHINE
A10	NEW ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS - COLOR: BLACK
A11	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: DARK GREEN
A12	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: CREAM WHITE
A13	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: RUSTY RED
A14	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: AMBER
A15	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: COPPER YELLOW
A16	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK, COLOR: GRAPHITE GRAY
A17	NEW STEEL CANOPY WITH CLEAR GLASS - STEEL COLOR: BLACK
A18	NEW CRU SIGNAGE: PREFINISHED ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZE, AND COLOR)
A19	NOT USED
A21	EXISTING DOORS - PAINTED COLOR: BENJAMIN MOORE 2128-10 BLACK BEAUTY
A22	EXISTING CONCRETE BLOCK WALL - PAINTED COLOR: BENJAMIN MOORE 2148-60 TIMID WHITE
A23	NEW CONCRETE BLOCK WALL - PAINTED COLOR: BENJAMIN MOORE 2148-60 TIMID WHITE
A27	BACKED BENCH: BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A28	LITTER CONTAINER: 36 GAL (NO CONCRETE BASE - SLDIS-36C-TD), BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A29	BIKE RACK: FREMONT (SKFR-CS), BY FORMS+SURFACES

REVISION  
2012-04-24 ISSUED FOR PLANNING REVIEW  
2012-06-29 ISSUED FOR CLIENT REVIEW  
2012-08-10 ISSUED FOR PLANNING REVIEW  
2012-08-19 ISSUED FOR CONSULTANTS REVIEW  
2012-10-18 ISSUED FOR DEVELOPMENT PERMIT



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SURREY, BC

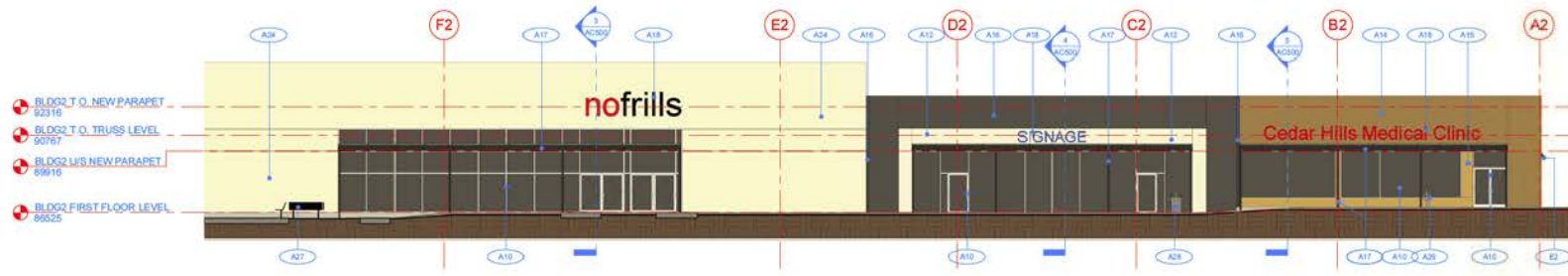
DATE  
26012  
PROJECT NO.

CITY OF SURREY FILE NUMBER: 7508-0054-00  
1:125  
A.B., S.B. Author  
AC400

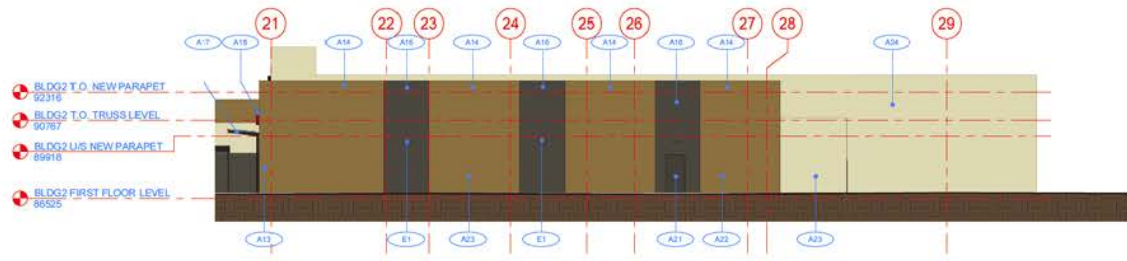
CONTRACTOR: THE ARCHITECTS DESIGN GROUP INC. THE ONLY PROVIDER OF ARCHITECTURAL SERVICES FOR THE CITY OF SURREY WHO IS AN EQUAL OPPORTUNITY EMPLOYER. CONTRACTORS SHOULD BE AWARE THAT THE CITY OF SURREY IS AN EQUAL OPPORTUNITY EMPLOYER. CONTACT INFORMATION: 604.594.4787. WWW.CITYOF.SURREY.BC.CA

REVISIONS: 1.0 - 2012-04-24  
2.0 - 2012-06-29  
3.0 - 2012-08-10  
4.0 - 2012-08-19  
5.0 - 2012-10-18

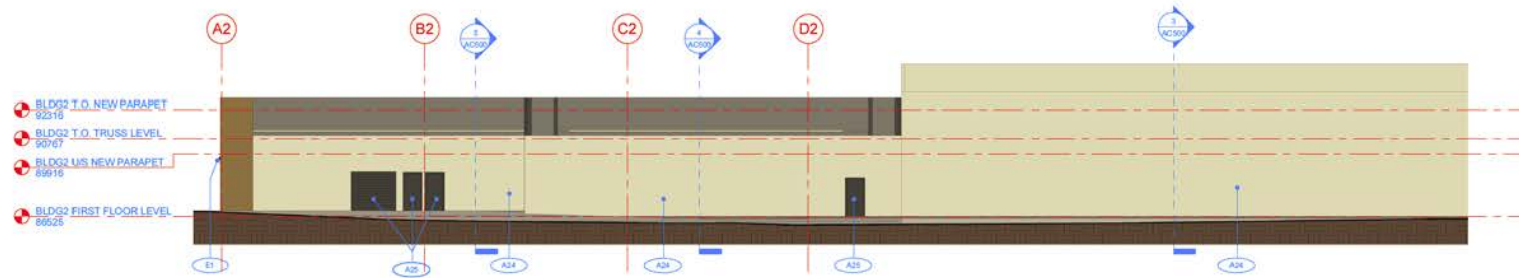
allow signage above roofline



1 BLDG2 & NO FRILLS - NORTH - NEW  
AC300 1:125



2 BLDG2 - WEST - NEW  
AC300 1:125



3 BLDG2 - SOUTH - NEW  
AC300 1:125

KEYNOTES	
NUMBER	DESCRIPTION
A10	NEW ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS - COLOR: BLACK
A12	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK. COLOR: CREAM WHITE
A13	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK. COLOR: RUSTY RED
A14	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK. COLOR: AMBER
A15	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK. COLOR: COPPER YELLOW
A16	NEW EXTERIOR PREFINISHED SOLID PHENOLIC PANEL FINISH: TRESPA METEON, 1/2" (13MM) THICK. COLOR: GRAPHITE GRAY
A17	NEW STEEL CANOPY WITH CLEAR GLASS - STEEL COLOR: BLACK
A18	NEW CUR SIGNAGE: PREFINISHED ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZE, AND COLOR)
A21	EXISTING DOORS - PAINTED COLOR: BENJAMIN MOORE 2128-10 BLACK BEAUTY
A22	EXISTING CONCRETE BLOCK WALL - PAINTED COLOR: BENJAMIN MOORE 2148-60 TIMID WHITE
A23	NEW CONCRETE BLOCK WALL - PAINTED COLOR: BENJAMIN MOORE 2148-60 TIMID WHITE
A24	NEW CONCRETE TILT-UP - PAINTED COLOR: BENJAMIN MOORE 2148-60 TIMID WHITE
A25	NEW DOORS - PAINTED COLOR: BENJAMIN MOORE 2128-10 BLACK BEAUTY
A27	BACKED BENCH: BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A28	LITTER CONTAINER - 36 GAL (NO CONCRETE BASE - SLDIS-36C-TD), BALANCE BENCH (SBBAL-72B-TD), BY FORMS+SURFACES
A29	BIKE RACK: FREMONT (SKFRE-CS), BY FORMS+SURFACES
E1	EXISTING WALL MOUNTED LIGHT FIXTURES
E2	NEW WALL-MOUNTED LIGHT FIXTURE: GEOSCAPE'S SERIES 2, COLOR: BLACK (BLK), BY KEENE (DISTR. BY CANLYTE) - REFER TO ELECTRICAL

REVISION  
2012-04-24 ISSUED FOR PLANNING REVIEW  
2012-08-09 ISSUED FOR CLIENT REVIEW  
2012-08-16 ISSUED FOR PLANNING REVIEW  
2012-08-19 ISSUED FOR CONSULTANTS REVIEW  
2012-10-18 ISSUED FOR DEVELOPMENT PERMIT

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ISSUED: 4.02.21 PM  
PROJECT No. **26012**  
CITY OF SURREY FILE NUMBER: 7508-0054-00  
1:125  
A.B., S.B. Author  
AC401  
2012-10-18