

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0004-00

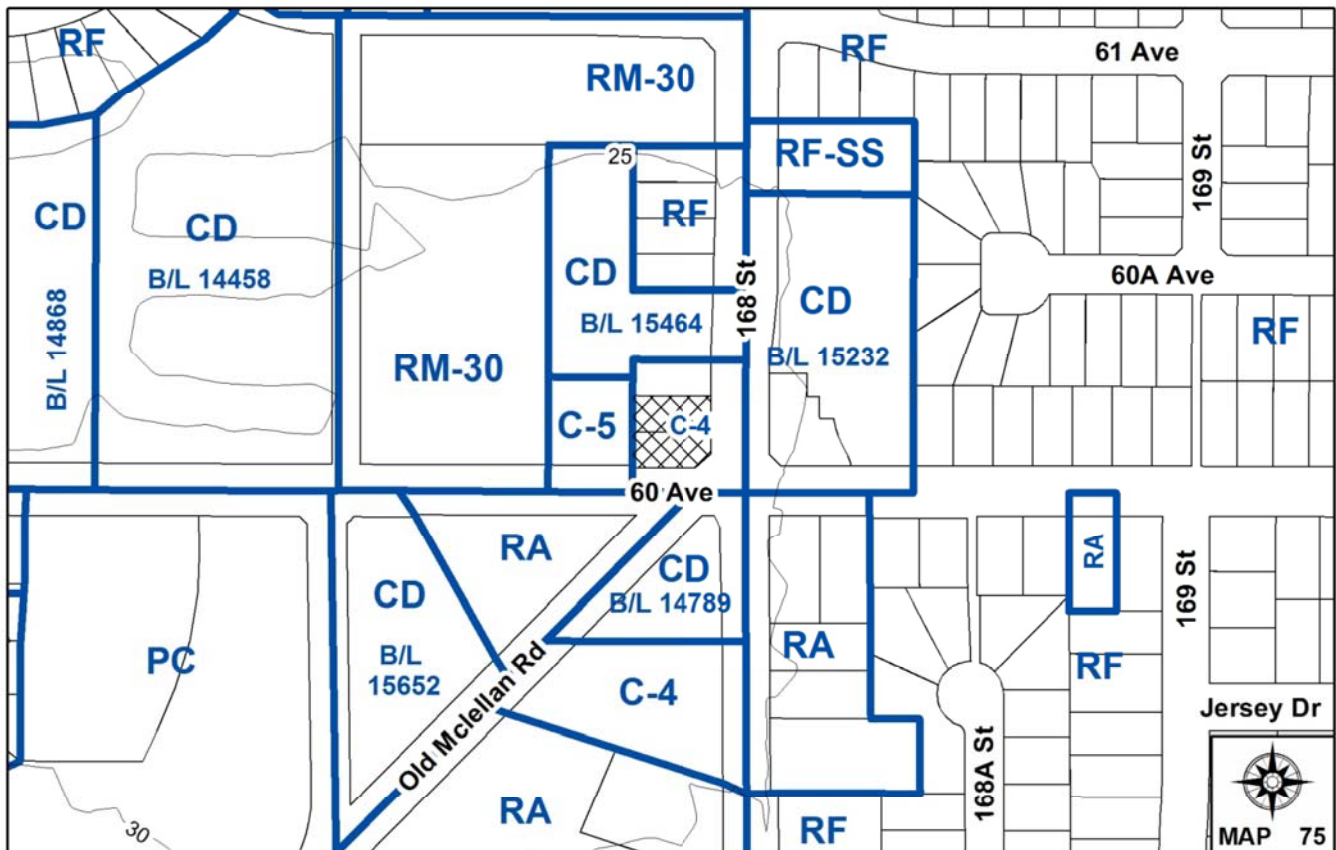
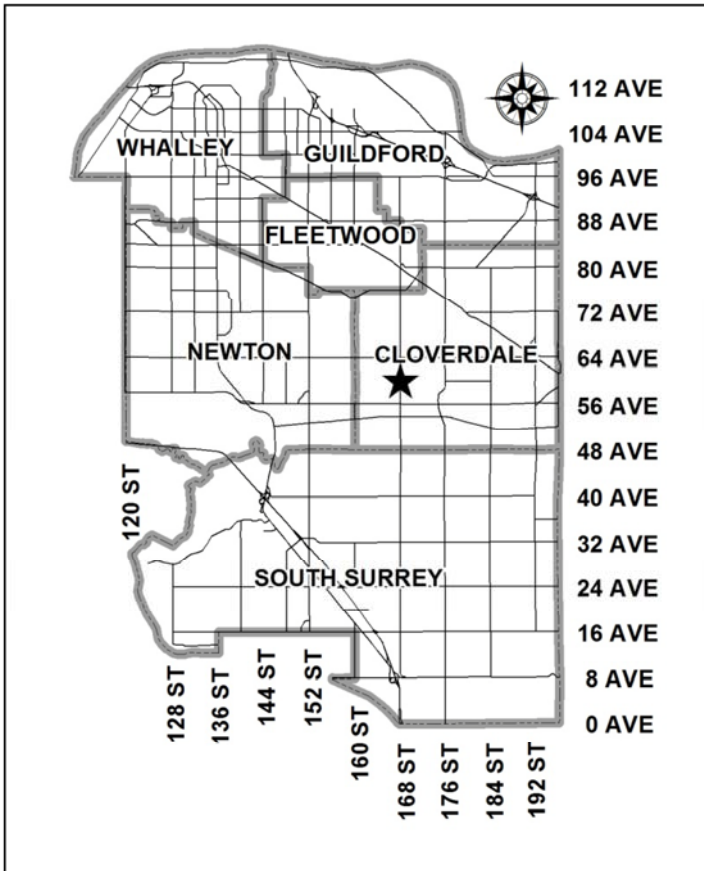
Planning Report Date: February 20, 2012

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of a single-storey commercial building

LOCATION: 6009 and 6019 - 168 Street
OWNER: o815391 BC Ltd., Inc. No. BC0815391
ZONING: C-4
OCP DESIGNATION: Urban
NCP 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 proposal will require variances for front, side and rear yard setbacks.
- The proposal will also require a variance for one (1) additional fascia sign.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the West Cloverdale North NCP.
- The proposed density and building form are appropriate for this neighbourhood.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the West Cloverdale North Plan.
- The additional proposed fascia sign is in keeping with the design and scale of the proposed building, and will be installed on the north building elevation facing the parking lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0004-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0004-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (west) setback of the C-4 Zone from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.);
 - (b) to reduce the minimum side yard flanking street (south) setback of the C-4 Zone from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) to the building face and 1.9 metres (6.2 ft.) to the roof overhang / gable;
 - (c) to reduce the minimum front yard (east) setback of the C-4 Zone from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) to the building face and 4.4 metres (14.4 ft.) to the roof overhang; and
 - (d) to vary the Sign By-law to permit one (1) additional fascia sign on the subject building.
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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a reciprocal access easement between the subject property and the abutting properties to the west and north; and
 - (g) registration of a 2.0-metre (6.6 ft.) wide right-of-way for public rights of passage within the side yard flanking street (south) setback along 60 Avenue.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Convenience store, which will be demolished, and parking lot

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant lot.	Commercial	C-4
East (Across 168 Street):	Boothroyd House heritage building with Wired Monk Coffee Bistro	Urban in the OCP	CD (By-law No. 15232)
South (Across 60 Avenue):	Multi-unit commercial building.	Commercial / Residential	CD (By-law No. 14789)
West:	Multi-unit neighbourhood commercial building	Commercial	C-5

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 6009 and 6019 - 168 Street at the north-west corner of West Cloverdale's "Five Corners". It is zoned Local Commercial Zone (C-4), designated Urban in the Official Community Plan (OCP) and Commercial in the West Cloverdale North Neighbourhood Concept Plan (NCP). The site is currently occupied by a convenience store with a dwelling unit on the southern subject lot, and a parking lot on the northern subject lot.
- The owner of the subject site has submitted an application to consolidate the two (2) properties and develop a single-storey commercial building for a convenience store (7-Eleven). The proposed land use is permitted under the current C-4 Zone, and is consistent with the existing uses in the immediate area.
- The applicant proposes a single-storey commercial building approximately 8.8 metres (28.8 ft.) high to the top of the pitched roof. The existing two-storey commercial building to the west is approximately 11.2 metres (36.9 ft.) high, also measured to the top of the pitched roof. The proposed building is approximately 282 square metres (3,032 sq.ft.) in area, representing a floor area ratio (FAR) of 0.29, which complies with both the maximum total floor area of 370 square metres (4,000 sq.ft.) and the maximum FAR of 0.40 permitted in the C-4 Zone.
- A Development Variance Permit is also required to:

- Reduce the minimum rear yard (west), side yard flanking street (south), and front yard (east) setbacks; and
- To vary the Sign By-law to permit one (1) additional fascia sign (See By-law Variance section).
- The applicant was unable to acquire or include the vacant property to the north as part of the current development application; however, the site plan shows the future development potential of the site.

DESIGN PROPOSAL AND REVIEW

- The proposed single-storey commercial building is designed in accordance with the design guidelines of the West Cloverdale North NCP, which recommends an urban, pedestrian-friendly development. The proposed design is also in keeping with the residential heritage character of the neighbourhood, as the historical Boothroyd House is located immediately to the east across 168 Street.
- The proposed commercial building incorporates gables and roof overhangs, which match the new commercial building to the west (approved by Council on February 25, 2008 under Development Application No. 7905-0366-00).
- The applicant proposes to install hardie-board siding along the south, east and north building elevations in 'Twain Blue' and 'Magenta Royal' colours. The colour scheme will complement the existing buildings in the neighbourhood.
- An entry plaza with decorative concrete pavers is proposed at the corner of 60 Avenue and 168 Street in front of the main entrance to the proposed building. The proposed plaza will create a strong pedestrian presence and act as a focal point, in accordance with the NCP.
- The proposed decorative paving is maintained along the south and east edges of the subject site. Benches and bicycle racks are also proposed along the east building elevation.
- The proposed garbage and recycling receptacles are to be located near the southwest corner of the site, and will be completely enclosed within a section of the proposed building. Access to the garbage enclosure is from the north building façade via the internal parking lot.
- A pad-mounted transformer is to be located at the northeast corner of the site near the driveway entrance along 168 Street. The proposed enclosure consists of a concrete wall with a wooden screen exterior. The proposed free-standing sign is affixed to the enclosure structure.
- The proposal was not referred to the ADP, but was reviewed by staff and found to be generally satisfactory.

Access and Parking

- Vehicular access to the subject site is off 168 Street via a right-in / right-out driveway, which will be identified with decorative pavers. A reciprocal access agreement was previously registered on the title of the abutting property to the west (16793 – 60 Avenue) to provide a shared access between the sites.
- A reciprocal access agreement will also be required to be registered on the subject site to ensure there will be shared access with the vacant property to the north (6029 – 168 Street).
- The applicant will be required to register a 2.0-metre (6.6 ft.) wide right-of-way for public rights of passage within the side yard setback along 60 Avenue. The 2.0-metre right-of-way is a continuation of the existing right-of-way that was registered as part of the approved development directly to the west.
- A 2.083-metre (6.8 ft.) wide right-of-way within the front yard setback will also be secured along 168 Street for future road widening.
- The applicant proposes seven (7) parking stalls adjacent the north building elevation. The seven (7) proposed parking stalls comply with the Surrey Zoning By-law.

Proposed Signage

- The applicant proposes a total of two (2) fascia signs on the subject building. The fascia signs are proposed in the following locations:
 - southeast building elevation facing the corner of 60 Avenue and 168 Street, above the main entrance of the proposed building; and
 - north building elevation above the second entrance, facing the internal parking lot.
- The Sign By-law permits one (1) fascia sign along each lot or premise frontage. Therefore, a Development Variance Permit is required for the fascia sign proposed along the north building elevation (see By-law Variance section).
- The fascia sign proposed at the southeast corner above the main entrance is a 7-Eleven logo sign made of a polycarbonate face with LED illumination. The logo sign is approximately 3.0 metres x 0.86 metre (9.8 ft. x 2.8 ft.) in size.
- The fascia sign proposed along the north building elevation is the same type of sign; however, it is slightly smaller at 2.7 metres x 0.86 metre (8.9 ft. x 2.8 ft.) in size.
- The applicant also proposes to install a free-standing sign affixed to the transformer enclosure near the parking lot entrance along 168 Street. The proposed free-standing sign will be double-sided, is approximately 2.1 metres high (6.9 ft) and will be illuminated. The proposed free-standing sign will be set back 2.0 metres (6.6 ft.) from the property line to comply with the Sign By-law.

Trees and Landscaping

- The subject site is currently occupied by a convenience store (with a dwelling unit) and a parking lot, and is devoid of any trees.
- The applicant is proposing to install significant landscaping along the south and east frontages of the proposed development. A total of eight (8) trees (including six maples) are proposed. Ground level plants and shrubs include azaleas, boxwoods, and rhododendrons.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum rear yard (west) setback from 7.5 metres (25 ft.) to 0.0 metre (0.0 ft.);
- To reduce the minimum side yard flanking street (south) setback from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) to the building face and 1.9 metres (6.2 ft.) to the roof overhang / gable; and
- To reduce the minimum front yard (east) setback from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) to the building face and 4.4 metres (14.4 ft.) to the roof overhang.

Applicant's Reason:

- The reduced setbacks are in keeping with the existing setbacks on the adjacent commercial building to the west.

Staff Comments:

- The proposed setbacks for the subject site are in keeping with the design guidelines of the West Cloverdale North NCP.
- The proposed setback along the west property line will provide for a continuous frontage along 60 Avenue.
- The proposed setback along the south property line will create a more urban, pedestrian-friendly sidewalk and boulevard, and is the same as the setbacks that were provided by the development to the west for the existing neighbourhood commercial building.
- The proposed setback of 5.8 metres (19 ft.) along the east property line includes a 2.083-metre (6.8 ft.) right-of-way for future expansion of 168 Street. In the interim, significant landscaping, wood benches, and specialty paving (including the standard Cloverdale sidewalk treatment stamp) will enhance the streetscape along the east property line.

(b) Requested Variance:

- To vary the Sign By-law to allow one (1) additional fascia sign along the north building elevation.

Applicant's Reason:

- The fascia sign will provide a stronger presence and adequate business identification for the proposed 7-Eleven convenience store.

Staff Comments:

- Planning staff worked closely with the applicant to ensure the size and number of fascia signs are appropriate, given the design and scale of the proposed building.
- The proposed fascia sign is to be installed on the north building elevation facing the parking lot.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7911-0004-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/kms

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Information for City Clerk

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

1. (a) Agent: Name: Mr. Praveen Bajaj
 Address: 7059 Barkley Place
 Delta, BC V4E 1T8
 Tel: (778)218-9100

2. Properties involved in the Application

(a) Civic Address: 6009 and 6019 - 168 Street

(b) Civic Address: 6009 - 168 Street
 Owner: o815391 BC Ltd., Inc. No. BCo815391
 Director Information:
 Praveen Bajaj
 Mukesh Bajaj
 Bubbli Bajaj
 Gurdip Singh Grewal
 Jarnail Kaur Grewal

Officer Information as at January 31, 2011

Praveen Bajaj (Treasurer)
Mukesh Bajaj (President)
Gurdip Singh Grewal (Secretary)

PID: 001-502-930
Lot 16, Except Part Dedicated Road Plan BCP17842, Section 12 Township 2 New
Westminster District Plan 6427

(c) Civic Address: 6019 - 168 Street
 Owner: o815391 BC Ltd., Inc. No. BCo815391
 Director Information:
 Praveen Bajaj
 Mukesh Bajaj
 Bubbli Bajaj
 Gurdip Singh Grewal
 Jarnail Kaur Grewal

Officer Information as at January 31, 2011

Praveen Bajaj (Treasurer)
Mukesh Bajaj (President)
Gurdip Singh Grewal (Secretary)

PID: 001-502-913
Lot 15, Except Part Dedicated Road Plan BCP17842, Section 12 Township 2 New
Westminster District Plan 6427

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7911-0004-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the associated Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: C-4

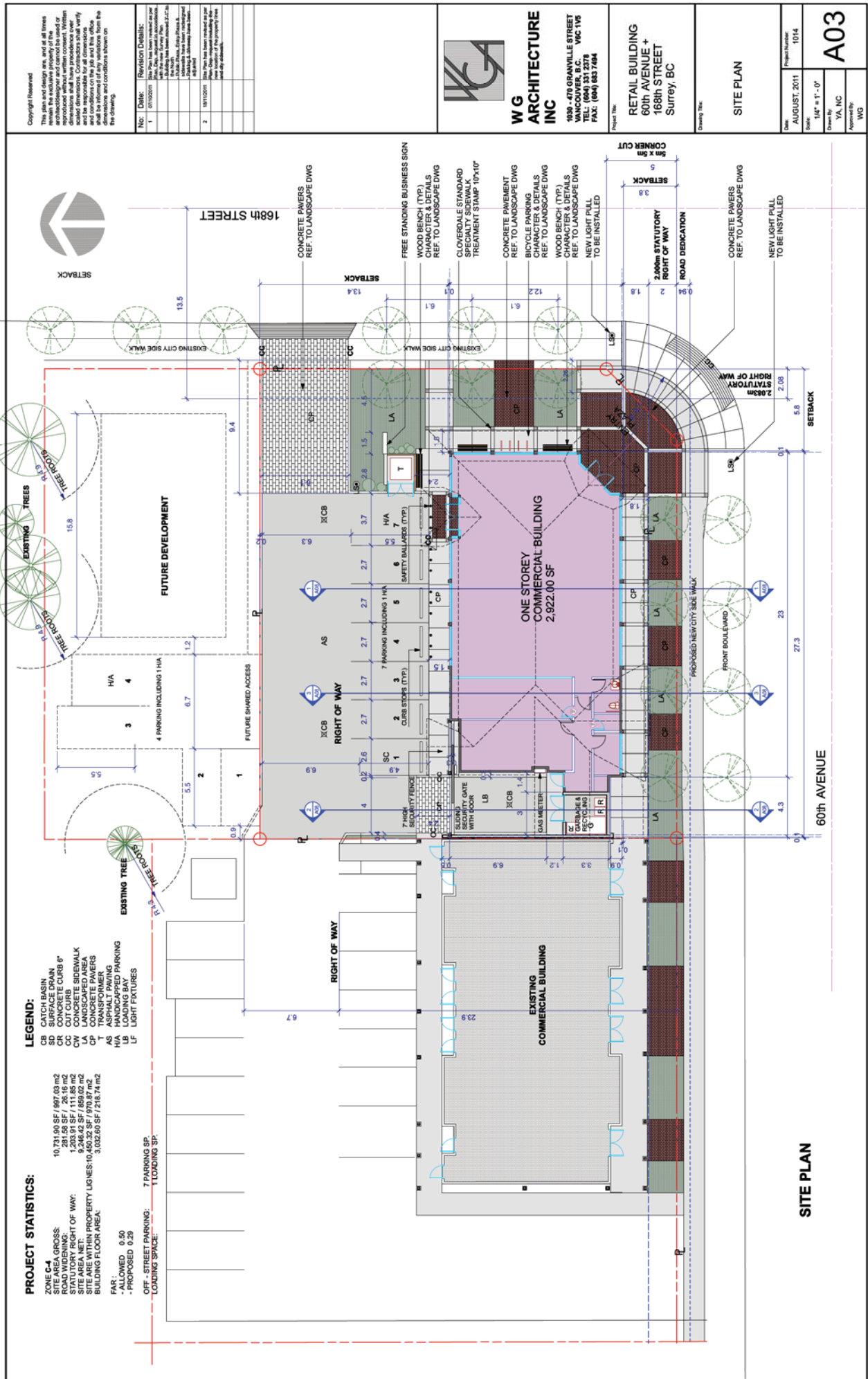
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		996.3 sq.m. (10,725 sq.ft.)
Road Widening area		26 sq.m. (277 sq.ft.)
Undevelopable area		
Net Total		970.3 sq. (10,448 sq.ft.)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	28%
Paved & Hard Surfaced Areas		60%
Total Site Coverage		88%
SETBACKS (in metres)		
Front (East)	7.5 metres (25 ft.)	5.8 metres (19 ft.) to building face / 4.4 metres (14.4 ft.) to the roof overhang*
Rear (West)	7.5 metres (25 ft.)	0.0 metres (0.0 ft.)*
Side #1 (North)	6.0 metres (20 ft.)	7.5 metres (25 ft.)
Side #2 (South)	7.5 metres (25 ft.)	3.8 metres (12.5 ft.) / 1.9 metres (6.2 ft.) to the roof overhang / gable*
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 metres (30 ft.)	8.8 metres (28.8 ft.)
Accessory	4.0 metres (13 ft.)	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail	N/A	282 sq.m. (3,032 sq.ft.)
Office	N/A	N/A
Total	387.8 sq.m (4,175 sq.ft.)	282 sq.m. (3,032 sq.ft.)
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	387.8 sq.m (4,175 sq.ft.)	282 sq.m. (3,032 sq.ft.)

*Seeking variance.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.40	0.28
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	7	7
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	7	7
Number of disabled stalls	1	1
Number of small cars	2	1
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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No.	Date	Revision Details
1	07/10/2011	Site Plan has been revised as per the City of Surrey Staff Report dated 07/10/2011. The work has been done in accordance with the City of Surrey Staff Report dated 07/10/2011. The work has been done in accordance with the City of Surrey Staff Report dated 07/10/2011.



W.G. ARCHITECTURE INC
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 VANCOUVER, BC V6C 1Y6
 TEL: (604) 331 2379
 FAX: (604) 683 7494

Project Title:
RETAIL BUILDING
 60th AVENUE +
 168th STREET
 Surrey, BC

Client Name:
 SITE PLAN SCHEME WITH
 STREET DEDICATIONS,
 RIGHT OF WAYS,
 SETBACKS

Date:
 AUGUST, 2011

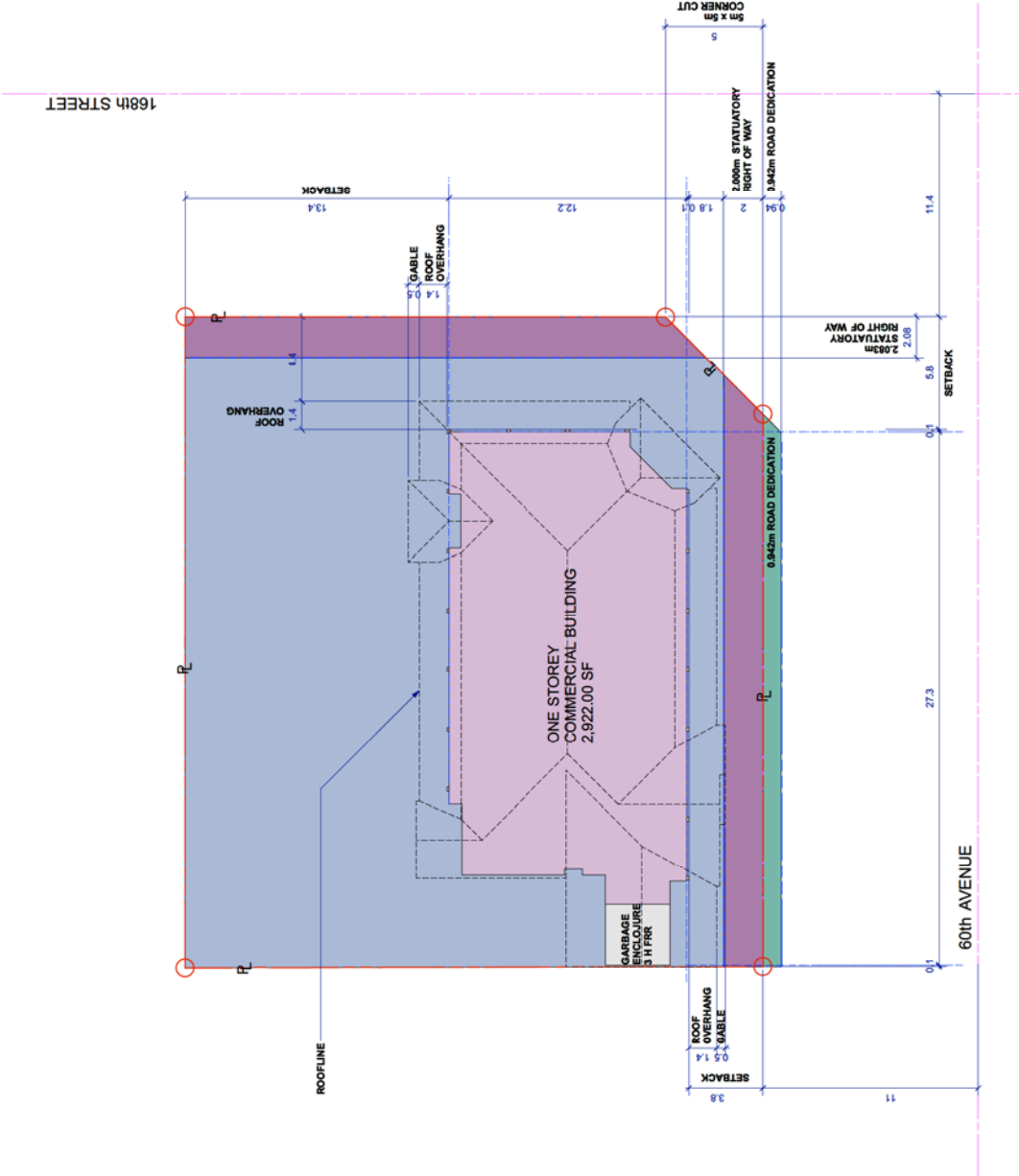
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 1014

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Drawn By:
 YA, NC

Approved By:
 WG

A04



SITE PLAN

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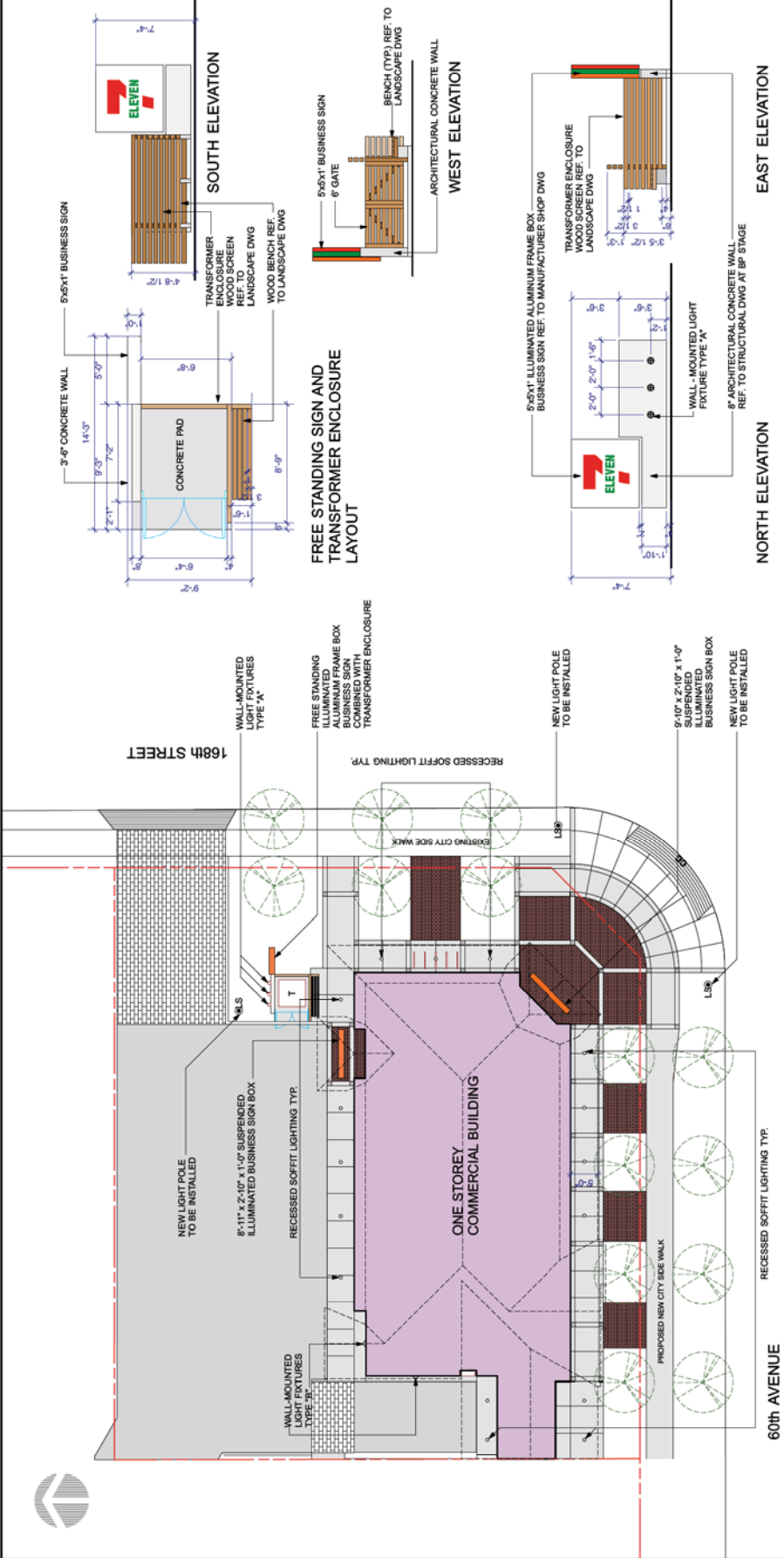
WG ARCHITECTURE INC
 1630 - 470 GRANVILLE STREET
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 (604) 274-7474
 FAX: (604) 683-7464

Project Title:
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 168th STREET
 Surrey, BC

Drawing Title:
SITE DETAILS

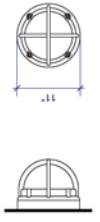
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Drawn by:	VIA, INC	Checked by:	WG
		Approved by:	WG

A05



FREE STANDING BUSINESS SIGN COMBINED WITH TRANSFORMER ENCLOSURE AND BENCH

SITE LIGHTING AND SIGNS LOCATION CONCEPT PLAN



WALL MOUNTED LIGHT FIXTURE TYPE "B"



WALL MOUNTED LIGHT FIXTURE TYPE "A"
 'Dock' Louis Poulsen



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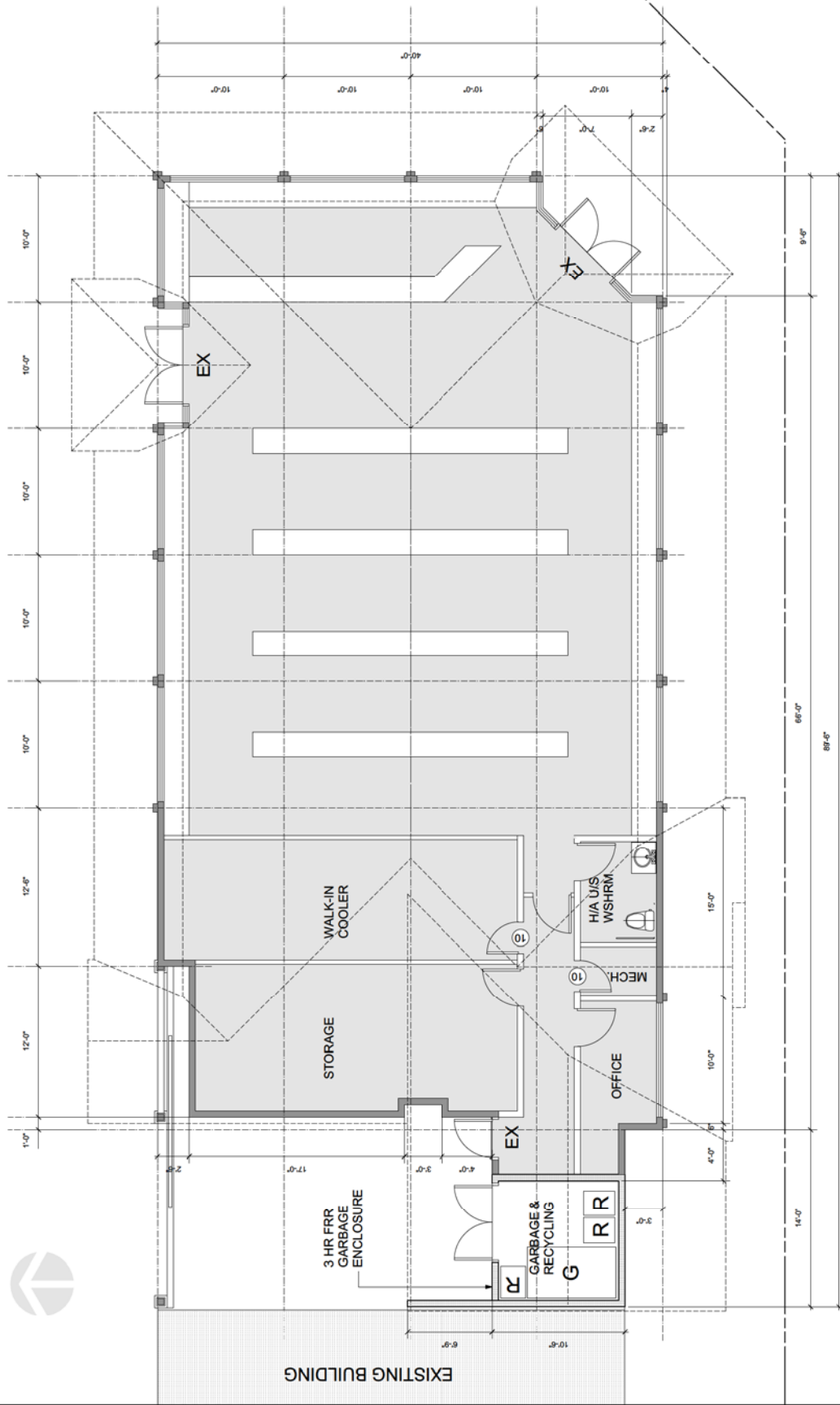
1835 - 475 GRANVILLE STREET
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 TEL: (604) 331 2379
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Project Title:
 RETAIL BUILDING
 60th AVENUE +
 168th STREET
 Surrey, BC

Project Title:
 LEVEL 1
 FLOOR PLAN

Date:	AUGUST, 2011
Project Number:	1014
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Drawn By:	Y.A. NC
Approved By:	WG


A06



**LEVEL 1 FLOOR PLAN
 OPTION 7**

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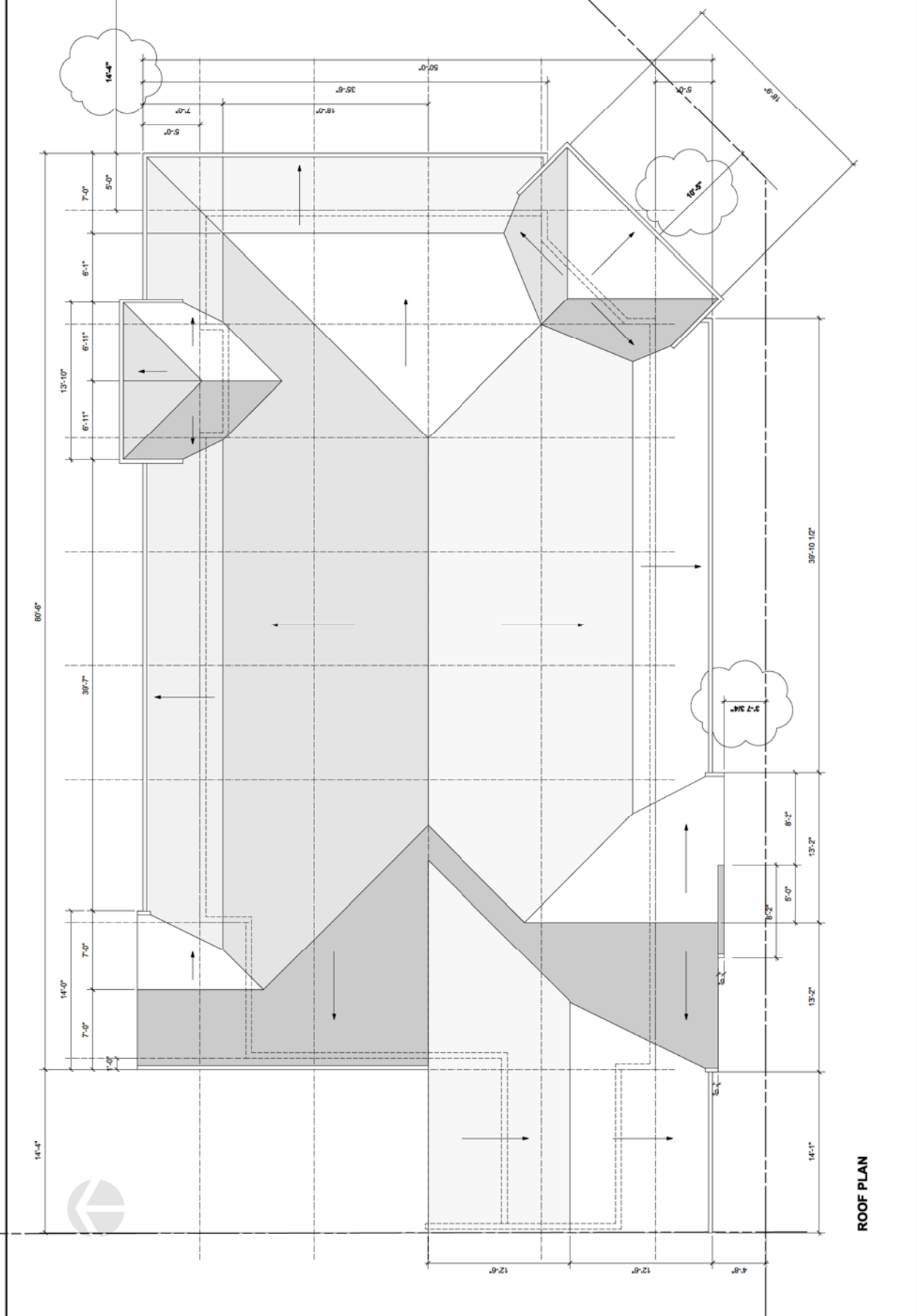
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Project Title:
**RETAIL BUILDING
 60th AVENUE +
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Drawing Title:
ROOF PLAN

Date:	AUGUST, 2011
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Approved By:	WG

A07



ROOF PLAN

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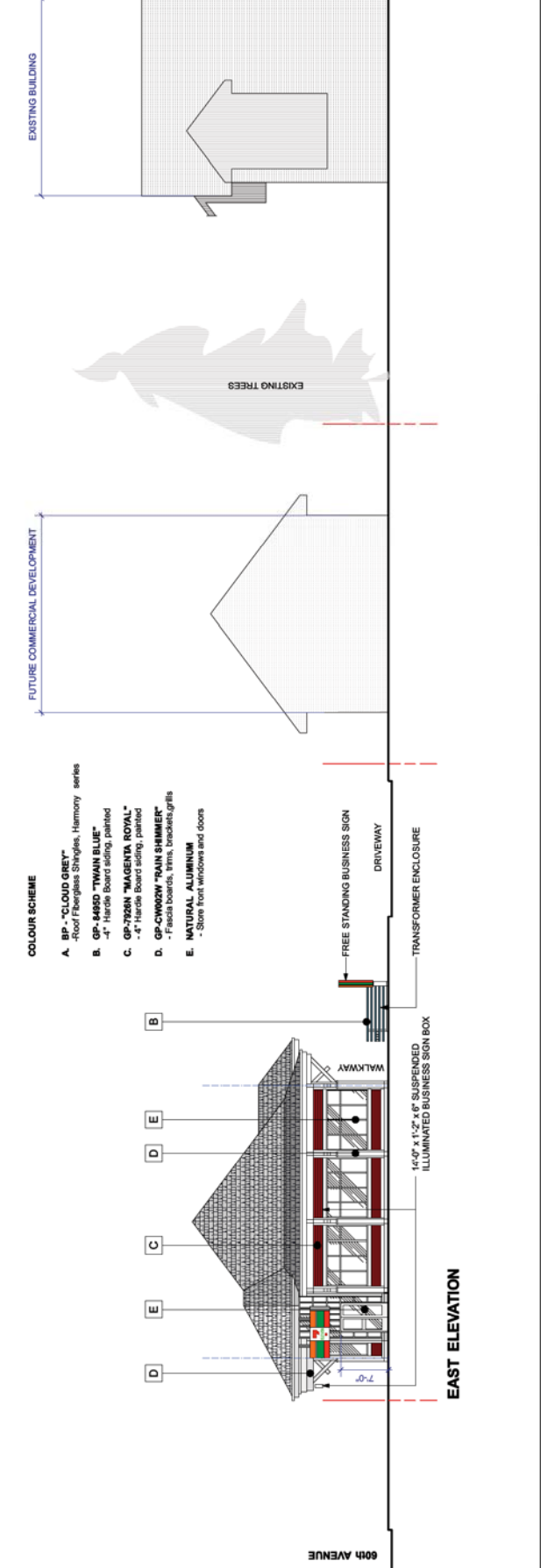
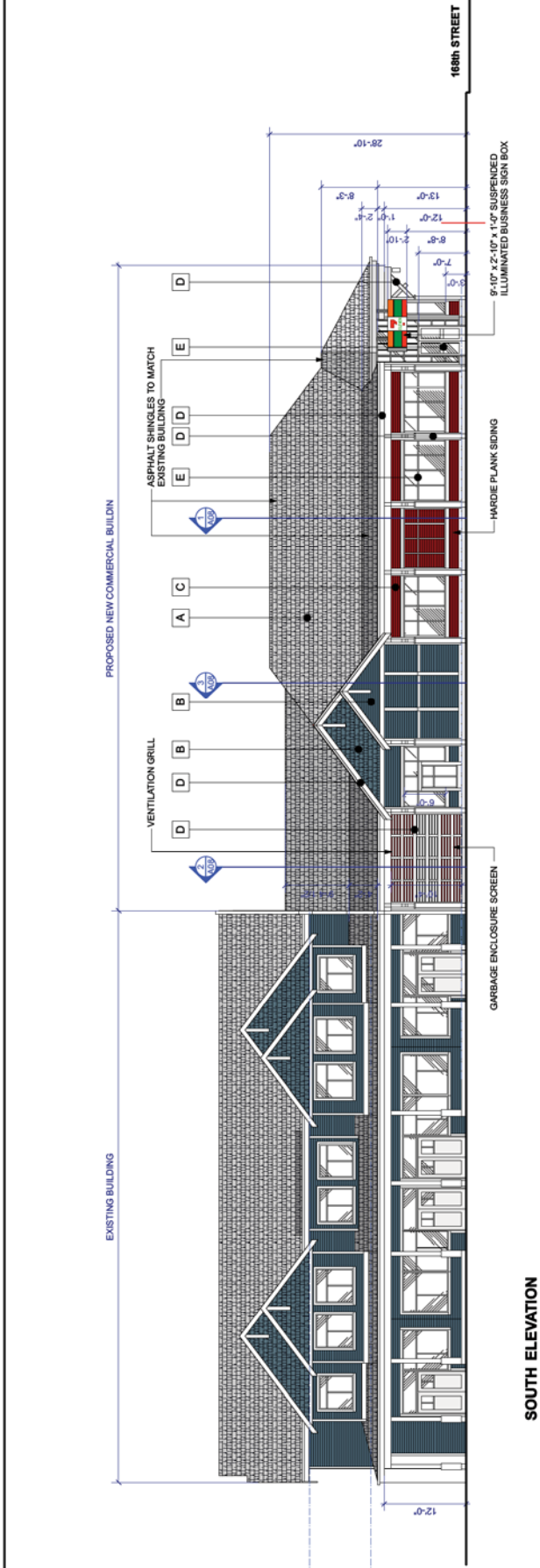
WG ARCHITECTURE INC

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 FAX: (604) 683 7484

Project Title:
RETAIL BUILDING
 60th AVENUE +
 168th STREET
 Surrey, BC

Client:
ELEVATIONS

Date: AUGUST, 2011	Project Number: 1014
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Drawn By: YA, NC	
Approved By: WG	



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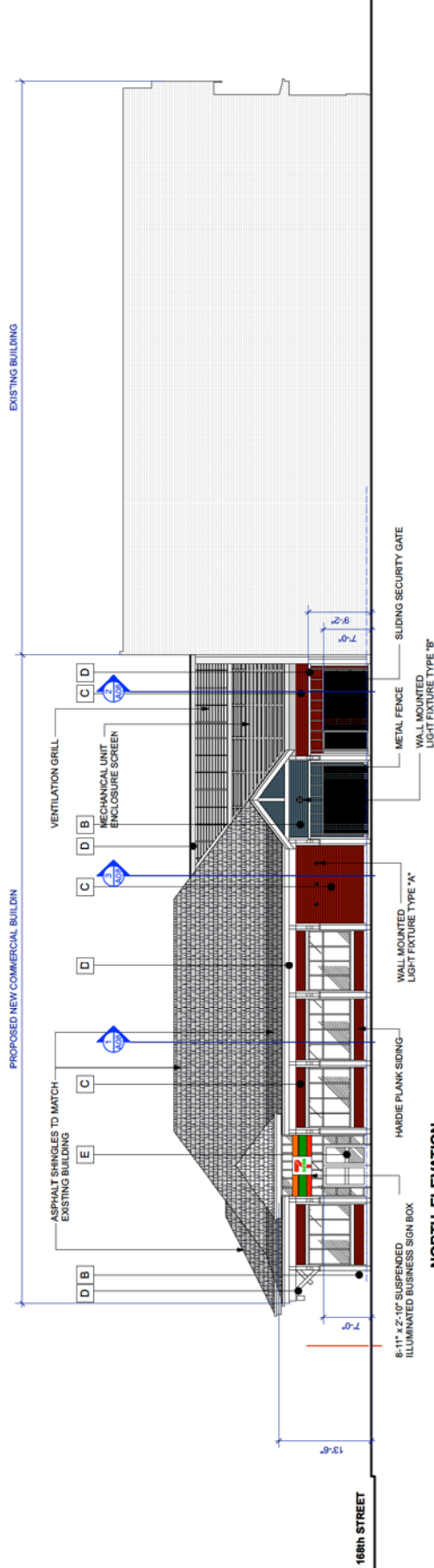
Project Title:
**RETAIL BUILDING
 60th AVENUE +
 168th STREET
 Surrey, BC**

Drawing Title:
**ELEVATIONS &
 BLDG SECTIONS**

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 AUGUST 3, 2011
 Project Number:
 1014

Scale:
 1/8" = 1'-0"
 Drawn by:
 YA, NC
 Checked by:
 WG

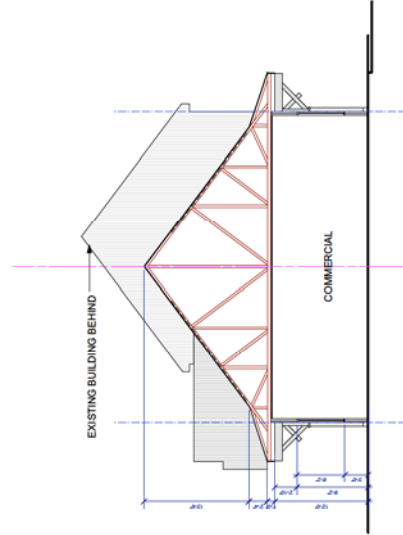
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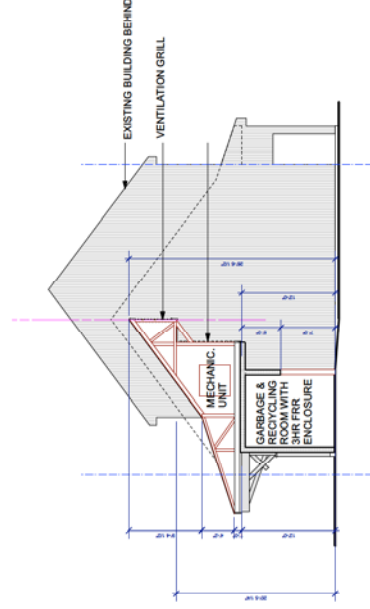
NORTH ELEVATION

COLOUR SCHEME

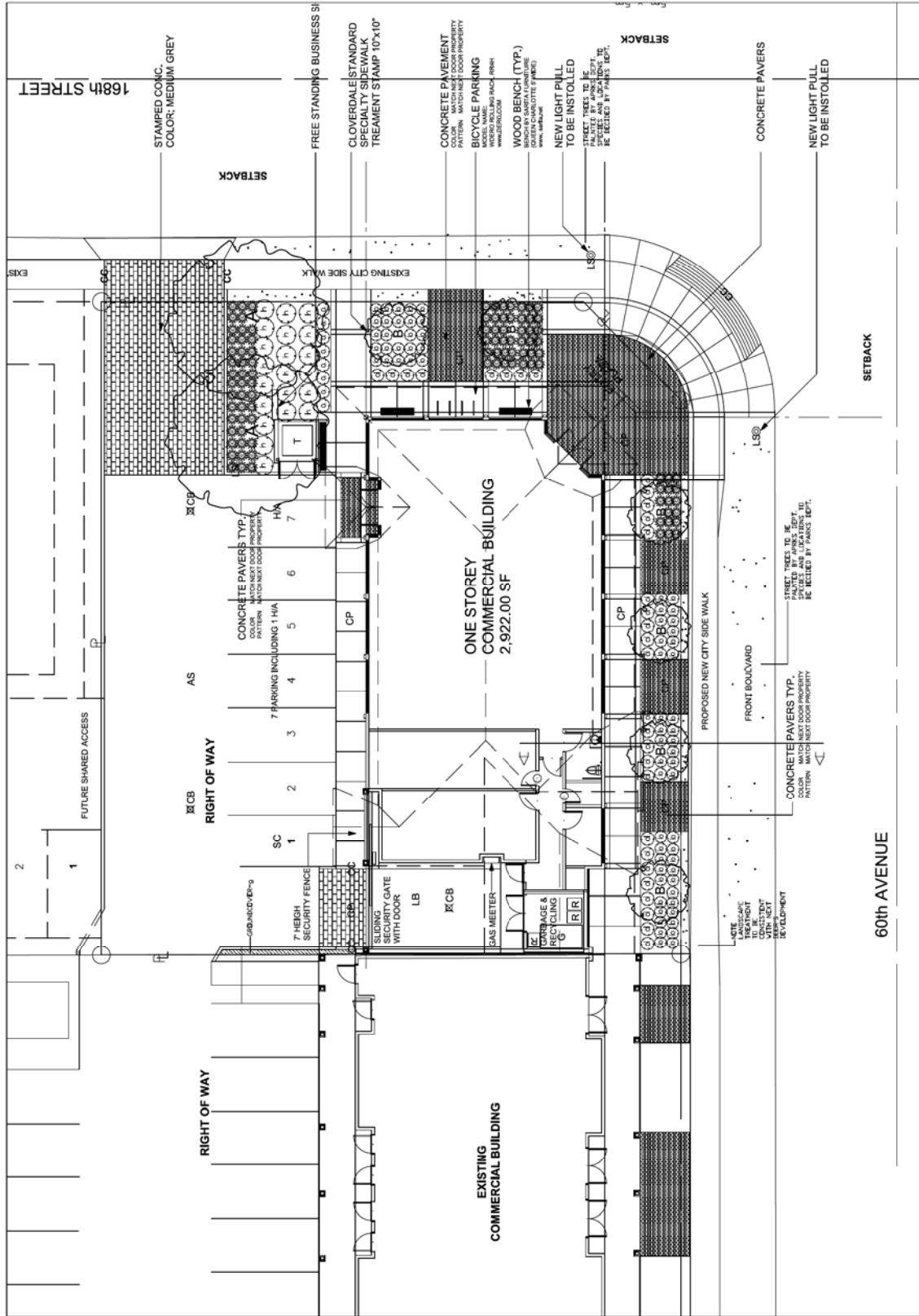
- A. BP - "CLOUD GREY"
 - Roof Fibreglass Shingles, Harmony series
- B. GP-6485D "TIVAN BLUE"
 - 4" Hardie Board siding, painted
- C. GP-7858M "MAGENTA ROYAL"
 - 4" Hardie Board siding, painted
- D. GP-CW002W "RAIN SHIMMER"
 - Fascia boards, trim, brackets/grills
- E. NATURAL ALUMINUM
 - Store front windows and doors



1.1 SCHEMATIC BUILDING SECTION AT COMMERCIAL

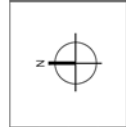


2.2 SCHEMATIC BUILDING SECTION AT GARBAGE ROOM



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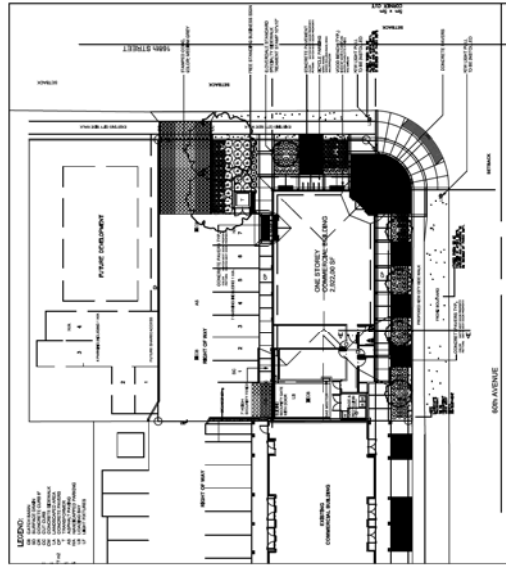
REVISIONS



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 4370, Maple Street, Vancouver, BC
 Tel: 604-277-2004
 Email: jhl@jhlgroup.ca

SCALE 1/8" = 1'-0"
 DATE JUN., 12
 DRAWN J.L.
 JOB NO.

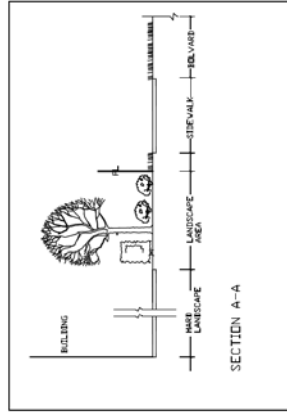
PROJECT TITLE
 COMMERCIAL DEVELOPMENT
 60 AVENUE AND 168 STREET
 SURREY, BC
 DRAWING TITLE
 LANDSCAPE PLAN



OVERALL REFERENCE PLAN

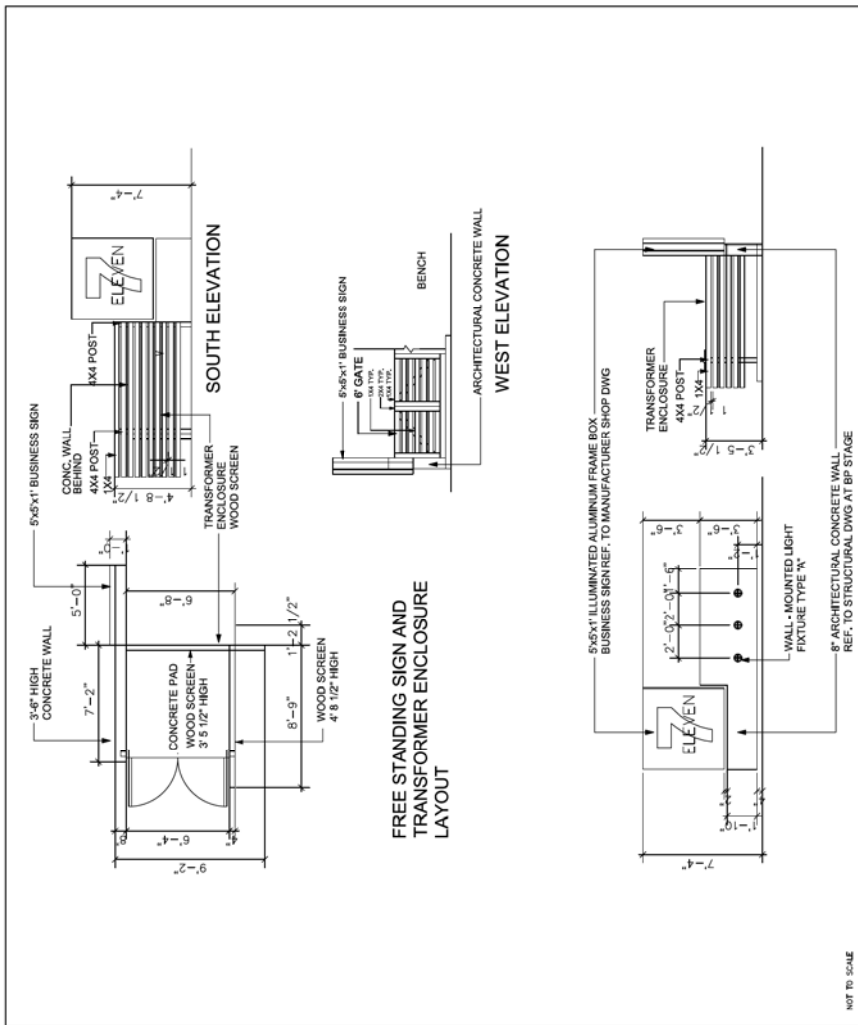


BENCH IMAGE
www.CaliforniaBench.com



Quantity	Symbol	Botanical Name	Common Name	Size	Spacing
2	A	Cercodaphnum japonica	Koushou	60cm Cal B&B	as shown
6	B	Acacia rubrum B&B	Boonah Maple	50cm Cal B&B	as shown
Shrubs & Others					
6	B	Azalea japonica Diamant Luchs	Azalea	# 2 pot	as shown
67	b	Erica carnea Springwood White	Springwood White heather	# 1 pot	as shown
101	C	Carex monowi Autumnwinger	Variegated Sedge	3 High, B&B	as shown
31	D	Buxus microphylla Winter Gem	Winter Gem Boxwood	# 2 pot	as shown
0	E	Buxus microphylla Blue Gem	Blue Gem Boxwood	# 2 pot	as shown
0	F	Hamamelis virginica	Witch Ham	# 1 pot	as shown
21	G	Arctostaphylos uva-ursi	Vaccinium B&B	# 2 pot	as shown
21	H	Rhododendron Pink Pearl	Rhododendron	# 2 pot	as shown

- NOTES:**
1. Maintain min. 2% slope away from buildings
 2. All plants and planting to conform to BCSLA Landscape Standards Latest Edition.
 3. All growing medium to be tested by PCSA (604-273-8226) and amended accordingly if necessary, and to be tested again at Substantial Completion.
 4. Minimum planting medium depths:
low-6" / 150mm
groundcover & shrubs-18" / 450mm
Tree & 7' shrubs, all around the rooftop
For detailed info see specifications
 5. All plant material shall meet minimum size requirements as indicated in plant list.
 6. All lumber for the transformer enclosure shall be rough cedar and stained.



Item	Description	Quantity	Unit Price	Total
1	Excavation	1000	\$10.00	\$10,000.00
2	Concrete Pad	1	\$1,000.00	\$1,000.00
3	Concrete Wall	100	\$10.00	\$1,000.00
4	Wood Screen	100	\$10.00	\$1,000.00
5	Transformer Enclosure	1	\$1,000.00	\$1,000.00
6	Business Sign	1	\$1,000.00	\$1,000.00
7	Bench	1	\$1,000.00	\$1,000.00
8	Architectural Concrete Wall	100	\$10.00	\$1,000.00
9	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
10	Transformer Enclosure	1	\$1,000.00	\$1,000.00
11	Business Sign	1	\$1,000.00	\$1,000.00
12	Bench	1	\$1,000.00	\$1,000.00
13	Architectural Concrete Wall	100	\$10.00	\$1,000.00
14	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
15	Transformer Enclosure	1	\$1,000.00	\$1,000.00
16	Business Sign	1	\$1,000.00	\$1,000.00
17	Bench	1	\$1,000.00	\$1,000.00
18	Architectural Concrete Wall	100	\$10.00	\$1,000.00
19	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
20	Transformer Enclosure	1	\$1,000.00	\$1,000.00
21	Business Sign	1	\$1,000.00	\$1,000.00
22	Bench	1	\$1,000.00	\$1,000.00
23	Architectural Concrete Wall	100	\$10.00	\$1,000.00
24	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
25	Transformer Enclosure	1	\$1,000.00	\$1,000.00
26	Business Sign	1	\$1,000.00	\$1,000.00
27	Bench	1	\$1,000.00	\$1,000.00
28	Architectural Concrete Wall	100	\$10.00	\$1,000.00
29	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
30	Transformer Enclosure	1	\$1,000.00	\$1,000.00
31	Business Sign	1	\$1,000.00	\$1,000.00
32	Bench	1	\$1,000.00	\$1,000.00
33	Architectural Concrete Wall	100	\$10.00	\$1,000.00
34	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
35	Transformer Enclosure	1	\$1,000.00	\$1,000.00
36	Business Sign	1	\$1,000.00	\$1,000.00
37	Bench	1	\$1,000.00	\$1,000.00
38	Architectural Concrete Wall	100	\$10.00	\$1,000.00
39	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
40	Transformer Enclosure	1	\$1,000.00	\$1,000.00
41	Business Sign	1	\$1,000.00	\$1,000.00
42	Bench	1	\$1,000.00	\$1,000.00
43	Architectural Concrete Wall	100	\$10.00	\$1,000.00
44	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
45	Transformer Enclosure	1	\$1,000.00	\$1,000.00
46	Business Sign	1	\$1,000.00	\$1,000.00
47	Bench	1	\$1,000.00	\$1,000.00
48	Architectural Concrete Wall	100	\$10.00	\$1,000.00
49	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
50	Transformer Enclosure	1	\$1,000.00	\$1,000.00
51	Business Sign	1	\$1,000.00	\$1,000.00
52	Bench	1	\$1,000.00	\$1,000.00
53	Architectural Concrete Wall	100	\$10.00	\$1,000.00
54	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
55	Transformer Enclosure	1	\$1,000.00	\$1,000.00
56	Business Sign	1	\$1,000.00	\$1,000.00
57	Bench	1	\$1,000.00	\$1,000.00
58	Architectural Concrete Wall	100	\$10.00	\$1,000.00
59	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
60	Transformer Enclosure	1	\$1,000.00	\$1,000.00
61	Business Sign	1	\$1,000.00	\$1,000.00
62	Bench	1	\$1,000.00	\$1,000.00
63	Architectural Concrete Wall	100	\$10.00	\$1,000.00
64	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
65	Transformer Enclosure	1	\$1,000.00	\$1,000.00
66	Business Sign	1	\$1,000.00	\$1,000.00
67	Bench	1	\$1,000.00	\$1,000.00
68	Architectural Concrete Wall	100	\$10.00	\$1,000.00
69	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
70	Transformer Enclosure	1	\$1,000.00	\$1,000.00
71	Business Sign	1	\$1,000.00	\$1,000.00
72	Bench	1	\$1,000.00	\$1,000.00
73	Architectural Concrete Wall	100	\$10.00	\$1,000.00
74	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
75	Transformer Enclosure	1	\$1,000.00	\$1,000.00
76	Business Sign	1	\$1,000.00	\$1,000.00
77	Bench	1	\$1,000.00	\$1,000.00
78	Architectural Concrete Wall	100	\$10.00	\$1,000.00
79	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
80	Transformer Enclosure	1	\$1,000.00	\$1,000.00
81	Business Sign	1	\$1,000.00	\$1,000.00
82	Bench	1	\$1,000.00	\$1,000.00
83	Architectural Concrete Wall	100	\$10.00	\$1,000.00
84	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
85	Transformer Enclosure	1	\$1,000.00	\$1,000.00
86	Business Sign	1	\$1,000.00	\$1,000.00
87	Bench	1	\$1,000.00	\$1,000.00
88	Architectural Concrete Wall	100	\$10.00	\$1,000.00
89	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
90	Transformer Enclosure	1	\$1,000.00	\$1,000.00
91	Business Sign	1	\$1,000.00	\$1,000.00
92	Bench	1	\$1,000.00	\$1,000.00
93	Architectural Concrete Wall	100	\$10.00	\$1,000.00
94	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
95	Transformer Enclosure	1	\$1,000.00	\$1,000.00
96	Business Sign	1	\$1,000.00	\$1,000.00
97	Bench	1	\$1,000.00	\$1,000.00
98	Architectural Concrete Wall	100	\$10.00	\$1,000.00
99	Wall-mounted Light Fixture	100	\$10.00	\$1,000.00
100	Transformer Enclosure	1	\$1,000.00	\$1,000.00

JHL Design Group Inc.
Landscape Architecture + Urban Design
4376 Maple Street, Vancouver, BC
Tel: 604-263-8613
Fax: 604-263-8613
Email: jhl@jhlgroup.com

PROJECT TITLE: COMMERCIAL DEVELOPMENT
60 AVENUE AND 168 STREET
SURREY, BC

DATE: JAN., 12

DRAWN: J.L.

SCALE: 1/4" = 1'-0"

OVERALL REFERENCE PLAN / PLANT LIST SECTION

DETAILS / NOTES

REVISIONS

DATE

SCALE: 1/4" = 1'-0"

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

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

DATE: **February 15, 2012** PROJECT FILE: **7811-0004-00**

SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 0.942 metres along 60 Avenue;
- provide a 2.0-metre statutory right-of-way along 60 Avenue for Planning Department requirements;
- provide a reciprocal access easement; and
- provide a 2.083 metres statutory right-of-way along 168 Street.

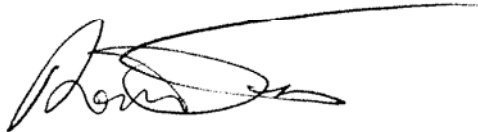
Works and Services

- relocate the sidewalk along 60 Avenue to the ultimate location; and
- provide cash-in-lieu for the asphalt overlay along 60 Avenue.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

SSA

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0004-00

Issued To: o815391 BC LTD., INC. NO. BCo815391
("the Owner")

Address of Owner: 7059 Barkley Place
Delta, BC
V4E 1T8

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: 001-502-930
 Lot 16, Except Part Dedicated Road Plan BCP17842, Section 12 Township 2 New
 Westminster District Plan 6427

6009 - 168 Street

Parcel Identifier: 001-502-913
 Lot 15, Except Part Dedicated Road Plan BCP17842, Section 12 Township 2 New
 Westminster District Plan 6427

6019 - 168 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

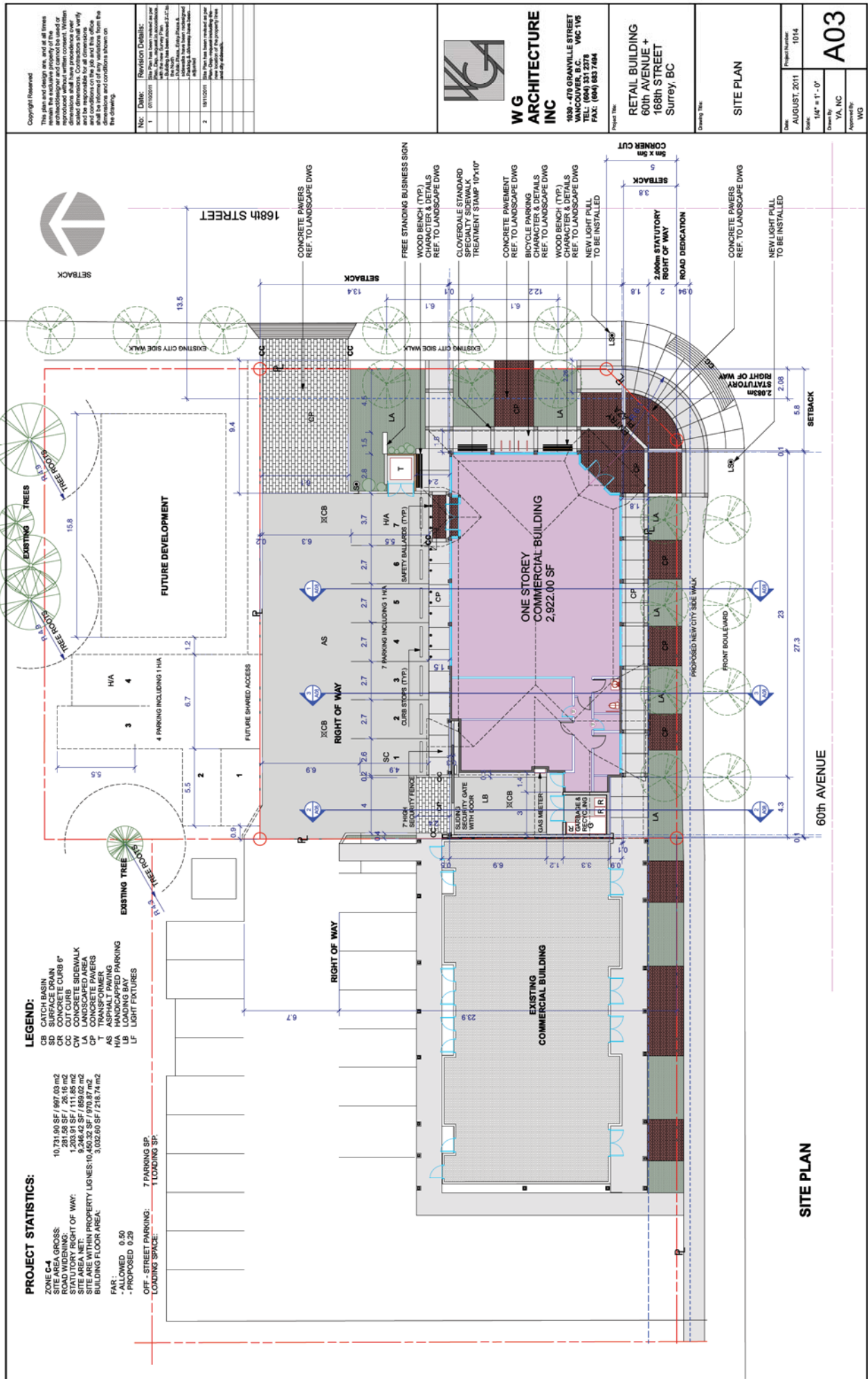
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) To reduce the minimum west rear yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.);
 - (b) To reduce the minimum south side yard flanking street setback of the C-4 Zone from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) to the building face and 1.9 metres (6.2 ft.) to the roof overhang / gable; and
 - (c) To reduce the minimum east front yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) to the building face and 4.4 metres (14.4 ft.) to the roof overhang.
5. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) Sub-section 27(2)(a) of Part 5 in Commercial / Industrial Zones is varied to allow one (1) additional fascia sign on the north elevation of the proposed single-storey commercial building.
6. 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.
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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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 _____, 2012.
ISSUED THIS _____ DAY OF _____, 2012.

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



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No.	Date	Revision Details
1	07/10/2011	Site Plan has been revised as per the City of Surrey Plan 2212-01-0101. The work shown on this sheet is in accordance with the City of Surrey Plan 2212-01-0101. The work shown on this sheet is in accordance with the City of Surrey Plan 2212-01-0101.



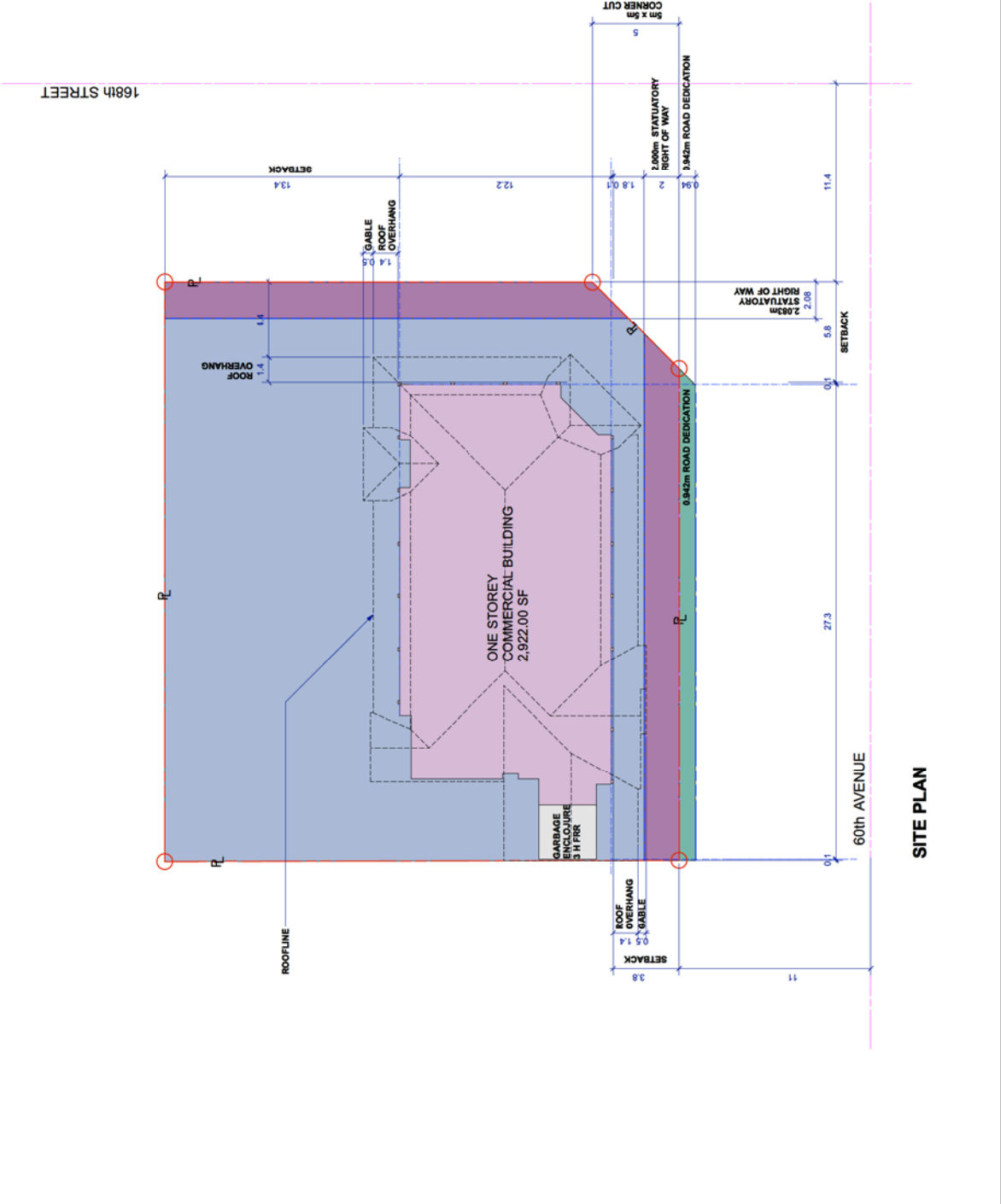
W.G. ARCHITECTURE INC
 1030 - 475 GRANVILLE STREET
 VANCOUVER, BC V6C 1Y6
 TEL: (604) 331 2379
 FAX: (604) 683 7494

Project Title:
RETAIL BUILDING
 60th AVENUE +
 168th STREET
 Surrey, BC

Client Name:
 SITE PLAN SCHEME WITH
 STREET DEDICATIONS,
 RIGHT OF WAYS,
 SETBACKS

Date: AUGUST, 2011
 Project Number: 1014
 Scale: 1/4" = 1' - 0"
 Drawn By: YA, NC
 Approved By: WG

A04



SITE PLAN