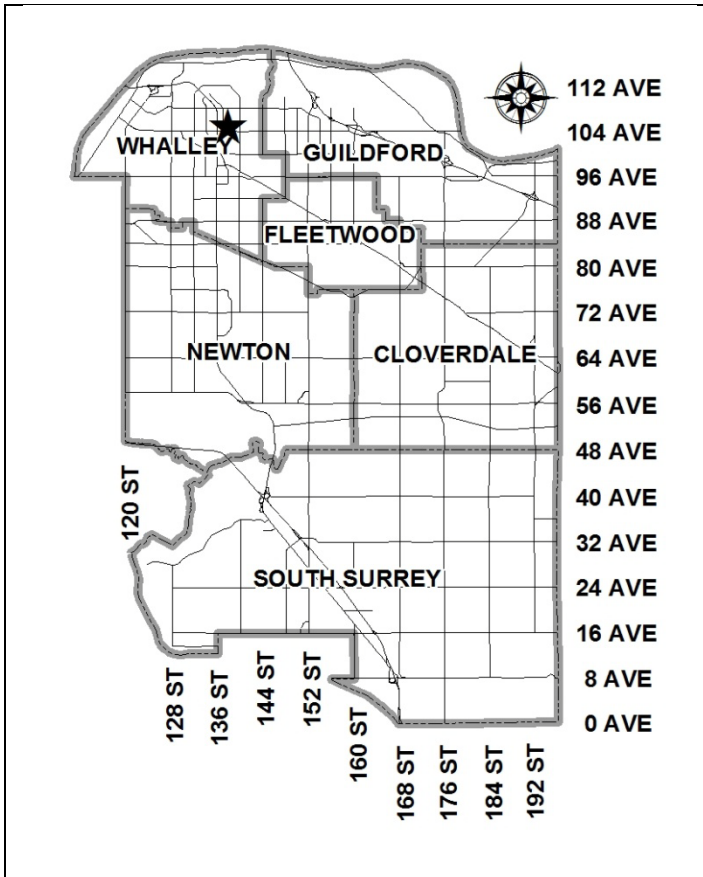


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0172-00

Planning Report Date: June 25, 2012

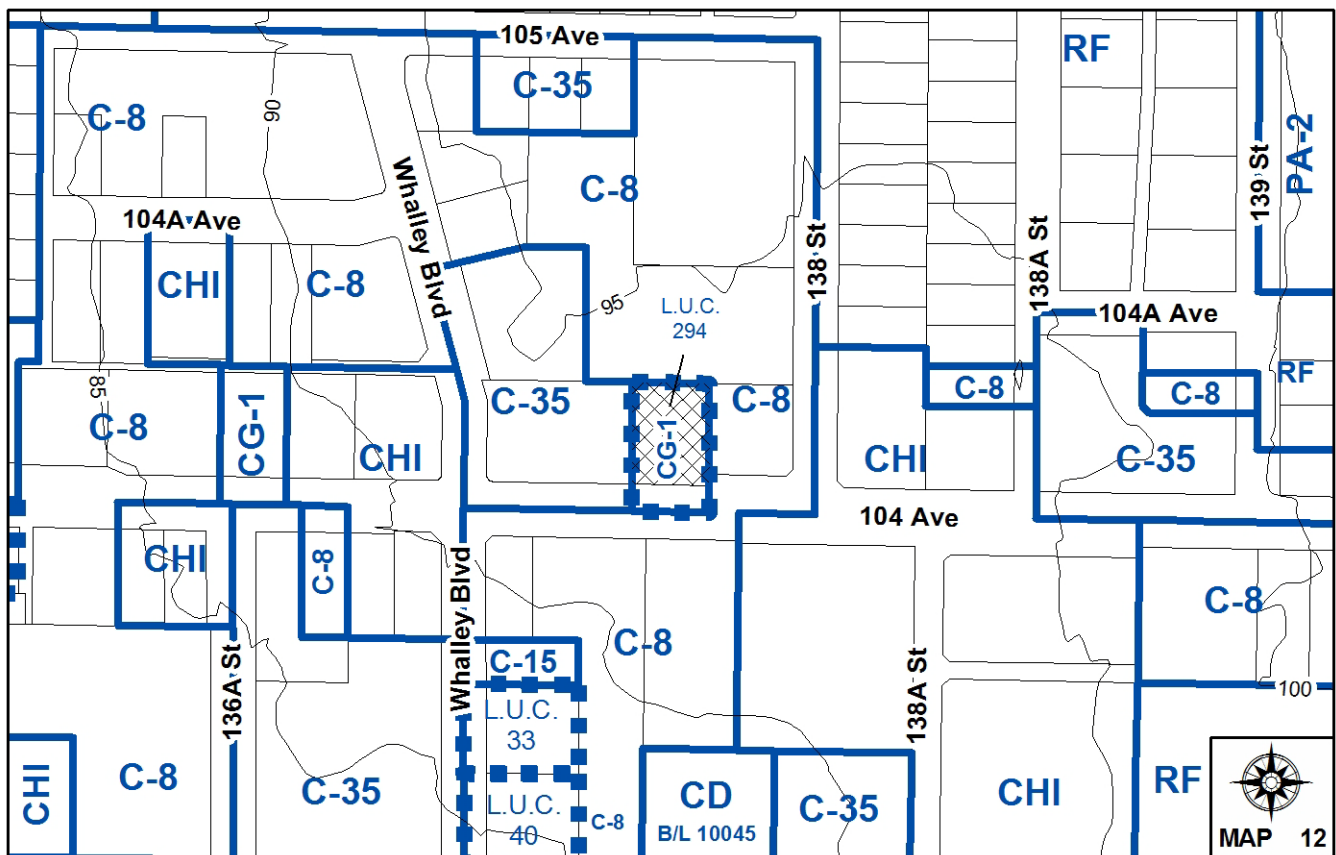


PROPOSAL:

- Land Use Contract Discharge
- Rezoning from CG-1 to C-15
- Development Permit
- Development Variance Permit

in order to permit the development of a three-storey commercial / office building in City Centre.

LOCATION: 13769 - 104 Avenue
OWNER: Highten Properties (104) Ltd., Inc.
 No. BC0913962
ZONING: LUC No. 294 (underlying CG-1 Zone)
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Land Use Contract Discharge; and
 - Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a reduced front yard (south) setback in the C-15 Zone.
- Seeking a relaxation of one (1) parking stall for the on-site parking requirement.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of Surrey City Centre.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan.
- The subject site is located in City Centre along 104 Avenue, two blocks west of King George Boulevard. Transit buses service both 104 Avenue and King George Boulevard, while Surrey Central SkyTrain station is approximately 700 metres (0.4 mile) west of the subject site. The proposed parking relaxation is supportable for this location.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to discharge Land Use Contract No. 294 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site from "Self-Service Gasoline Station Zone (CG-1)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7911-0172-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7911-0172-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the definition of 'setback' in the Zoning By-law to allow a canopy that exceeds a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall to encroach into the required setbacks to a maximum of 1.6 metres (5.2 ft.);
 - (b) to reduce the minimum front yard (south) setback of the C-15 Zone from 2.0 metres (7.0 ft.) to 1.8 metres (5.9 ft.) to the building face; and
 - (c) to reduce the minimum required number of on-site parking spaces from 23 to 22.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of road dedication plans to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (g) registration of a reciprocal access agreement for future shared access with the adjacent properties to the west (13747 – 104 Avenue), east (13785 – 104 Avenue), and north (10445 – 138 Street).

REFERRALS

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

Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant site

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|----------------------------|---|-----------------|---------------|
| North: | Office building (Shaw Cable) | Commercial | C-8 |
| East: | Commercial retail (Long & McQuade music store) | Commercial | C-8 |
| South (Across 104 Avenue): | Single-storey multi-tenant commercial buildings | Commercial | C-8 |
| West: | Prospera Credit Union | Commercial | C-35 |

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 13769 – 104 Avenue in City Centre and is approximately 1,585 square metres (0.4 acre) in size. The site is regulated by Land Use Contract (LUC) No. 294 with an underlying Self-Service Gasoline Station (CG-1) Zone, and designated Commercial in the Official Community Plan (OCP). The site is currently vacant.
- The applicant is proposing an LUC Discharge, a rezoning from the underlying Self-Service Gasoline Station Zone (CG-1) to Town Centre Commercial Zone (C-15), and a Development Permit in order to allow the development of a three-storey commercial / office building.
- A Development Variance Permit is also required (see By-law Variance Section) to:
 - Reduce the front yard (south) setback; and
 - Reduce the minimum required on-site parking stalls from 23 to 22.

- The proposed building will consist of ground-level commercial retail units with two (2) floors of offices above. The proposed building is approximately 1,472 square metres (15,850 sq.ft.) in size, with the office space on the second and third floors accounting for 999 square metres (10,760 sq.ft.) of the total building area. The proposed floor area ratio (FAR) of the building is 1.10, which complies with the FAR of 1.5 permitted in the proposed C-15 Zone.
- The Surrey City Centre Land Use and Density Concept indicates that the subject site is appropriate for mixed-use developments with densities up to 3.5 FAR. The current proposal is considered an interim use and it is anticipated that the subject site and adjacent properties will consolidate in the future and redevelop at a density more consistent with the ultimate vision for this area.
- An east / west drive aisle through the rear (northern) portion of the site will connect with the existing drive aisles on the abutting properties to the west and east, and allow patrons and employees to gain access to the subject site. No new driveway onto 104 Avenue will be created as a result of the current proposal.
- The applicant has also agreed to provide a 6.0-metre (20 ft.) right-of-way along the west property line for a future north / south lane that will provide connectivity once the properties in the area redevelop. In the interim, the right-of-way will be landscaped with grass and maple trees.
- The subject site was a former gas station that closed in 1998. A Certificate of Compliance from the Ministry of Environment dated March 23, 2011 was submitted to the City with the development application stating that the subject site has been satisfactorily remediated of contaminants.

PRE-NOTIFICATION

Pre-notification letters were sent on January 3, 2012, and staff received one (1) telephone call from a local property owner requesting additional information regarding the proposal. The caller had no concerns with the proposal after discussing the matter and obtaining the appropriate information from staff.

DESIGN PROPOSAL AND REVIEW

- The proposed three-storey building is designed to create an urban, pedestrian-friendly streetscape, and is similar in size and scale to the adjacent commercial building to the east.
- The proposed building incorporates exposed charcoal-coloured brick work on the ground floor and concrete walls and galvalume metal panels on the second and third floors. The variation in building materials defines the commercial and office uses.
- The northwest and southwest corners of the building are highlighted by arroyo red (maroon) painted metal and concrete that form an integral part of the proposed building.

- Significant spandrel glazing, in moonlight white and fernwood green colours, is featured along the south and west building elevations. The colour variation enhances the overall design and appeal of the proposed building.
- Metal louvres are proposed along the west and south building elevations to delineate the upper floors and provide sunshade.
- The commercial units along the south building elevation, facing 104 Avenue, are defined by expansive clear glazing and a metal canopy supported by stained wood beams. The canopy provides appropriate weather protection.
- Proposed glazing along the north building elevation will create a consistent building design.
- The entrance to the second and third floor offices is located along the west building elevation. This building elevation was specifically designed at an angle to create a strong and continuous entry sequence from the street to the side of the building.
- New lighting is to be installed within the parking lot at the rear of the site for safety and visibility.
- The proposed garbage enclosure is located at the northeast corner of the proposed building. The garbage bins will be concealed by a concrete block structure and a metal door. The enclosure is covered with a metal roof supported by wood beams, similar to the canopy proposed along the south building elevation.
- A BC Hydro transformer unit is proposed to be located near the northwest corner of the subject site. The transformer will be protected by removable bollards and screened by landscaping including emerald green cedars.

Proposed Signage

- The applicant proposes a total of five (5) fascia signs on the subject building. One (1) of the fascia signs (building address) will be installed above the main office entrance facing west, while the remaining four (4) fascia signs will be installed above the entries of the commercial units facing south towards 104 Avenue.
- The building address fascia sign is approximately 0.74 metre high and 2.6 metres long (2.4 ft. x 8.7 ft), while the four (4) commercial fascia signs are each 0.46 metre high and 3.0 metres long (1.5 ft. x 9.7 ft) in size.
- All of the proposed fascia signs are in the form of individual channel letters.
- No free-standing sign is proposed for the subject site.

Trees and Landscaping

- The applicant submitted an Arborist Assessment prepared by DMG Landscape Architects. The report and plans have been reviewed, and staff support the proposal.

- The chart below provides a summary of the tree removal by species:

| | ON-SITE TREES | | |
|--------------|---------------|-----------|---------|
| Tree Species | Total Trees | Retention | Removal |
| Douglas Fir | 1 | 0 | 1 |
| Red Alder | 2 | 0 | 2 |
| Total | 3 | 0 | 3 |

- The assessment identifies three (3) trees on the subject site. The applicant proposes to remove all of the trees. No off-site trees are impacted.
- Based on the tree replacement ratio in accordance with the Tree Protection By-law (No. 16100), a total of four (4) replacement trees are required. Currently, five (5) replacement trees are proposed on the subject site.

Public Art

- The proposed development application was submitted on July 29, 2011 and is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant (Corporate Report No. R051 approved by Council on March 14, 2011).
- The applicant has agreed to provide monies, in accordance with the Public Art Policy, at the Building Permit stage.

ADVISORY DESIGN PANEL

ADP Date: February 9, 2012

This project is supported by the ADP. The applicant has generally resolved all design issues raised by the ADP. The applicant has agreed to resolve any remaining issues, prior to consideration of final approval of this application.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the definition of 'setback' in the Zoning By-law to allow a canopy that exceeds a total of 2.4 metres (8 ft.) in horizontal length along an exterior wall to encroach into the required front yard (south) setback to a maximum of 1.6 metres (5.2 ft.); and
- To reduce the minimum front yard (south) setback of the C-15 Zone from 2.0 metres (7.0 ft.) to 1.8 metres (5.9 ft.) to the building face.

Applicant's Reason:

- The proposed front yard (south) setback relaxation is minor and is similar to the south setback for the existing building (Long & McQuade) to the east.

Staff Comments:

- According to the definition of a 'setback' in the Zoning By-law, encroachments up to 0.6 metre (2.0 ft.) for eaves, roof overhangs, bay windows and sundecks are permitted, provided they do not exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall. Canopies are not included in the definition of 'setback'; however, it can be considered a similar building structure.
- The proposed metal canopy along the front yard (south) building elevation exceeds 2.4 metres (8 ft.) in horizontal length and encroaches approximately 1.6 metres (5.2 ft.) into the setback. Therefore, a variance is required.
- The proposed canopy encroachment appears reasonable given the value the canopy adds towards the appearance of the building and it offers weather protection.
- The applicant is required to dedicate 7.3 metres (24 ft.) along the south lot line of the subject site for future road widening of 104 Avenue. As a result of road dedication and site constraints, the applicant has proposed a minor relaxation to the front yard setback.
- The proposed setback helps to achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan.
- Staff support the requested variances.

(b) Requested Variance:

- To reduce the parking requirement in the C-15 Zone for a commercial / office building from 23 spaces to 22 spaces.

Applicant's Reason:

- The proposed relaxation is minor and is only for one (1) parking stall.

Staff Comments:

- The subject site is located in City Centre in an urban, pedestrian-friendly area, where alternative transit options are available for the future patrons and employees of the proposed development.
- The property fronts 104 Avenue and is two blocks west of King George Boulevard. Both streets are well-serviced by transit buses. Additionally, Surrey Central SkyTrain station is only a 10-minute walk west of the subject site.
- Staff support the variance, as it is a minor relaxation to the parking requirement.

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 |
| Appendix III. | Engineering Summary |
| Appendix IV | ADP Comments |
| Appendix V | Development Variance Permit No. 7911-0172-00 |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/kms

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. 6/21/12 8:24 AM

DEVELOPMENT DATA SHEET

Proposed Zoning: C-15

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|------------------------------------|--|
| LOT AREA | | |
| Gross Total | | 1,589 sq.m. |
| Road Widening area | | 254 sq.m. |
| Undevelopable area | | |
| Net Total | | 1,335 sq.m. |
| | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 80% | 31% |
| Paved & Hard Surfaced Areas | | 61% |
| Total Site Coverage | | 92% |
| | | |
| SETBACKS | | |
| Front (south) | 2.0 metres | 1.8 metres to building face; 0.2 metre to the canopy* |
| Rear (north) | 7.5 metres | 18.9 metres |
| Side #1 (east) | 0.0 metre | 0.0 metre |
| Side #2 (west) | 3.0 metres | 6.1 metres |
| | | |
| | | |
| BUILDING HEIGHT (in metres) | | |
| Principal | 14.0 metres | 13.1 metres |
| Accessory | | |
| | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | N/A |
| | | |
| FLOOR AREA: Residential | | N/A |
| | | |
| FLOOR AREA: Commercial | | |
| Retail | | 473 sq.m. |
| Office | | 999.4 sq.m. |
| Total | | |
| | | |
| FLOOR AREA: Industrial | | N/A |
| | | |
| FLOOR AREA: Institutional | | N/A |
| | | |
| TOTAL BUILDING FLOOR AREA | 2002 sq.m. | 1,472.4 sq.m. |

*Variances requested

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) | 1.50 | 1.10 |
| AMENITY SPACE | | |
| Indoor | | N/A |
| Outdoor | | N/A |
| PARKING (number of stalls) | | |
| Commercial | 23 | 22* |
| Industrial | | N/A |
| Residential Bachelor + 1 Bedroom | | N/A |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | N/A |
| Institutional | | N/A |
| Total Number of Parking Spaces | 23 | 22 |
| Number of disabled stalls | 1 | 1 |
| Number of small cars | 6.25 (25%) | 6 |
| Tandem Parking Spaces: Number / % of Total Number of Units | | N/A |
| Size of Tandem Parking Spaces width/length | | N/A |

*Variances requested

| | | | |
|---------------|----|---------------------------------|-----|
| Heritage Site | NO | Tree Survey/Assessment Provided | YES |
|---------------|----|---------------------------------|-----|

13769 104TH AVENUE, SURREY, B.C.



DRAWING / CONSULTANT LIST:

ARCHITECTURAL

PJ LOVICK ARCHITECT LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
(tel) 604.298.3700
(fax) 604.298.6081
(e-mail) pjlovick@pjlovick.com

- A0 COVER SHEET
- CONTEXT PLAN
- CONTEXT PHOTOS
- AS1 SITE PLAN
- AS2 SURVEY PLAN
- AS3 GARBAGE ENCLOSURE &
SIGNAGE DETAILS
- A1 GROUND & SECOND FLOOR PLAN
- A2 THIRD FLOOR & ROOF PLAN
- A3 BUILDING ELEVATIONS
- A4 BUILDING ELEVATIONS
COLOUR ELEVATIONS
PERSPECTIVE RENDERING

SURVEY

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.
121-13140 80TH AVENUE,
SURREY, B.C. V3W 3B2
(tel) 604.501.6188
(fax) 604.501.6189

LANDSCAPING

DMG LANDSCAPE ARCHITECTS
C100 - 4185 STILL CREEK DRIVE
BURNABY, BC V5C 6G9
(tel) 604.437.3942
(fax) 604.437.8723
(e-mail) mchanyip@dmglandscape.com

- L1 LANDSCAPE PLAN





1. VIEW OF THE PROPOSED SITE AND THE ADJACENT SITE ON 104TH AVE.



4. VIEW OF THE EXISTING SITE NEAR PROPOSED SITE ON 104TH AVENUE



6. VIEW OF ADJACENT SITE ON 104TH AVENUE



8. VIEW OF PARKING LOT OF THE ADJACENT SITE



2. VIEW OF THE PARTIAL PROPOSED SITE AND THE ADJACENT SITE ON 104TH AVENUE



9. VIEW OF PARKING LOT OF THE ADJACENT SITE



3. VIEW OF BACK OF THE ADJACENT SITE ON 138TH STREET



5. VIEW OF THE ENTIRE PROPOSED SITE ON 104TH AVENUE



7. VIEW OF THE ADJACENT SITE ON 104TH AVENUE



10. VIEW OF THE EXISTING SITE NEAR PROPOSED SITE ON 104TH AVENUE

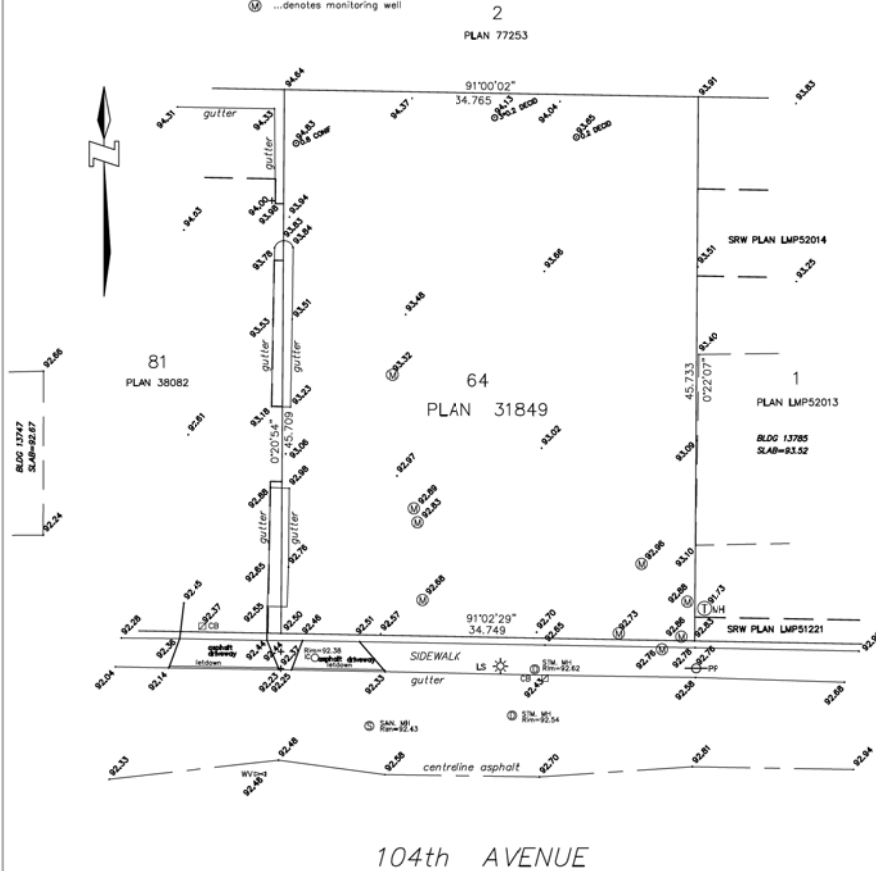
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING
ELEVATIONS AND TREES ON LOT 64 SECTION 23 B5N R2W
NEW WESTMINSTER DISTRICT PLAN 31849

Current Civic Address:
13789 104th Avenue
Surrey, B.C.

SCALE : 1:300

- LEGEND**
- ⊕ ...denotes teius manhole
 - SAN. MH ⊕ ...denotes sanitary manhole
 - STM. MH ⊕ ...denotes storm manhole
 - CB ⊕ ...denotes catch basin
 - LS ☼ ...denotes lamp standard
 - PP ⊕ ...denotes power pole
 - WV ⊕ ...denotes water valve
 - CON 0.0 ⊕ ...denotes tree
 - ⊕ ...denotes monitoring well

- Note:**
- All dimensions are in metres.
 - This plan is NOT to be used for location of property lines.
 - Elevations are based on City of Surrey Geodetic datum, monument 5821 elev.= 92.299m.
 - Only trees with a diameter of at least 0.25m are shown
 - This plan does not show non-plan charges, liens or interests.
 - property dimensions are derived from field survey



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Phone: 604 501-6188
Fax: 604 501-6189
File: 1106001-101.DWG

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

Date of Survey:
14th day of June, 2011

SUKH MINDER S. DHALIWAL B.C.L.S. 756

| REV | DATE | DESCRIPTION |
|-----|----------|----------------|
| 04 | 20/04/12 | ISSUED TO CITY |
| 03 | 22/02/11 | ISSUED FOR CP |
| 02 | 22/08/09 | ISSUED FOR CP |
| 01 | 26/07/08 | ISSUED FOR CP |

CONSULTANT

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BOUND

ARCHITECT

P.J. LOVICK
ARCHITECT LTD

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: pjlovick@pjlovick.com
tel: 604-298-3700 fax: 604-298-6081

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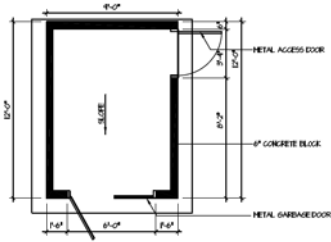
PROJECT:
104TH AVENUE
13764 104th AVENUE
SURREY, BC

DRAWING:
SURVEY

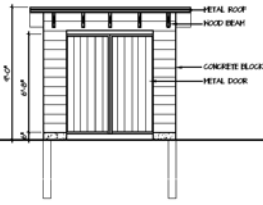
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SCALE:
1/16" = 1'-0"
DATE:
MAY 2011

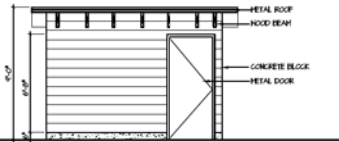
09-01 - 104th Ave



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



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



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

1 TYPICAL GARBAGE DETAILS
ASI SCALE: 1/4" = 1'-0"

FASCIA SIGNS

TOTAL AREA OF FASCIA SIGNS SHALL NOT EXCEED 5 SQ FT PER LINEAR FOOT OF SIGN'S WALL SURFACE TO WHICH THE SIGNS ARE ATTACHED. COPY AREA CANNOT EXCEED 50% OF THE AREA OF SIGN FACE SIGN AREA.

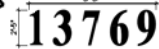
SOUTH ELEVATION (COMMERCIAL UNITS)



PROPOSED AREA = 144 SQ. FT.
CENTERED OVER DOORS
COPY NOT TO EXCEED 50% OF SIGN AREA
TOTAL LINEAR FOOTAGE (DOORS) 80'-0" REMARKS = 2'
SIGN AREA PROPOSED = 27' x 3'
TOTAL ALLOWABLE = 81 SQ FT
TOTAL SIGNAGES PROVIDED = 4

ALL SIGNS TO BE REVERSIBLE, CHANNEL LETTERS, LOGOS OR BACKLIT OR FACED DIRECTLY TO BUILDING, NO SIGN BOARDS ALLOWED.
ALL SIGNAGE TO BE LOCATED IN LOCATION AS SHOWN OR ELEVATION DRAWINGS ONLY.

WEST ELEVATION (OFFICE UNITS)



PROPOSED AREA = 2075 SQ. FT.
CENTERED OVER DOORS
COPY NOT TO EXCEED 50% OF SIGN AREA
TOTAL LINEAR FOOTAGE (WEST) 200'-0"
SIGN AREA PROPOSED = 25' x 3'
TOTAL ALLOWABLE = 84 SQ FT
TOTAL SIGNAGES PROVIDED = 1

ALL SIGNS TO BE REVERSIBLE, CHANNEL LETTERS, LOGOS OR BACKLIT OR FACED DIRECTLY TO BUILDING, NO SIGN BOARDS ALLOWED.
ALL SIGNAGE TO BE LOCATED IN LOCATION AS SHOWN OR ELEVATION DRAWINGS ONLY.

2 BUILDING SIGNAGE DETAILS
SCALE: 1/4" = 1'-0"

| REV | DATE | DESCRIPTION |
|-----|----------|----------------|
| 04 | 20/04/12 | ISSUED TO CITY |
| 05 | 22/02/11 | ISSUED FOR DP |
| 02 | 22/01/11 | ISSUED FOR DP |
| 01 | 24/07/10 | ISSUED FOR DP |

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ARCHITECT

P. LOVICK
ARCHITECT LTD

3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: plovick@plovick.com
tel: 604-298-3700 fax: 604-298-6081

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PROJECT
104TH AVENUE

13764 104th AVENUE
SURREY, BC

DRAWING

GARBAGE ENCLOSURE &
SIGNAGE DETAILS

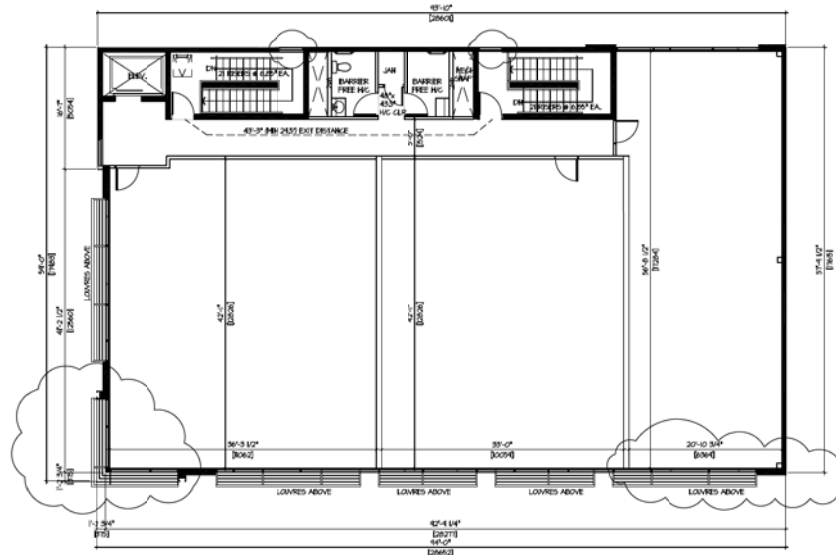
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04-01 A53

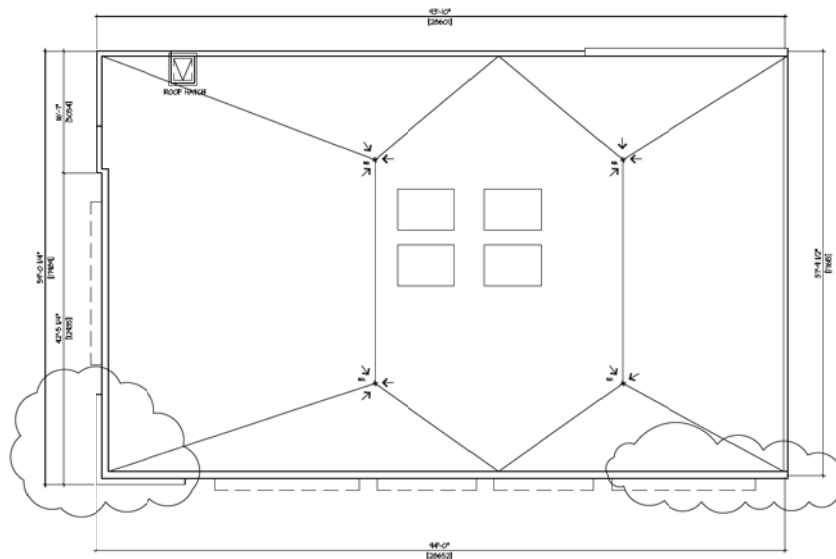
SCALE
1/4" = 1'-0"

DATE
APRIL 2011

09-51 - 104th ave



PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

| REV | DATE | DESCRIPTION |
|-----|----------|-----------------|
| 04 | 20/04/12 | REMOVED TO CITY |
| 05 | 22/05/11 | REMOVED FOR D/P |
| 02 | 22/05/11 | REMOVED FOR D/P |
| 01 | 24/07/10 | ISSUED FOR D/P |

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, DIMENSIONS SHALL NOT BE SCALE.

ARCHITECT



3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: pjlovick@pjlovick.com
tel: 604-298-3700 fax: 604-298-6081

Member of the ABC Member of the SAA
Member of the FABC Member of the AIA
Certified Professional Member of the NWTAA
ARCHITECTURAL SEAL

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DRAWN BY: AS APPROVED: P.J.L.

PROJECT:
104TH AVENUE
13164 104th AVENUE
SURREY, BC

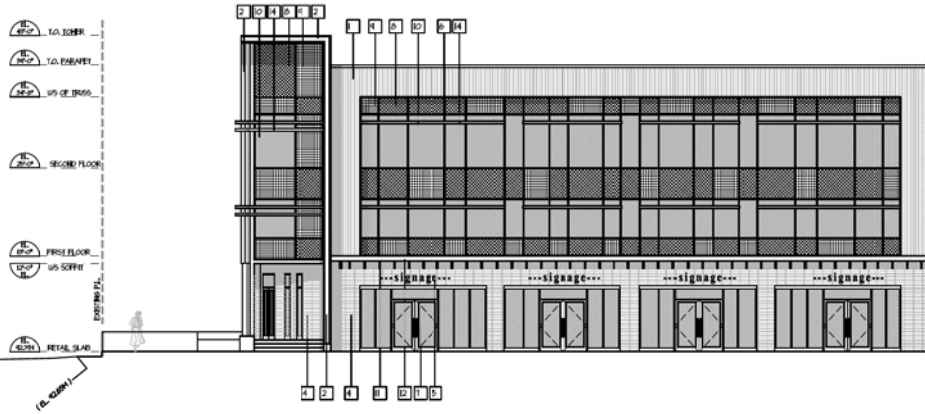
DRAWING:
THIRD FLOOR PLAN

PROJECT NUMBER: 04-01 DRAWING NUMBER: A2

SCALE: 1/8" = 1'-0"

DATE: MAY 2011 REVISION: APR 05 12

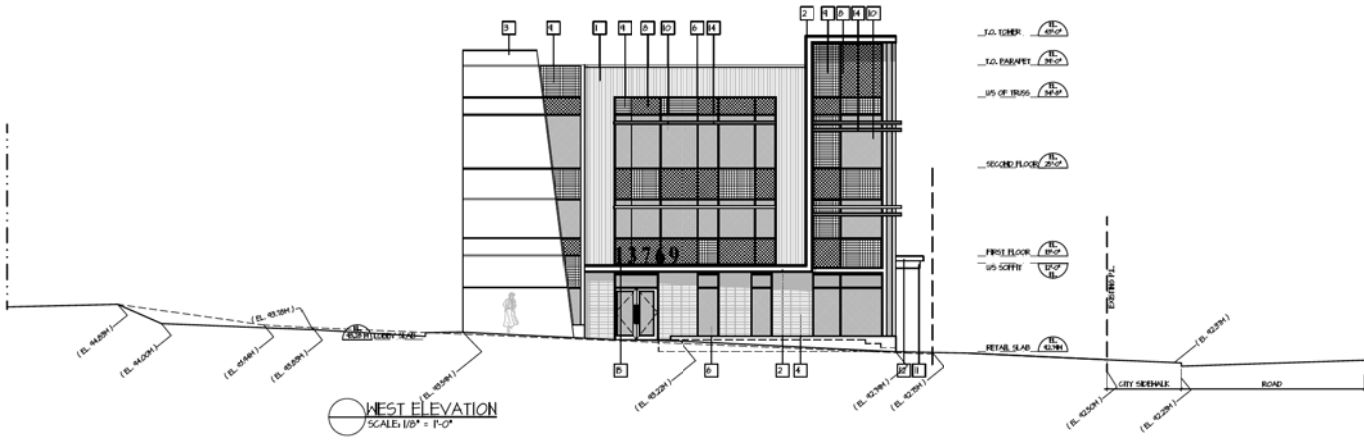
09-81 - 104th ave



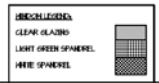
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



| REV | DATE | DESCRIPTION |
|-----|----------|------------------|
| 04 | 20/04/12 | REVISION TO CITY |
| 03 | 22/02/11 | REVISION FOR DFP |
| 02 | 22/02/11 | REVISION FOR DFP |
| 01 | 24/07/10 | ISSUED FOR DFP |



WEST ELEVATION
SCALE: 1/8" = 1'-0"



| NO. | MATERIAL | COLOR & SPECIFICATION |
|-----|--------------------------------|---|
| 1 | CORRUGATED GALVALUME PANEL | N/A |
| 2 | HANDPAINTED METAL | PANBOYD REF - EM 2095-40 |
| 3 | HANDPAINTED CONCRETE | PANBOYD REF - EM 2095-40 |
| 4 | BRICK | ENERGOTT GLAY PRODUCTS - HANNAH/RE BICROPOT SHOOB TUB |
| 5 | CORNGAL PAINTED CONCRETE BLOCK | TO MATCH BRICK COLOR |
| 6 | WINDOW FRAMES | CLEAR ANODIZED |
| 7 | SCREENFRONT DOORS | CASCADIA METALS - BLACK 062082 |
| 8 | SPANREL GLAZING - WHITE | OPAL-GOAT-300 TO MATCH EM 1626-40 INCL. WHITE MESH |
| 9 | SPANREL GLAZING - GREEN | OPAL-GOAT-300 TO MATCH EM 1626-40 PERSHOD GREEN |
| 10 | DOUBLE GLAZING | LOW E CLEAR COATING |
| 11 | WOOD BEAMS | WALDE SHAB |
| 12 | METAL CANOPY | CASCADIA METALS - BLACK 062082 |
| 13 | METAL DOOR | EM 816 80 |
| 14 | LOUVER | 24" METAL LOUVER |
| 15 | SKYLIGHT | BY REMARK |

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS SHALL NOT BE SCALE.



3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: p.lovick@p.lovick.com
tel: 604-298-3700 fax: 604-298-6081

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PROJECT
104TH AVENUE
13164 104th AVENUE
SURREY, BC

DRAWING
BUILDING ELEVATIONS

PROJECT NUMBER
04-01

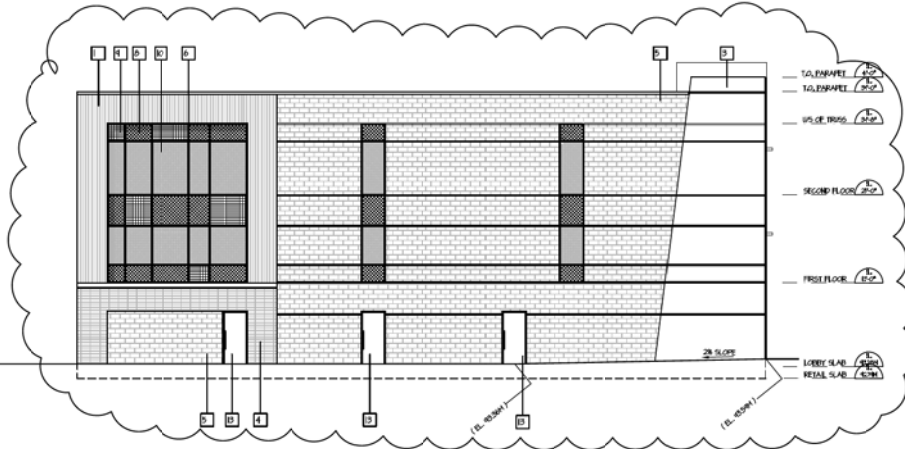
DRAWING NUMBER
A3

DATE
MAY 2011

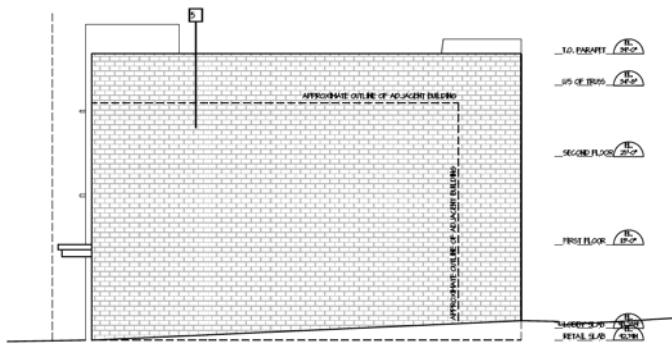
SCALE
1/8" = 1'-0"

REVISION
APR 05 12

09-81 - 104th ave



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



| EXTERIOR FINISHES | | |
|-------------------|---------------------------------|---|
| NO. | MATERIAL | COLOR & SPECIFICATION |
| 1 | CORRUGATED GALVALUME PANEL | N/A |
| 2 | HANDBOOK PAINTED METAL | TANBROD REF - EM 2005-40 |
| 3 | HANDBOOK PAINTED CONCRETE | TANBROD REF - EM 2005-40 |
| 4 | BRICK | ENKOGOTT CLAY PRODUCTS - HANDBOOK BROWNSTONE SHIMMER TONE |
| 5 | CONCRETE PAINTED CONCRETE BLOCK | TO MATCH BRICK COLOR |
| 6 | HANDBOOK FRAMES | CLEAR ANODIZED |
| 7 | SPANREL DOORS | CASCADIA METALS - BLACK GLAZING |
| 8 | SPANREL GLAZING - WHITE | OPAL-GOAT-300 TO MATCH EM 8245-40 HOOKLORD WHITE |
| 9 | SPANREL GLAZING - GREEN | OPAL-GOAT-300 TO MATCH EM 8245-40 FERRODOR GREEN |
| 10 | DOUBLE GLAZING | LIGHT CLEAR GLAZING |
| 11 | WOOD BEAMS | HAVILE STAIN |
| 12 | METAL CANOPY | CASCADIA METALS - BLACK GLAZING |
| 13 | METAL DOOR | EM 816 810 |
| 14 | LOUVRES | 24" METAL LOUVER |
| 15 | SKIN | BY TERNIT |

| REV | DATE | DESCRIPTION |
|-----|----------|------------------|
| 04 | 20/04/12 | REVISION TO CITY |
| 05 | 22/05/12 | REVISION FOR DFP |
| 02 | 22/05/12 | REVISION FOR DFP |
| 01 | 24/07/11 | ISSUED FOR DFP |

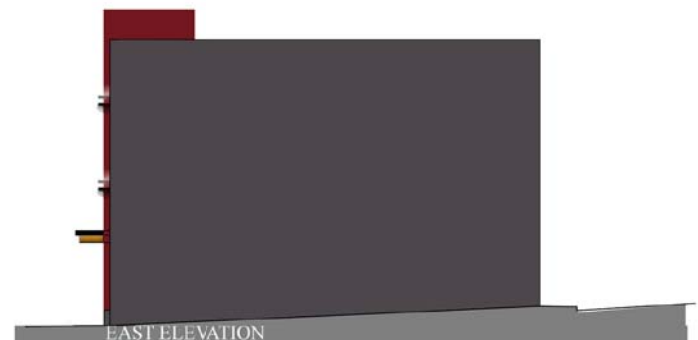
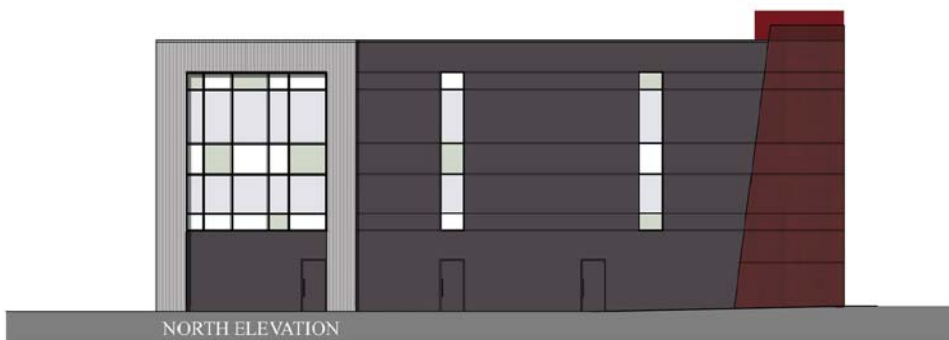
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS SHALL NOT BE SCALED.
ARCHITECT



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| | |
|----------------------------------|----------------|
| DRAWN BY | APPROVED |
| AS | P.J.L. |
| PROJECT | |
| 104TH AVENUE | |
| 13164 104th AVENUE SURREY, BC | |
| DATE | |
| BUILDING ELEVATIONS | |
| PROJECT NUMBER | DRAWING NUMBER |
| 04-01 | A4 |
| SCALE | |
| 1/8" = 1'-0" | |
| DATE | REVISION |
| MAY 2011 | APR 15 12 |



P J LOVICK
ARCHITECT LTD.

13769 104TH AVENUE, SURREY, BC

COLOR ELEVATIONS



P J LOVICK
ARCHITECT LTD.

13769 104TH AVENUE, SURREY, BC
PERSPECTIVE RENDERING



HIGHTEN CONSTRUCTION LTD



| EXTERIOR FINISHES | | |
|-------------------|---------------------------------|--|
| NO. | MATERIAL | COLOUR & SPECIFICATION |
| 1 | CORRUGATED GALVALUME PANEL | N/A |
| 2 | MAROON PAINTED METAL | 'ARROYO RED' - BM 2085-10 |
| 3 | MAROON PAINTED CONCRETE | 'ARROYO RED' - BM 2085-10 |
| 4 | BRICK | ENDICOTT CLAY PRODUCTS - MANGANESE IRONSPOT SMOOTH TEXTURE |
| 5 | CHARCOAL PAINTED CONCRETE BLOCK | BM #HC 166 |
| 6 | WINDOW FRAMES | CLEAR ANODIZED |
| 7 | STOREFRONT DOORS | CASCADIA METALS - BLACK GC8262 |
| 8 | SPANDREL GLAZING - WHITE | OPACI-COAT-300 TO MATCH BM #2143-60 MOONLIGHT WHITE |
| 9 | SPANDREL GLAZING - GREEN | OPACI-COAT-300 TO MATCH BM #2145-40 FERNWOOD GREEN |
| 10 | DOUBLE GLAZING | LOW 'E' CLEAR COATING |
| 11 | WOOD BEAMS | MAPLE STAIN |
| 12 | METAL CANOPY | CASCADIA METALS - BLACK GC8262 |
| 13 | METAL DOOR | BM #HC 166 |
| 14 | LOUVRES | 24" METAL LOUVRE |
| 15 | SIGNAGE | BY TENANT |



COLOUR BOARD

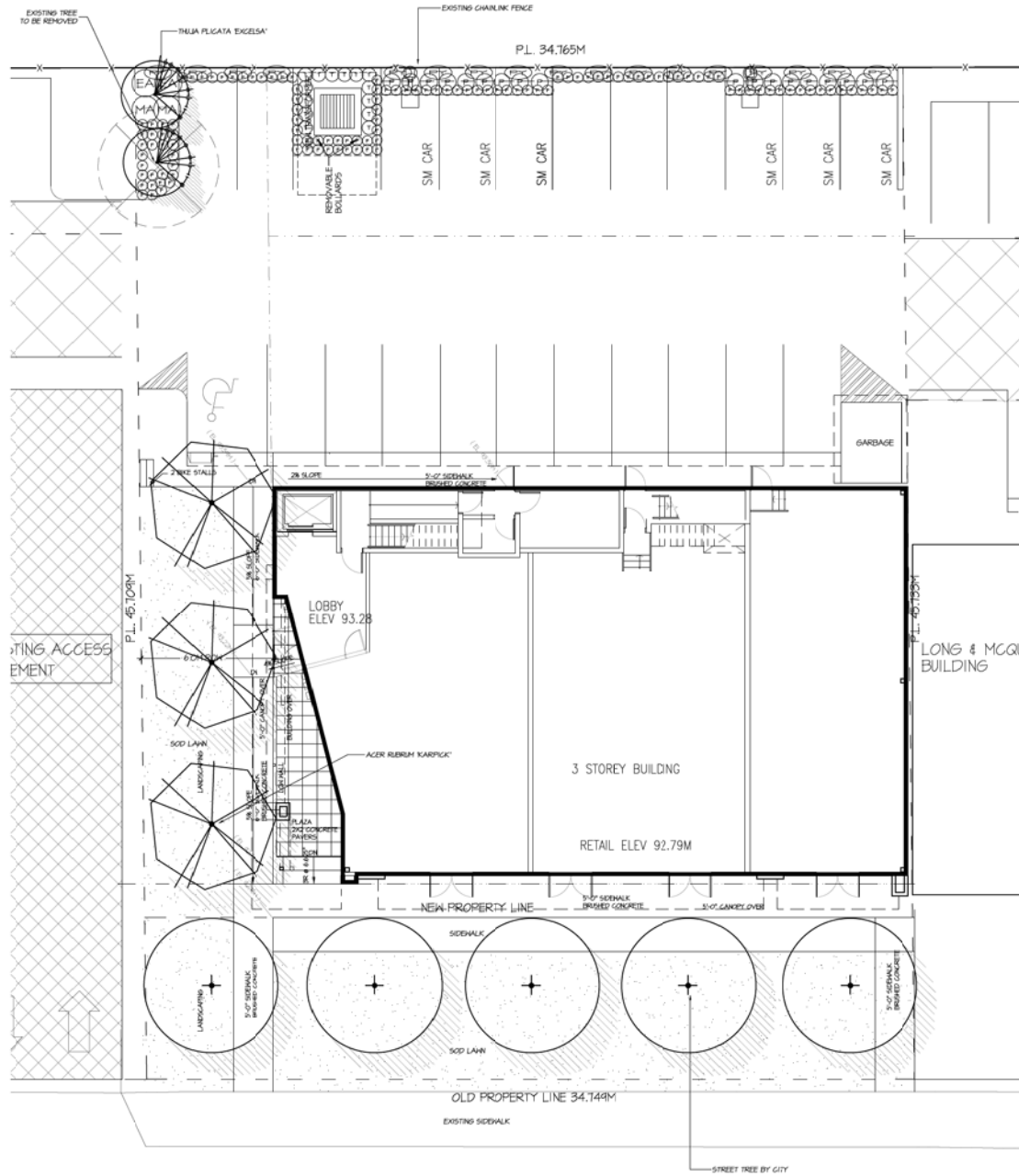
13769 104TH AVENUE, SURREY, BC

P J LOVICK
ARCHITECT LTD.

| PLANT SCHEDULE | | PNG JOB NUMBER: 11-152 | | |
|----------------|-----|-------------------------------------|-----------------------------|------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
| TREE | 3 | ACER RUBRUM 'KARSPICK' | COLUMNAR KARPICK MAPLE | 6CM CAL, 2M STD, B4B |
| TREE | 5 | STREET TREE BY CITY | | |
| TREE | 2 | TILIA PLIGATA 'EXCELSA' | WESTERN RED CEDAR | 4M H, B4B |
| BUSH | 2 | EVONYMUS ALATA 'COMPACTUS' | COMPACT HINGED BURNING BUSH | 85 POT, 50CM |
| BUSH | 2 | MAKONA AGROFOLIUM | OREGON GRAPE HOLLY | 85 POT, 50CM |
| BUSH | 10 | FRAXINUS LAURICERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | 82 POT, 30CM |
| BUSH | 11 | PRAGMANTHA GRANDE 'GLYN' | ORANGE SLOTH FRETHERN | 85 POT, 30CM |
| BUSH | 14 | TILIA OCCIDENTALIS 'SHARAGO' | EMERALD GREEN CEDAR | 1.2M H, B4B |
| BUSH | 1H | FRAGARIA CHILOENSIS | BEACH STRAWBERRY | W POT |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRAZER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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



104th AVENUE

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Suite C100 - 4185 588 Cree Drive
Burnaby, British Columbia, V5C 0G9
p: 604-294-0011; f: 604-294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|----------------------|-----|
| 1 | 11.APR.20 | NEW SITE PLAN | DO |
| 2 | 11.DEC.19 | NEW SITE COMMENTS | DO |
| 3 | 11.NOV.17 | NEW SITE PLAN | DO |

CLIENT:

PROJECT:
COMMERCIAL DEV.
13769 104th AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 11.JUL.26 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: DO
DESIGN: MCV
CHKD: MCV

L1
OF 1

11552-4-2P PMG PROJECT NUMBER: 11-152

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

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

DATE: **May 31, 2012** PROJECT FILE: **7811-0172-00**

RE: **Engineering Requirements (Commercial)
Location: 13769 104 Ave**

REZONE

Property and Right-of-Way Requirements

- dedicate 7.308 meters on 104th Avenue for a 39.0 meter wide arterial road with special median rapid transit cross-section at this location;
- register a 8.0 metre wide right-of-way for public right of passage east/west across the site; and
- register a 6.0 metre wide right-of-way for future lane along the west property line.

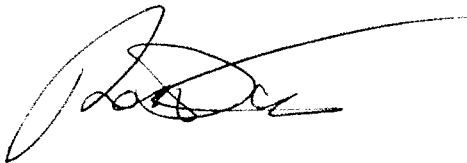
Works and Services

- construct the ultimate City Center boulevard features on 104 Avenue;
- construct adequate sized service connections to service the proposed development; and
- provide a sustainable drainage design in accordance with the City Center goals.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit; however, pending Council approval of the proposed District Energy (DE) Service Area By-law, this project will be required to meet the City's technical requirements for the design of their in-building mechanical systems and connect to the City's DE system as a condition of issuance of building permit, as stipulated in the By-law.



Rémi Dubé, P.Eng.
Development Services Manager

RWB



Advisory Design Panel Minutes

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, FEBRUARY 9, 2012
Time: 4:08 pm

Chair:

L. Mickelson

Panel Members:

B. Heaslip
D. Lee
G. McGarva
J. Makepeace
M. Searle
N. Baldwin
R. Ciccozzi

Guests:

D. Andrew, Creckside Architects
M. C. Yip, DMG Landscape Architects
T. Wolf, Studio One Architecture
A. Scott, PJ Lovick Architect Ltd.
J. Arora, DF Architecture Inc.
B. Stanimipov, Vivid Green
M. Castro, DF Architecture Inc.

Staff Present:

T. Ainscough, City Architect - Planning & Development
H. Bello, Senior Planner - Planning & Development
M. Rondeau, Senior Planner - Planning & Development
T. Mueller, Legislative Services

B. NEW SUBMISSIONS

3. 6:00 pm

| | |
|-----------------------|---|
| File No.: | 7911-0172-00 |
| New or Resubmit: | New |
| Description: | Proposed 3-storey mixed use building (commercial and office) in City Centre |
| Address: | 13769 – 104 Avenue |
| Developer: | Highten Properties Ltd. |
| Architect: | Andrea Scott, PJ Lovick Architect Ltd. |
| Landscape Architect: | Mary Chan Yip, DMG Landscape Architects: |
| Planner: | Donald Nip |
| Urban Design Planner: | Mary Beth Rondeau |

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- Located in City Centre, the use and density is below what it could be. The overall proposal meets the intent of the policy, no specific issues.
- 104 Avenue is targeted for future rapid transit.
- The 6 metre right-of-way will become a future lane dedication which will contribute to a future 12 meter green lane system through the block.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The site is unique, as it has taken back 7 meters for road widening on 104th.
- The site is a centre parcel, is provided with access from the adjacent parcel to the west through an easement.
- The building has a 5 foot sidewalk with a 5 foot canopy for the pedestrian access where the retail units are accessed on 104th.

- There is a pedestrian plaza where the office lobby will be.
- There are 22 parking stalls in the rear with garbage.
- The building architecture is influenced by the bank to the west; some of the detailing has been used from the bank (wood beams).
- Have added a tower like feature on the corner to distinguish it.
- The building will have yellow and maroon yellow bands to add character; glazing is broken up with coloured glass. The base of the building is charcoaled brick. Around the rear of the site, there will be concrete block painted a charcoal colour.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Landscaping is limited on the site due to the proposed road dedication along 104 Avenue.
- In terms of balance, it would be finished with sod.
- Along the west edge, have introduced some trees for the ultimate boulevard at the west edge.
- There is an existing chain link fence along the rear property line to provide some evergreen shrubbery along the edge to provide a semi-drought tolerant ground cover.
- There is a nice large Douglas fir, it cannot be saved, alternate plantings will be made to compensate.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

13769 – 104 Avenue

File: 7911-0172-00

It was

Moved by J. Makepeace

Seconded by D. Lee

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Pedestrian Circulation

- The way finding issue is that the lobby is at the back of the elevation. It is not a continuous thing that leads you down the side; it is just a corner piece. Somehow, introduce a continuous piece with a continuous canopy that drives you back.

(The way finding issue for the office lobby at the side of the building has been resolved with the incorporation of the continuous ribbon canopy to draw the pedestrian to the office entrance.)

- Do not understand the inverted hockey stick on the east corner. From a legibility point of view, the front element makes the third CRU special and there is confusion there.

(The colored ribbon has been removed from the south east corner of the building.)

- Like the basic composition of the upper floors, they are nice and anonymous. Need to have a visual cue that wraps around the building, some extrusion as a node (hard surfacing) to have a landing point gesture that comes out to the existing laneway.

(2'x2' concrete pavers have been added under the building overhang at the west pedestrian plaza. The sidewalks that run along the front and rear of the building are brushed concrete. The sidewalk that runs along the west in the 6m zone is brushed concrete as well, per City requirements.)

Form and Character

- More should be done to express a strong and continuous entry sequence from the street up the side of the building.

(Addressed with the incorporation of the continuous ribbon canopy.)

- Removing the strong coloured element from the east side of the street facade would help in making the office entry clear.

(The colored ribbon has been removed from the south east corner of the building.)

- Suggest introduction of a strong canopy at corner at front and wrap around on the west side to lead to main office entry.

(Addressed with the incorporation of the continuous ribbon canopy.)

- The colours could be reviewed, the elements are fighting each other, and there is a control that could be brought in.

(The east ribbon element has been removed as well as the yellow colour to allow the maroon ribbon to become to singular accent colour.)

- Intrigued by the angled wall carved out of the corner, could manifest through the building to bring the eye into the entry and solve the problem. The whole glass could be a clear colour with shading devices to feel the thing come through and draw pedestrians to the entry. Simplify the material palette and bring out the better material qualities that translate into the plan.

(Addressed with the incorporation of the continuous ribbon canopy.)

- Try to align the third floor brise-soleil within the cornice of Long & McQuade as shown on the black and white elevations (not the 3D or colour elevations).

(The 3rd floor brise soleil is aligned in the black and white elevations.)

- Integrated signage should be provided. Provide signage concept and details.

(Revised signage has been shown on Drawing AS3.)

Landscaping

- Given the amount of surface parking, if there are ways to make some of those small car stalls so that trees and shading could be added to the parking area, it would be worth considering.

(The small car stalls have been moved to the other side of the drive aisle to allow for additional planting. Landscaping plan has been updated.)

- Consider a node, plaza-like expansion of paving stone into the laneway boulevard to demarcate main building entrance.

(2'x2' concrete pavers have been added under the building overhang at the west pedestrian plaza. The sidewalks that run along the front and rear of the building are brushed concrete. The sidewalk that runs along the west in the 6m zone is brushed concrete as well, per City requirements.)

CPTED

- Have distinct community groups with illegal drug activity. There is a lot of evening foot traffic in the area. There is an after-hours bar nearby. Suggest strong lighting to light the property and to assist with viewing the whole corridor to flush people through.

(2 Lamp posts will be mounted on the north property line to provide ample lighting in the rear of the site.)

- Some yards can be attacked, the chain-link fence is a potential for breaching. Would like to see support in the parking side to keep it secure.

(New landscaping will provide additional screening and security.)

- The bank building is a good example of a defensible building from a policing perspective.

(Additional glazing along the north building elevation has been incorporated.)

Accessibility

- Consideration should be given to create an accessible lobby area, like the details on the barrier-free design.
- The elevator buttons should be to code, if the panel could be on the side, and all three floors are accessible makes it easier for wheelchair patrons.

(The lobby design is accessible and barrier-free.)

Sustainability

- The shading is good overall. Further consideration should be put into good shading coefficient glazing.
- Ensure good building envelopes provided with high efficiency glass and insulation.
- Another system for retail mechanical will have to be considered if only 3 roof top units are used. Don't want a shaft through the building to serve retail.

(The mechanical system at this time has not been designed. Further consideration will be given to these comments.)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0172-00

Issued To: Highten Properties (104) Ltd.
("the Owner")

Address of Owner: 13188 - 13 Avenue
Surrey, BC V4A 1B8

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: 006-659-713
Lot 64 Section 23 Block 5 North Range 2 West New Westminster District Plan 31849

13769 - 104 Avenue
(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) To vary the definition of 'setback' in Part 1 Definitions to allow a canopy that exceeds a total of 2.4 metres (8 ft.) in horizontal length along an exterior wall to encroach into the required front yard (south) setback to a maximum of 1.6 metres (5.2 ft.); and
 - (b) To reduce the minimum front yard (south) setback of the C-15 Zone from 2.0 metres (7.0 ft.) to 1.8 metres (5.9 ft.) to the building face.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction within two (2) years after Development Permit No. 7911-0172-00 is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

