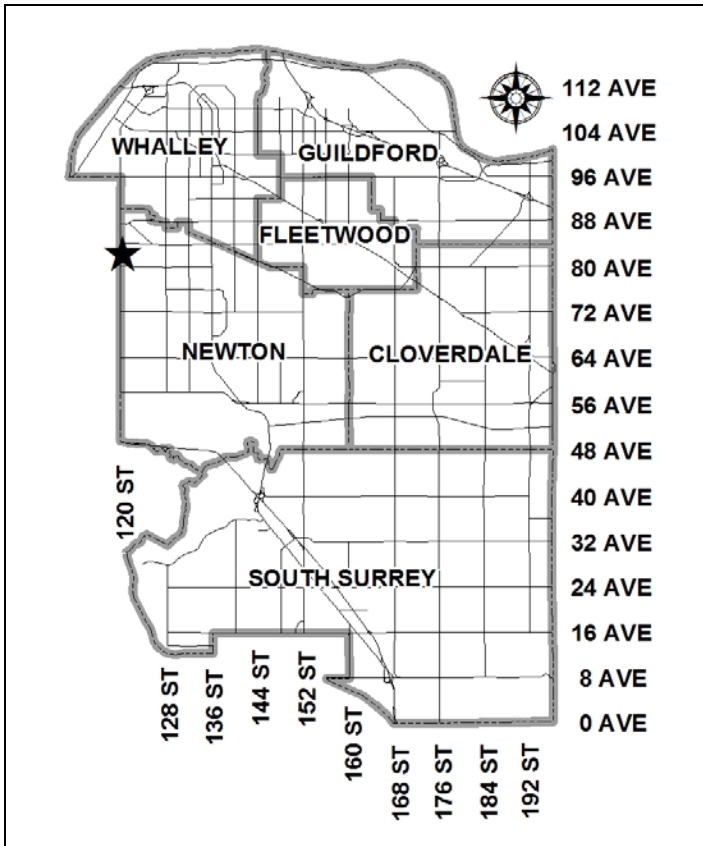


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0232-00

Planning Report Date: July 23, 2012



PROPOSAL:

- **Land Use Contract Amendment**

in order to permit exterior renovations to the existing building.

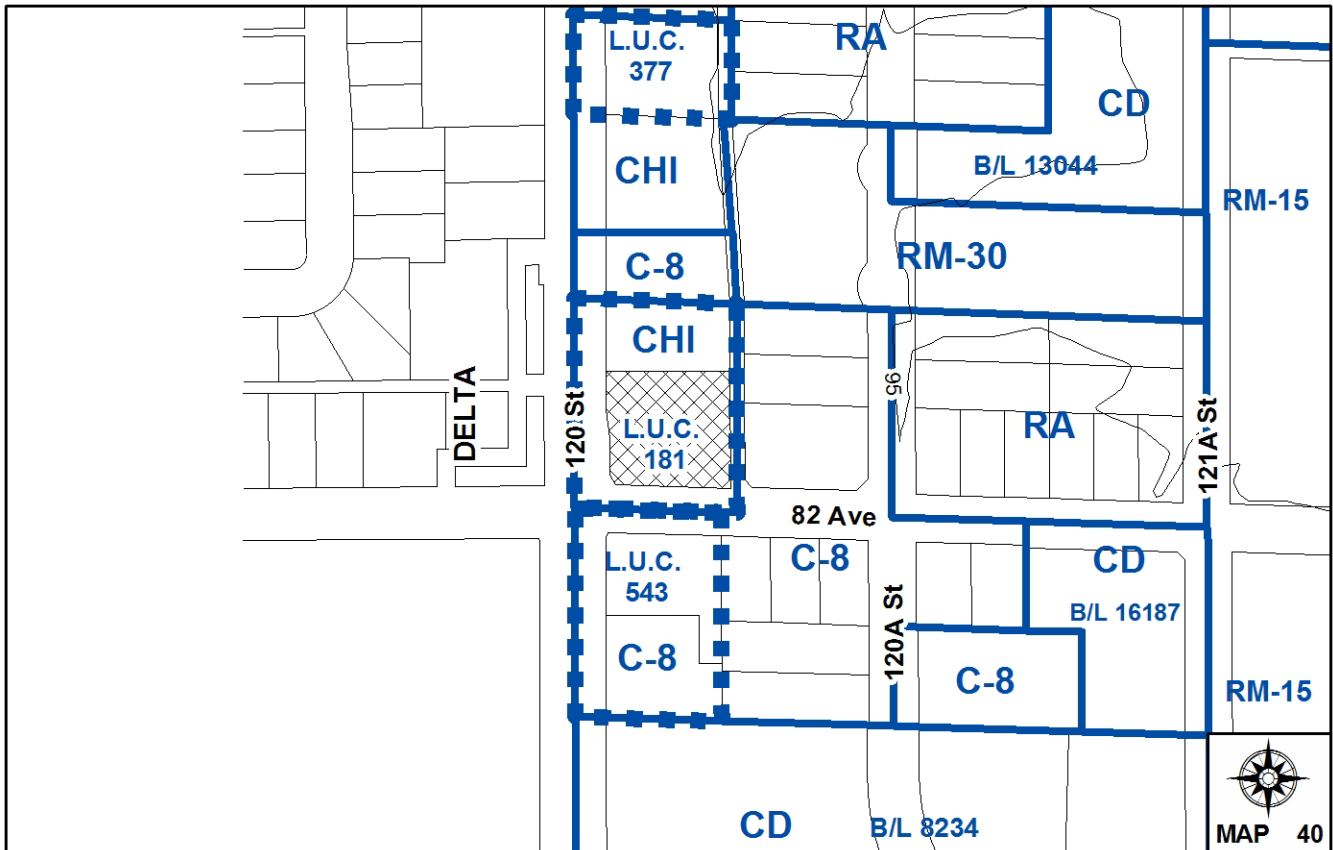
LOCATION: 8220 - 120 Street

OWNER: 0694723 BC Ltd., Inc. No. 00694723
 (adba Milan Palace Wedding Centre Ltd.)

ZONING: Land Use Contract No. 181

OCP DESIGNATION: Commercial

LAP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for a Land Use Contract Amendment.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The applicant is proposing to renovate the exterior of an existing commercial building. As the form and character of the building exterior is regulated by the Land Use Contract (LUC), the applicant is seeking to amend the architectural plans attached to the LUC.
- The proposed renovation will improve the look of the building and will enhance the streetscape on 120 Street and 82 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Land Use Contract No. 181 and a date for Public Hearing be set.
2. 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; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

Corporation of Delta: No comments.

SITE CHARACTERISTICS

Existing Land Use: A commercial building.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Commercial building.	Commercial/ Highway Commercial	LUC No. 181
East (Across lane):	Vacant parcel and single family residential.	Commercial/ Highway Commercial	C-8
South (Across 82 Avenue):	Commercial building.	Commercial/ Highway Commercial	LUC No. 543
West (Across 120 Street):	Commercial buildings in Delta.	n/a	n/a

DEVELOPMENT CONSIDERATIONS

- The subject site consists of one property at 8220 – 120 Street which is under Land Use Contract (LUC) No. 181. The site is designated "Commercial" in the Official Community Plan (OCP) and "Highway Commercial" in the Newton Local Area Plan (LAP). The site area is 2,514 sq.m. (0.62 acres), and contains an existing commercial building.
- The site is bordered to the north by a property which is also under LUC No. 181, and contains a 2-storey office building with underground parking. The subject site and the northerly adjacent parcel have a shared parking arrangement that was established when LUC No. 181 was adopted in May 1977.
- The applicant is proposing an LUC Amendment to permit the renovation of the existing building. The applicant is proposing to remove the railcars that are part of the building and renovate the facades accordingly. Removal of the railcars will decrease the overall floor area from 1,376 sq.m. (14,810 sq.ft.) to 1,077 sq.m. (11,590 sq.ft.). The applicant is not proposing to amend or add to the uses permitted in the LUC.
- No change is proposed to the parking area or number of parking spaces provided. The building floor area is proposed to be reduced by approximately 299 sq.m. (3,200 sq.ft.) which will reduce the demand for parking.

DESIGN PROPOSAL AND REVIEW

Building Design

- The applicant is proposing a significant amount of glazing along the westerly (120 Street) and southerly (82 Avenue) storefront elevations. Vertical metal cladding which matches the existing horizontal cladding on the building is proposed. The other main cladding material is the building's original brick cladding, which will be retained.

Signage

- The applicant is proposing channel letter signage above the storefronts on the westerly (120 Street) elevation. The existing free-standing sign will be improved by adding a base that incorporates the metal cladding used on the building and also removes the existing changeable letter area with signage identifying the building's tenants.

Landscaping

- The applicant is proposing landscaping between the building and the sidewalks on 120 Street and 82 Avenue. The proposed landscaping consists of trees, shrubs, decorative grasses, perennials, and a patio area. The outdoor patio area on the westerly and southerly sides of the building will add visual interest to the streetscape.¹

PRE-NOTIFICATION

Pre-notification letters were sent on November 9, 2011 and staff received one phone call and on e-mail. The caller had no concerns. The e-mail correspondent asked if the railcars proposed to be removed are heritage railcars.

(The railcars are not on Surrey's heritage inventory.)

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The architectural and landscaping plans were reviewed by staff and found generally acceptable.

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, Rendering, and Landscape Plan
Appendix III.	Engineering Summary
Appendix IV.	Proposed Land Use Contract Amendment By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/kms

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. 7/19/12 8:53 AM

Information for City Clerk

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

1. (a) Agent: Name: Gerry Blonski
 Gerry Blonski Architect
 Address: Unit 1A, 12468 - 82 Avenue
 Surrey, BC
 V3W 3E9

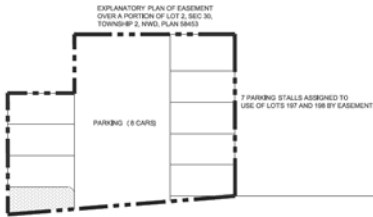
 Telephone: 604-572-3608

2. Properties involved in the Application
 - (a) Civic Address: 8220 - 120 Street

 - (b) Civic Address: 8220 - 120 Street
 Owner: 0694723 BC Ltd., Inc. No. 0694723
 (adba Milan Palace Wedding Centre Ltd.)
 PID: 003-584-381
 Lot 198 Section 30 Township 2 New Westminster District Plan 65479

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend Land Use Contract No. 181.

8220 - 120 ST. SURREY B.C.
 LAND USE CONTRACT #181
 TOTAL SITE AREA: 20,080.3 SQ.FT.



8220 - 120 ST. FLOOR AREA SUMMARY

RESTAURANT:	
1ST FLOOR	3 813
2ND FLOOR	1 806
TOTAL	5 619 S.F.
RETAIL (FOR LEASE)	
UNIT 1	905
UNIT 2	948
UNIT 3	1 034
UNIT 4	1 167
UNIT 5	805
TOTAL	4 920 S.F.
COMMON:	
CORRIDOR	190
WASHROOM	112
LOBBY	425
TOTAL	727 S.F.
OFFICE	326 S.F.
GRAND TOTAL	11 592 S.F.

PARKING REQUIRED (BOTH LOTS)		PARKING PROVIDED (BOTH LOTS)	
8220 - 120 ST:			
RETAIL	5647 x 3 1075	=	16
RESTAURANT	5619 x 10 1075	=	52
OFFICE	326 x 3 1075	=	1
			69
8232 - 120 ST:			
1ST FLR. RETAIL/OFFICE	8530 x 3 1075	=	23.8
2ND FLR. OFFICE	8530 x 2 1075	=	15.9 40
GRAND TOTAL:			109 CARS

FLOOR AREA

EXISTING:	
FIRST FLOOR	
BASIC BUILDING	9 460
RAILCAR #1	860
RAILCAR #2	360
RAILCAR #3	360
RAILCAR #4	720
SUB TOTAL	11 760 S.F.
SECOND FLOOR	
AREA 'A'	1 806
AREA 'B'	1 247
SUB TOTAL	3 053 S.F.
TOTAL	14 813 S.F.
F.A.R.	14 813 S.F. = .74 20 080.3 S.F.

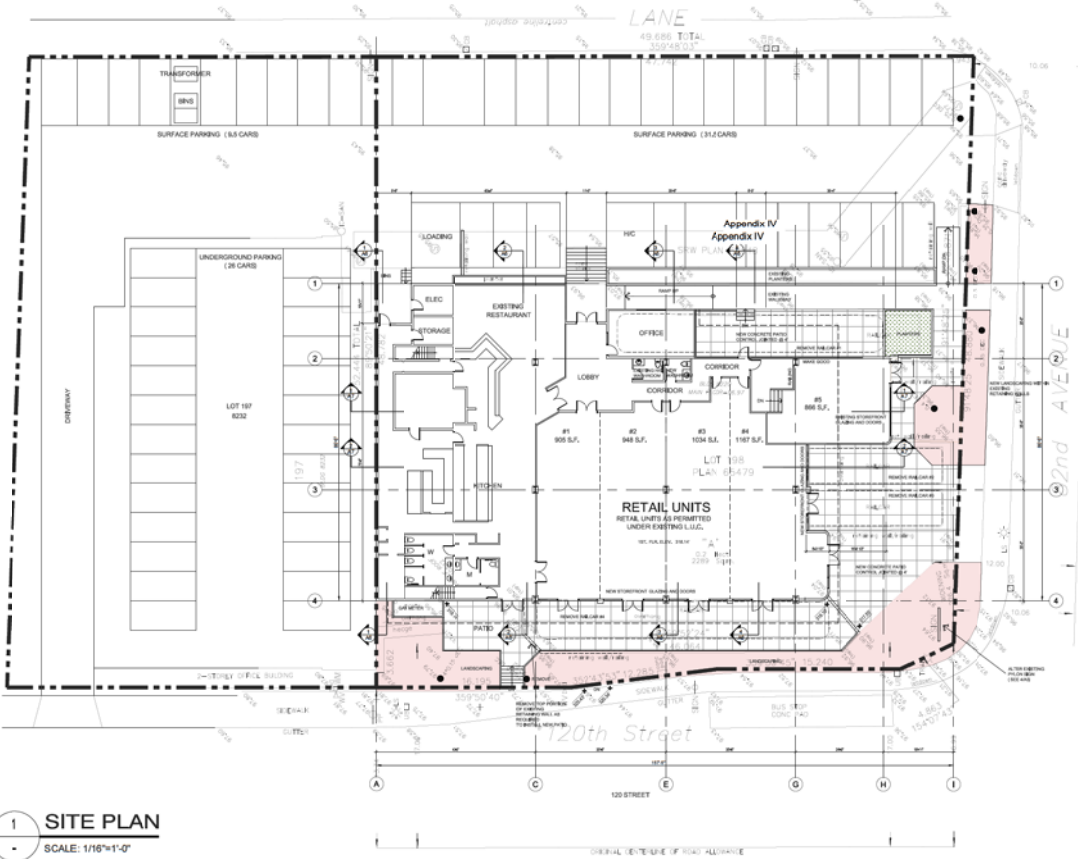
REVISED FLOOR AREA (AFTER ALTERATIONS)

FIRST FLOOR	
EXISTING	11 760
DELETE RAILCARS	(2300)
OFFICE ADDITION	326
SUB TOTAL	9 786 S.F.
SECOND FLOOR	
EXISTING	3 053
DELETE AREA 'B'	(1247)
SUB TOTAL	1 806 S.F.
TOTAL	11 592 S.F.
F.A.R.	11 592 S.F. = .58 20 080.3 S.F.
FLOOR AREA DELETED: 2 120 S.F.	
EXISTING SITE COVERAGE	
EXISTING FIRST FLOOR	11 760 = .59
SITE	20 080.3
REVISED SITE COVERAGE	
EXISTING FIRST FLOOR	9 786 = .49
SITE	20 080.3

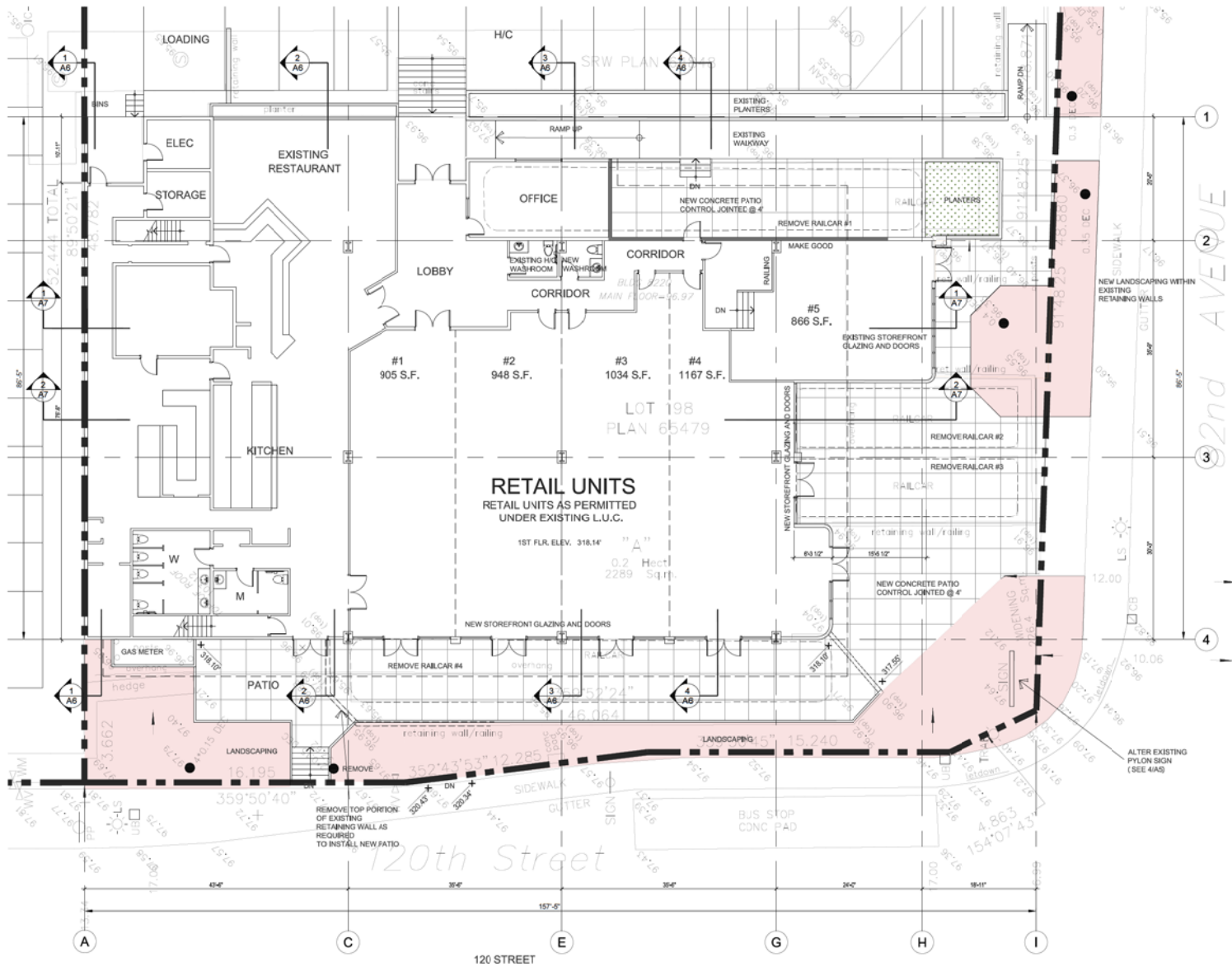
8232 - 120 ST., SURREY, B.C.

THIS PROPERTY IS NOT PART OF THE WORK SHOWN ON LOT 198, BUT IS SHOWN BECAUSE THE PARKING COVENANT ON BOTH LOTS 197 AND 198 PERMITS ALL PARKING ON THESE PROPERTIES TO BE USED BY BOTH LOTS. PARKING COVENANT PROVIDES 75 CARS

ZONE	
SITE	16 773.2 S.F. .385 ACRES 1 558.2 S.M
APPROXIMATE EXISTING FLOOR AREA	
FIRST FLOOR	8530
SECOND FLOOR	8530
SUB TOTAL	17 060 S.F.
DEDUCT FLOOR AREA OF STAIRS/ MECH. SERVICES	660 S.F.
APPROXIMATE NET FLOOR AREA FOR PARKING CALCULATIONS	16 400 S.F.



1 SITE PLAN
 SCALE: 1/16"=1'-0"



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

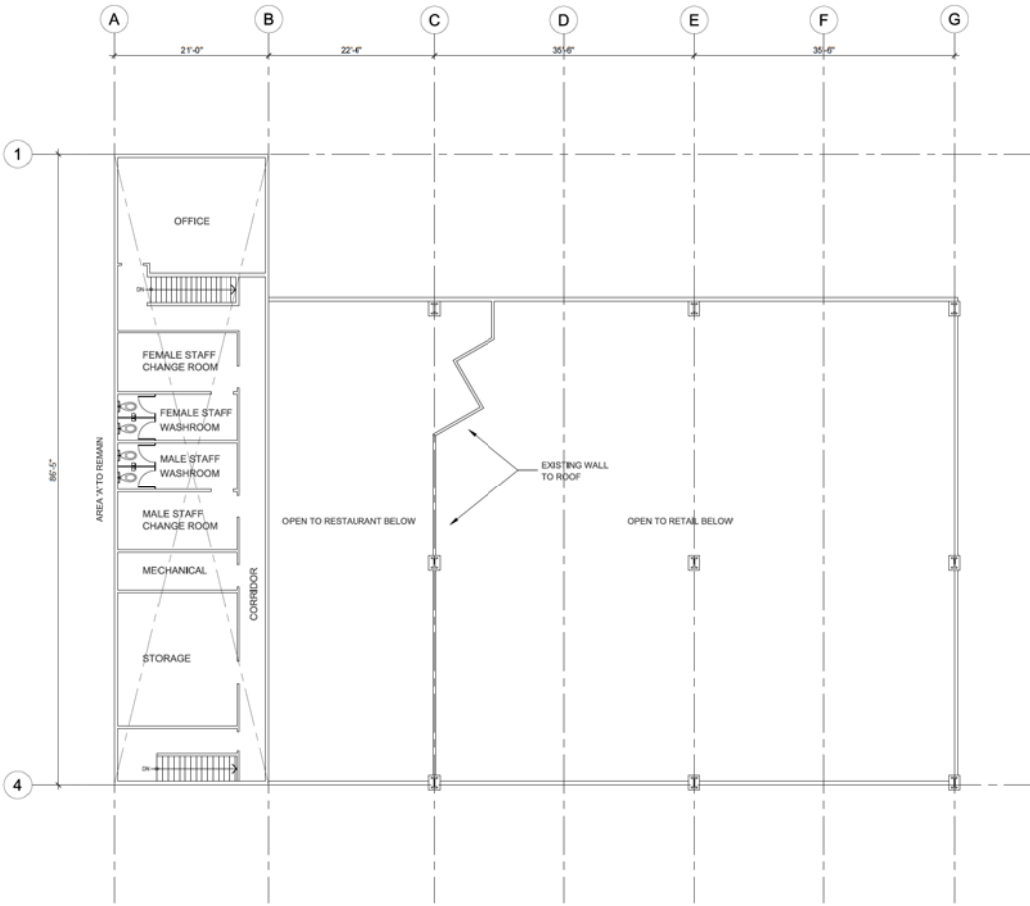


**ALTERATIONS TO
COMMERCIAL BUILDING**
8220 - 120 STREET
SURREY, B.C.

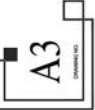
Gerry Blonst
architect m.a.l.b.c.
Suite 1A - 1269 - 82nd Ave, Surrey, B.C. V3V 3E9 Fax 604-572-2760
Ph. 604-572-2608

A2

PROJECT: FIRST FLOOR PLAN
DATE: 11-09
DRAWN: [unintelligible]
CHECKED: [unintelligible]
REVISION: [unintelligible]
DATE: 2012-REVISED



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

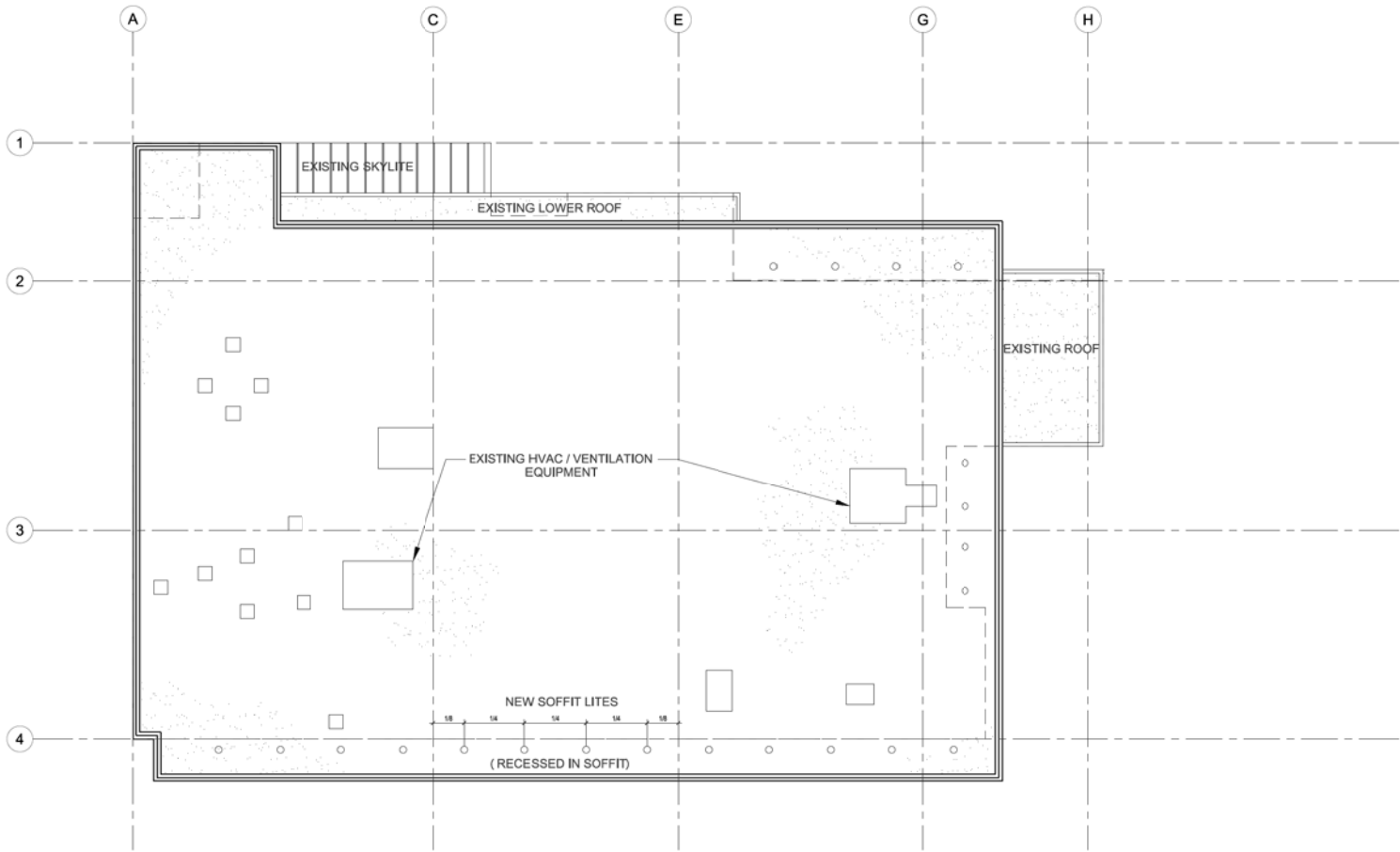


CONTRACTOR
 SECOND FLOOR PLAN
 & FLOOR AREA SUMMARY

JULY 16, 11 - 09 DRAWN: [unintelligible] CHECKED: [unintelligible] DATE: JUNE 26, 2012 - REVISED

PROJECT
 ALTERATIONS TO
COMMERCIAL BUILDING
 8220 - 120 STREET
 SURREY, B.C.

ARCHITECT
Gerry Blonsti
 architect m.a.l.b.c.
 Suite 1A, 1269 - 82nd Ave., Surrey, B.C. V3V 3G3 Ph: 604-272-2608
 Fax: 604-272-2702



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



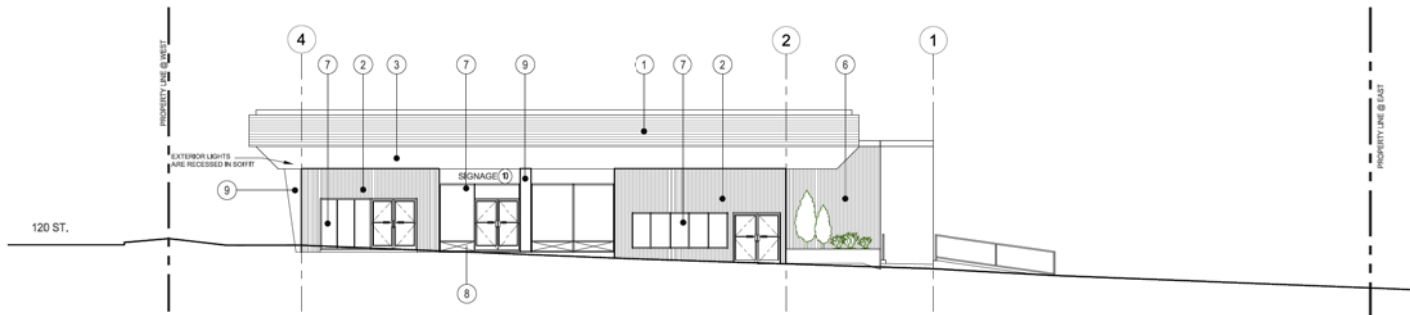
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ROOF PLAN

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SCALE: JUNE 26, 2012 - REVISED

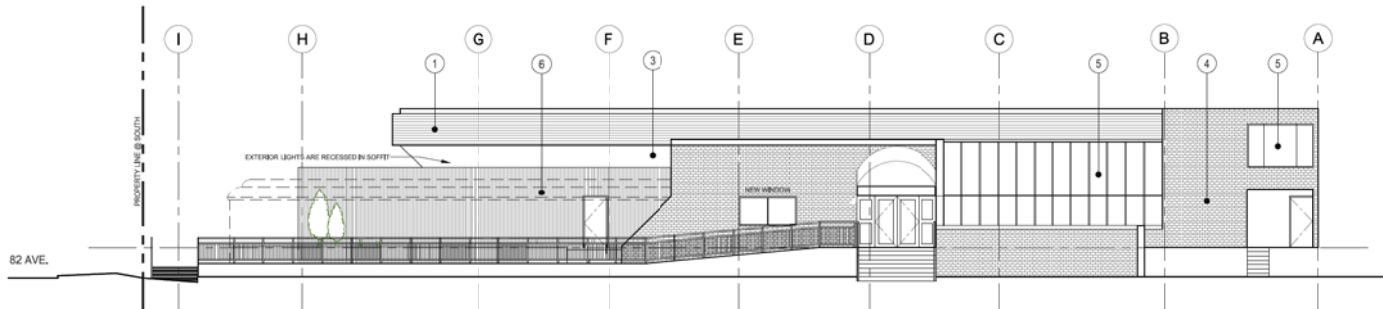
PROJECT:
**ALTERATIONS TO
COMMERCIAL BUILDING**
8220 - 120 STREET
SURREY, B.C.

ARCHITECT:
Gerry Blonst
architect m.a.i.b.c.
Suite 1A, 12689 - 82nd Ave., Surrey, B.C. V3V 3G3
Ph: 604-272-2608
Fax: 604-272-2762



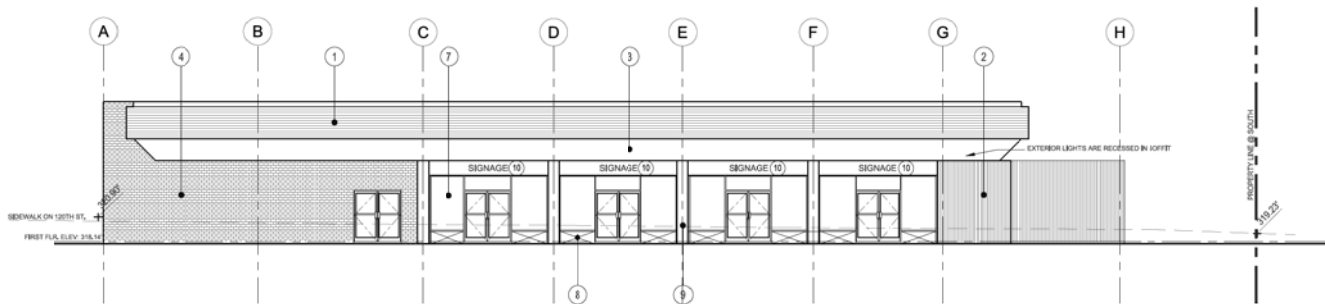
3 SOUTH ELEVATION (82 AVE)

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



2 EAST ELEVATION (LANE)

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

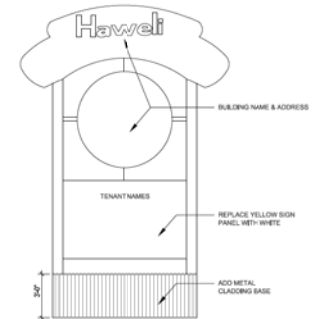


1 WEST ELEVATION (120 ST)

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

EXTERIOR COLOUR SCHEDULE:

NO.	DESCRIPTION	COLOUR
1	HORIZONTAL METAL CLADDING	BLUE
2	VERTICAL METAL CLADDING	BLUE
3	EXISTING STUCCO	PAINTED BM # 2112-60 STORMY MONDAY
4	EXISTING BRICK	
5	EXISTING GLAZING	
6	NEW VERTICAL METAL CLADDING	BLUE (TO MATCH EXISTING)
7	STOREFRONT GLAZING CLEAR ANODIZED ALUMINUM FRAMES/DOORS CLEAR SEALED GLAZING	
8	METAL SPANDRELS	BLACK
9	METAL PLASTERS	BLACK
10	CHANNEL LETTERS	



4 PYLON SIGN

SCALE: NTS

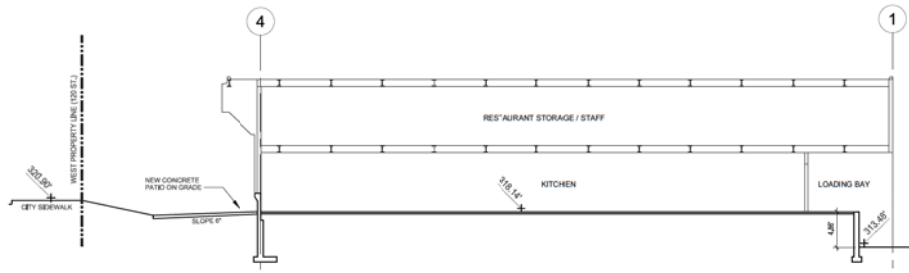
PROJECT: **Gerry Blonst**
architect m.a.i.b.c.
Suite 1A, 1269 - 82nd Ave., Surrey, B.C. V3V 3G9
Ph: 604-572-2608
Fax: 604-572-2760

PROJECT: **ALTERATIONS TO COMMERCIAL BUILDING**
8220 - 120 STREET
SURREY, B.C.

DATE: JUNE 26, 2012 - REVISED

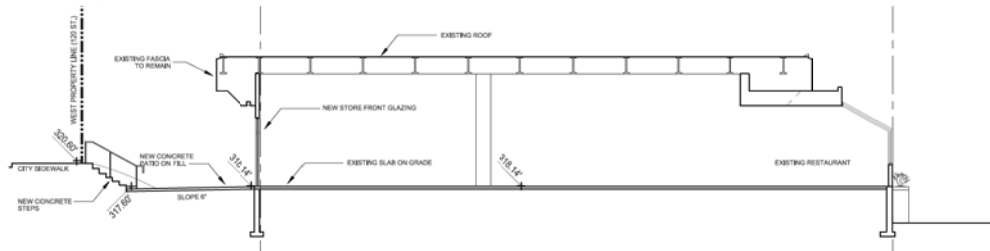
CONTENTS: **ELEVATIONS**

A5



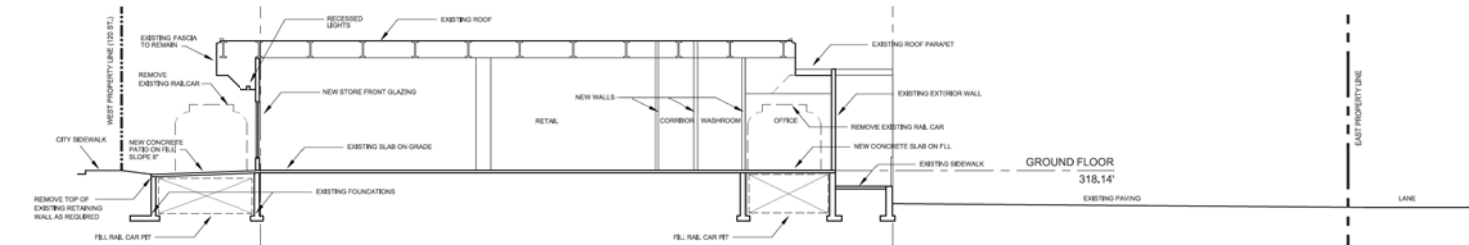
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A2 SCALE: 1/8"=1'-0"



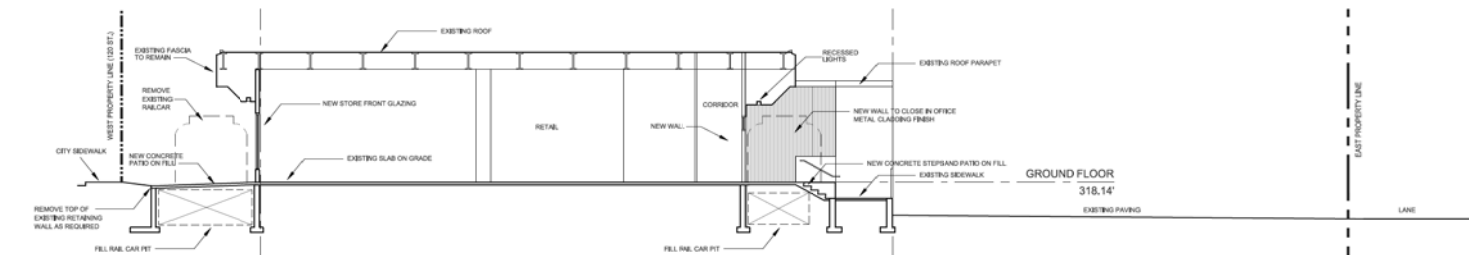
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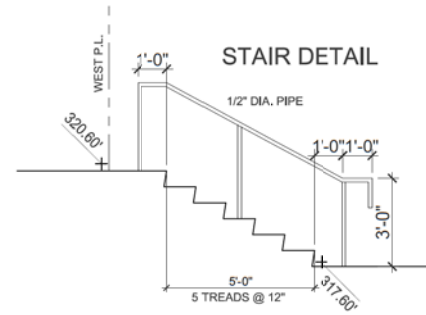
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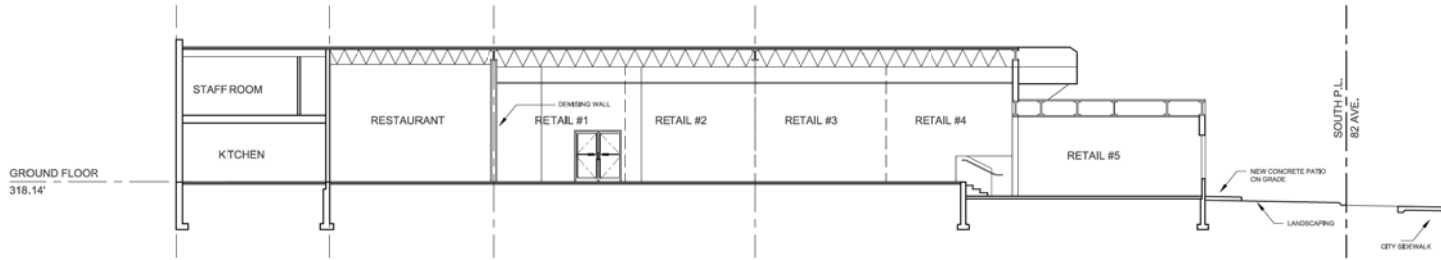
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4 CROSS-SECTIONS

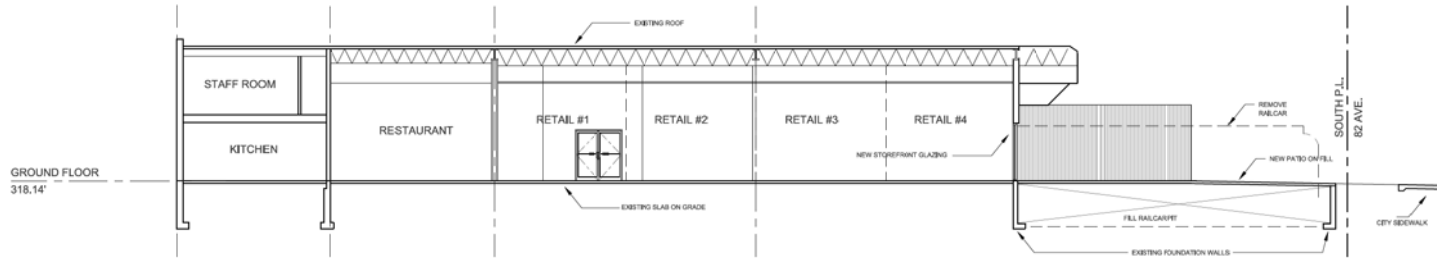
A2 SCALE: 1/8"=1'-0"





1 CROSS-SECTIONS

A2 SCALE: 1/8"=1'-0"



2 CROSS-SECTIONS

A2 SCALE: 1/8"=1'-0"

CONTRACTOR
Gerry Blonsti
architect m.a.l.b.c.
Suite 1A - 1269 - 82nd Ave., Surrey, B.C. V3V 3G3
Ph: 604-572-3008
Fax: 604-572-3762

PROJECT
ALTERATIONS TO
COMMERCIAL BUILDING
8220 - 120 STREET
SURREY, B.C.

CONTRACTOR
A7

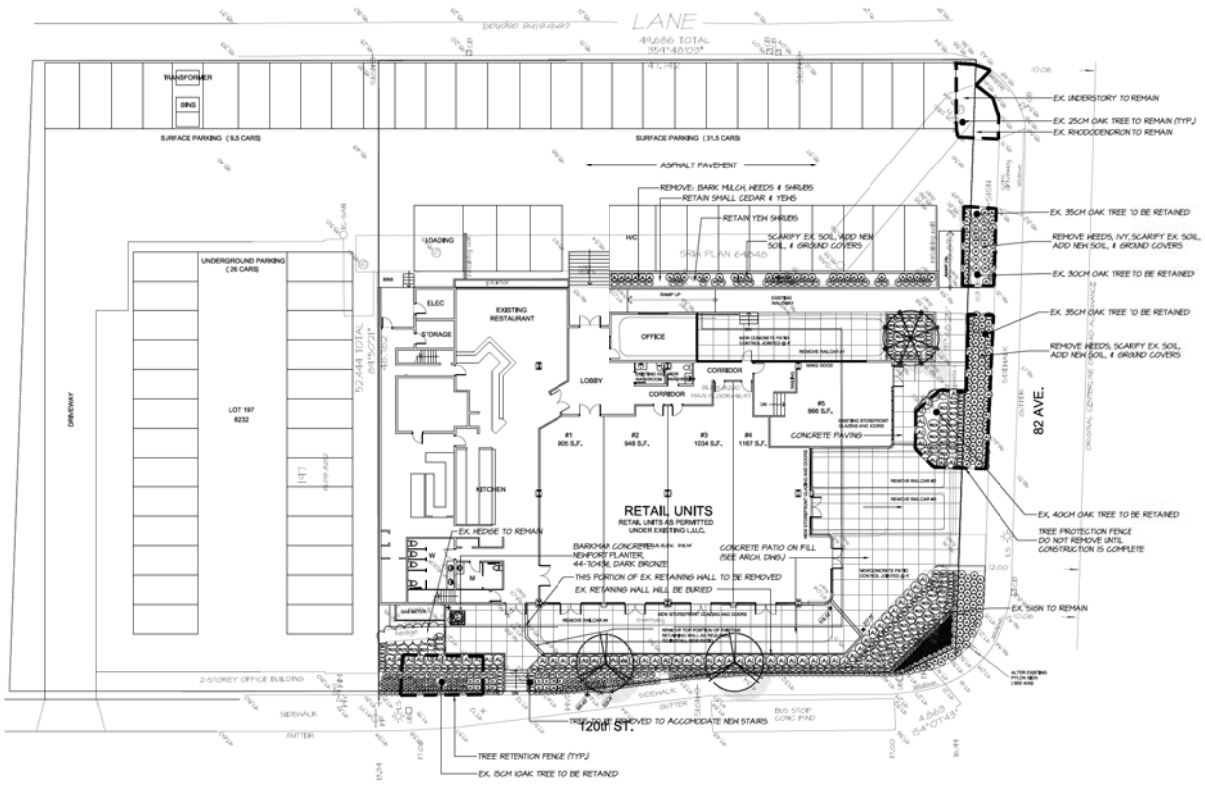
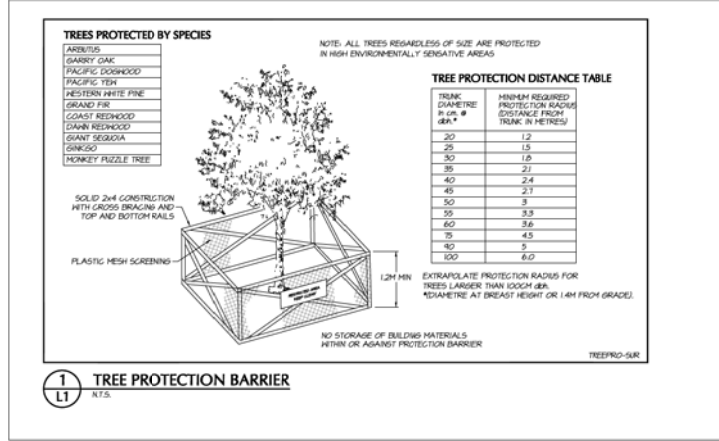
BUILDING SECTIONS
DATE: 11 - 09
DRAWN: [unintelligible]
CHECKED: [unintelligible]
DATE: JUNE 26, 2012 - REVISED

SEAL:

PLANT SCHEDULE				PMG JOB NUMBER: 12-054
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER RUBRUM 'ARISTONIGHT'	CELMAR RED MAPLE	60CM CAL, 2M STD, B4B
TREE	1	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	23M HT, B4B
SHRUB	65	AZALEA JAPONICA 'SIRARD'S HOT SHOT'	AZALEA, SCARLET-ORANGE	42 POT, 25CM
SHRUB	140	BUXUS SEMPERVIRENS	COMMON BOXWOOD	43 POT, 40CM
SHRUB	1	LIGUSTRUM TEXANUM	GLORIE PRIVET (CONTAINER STD)	43 POT, 10CM
SHRUB	52	ROSA EXPLORER 'CHAMPLAIN'	CHAMPLAIN ROSE, DARK RED	43 POT, 60CM
GRASS	120	CAREX 1/2 DANCE	SILVER VARIEGATED SEDGE	4 POT
GRASS	42	INFERSATA CYLINDRICA 'RED BARON'	BLOOD GRASS	4 POT
GRASS	64	FENESTRA-ALPESGUAIDES 'LITTLE BANN'	LITTLE BANN FOUNTAIN GRASS	4 POT
PERENNIAL	18	BERBERIS GRANDIFOLIA	HEARTLEAF BERBERIS	4 POT
PERENNIAL	18	HEMEROCALLIS 'CORAL'	DAYLILY, CORAL FLOWER	4 POT, 1-2 FAN
PERENNIAL	3	NEPETA 'BLUE MONDE'	CATMINT	4 POT
PERENNIAL	3	SANTOARIA GYTHOIDES	ROCK SOAPWORT	4 POT
PERENNIAL	104	SEDUM 'SIBIRIK'	SEDUM	40M POT
PERENNIAL	202	A. LISA KEPTANG 'ATROPURPUREA'	CARPET EBULE	4 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA 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 IF ANY MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND TRADER 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.



NO.	DATE	REVISION DESCRIPTION	DR.
1	12.JAN.16	NEW IFS PLAN	MM

CLIENT:

PROJECT:
**ALTERATIONS TO COMMERCIAL BLDG.
8320 120TH ST.
SURREY, B.C.**

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 12.APR.17 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: MM

L1
OF 2





ALTERATIONS
HAWELI BANQUET HALL
8220 - 120 ST., SURREY, B.C.

INTER-OFFICE MEMO

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

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

DATE: **July 17, 2012** PROJECT FILE: **7811-0232-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 8220 120 St**

LUC AMENDMENT

The proposed LUC amendment is required to reflect proposed changes to the building. No change in use is proposed. As such, there are no engineering requirements relative to the Land Use Contract Amendment.

Any future changes in land use (through rezoning) may trigger road dedication and frontage work requirements on 120 Street and 82 Avenue.

Service connection renewals must be evaluated through the Building Permit Process in accordance with City by-laws.

The City's Transportation Division strongly suggests reconfiguration of the parking lot to improve access to the rear lane and remove access to 82 Avenue.



Rémi Dubé, P.Eng.
Development Services Manager

RD

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of "Surrey Land Use Contract No. 181, Authorization By-law, 1976, No. 4905," as amended.
.....

NOW, THEREFORE, the Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

I. "Surrey Land Use Contract No. 181, Authorization By-law, 1976, No. 4905," as amended is hereby further amended as follows:

(a) The City of Surrey is hereby authorized and empowered to enter into an amending Land Use Contract with 0694723 BC Ltd. (Inc. No. 0694723), for the development and use of certain lands and premises located within the City of Surrey, in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 003-584-381
Lot 198 Section 30 Township 2 New Westminster District Plan 65479

8220 - 120 Street

(hereinafter referred to as "the land")

which said development shall be carried out and completed in accordance with the terms of the modification of land use contract (the "Modification No. 3 of Land Use Contract No. 181"), a copy of which is attached to and forms a part of this By-law, and is marked Schedule 1 to this By-law, and which contract becomes an addition to the Land Use Contract which forms Schedule One (1) of "Surrey Land Use Contract No. 181, Authorization By-law, 1976, No. 4905."

(b) The Modification No. 3 of Land Use Contract No. 181 between the City of Surrey and 0694723 BC Ltd. (Inc. No. 0694723) shall have the force and effect of a Restrictive Covenant running with the land and shall be registered in the Land Title Office by the City of Surrey.

(c) The Mayor and Clerk are hereby authorized and empowered to sign and affix the Corporate Seal to the amending Land Use Contract and to do all acts necessary and incidental to the completion of the Modification No. 3 of Land Use Contract No. 181.

2. This By-law shall be cited for all purposes as "Surrey Land Use Contract No. 181 Authorization By-law, 1976, No. 4905, Amendment By-law, _____, No. _____.

PASSED FIRST AND SECOND READING on the ____ day of _____, _____.

PUBLIC HEARING HELD thereon on the ____ day of _____, _____.

PASSED THIRD READING on the ____ day of _____, _____.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ____ day of _____, _____.

_____MAYOR

_____CLERK

SCHEDULE 1 OF BY-LAW NO. _____

CITY OF SURREY

MODIFICATION NO. 3 OF LAND USE CONTRACT NO. 181

TERMS OF INSTRUMENT PART 2

THIS AGREEMENT made the ____ day of _____, 20__ .

BETWEEN:

CITY OF SURREY
14245 - 56 Avenue
Surrey, BC
V3X 3A2

(the "City")

OF THE FIRST PART:

AND:

0694723 BC LTD.
8220 - 120 Street
Surrey, BC
V3W 3N4

(the "Developer")

OF THE SECOND PART:

WHEREAS the Developer is the registered owner of an estate in fee simple of all and singular those certain parcels or tracts of land and premises situated, lying and being in the City of Surrey, in the Province of British Columbia, being more particularly known and described as:

Parcel Identifier: 003-584-381
Lot 198 Section 30 Township 2 New Westminster District Plan 65479

8220 - 120 Street

hereinafter called "Lot 198";

AND WHEREAS 0694723 BC Ltd. is the Registered Owner of Lot 198;

AND WHEREAS the City and McIntosh Estates Ltd. (Inc. No. 487172) entered into a Land Use Contract, designated "Land Use Contract No. 181" respecting the land, which Land Use Contract was adopted by Council of the Corporation of the District of Surrey on the 9th day of

May, 1977, and registered in the Land Title Office, in the City of New Westminster, in the Province of British Columbia, on the 19th day of May, 1977, under Number N48949;

AND WHEREAS the City and the Developer entered into a "Modification No. 1 of Land Use Contract No. 181" respecting the land which modification of Land Use Contract was adopted by Council of the Corporation of the District of Surrey on the 11th day of May, 1992, and registered in the Land Title Office, in the City of New Westminster, in the Province of British Columbia, on the 25th day of May, 1992, under Number BF192163;

AND WHEREAS the City and the Developer entered into a "Modification No. 2 of Land Use Contract No. 181" respecting the land which modification of Land Use Contract was adopted by Council of the Corporation of the District of Surrey on the 18th day of November, 1997, and registered in the Land Title Office, in the City of New Westminster, in the Province of British Columbia, on the 3rd day of March, 1998, under Number BM76925;

AND WHEREAS the City and the Developer agree that certain of the requirements, conditions, covenants and agreements set out and expressed in the said Land Use Contract as amended are not properly applicable to the desired development of the land;

AND WHEREAS the Developer has proposed that the said Land Use Contract and Modifications No. 1 and No. 2 of the Land Use Contract filed under Numbers N48949, BF192163 and BM76925, respectively be amended as hereinafter provided and has made application to the City to initiate such change;

AND WHEREAS the Council of the City having given due regard to the considerations set forth in the "Local Government Act" and of the "Council Procedure By-law, 2004, No. 15300," and the Surrey Official Community Plan, has agreed to the terms, conditions and considerations herein contained.

AND WHEREAS the Developer acknowledges that he is fully aware of the provisions and limitations of Section 930 of the "Local Government Act" and the City and the Developer mutually acknowledge and agree that the Council of the City cannot enter into this agreement for the Modification No. 3 of Land Use Contract No. 181, until the Council has held a Public Hearing thereon, in the manner prescribed by law, has duly considered the representations made and the opinions expressed at such hearing, and unless a majority of all the members of the Council present at the meeting at which the said amendment is considered, vote in favour of the By-law authorizing the City to enter into this Modification No. 3 of Land Use Contract No. 181;

NOW THEREFORE THIS CONTRACT WITNESSETH that in consideration of the premises and the conditions and covenants hereinafter set forth, the City and the Developer covenant and agree as follows:

1. The City and the Developer acknowledge and agree that the terms and provisions set forth in Land Use Contract designated as "Land Use Contract No. 181", filed under Number N48949 and Modification No. 1 to the "Land Use Contract No. 181", filed under Number BF192163 and Modification No. 2 to the "Land Use Contract No. 181", filed under Number BM76925 and amendments thereto shall apply, mutatis mutandis, to this agreement and to the land and shall continue to apply thereto save and except as hereinafter provided in Clause 2.
2. Upon the execution of Modification No. 3 of Land Use Contract No. 181 by the parties hereto and registration thereof at the Land Title Office, in the City of New Westminster, Land Use Contract No. 181 shall be further amended as hereinafter provided:
 - (a) To delete any references to drawings numbered 75-RZ-68(A) to 75-RZ-68(H) inclusive with respect to Lot 198 and substitute drawings numbered 7911-0232-00 (A) to 7911-0232-00 (G), prepared by Gerry Blonski Architect, attached hereto as Schedule A;
 - (b) In Schedule C Siting the Number of buildings is changed to "one (1)";
 - (c) In Schedule C the 82nd Avenue flankage is changed to "approximately 18 feet";
 - (d) In Schedule C the Site Coverage for Buildings is changed to "approximately 18,300 sq.ft. (approximately 50% of the site)";
 - (e) In Schedule C the Site Coverage for Paved areas is changed to "approximately 14,750 sq.ft. (approximately 40% of the site)";
 - (f) In Schedule C the Site Coverage for Total is changed to "approximately 33,050 sq.ft. (approximately 90% of the site)";
 - (g) In Schedule C the Site Coverage for Landscaping is changed to "approximately 3,800 sq.ft. (approximately 10% of the site)";

- (h) In Schedule D Floor area Office space is changed to "approximately 16,600 sq.ft.";
 - (i) In Schedule D Floor area Restaurant space is changed to "approximately 5,600 sq.ft."; and
 - (j) In Schedule F Signs, the following clause is added to the sentence ", and as shown on drawings numbered 7911-0232-00 (A) to 7911-0232-00 (G), prepared by Gerry Blonski Architect, attached hereto as Schedule A".
3. It is understood and agreed that the City has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the Developer, other than those in Modification No. 3 of Land Use Contract No. 181 and in the Land Use Contract designated as Land Use Contract No. 181 as amended.
 4. This Modification No. 3 of Land Use Contract No. 181 shall have the force and effect of a Restrictive Covenant running with the land and shall be registered in the Land Title Office by the City pursuant to the provisions of the "Local Government Act" and in accordance with the "Land Title Act."
 5. WHEREVER the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the Contract or the parties so require.
 6. This Modification No. 3 of Land Use Contract No. 181 shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
 7. Subject to this Modification No. 3 of Land Use Contract No. 181, the within works and the development herein shall comply with all of the by-laws of the City of Surrey.

IN WITNESS THEREOF the said parties to this Modification No. 3 of Land Use Contract No. 181 have hereunto set their hands and seal the day and year first above written.

OFFICER SIGNATURE(S)

EXECUTION DATE

PARTY(IES)

SIGNATURE(S)

Y M D

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BALWANT KAINTH for
o694723 BC LTD.

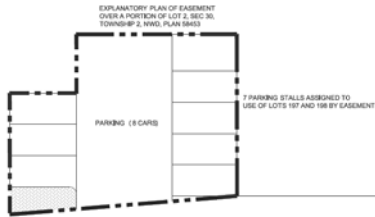
THE CITY OF SURREY BY ITS
AUTHORIZED SIGNATORIES:

MAYOR – DIANNE WATTS

CITY CLERK – JANE SULLIVAN

END OF DOCUMENT

8220 - 120 ST. SURREY B.C.
 LAND USE CONTRACT #181
 TOTAL SITE AREA: 20,080.3 SQ.FT.



8220 - 120 ST. FLOOR AREA SUMMARY

RESTAURANT:	
1ST FLOOR	3 813
2ND FLOOR	1 806
TOTAL	5 619 S.F.
RETAIL (FOR LEASE)	
UNIT 1	905
UNIT 2	948
UNIT 3	1 034
UNIT 4	1 167
UNIT 5	805
TOTAL	4 920 S.F.
COMMON:	
CORRIDOR	190
WASHROOM	112
LOBBY	425
TOTAL	727 S.F.
OFFICE	326 S.F.
GRAND TOTAL	11 592 S.F.

PARKING REQUIRED (BOTH LOTS)	
8220 - 120 ST:	
RETAIL	$5647 \times 3 / 1075 = 16$
RESTAURANT	$5619 \times 10 / 1075 = 52$
OFFICE	$326 \times 3 / 1075 = 1$
	69
8232 - 120 ST:	
1ST FLR. RETAIL/OFFICE	$8530 \times 3 / 1075 = 23.8$
2ND FLR. OFFICE	$8530 \times 2 / 1075 = 15.9$
	40
GRAND TOTAL:	109 CARS
PARKING PROVIDED (BOTH LOTS)	
8220 - 120 ST:	31.5
8232 - 120 ST:	35.5
OFF LANE:	8.0
	75 CARS

FLOOR AREA

EXISTING:	
FIRST FLOOR	
BASIC BUILDING	9 460
RAILCAR #1	860
RAILCAR #2	360
RAILCAR #3	360
RAILCAR #4	720
SUB TOTAL	11 760 S.F.
SECOND FLOOR	
AREA 'A'	1 806
AREA 'B'	1 247
SUB TOTAL	3 053 S.F.
TOTAL	14 813 S.F.
F.A.R.	$14 813 \text{ S.F.} / 20 080.3 \text{ S.F.} = .74$

REVISED FLOOR AREA (AFTER ALTERATIONS)

FIRST FLOOR	
EXISTING	11 760
DELETE RAILCARS	(2300)
OFFICE ADDITION	326
SUB TOTAL	9 786 S.F.
SECOND FLOOR	
EXISTING	3 053
DELETE AREA 'B'	(1247)
SUB TOTAL	1 806 S.F.
TOTAL	11 592 S.F.
F.A.R.	$11 592 \text{ S.F.} / 20 080.3 \text{ S.F.} = .58$

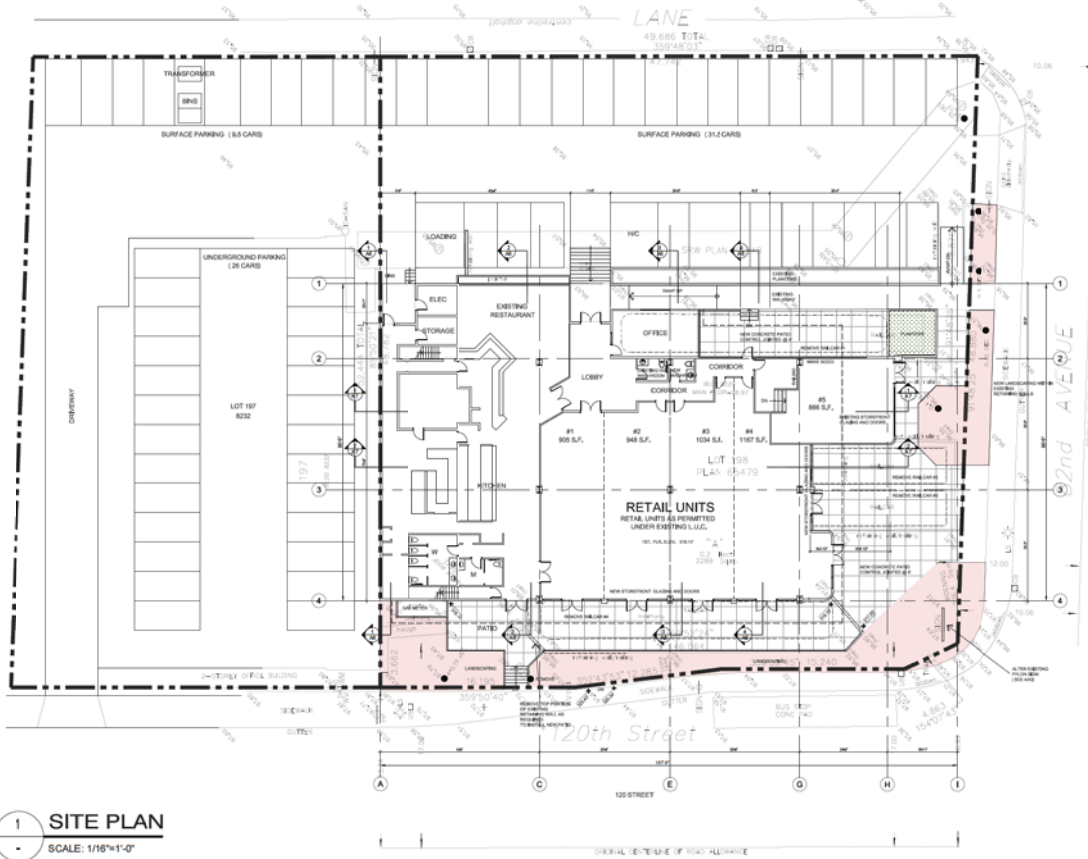
FLOOR AREA DELETED: 2 120 S.F.

EXISTING SITE COVERAGE	
EXISTING FIRST FLOOR SITE	$11 760 / 20 080.3 = .59$
REVISED SITE COVERAGE	
EXISTING FIRST FLOOR SITE	$9 786 / 20 080.3 = .49$

8232 - 120 ST., SURREY, B.C.

THIS PROPERTY IS NOT PART OF THE WORK SHOWN ON LOT 198, BUT IS SHOWN BECAUSE THE PARKING COVENANT ON BOTH LOTS 197 AND 198 PERMITS ALL PARKING ON THESE PROPERTIES TO BE USED BY BOTH LOTS. PARKING COVENANT PROVIDES 75 CARS

ZONE	
SITE	16 773.2 S.F. 385 ACRES 1 558.2 S.M
APPROXIMATE EXISTING FLOOR AREA	
FIRST FLOOR	8530
SECOND FLOOR	8530
SUB TOTAL	17 060 S.F.
DEDUCT FLOOR AREA OF STAIRS/ MECH. SERVICES	660 S.F.
APPROXIMATE NET FLOOR AREA FOR PARKING CALCULATIONS	16 400 S.F.



1 SITE PLAN
 SCALE: 1/16"=1'-0"

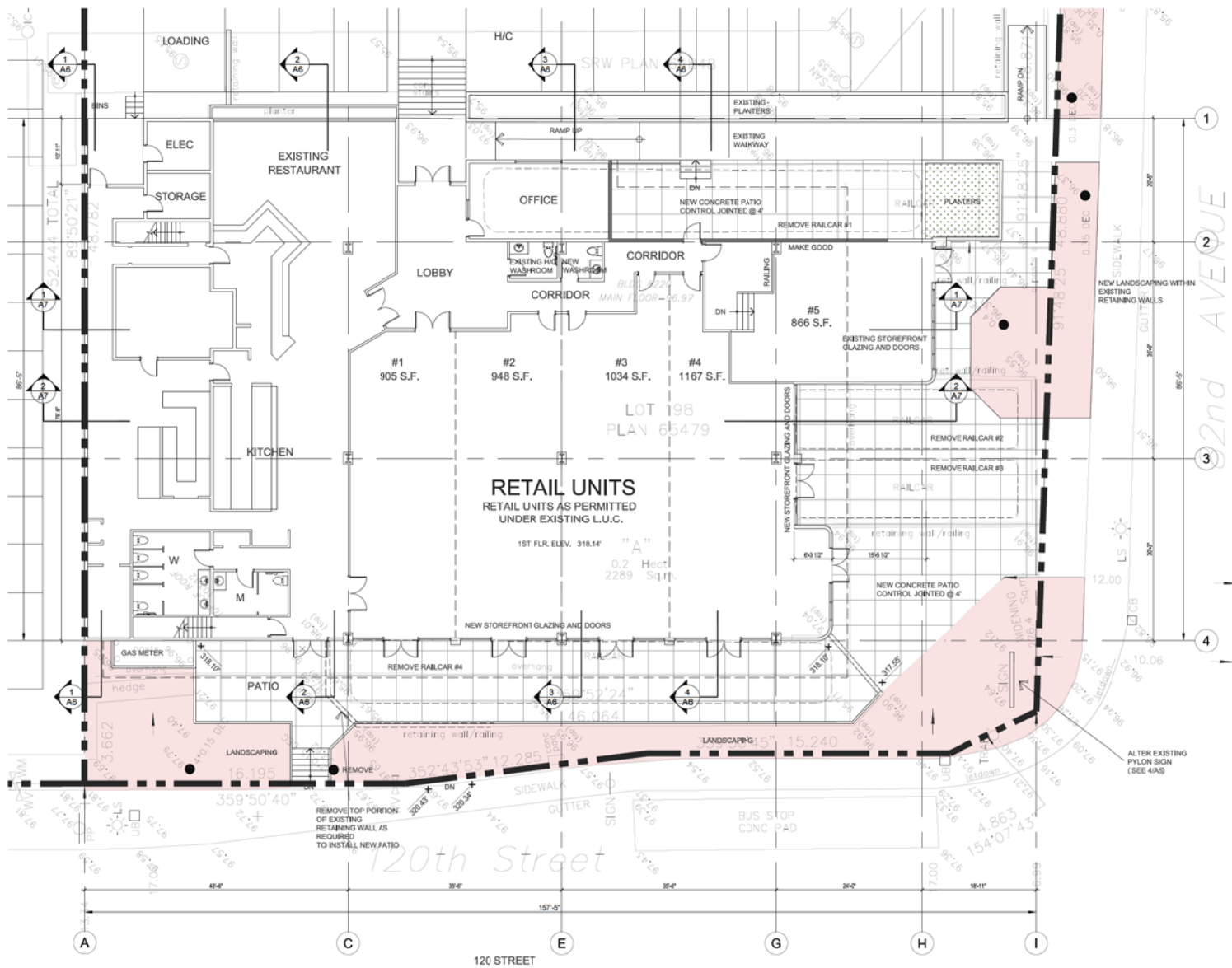
PROJECT: **Gerry Blonst**
 architect m.a.l.b.c.
 Suite 1A, 1269-82nd Ave., Surrey, B.C. V3V 3G3
 Ph: 604-572-9008
 Fax: 604-572-9700

PROJECT: **ALTERATIONS TO COMMERCIAL BUILDING**
 8220 - 120 STREET
 SURREY, B.C.

PROJECT: **SITE PLAN / OFF SITE PARKING ZONING SYNOPSIS**
 DATE: JUN 26, 2012 - REVISED

PROJECT: **A1**

Schedule A
 7911-0232-00 (A)



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



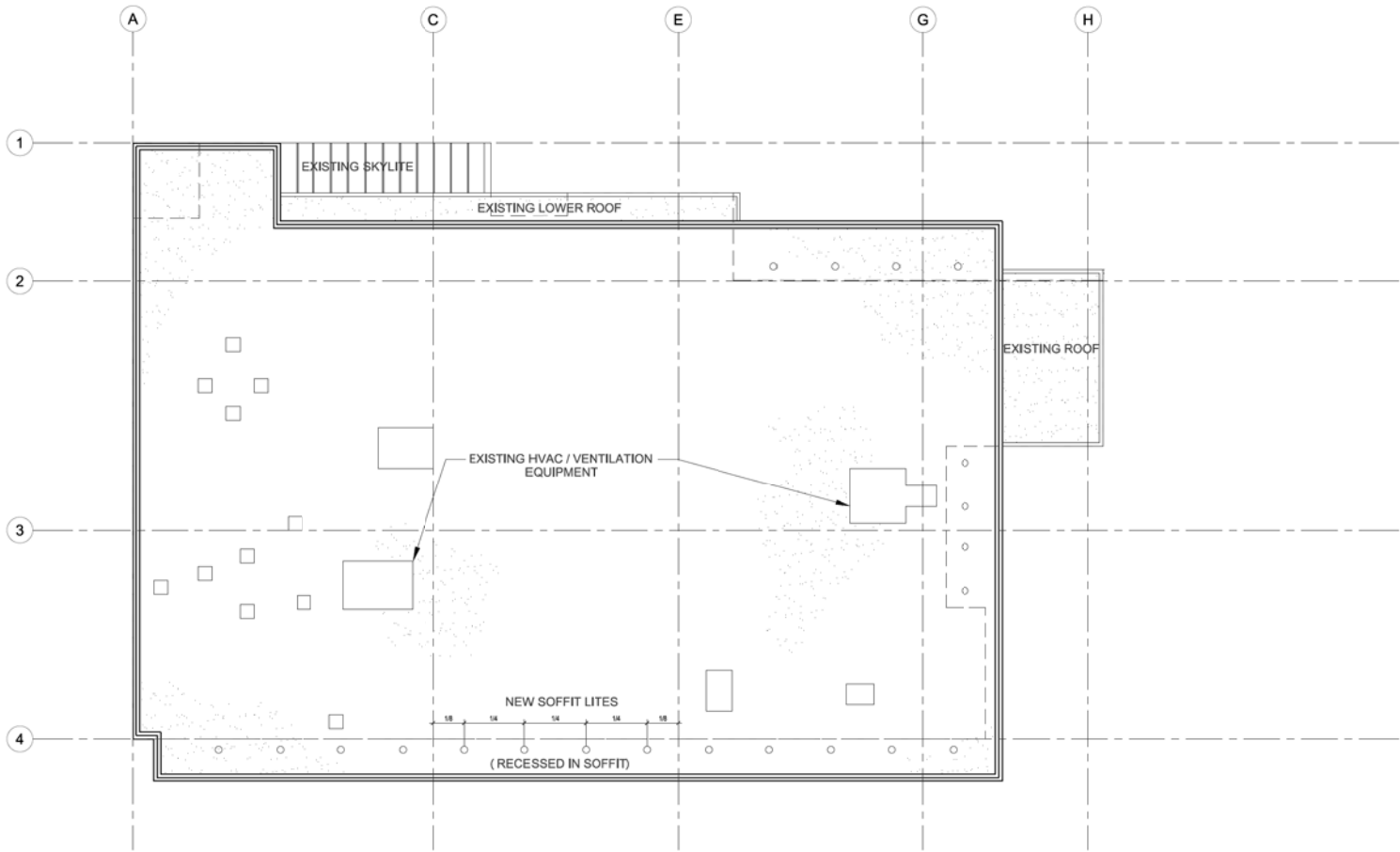
PROJECT
 ALTERATIONS TO
COMMERCIAL BUILDING
 8220 - 120 STREET
 SURREY, B.C.

ARCHITECT
 Gerry Blonst
 architect m.a.l.b.c.
 Suite 1A - 1269 - 82nd Ave, Surrey, B.C. V3V 3E9 Fax 604-572-2760

DATE
 JUNE 26, 2012 - REVISED

CONTRACT
 FIRST FLOOR PLAN

DATE
 7911-0232-00 (B)



1 ROOF PLAN
SCALE: 1/8"=1'-4"



A4

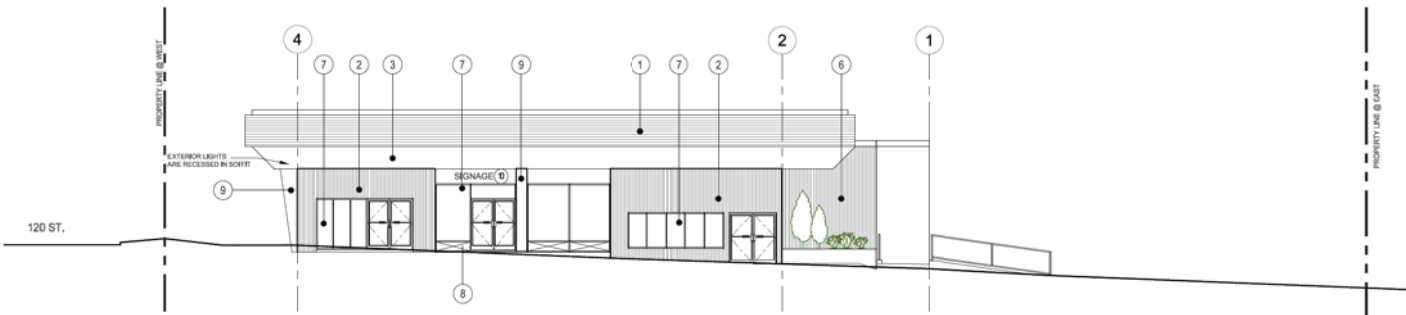
ROOF PLAN

PROJECT
ALTERATIONS TO
COMMERCIAL BUILDING
8220 - 120 STREET
SURREY, B.C.

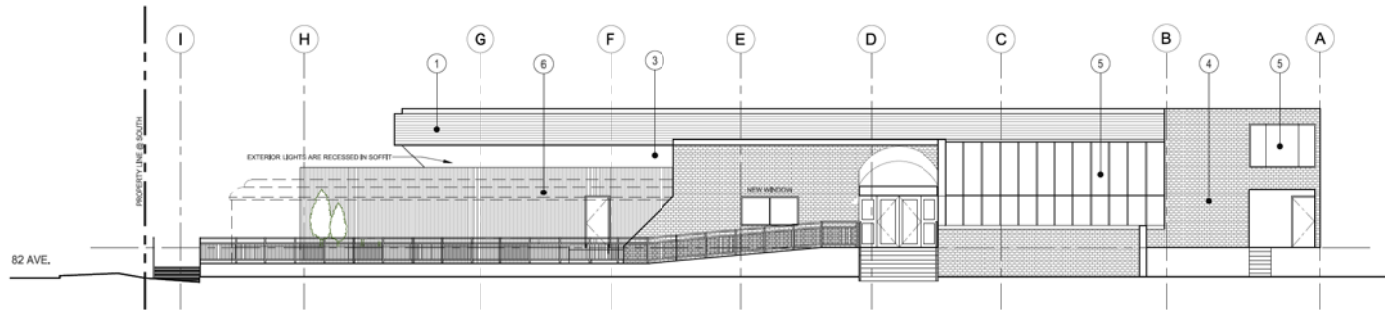
ARCHITECT
Gerry Blonsti
architect m.a.i.b.c.
Suite 1A, 12689 - 82nd Ave., Surrey, B.C. V3V 3G3
Ph: 604-272-2608
Fax: 604-272-2762

JUNE 26, 2012 - REVISED

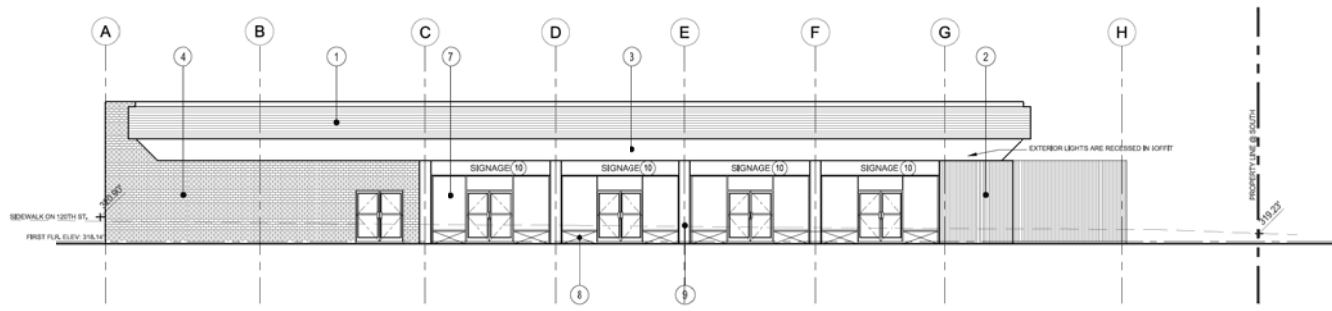
7911-0232-00 (C)



3 SOUTH ELEVATION (82 AVE)
SCALE: 1/8"=1'-0"



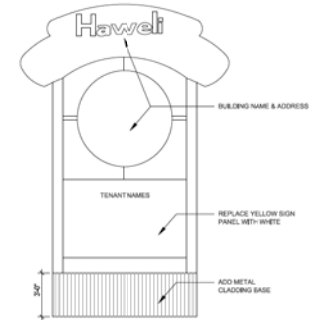
2 EAST ELEVATION (LANE)
SCALE: 1/8"=1'-0"



1 WEST ELEVATION (120 ST)
SCALE: 1/8"=1'-0"

EXTERIOR COLOUR SCHEDULE:

NO.	DESCRIPTION	COLOUR
1	HORIZONTAL METAL CLADDING	BLUE
2	VERTICAL METAL CLADDING	BLUE
3	EXISTING STUCCO	PAINTED BM # 2112-60 STORMY MONDAY
4	EXISTING BRICK	
5	EXISTING GLAZING	
6	NEW VERTICAL METAL CLADDING	BLUE (TO MATCH EXISTING)
7	STOREFRONT GLAZING CLEAR ANODIZED ALUMINUM FRAMES/DOORS CLEAR SEALED GLAZING	
8	METAL SPANDRELS	BLACK
9	METAL PILASTERS	BLACK
10	CHANNEL LETTERS	



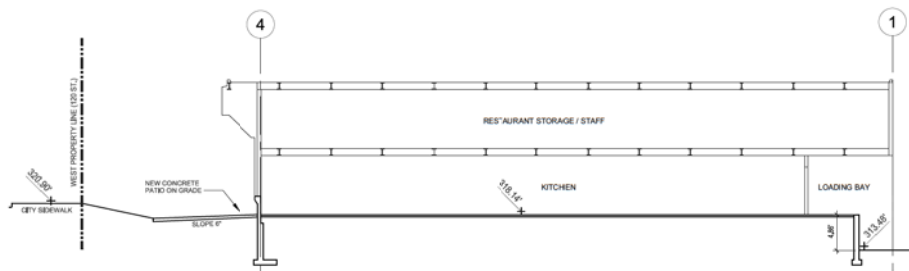
4 PYLON SIGN
SCALE: NTS

PROJECT: **ALTERATIONS TO COMMERCIAL BUILDING**
 8220 - 120 STREET SURREY, B.C.
 ARCHITECT: **Gerry Blonst**
 architect m.a.i.b.c.
 Suite 1A, 1268 - 82nd Ave, Surrey, B.C. V3V 3G9
 Ph: 604-572-9008 Fax: 604-572-9700

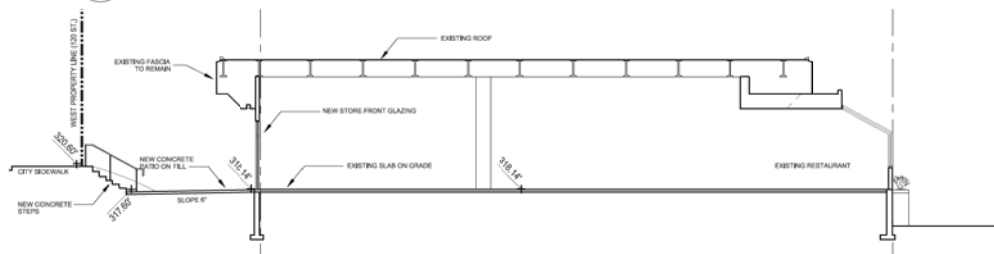
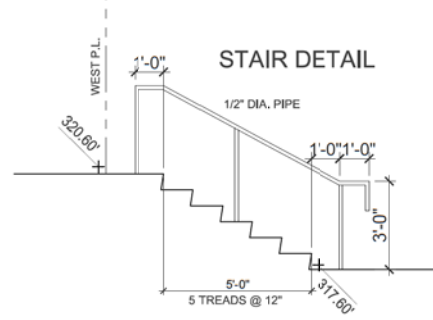
DATE: 2012-10-26
 REVISION: 01
 DRAWING: A5
 SHEET: 1 OF 1

PROJECT: **ALTERATIONS TO COMMERCIAL BUILDING**
 8220 - 120 STREET SURREY, B.C.
 ARCHITECT: **Gerry Blonst**
 architect m.a.i.b.c.
 Suite 1A, 1268 - 82nd Ave, Surrey, B.C. V3V 3G9
 Ph: 604-572-9008 Fax: 604-572-9700

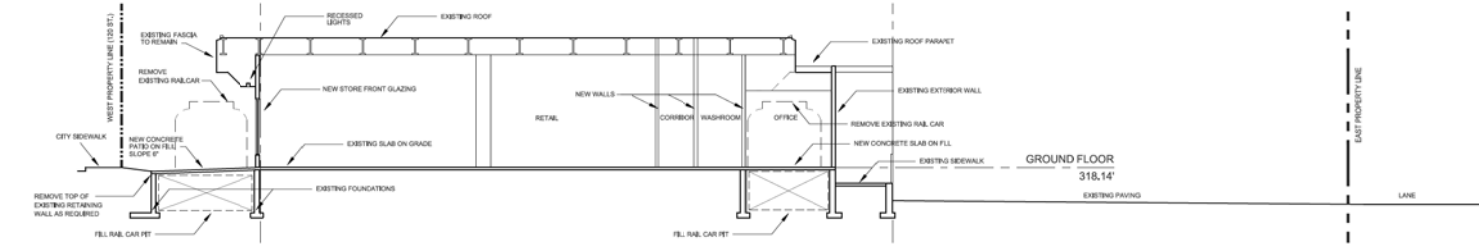
7911-0232-00 (D)



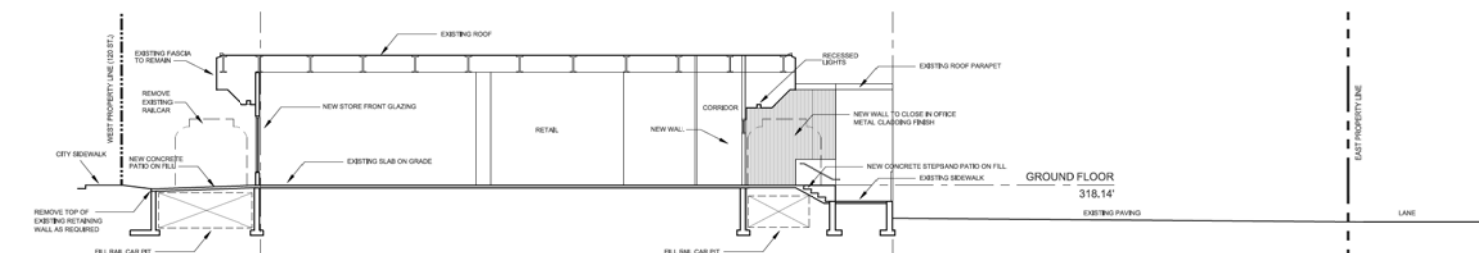
1 CROSS-SECTIONS
A2 SCALE: 1/8"=1'-0"



2 CROSS-SECTIONS
A2 SCALE: 1/8"=1'-0"



3 CROSS-SECTIONS
A2 SCALE: 1/8"=1'-0"



4 CROSS-SECTIONS
A2 SCALE: 1/8"=1'-0"

ALTERATIONS TO COMMERCIAL BUILDING
8220 - 120 STREET SURREY, B.C.

PROPOSED BUILDING SECTIONS

A6

DATE: JUNE 26, 2012 - REVISED

DRAWN BY: [Signature]

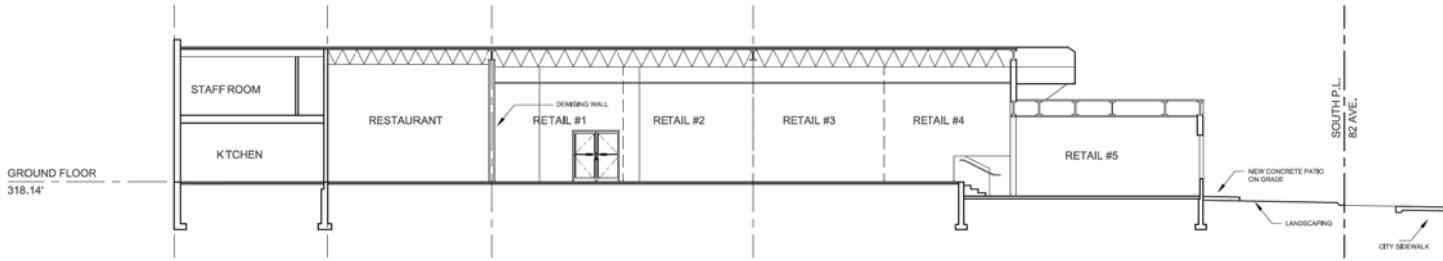
CHECKED BY: [Signature]

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

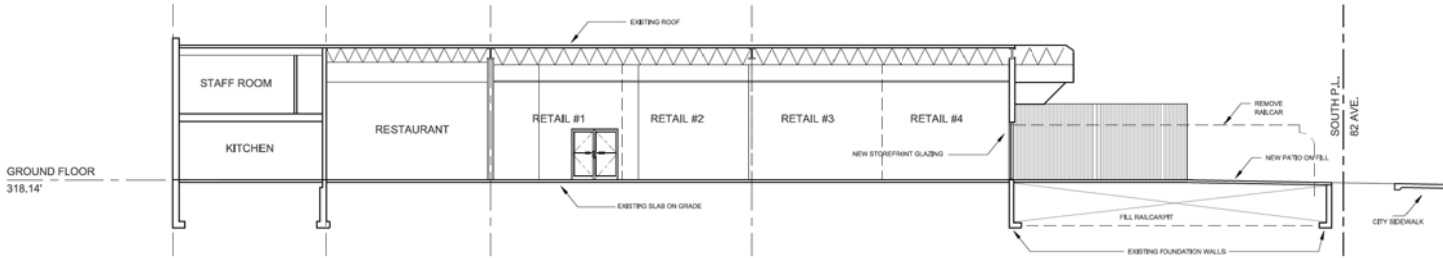
PROJECT: ALTERATIONS TO COMMERCIAL BUILDING

ARCHITECT: **Gerry Blonsti**
architect m.a.l.b.c.
Suite 1A, 1269 - 82nd Ave, Surrey, B.C. V3V 3G3
Ph: 604-272-9008
Fax: 604-272-9700

7911-0232-00 (E)



1 CROSS-SECTIONS
A2 SCALE: 1/8"=1'-0"



2 CROSS-SECTIONS
A2 SCALE: 1/8"=1'-0"

PROJECT: **ALTERATIONS TO COMMERCIAL BUILDING**
 8220 - 120 STREET SURREY, B.C.

Gerry Blonst
 architect m.a.l.b.c.
 Suite 1A - 2891 - 82nd Ave. Surrey, B.C. V4N 1V6
 Ph: 604.272.9009 Fax: 604.272.9762

BUILDING SECTIONS
A7

7911-0232-00 (F)

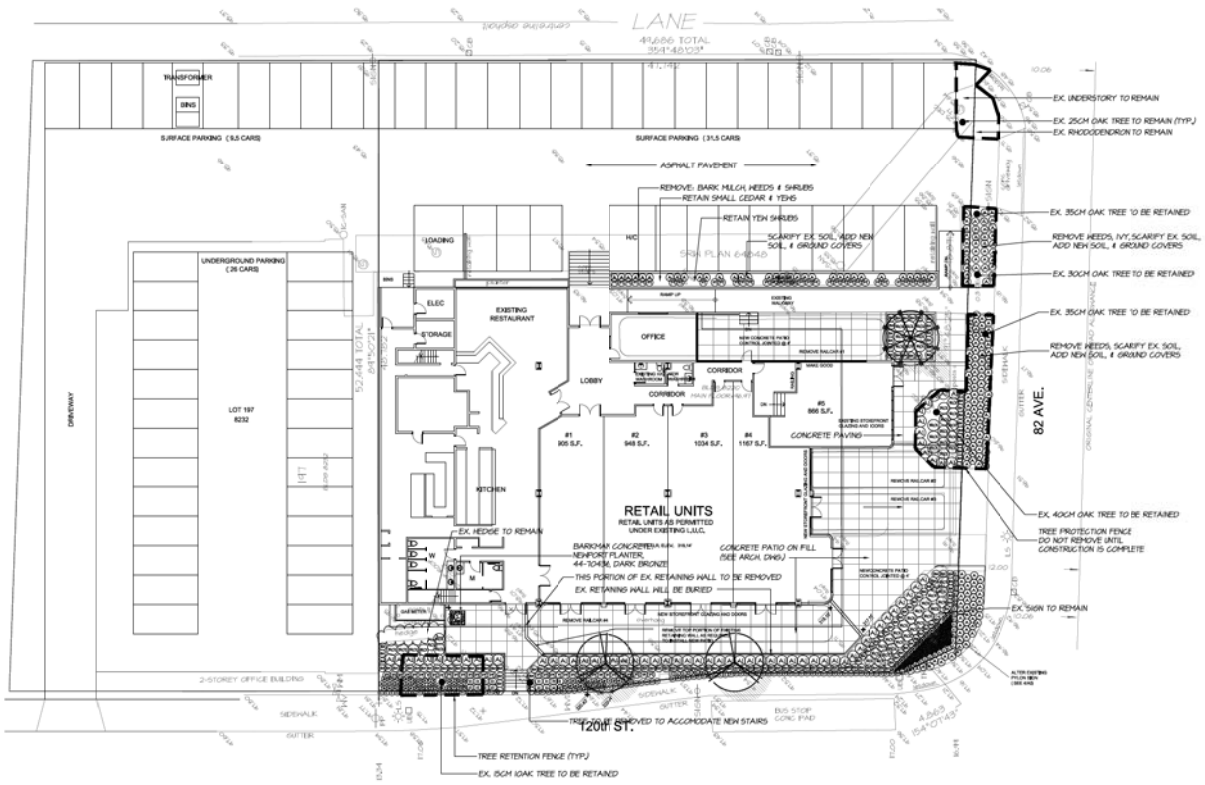
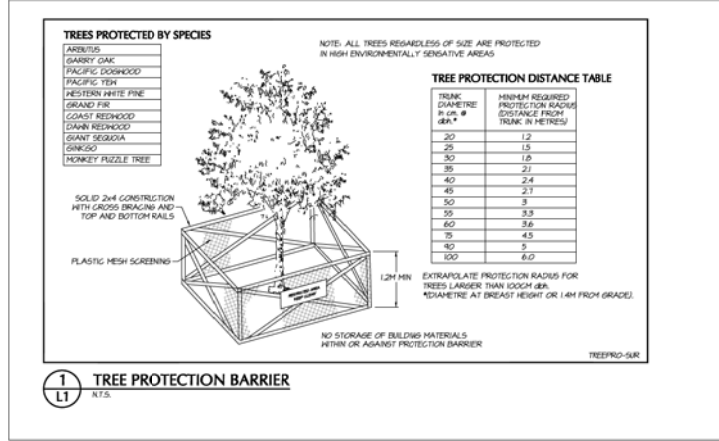
SEAL:

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG JOB NUMBER: 12-054	PLANTED SIZE / REMARKS
TREE	2	ACER RUBRUM 'ARISTRONIF'	COLUMBIAN RED MAPLE		80CM CAL, 2M STD, B4B
	1	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD		23M HT, B4B
SHRUBS	65	AZALEA JAPONICA 'VIRARDO'S HOT SPOT'	AZALEA, SCARLET-ORANGE		42 POT, 25CM
	140	BUXUS SEMPERVIRENS	COMMON BOXWOOD		43 POT, 40CM
	1	LIQUIDAMBAR TEXANUM	GLOBE PRIVET (CONTAINER STD)		43 POT, 10CM
	52	ROSA EXPLORER 'CHAMPLAIN'	CHAMPLAIN ROSE DARK RED		43 POT, 60CM
GRASSES	120	CAREX 1/2 DANCE	SILVER VARIEGATED SEDGE		4 POT
	42	INFERNATA CYLINDRICA 'RED BARON'	BLOOD GRASS		4 POT
	64	FENESTRATA ALPESGUAERIDES 'LITTLE BANN'	LITTLE BANN FOUNTAIN GRASS		4 POT
PERENNIAL	18	BERBERIS GRANDIFOLIA	HEARTLEAF BERBERIS		4 POT
	18	HEMEROCALLIS 'CORAL'	DAYLILY, CORAL FLOWER		4 POT, 1/2 FAN
	3	NEPETA 'BLUE MONDIE'	CATHMINT		4 POT
	3	SANTOVARIA GOTHICOIDES	ROCK SOAPWORT		4 POT
	104	SEDUM 'SIRILAH'	SEDUM		40M POT
	202	A. LISA KEPTANG 'ATROPURPUREA'	CARPET BUGLE		4 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA 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 IF ANY MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND TRADER 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.



BARKMAN CONCRETE - NEWPORT PLANTER

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.AX.16	NEW JTS PLAN	MM

CLIENT:

PROJECT:
**ALTERATIONS TO
COMMERCIAL BLDG.
8320 120TH ST.
SURREY, B.C.**

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 12.AX.17 DRAWING NO:
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD:

7911-0232-00 (G)