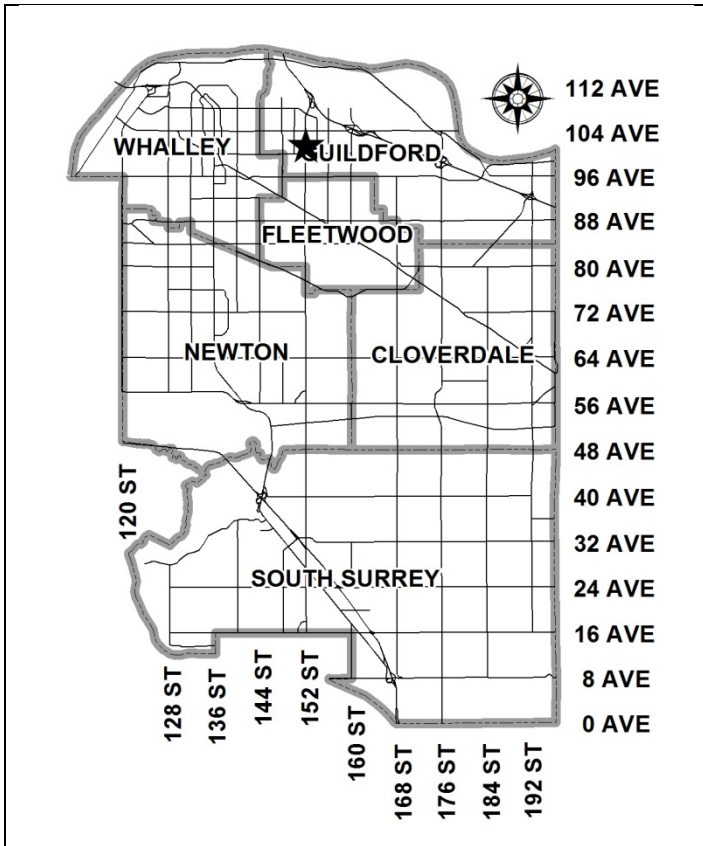


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0053-00

Planning Report Date: September 9, 2013

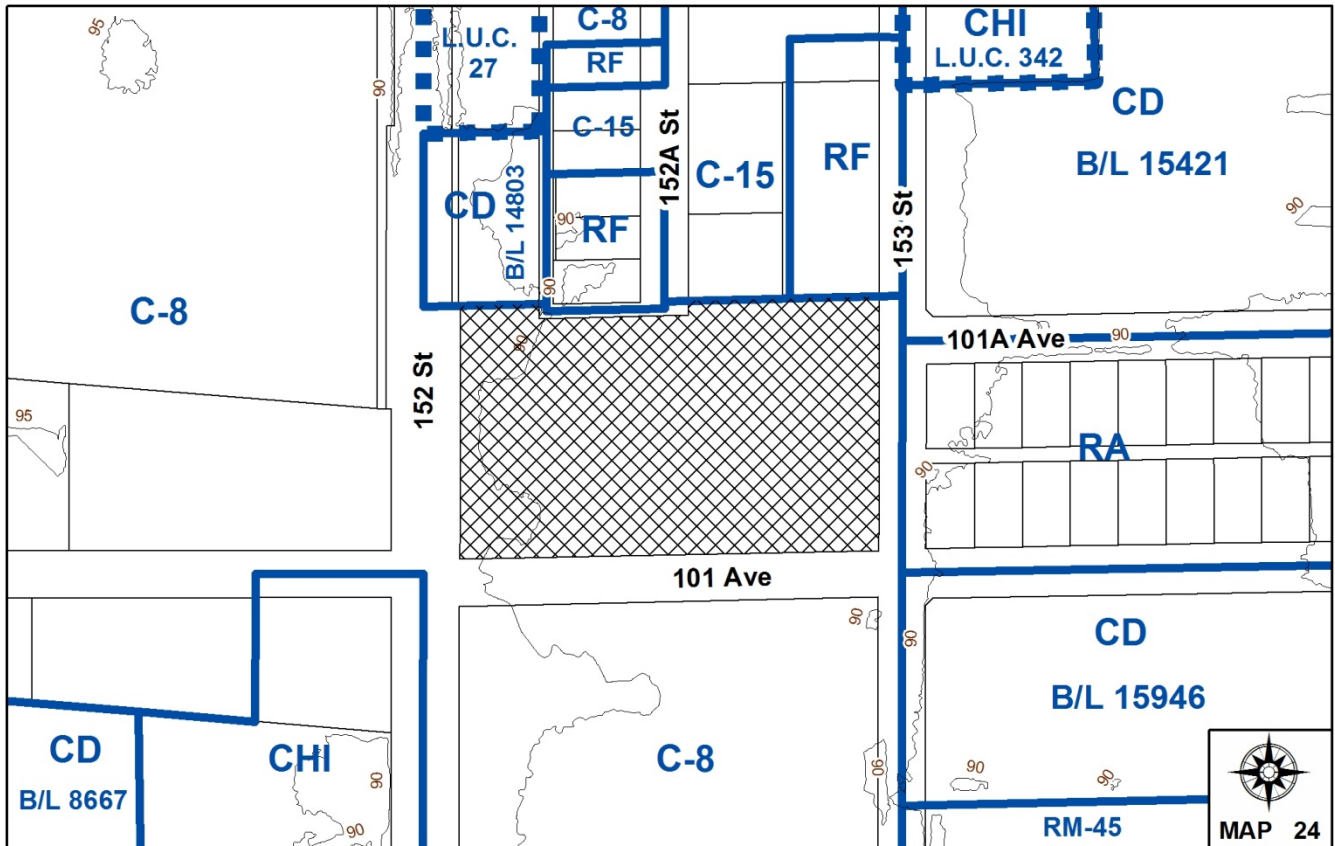


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit redevelopment of a single-storey commercial / retail building in Guildford Town Centre.

LOCATION: 10110 - 152 Street
OWNER: Vandy Developments Ltd.
ZONING: C-8
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to vary signage regulations.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a variance to the flanking side yard (south) setback.

RATIONALE OF RECOMMENDATION

- The existing drive-through restaurant at the south-west corner of the subject site will be replaced with a new single-storey commercial / retail building without a drive-through component that is a more appropriate use on the site and reflects a more contemporary building design.
- The reduced south side yard setback achieves a more urban, pedestrian streetscape.
- The proposal is considered an interim use. It is anticipated that the subject site will redevelop in the future at a density more consistent with the ultimate vision for this area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix IV.
2. Council authorize staff to draft Development Permit No. 7913-0053-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7913-0053-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum flanking side yard (south) setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.).
4. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-building shopping centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single-storey retail building.	Commercial	CD (By-law No. 14803)
	Parking lot for commercial development to the west.	Commercial	RF
	Three-storey commercial building with retail at grade.	Commercial	C-15
	Vacant lot (under Development Application No. 7908-0275-00, to permit a five-storey retail/office building, currently at Third Reading).	Commercial	RF
East (Across 153 St.):	Mixed-use, 4-storey development, vacant single family lot and new single family dwelling.	Town Centre and Multiple Residential	CD (By-law No. 15421) and RA
South (Across 101 Ave.):	Three-storey and single-storey commercial buildings.	Commercial	C-8
West (Across 152 St.):	Single-storey commercial buildings.	Commercial	C-8

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 10110 – 152 Street in Guildford Town Centre and is approximately 1.9 hectares (4.5 acres) in size. The site is designated Commercial in the Official Community Plan (OCP), is zoned "Community Commercial Zone (C-8)", and is currently occupied by a multi-building shopping centre (Boardwalk Plaza).
- Boardwalk Plaza, located at the north-east corner of 101 Avenue and 152 Street, encompasses a total of five (5) multi-tenant, commercial buildings, including a single-storey drive-through restaurant (A&W) located at the south-west corner of the site.
- The existing A&W restaurant will be demolished as part of the subject development application. All other existing buildings on the subject site are to remain.
- The applicant is proposing a Development Permit to construct a free-standing, single-storey commercial building, approximately 720 square metres (7,750 sq.ft.) in size, to replace the existing A&W restaurant.
- The total floor area ratio (FAR) of the subject site with the four (4) existing buildings and the proposed building is 0.25, which complies with the maximum FAR of 0.8 permitted in the C-8 Zone.

- The proposed building will encompass three (3) commercial retail units (CRU). CRU #1 is approximately 510 square metres (5,500 sq.ft.) in size and represents nearly three-quarters of the proposed building. CRU #1 will be occupied by a Coast Capital Savings branch.
- A Development Variance Permit is also required to reduce the minimum flanking side yard (south) setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.) (see By-law Variance Section).

PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the subject site to inform adjacent owners about the proposed development. No telephone calls or letters of concern have been received.

DESIGN PROPOSAL AND REVIEW

Site Plan

- The applicant proposes to construct a free-standing, single-storey commercial retail building at the south-west corner of the subject site replacing the existing A&W restaurant.
- The applicant has agreed to provide a 2.18-metre (7.2 ft.) wide right-of-way along the south property line for the future widening of 101 Avenue.
- The applicant has also agreed to close two (2) of the existing vehicular driveway accesses near the south-west corner of the subject site.

Building Design

- The proposed single-storey commercial building exhibits a flat roof with a contemporary design, and is a significant improvement, both in terms of use and design, compared to the existing drive-through restaurant.
- The proposed building, constructed of a steel structure, incorporates blue and silver metal cladding, as well as charcoal-coloured, textured fibre cement cladding.
- Clear glazing in anodized aluminum frames dominates the north, west and south building elevations in order to provide a strong, urban interface with the street.
- Steel canopies with glass panels are proposed along the north and east building elevations. The canopies will provide weather protection for pedestrians.
- The main entrances to the individual retail units will be located along the north building elevation, facing the internal parking lot. In order to engage the pedestrian realm and provide a strong, urban interface, an entry door will be located at the southwest corner of the proposed building facing 152 Street and at the southeast corner of the proposed building facing 101 Avenue.

- The hard surfaced pedestrian ‘mews’ will be constructed adjacent to the east building elevation and will include four (4) new trees (Japanese Snowbell), a large number of boxwoods and perennials and annuals, and four (4) metal benches.
- The proposed pedestrian ‘mews’ will provide pedestrian access to the site from 101 Avenue and create an attractive, off-street pedestrian experience.
- A metal bicycle rack will be installed at the south-west corner adjacent to the entrance to the proposed Coast Capital Savings branch.

Trees and Landscaping

- The applicant proposes to remove eight (8) undersized trees on the subject site. The trunk diameter of each of the eight (8) undersized trees is approximately 10 to 20 centimetres (4 to 8 inches). According to the Tree Protection By-law, the trunk diameter of a protected tree is 30 centimetres (12 inches) or greater.
- A total of twelve replacement trees (red maple, aspen, and Japanese Snowbell) will be planted on the subject site. Additional low-level landscaping is also proposed.

Proposed Signage

- The applicant proposes a total of eight (8) fascia signs on the subject building. Four (4) of the fascia signs are proposed for CRU #1 (Coast Capital Savings).
- Three (3) of the four (4) signs proposed for CRU #1 are ‘Coast Capital Savings’ fascia signs, which include a Coast Capital Savings logo. The three (3) proposed fascia signs are illuminated channel letters and are approximately 1.3 to 1.5 metres (4.5 to 5 ft.) in height and 6.8 to 8.5 metres (22.5 to 28 ft.) in length.
- The fourth proposed fascia sign for CRU #1 includes a digital LED clock and a Coast Capital Savings logo, and is approximately 1.3 square metres (14 sq.ft.) in size. The proposed LED sign is only for a clock; no other graphics or messages are permitted.
- The remaining four (4) fascia signs are to be installed along the north and south building elevations for CRUs #2 and #3. The four (4) proposed fascia signs incorporate illuminated channel letters and are approximately 0.6 metre (2 ft.) high and 4.0 metres (13 ft.) long.

New Sign By-law

- Corporate Report No. R117 was forwarded to Council on June 17, 2013 proposing amendments to the current Sign By-law No. 13656. The associated amendment by-law (No. 17984) was approved on July 29, 2013.
- Under Part 1 ‘Introductory Provisions’, Section 9 ‘Variance’ of the amended Sign By-law No. 13656, Council may now grant variances to signage through a Development Permit (DP). Signage variances can be approved through a Development Permit, if the DP application includes a comprehensive sign design package as part of the proposal.

- The proposed fascia signs, which form part of the subject Development Permit application, are considered a comprehensive sign package. As a result, Council may approve the proposed fascia signs through a Development Permit without a Development Variance Permit.
- Although a Development Variance Permit is not required, as reference, staff have noted the applicable variances to the Sign By-law in Appendix IV.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 15, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in the Guildford Town Centre area in an established neighbourhood with a mix of uses including retail / commercial, office, multi-family townhouses, and single family dwellings.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Slight increase in the density, as a result of the current proposal. The site may be redeveloped in the future at a density more consistent with the ultimate vision for this area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • N/A
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Buses run along 152 Street, and provide service to the King George SkyTrain Station in City Centre. • The applicant has proposed to improve the pedestrian connections on the subject site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Proper lighting is provided in the pedestrian and parking areas. • Main entrances are designed to provide high visibility from inside and outside of the proposed building.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

- This proposed project was not referred to the ADP, but was reviewed by staff and found satisfactory.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum flanking side yard (south) setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.).

Applicant's Reason:

- The proposed setback is minor and is consistent with interim City objectives for the subject site.

Staff Comments:

- The proposed setback will achieve a more urban, pedestrian-friendly streetscape, and is appropriate until 101 Avenue is widened and future redevelopment of the subject site establishes a density more consistent with the ultimate vision for this area of Guildford Town Centre.
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV	Proposed Sign By-law Variances
Appendix V	Development Variance Permit No. 7913-0053-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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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: Jordan Levine
Omicron Architecture Engineering Construction Ltd.
Address: Omicron Construction Management Ltd.
595 - Burrard Street, Floor 5
Vancouver, BC V7X 1L4
Tel: (604) 632-3350 - Work

2. Properties involved in the Application
 - (a) Civic Address: 10110 - 152 Street

 - (b) Civic Address: 10110 - 152 Street
Owner: Vandy Developments Ltd
PID: 008-147-167
Lot 1 Section 28 Block 5 North Range 1 West New Westminster District Plan 75332

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0053-00 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 No. 7913-0053-00.

DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1.86 hectares
Road Widening area		
Undevelopable area		
Net Total		1.86 hectares
LOT COVERAGE (in % of net lot area)		25%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (west)	7.5 metres	8.6 metres
Rear (east)	7.5 metres	135 metres
Side #1 (north)	7.5 metres	78 metres
Side #2 (south)	7.5 metres	4.7 metres*
BUILDING HEIGHT (in metres/storeys)		
Principal	12 metres	7.0 metres
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		
Retail		210 sq.m.
Office		510 sq.m.
Total		720 sq.m.
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		720 sq.m.

* Variance 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)	0.80	0.25
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	218	242
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		242
Number of disabled stalls		4
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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SITE PLAN



SITE CONTEXT PLAN



PROJECT DATA

CIVIC ADDRESS:
10110 152ND STREET, SURREY, B.C.

LEGAL DESCRIPTION:
LOT 1, SECTION 28, BLOCK 5, NORTH RANGE 1 WEST
N.W.D. PLAN T5332

ZONING: SURREY ZONING BY-LAW 12000
C8 - COMMUNITY COMMERCIAL ZONE

SITE AREA: 22,318.09M 5.51ac (2.23ha)

BUILDING AREA:

BLDG.	SM	SF
BLDG. 10160	1,573.73	16,940
BLDG. 10155	1,203.33	12,953
BLDG. 15285	1,600.20	17,225
BLDG. 15251	471.00	5,070
BLDG. 10110(PROPOSED)	726.92	7,825
TOTAL:	5,575.18	60,013
FLOOR AREA/SITE RATIO:		MAX. 0.80
		ACTUAL: 5,575/22,318 = 24.98%

BUILDING SETBACK:

WEST PROPERTY LINE (152ND STREET)	8.0m
SOUTH PROPERTY LINE (101ST AVENUE)	4.7m
MAXIMUM BUILDING HEIGHT	12.0m

PARKING SUMMARY:

PARKING REQUIRED RATIO:	
CRU: 3/100 sm OF GFA	
AREA = 4,860sm / 100 X 3 = 146 STALLS	146
RESTAURANT: 10 SPACES PER 100sm OF GFA FOR RESTAURANT GREATER THAN 150sm	
ASSUME: 715sm / 100 X 10 = 72	72
TOTAL REQUIRED :	218
TOTAL PARKING PROVIDED:	242

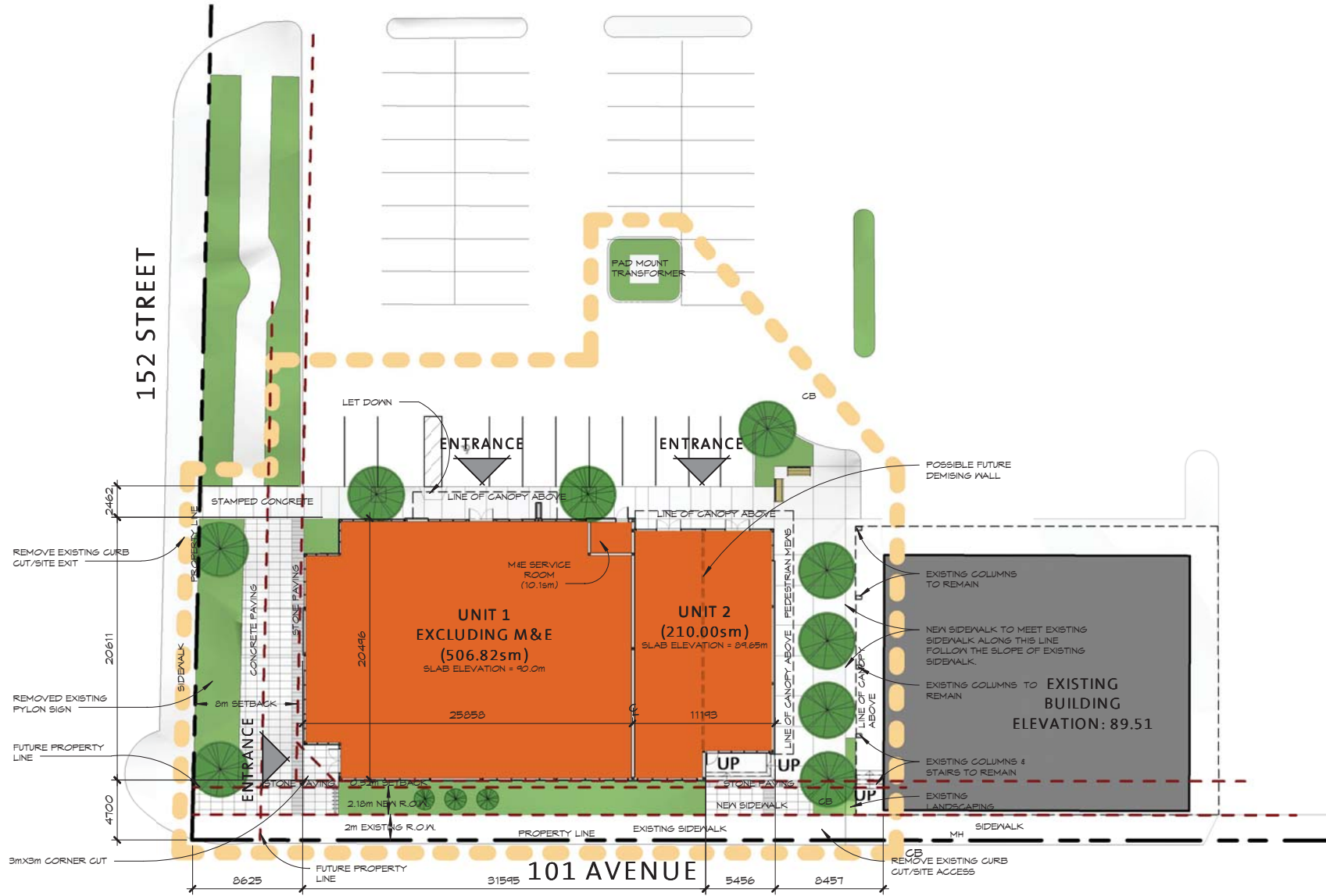
BUILDING CODE: BCBC 2012

MAJOR OCCUPANCY CLASSIFICATIONS:
GROUP D - BUSINESS AND PERSONAL SERVICES
GROUP E - MERCANTILE

NO FIRE SEPARATION REQUIRED BETWEEN GROUPS D AND E OCCUPANCIES

GOVERNING CONSTRUCTION ARTICLE:
3.2.2.61. GROUP E, UP TO 2 STOREYS, SPRINKLERED
-PERMITTED TO BE COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

EAST FACADE CALCULATIONS:
LIMITING DISTANCE: 1.2m
AREA OF EXPOSING BUILDING FACE: 915m
MAX. ALLOWABLE UNPROTECTED OPENINGS: 0%
ACTUAL UNPROTECTED OPENINGS: 0%
CONSTRUCTION REQUIREMENTS:
-2H F.R.R.
-NONCOMBUSTIBLE CONSTRUCTION
-NONCOMBUSTIBLE CLADDING





BIRD'S EYE VIEW OF BUILDING FRONT



VIEW OF MAIN ENTRANCE



VIEW FROM INTERSECTION



VIEW FROM 152ND SOUTHBOUND



NORTH ELEVATION - FACING PARKING LOT



EAST ELEVATION - FACING PEDESTRIAN MEWS



SOUTH ELEVATION - FACING 101ST AVENUE



WEST ELEVATION - FACING 152ND STREET

EXTERIOR FINISHES



"CAST STRIPS" TEXTURED FIBER CEMENT CLADDING WITH FACTORY FINISH - COLOUR CHARCOAL



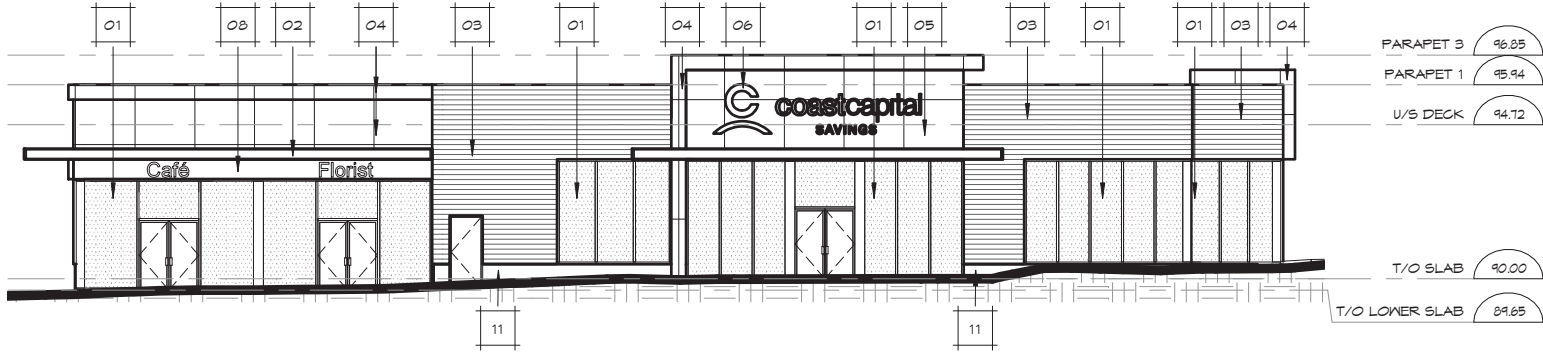
METAL CLADDING - COLOUR SILVER



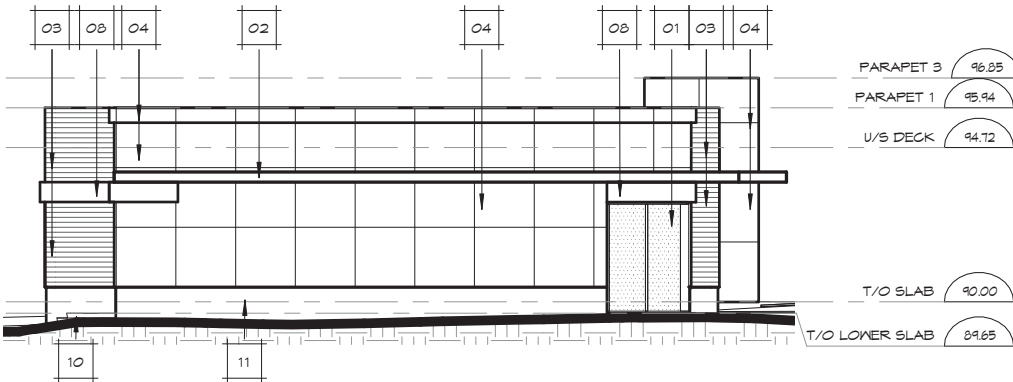
METAL PANEL CLADDING - COLOUR BEJAMIN MOORE 2066-30 BIG COUNTRY BLUE



CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING



NORTH ELEVATION - FACING PARKING LOT



EAST ELEVATION - FACING PEDESTRIAN MEWS

EXTERIOR ELEVATION KEYNOTES:

- 01 CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING
- 02 PAINTED STEEL AND GLASS CANOPY - COLOUR SILVER
- 03 "CAST STRIPE" TEXTURED FIBER CEMENT CLADDING WITH FACTORY FINISH - COLOUR CHARCOAL
- 04 METAL PANEL CLADDING - COLOUR SILVER
- 05 METAL PANEL CLADDING - COLOUR BEJAMIN MOORE 2066-30 BIG COUNTRY BLUE
- 06 SIGNAGE LOCATION - SEE MANUFACTURER'S DRAWINGS
- 07 NOT USED
- 08 ILLUMINATED CHANNEL LETTER ON METAL PANEL CLADDING
- 10 CONCRETE EXIT STAIR
- 11 CONCRETE UPSTAND WALL



18th Floor, Three Bentall Centre
 535 Burrard Street
 PO Box 49969 Vancouver, BC
 V6Z 1T4 CANADA

Toll-free 1 877 632 3390
 T: 604 932 2200
 F: 604 932 3351
 www.omicronaec.com

Drawing Title

EXTERIOR ELEVATIONS

Project

Vandy Developments Ltd.
 The Boardwalk - Financial Building

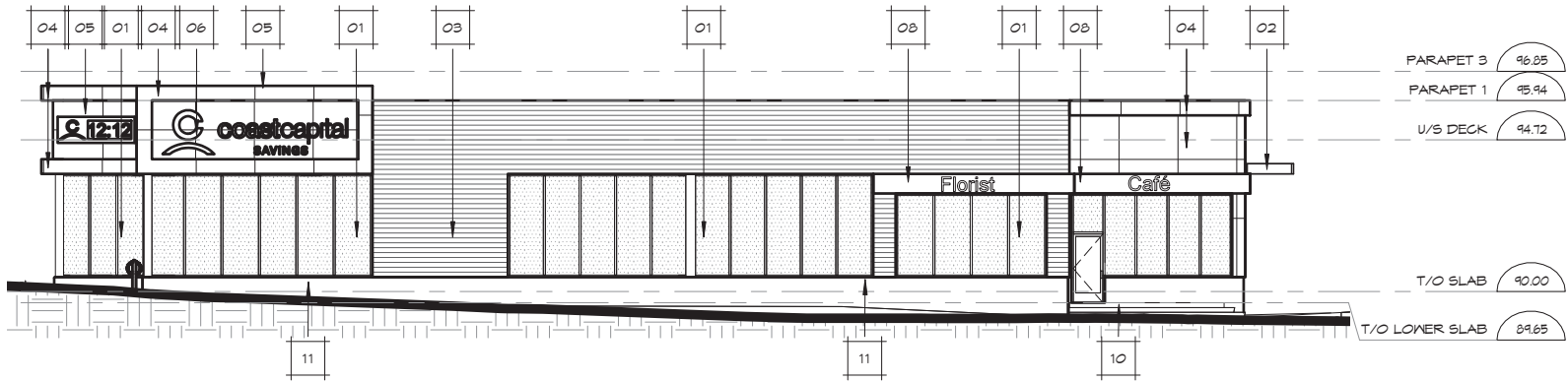
10110 152nd Street, Surrey, B.C.

Ref.	
Date	08/26/13
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Drawn	Design Check
DL	PS JL

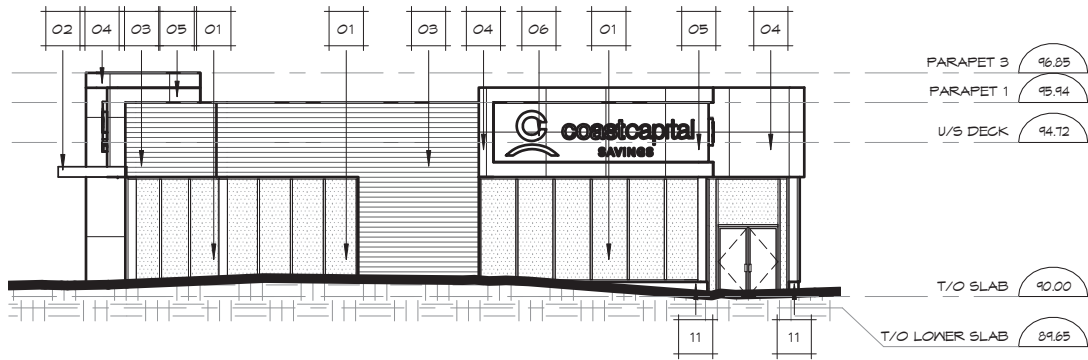
Project No.
10-12-184

Drawing No.

DP - 05



SOUTH ELEVATION - FACING 101ST AVENUE 11X17



WEST ELEVATION - FACING 152ND STREET 11X17

EXTERIOR ELEVATION KEYNOTES:

- 01 CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING
- 02 PAINTED STEEL AND GLASS CANOPY - COLOUR SILVER
- 03 "CAST STRIPE" TEXTURED FIBER CEMENT CLADDING WITH FACTORY FINISH - COLOUR CHARCOAL
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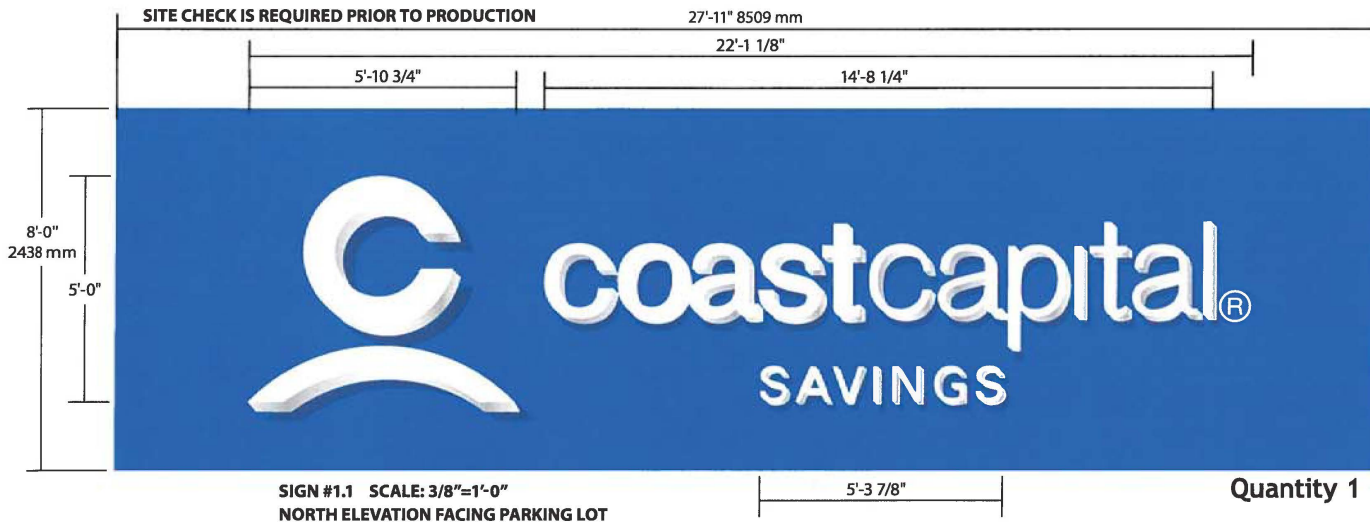
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Drawing No.

DP -06




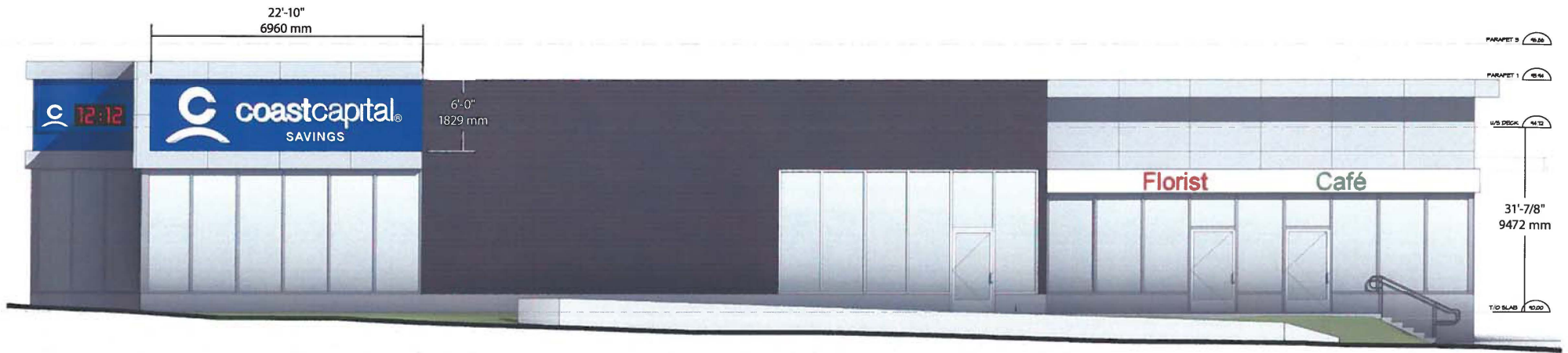
NORTH ELEVATION - FACING PARKING LOT



- SIGN 1.**
- ITEM 1.**
- MODEL:** CHANNEL LOGO / LETTERS
- TYPE:** FACE LIT
- LIGHTING:** WHITE LEDS
- FACE:** 3/16" WHITE PLEXI
- *® NON ILLUMINATED WHITE 1/2" ACRYLIC REGISTERED TRADE MARK
- RETURNS:**
5" DEEP SATIN SILVER LET-R-EDGE
- MOUNTING:**
MOUNTED TO Wall
*Wall to be Painted by Others CCS Blue

Paint Colours:
*Wall Ptd by Others: CCS BLUE PMS 300
*SATIN SILVER LET-R-EDGE Returns

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	<p>Account Manager: Dale Wlasichuk</p>	<p>Date: Feb 27, 2013 Scale: 1/8"=1'-0" 3/8"=1'-0"</p>	<p>Job Number:</p>	<p>Drawing Number: DWG - 1</p>	
	<p>Client's Approval _____ Date _____</p>	<p>Account Manager Approval _____ Date _____</p>	<p>NORTH ELEVATION</p>		



SOUTH ELEVATION - FACING 101ST AVENUE

SITE CHECK IS REQUIRED PRIOR TO PRODUCTION



SIGN #1.2 SCALE: 3/8"=1'-0"
SOUTH ELEVATION FACING 101ST AVENUE

Quantity 1

SIGN 1.

ITEM 1.
MODEL: CHANNEL LOGO / LETTERS

TYPE: FACE LIT

LIGHTING: WHITE LEDS

FACE: 3/16" WHITE PLEXI


*@ NON ILLUMINATED WHITE 1/2" ACRYLIC REGISTERED TRADE MARK

RETURNS:
5" DEEP SATIN SILVER LET-R-EDGE

MOUNTING:
MOUNTED TO Wall
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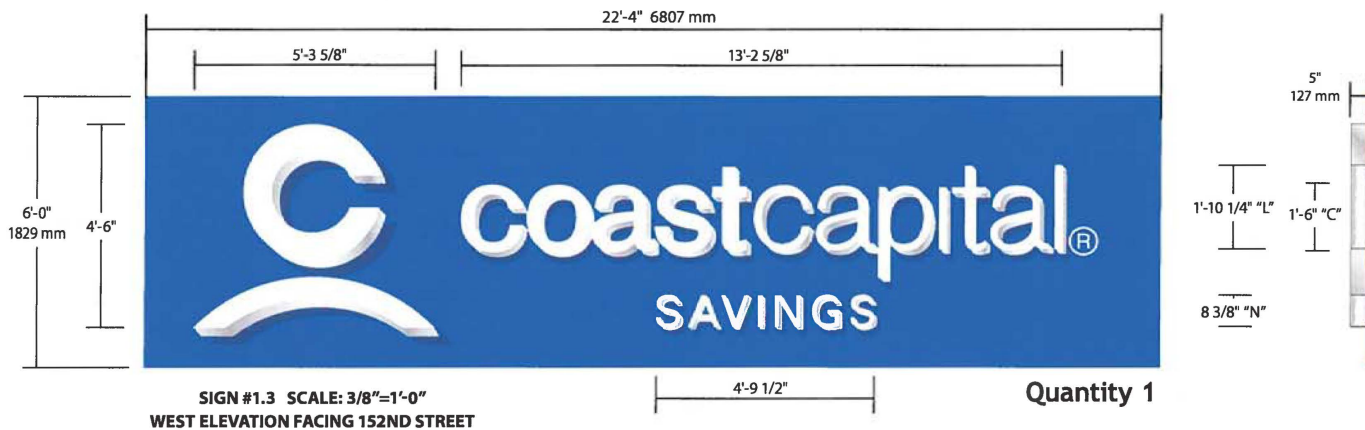
Paint Colours:

*Wall Ptd by Others: CCS BLUE PMS 300
*SATIN SILVER LET-R-EDGE Returns

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	Account Manager: Dale Wlasichuk							Job Number:		
	Date: Feb 27, 2013		Scale: 1/8"=1'-0" 3/8"=1'-0"						Drawing Number: DWG - 2	
	Client's Approval _____			Date _____		Account Manager Approval _____			Date _____	
								SOUTH ELEVATION		



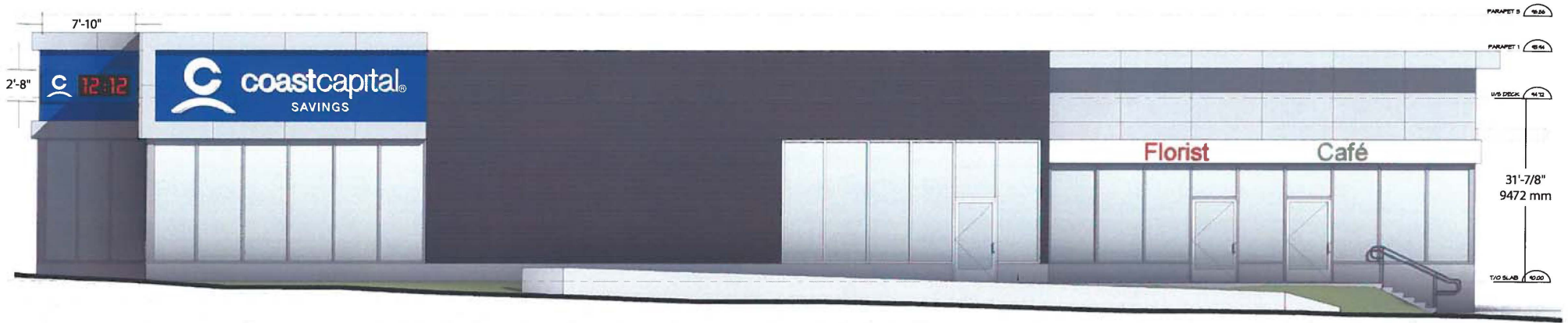
SITE CHECK IS REQUIRED PRIOR TO PRODUCTION



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*Wall Ptd by Others: CCS BLUE PMS 300 *SATIN SILVER LET-R-EDGE Returns
WEST ELEVATION

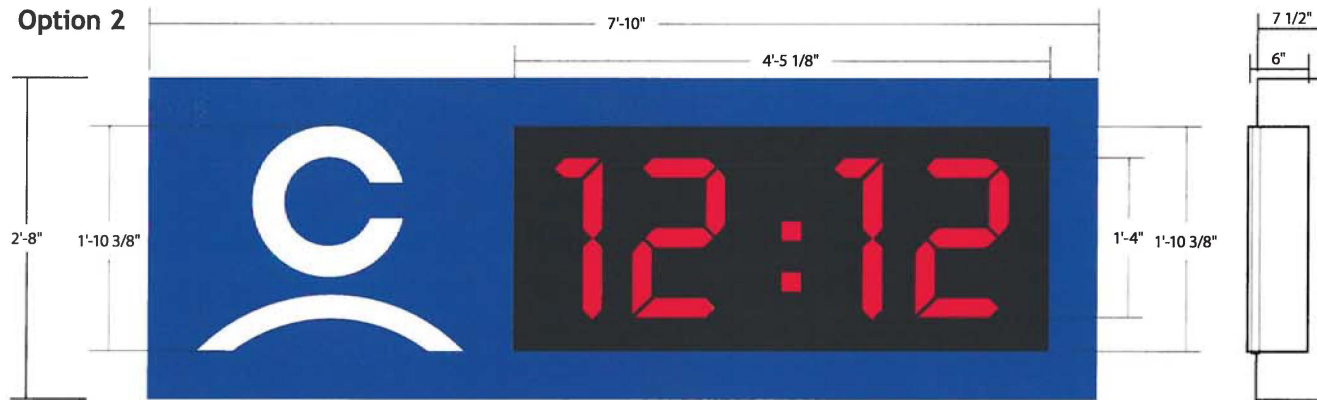
<p>KNIGHT SIGNS. A Division of Pacific Sign Group Inc. 7443 Progress Way, Delta, BC, V4G 1E1 Local 604-940-2211 Toll Free 888-283-0875</p> <p><small>This original drawing is the property of Knight Signs Inc. (A Division of Pacific Sign Group) and is not to be reproduced or manufactured in whole or in part without written permission of Knight Signs Inc. Copyright © 2010</small></p>	Project Name: Coast Capital Savings - The Boardwalk 10110 152 St., Surrey, BC	Art Department Revisions *Rev 1-June 06, 2013: Sign #1.3 No Changes R2: 6/12/13 No Changes	Production Department Revisions 	Quote Number: 5245-02-13-CCS-DJ-R2 Job Number: Drawing Number: DWG - 3	
	Account Manager: Dale Wlasichuk	Date: Feb 27, 2013 Scale: 1/8"=1'-0" 3/8"=1'-0"			
	Client's Approval _____ Date _____	Account Manager Approval _____ Date _____			



SOUTH ELEVATION - FACING 101ST AVENUE

SITE CHECK IS REQUIRED PRIOR TO PRODUCTION

Option 2



SIGN #2 SCALE: 1"=1'-0"
SOUTH ELEVATION FACING 101ST AVENUE

Quantity 1


SIGN 2. Single Face Illuminated Cabinet w/ T & T Display

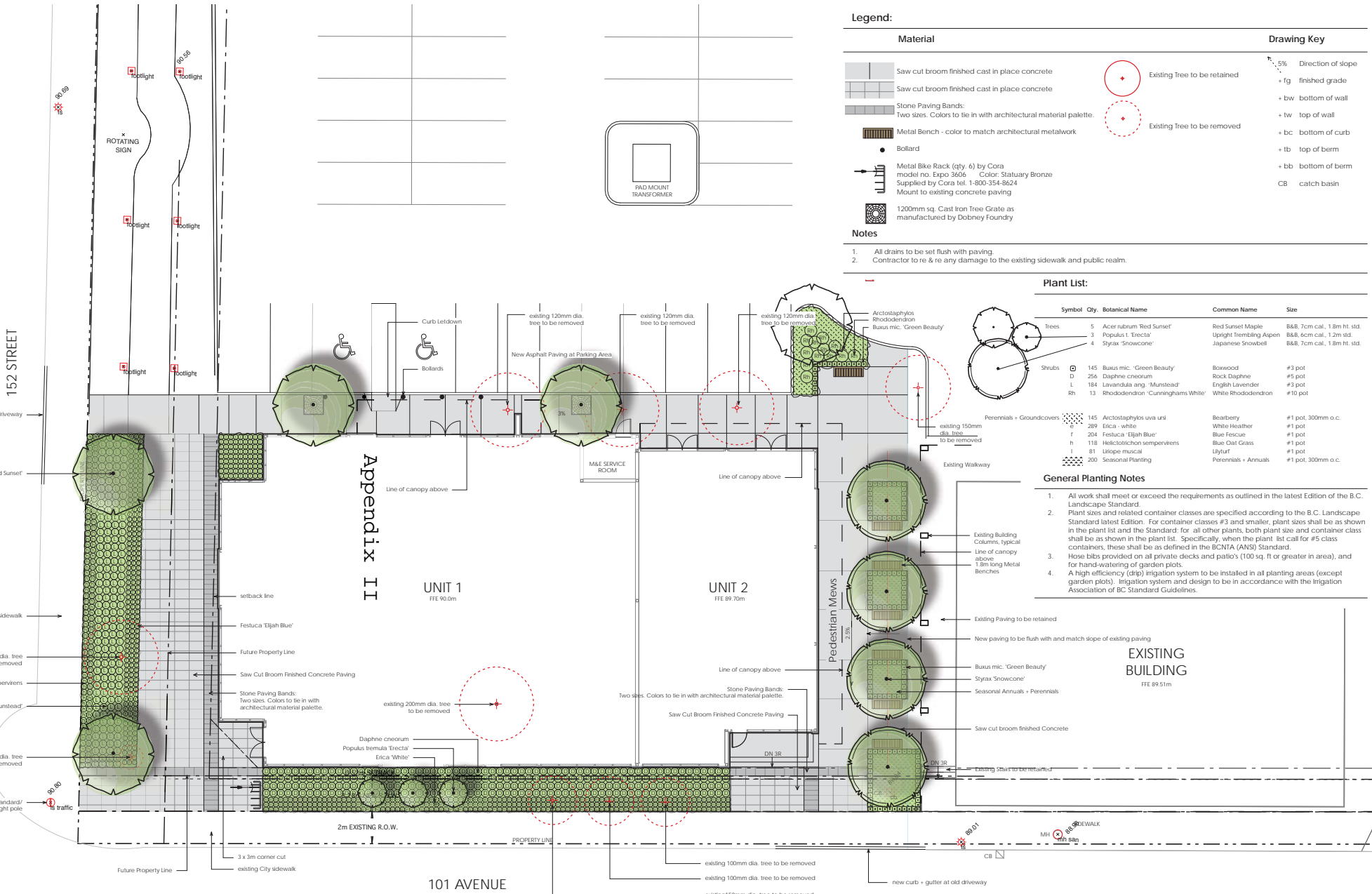
ITEM 1.
MODEL: Single Face Illuminated Cabinet w/ Pushed Thru Copy
TYPE/DEPTH: EX2
LIGHTING: WHITE LED
FRAME: EX 7 Face over Frame
FACE: 1/8" aluminum routed w/ 1/2" clear acrylic pushthru copy w/ vinyl applied
MOUNTING: Mounted to building as shown - wall mount

ITEM 2. Single Sided T & T Display

TYPE: TT16 MONO RED
***Digit Height:** 16"
***Size:** 22.4"H x 53.1"W x 6"D
***Optimal Viewing Distance:** 160'-1650'
***Pixel Diameter:** 42mm
***Control System:** T&T-MB

Paint Colours:
*Cabinet: CCS BLUE PMS 300

 KNIGHT SIGNS. <small>A Division of Pacific Sign Group Inc. 7482 Progress Way, Delta, BC, V4G 1E1 Local 604-940-2311 Toll Free 888-283-0875</small>	Project Name: Coast Capital Savings - The Boardwalk 10110 152 St., Surrey, BC	Art Department Revisions *Rev 1-June 06, 2013: Sign #2 Revised Pylon to T & T Display Two Options R2: 6/12/13 Increase size of T&T unit to 16" copy height	Production Department Revisions *	Quote Number: 5245-02-13-CCS-DJ-R2	S.2 Option 2
	Account Manager: Dale Wlasichuk	Date: Feb 27, 2013 Scale: 1/8"=1'-0" 1/4"=1'-0"	Job Number:	Drawing Number: DWG - 5	
	Client's Approval _____ Date _____	Account Manager Approval _____ Date _____	SOUTH ELEVATION		



Legend:

Material	Drawing Key
Saw cut broom finished cast in place concrete	Existing Tree to be retained
Saw cut broom finished cast in place concrete	Existing Tree to be removed
Stone Paving Bands: Two sizes. Colors to tie in with architectural material palette.	5% Direction of slope
Metal Bench - color to match architectural metalwork	+ bw bottom of wall
Bollard	+ tw top of wall
Metal Bike Rack (qty. 6) by Cora model no. Expo 3606 Color: Statuary Bronze Supplied by Cora Tel. 1-800-354-8624 Mount to existing concrete paving	+ tb top of berm
1200mm sq. Cast Iron Tree Grate as manufactured by Dorney Foundry	+ bb bottom of berm
	CB catch basin

Notes

- All drains to be set flush with paving.
- Contractor to re & re any damage to the existing sidewalk and public realm.

Plant List:

Symbol	Qty.	Botanical Name	Common Name	Size
Trees	5	Acer rubrum 'Red Sunset'	Red Sunset Maple	B&B, 7cm cal., 1.8m Ht. std.
	3	Populus t. Erecta'	Upright Trembling Aspen	B&B, 6cm cal., 1.2m std.
	4	Styrax 'Snowcone'	Japanese Snowbell	B&B, 7cm cal., 1.8m Ht. std.
Shrubs	145	Buxus mic. 'Green Beauty'	Borwood	#3 pot
	256	Daphne cneorum	Rock Daphne	#5 pot
	L	Lavandula ang. 'Munstead'	English Lavender	#3 pot
	Rh	13 Rhododendron 'Cunninghams White'	White Rhododendron	#10 pot
Perennials + Groundcovers	145	Arctostaphylos uva ursi	Bearberry	#1 pot, 300mm o.c.
	289	Erica - white	White Heather	#1 pot
	F	204 Festuca 'Elijah Blue'	Blue Fescue	#1 pot
	H	118 Helictotichon sempervivens	Blue Cast Grass	#1 pot
	I	81 Lilium musical	Lilyturf	#1 pot
		200 Seasonal Planting	Perennials + Annuals	#1 pot, 300mm o.c.

General Planting Notes

- All work shall meet or exceed the requirements as outlined in the latest Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard latest Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANS) Standard.
- Hose bibs provided on all private decks and patio's (100 sq. ft or greater in area), and for hand-watering of garden plots.
- A high efficiency (drip) irrigation system to be installed in all planting areas (except garden plots). Irrigation system and design to be in accordance with the Irrigation Association of BC Standard Guidelines.

LANDSCAPE PLAN BOARDWALK

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

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

DATE: **September 4, 2013** PROJECT FILE: **7813-0053-00**

RE: **Engineering Requirements
Location: 10110 152 St**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit/
Development Variance Permit:

Property and Right-of-Way Requirements

- Dedicate as Road Pcl 1 of Lot C and Pcl 2 N168 ft C both of Bylaw Plan 39734.

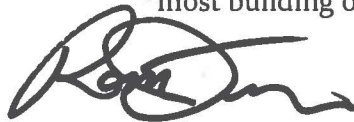
The following issues are to be addressed as a condition of issuance of the future building permit
for the proposed development:

Property and Right-of-Way Requirements

- Provide a Statutory Right-of-Way (SRW) on 101 Avenue east of 152 Street that matches with the road dedication on the west side of 152 Street. See Plan 75411 and Plan LMP 3508 on the west side of 101 Avenue for clarification. This will result in an additional 2.18 meter SRW on the north side 101 Avenue (above the existing 2 m SRW) for the first 50 meters from the 152 Street road allowance boundary.

Works and Services

- Remove both existing accesses; one (1) on 152 Street immediately north of 101 Avenue and one (1) on 101 Avenue immediately east of 152 Street and restore the affected boulevards to City standards.
- Replace the existing driveway access on 152 Street immediately south of the north most building on the lot with a 9.0 meter driveway letdown.



Rémi Dubé, P.Eng.
Development Services Manager

CE

PROPOSED SIGN BY-LAW VARIANCES

#	PROPOSED VARIANCES	SIGN BY-LAW REQUIREMENT	RATIONALE
1	To allow two (2) additional fascia signs for a total of four (4) for CRU #1 (Coast Capital Savings)	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a))	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building
2	To allow two fascia signs to be installed on the same (south) building façade for CRU #1	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a))	The second fascia sign proposed along the south façade includes a digital clock and the Coast Capital Savings logo
3	To allow a digital clock fascia sign	Electronic message board or LED signs are not permitted (Part 5, Section 10(13))	The proposed LED sign will only be used as a digital clock. No graphics or messages are permitted
4	To allow an increase in the allowable sign area for the fascia signs proposed for CRU #1	The maximum combined sign area permitted for CRU #1, excluding free-standing signs, is 25.5 square metres (275 sq.ft.). (Part 5, Section 27(2)(b))	The proposed sign area, at 27.5 square metres (296 sq.ft.), is slightly greater than the permitted sign area

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0053-00

Issued To: Vandy Developments Ltd
("the Owner")

Address of Owner: 825 Homer Street, Unit 310
Vancouver, BC V6B 2W2

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: 008-147-167
Lot 1 Section 28 Block 5 North Range 1 West New Westminster District Plan 75332

10110 - 152 Street

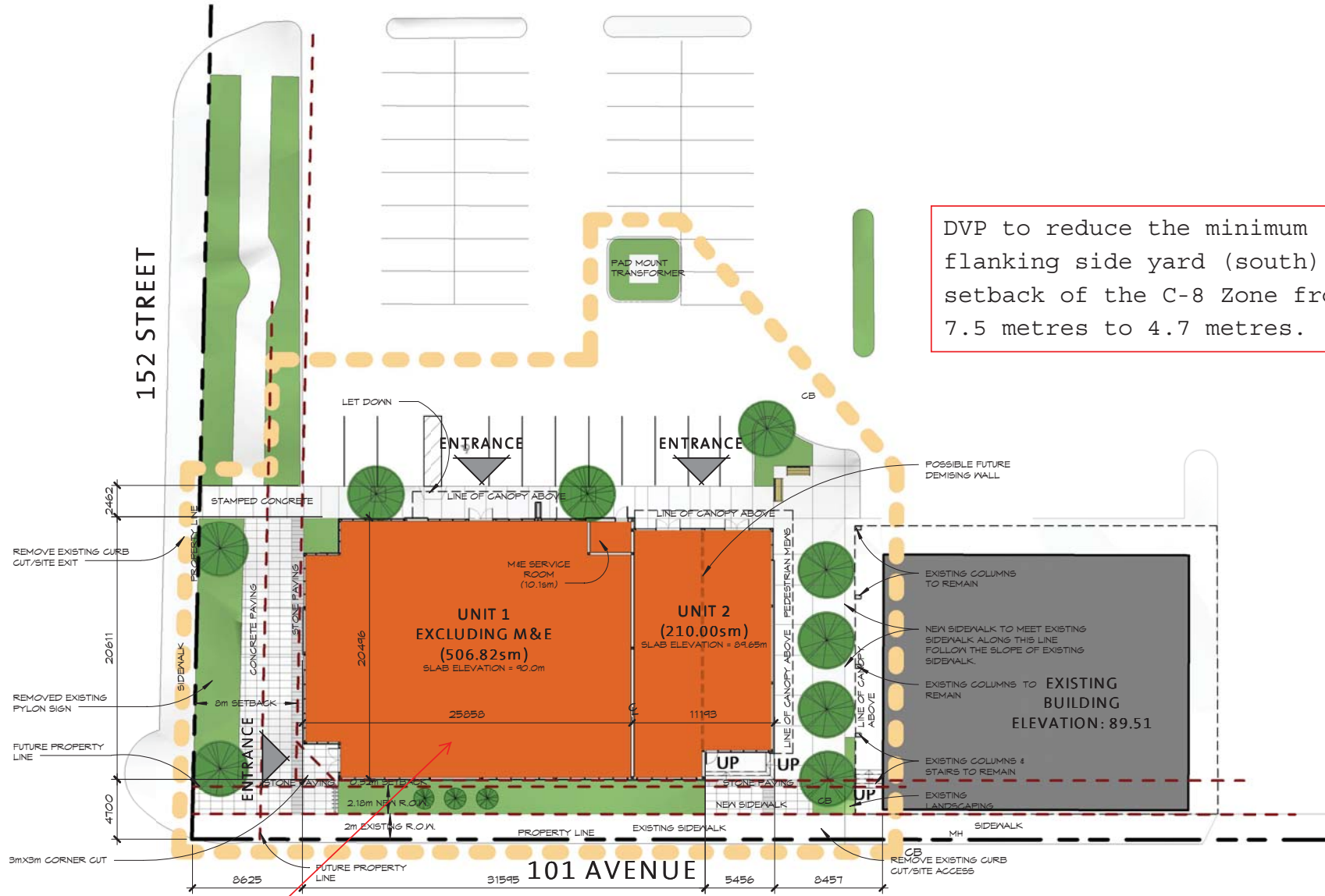
(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) To reduce the minimum flanking side yard (south) setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.).
4. This development variance permit applies to only the building and structures on 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 B, 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 with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit 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



DVP to reduce the minimum flanking side yard (south) setback of the C-8 Zone from 7.5 metres to 4.7 metres.

Proposed building

Schedule A



9th Floor, Three Bentall Centre
935 Burrard Street
PO Box 49989 Vancouver, BC
V6Y 1T4 CANADA

Toll-free 1 877 632 3350
T: 604 932 2350
F: 604 932 3351
www.omicronaec.com

Drawing Title

FLOOR & DETAILED SITE PLAN

Project

Vandy Developments Ltd.
The Boardwalk - Financial Building

10110 152nd Street, Surrey, B.C.

Ref.	
Date	08/26/13
Scale	1 : 300
Drawn	DL
Design	PS
Check	IL

Project No.
10-12-184

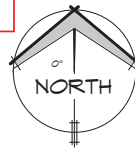
Drawing No.

DP - 03



SITE PLAN

DVP to reduce the minimum flanking side yard (south) setback of the C-8 Zone from 7.5 metres to 4.7 metres.



SITE CONTEXT PLAN

PROJECT DATA

CIVIC ADDRESS:
10110 152ND STREET, SURREY, B.C.

LEGAL DESCRIPTION:
LOT 1, SECTION 28, BLOCK 5, NORTH RANGE 1 WEST N.W.D. PLAN T5932

ZONING: SURREY ZONING BY-LAW 12000
C8 - COMMUNITY COMMERCIAL ZONE

SITE AREA: 22,318.09M 5.51ac (2.23ha)

BUILDING AREA:		
BLDG. 10160	1,573.73 SM	16,940 SF
BLDG. 10155	1,203.33 SM	12,953 SF
BLDG. 15285	1,600.20 SM	17,225 SF
BLDG. 15251	471.00 SM	5,070 SF
BLDG. 10110(PROPOSED)	726.92 SM	7,825 SF
TOTAL:	5,575.18 SM	60,013 SF
FLOOR AREA/SITE RATIO:		MAX. 0.80
		ACTUAL: 5,575/22,318 = 24.98%

BUILDING SETBACK:

WEST PROPERTY LINE (152ND STREET)	8.0m
SOUTH PROPERTY LINE (101ST AVENUE)	4.7m
MAXIMUM BUILDING HEIGHT	12.0m

PARKING SUMMARY:

PARKING REQUIRED RATIO:	
CRU: 3/100 sm OF GFA	
AREA = 4,860sm / 100 X 3 = 146 STALLS	146
RESTAURANT: 10 SPACES PER 100sm OF GFA FOR RESTAURANT GREATER THAN 150sm	
ASSUME: 715sm / 100 X 10 = 71.5	72
TOTAL REQUIRED :	218
TOTAL PARKING PROVIDED:	242

BUILDING CODE: BCBC 2012

MAJOR OCCUPANCY CLASSIFICATIONS:
GROUP D - BUSINESS AND PERSONAL SERVICES
GROUP E - MERCANTILE

NO FIRE SEPARATION REQUIRED BETWEEN GROUPS D AND E OCCUPANCIES

GOVERNING CONSTRUCTION ARTICLE:
3.2.2.61. GROUP E, UP TO 2 STOREYS, SPRINKLERED
-PERMITTED TO BE COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

EAST FACADE CALCULATIONS:
LIMITING DISTANCE: 1.2m
AREA OF EXPOSING BUILDING FACE: 919sm
MAX. ALLOWABLE UNPROTECTED OPENINGS: 0%
ACTUAL UNPROTECTED OPENINGS: 0%
CONSTRUCTION REQUIREMENTS:
-2h F.R.R.
-NONCOMBUSTIBLE CONSTRUCTION
-NONCOMBUSTIBLE CLADDING