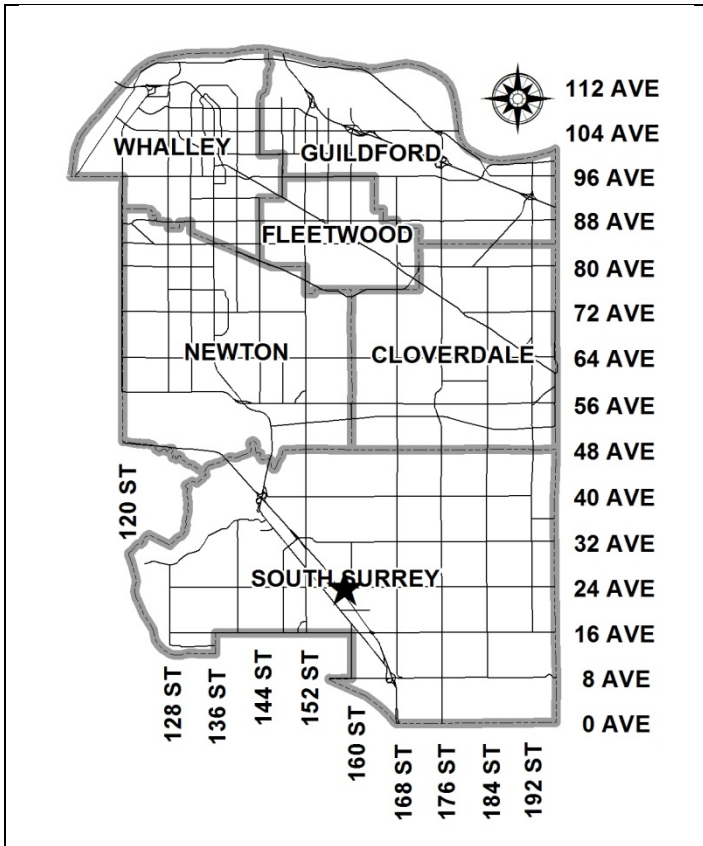


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0079-00

Planning Report Date: September 23, 2013



PROPOSAL:

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

in order to permit a free-standing sign for an existing commercial site.

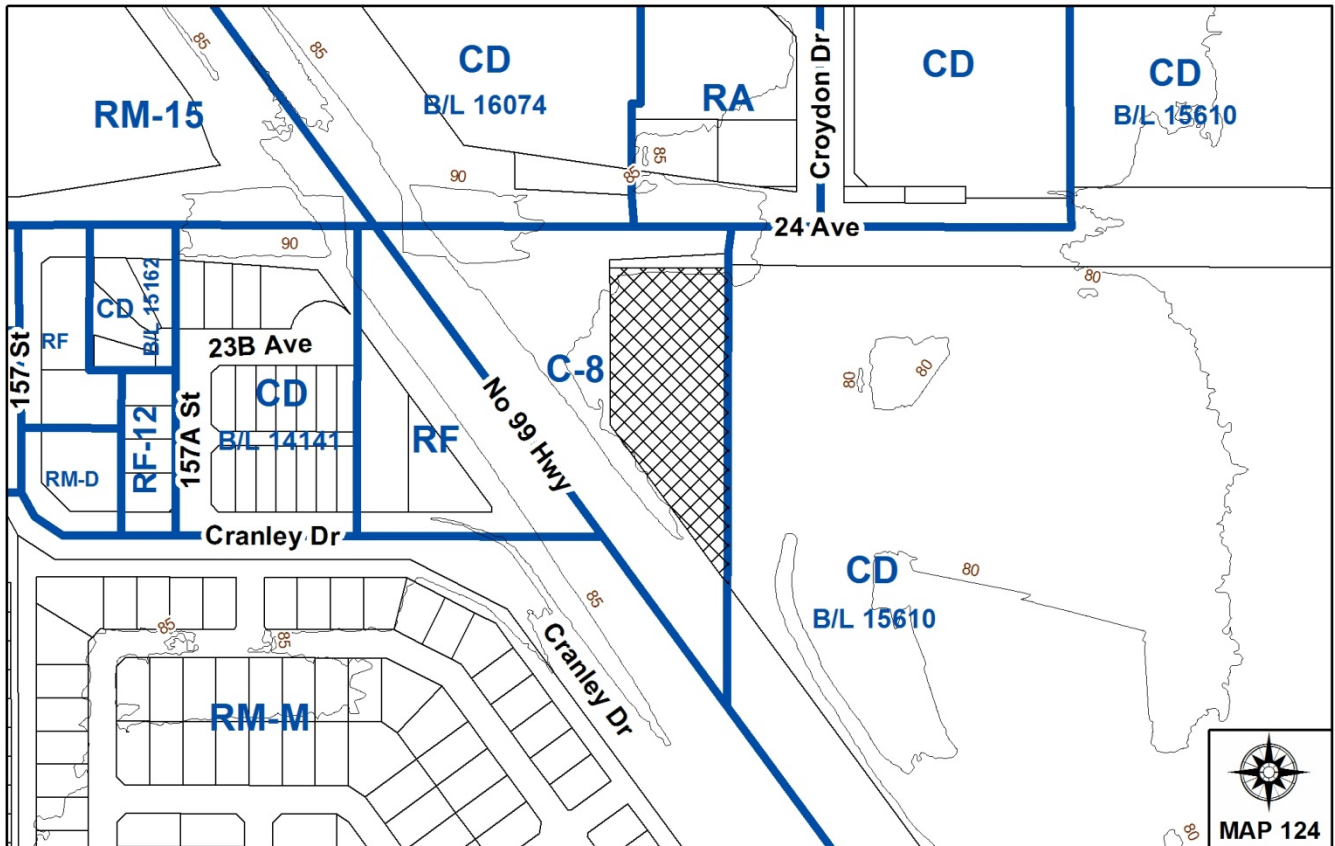
LOCATION: 15850 - 24 Avenue

OWNER: Southridge Square Holdings Ltd

ZONING: C-8

OCP DESIGNATION: Commercial

NCP DESIGNATION: Commercial / Buffer



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Variance to allow sign to be 30 metres (98 ft.), which is within 150 metres (500 ft.) minimum distance as per Surrey Sign By-Law, No. 1999.

RATIONALE OF RECOMMENDATION

- The proposed free-standing sign will not be visible from Highway #99.
- The proposed sign conforms to all requirements of the Surrey Sign By-Law, No. 1999, except proximity to Highway #99 Corridor (requested variance).
- The proposed free-standing sign will provide exposure for passing motorists travelling along 24 Avenue.
- The design of the proposed free-standing sign complements the design of the building and the existing landscaping.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7913-0079-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

2. Council approve Development Variance Permit No. 7913-0079-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum distance from Hwy #99 from 150 metres (500 ft.) to 30 metres (98 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: 3-storey commercial/office building approved under Development Permit No. 7907-0116-00

Adjacent Area:

Direction	Existing Use	OCP/LUP Designation	Existing Zone
North (Across 24 Avenue):	Morgan Crossing Lifestyle Village and vacant land	Suburban & Commercial / Commercial	RA & CD (By-Law No. 16074)
East:	Wal-Mart, Grandview Corners Shopping Centre	Commercial / Commercial	CD (By-Law No. 15610)
South (Across Hwy No. 99 and Cranley Drive):	Manufactured Home Park	Urban	RM-M
West (Across Hwy No. 99):	Single family dwellings	Urban	RF & CD (By-Law No. 14141)

DEVELOPMENT CONSIDERATIONS

Proposal

- The subject site is zoned C-8, designated "Commercial" in the OCP, and "Commercial" and "Buffer" in the Highway No. 99 Land Use Plan. This site was developed under Development Permit 7907-0116-00.
- The property is located at the southeast corner of Highway 99 and 24 Avenue. On the north side of 24 Avenue is Morgan Crossing Lifestyle Village, and three properties under Development Application 7906-0472-00 (3rd reading in September 2012) for a retail commercial development and a gasoline station. To the East is Wal-Mart and Grandview Shopping Centre, and urban residential across Highway 99, with manufactured home park to the south, and single family dwellings to the west.
- The proposal requires a Development Permit to supplement Development Permit No. 7907-0116-00, issued on May 17 2010, which was granted as part of the OCP Amendment, Rezoning, Development Permit and Development Variance Permit for this commercial development. No free-standing signs were shown on DP No. 7907-0116-00, but fascia sign was integrated into the exterior glazing.

DESIGN PROPOSAL AND REVIEW

Free-Standing Sign

- The proposed free-standing sign will be 3.6 metres (12 ft) high, which is the maximum height permitted in the Highway 99 Corridor *Special Sign Area* in the Surrey Sign By-Law, 1999. The sign is proposed to be setback from property line by at least 2 metres (6 ft. 6 in.), which complies with the Surrey Sign By-Law, 1999.
- The proposed free-standing sign is setback 30 metres (98 ft.) from Highway 99, while the minimum setback from Highway 99 in the Surrey Sign By-Law, 1999 is 150 metres (500 ft.), hence requiring a Development Variance Permit.
- The proposed free-standing sign will be supported by a black cast-in-place concrete base, and the signage materials are proposed to match the building materials. No additional landscaping is being proposed because the existing landscaping is adequate.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum setback from Highway #99 *Special Sign Area* in the Surrey Sign By-Law, 1999 from 150 metres (500 ft.) to 30 metres (98 ft.)

Applicant's Reasons:

- The free-standing signage will assist visitors to the building in finding the address and identifying the building.

Staff Comments:

- The proposed free-standing sign will not be visible from Highway 99, and it will increase the building visibility on 24 Avenue.
- The property does not have access off 24 Ave, and it is accessed off 15858-24 Avenue on Croydon Drive. The signage will assist visitors in finding the address.
- The proposed sign complies with maximum height and setback from property lines, and the proposed materials are consistent with the building materials.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Signage Layout
Appendix III.	Development Permit No. 7913-0079-00
Appendix IV.	Development Variance Permit No. 7913-0079-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

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DRV 9/19/13 9:47 AM

Information for City Clerk

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

1. (a) Agent: Name: Arthur Buse
 Boldwing Continuum Architects Inc.
 Address: #300, 7337 - 137 Street
 Surrey, BC V3W 1A4

 Tel: 604-594-4787 - Work
 604-594-4787 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 15850 - 24 Avenue

 - (b) Civic Address: 15850 - 24 Avenue
 Owner: Southridge Square Holdings Ltd
 PID: 011-423-960
 Lot 2 Section 14 Township 1 New Westminster District Plan 9556 Except: Plan 25810 and
 Plan BCP45397

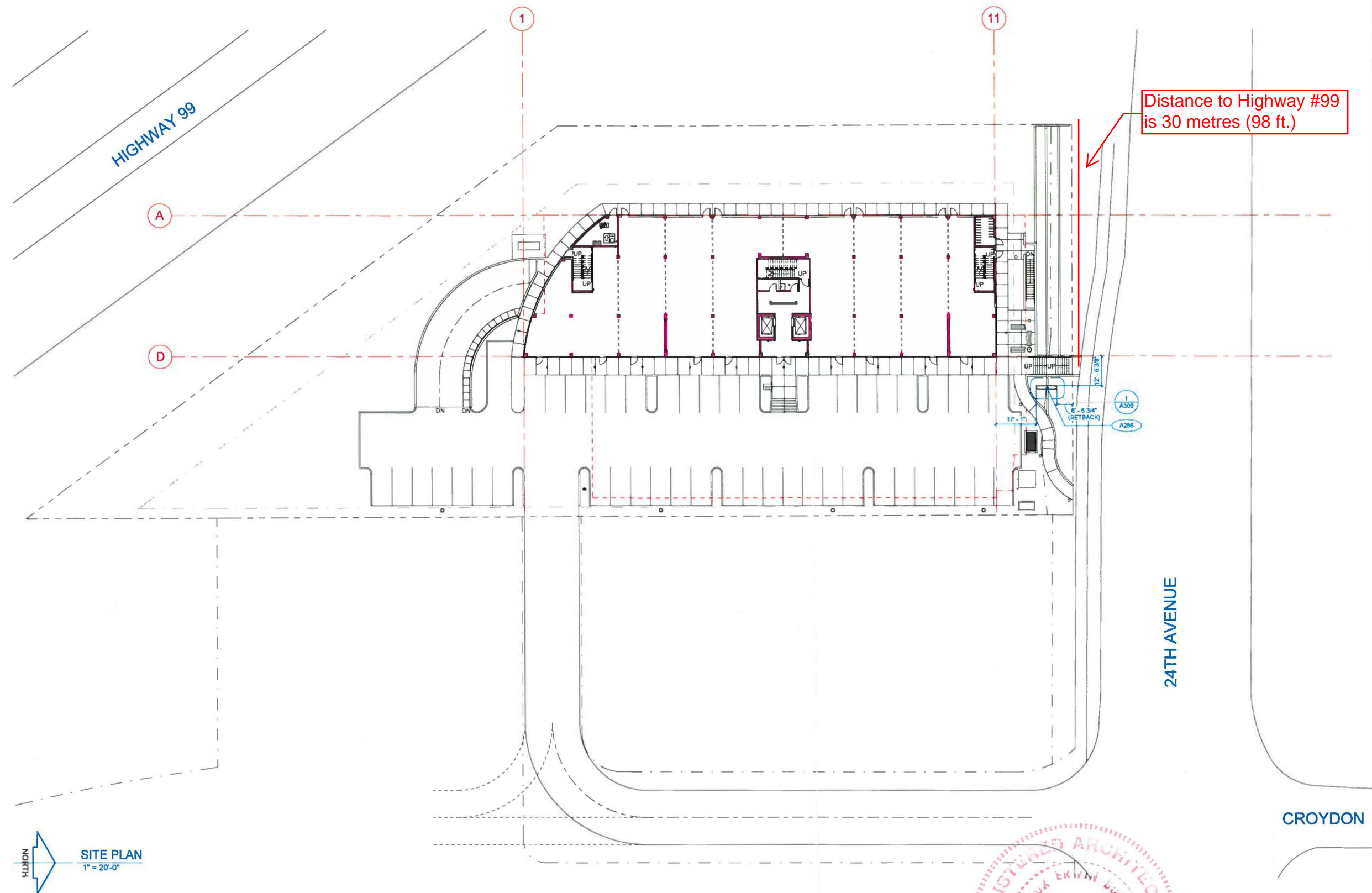
3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0079-00 and
 bring the Development Variance Permit forward for issuance and execution by the Mayor
 and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	5,063	5,063
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	50%
SETBACKS (in metres)		
Front	7.5 m	7.6 m
Rear	7.5 m	11 m
Side #1 (East)	7.5 m	18 m
Side #2 (West)	7.5 m	9 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	13 m (DVP)
FLOOR AREA: Commercial	4,085 m ²	3,489 m ²
TOTAL BUILDING FLOOR AREA	4,085 m ²	3,489 m ²
DENSITY		
FAR (net)	0.8	0.68
PARKING (number of stalls)		
Commercial	105	121

KEYNOTES	
NUMBER	DESCRIPTION
A286	FREE-STANDING SIGN: DOUBLE-SIDED, ALUCOBOND HOLLOW BODY, COLOUR CLASSIC PALETTE (PVDF) ALABASTER (30), CW/T5 LAMPS INSIDE, ON CONCRETE BASE



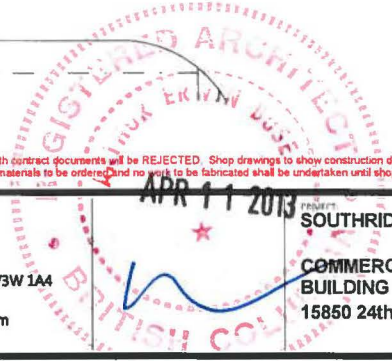
SITE PLAN
1" = 20'-0"

SHOP DRAWINGS: Prepare and submit to Boldwing Continuum Architects Inc. one electronic copy of all required shop drawings with supporting documents and two samples of materials where specified WITHOUT EXCEPTION. Shop drawings not reviewed and stamped by Contractor, verifying field measurements and compliance with contract documents will be REJECTED. Shop drawings to show construction details of all architectural elements, general arrangements, thicknesses, finishes, location of all services, typical and special installation conditions, material being supplied and all connections, attachments, anchorages and locations of exposed fastenings as applicable. Shop drawings to incorporate applicable key plan, plans, elevations, sections, and details for all work submitted. No materials to be ordered and no work to be fabricated shall be undertaken until shop drawings and other related submittals been reviewed.

- #4 AUGUST 27, 2010 BUILDING PERMIT REVISIONS
- #5 2010-09-27 CONSTRUCTION SITE LAYOUT
- #6 2010-10-28 REVISED CONSTRUCTION SITE LAYOUT
- #7 2010-11-01 REVISED CONSTRUCTION SITE LAYOUT
- #8 2011-02-22 ISSUED FOR COORDINATION
- #9 2011-03-16 ISSUED FOR COORDINATION
- #10 2011-05-30 ISSUED FOR TENDER
- #11 2011-06-22 ISSUED FOR SPRINKLER CONTRACTOR
- #12 2012-06-01 ISSUED FOR OWNER'S PROPERTY MANAGER
- #13 2013-03-18 ISSUED FOR CLIENT REVIEW
- #14 2013-04-11 ISSUED FOR DEV. PERM. APP. - SITE SIGN



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

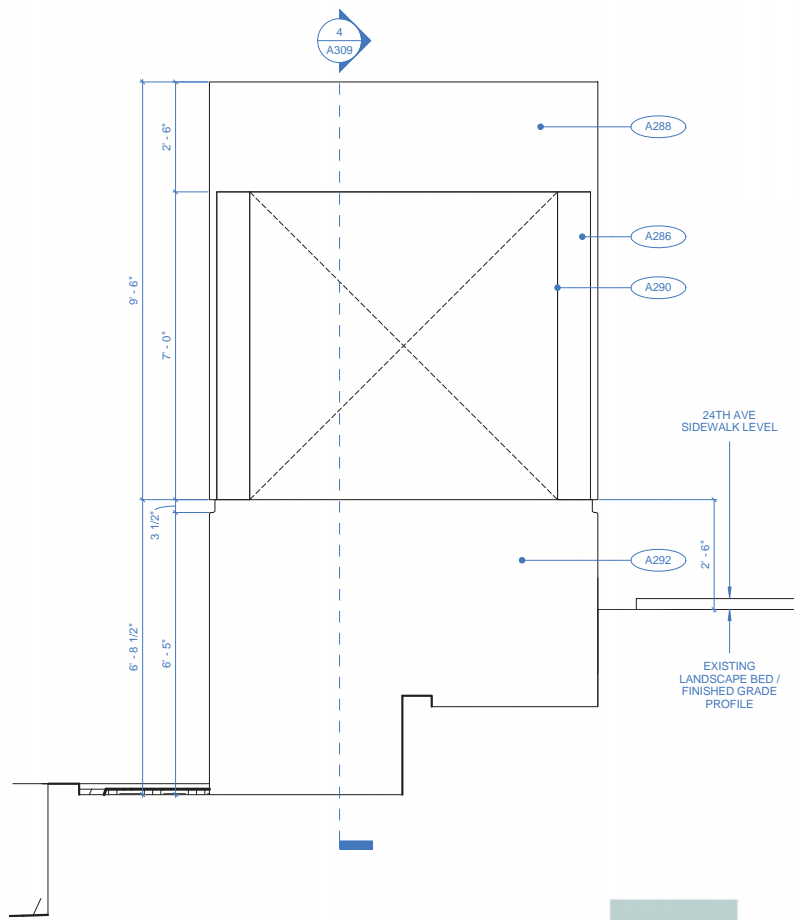


SOUTHRIDGE SQUARE
COMMERCIAL & PROFESSIONAL OFFICE BUILDING
15850 24th AVENUE, SURREY, BC

26014
PROJECT No.

SITE PLAN (FREE-STANDING SIGN)
7913-0079-00

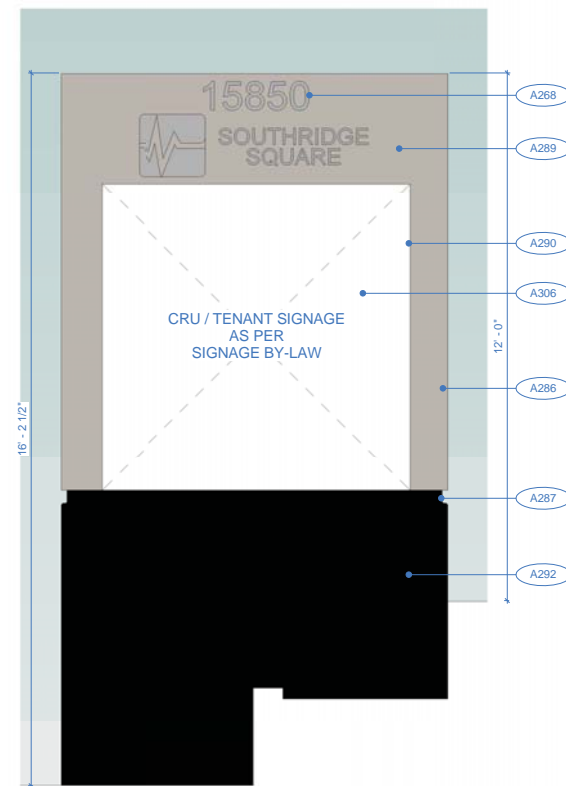
1" = 20'-0" A.B. S.B. Author
DESIGNER
A201
DRAWING No.



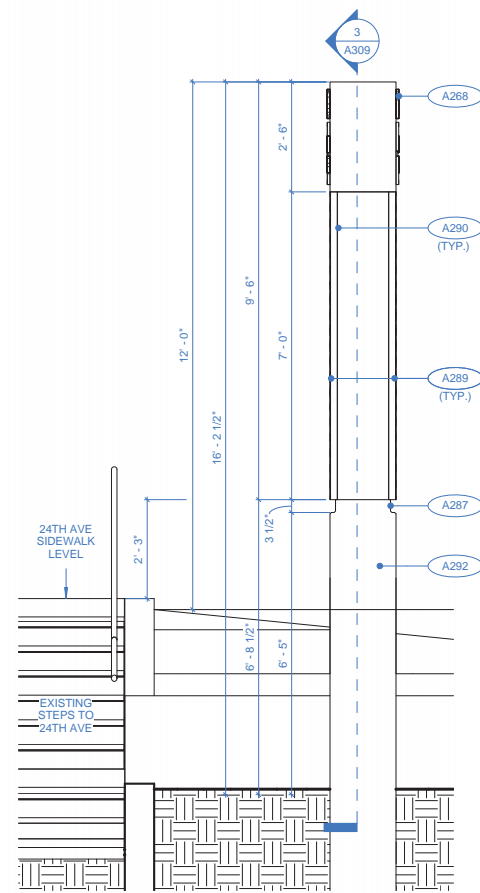
3 LONGITUDINAL SECTION
A309 1/2" = 1'-0"



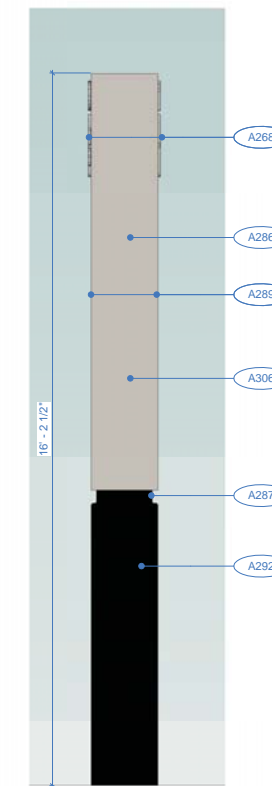
FREE-STANDING, TWO-SIDED SIGN



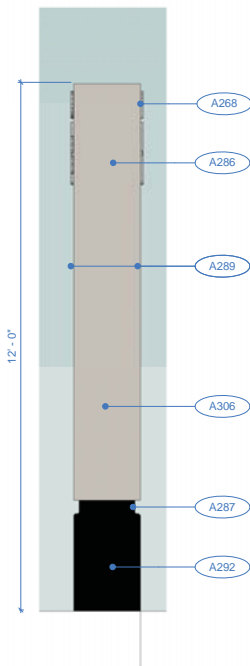
5 EAST ELEVATION
A309 1/2" = 1'-0"



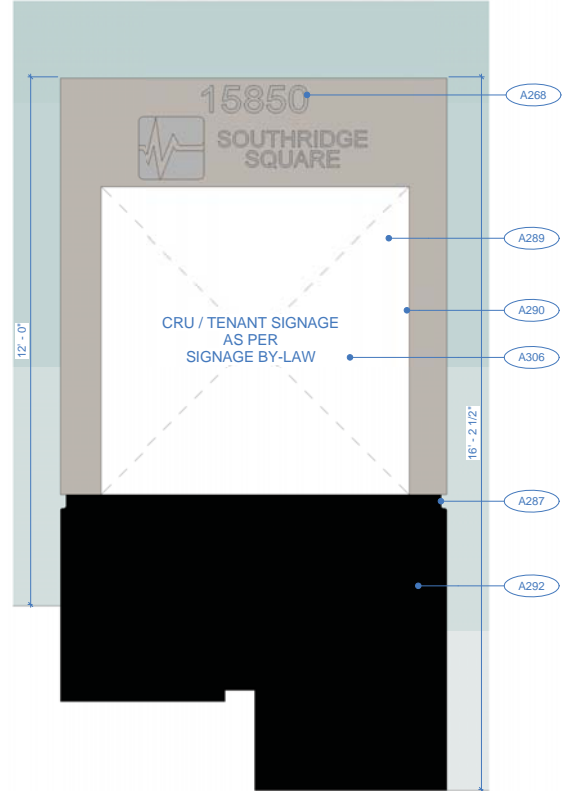
4 CROSS SECTION
A309 1/2" = 1'-0"



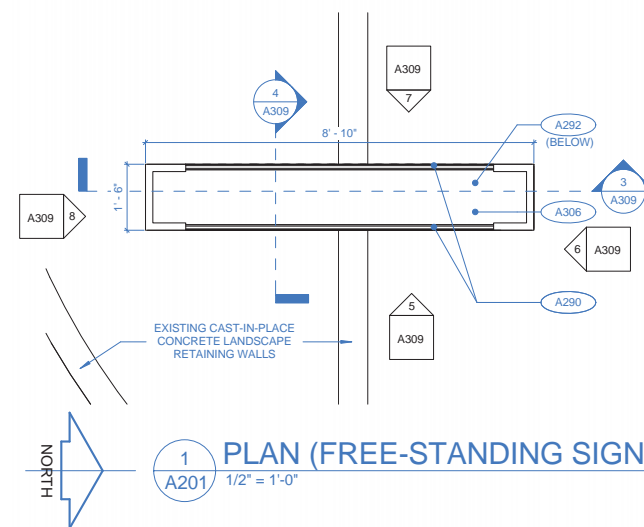
8 SOUTH ELEVATION
A309 1/2" = 1'-0"



6 NORTH ELEVATION
A309 1/2" = 1'-0"



7 WEST ELEVATION
A309 1/2" = 1'-0"



1 PLAN (FREE-STANDING SIGN)
A201 1/2" = 1'-0"

KEYNOTES	
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A268	BUILDING ADDRESS IDENTIFICATION: PREFINISHED ALUMINUM PINNED NUMBERS AND LETTERS, FONT: ARIAL, PAINTED TO MATCH PAINT COLOR P5, MOUNTED ON 1/2" ACRYLIC STANDOFFS WITH ALUMINUM PINS GLUED INTO WALL - ADDRESS NUMBER '15850' SIZE: 15" HIGH, STREET IDENTIFICATION '24 AVE' SIZE: 11" HIGH
A286	FREE-STANDING SIGN: DOUBLE-SIDED, ALUCOBOND HOLLOW BODY: COLOUR CLASSIC PALETTE (PVDF) ALABASTER (30), C/W T5 LAMPS INSIDE, ON CONCRETE BASE
A287	2X4 REVEAL IN CONCRETE, COLOUR TO MATCH CONCRETE COLOR
A288	BUILDING ADDRESS AND PROJECT SIGNAGE: PUSH-THROUGH ACRYLIC LETTERS AND LOGOS WITH FACE APPLIED COLORED VINYL WHERE REQUIRED
A289	CRU SIGNAGE (FONTS, GRAPHICS AND COLORS TO MATCH): SLIDE IN PANELS (ROUTED ALUCOBOND FACES, ALUCOBOND, COLOR: CLASSIC PALETTE (PVDF) ALABASTER (30) - BY KEITH PANEL SYSTEMS) SEPARATED BY PERIMETER 1 1/4" WIDE ALUMINUM 'H' BARS, PUSH-THROUGH ACRYLIC LETTERS AND LOGOS WITH FACE APPLIED COLORED VINYL WHERE REQUIRED
A290	1 1/4" WIDE ALUMINUM 'H' BARS (MULTI-PANEL INSERT) PAINTED TO MATCH ALUCOBOND CLASSIC PALETTE (PVDF) ALABASTER (30), BY SIGNAGE CONTRACTOR
A292	CAST-IN-PLACE CONCRETE BASE FOR FREE-STANDING SIGN, PAINTED COLOUR: BLACK BEAUTY (BENJAMIN MOORE 2128-10)
A306	SIGN MANUFACTURER TO PROVIDE MEANS TO ACCESS INTERNAL T5 LAMPS

SHOP DRAWINGS: Prepare and submit to *Boldwing Continuum Architects Inc.* one electronic copy of all required shop drawings with supporting documents and two samples of materials where specified WITHOUT EXCEPTION. Shop drawings not reviewed and stamped by Contractor, verifying field measurements and compliance with contract documents will be REJECTED. Shop drawings to show construction details of all architectural elements; general arrangements, thicknesses, finishes, location of all services, typical and special installation conditions, material being supplied, and all connections, attachments, anchorages and locations of exposed fastenings as applicable. Shop drawings to incorporate applicable key plan, plans, elevations, sections, and details for all work submitted. No materials to be ordered and no work to be fabricated shall be undertaken until shop drawings and other related submittals been reviewed.

ISSUED FOR: REVISION:
 #1 2013-03-18 ISSUED FOR CLIENT REVIEW
 #2 2013-04-11 ISSUED FOR DEV. PERM. APP. - SITE SIGN
 #3 2013-09-17 RESPONSE TO PLANNING COMMENTS



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

PROJECT: SOUTHRIDGE SQUARE
 COMMERCIAL & PROFESSIONAL OFFICE BUILDING
 15850 24TH AVENUE, SURREY, BC

9/17/2013 4:04:53 PM
 DRAWING: PLAN, SECTIONS & ELEVATIONS (FREE-STANDING SIGN)
 7913-0079-00
 26014
 PROJECT No. SCALE: 1/2" = 1'-0" A.B., S.B. Author
 FILE: PATH: C:\96\2013\20130914\26014.rvt

1/2" = 1'-0" A.B., S.B. Author
 FILE: PATH: C:\96\2013\20130914\26014.rvt
 A309
 DRAWING No.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7913-0079-00

Issued To: SOUTHRIDGE SQUARE HOLDINGS LTD
("the Owner")

Address of Owner: 7126 – King George Boulevard
Surrey, BC V3W 5A3

1. This development 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 permit.
2. This development 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: 011-423-960
Lot 2 Section 14 Township 1 New Westminster District Plan 9556 Except: Plan 25810 and
Plan BCP45397
15850 - 24 Avenue
(the "Land")
3. This development permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The free-standing signage location and dimensions, including materials and finish, shall be in accordance with the drawings numbered Schedule A and Schedule B (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.

- 7. This development permit supplements Development Permit No. 7907-0116-00.
- 8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 11. This development 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

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

 Authorized Agent: (Signature)

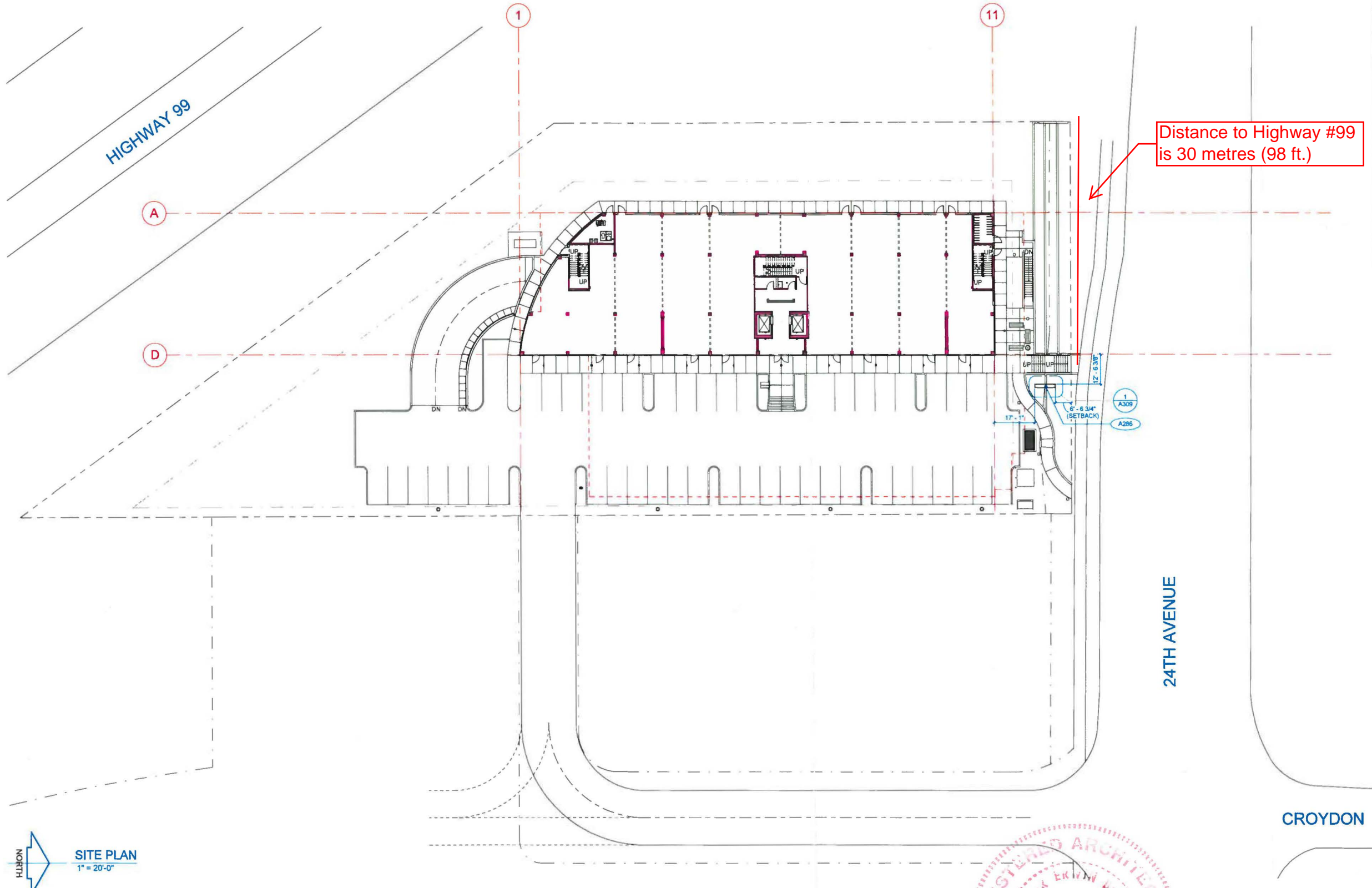
 Name: (Please Print)

OR

 Owner: (Signature)

 Name: (Please Print)

KEYNOTES	
NUMBER	DESCRIPTION
A286	FREE-STANDING SIGN: DOUBLE-SIDED, ALUCOBOND HOLLOW BODY, COLOUR CLASSIC PALETTE (PVDF) ALABASTER (30), CW/T5 LAMPS INSIDE, ON CONCRETE BASE



Distance to Highway #99 is 30 metres (98 ft.)

24TH AVENUE

CROYDON

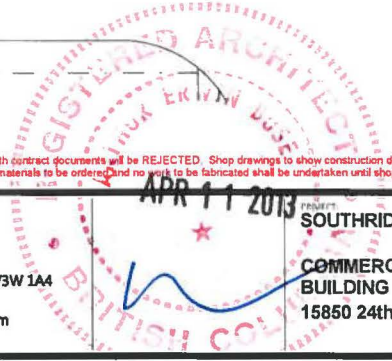


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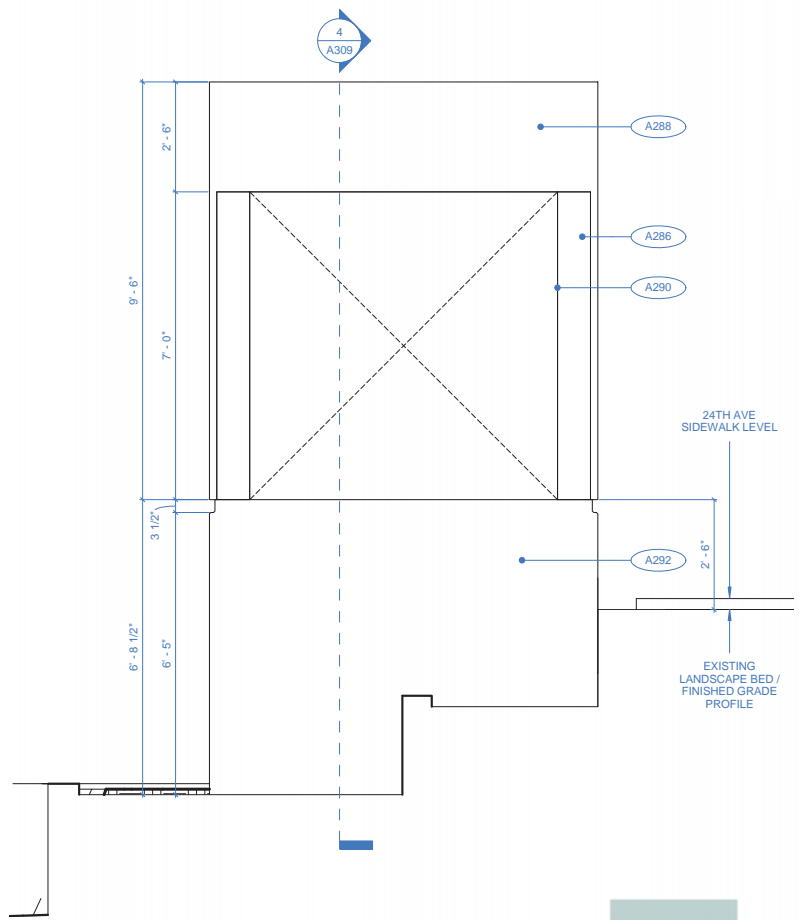


SOUTHRIDGE SQUARE
COMMERCIAL & PROFESSIONAL OFFICE BUILDING
 15850 24TH AVENUE, SURREY, BC

26014
 PROJECT No.

SITE PLAN (FREE-STANDING SIGN)
7913-0079-00

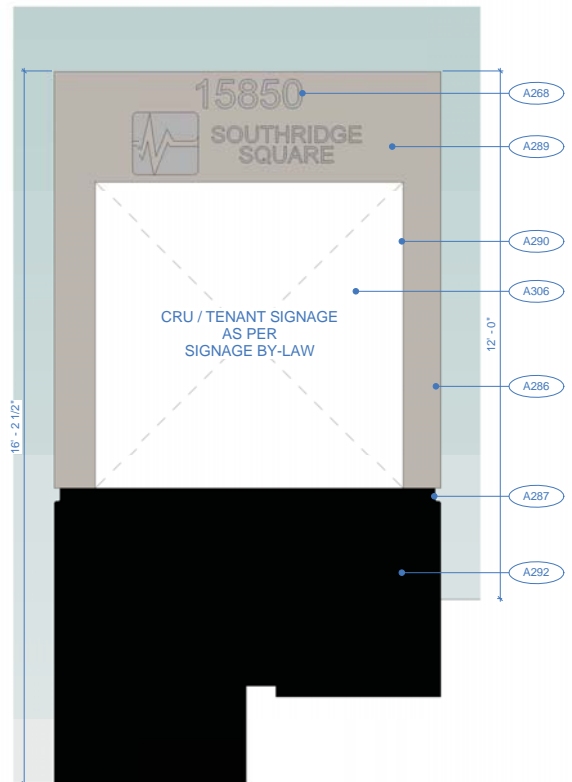
1" = 20'-0" A.B. S.B. Author
 DESIGNED BY A201



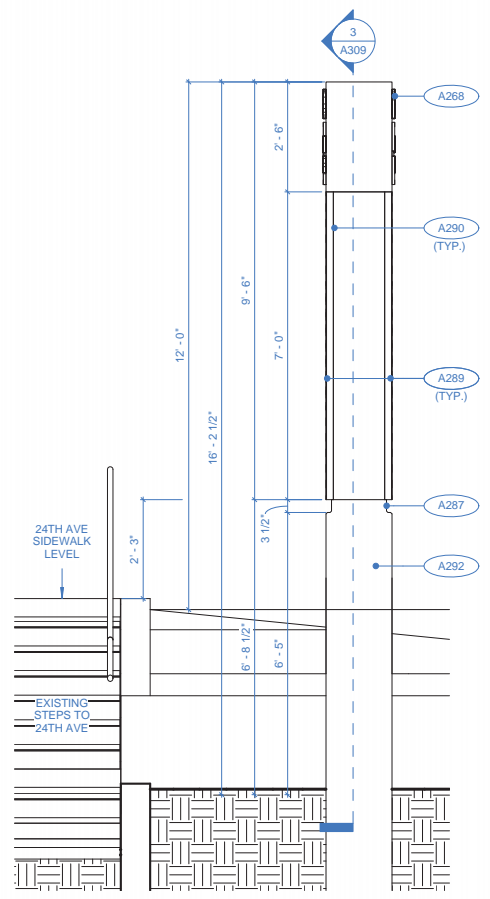
3 LONGITUDINAL SECTION
A309 1/2" = 1'-0"



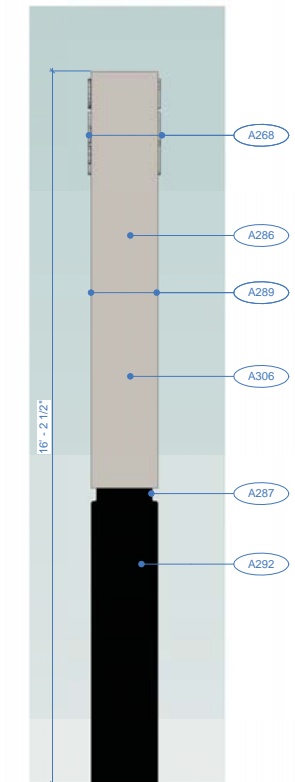
FREE-STANDING, TWO-SIDED SIGN



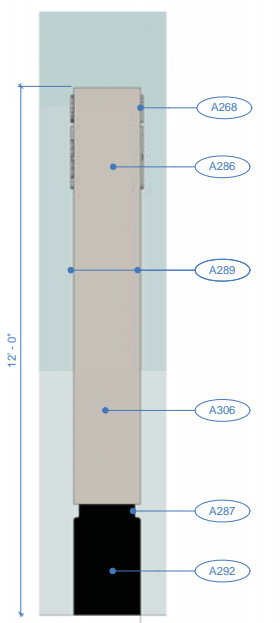
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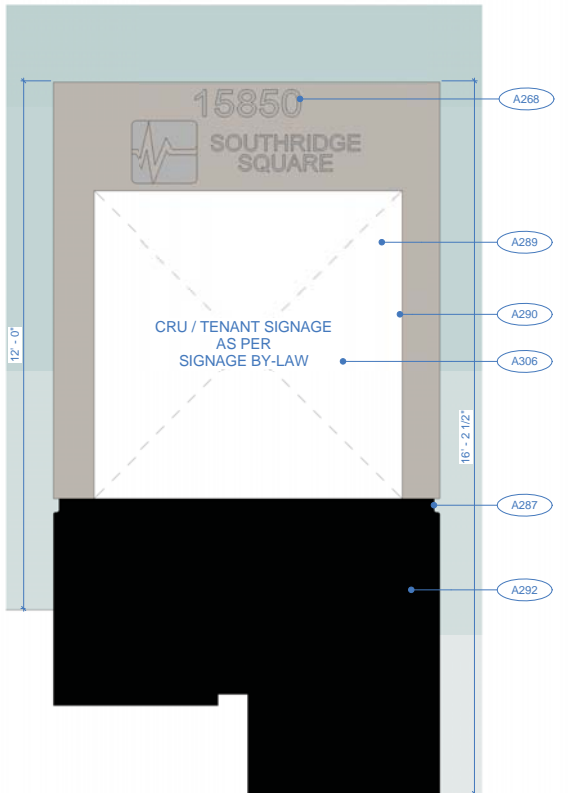
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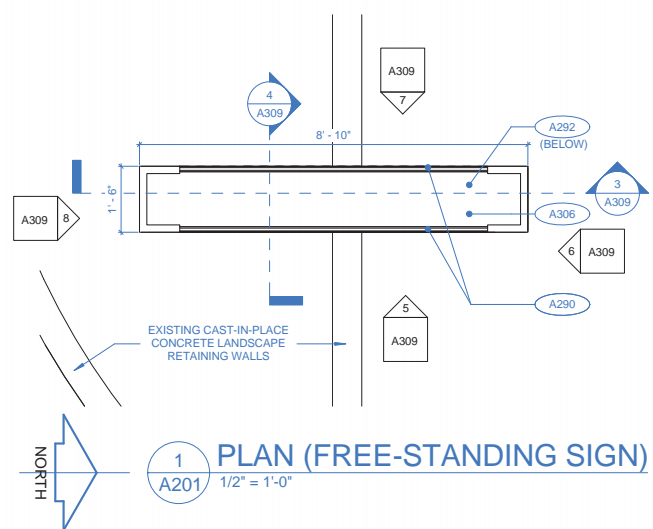
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A309 1/2" = 1'-0"



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1 PLAN (FREE-STANDING SIGN)
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A289	CRU SIGNAGE (FONTS, GRAPHICS AND COLORS TO MATCH): SLIDE IN PANELS (ROUTERED ALUCOBOND FACES, ALUCOBOND, COLOR: CLASSIC PALETTE (PVDF) ALABASTER (30) - BY KEITH PANEL SYSTEMS) SEPARATED BY PERIMETER 1 1/4" WIDE ALUMINUM 'H' BARS, PUSH-THROUGH ACRYLIC LETTERS AND LOGOS WITH FACE APPLIED COLORED VINYL WHERE REQUIRED
A290	1 1/4" WIDE ALUMINUM 'H' BARS (MULTI-PANEL INSERT) PAINTED TO MATCH ALUCOBOND CLASSIC PALETTE (PVDF) ALABASTER (30), BY SIGNAGE CONTRACTOR
A292	CAST-IN-PLACE CONCRETE BASE FOR FREE-STANDING SIGN, PAINTED COLOUR: BLACK BEAUTY (BENJAMIN MOORE 2128-10)
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 #2 2013-04-11 ISSUED FOR DEV. PERM. APP. - SITE SIGN
 #3 2013-09-17 RESPONSE TO PLANNING COMMENTS



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

PROJECT: SOUTHRIDGE SQUARE
 COMMERCIAL & PROFESSIONAL OFFICE BUILDING
 15850 24TH AVENUE, SURREY, BC

9172013 4:04:53 PM
 DRAWING: PLAN, SECTIONS & ELEVATIONS (FREE-STANDING SIGN)

7913-0079-00

26014 PROJECT No. 1/2" = 1'-0" A.B., S.B. Author A309 DRAWING No.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0079-00

Issued To: SOUTHRIDGE SQUARE HOLDINGS LTD
("the Owner")

Address of Owner: 7126 – King George Boulevard
Surrey, BC V3W 5A3

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: 011-423-960
Lot 2 Section 14 Township 1 New Westminster District Plan 9556 Except: Plan 25810 and
Plan BCP45397

15850 - 24 Avenue

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) Sub-section 38(1.1) of Part 8 Signs in Special Sign Areas is varied to allow a free-standing sign at 30 metres (98 ft.) from Highway #99, which is within 150 metres (500 ft.) of Highway #99.
4. The siting of buildings and structures shall be in accordance with the drawings numbered Schedule A and Schedule B (the "Drawings") which are attached hereto and form 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.

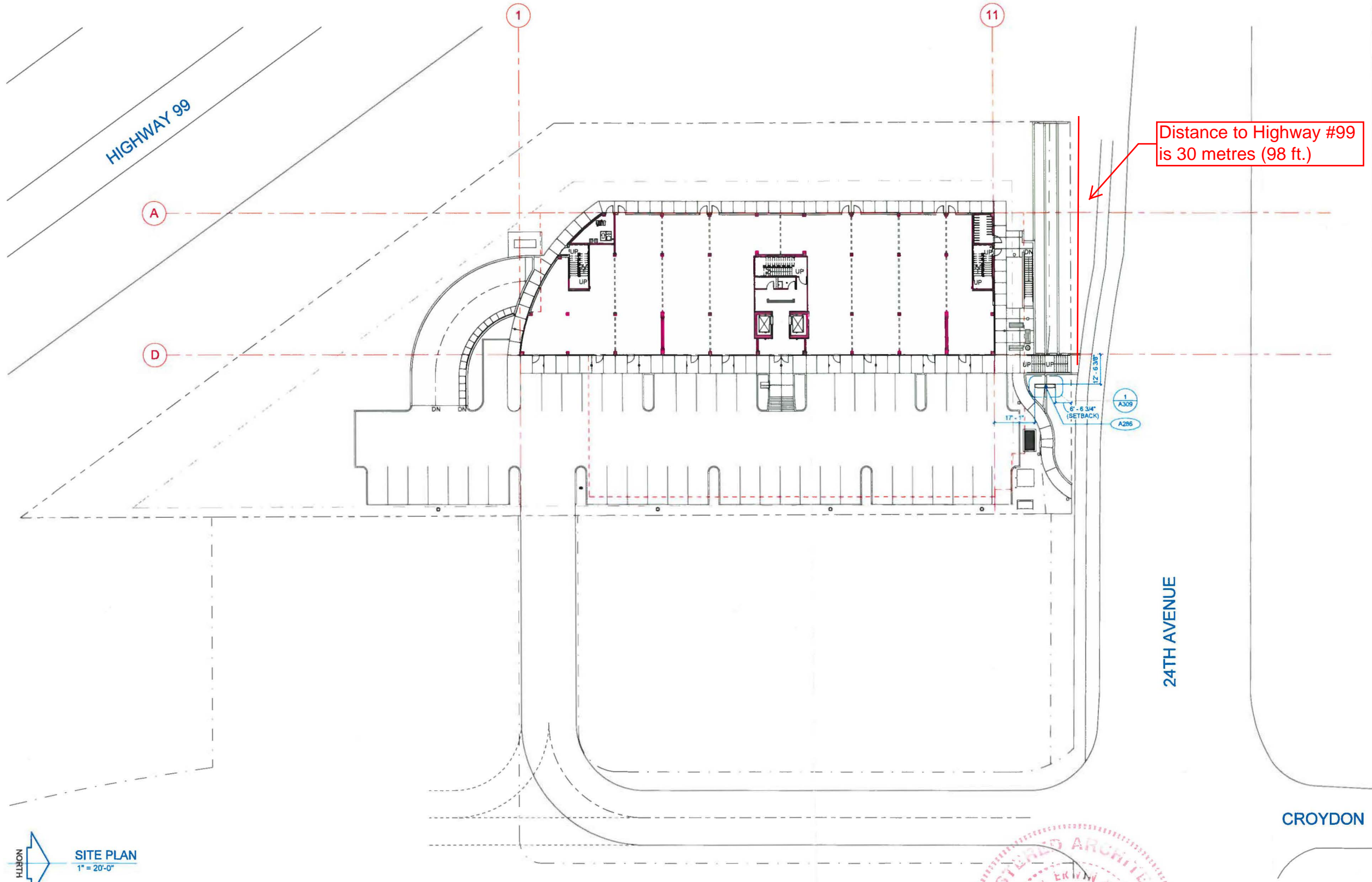
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit 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

KEYNOTES	
NUMBER	DESCRIPTION
A286	FREE-STANDING SIGN: DOUBLE-SIDED, ALUCOBOND HOLLOW BODY, COLOUR CLASSIC PALETTE (PVDF) ALABASTER (30), CW/T5 LAMPS INSIDE, ON CONCRETE BASE



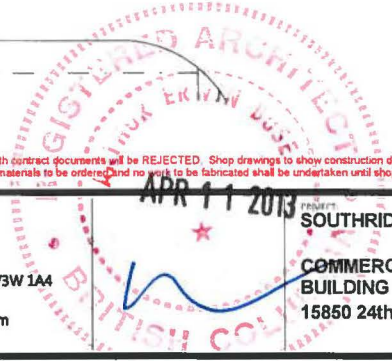
SITE PLAN
1" = 20'-0"

SHOP DRAWINGS: Prepare and submit to Boldwing Continuum Architects Inc. one electronic copy of all required shop drawings with supporting documents and two samples of materials where specified WITHOUT EXCEPTION. Shop drawings not reviewed and stamped by Contractor, verifying field measurements and compliance with contract documents will be REJECTED. Shop drawings to show construction details of all architectural elements, general arrangements, thicknesses, finishes, location of all services, typical and special installation conditions, material being supplied and all connections, attachments, anchorages and locations of exposed fastenings as applicable. Shop drawings to incorporate applicable key plan, plans, elevations, sections, and details for all work submitted. No materials to be ordered and no work to be fabricated shall be undertaken until shop drawings and other related submittals been reviewed.

- #4 AUGUST 27, 2010 BUILDING PERMIT REVISIONS
- #5 2010-09-27 CONSTRUCTION SITE LAYOUT
- #6 2010-10-28 REVISED CONSTRUCTION SITE LAYOUT
- #7 2010-11-01 REVISED CONSTRUCTION SITE LAYOUT
- #8 2011-02-22 ISSUED FOR COORDINATION
- #9 2011-03-16 ISSUED FOR COORDINATION
- #10 2011-05-30 ISSUED FOR TENDER
- #11 2011-06-22 ISSUED FOR SPRINKLER CONTRACTOR
- #12 2012-06-01 ISSUED FOR OWNER'S PROPERTY MANAGER
- #13 2013-03-18 ISSUED FOR CLIENT REVIEW
- #14 2013-04-11 ISSUED FOR DEV. PERM. APP. - SITE SIGN



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

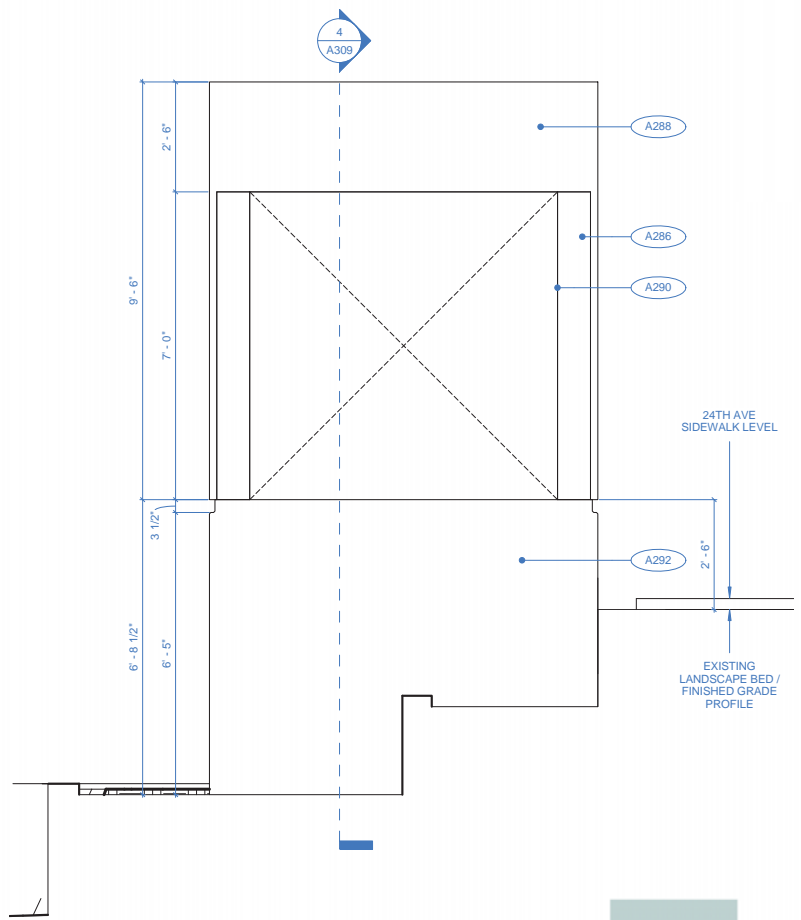


SOUTHRIDGE SQUARE
COMMERCIAL & PROFESSIONAL OFFICE BUILDING
15850 24TH AVENUE, SURREY, BC

26014
PROJECT No.

SITE PLAN (FREE-STANDING SIGN)
7913-0079-00

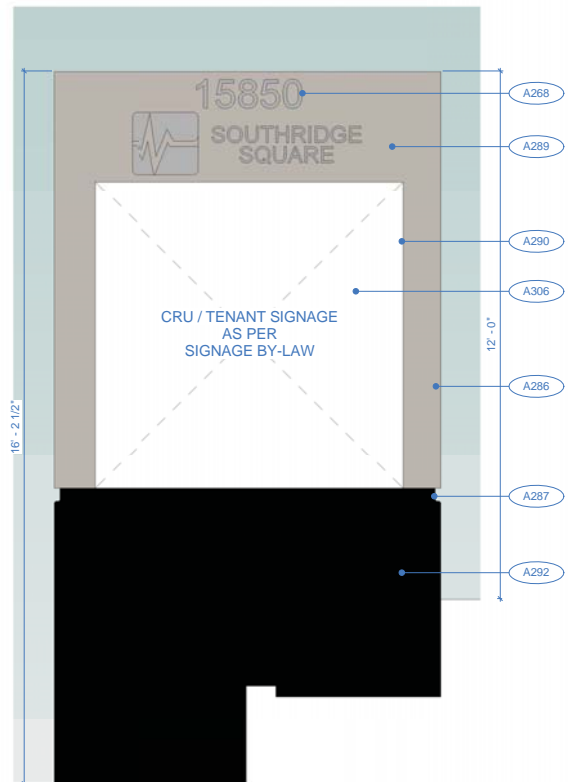
1" = 20'-0" A.B. S.B. Author
DESIGNER
A201
DRAWING No.



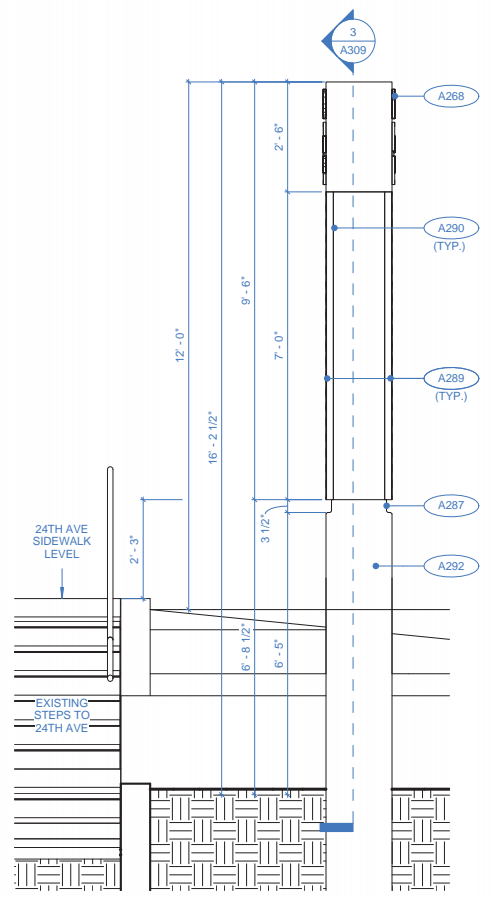
3 LONGITUDINAL SECTION
A309 1/2" = 1'-0"



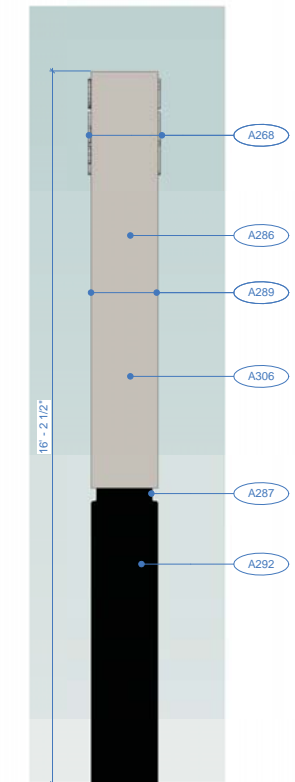
FREE-STANDING, TWO-SIDED SIGN



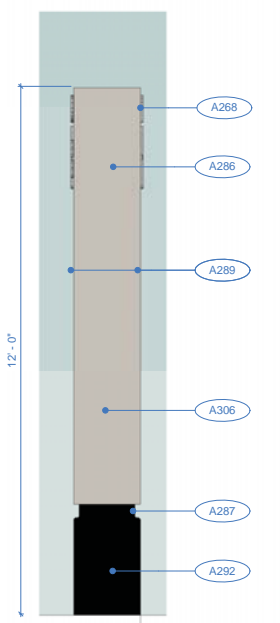
5 EAST ELEVATION
A309 1/2" = 1'-0"



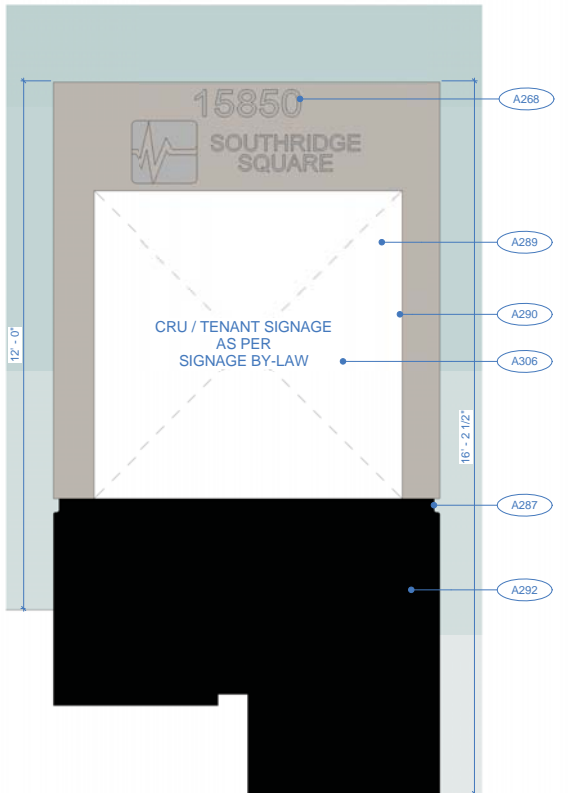
4 CROSS SECTION
A309 1/2" = 1'-0"



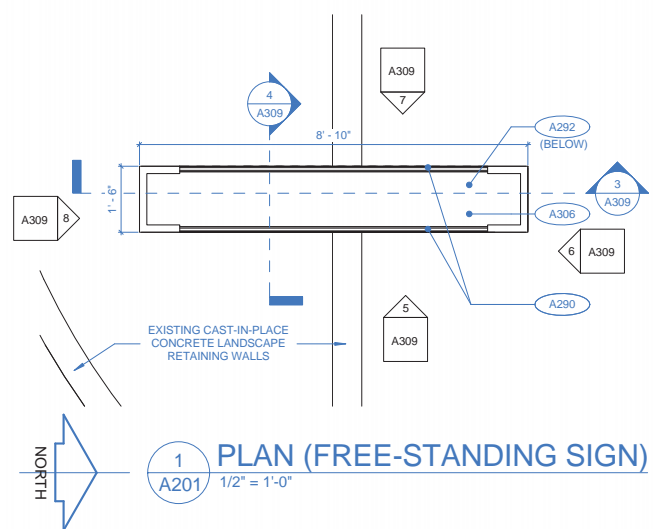
8 SOUTH ELEVATION
A309 1/2" = 1'-0"



6 NORTH ELEVATION
A309 1/2" = 1'-0"



7 WEST ELEVATION
A309 1/2" = 1'-0"



1 PLAN (FREE-STANDING SIGN)
A201 1/2" = 1'-0"

KEYNOTES	
NUMBER	DESCRIPTION
A268	BUILDING ADDRESS IDENTIFICATION: PREFINISHED ALUMINUM PINNED NUMBERS AND LETTERS, FONT: ARIAL, PAINTED TO MATCH PAINT COLOR P5, MOUNTED ON 1/2" ACRYLIC STANDOFFS WITH ALUMINUM PINS GLUED INTO WALL - ADDRESS NUMBER '15850' SIZE: 15" HIGH, STREET IDENTIFICATION '24 AVE' SIZE: 11" HIGH
A286	FREE-STANDING SIGN: DOUBLE-SIDED, ALUCOBOND HOLLOW BODY: COLOUR CLASSIC PALETTE (PVDF) ALABASTER (30), C/W T5 LAMPS INSIDE, ON CONCRETE BASE
A287	2X4 REVEAL IN CONCRETE, COLOUR TO MATCH CONCRETE COLOR
A288	BUILDING ADDRESS AND PROJECT SIGNAGE: PUSH-THROUGH ACRYLIC LETTERS AND LOGOS WITH FACE APPLIED COLORED VINYL WHERE REQUIRED
A289	CRU SIGNAGE (FONTS, GRAPHICS AND COLORS TO MATCH): SLIDE IN PANELS (ROUTERED ALUCOBOND FACES, ALUCOBOND, COLOR: CLASSIC PALETTE (PVDF) ALABASTER (30) - BY KEITH PANEL SYSTEMS) SEPARATED BY PERIMETER 1 1/4" WIDE ALUMINUM 'H' BARS, PUSH-THROUGH ACRYLIC LETTERS AND LOGOS WITH FACE APPLIED COLORED VINYL WHERE REQUIRED
A290	1 1/4" WIDE ALUMINUM 'H' BARS (MULTI-PANEL INSERT) PAINTED TO MATCH ALUCOBOND CLASSIC PALETTE (PVDF) ALABASTER (30), BY SIGNAGE CONTRACTOR
A292	CAST-IN-PLACE CONCRETE BASE FOR FREE-STANDING SIGN, PAINTED COLOUR: BLACK BEAUTY (BENJAMIN MOORE 2128-10)
A306	SIGN MANUFACTURER TO PROVIDE MEANS TO ACCESS INTERNAL T5 LAMPS

SHOP DRAWINGS: Prepare and submit to *Boldwing Continuum Architects Inc.* one electronic copy of all required shop drawings with supporting documents and two samples of materials where specified WITHOUT EXCEPTION. Shop drawings not reviewed and stamped by Contractor, verifying field measurements and compliance with contract documents will be REJECTED. Shop drawings to show construction details of all architectural elements; general arrangements, thicknesses, finishes, location of all services, typical and special installation conditions, material being supplied, and all connections, attachments, anchorages and locations of exposed fastenings as applicable. Shop drawings to incorporate applicable key plan, plans, elevations, sections, and details for all work submitted. No materials to be ordered and no work to be fabricated shall be undertaken until shop drawings and other related submittals been reviewed.

ISSUED FOR: REVISION:
 #1 2013-03-18 ISSUED FOR CLIENT REVIEW
 #2 2013-04-11 ISSUED FOR DEV. PERM. APP. - SITE SIGN
 #3 2013-09-17 RESPONSE TO PLANNING COMMENTS



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PROJECT: SOUTHRIDGE SQUARE
 COMMERCIAL & PROFESSIONAL OFFICE BUILDING
 15850 24TH AVENUE, SURREY, BC

DRAWING: PLAN, SECTIONS & ELEVATIONS (FREE-STANDING SIGN)

7913-0079-00

26014 PROJECT No. 1/2" = 1'-0" A.B., S.B. Author A309 DRAWING No.