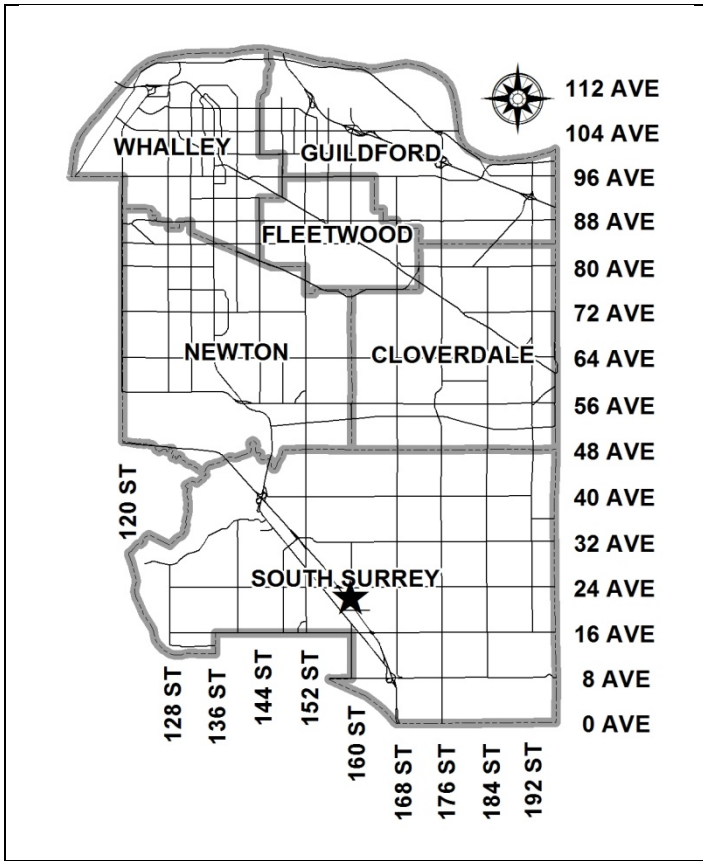


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0090-00

Planning Report Date: June 17 2013



PROPOSAL:

- **Development Variance Permit**
 in order to vary the number of permitted fascia signs from 2 to 4 for a ground floor commercial tenant.

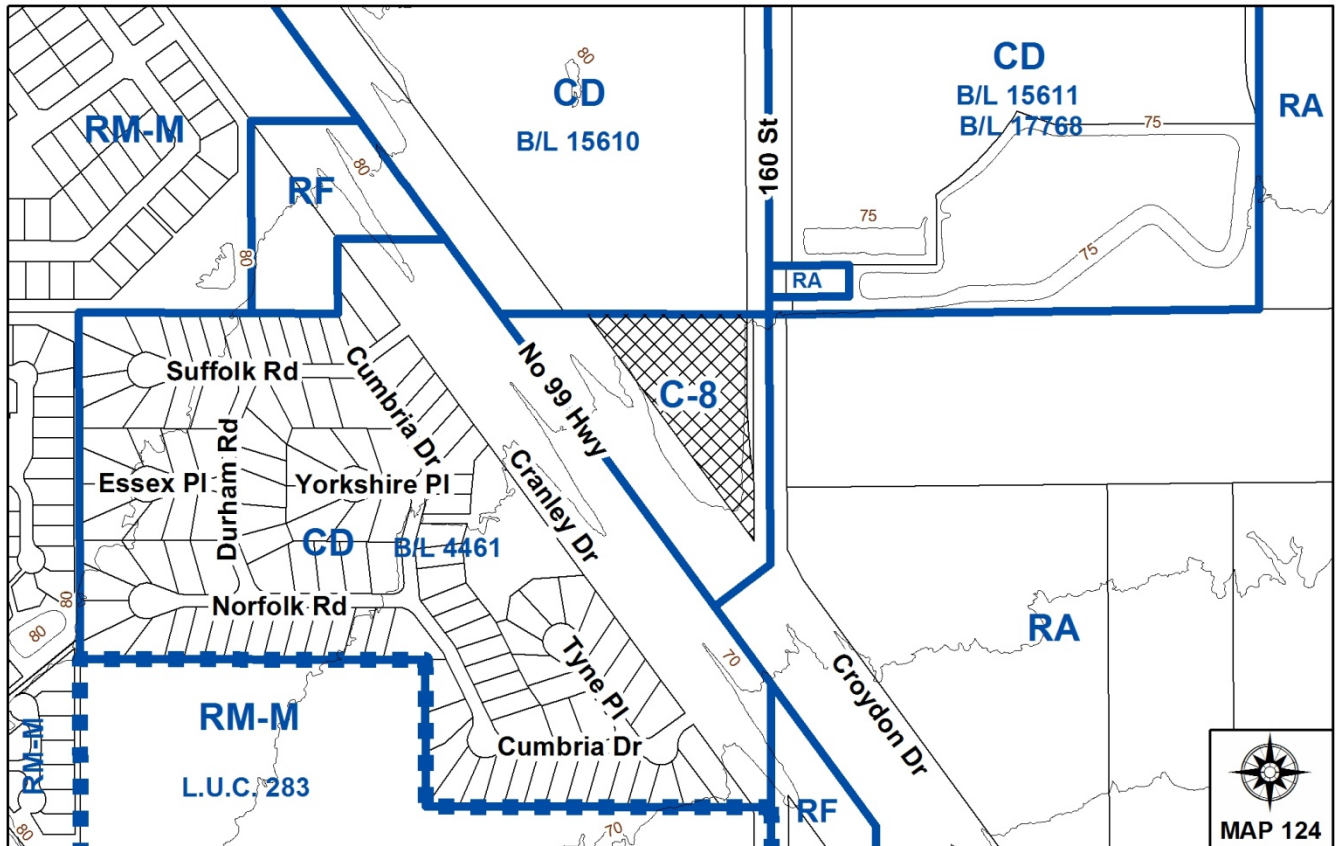
LOCATION: 2121 - 160 Street

OWNER: Grandview Pointe Developments Ltd

ZONING: C-8

OCP DESIGNATION: Commercial

LAP DESIGNATION: Commercial / Habitat Preservation Area



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Sign By-Law permits a maximum of 2 fascia signs. A variance is proposed to increase the maximum number of fascia signs from 2 to 4.

RATIONALE OF RECOMMENDATION

- The original Development Permit No. 7911-0112-00 assumed 4 different tenants on the ground floor, but one company has leased the entire ground floor. As such, the total number of signs on the building is not increasing from the original proposal, but the number of signs per tenant is proposed to be increased.
- The proposed additional fascia signage is in keeping with the size and scale of the building on which it is to be installed.
- The total signage area of all 4 fascia signs complies with the Sign By-Law, and no signage is proposed facing Highway 99.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0090-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary Section 27 Sub-Section 2 (a) of Part 5 "Signs in Commercial/Industrial Zones" of the Sign By-Law, 1999, No. 13656, to increase the maximum number of fascia signs from 2 to 4 signs for the ground floor tenant.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: 3-storey commercial building

Adjacent Area:

Direction	Existing Use	OCP / LAP Designation	Existing Zone
North:	Grandview Corners Shopping Centre	Commercial / Commercial	CD By-Law No. 15610
East (Across 160 Street):	Acreage properties	Suburban / Business Park Light Industry	RA
South (Across Hwy 99):	Manufactured homes	Urban / Mobile Home	CD By-Law No. 4461
West (Across Hwy 99):	Manufactured homes	Urban / Mobile Home	CD By-Law No. 4461

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is a triangular shaped parcel of land, located on the west side of 160 Street, just south of the Grandview Corners Shopping Centre. The site was rezoned from RA to C-8, in May 2011, under Development Application 7908-0154-00. Development Permit 7911-0112-00 was subsequently issued in July 2011, to permit one 3,484 m² (37,500 sq. ft.) 3-storey office/retail building and one 235 m² (2,530 sq. ft.) single storey retail/commercial building on the site. The development was completed by the end of 2012.
- The site has 2 vehicular accesses, one off of 160 Street, and the other through a private easement through Grandview Corners Shopping Centre.
- One free-standing sign was also approved as part of Development Permit 7911-0112-00, and "National Bank Financial" will also be using this sign, along with the other tenants of the building.

Current Proposal

- The original Development Permit (No. 7911-0112-00) assumed that the 3-storey building would have 4 different tenants for the ground floor, and identified 8 possible signage locations to accommodate those 4 tenants. The signage plan was based on the provisions of the Sign By-Law, which allows one fascia sign per premise or lot frontage. This site has 2 frontages (one on 160 Street and one on Highway 99) and as such, 2 signs are permitted per tenant. One tenant (National Bank Financial) has leased the entire ground floor, and they are proposing changes to the signage plan originally presented under Development Permit No. 7911-0112-00.
- While the original DP identifies 8 possible signage locations, the Sign By-Law permits a single tenant to make use of only 2 of those signage locations.
- The applicant is requesting a DVP to increase the number of allowable fascia signs from 2 to 4.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Surrey Sign By-Law to increase the number of allowable fascia signs from 2 to 4 for the ground floor tenant.

Applicant's Reasons:

- The ground floor was originally designed for multiple tenants and, therefore, there are multiple signage areas available to this tenant. Additional signage will facilitate business identification from all building entrances and parking lots.

Staff Comments:

- The 2 additional signs will be located on the north and south elevations of the building, while the already "allowed" signs are proposed on the east elevation facing 160 Street (planned to be installed by June 14th 2013). No signage is proposed for the west elevation facing Highway 99, given that the Sign By-Law specifically prohibits fascia signs on building walls oriented to this highway.
- The total combined sign area of all existing and proposed fascia signage is under the maximum sign area permitted under the Sign By-Law. The maximum sign area permitted is 56.2 m² (604.56 sq. ft.), and the applicant has proposed a total of 21.5 m² (231.52 sq. ft.).

Premises frontage	Allowable sign area	Signage	Proposed sign area
57.2 m (187'-9")	56.2 m ² (563.25 sq ft)	2 signs approved	98.16 sq ft (9.1 m ²)
		2 signs requesting variance	66.68 sq. ft. (6.2 m ²) 66.68 sq. ft. (6.2 m ²)
		TOTAL	231.52 sq. ft. (21.5 m ²)

- The proposed additional signage is on different facades, and will not overwhelm the elevations.
- The signs are constructed of high quality, durable materials, in keeping with the architectural design quality of the building. A raised logo and channel letters provide some relief on the sign face, which is internally illuminated with LEDs.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Signage Plan and Site Plan
Appendix III.	Development Variance Permit No. 7913-0090-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\14636460037.doc
DRV 6/13/13 9:41 AM

Information for City Clerk

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

1. (a) Agent: Name: Jordan Desrochers
 Priority Permits Ltd
 Address: Unit 104, 713 - Columbia Street
 New Westminster, BC V3M 1A5
 Tel: 778-397-1394 - Primary
 778-397-1394 -

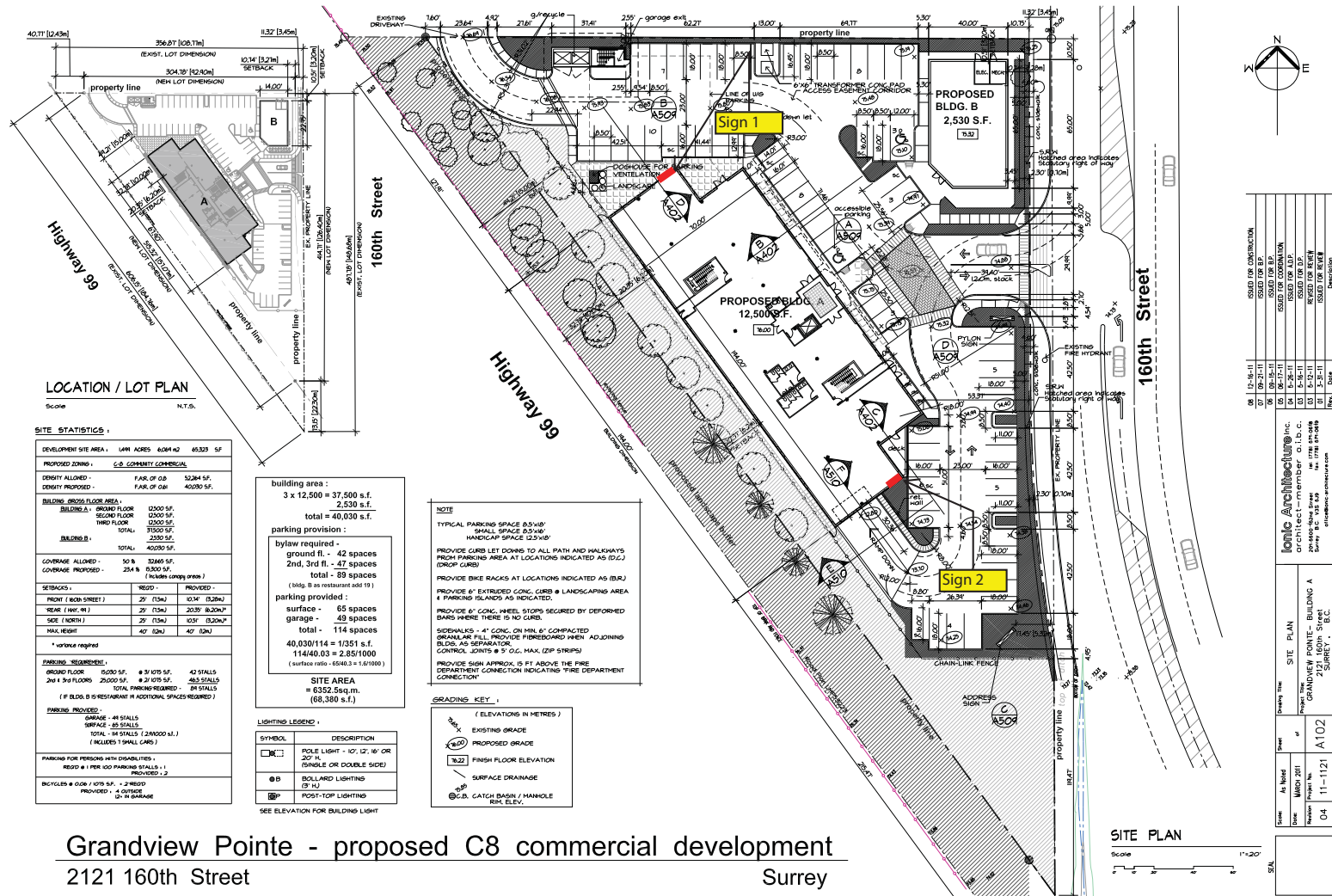
2. Properties involved in the Application

(a) Civic Address: 2121 - 160 Street

(b) Civic Address: 2121 - 160 Street
 Owner: Grandview Pointe Developments Ltd
 PID: 008-823-774
 Parcel W Section 14 Township 1 New Westminster District Plan 25810 Except Plans
 LMP53223 and BCP49286

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7913-0090-00 and
 bring the Development Variance Permit forward for issuance and execution by the Mayor
 and City Clerk.



LOCATION / LOT PLAN
Scale: N.T.S.

SITE STATISTICS:

DEVELOPMENT SITE AREA:	1.441 ACRES	6,094 sq. ft.	69,323 S.F.
PROPOSED ZONING:	C-8 COMMUNITY COMMERCIAL		
DENSITY ALLOWED:	F.A.R. OF C-8	52,284 S.F.	
DENSITY PROPOSED:	F.A.R. OF C-8	40,030 S.F.	
BUILDING - GROUND FLOOR AREA:			
GROUND FLOOR:	12,500 S.F.		
SECOND FLOOR:	12,500 S.F.		
THIRD FLOOR:	3,500 S.F.		
TOTAL:	28,500 S.F.		
BUILDING B:			
TOTAL:	40,030 S.F.		
COVERAGE ALLOWED:	50 %	32,665 S.F.	
COVERAGE PROPOSED:	25.4 %	8,200 S.F.	(includes canopy areas)
SETBACKS:			
FRONT (160th STREET):	25' (15m)	0.5m	(5.29m)
REAR (HWY 99):	25' (7.62m)	2.03m	(6.66m)
SIDE (NORTH):	25' (7.62m)	0.5m	(5.29m)
MAX. HEIGHT:	40' (12m)	40' (12m)	
*variance required			
PARKING REQUIREMENTS:			
GROUND FLOOR:	8,000 S.F.	# 31,075 S.F.	42 STALLS
2nd & 3rd FLOORS:	20,000 S.F.	# 21,075 S.F.	463 STALLS
TOTAL:			495 STALLS
TOTAL PARKING REQUIRED:			49 STALLS
(IF BLDG. B IS RESTAURANT H ADDITIONAL SPACES REQUIRED)			
PARKING PROVIDED:			
GRADE - 48 STALLS			
SURFACE - 85 STALLS			
TOTAL - 133 STALLS (2,400 SQ. M.)			
(INCLUDES 1 SMALL CAR)			
PARKING FOR PERSONS WITH DISABILITIES:			
REQD # 1 PER 100 PARKING STALLS - 1			
PROVIDED - 2			
BICYCLES # 0.08 x 1,075 S.F. - 2 REQD			
PROVIDED - 2			
ON 160th STREET			

building area:
3 x 12,500 = 37,500 s.f.
2,530 s.f.
total = 40,030 s.f.

parking provision:
bylaw required -
ground fl. - 42 spaces
2nd, 3rd fl. - 47 spaces
total - 89 spaces
(3 bldg. B as restaurant add 19)

parking provided:
surface - 65 spaces
garage - 49 spaces
total - 114 spaces
40,030/114 = 1/351 s.f.
114/40,03 = 2.85/1000
(surface ratio = 66.8/1 = 1.67/1000)

SITE AREA
= 8332 Sq. m.
(68,380 s.f.)

LIGHTING LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	POLE LIGHT - 10', 12', 16' OR 20' H. (SINGLE OR DOUBLE SIDE)
[Symbol]	BOLLARD LIGHTING (2' H.)
[Symbol]	POST-TOP LIGHTING

SEE ELEVATION FOR BUILDING LIGHT

NOTE

TYPICAL PARKING SPACE 8'5" x 16'
SMALL SPACE 8'5" x 16'
HANDICAP SPACE 12'0" x 16'

PROVIDE CURB LET DOWN TO ALL PATH AND WALKWAYS
PUSH PARKING AREA AT LOCATIONS INDICATED AS (D.C.) (DROOP CURB)

PROVIDE BIKE RACKS AT LOCATIONS INDICATED AS (B.R.)

PROVIDE 6" EXTRUDED CONG. CURBS & LANDSCAPING AREA & PARKING ISLANDS AS INDICATED.

PROVIDE 6" CONG. JAWEL STOPS SECURED BY DEFORMED BARS WHERE THERE IS NO CURB.

SEWALKERS - 4" CONG. ON MIN. 6" COMPACTED GRANULAR FILL PROVIDE PARALLEL WITH ADJOINING BLDG. AS SEPARATOR.
CONTROL JOINTS @ 9' O.C. MAX. (2" STRIPS)

PROVIDE SIGN APPROX. 15 FT ABOVE THE FIRE DEPARTMENT CONNECTION INDICATING FIRE DEPARTMENT CONNECTION

GRADING KEY:

(ELEVATIONS IN METERS)	
[Symbol]	EXISTING GRADE
[Symbol]	PROPOSED GRADE
[Symbol]	FINISH FLOOR ELEVATION
[Symbol]	SURFACE DRAINAGE
[Symbol]	SP
[Symbol]	C.B. CATCH BASIN / MANHOLE RIM ELEV.

NO.	DATE	DESCRIPTION
01	12-14-11	ISSUED FOR CONSTRUCTION
02	01-24-12	ISSUED FOR B.P.
03	02-11-12	ISSUED FOR B.P.
04	02-28-12	ISSUED FOR COORDINATION
05	03-21-12	ISSUED FOR A.D.P.
06	04-11-12	ISSUED FOR A.D.P.
07	05-11-12	ISSUED FOR REVIEW
08	05-11-12	ISSUED FOR REVIEW
09	05-11-12	ISSUED FOR REVIEW

Client:	160th Architecture Inc.
Project No.:	2121-160th Street
Project Name:	GRANDVIEW POINTE - BUILDING A
Sheet No.:	A102
Scale:	1"=20'
Date:	04-11-12
Drawn by:	[Signature]
Checked by:	[Signature]
Approved by:	[Signature]

Grandview Pointe - proposed C8 commercial development
2121 160th Street
Surrey

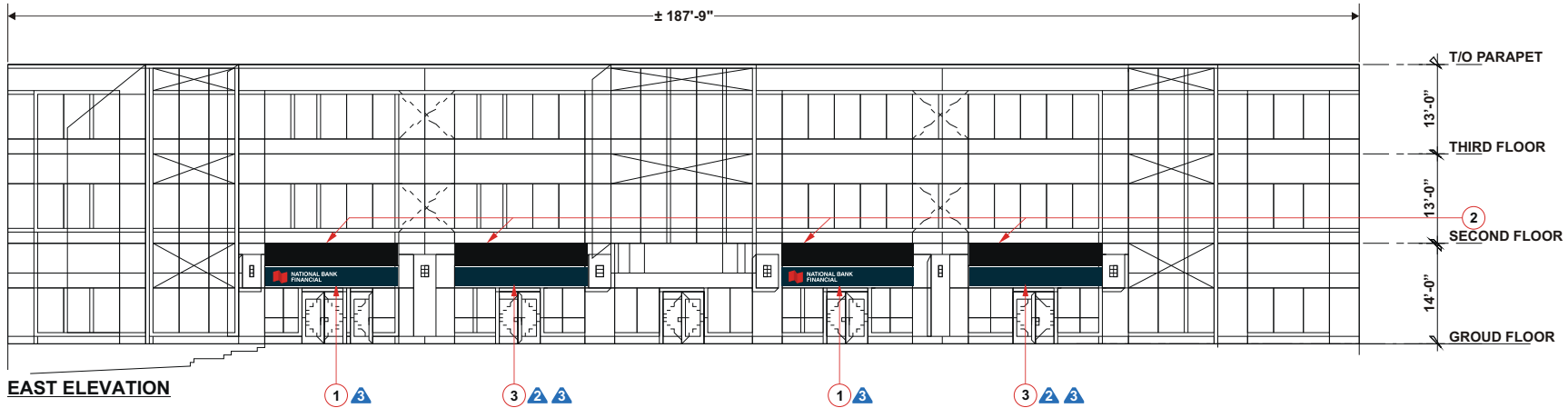
GFDP-20357B

ELEVATION DRAWING

Installation: Interior: Exterior:

#	Descriptions:
1	S/F ILLUMINATED 24" LOGO AND LETTERS ON BACKER PANEL. SEE DRAWING ON PAGE 5
2	AWNING BY OTHERS
3	S/F NON-ILLUMINATED SIGN BOX. SEE DRAWING PAGE 6

Notes:
 - AS PER NEW GUIDELINES RECEIVED 02.20.2013
 - SURVEY REQUIRED PRIOR TO PRODUCTION



EAST ELEVATION

The signs shown on this page are for reference only. A Sign Permit has already been issued, and they are expected to be installed by June 14 2013.

#	Revision(s)	By:	Date:
1	CHANGED AWNING FOR SIGN BOX	TB	04.15.2013
2	REMOVED LETTERS & LOGO	TB	04.16.2013
3	MODIFIED DIMENSIONS	TB	04.25.2013

Date: _____
 Customer Approval: _____

This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps according to Local, Provincial, State, or Federal Laws.

THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN DESCRIBED HEREIN. SIGN GROUP SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO THE BUYER OR PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL INSURE THAT THE DESIGN AND BUILD OF THE SIGN IS IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, FEES, COSTS, DAMAGES AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS.

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Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-9798

Client:	BANQUE NATIONALE #F335-1
Site:	SURREY, BC
Consultant:	G. FRENETTE
Draftsman:	CHRISTINE COUTURIER
Date:	04.08.2013
Page:	1/7
Scale:	1/16" = 1'-0"

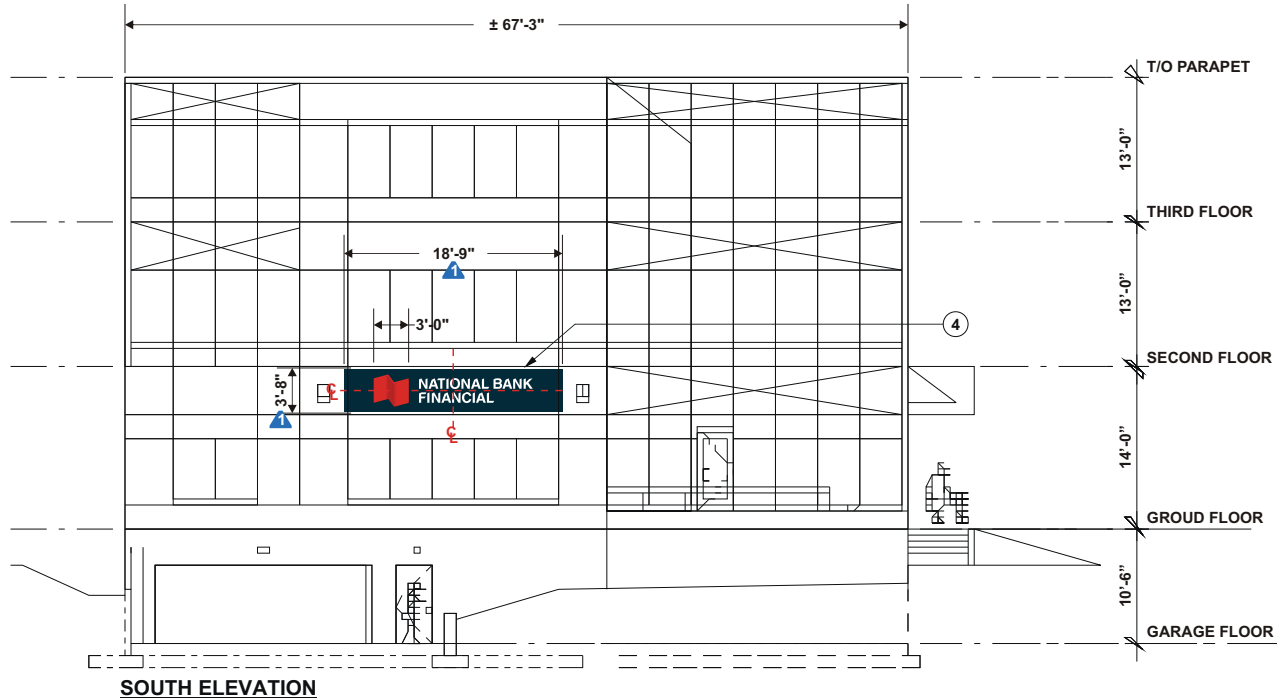
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GFDP-20357B

ELEVATION DRAWING

Installation: Interior: Exterior:

#	Descriptions:
4	S/F ILLUMINATED 36" LOGO AND LETTERS ON BACKER PANEL SEE DRAWING ON PAGE 4



Notes:
- AS PER NEW GUIDELINES RECEIVED 02.20.2013

Sign is 5.25 m by 1.18 m with total area of 6.2 sq m.

#	Revision(s)	By:	Date:
1	MODIFIED DIMENSIONS	TB	04.25.2013

Date: _____
Customer Approval:

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Client:	BANQUE NATIONALE #F335-1
Site:	SURREY, BC
Consultant:	G. FRENETTE
Draftsman:	CHRISTINE COUTURIER
Date:	04.08.2013
Page:	2/7
Scale:	3/32" = 1'-0"

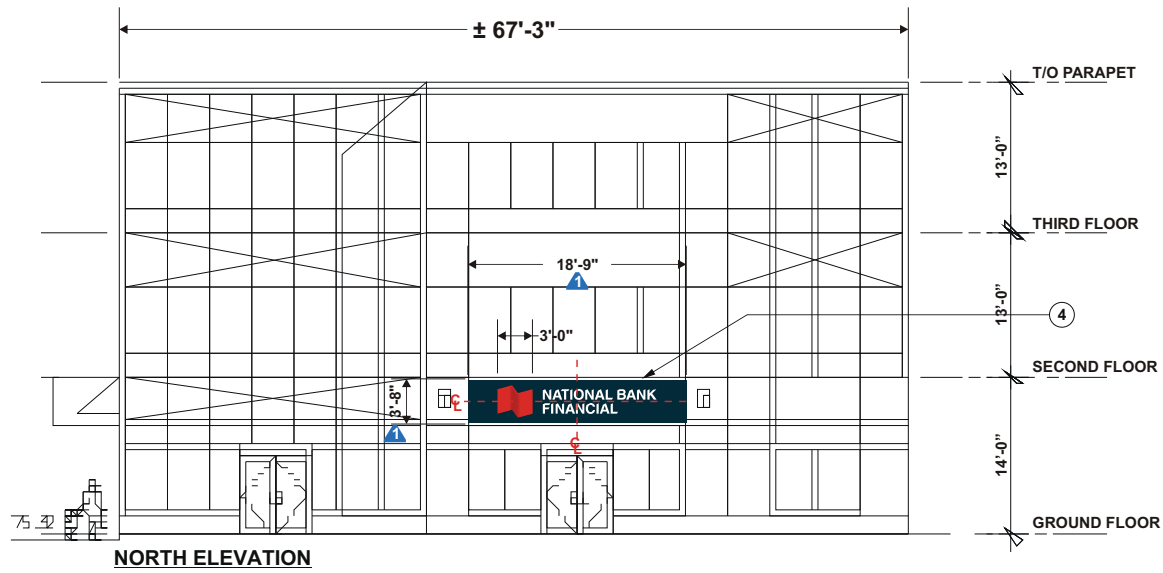
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GFDP-20357B

ELEVATION DRAWING

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
4	S/F ILLUMINATED 36" LOGO AND LETTERS ON BACKER PANEL SEE DRAWING ON PAGE 4	



NORTH ELEVATION

Sign is 5.25 m by 1.18 m with total area of 6.2 sq m.

Notes:
- AS PER NEW GUIDELINES RECEIVED 02.20.2013

#	Revision(s)	By:	Date:
1	MODIFIED DIMENSIONS	TB	04.25.2013

Date: _____
Customer Approval:

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Site:	SURREY, BC
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Draftsman:	CHRISTINE COUTURIER
Date:	04.08.2013
Page:	3/7
Scale:	3/32" = 1'-0"

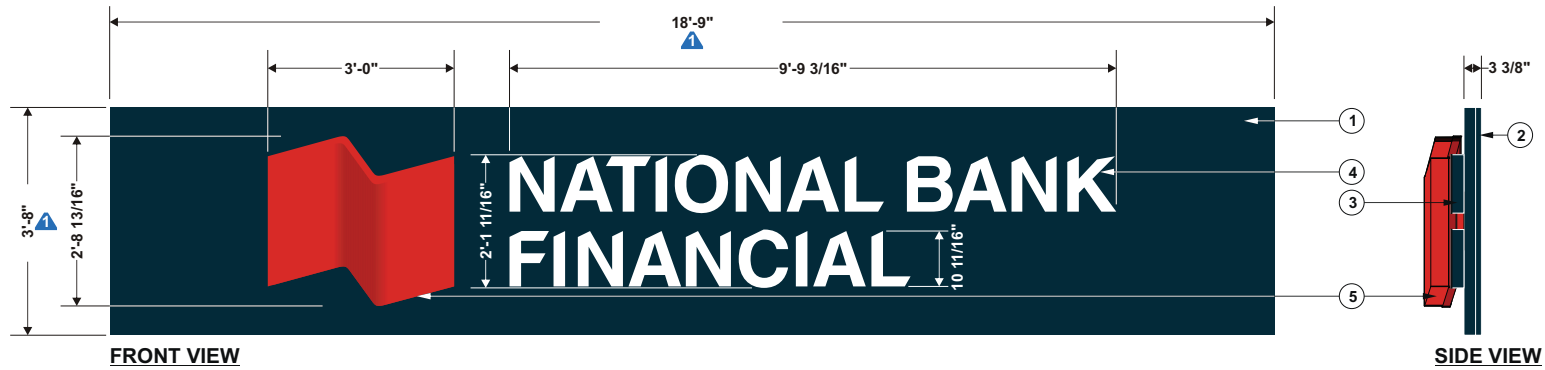
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GFDP-20357B

ILLUMINATED 36" LOGO AND LETTERS

Installation: Interior: Exterior:

#	Descriptions:
1	EXTRUSION RETAINER WITH ROUTED ALUMINUM FACE WELDED ON TOP
2	ALUMINUM ANGLE
3	ALUMINUM BACK AND SIDES
4	3/4" WHITE ACRYLIC LETTERS
5	MOLDED RED ACRYSTEEL LOGO WITH MOLDED ABS BACKER
*	ILLUMINATED WITH LEDS



Notes:
 - AS PER NEW GUIDELINES RECEIVED 02.20.2013
 - SURVEY REQUIRED PRIOR TO PRODUCTION

This is the proposed signage on the North and South elevations.

#	Revision(s)	By:	Date:
1	MODIFIED DIMENSIONS	TB	04.25.2013

Date: _____
 Customer Approval: _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps according to Local, Provincial, State, or Federal Laws.

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Client:	BANQUE NATIONALE #F335-1
Site:	SURREY, BC
Consultant:	G. FRENETTE
Draftsman:	CHRISTINE COUTURIER
Date:	04.08.2013
Page:	4/7
Scale:	1/2" = 1'-0"

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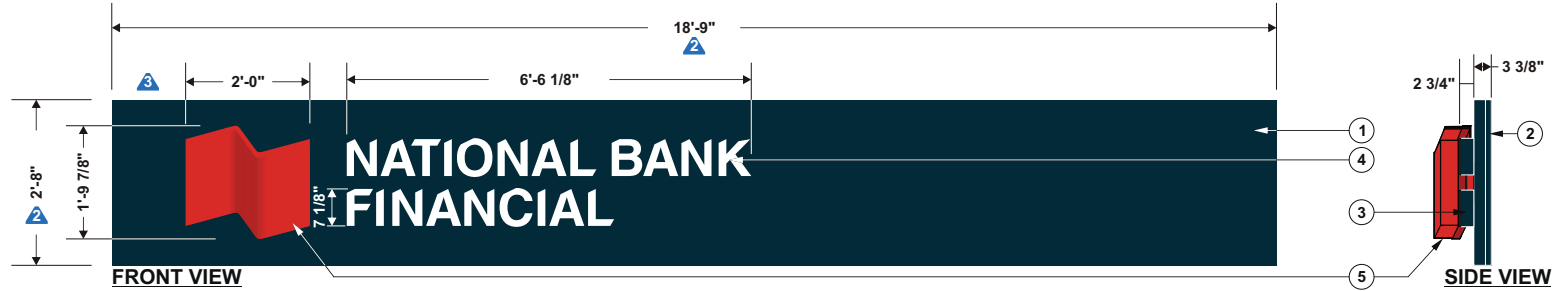
GFDP-20357B

ILLUMINATED 24" LOGO AND LETTERS



Installation: Interior: Exterior:

#	Descriptions:
1	EXTRUSION RETAINER WITH ROUTED ALUMINUM FACE WELDED ON TOP
2	ALUMINUM ANGLE
3	ALUMINUM BACK AND SIDES
4	3/4" WHITE ACRYLIC LETTERS
5	MOLDED RED ACRYLSTEEL LOGO WITH MOLDED ABS BACKER
*	ILLUMINATED WITH LEDS



Notes:
 - AS PER NEW GUIDELINES RECEIVED 02.20.2013
 - SURVEY REQUIRED PRIOR TO PRODUCTION

This is the proposed signage on the East elevation.

#	Revision(s)	By:	Date:
1	CHANGED AWNING FOR SIGN BOX	TB	04.15.2013
2	MODIFIED DIMENSIONS	TB	04.25.2013
3	MODIFIED DISTANCE FROM EDGE	TB	04.29.2013

Date:
 Customer Approval:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Client:	BANQUE NATIONALE #F335-1
Site:	SURREY, BC
Consultant:	G. FRENETTE
Draftsman:	CHRISTINE COUTURIER
Date:	04.08.2013
Page:	5/7
Scale:	1/2" = 1'-0"

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GFDP-20357B

S/F NON-ILLUMINATED SIGN BOX

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	EXTRUSION RETAINER WITH ALUMINUM FACE WELDED ON TOP	
2	ALUMINUM ANGLE	



Notes:
 - AS PER NEW GUIDELINES RECEIVED 02.20.2013
 - SURVEY REQUIRED PRIOR TO PRODUCTION

This is the proposed signage on the East elevation.

#	Revision(s)	By:	Date:
1	MODIFIED DIMENSIONS	TB	04.25.2013

Date: / /
 Customer Approval:

	This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.		Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps according to Local, Provincial, State, or Federal Laws.
IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN, ENSEIGNES PATTISON SIGN GROUP SHALL BE HELD RESPONSIBLE FOR THE INSTALLATION IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO BE BUILT OR PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL ENSURE THAT THE SIGNAGE AND BUILT ARE INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, DAMAGES, ACTIONS, PENALTIES, FEES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER AND/OR AGENT TO COMPLY.			

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Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-9798

Client:	BANQUE NATIONALE #F335-1
Site:	SURREY, BC
Consultant:	G. FRENETTE
Draftsman:	TINA BOLDUC
Date:	04.16.2013
Page:	6/7
Scale:	1/2" = 1'-0"

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0090-00

Issued To: GRANDVIEW POINTE DEVELOPMENTS LTD
("the Owner")

Address of Owner: 10233 - 153 Street, Unit 304
Surrey, BC V3R 0Z7

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: 008-823-774
Parcel W Section 14 Township 1 New Westminster District Plan 25810 Except Plans
LMP53223 and BCP49286

2121 - 160 Street

(the "Land")
3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) Part 5 "Signs in Commercial/Industrial Zones" Section 27 Sub-section 2(a) to allow a total of 4 fascia signs for a single tenant on the ground floor.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

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

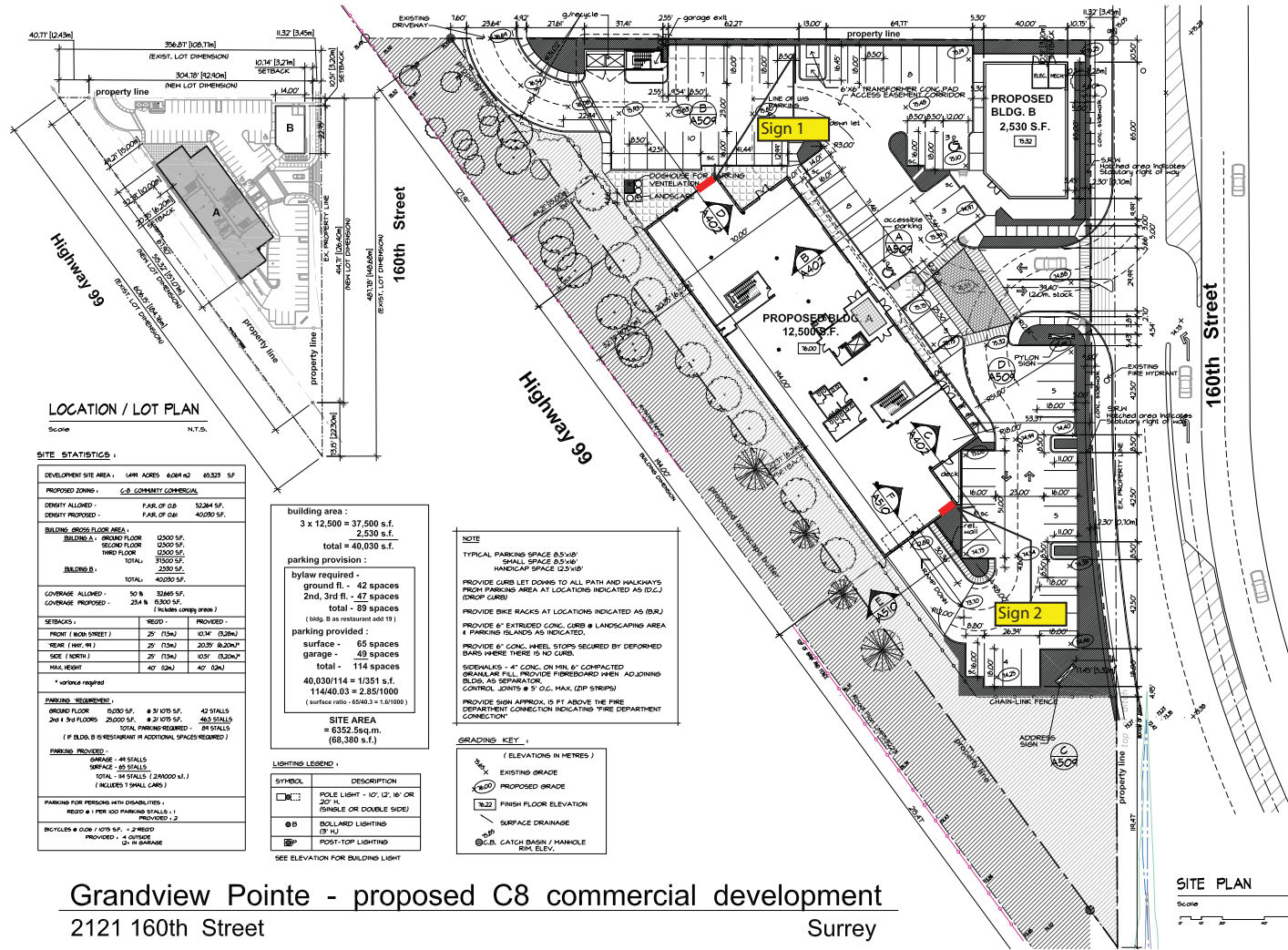
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



LOCATION / LOT PLAN
Scale: N.T.S.

SITE STATISTICS:

DEVELOPMENT SITE AREA:	1.441 ACRES	6,094 sq. ft.	69,333 S.F.
PROPOSED ZONING:	C-8 COMMUNITY COMMERCIAL		
DENSITY ALLOWED:	F.A.R. OF C-8	52,284 S.F.	
DENSITY PROPOSED:	F.A.R. OF C-8	40,030 S.F.	
BUILDING - GROUND FLOOR AREA:			
	GROUND FLOOR	12,500 S.F.	
	SECOND FLOOR	12,500 S.F.	
	THIRD FLOOR	3,500 S.F.	
	TOTAL:	28,500 S.F.	
BUILDING B:			
	TOTAL:	2,530 S.F.	
COVERAGE:			
COVERAGE ALLOWED:	50 %	32,665 S.F.	
COVERAGE PROPOSED:	25.4 %	8,290 S.F.	(includes canopy areas)
SETBACKS:			
FRONT (160th STREET)	25' (15m)	0.34' (0.36m)	
REAR (HWY 99)	25' (7.62m)	20.00' (6.10m)	
SIDE (NORTH)	25' (7.62m)	0.51' (0.52m)	
MAX. HEIGHT	40' (12.2m)	40' (12.2m)	
*variance required			
PARKING REQUIREMENTS:			
GROUND FLOOR	8,000 S.F.	# 31,075 S.F.	42 STALLS
2nd & 3rd FLOORS	20,000 S.F.	# 21,075 S.F.	463 STALLS
TOTAL			495 STALLS
TOTAL PARKING REQUIRED: 49 STALLS (if BLDG. B is RESTAURANT H ADDITIONAL SPACES REQUIRED)			
PARKING PROVIDED:			
GRADE - 48 STALLS			
SURFACE - 85 STALLS			
TOTAL - 133 STALLS (2,400 SQ. M.)			
(INCLUDES 1 SMALL CAR)			
PARKING FOR PERSONS WITH DISABILITIES:			
REQD # 1 PER 100 PARKING STALLS - 1			
PROVIDED - 2			
BICYCLES # 0.08 x 1,075 S.F. - 2 REQD PROVIDED - 2 (OUTSIDE GARAGE)			

building area:
3 x 12,500 = 37,500 s.f.
2,530 s.f.
total = 40,030 s.f.

parking provision:
bylaw required -
ground fl. - 42 spaces
2nd, 3rd fl. - 47 spaces
total - 89 spaces
(3 bldg. B as restaurant add 19)

parking provided:
surface - 65 spaces
garage - 49 spaces
total - 114 spaces
40,030/114 = 1/351 s.f.
114/40,03 = 2.85/1000
(surface ratio = 66.8/1 = 1.67/1000)

SITE AREA
= 8332 Sq. m.
(68,380 s.f.)

LIGHTING LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	POLE LIGHT - 10', 12', 16' OR 20' H. (SINGLE OR DOUBLE SIDE)
[Symbol]	BOLLARD LIGHTING (2' H.)
[Symbol]	POST-TOP LIGHTING

SEE ELEVATION FOR BUILDING LIGHT

NOTE

TYPICAL PARKING SPACE 8'5" x 16'
SMALL SPACE 8'5" x 16'
HANDICAP SPACE 12'0" x 16'

PROVIDE CURB LET DOWN TO ALL PATH AND WALKWAYS
PUSH PARKING AREA AT LOCATIONS INDICATED AS (D.C.) (DRIVE UP CURB)

PROVIDE BIKE RACKS AT LOCATIONS INDICATED AS (B.R.)

PROVIDE 6" EXTRUDED CONG. CURBS @ LANDSCAPING AREA & PARKING ISLANDS AS INDICATED.

PROVIDE 6" CONG. JAWEL STOPS SECURED BY DEFORMED BARS WHERE THERE IS NO CURB.

SIDEWALKS - 4" CONG. ON MIN. 6" COMPACTED GRANULAR FILL PROVIDE PARALLEL ADJOINING BLDGS. AS SEPARATOR.
CONTROL JOINTS @ 9' O.C. MAX. (2" STRIPS)

PROVIDE SIGN APPROX. 15 FT ABOVE THE FIRE DEPARTMENT CONNECTION INDICATING FIRE DEPARTMENT CONNECTION

GRADING KEY:

(ELEVATIONS IN METERS)	
[Symbol]	EXISTING GRADE
[Symbol]	PROPOSED GRADE
[Symbol]	FINISH FLOOR ELEVATION
[Symbol]	SURFACE DRAINAGE
[Symbol]	SP
[Symbol]	C.B. CATCH BASIN / MANHOLE RIM ELEV.



NO.	DATE	DESCRIPTION
01	12-14-11	ISSUED FOR CONSTRUCTION
02	02-24-11	ISSUED FOR B.P.
03	02-24-11	ISSUED FOR C.O.M.
04	02-24-11	ISSUED FOR A.D.P.
05	02-24-11	ISSUED FOR C.O.M.
06	02-24-11	ISSUED FOR B.P.
07	02-24-11	ISSUED FOR A.D.P.
08	02-24-11	ISSUED FOR C.O.M.
09	02-24-11	ISSUED FOR B.P.
10	02-24-11	ISSUED FOR A.D.P.

Scale
1" = 20'

Client:	Atwood
Project No.:	2121-160th Street
Revision:	04
Date:	11-11-11
Sheet:	A102
Project Name:	GRANDVIEW POINTE - BUILDING A
Location:	2121-160th Street, Surrey, B.C.
Drawn by:	[Name]
Checked by:	[Name]
Project Manager:	[Name]
Architect:	Atwood Architecture Inc.
Address:	1000 West Broadway, Vancouver, B.C.
Phone:	604-681-1111
Fax:	604-681-1112
Website:	www.atwoodarch.com

Grandview Pointe - proposed C8 commercial development
2121 160th Street
Surrey

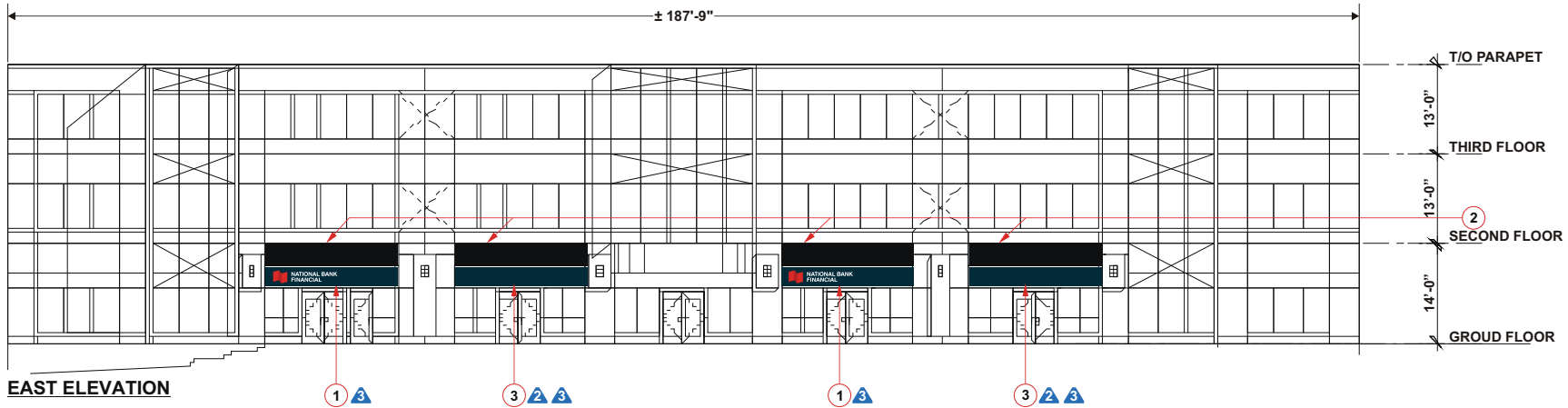
GFDP-20357B

ELEVATION DRAWING

Installation: Interior: Exterior:

#	Descriptions:
1	S/F ILLUMINATED 24" LOGO AND LETTERS ON BACKER PANEL. SEE DRAWING ON PAGE 5
2	AWNING BY OTHERS
3	S/F NON-ILLUMINATED SIGN BOX. SEE DRAWING PAGE 6

Notes:
 - AS PER NEW GUIDELINES RECEIVED 02.20.2013
 - SURVEY REQUIRED PRIOR TO PRODUCTION



The signs shown on this page are for reference only. A Sign Permit has already been issued, and they are expected to be installed by June 14 2013.

#	Revision(s)	By:	Date:
1	CHANGED AWNING FOR SIGN BOX	TB	04.15.2013
2	REMOVED LETTERS & LOGO	TB	04.16.2013
3	MODIFIED DIMENSIONS	TB	04.25.2013

Date: _____
 Customer Approval: _____

This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-9798

Client:	BANQUE NATIONALE #F335-1
Site:	SURREY, BC
Consultant:	G. FRENETTE
Draftsman:	CHRISTINE COUTURIER
Date:	04.08.2013
Page:	1/7
Scale:	1/16" = 1'-0"

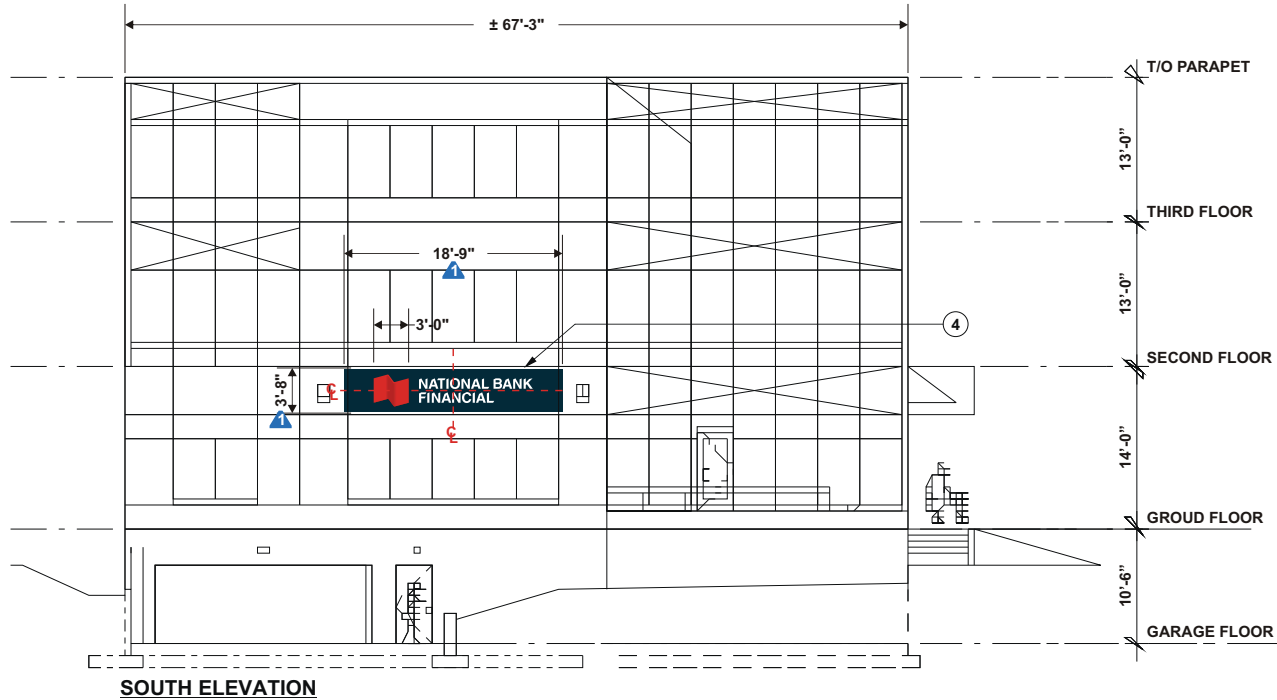
www.pattisonsign.com

GFDP-20357B

ELEVATION DRAWING

Installation: Interior: Exterior:

#	Descriptions:
4	S/F ILLUMINATED 36" LOGO AND LETTERS ON BACKER PANEL SEE DRAWING ON PAGE 4



SOUTH ELEVATION

Sign is 5.25 m by 1.18 m with total area of 6.2 sq m.

Notes:
- AS PER NEW GUIDELINES RECEIVED 02.20.2013

#	Revision(s)	By:	Date:
1	MODIFIED DIMENSIONS	TB	04.25.2013

Date: _____
Customer Approval:

This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps according to Local, Provincial, State, or Federal Laws.

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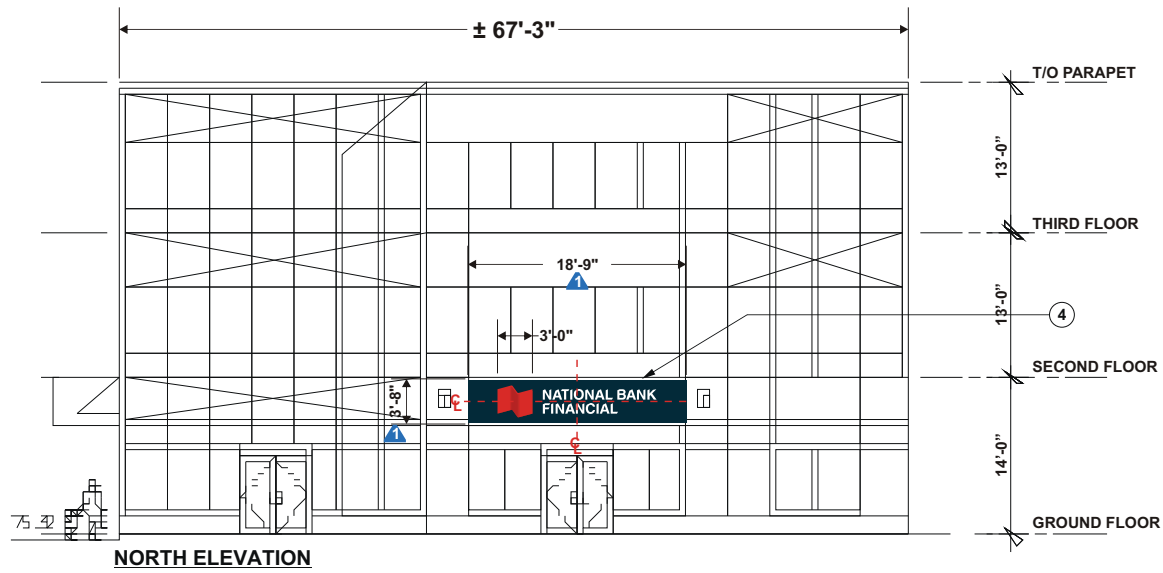
Client:	BANQUE NATIONALE #F335-1
Site:	SURREY, BC
Consultant:	G. FRENETTE
Draftsman:	CHRISTINE COUTURIER
Date:	04.08.2013
Page:	2/7
Scale:	3/32" = 1'-0"

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GFDP-20357B

ELEVATION DRAWING

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
4	S/F ILLUMINATED 36" LOGO AND LETTERS ON BACKER PANEL SEE DRAWING ON PAGE 4	



NORTH ELEVATION

Sign is 5.25 m by 1.18 m with total area of 6.2 sq m.

Notes:
- AS PER NEW GUIDELINES RECEIVED 02.20.2013

#	Revision(s)	By:	Date:
1	MODIFIED DIMENSIONS	TB	04.25.2013

Date: _____
Customer Approval:

This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Client:	BANQUE NATIONALE #F335-1
Site:	SURREY, BC
Consultant:	G. FRENETTE
Draftsman:	CHRISTINE COUTURIER
Date:	04.08.2013
Page:	3/7
Scale:	3/32" = 1'-0"

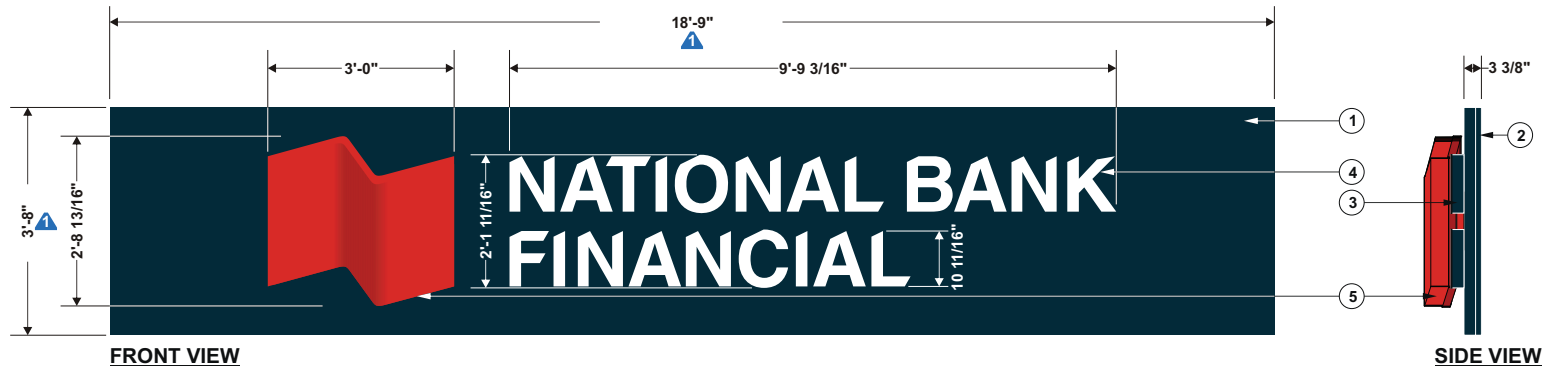
www.pattisonsign.com

GFDP-20357B

ILLUMINATED 36" LOGO AND LETTERS

Installation: Interior: Exterior:

#	Descriptions:
1	EXTRUSION RETAINER WITH ROUTED ALUMINUM FACE WELDED ON TOP
2	ALUMINUM ANGLE
3	ALUMINUM BACK AND SIDES
4	3/4" WHITE ACRYLIC LETTERS
5	MOLDED RED ACRYLSTEEL LOGO WITH MOLDED ABS BACKER
*	ILLUMINATED WITH LEDS



Notes:
 - AS PER NEW GUIDELINES RECEIVED 02.20.2013
 - SURVEY REQUIRED PRIOR TO PRODUCTION

This is the proposed signage on the North and South elevations.

#	Revision(s)	By:	Date:
1	MODIFIED DIMENSIONS	TB	04.25.2013

Date: _____
 Customer Approval: _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Client:	BANQUE NATIONALE #F335-1
Site:	SURREY, BC
Consultant:	G. FRENETTE
Draftsman:	CHRISTINE COUTURIER
Date:	04.08.2013
Page:	4/7
Scale:	1/2" = 1'-0"

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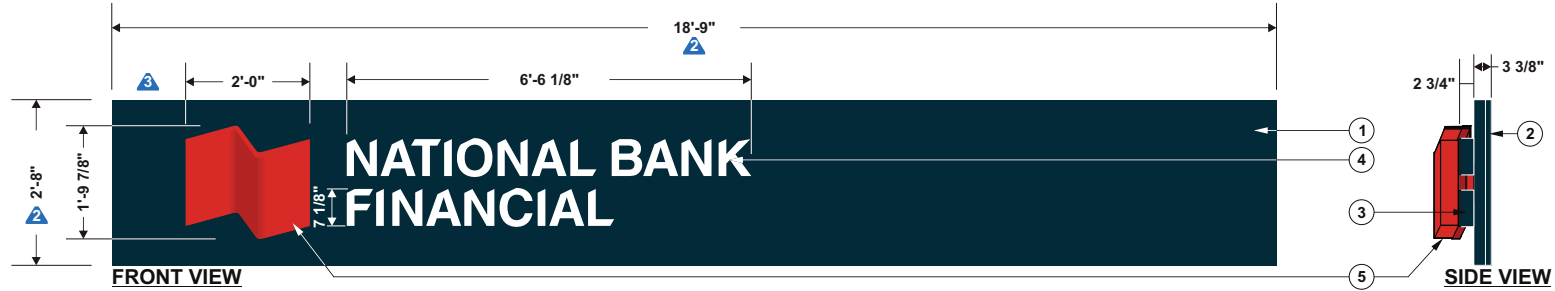
GFDP-20357B

ILLUMINATED 24" LOGO AND LETTERS



Installation: Interior: Exterior:

#	Descriptions:
1	EXTRUSION RETAINER WITH ROUTED ALUMINUM FACE WELDED ON TOP
2	ALUMINUM ANGLE
3	ALUMINUM BACK AND SIDES
4	3/4" WHITE ACRYLIC LETTERS
5	MOLDED RED ACRYLSTEEL LOGO WITH MOLDED ABS BACKER
*	ILLUMINATED WITH LEDS



Notes:
 - AS PER NEW GUIDELINES RECEIVED 02.20.2013
 - SURVEY REQUIRED PRIOR TO PRODUCTION

This is the proposed signage on the East elevation.

#	Revision(s)	By:	Date:
▲	CHANGED AWNING FOR SIGN BOX	TB	04.15.2013
▲	MODIFIED DIMENSIONS	TB	04.25.2013
▲	MODIFIED DISTANCE FROM EDGE	TB	04.29.2013

Date: / /
 Customer Approval:

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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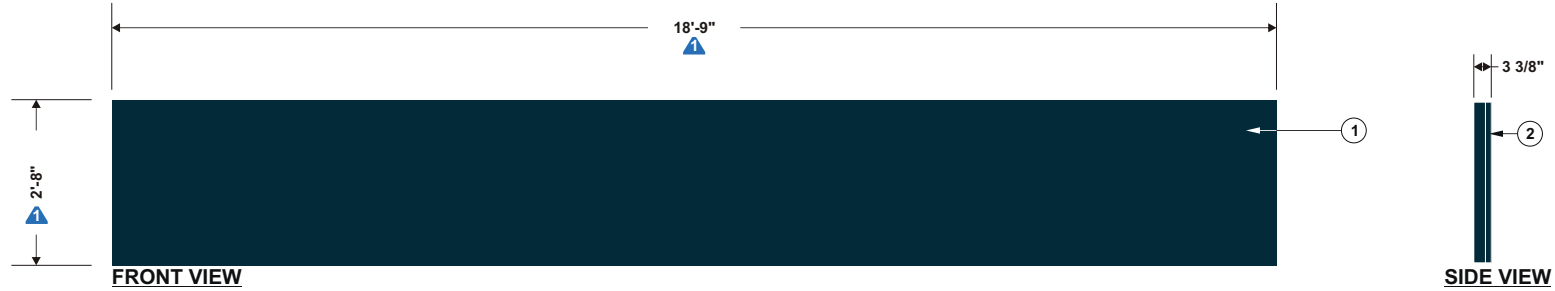
Client:	BANQUE NATIONALE #F335-1
Site:	SURREY, BC
Consultant:	G. FRENETTE
Draftsman:	CHRISTINE COUTURIER
Date:	04.08.2013
Page:	5/7
Scale:	1/2" = 1'-0"

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GFDP-20357B

S/F NON-ILLUMINATED SIGN BOX

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	EXTRUSION RETAINER WITH ALUMINUM FACE WELDED ON TOP	
2	ALUMINUM ANGLE	



Notes:
 - AS PER NEW GUIDELINES RECEIVED 02.20.2013
 - SURVEY REQUIRED PRIOR TO PRODUCTION

This is the proposed signage on the East elevation.

#	Revision(s)	By:	Date:
1	MODIFIED DIMENSIONS	TB	04.25.2013

Date: / /
 Customer Approval:

	This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.		Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps according to Local, Provincial, State, or Federal Laws.
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Client:	BANQUE NATIONALE #F335-1
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