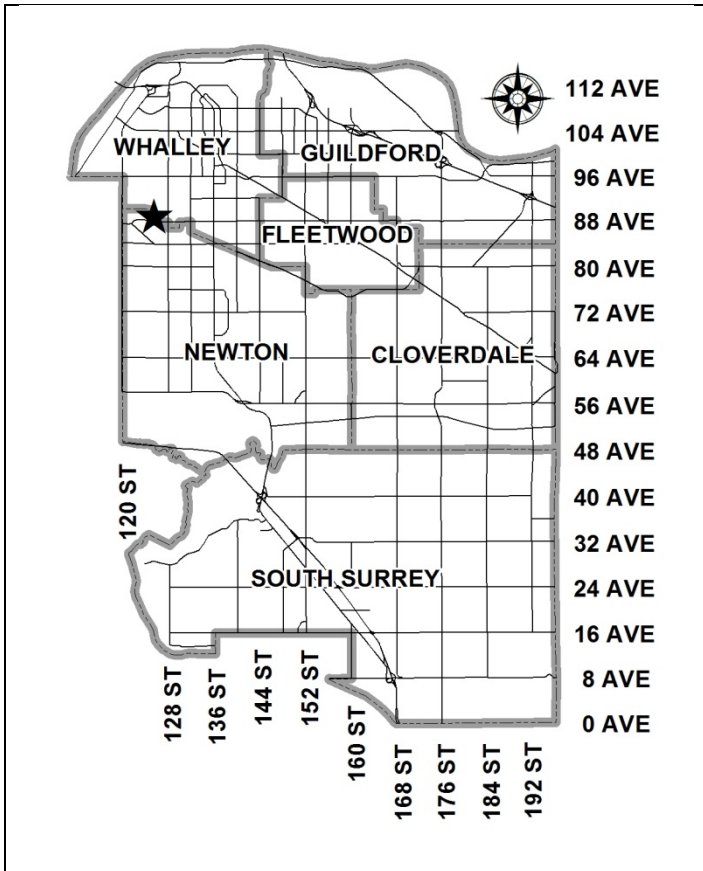


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0091-00

Planning Report Date: November 25, 2013



**PROPOSAL:**

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

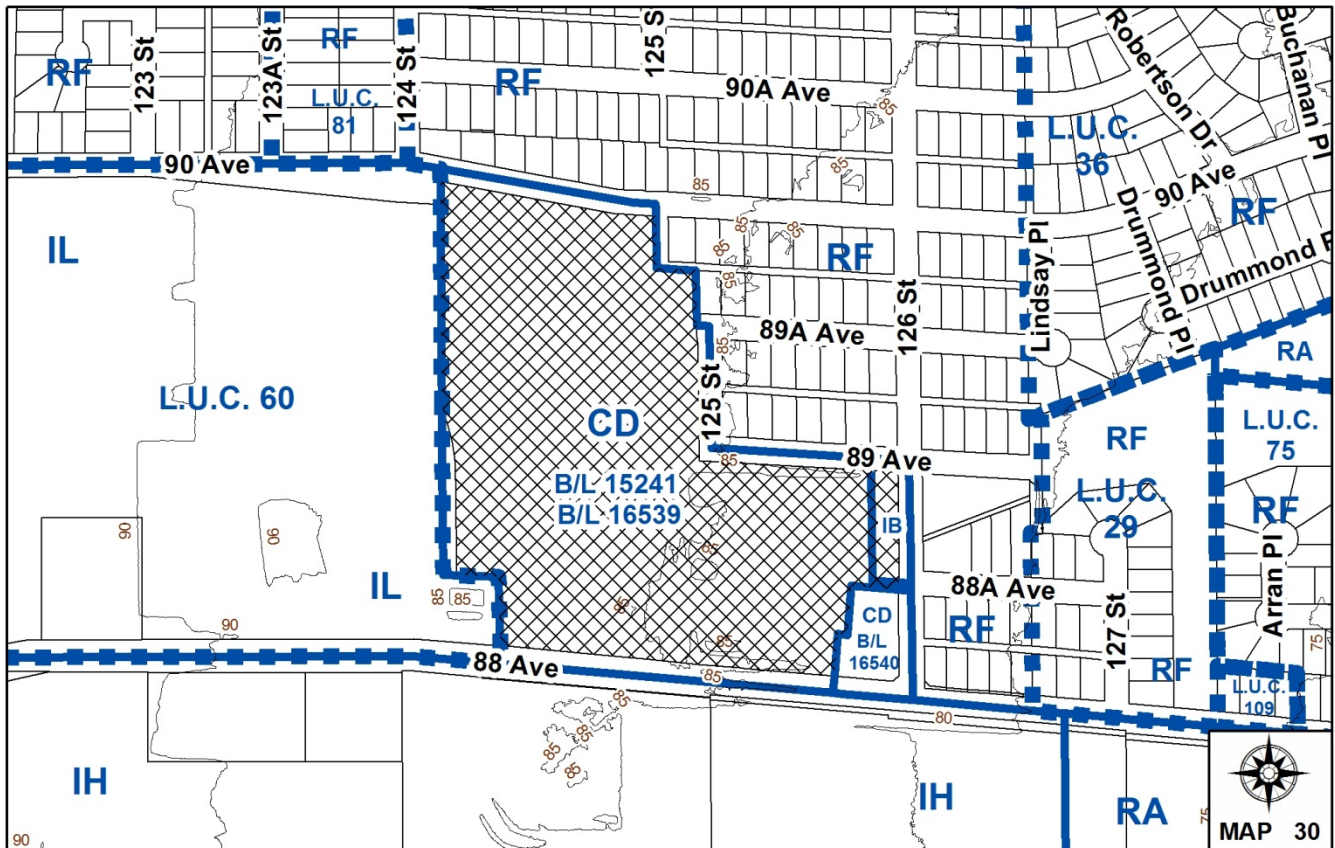
in order to permit the development of a two-storey multi-tenant commercial building as well as vary the minimum required south yard setback.

**LOCATION:** 12592 – 89 Avenue  
 12451 – 88 Avenue

**OWNER:** Surrey West Shopping Centres Ltd.

**ZONING:** CD (By-law No. 17865)

**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the minimum south yard setback in the CD Zone from 30 metres (100 ft.) to 29 metres (95 ft.) to accommodate the proposed multi-tenant building.

### RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposed setback variance is required in order to improve the overall design and ensure the southeast corner is properly aligned with the southern façade of the multi-tenant building. The degree of encroachment is minor and is limited to a small portion of the building at the southwest corner.
- The proposed multi-tenant building is considered attractive, well-designed and provides an appealing addition to 88 Avenue as well as establishes a high-standard for the form, design and character of future commercial buildings located within the surrounding neighbourhood.
- The overall design and physical appearance of the multi-tenant building is generally consistent with the General Development Permit approved for the site. In addition, the proposed multi-tenant building further complements the existing retail centre design and succeeds in completing the previously established development pattern approved by Council.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0091-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0091-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south yard setback of the CD Zone (By-law No. 17865) from 30 metres (100 ft.) to 29 metres (95 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) final approval from B.C. Hydro;
  - (b) final approval from Fortis B.C.;
  - (c) final approval from the Ministry of Environment;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (f) 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.
Parks, Recreation & Culture:	A statutory right-of-way for public right-of-passage is required over the Wildflower Greenway on 126 Street and a 2 metre (6.6 ft.) wide landscape buffer is required between the parking lot and multi-use pathway.
Ministry of Environment:	The applicant is required to provide a completed Site Profile and obtain approval from the Ministry of Environment (MOE) before the Development Permit is issued by Council.
Surrey Fire Department:	No concerns.
Fortis B.C.:	Conditional approval. Appropriate landscaping is required within the statutory right-of-way. In addition, the applicant must fulfill the conditions outlined in the comments provided by Fortis B.C.

B.C. Hydro: Conditional approval. Appropriate landscaping is required within the statutory right-of-way. In addition, the applicant must fulfill the conditions outlined in the comments provided by B.C. Hydro.

### SITE CHARACTERISTICS

Existing Land Use: Retail shopping centre and vacant parcel.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 89 Avenue and 90 Avenue):	Single family residential	Urban/Urban Residential	RF
East (Across 125 Street & 126 Street):	Single family residential, greenbelt, B.C. Hydro/Fortis B.C. statutory right-of-way and gas station	Urban and Commercial/Urban Residential, Open Space & Commercial	RF & CD (B/L 16540)
South (Across 88 Avenue):	B.C. Hydro lands	Industrial/High Impact Industrial & Open Space	IH
West:	B.C. Hydro lands	Industrial/Industrial	L.U.C. No. 60

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject property at 12451 – 88 Avenue is 0.6 hectares (1.48 acres) in area and located on the north side of 88 Avenue just west of 126 Street. The property is designated "Commercial" in the Official Community Plan (OCP) and presently zoned "Comprehensive Development Zone (CD)" (By-law No. 17865). The CD By-law allows a broad range of retail uses, general service, personal service, eating establishment, office uses and other land-uses consistent with a large format retail centre. The adjacent properties are currently occupied by several big box stores that include Walmart and Sleep Country as well as smaller retail tenants and restaurants (e.g. Payless Shoes, Dollar Giant, Reitmans, La Senza, EB Games and Burger King). In addition, the property is encumbered by a statutory right-of-way that restricts future development potential.
- The subject property was recently consolidated with the City-owned parcel located at 12592 - 89 Avenue. The existing Wildflower Greenway will be protected by a statutory right-of-way for public right of passage. As the previous City-owned lot is heavily encumbered by a B.C. Hydro and Fortis B.C. statutory right-of-way, the applicant proposes to provide additional surface parking as well as low-level planting over the statutory right-of-way.

### Previous Development Applications

- A General Development Permit (No. 7903-0153-00) was previously approved by Council in May, 2004 which included eight retail buildings and associated landscaping to be completed in three phases. The existing Walmart building was completed under Phase 1 and provides roughly 12,310 square metres (135,500 sq. ft.) of retail space and 640 surface parking stalls.
- Subsequent development in Phase 2 and Phase 3 included detailed Development Permits for a Burger King restaurant (7905-0009-00), two multi-tenant commercial buildings (7905-0056-00), a single-storey building occupied by Sleep Country (7907-0112-00) as well as a Tim Hortons restaurant (7912-0019-00). The current build-out provides roughly 17,781 square metres (191,393 sq. ft.) of floor area for retail, personal service, general service as well as eating establishments.
- The subject property was recently under application for an OCP amendment from "Industrial" to "Commercial", rezoning from IB and CD to CD (By-law No. 17865), a General Development Permit (DP) for two commercial buildings and consolidation of the City-owned parcel at 12592 - 89 Avenue (File No. 7912-0239-00). The rezoning by-law received Final Adoption on October 28, 2013. As a result, the applicant can proceed with completing the detailed DP regulating the two-storey commercial building proposed at 12451 - 88 Avenue under File No. 7913-0091-00.
- A separate development application (File No. 7913-0125-00) was recently submitted for a multi-tenant building on proposed Lot 2, west of the subject site, and includes a one-storey building with 1,393 square metres (14,988 sq. ft.) of retail space (Appendix III).

### DESIGN PROPOSAL AND REVIEW

#### Proposed Building

- The applicant proposes to construct a two-storey multi-tenant building that provides roughly 5,137 square metres (55,292 sq. ft.) of ground-floor commercial/office space with second-storey office uses for a total of 41 future tenants.
- The proposed building conforms in all respects to the provisions of the current CD zoning (By-law No. 17865), except for the minimum south yard setback, for which the applicant has requested a variance.
- The concrete tilt-up building is attractive, well-designed and provides an appealing addition to 88 Avenue by establishing a high-standard in terms of the form, design and character of future commercial buildings within the surrounding neighbourhood. The exterior facade will include steel canopies and glass awnings above individual storefronts for weather protection, ground-floor aluminum windows, brick accent materials and concrete reveals to provide visual interest.
- The building envelope is severely restricted by existing statutory right-of-ways (Fortis B.C. and B.C. Hydro) as well as several on-site detention ponds. Nonetheless, the proposed multi-tenant building will retain the quality and general design features of existing on-site buildings within the retail shopping centre.

- The proposal was forwarded to the Advisory Design Panel (ADP) for comment on September 26, 2013 and deemed generally acceptable. All comments and suggestions from ADP have been satisfactorily addressed by the applicant (Appendix IV).

#### Driveway Access, On-site Parking and Pedestrian Connectivity

- The proposed multi-tenant building will obtain access from the existing internal north-south drive aisle off 88 Avenue as well as east-west drive aisle off 126 Street, as per the General DP.
- The applicant is proposing to create 198 stalls on Lot 1 and 79 stalls on Lot 2 for a total of 277 additional parking spaces on the subject properties including 7 accessible parking stalls. The amount of parking meets the minimum requirements under the Zoning By-law based upon a combination of ground-floor retail and ground-floor/second-floor office uses (Appendix II).
- While the multi-tenant commercial building will utilize the existing vehicle circulation pattern on-site, additional walkways are proposed to encourage pedestrian connectivity which include a walkway extending from the southern façade of the proposed building toward the intersection of 89 Avenue and 126 Street. In addition, a separate north-south walkway is proposed between the proposed building and Sleep Country to provide better access from existing retail buildings and eating establishments along 88 Avenue.
- The Wildflower Greenway is currently protected by a statutory right-of-way along the east lot line of the City-owned parcel at 12592 – 89 Avenue. The statutory right-of-way will remain on title following consolidation of the City-owned lot in order to protect the greenway in future.

#### Proposed Free-standing Signage

- The Surrey Sign By-law permits a free-standing sign with a maximum height of 4.5 metres (15 ft.). The proposed free-standing sign will comply with the maximum height requirement and will not exceed a total height of 4.5 metres (15 ft.).
- The free-standing sign is 2.7 metres (9 ft.) wide and double-sided resulting in a total sign area of 24.3 square metres (262 sq. ft.). The Sign By-law permits a total sign area of 28 square metres (300 sq. ft.).
- The free-standing sign will consist of a cast-in-place concrete base and pre-painted metal panel frame that contains push-through acrylic letters and logos in coloured vinyl. The sign area has 20 individual sign channels (10 per side) with background illumination for increased visibility.
- The applicant proposes a minimum setback of 2 metres (6.5 ft.) from the southern and western boundary of the subject property, in keeping with the setback requirements in the Sign By-law.
- The applicant is proposing to introduce additional landscaping around the base of the sign to improve the overall appearance, including low-lying shrubs as well as additional groundcover.

#### Proposed Fascia Signage

- The proposed fascia signage will be limited to one fascia sign per premise frontage and conform to the maximum allowable combined sign area per linear foot of premise frontage as well as not extend more than 0.5 metre (1.6 ft.) from the building façade, in keeping with the Sign By-law.

- The fascia signs will consist of individual channel letters with background LED illumination on a mounted raceway painted to match the exterior building façade. As per the Sign By-law, the fascia signs are limited to ground-floor tenants except for one fascia sign per lot frontage on the upper-storey is permitted which identifies the name and/or address of the building. No more than one fascia sign shall be permitted on any one façade of the building above the first-storey. In addition, one fascia sign per lot frontage is permitted on the upper-storey to identify the tenant which occupies the largest percentage of the total floor area above the ground-floor and further provided no more than one sign is allowed on any one façade above the first storey.

#### Proposed Canopy Signage

- The proposed canopy signage is limited to one sign per premise and conforms to the maximum allowable combined sign area per linear foot of premise frontage. The canopy will comply with the maximum projected distance and minimum clearance specified in the Surrey Sign By-law.
- The canopy signage will consist of LED face-lit individual pre-finished channel letters and logos mounted on a raceway that matches the surface colour of the proposed canopies. The channel letters will not exceed a height of 0.3 metre (1 ft.) and length of 1.5 metres (5 ft.) per premise. In addition, the individual channel letters will not exceed a vertical clearance of 5 cm (2 in.) from the underside of the awning or canopy to which the signage is affixed, as per the Sign By-law.

### TREE PRESERVATION

#### On-site Trees

- The Arborist Report indicates there are 7 by-law sized trees on the subject property consisting largely of Giant Redwoods and Shore Pine. The applicant proposes to retain 6 trees and remove 1 tree that is located within the future building envelope. In response, the applicant proposes a total of 143 replacement trees on-site. The Arborist Report was reviewed by the City's Landscape Architect and deemed acceptable.
- The applicant is committed to maximizing the preservation of by-law sized trees located within the existing landscape buffer along 89 Avenue thereby providing additional mature screening of the proposed commercial building from residential dwellings located north of the property.

Tree Species	Number of Existing Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Giant Redwood	6	0	6
Shore Pine	1	1	0
<b>Total</b>	<b>7</b>	<b>1</b>	<b>6</b>

- Under the recently approved Tree Protection By-law, tree replacement is required at specific ratios. Protected trees are to be replaced at a ratio of 2:1 while alder and cottonwood trees are replaced at a ratio of 1:1. As 1 by-law sized protected tree is proposed to be removed, a total of 2 replacement trees would be required. The applicant proposes 143 replacement trees. Under the requirements of the Tree Protection By-law, there is no deficit in tree replacement on-site.

### Proposed Landscaping

- The proposed landscaping includes numerous on-site trees interspersed throughout the surface parking area as well as lining the future sidewalk that extends toward 89 Avenue and 126 Street.
- A variety of trees, shrubs and additional groundcover is proposed on the subject property with several decorative elements that include benches, concrete planters and pedestrian lighting.
- In order to improve pedestrian circulation throughout the retail shopping centre, a north-south walkway is proposed off 88 Avenue with additional landscaping which connects to the sidewalk along the southern building elevation. A small public plaza is proposed at the intersection of 89 Avenue and 126 Street. The parking layout is further enhanced by installing several pedestrian walkways that connect the proposed building to public sidewalks on 88 Avenue, 89 Avenue and 126 Street. The provision of well-connected sidewalks will allow for better pedestrian linkages.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site in September, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject property is located within an urban infill area.</li> <li>• The proposed development complies with the land-use designation identified in the Official Community Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density complies with the Floor Area Ratio (FAR) specified in the CD By-law (By-law No. 17865).</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The applicant will maintain the existing landscape buffer on 89 Avenue, install low-lying planting and trees along pedestrian corridors and provide landscaped parking areas.</li> <li>• The development includes on-site infiltration trenches or sub-surface chambers, bio-swale or rain garden features, dry swales as well as permeable pavement and/or surfaces.</li> <li>• The applicant proposes several on-site recycling containers.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The applicant proposes secure all-weather bicycle parking areas that include bike racks/lockers and shower facilities.</li> <li>• The applicant will incorporate pedestrian-scale lighting and improve pedestrian connectivity by providing a walkway to 88 Avenue and the intersection of 89 Avenue and 126 Street.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The proposal will address CPTED concerns by encouraging natural surveillance and installing pedestrian-scale lighting as well as low-lying vegetation adjacent to pedestrian areas.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• No green certification is proposed for the subject property.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• No education or awareness programs are proposed on-site.</li> </ul>



### ADVISORY DESIGN PANEL

The proposed layout and building elevation drawings were referred to the Advisory Design Panel (ADP) on September 26, 2013. The applicant has satisfactorily addressed all comments/suggestions (Appendix IV).

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum south yard setback from 30 metres (100 ft.) to 29 metres (95 ft.).

Applicant's Reasons:

- The proposed setback variance is required in order to improve the overall design and ensure the southeast corner is properly aligned with the southern façade of the multi-tenant building.

Staff Comments:

- The subject property is severely constrained by several existing statutory right-of-ways (Fortis B.C. and B.C. Hydro). As a result, the proposed variance will improve the design while maintaining an appropriate setback on the south lot line from the right-of-ways.
- The degree of encroachment is minor and is limited to a small portion of the building at the southwest corner.
- The proposed setback variance is supported by City staff.

### 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 Layout, Building Elevation Drawings and Landscape Plans
Appendix III.	Proposed Layout for File No. 7913-0125-00
Appendix IV.	ADP Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7913-0091-00

INFORMATION AVAILABLE ON FILE

- Complete set of architectural drawings and landscape plans prepared by Boldwing Continuum Architects Inc. and M2 Landscape Architecture, respectively, dated October 23, 2013 and October 15, 2013.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/da

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## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17865)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	N/A	N/A
Road Widening area		
Undevelopable area		
Net Total	6,001.47 sq. m.	N/A
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	42.8%
<b>SETBACKS</b> ( in metres)		
North	10 m.	10.8 m.
South	30 m.	29 m.
East	39 m.	39.6 m.
West	3 m.	3.4 m.
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m.	9.4 m.
Accessory	N/A	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>	N/A	N/A
<b>FLOOR AREA: Residential</b>	N/A	N/A
<b>FLOOR AREA: Commercial</b>		
Retail	N/A	2,568 sq. m.
Office	N/A	2,568 sq. m.
Total	N/A	5,136 sq. m.
<b>FLOOR AREA: Industrial</b>	N/A	N/A
<b>FLOOR AREA: Institutional</b>	N/A	N/A
<b>TOTAL BUILDING FLOOR AREA</b>	N/A	5,136 sq. m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	N/A	N/A
FAR (net)	0.86	0.86
<b>AMENITY SPACE (area in square metres)</b>	N/A	N/A
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial	N/A	N/A
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	154 stalls	198 stalls
Number of disabled stalls	2 stalls	4 stalls
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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 **CONTEXT SITE PLAN**

DATE: 01-18-2013  
 2013-01-18 ISSUED FOR CLIENT REVIEW  
 2013-01-29 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-03-15 ISSUED FOR CLIENT REVIEW  
 2013-04-18 ISSUED FOR VENTANA CONSTR REVIEW  
 2013-04-19 ISSUED FOR CLIENT REVIEW  
 2013-04-23 ISSUED FOR CLIENT & VENTANA REVIEW  
 2013-04-26 ISSUED FOR DETAILED DEVELOP. PERMIT  
 2013-08-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS



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

PROJECT: TRITON VENTURES CORPORATION  
 03/20/13 4:02 PM  
 12451 - 88TH AVENUE  
 SURREY, BC, V3W 3J7

PROJECT: 21207  
 03/20/13 4:02 PM  
 CONTEXT SITE PLAN

CITY GENERAL D.P. FILE NO: 7912-0239-00  
 CITY FILE NO: 7913-0091-00

DATE: A.B., S.B. Author  
 FILE: E:\13 - C:\Users\abrown\Documents\21207.dwg





DEVELOPABLE PROPERTY AREA (EXCLUDING B.C. HYDRO AND FORTIS B.C. STATUTORY R.O.W.): 64,599.29 SQ.FT. (6,001.47 SQ.M.)  
 DENSITY: (MAIN FLOOR (27,646 SQ.FT.) + SECOND FLOOR (27,646 SQ.FT.)) = 55,292 SQ.FT. / 64,599.29 SQ.FT. = 0.856 FAR  
 SITE COVERAGE: 27,646 SQ.FT. (2,568 SQ.M.) OR 42.8%  
 PARKLAND: 0 SQ.M.  
 AMENITY SPACE: 0 SQ.M.  
 CITY OF SURREY PARKING CALCULATIONS AS FOLLOWS:  
 GROSS FLOOR AREA 55,292 SQ.FT. / 1,075 SQ.FT. x 3.0 STALLS = 154 STALLS.  
 TOTAL PARKING REQUIRED: 154 STALLS.  
 TOTAL PARKING PROVIDED: 198 STALLS (INCL. 34 SMALL CARS).  
 GROSS FLOOR AREA = 55,292 SQ.FT.

**CLOUR LEGEND**

- PROPOSED LANDSCAPE - REFER TO MQLA LANDSCAPE DRAWINGS
- EXISTING DETENTION POND - REFER TO APLN & MARTIN CIVIL DRAWINGS
- PEDESTRIAN CONNECTIVITY (EXISTING AND PROPOSED SIDEWALKS, WALKWAYS, AND ROAD CROSSINGS)

KEYNOTES	
NUMBER	DESCRIPTION
A1	DOUBLE SIDED STAND ALONE SIGN
A2	SHADED AREA (IN YELLOW COLOR) INDICATES PEDESTRIAN CONNECTIVITY (EXISTING AND PROPOSED SIDEWALKS, WALKWAYS AND ROAD CROSSINGS)
A3	8" CAST-IN-PLACE CONCRETE RETAINING WALL
A4	SERVICE SIDEWALK
A5	RIGHT-OF-WAY W/DEFLOWER GREENWAY
C1	EXISTING PEDESTRIAN CROSSING - WHITE PAINT ON ASPHALT - REMOVE WHITE PAINT AND REPLACE WITH STREET PRINT (THERMO PLASTIC) INTO EXISTING ASPHALT - REFER TO CIVIL
C2	EXISTING CROSSING - STAMPED ASPHALT C/W RED PAINT AND YELLOW OR WHITE PAINT BORDERS ON ASPHALT - ALL GRAPHICS AND PAINT TO BE REMOVED, PATCH AND MAKE GOOD - REFER TO CIVIL
C3	EXISTING CROSSING - STAMPED ASPHALT C/W RED PAINT AND YELLOW OR WHITE PAINT BORDERS ON ASPHALT - ALL GRAPHICS AND PAINT TO BE REMOVED, PATCH AND MAKE GOOD BEFORE REPLACING WITH STREET PRINT (THERMO PLASTIC) INTO EXISTING ASPHALT - REFER TO CIVIL
C4	CROSSING - STREET PRINT (THERMO PLASTIC) INTO EXISTING ASPHALT - REFER TO CIVIL
C5	DELIVERY TRUCK (WB-12M) TURNING RADIUS - REFER TO CIVIL
C6	FIRE TRUCK TURNING RADIUS - REFER TO CIVIL
C7	FORTIS B.C. GAS TRUNK LINE (BELOW)
C8	RIGHT-OF-WAY FORTIS BC
C9	EXISTING DETENTION POND - REFER TO CIVIL AND LANDSCAPE
C10	PROPERTY LINE - REFER TO CIVIL
E1	HYDRO KIOSK/TRANSFORMER C/W VINYL WRAP (FOLIAGE GRAPHICS ONLY)
E4	POLE ADJACENT LUMINAIRE LUMINAIRE ALU/FORM. POLE: X-TRON (PROFILE SQUARE). COLOUR: BLACK (MR). BY PAPPY LIGHTING (DISTR. BY LIGHTWORKS) - REFER TO ELECTRICAL
E7	BC HYDRO LINES (ABOVE)
E8	BC HYDRO POLES (MIN. RADIUS CLEARANCE REQUIRED)
E9	RIGHT-OF-WAY BC HYDRO
L1	SHADED AREA (IN GREEN COLOUR) INDICATES SOFT LANDSCAPE INCLUDING LIGHT BOLLARDS - REFER TO LANDSCAPE AND ELECTRICAL
L2	PLANTING BED INCLUDING LIGHT BOLLARDS - REFER TO LANDSCAPE AND ELECTRICAL
L3	ENVIRONMENTAL BUFFER TO BE RETAINED - REFER TO ARBORIST REPORT AND LANDSCAPE
L4	BIKE RACK - REFER TO LANDSCAPE
L5	TEMPORARY PROTECTIVE BARRIER TO BE INSTALLED DURING CONSTRUCTION - REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN
L6	LANDSCAPE SCREENING FOR HYDRO KIOSK/TRANSFORMER - REFER TO LANDSCAPE
L8	CONCRETE WALKWAYS INCLUDING BIKE RACKS, BENCHES, AND UNIVERSAL WASTE & RECYCLING RECEPTACLES - REFER TO LANDSCAPE
L9	CONCRETE DISABLED ACCESS RAMP TO CONCRETE WALKWAY (MAXIMUM SLOPE 1:10) - REFER TO LANDSCAPE

**SITE PLAN**  
 1" = 40'-0"  
 NORTH

2013-01-18 ISSUED FOR CLIENT REVIEW  
 2013-01-29 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-02-05 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-03-15 ISSUED FOR CLIENT REVIEW  
 2013-04-16 ISSUED FOR VENTANA CONSTR REVIEW  
 2013-04-28 ISSUED FOR CLIENT & VENTANA CONSTR REVIEW  
 2013-04-28 ISSUED FOR DETAILED DEVELOP. PERMIT  
 2013-09-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS



3000 - 7337 137 Street, Surrey, BC V3W 1A4  
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 E: office@boldwing-continuum.com

OWNER: TRITON VENTURES CORPORATION  
 SURREY WEST LOT 1 (BLOCK 3)  
 12451 - 88TH AVENUE  
 SURREY, BC, V3W 3J7

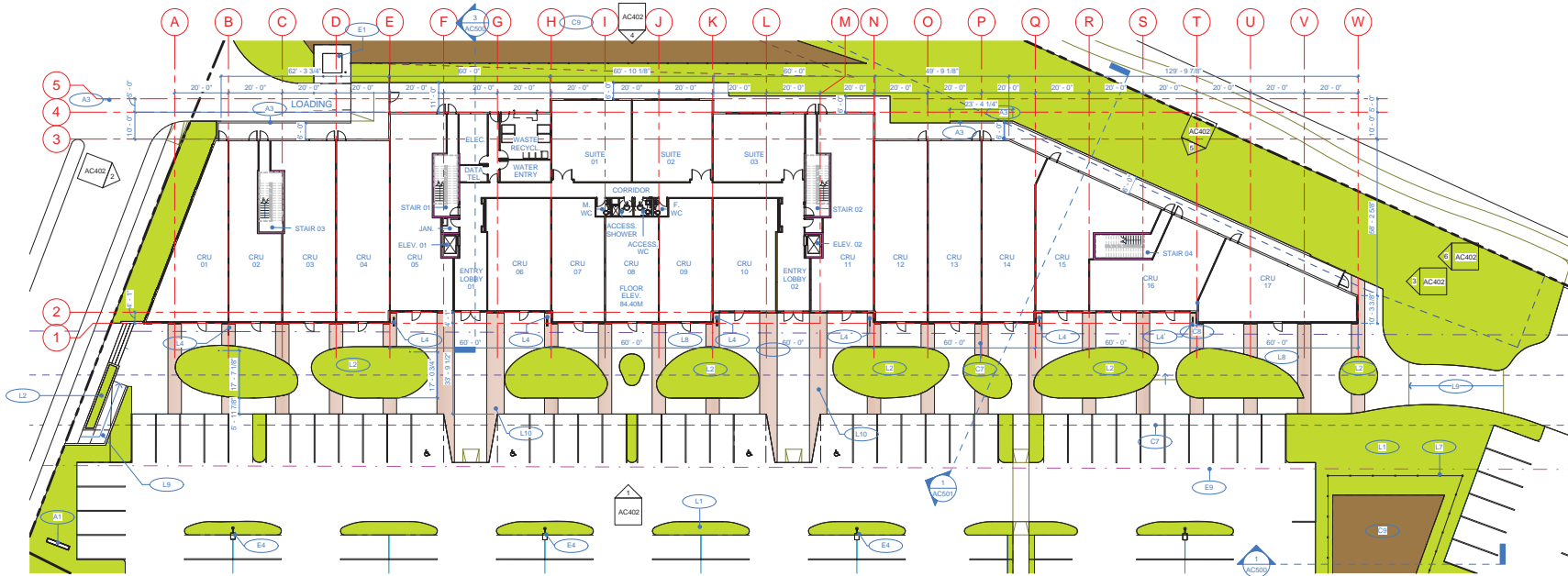
21207 PROJECT NO.  
 10/22/2013 4:02:07 PM  
 CONCEPT SITE PLAN  
 CITY GENERAL D.P. FILE NO: 7912-0239-00  
 CITY FILE NO: 7913-0091-00  
 As indicated A.B., S.B. Author  
 AC204



SW AERIAL VIEW



NW AERIAL VIEW



1 LOT 1 - MAIN LEVEL PLAN  
AC402 1" = 20'-0"

KEYNOTES	
NUMBER	DESCRIPTION
Keynotes For 21207	
A1	DOUBLE SIDED STAND ALONE SIGN
A3	8" CAST-IN-PLACE CONCRETE RETAINING WALL
CF	FORTIS BC GAS TRUNK LINE (BELOW)
CS	RIGHT-OF-WAY FORTIS BC
C9	EXISTING DETENTION POND - REFER TO CIVIL AND LANDSCAPE
E1	HYDRO 1000V TRANSFORMER C/W W/WR W/RAFFIAGE GRAPHICS (ONLY)
E4	POLE MOUNTED LUMINAIRE LUMINAIRE ALUMI/CORU POLE 3" IRON (PROFILE SQUARE), COLOUR: BLACK (MMK), BY PAPP LIGHTING (DISTR BY LIGHTWORKS) - REFER TO ELECTRICAL
E9	RIGHT-OF-WAY BC HYDRO
L1	SHADED AREA (IN GREEN COLOUR) INDICATES SOFT LANDSCAPE INCLUDING LIGHT BOLLARD(S) - REFER TO LANDSCAPE AND ELECTRICAL
L2	PLANTING BED INCLUDING LIGHT BOLLARD(S) - REFER TO LANDSCAPE AND ELECTRICAL
L4	BIKE RACK - REFER TO LANDSCAPE
L7	4" HIGH BLACK CHAIN LINK FENCE - REFER TO LANDSCAPE
L8	CONCRETE WALKWAYS INCLUDING BIKE RACKS, BENCHES, AND UNIVERSAL WASTE & RECYCLING RECEPTACLES - REFER TO LANDSCAPE
L9	CONCRETE DISABLED ACCESS RAMP TO CONCRETE WALKWAY (MAXIMUM SLOPE 1:10) - REFER TO LANDSCAPE
L10	SCORED CONCRETE BANDING ALIGNED TO BUILDING PANELS WITH MODULAR SOLID CLAY PAVERS, COLOUR RED FLASH (PARTO S&P 2x14 BY PACIFIC CLAY (BROCKWHITE), TYP. REFER TO LANDSCAPE DRAWINGS

2013-09-04 ISSUED FOR CLIENT REVIEW  
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2013-01-29 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
2013-03-18 ISSUED FOR CLIENT REVIEW  
2013-04-16 ISSUED FOR VENTANA CONSTR REVIEW  
2013-04-23 ISSUED FOR CLIENT & VENTANA REVIEW  
2013-04-28 ISSUED FOR DETAILED DEVELOP. PERMIT  
2013-09-11 ISSUED FOR ADP  
2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS



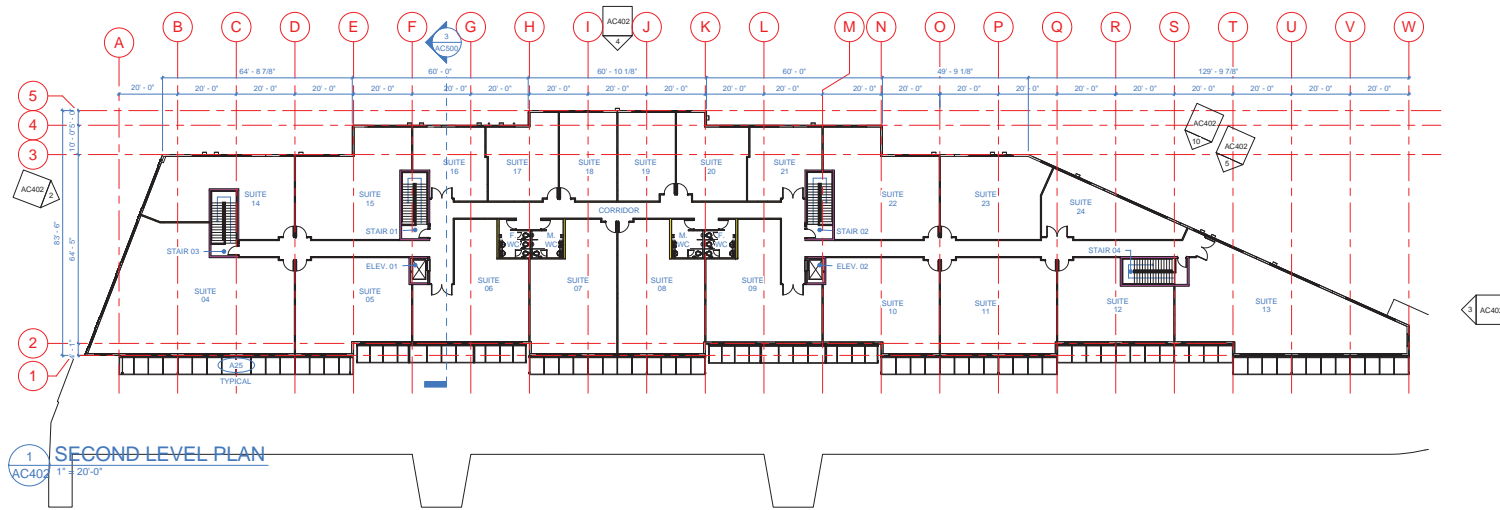
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TRITON VENTURES CORPORATION  
SURREY WEST LOT 1 (BLOCK 3)  
12451 - 88TH AVENUE  
SURREY, BC, V3W 3J7

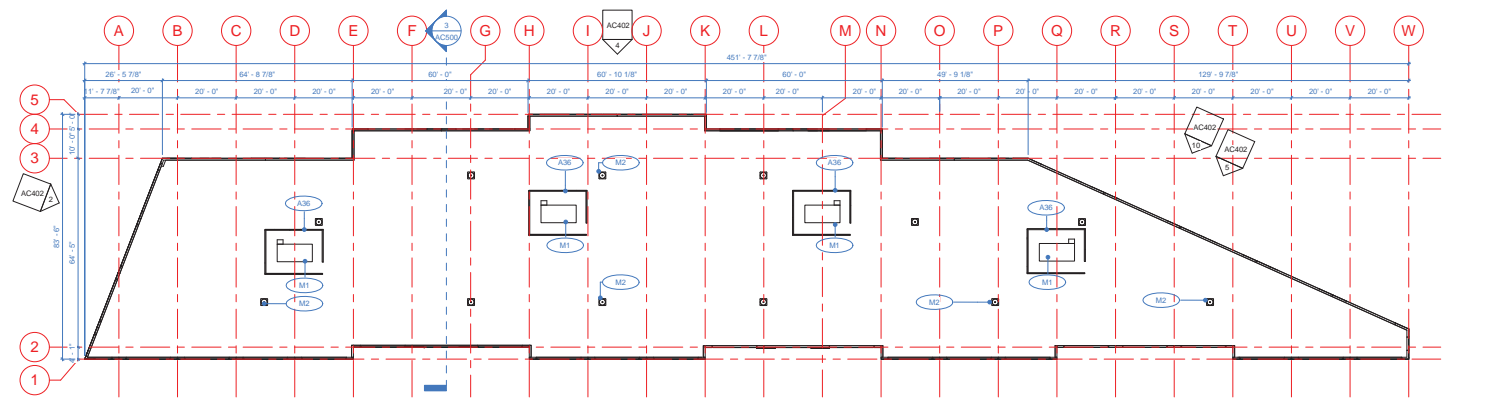
21207  
CITY GENERAL D.P. FILE NO: 7912-0239-00  
CITY FILE NO: 7913-0091-00  
1" = 20'-0" A.B., S.B. Author  
AC300



KEYNOTES	
NUMBER	DESCRIPTION
A25	STEEL CANOPY WITH PAINTED STEEL TIE-ROD BRACKETS AND CLEAR GLASS - STEEL COLOR PAINTED, CHARCOAL GRAY
A36	4'-0" HIGH ROOF-TOP MECHANICAL UNIT SCREENING WALL TO THREE SIDES - STRUCTURAL STEEL FRAME WALL COMPLETE WITH HORIZONTAL METAL CLADDING, COLOUR TO MATCH BM HC-23 YORKSHIRE TAN
A40	CRU SIGNAGE - PREFINISHED 3" ALUMINUM CHANNEL LETTERS AND LOGOS (MARKING FONTS, SIZES AND COLORS) - LED FACE-LIT - MOUNTED ON 3"x3" RACEWAY AS INDICATED ON DRAWINGS. RACEWAY COLOR TO MATCH MOUNTING SURFACE - REFER TO ELECTRICAL FOR CONNECTIVITY
M1	ROOF MAKE-UP AIR UNIT - REFER TO MECHANICAL
M2	ROOF HEAT PUMP UNIT - REFER TO MECHANICAL



1 SECOND LEVEL PLAN  
1" = 20'-0"



2 ROOF PLAN  
1" = 20'-0"



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 2013-01-29 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-03-15 ISSUED FOR CLIENT REVIEW  
 2013-04-16 ISSUED FOR VENTANA CONTR REVIEW  
 2013-04-19 ISSUED FOR CLIENT REVIEW  
 2013-06-20 ISSUED FOR CLIENT & VENTANA REVIEW  
 2013-06-26 ISSUED FOR DETAILED DEVELOP. PERMIT  
 2013-08-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS



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 SURREY, BC, V3W 3J7

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 PROJECT NO.

SECOND LEVEL & ROOF PLANS

CITY GENERAL D.P. FILE NO: 7912-0239-00  
 CITY FILE NO: 7913-0091-00

1" = 20'-0" A.B., S.B. Author  
 11/13/13 08:48:26 AC402/2013/00000001





VIEW FROM WEST ENTRY TO PLAZA

DATE: 01-18  
 2013-01-18 ISSUED FOR CLIENT REVIEW  
 2013-01-29 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-04-16 ISSUED FOR VENTANA CONSTR REVIEW  
 2013-04-18 ISSUED FOR CLIENT REVIEW  
 2013-04-23 ISSUED FOR CLIENT & VENTANA REVIEW  
 2013-04-26 ISSUED FOR DETAILED DEVELOP. PERMIT  
 2013-09-11 ISSUED FOR ADP  
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REVISION:



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PROJECT:  
**TRITON VENTURES CORPORATION**  
**SURREY WEST LOT 1 (BLOCK 3)**  
**12451 - 88TH AVENUE**  
**SURREY, BC, V3W 3J7**

02/22/2013 4:00:00 PM  
**21207**  
 PROJECT NO.

DELIVERY:  
**PERSPECTIVES**

CITY GENERAL D.P. FILE NO: 7912-0239-00  
 CITY FILE NO: 7913-0091-00

SCALE: A.B., S.B. Author  
 FILE: E:\130 - C:\work\2013\02\21207\perspectives.rvt





PEDESTRIAN EXPERIENCE NEAR WEST LOBBY ENTRANCE

DATE: 08/15/2013  
 2013-01-18 ISSUED FOR CLIENT REVIEW  
 2013-01-29 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-03-15 ISSUED FOR CLIENT REVIEW  
 2013-04-18 ISSUED FOR VENTANA CONSTR REVIEW  
 2013-04-19 ISSUED FOR CLIENT REVIEW  
 2013-04-23 ISSUED FOR CLIENT & VENTANA REVIEW  
 2013-04-26 ISSUED FOR DETAILED DEVELOP. PERMIT  
 2013-08-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS



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 SURREY, BC, V3W 3J7

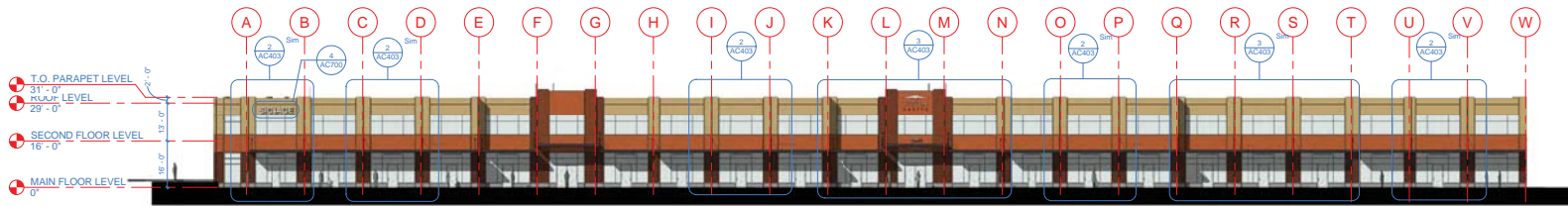
REVISION: PERSPECTIVE - PEDESTRIAN VIEW NEAR WEST LOBBY

CITY GENERAL D.P. FILE No: 7912-0239-00  
 CITY FILE NO: 7913-0091-00

21207 PROJECT NO.

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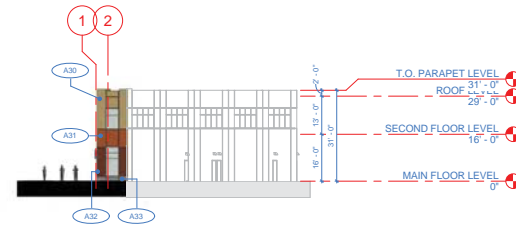




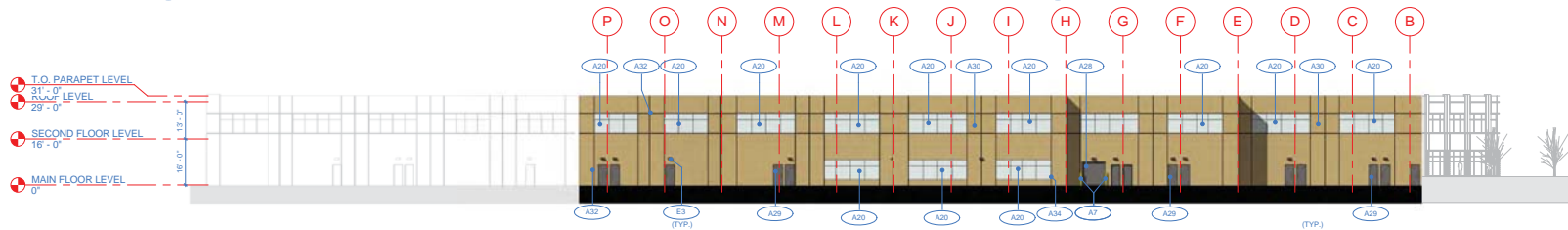
1 SOUTH ELEVATION  
AC300 1" = 20'-0"



2 WEST ELEVATION  
AC300 1" = 20'-0"



3 EAST ELEVATION  
AC300 1" = 20'-0"



4 NORTH ELEVATION  
AC300 1" = 20'-0"



5 NORTH-EAST ELEVATION  
AC300 1" = 20'-0"

KEYNOTES	
NUMBER	DESCRIPTION
A7	1" DIAMETER STEEL PIPE BOLLARD 4' 8" ABOVE GRADE, PAINTED COLOR-YELLOW, CW REFLECTIVE STICKERS CLEAR ANODIZED ALUMINUM
A20	ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS - COLOR: CLEAR ANODIZED ALUMINUM
A28	OVERHEAD DOOR - PAINTED COLOR: TO MATCH CONCRETE STAINED COLOUR; BM HC-23 YORKSHIRE TAN
A29	EXIT DOOR - PAINTED COLOR: TO MATCH CONCRETE STAINED COLOUR; BM HC-23 YORKSHIRE TAN
A30	CONCRETE TILT-UP WALL, STAINED COLOUR; BM HC-23 YORKSHIRE TAN
A31	CONCRETE TILT-UP WALL, STAINED COLOUR; BM HC-23 GEORGIAN BRICK
A32	2X4 REVEAL IN CONCRETE, STAINED TO MATCH ADJACENT CONCRETE COLOR
A33	CONCRETE CURB, STAINED, NATURAL COLOUR
A34	CONCRETE TILT-UP WALL WITH BRICK TEXTURE-PACIFIC CLAY MODULAR THIN BRICK W/ CLOSURE FLAT SIZE 1 1/2" X 3-5/8" X 7-5/8" & CORNERS 1 1/2" X 3-5/8" X 7-5/8" RETURN, RED FLASHED THIN BRICK FINISH
E3	NEW WALL-MOUNTED LIGHT FIXTURE: GEOSCAPES SERIES 2, COLOR: BLACK (BA), BY KEENE (DISTR. BY CAN/ITE) - REFER TO ELECTRICAL

DATE: 2013-01-18  
 2013-01-18 ISSUED FOR CLIENT REVIEW  
 2013-01-29 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-03-15 ISSUED FOR CLIENT REVIEW  
 2013-04-16 ISSUED FOR VENTANA CONTR REVIEW  
 2013-04-19 ISSUED FOR CLIENT REVIEW  
 2013-04-23 ISSUED FOR CLIENT & VENTANA PERMIT  
 2013-04-26 ISSUED FOR DETAILED DEVELOPER PERMIT  
 2013-08-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS



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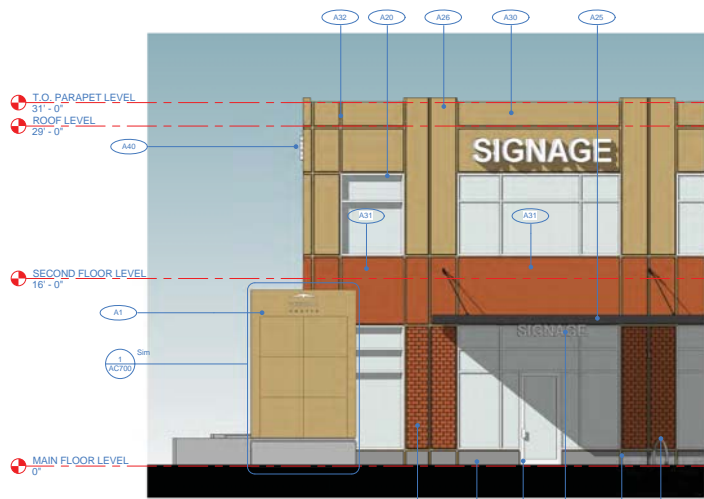
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 SURREY, BC, V3W 3J7

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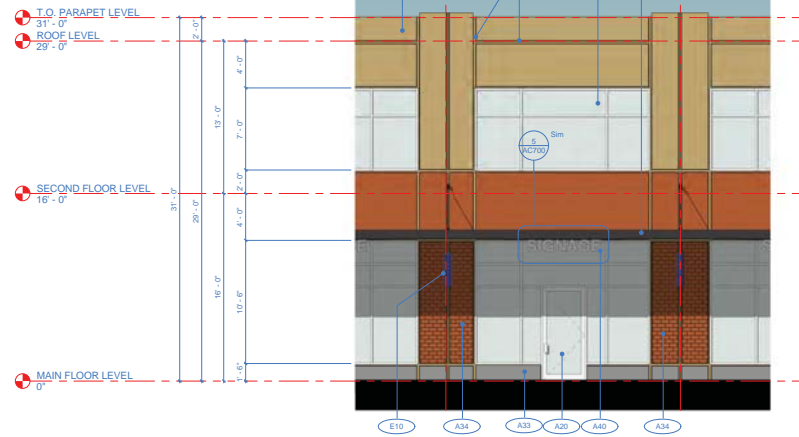
BUILDING ELEVATIONS

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 CITY FILE NO: 7913-0091-00  
 1" = 20'-0" A.B., S.B. Author  
 02/22/13 02/22/13





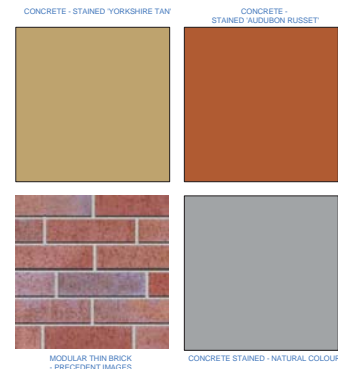
1 PARTIAL ELEVATION W/ SIGN  
1" = 5'-0"



2 CRU ENTRANCE  
AC402 1" = 5'-0"



3 MAIN ENTRANCE  
AC402 1" = 5'-0"



MATERIALS / COLOURS  
CONFIRM COLOURS WITH ACTUAL MANUFACTURER'S SAMPLES

KEYNOTES	
NUMBER	DESCRIPTION
A1	DOUBLE SIDED STAND ALONE SIGN
A20	ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS - COLOR: CLEAR ANODIZED ALUMINUM
A25	STEEL CANOPY WITH PAINTED STEEL TIE-ROD BRACKETS AND CLEAR GLASS - STEEL COLOR: PAINTED, CHARCOAL GRAY
A26	2X2 VERTICAL REVEAL IN CONCRETE, STAINED TO MATCH ADJACENT CONCRETE COLOR
A30	CONCRETE TILT UP WALL, STAINED COLOUR: BM HC-23 YORKSHIRE TAN
A31	CONCRETE REVEAL IN CONCRETE, STAINED TO MATCH ADJACENT BRICK
A32	2X4 REVEAL IN CONCRETE, STAINED TO MATCH ADJACENT CONCRETE COLOR
A33	CONCRETE CURB, STAINED, NATURAL COLOUR
A34	CONCRETE TILT UP WALL WITH BRICK TEXTURE: PACIFIC CLAY, MODULAR THIN BRICK W/ GLOSURE FLAT SIZE: 12"X 3-5/8"X 7-5/8" & CORNERS 1/2"X 3-5/8"X 7-5/8" RETURN, RED FLASHED THIN BRICK FINISH
A40	CRU SIGNAGE: PREFINISHED 3" ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS) - LED FACELIT - MOUNTED ON 3"X RACEWAY AS INDICATED ON DRAWINGS. RACEWAY COLOR TO MATCH MOUNTING SURFACE - REFER TO ELECTRICAL FOR CONNECTIVITY
E10	WALL MOUNTED LIGHT FIXTURE: VISA LIGHTING AVATAR #0W1304
L4	BRK RACK - REFER TO LANDSCAPE

DATE: 01-18-2013  
 2013-01-18 ISSUED FOR CLIENT REVIEW  
 2013-01-29 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
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 2013-04-16 ISSUED FOR VENTANA CONTR REVIEW  
 2013-04-19 ISSUED FOR CLIENT REVIEW  
 2013-06-23 ISSUED FOR CLIENT & VENTANA REVIEW  
 2013-06-28 ISSUED FOR DETAILED DEVELOP. PERMIT  
 2013-08-11 ISSUED FOR ADP  
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02/20/2013 4:00:32 PM  
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ENLARGED PARTIAL ELEVATIONS & SIGNAGE CALLOUTS  
 CITY GENERAL D.P. FILE NO: 7912-0239-00  
 CITY FILE NO: 7913-0091-00  
 As indicated A.B., S.B. Author  
 21207  
 PROJECT NO.



KEYNOTES	
NUMBER	DESCRIPTION
A6	WALLBOVES: TYPE BOPHEL MODEL 1000 - RECESSED FOUR EGANG WEATHERPROOF LOCKS & TWO ZSANGS PARCEL LOCKS PER STATION - SEE FLOOR PLAN & INTERIOR ELEVATIONS FOR PLACEMENT. FINISH STAINLESS STEEL W/ HIGHLY POLISHED SATIN FINISH
A7	4" DIAMETER STEEL PIPE BOLLARD X 46" ABOVE GRADE. PAINTED COLOR: YELLOW, CW REFLECTIVE STICKERS
A25	STEEL CANOPY WITH PAINTED STEEL TIE-ROD BRACKETS AND CLEAR GLASS - STEEL COLOR: PAINTED, CHARCOAL GRAY
A30	CONCRETE TILT-UP WALL, STAINED COLOUR: BM HC-23 YORKSHIRE TAN
A31	CONCRETE TILT-UP WALL, STAINED COLOUR: BM HC-50 GEORGIAN BRICK
A34	CONCRETE TILT-UP WALL WITH BRICK TEXTURE: PACIFIC CLAY, MODULAR THIN BRICK W/ CLOSURE FLAT SIZE 102" X 3-5/8" X 7-5/8" & CORNERS 127" X 3-5/8" X 7-5/8" RETURN, RED FLASHER THIN BRICK FINISH
A36	4" HIGH ROOF TOP MECHANICAL UNIT SCREENING WALL TO THREE SIDES - STRUCTURAL STEEL FRAME WALL COMPLETE WITH HORIZONTAL METAL CLADDING, COLOUR TO MATCH BM HC-23 YORKSHIRE TAN
A40	CRU SIGNAGE: PREFINISHED 3" ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS) - LED FACELIT MOUNTED ON 3" X 3" RACEWAY AS INDICATED ON DRAWINGS. RACEWAY COLOR TO MATCH MOUNTING SURFACE - REFER TO ELECTRICAL FOR CONNECTIVITY
C9	EXISTING DETENTION POND - REFER TO CIVIL AND LANDSCAPE HYDRO PROGRAM TRANSFORMER CW WAYS, W/ FOLIO GRAPHICS ONLY
E3	NEW WALL MOUNTED LIGHT FIXTURE: GEOSCAPES SERIES 2, COLOR: BLACK (BLK), BY KEENE (DISTR. BY CANLYTE) - REFER TO ELECTRICAL
L4	BIKE RACK - REFER TO LANDSCAPE
L7	4" HIGH BLACK CHAINLINK FENCE - REFER TO LANDSCAPE
M2	ROOF HEAT PUMP UNIT - REFER TO MECHANICAL

1 SECTION THRU DETENTION POND  
AC204 3/16" = 1'-0"



3 SECTION THRU ENTRY LOBBY 01  
AC204 3/16" = 1'-0"

DATE: 01-18  
2013-01-18 ISSUED FOR CLIENT REVIEW  
2013-01-29 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
2013-03-15 ISSUED FOR CLIENT REVIEW  
2013-04-16 ISSUED FOR VENTANA CONTR REVIEW  
2013-04-19 ISSUED FOR CLIENT REVIEW  
2013-04-26 ISSUED FOR CLIENT & VENTANA REVIEW  
2013-08-11 ISSUED FOR DETAILED DEVELOP. PERMIT  
2013-08-11 ISSUED FOR ADP  
2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS

DESIGN:



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SURREY WEST LOT 1 (BLOCK 3)

12451 - 88TH AVENUE  
SURREY, BC, V3W 3J7

BUILDING SECTIONS

CITY GENERAL D.P. FILE NO: 7912-0239-00  
CITY FILE NO: 7913-0091-00

21207  
PROJECT NO.

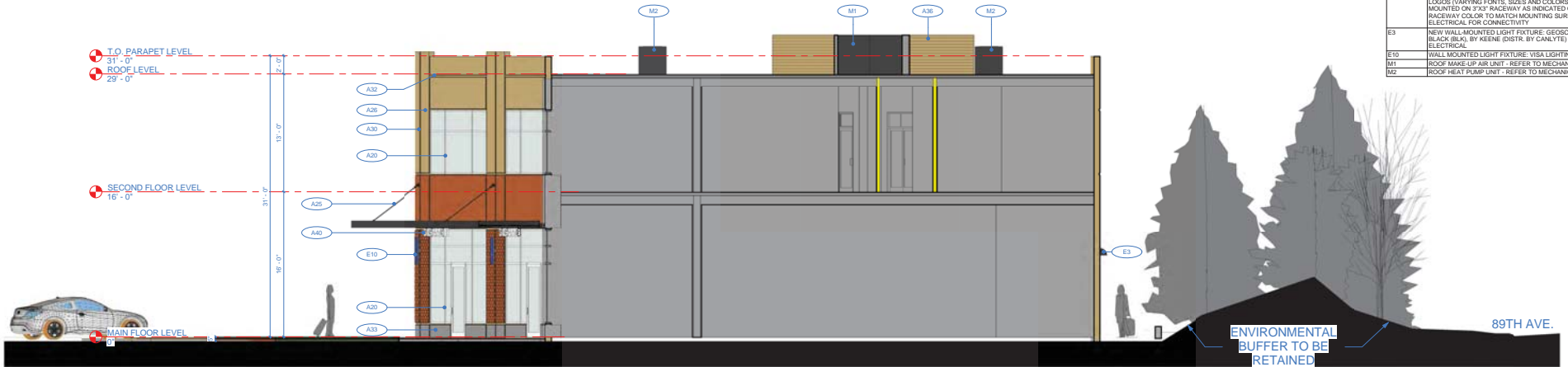
3/16" = 1'-0" A.B., S.B. Author

AC500  
ARCHITECT

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REPRODUCED FROM THIS DRAWING UNDER THE DESIGN NUMBER 1000000000

KEYNOTES	
NUMBER	DESCRIPTION
A20	ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS - COLOR: CLEAR ANODIZED ALUMINUM
A25	STEEL CANOPY WITH PAINTED STEEL TIE-ROD BRACKETS AND CLEAR GLASS - STEEL COLOR: PAINTED CHARCOAL GRAY
A26	2X2 VERTICAL REVEAL IN CONCRETE, STAINED TO MATCH ADJACENT CONCRETE COLOR
A30	CONCRETE TILE PJP WALL, STAINED COLOUR: BM HC-23 YORKSHIRE TAN
A32	2X4 REVEAL IN CONCRETE, STAINED TO MATCH ADJACENT CONCRETE COLOR
A33	CONCRETE CURB, STAINED, NATURAL COLOUR
A36	4" HIGH ROOF TOP MECHANICAL UNIT SCREENING WALL TO THREE SIDES - STRUCTURAL STEEL FRAME WALL COMPLETE WITH HORIZONTAL METAL CLADDING, COLOUR TO MATCH BM HC-23 YORKSHIRE TAN
A40	3/4" SQUARE PREFINISHED 3" ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS) - LED FACE LIT - MOUNTED ON 3" X 3" RACEWAY AS INDICATED ON DRAWINGS. RACEWAY COLOR TO MATCH MOUNTING SURFACE - REFER TO ELECTRICAL FOR CONNECTIVITY
E3	NEW WALL MOUNTED LIGHT FIXTURE: GEOSCAPES SERIES 2, COLOR: BLACK (BLK) BY KEENE (DISTR. BY CANLYTE) - REFER TO ELECTRICAL
E10	WALL MOUNTED LIGHT FIXTURE: VISA LIGHTING AVIATOR #0W1304
M1	ROOF MAKE-UP AIR UNIT - REFER TO MECHANICAL
M2	ROOF HEAT PUMP UNIT - REFER TO MECHANICAL



1 SECTION THROUGH BUILDING AND ENVIRONMENTAL BUFFER TO BE RETAINED  
AC204 3/16" = 1'-0"

THIS SECTION IS TAKEN WHERE THE ENVIRONMENTAL BUFFER TO BE RETAINED IS THE CLOSEST TO THE PROPOSED BUILDING.



VIEWS OF ENVIRONMENTAL BUFFER TO BE RETAINED ALONG 89TH AVENUE

DATE: 01-18-2013  
 2013-01-18 ISSUED FOR CLIENT REVIEW  
 2013-01-29 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-03-15 ISSUED FOR CLIENT REVIEW  
 2013-04-16 ISSUED FOR VENTANA CONSTR REVIEW  
 2013-04-19 ISSUED FOR CLIENT REVIEW  
 2013-04-26 ISSUED FOR CLIENT & VENTANA REVIEW  
 2013-04-26 ISSUED FOR DETAILED DEVELOP. PERMIT  
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**12451 - 88TH AVENUE**  
**SURREY, BC, V3W 3J7**

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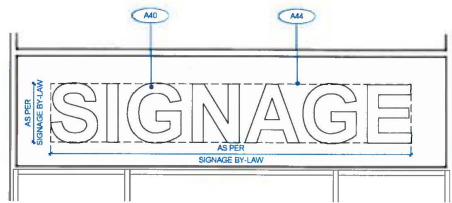
21207  
 PROJECT NO.

CLIENT:  
**CROSS SECTION THROUGH PROPOSED BUILDING AND ENVIRONMENTAL BUFFER TO BE RETAINED**

CITY GENERAL ID# FILE NO: 7912-0239-00

CITY FILE NO: 7913-0091-00

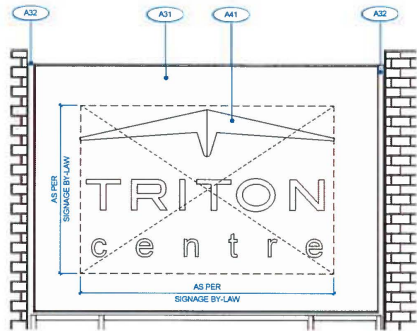
DATE: 3/16" = 1'-0" A.B., S.B. Author: AC501



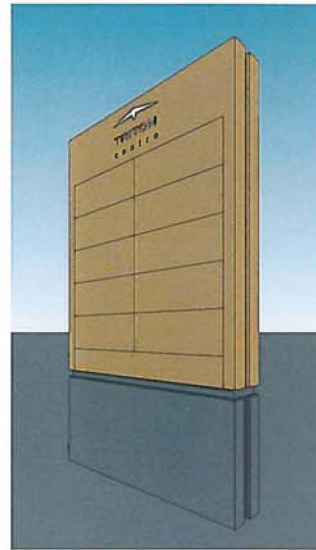
4 SIGNAGE TYPE 1  
AC402 1/2" = 1'-0"



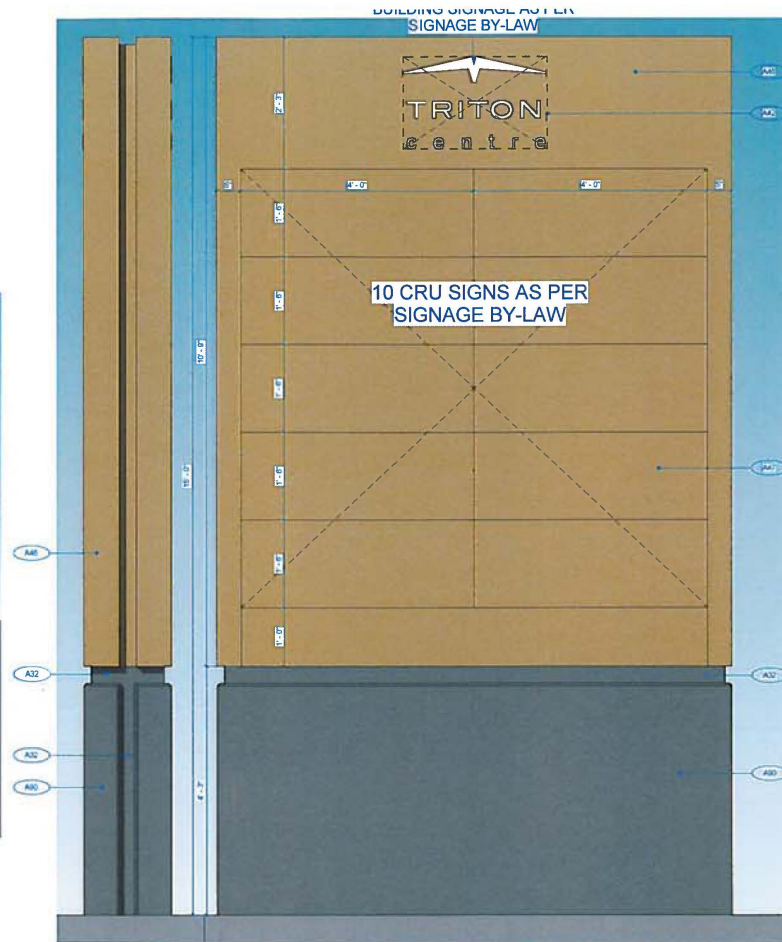
5 SIGNAGE TYPE 2  
AC403 1/2" = 1'-0"



6 SIGNAGE - TYPE 3  
AC403 1/2" = 1'-0"



7 STAND ALONE SIGN



3 STAND ALONE SIGN SIDE VIEW  
AC700 1" = 1'-0"

1 STAND ALONE SIGN FRONT VIEW (BACK TO MATCH)  
AC403 1" = 1'-0"



2 STAND ALONE SIGN PLAN VIEW  
AC402 1" = 1'-0"

KEYNOTES	
NUMBER	DESCRIPTION
A31	CONCRETE TILT UP WALL, STAINED COLOUR: BWHC-85 GEORGIAN BRICK
A32	2X4 REVEAL IN CONCRETE, STAINED TO MATCH ADJACENT CONCRETE COLOR
A40	CRU SIGNAGE: PREFINISHED 3" ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS) - LED FACE LIT - MOUNTED ON 1/2" RACEWAY AS INDICATED ON DRAWINGS. RACEWAY COLOR TO MATCH MOUNTING SURFACE - REFER TO ELECTRICAL FOR CONNECTIVITY
A41	BUILDING ADDRESS AND PROJECT SIGNAGE: PREFINISHED 3" ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZE AND COLOR) - LED FACE LIT - REFER TO ELECTRICAL FOR CONNECTIVITY
A42	BUILDING ADDRESS AND PROJECT SIGNAGE: PUSH-THROUGH ACRYLIC LETTERS AND LOGOS WITH FACE APPLIED COLORED VINYL WHERE REQUIRED
A44	COPY AREA FOR KN A40, A41, A42, A45 CENTERED ON WALL OR CANOPY
A46	STAND ALONE SIGN BODY: PREPAINTED METAL PANEL, COLOUR TO MATCH BUILDING COLOUR
A47	SIGN MANUFACTURER TO PROVIDE MEANS TO ACCESS INTERNAL TS LAMPS
A50	CAST-IN-PLACE CONCRETE BASE FOR STAND ALONE SIGN, EXPOSED NATURAL CONCRETE

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2013-04-19 ISSUED FOR VENTANA CONSTR REVIEW  
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2013-09-11 ISSUED FOR ADP  
2013-10-23 ISSUED FOR REV AS PER ADP COMMENTS  
2013-11-15 ISSUED REV PER PLANNING COMMENTS

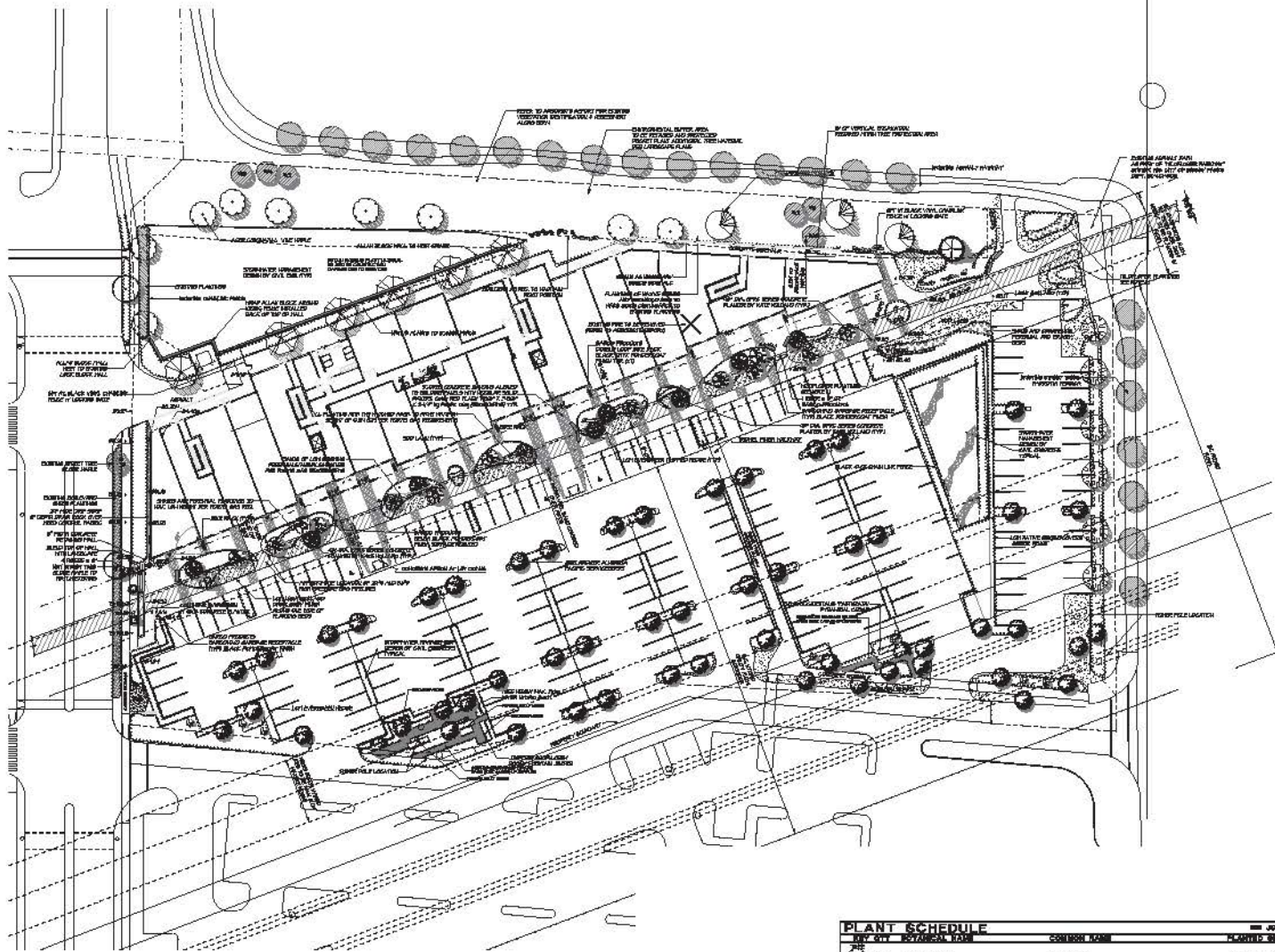


300 - 7337 137 Street, Surrey, BC V3W 1A4  
T: 604 594 4787  
E: office@boldwing-continuum.com

TRITON VENTURES CORPORATION  
SURREY WEST LOT 1 (BLOCK 3)  
12451 - 89TH AVENUE  
SURREY, BC, V3W 3J7

21207  
As indicated A.B. S.B. Author  
AC700  
SIGNAGE CALLOUTS, DETAILS & CALCULATIONS  
CITY GENERAL D.P. FILE No: 7912-0239-00  
CITY FILE NO: 7913-0091-00  
FILE PATH: C:\WORK\2013\0239\0239.MX





ALL LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED WITH DESIGN-BUILDING HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM. SHOP DRAWINGS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR APPROVAL. POINT OF CONNECTION TO BE COORDINATED WITH CIVIL AND MECHANICAL ENGINEER.

NILDFLOER SEED MIX:  
 THREE HIGH NILDFLOER MEADOW BLEND  
 NEST COAST SEEDS  
<http://www.nestcoastseeds.com/products/flower-seeds/nildflowers/>  
 SEED CONCENTRATION PER MANUFACTURERS SPEC.

PLANT SCHEDULE	COMMON NAME	PLANT SIZE / MATERIAL
1	ACER CAROLINENSIS	20M H, 10CM DBH, 100% GUARANTEE
2	ACER GLABRUM	8M GAL, 100% GUARANTEE
3	ACER PALMATE	10M H, 10CM DBH, 100% GUARANTEE
4	ALNUS INCANA	10M H, 10CM DBH, 100% GUARANTEE
5	FRAXINUS AMERICANA	10M H, 10CM DBH, 100% GUARANTEE
6	QUERCUS ROBUR	10M H, 10CM DBH, 100% GUARANTEE
7	QUERCUS ALBA	10M H, 10CM DBH, 100% GUARANTEE
8	QUERCUS PRINCEPIS	10M H, 10CM DBH, 100% GUARANTEE
9	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
10	QUERCUS BICOLOR	10M H, 10CM DBH, 100% GUARANTEE
11	QUERCUS FERRUGINEA	10M H, 10CM DBH, 100% GUARANTEE
12	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
13	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
14	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
15	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
16	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
17	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
18	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
19	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
20	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
21	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
22	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
23	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
24	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
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26	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
27	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
28	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
29	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
30	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
31	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
32	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
33	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
34	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
35	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
36	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
37	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
38	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
39	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
40	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
41	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
42	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
43	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
44	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
45	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
46	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
47	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
48	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
49	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE
50	QUERCUS LAEVIS	10M H, 10CM DBH, 100% GUARANTEE

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#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT: **SURREY WEST LOT 1**  
 10401 - 88TH AVE  
 SURREY, B.C.

DRAWING TITLE: **TREE PLAN**

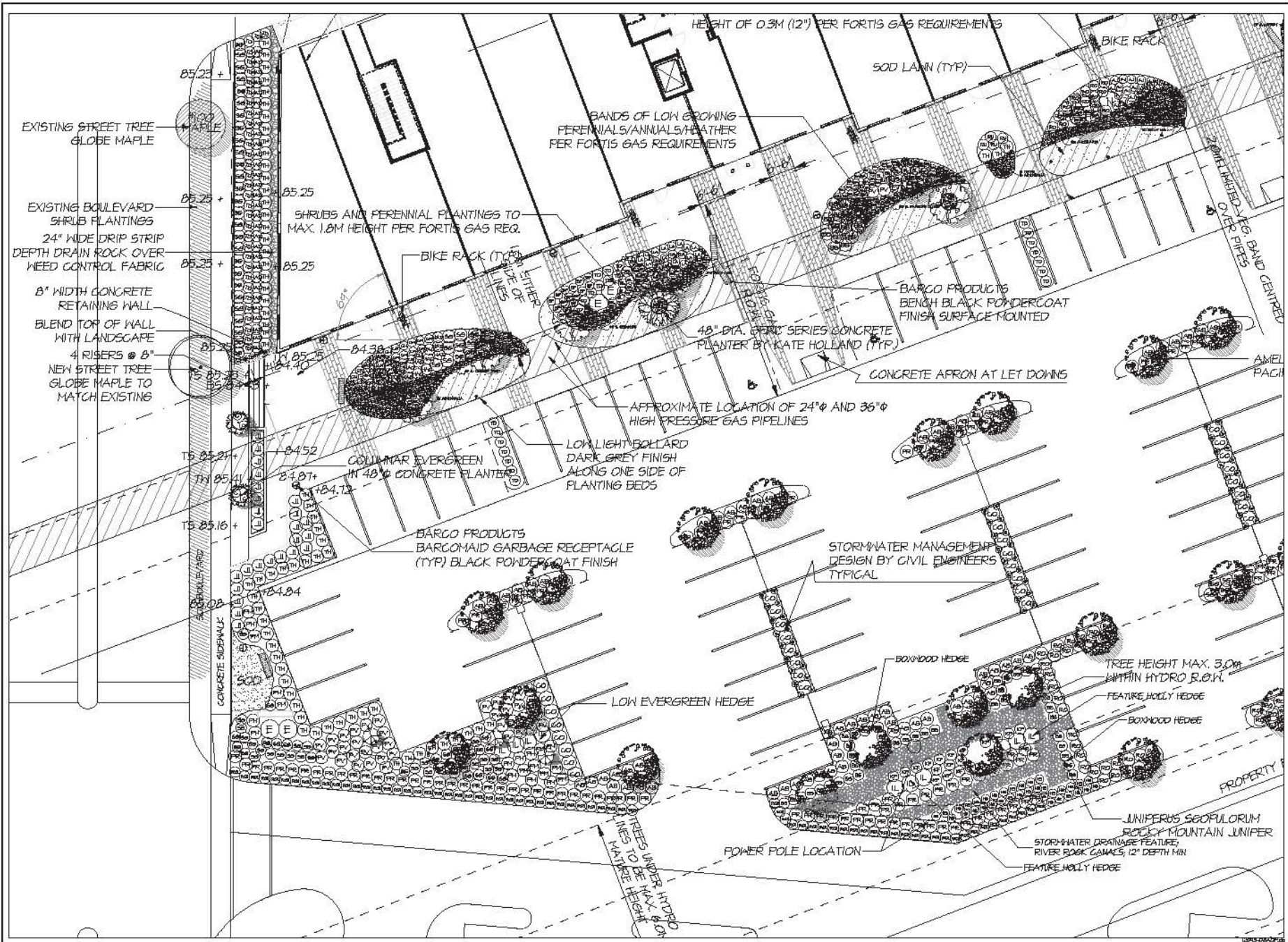
DATE: 02/07/20  
 SCALE: 1:100  
 DRAWN: M2LA  
 DESIGN: M2LA  
 CHECK: M2LA

M2LA PROJECT NUMBER: 22-002

DRAWING NUMBER: **L1**

OF 7

LANDSCAPE ARCHITECTURE



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LANDSCAPE ARCHITECTURE

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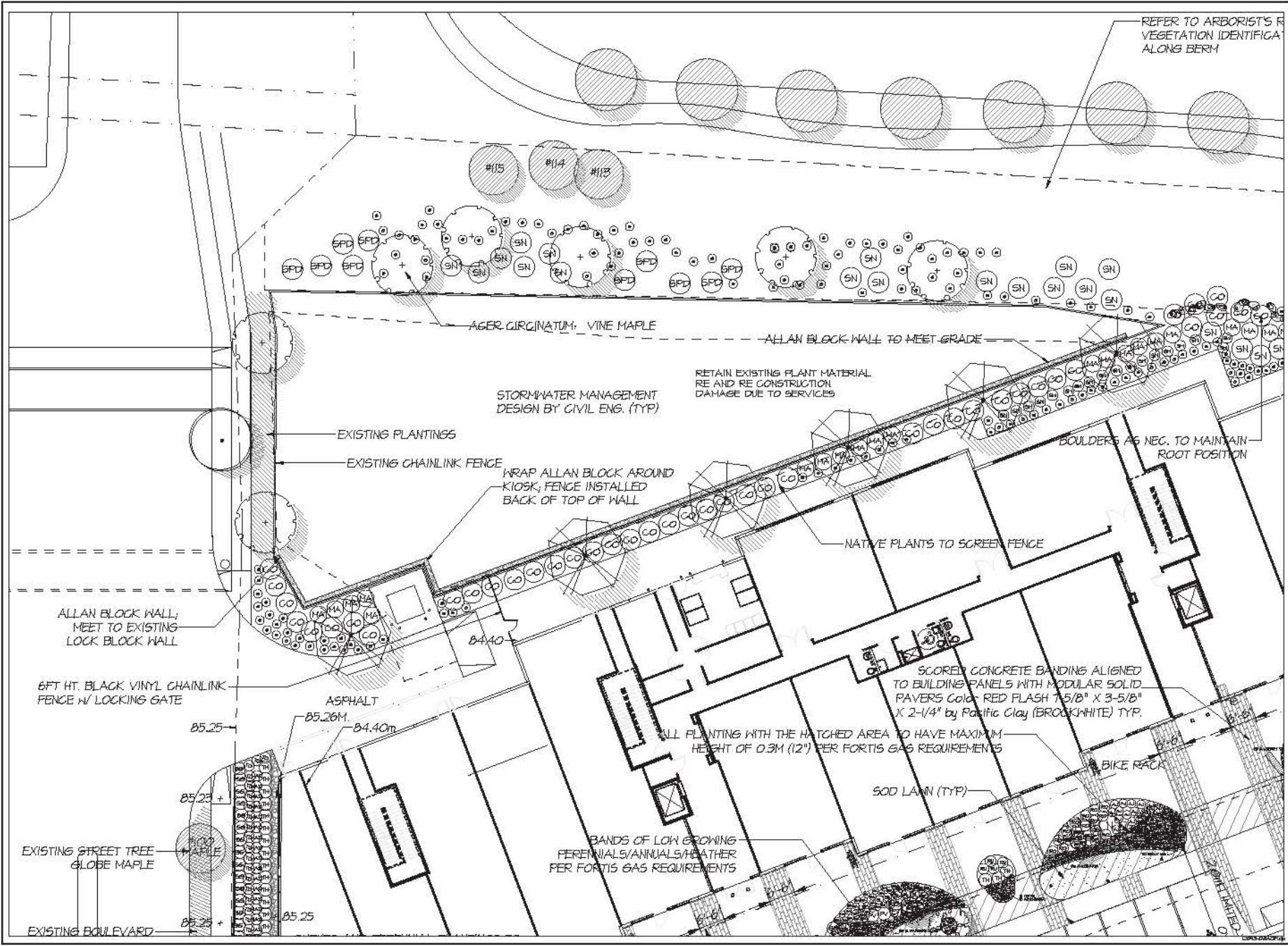
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT: **SURREY WEST LOT 1**  
 18451 - 85TH AVE  
 SURREY, B.C.

DRAWING TITLE: **SHRUB PLAN SOUTHWEST**

DATE: 01/14/22  
 SCALE: 1"=10'-0"  
 DRAWN: M2LH  
 DESIGN: M2LH  
 CHECK: M2LH  
 M2LA PROJECT NUMBER: 22-002

DRAWING NUMBER:  
**L2**  
 OF 7



REFER TO ARBORIST'S R  
VEGETATION IDENTIFICATION  
ALONG BERM

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Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
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8			
9			
10			

PROJECT:  
**SURREY WEST LOT 1**  
10481 - 88TH AVE  
SURREY, B.C.

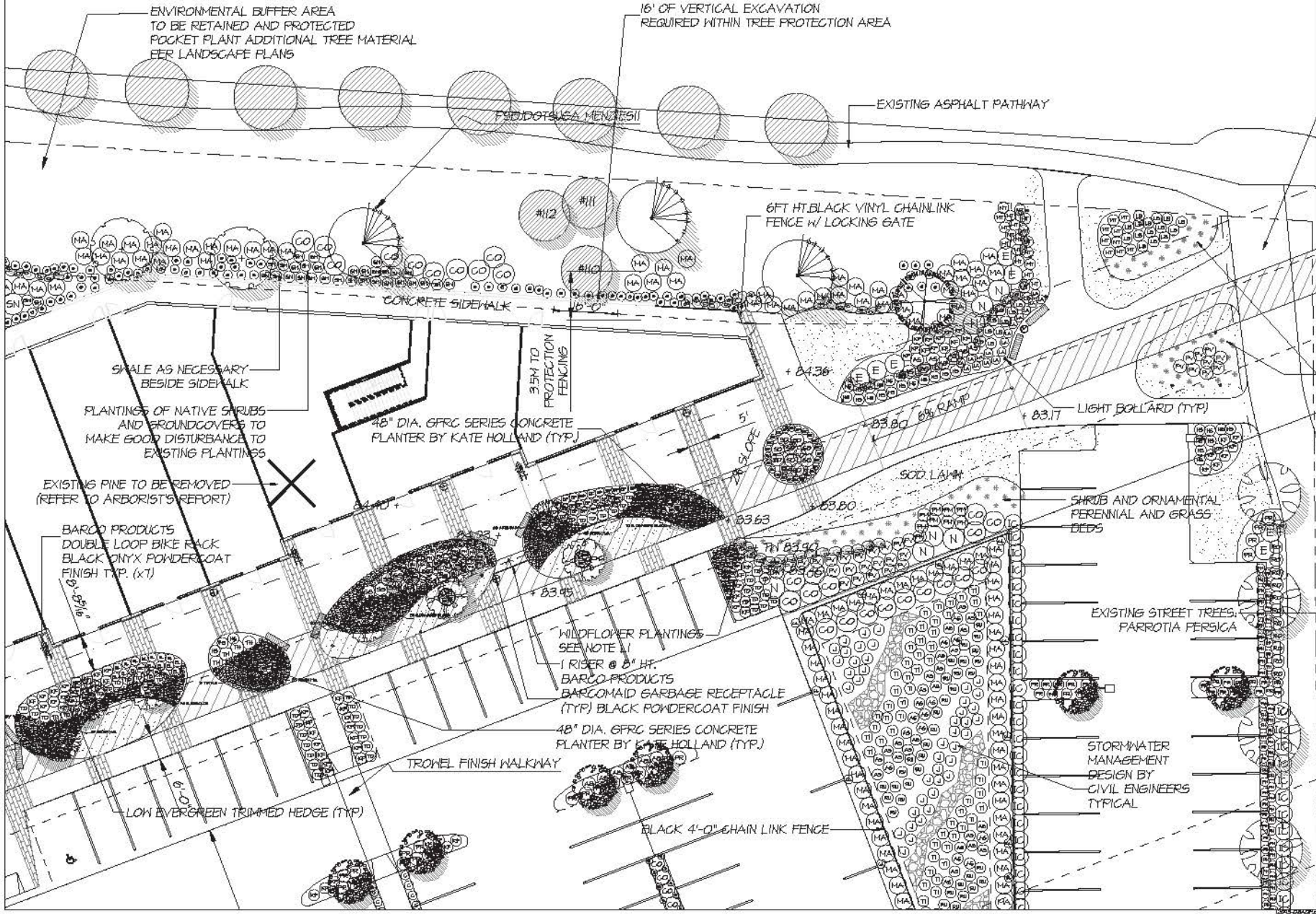
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**SHRUB PLAN NORTHWEST**

DATE: 02/14/22 DRAWING NUMBER:  
SCALE: 1/4"=1'-0"  
DRAWN: M2LA  
DESIGN: M2LA  
CHK'D:  
M2LA PROJECT NUMBER: 22-082

**L3**

OF 7

REPORT FOR EXISTING  
ACTION & ASSESSMENT



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NO.	DATE	REVISION DESCRIPTION	DR.
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NO.	DATE	REVISION DESCRIPTION	DR.
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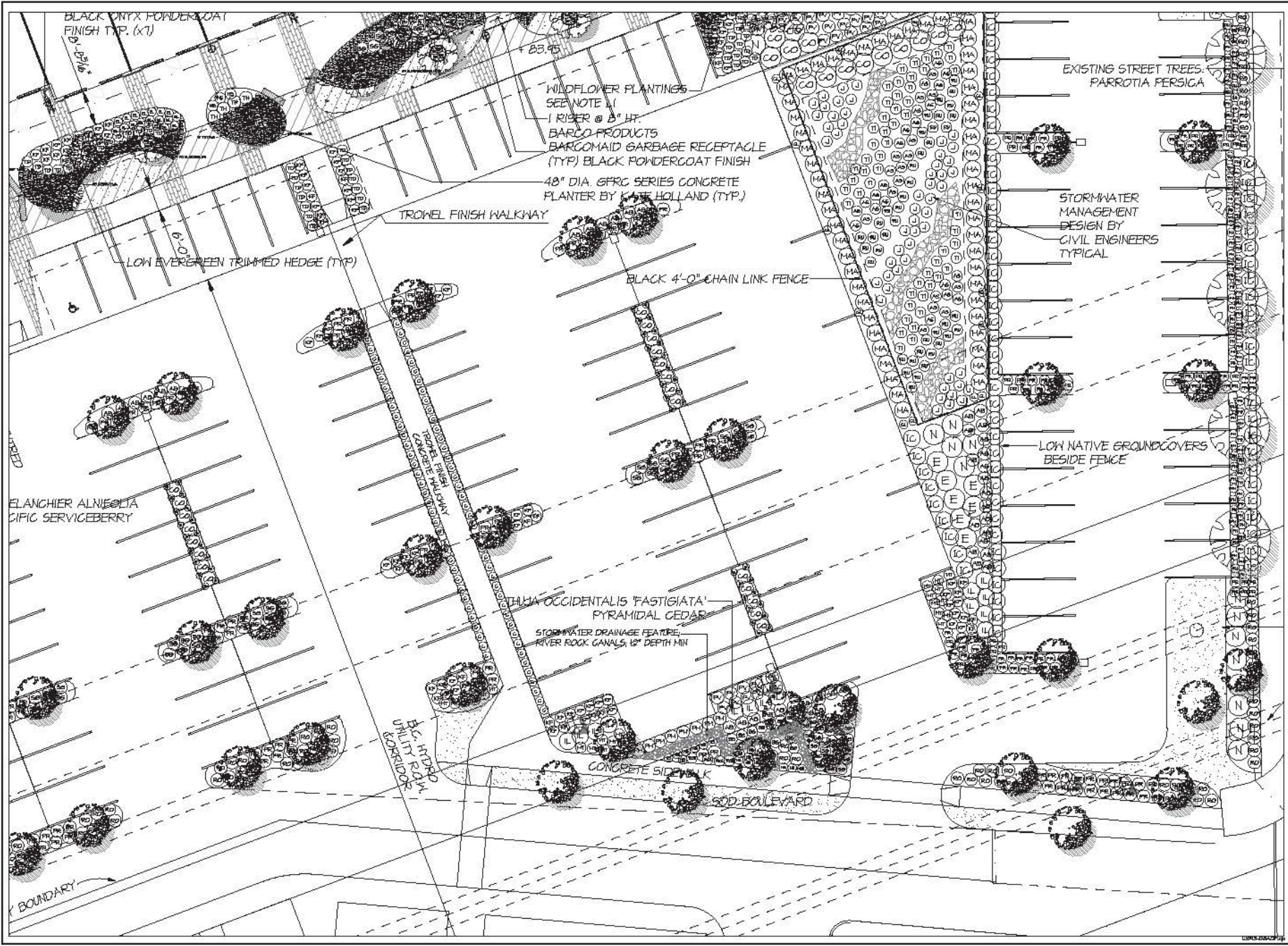
PROJECT:  
**SURREY WEST LOT 1**  
1845 - 80TH AVE  
SURREY, B.C.

DRAWING TITLE:  
**SHRUB PLAN NORTHEAST**

DATE: 02/14/22 DRAWING NUMBER:  
SCALE: 1/4"=1'-0"  
DRAWN: M2LA  
DESIGN: M2LA  
CHKD:  
M2LA PROJECT NUMBER: 22-082

**L4**

OF 7



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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT: SURREY WEST LOT 1  
10451 - 85TH AVE  
SURREY, B.C.

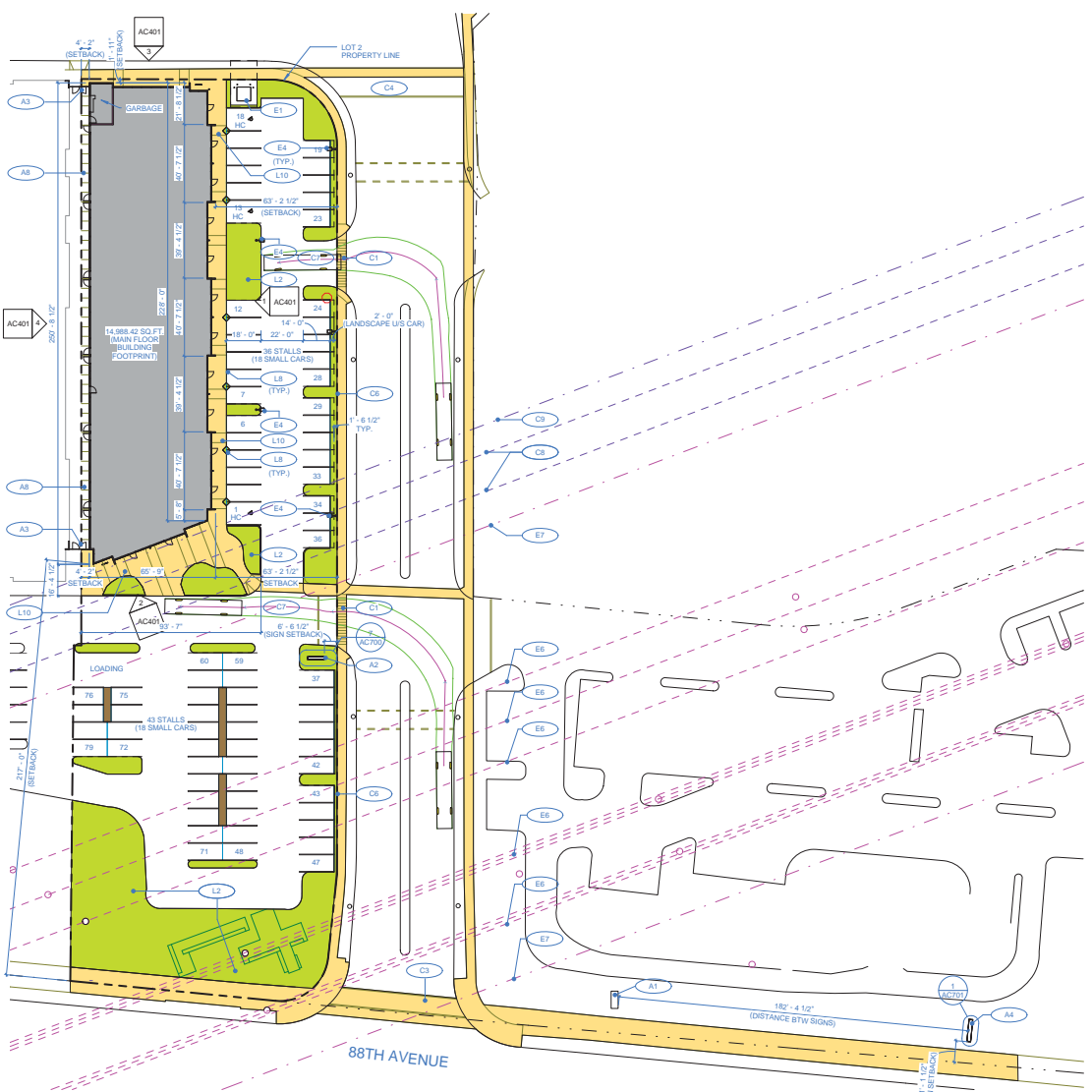
DRAWING TITLE: SHRUB PLAN SOUTHEAST

DATE: 02/14/22 DRAWING NUMBER:  
SCALE: 1/4"=1'-0"  
DRAWN: M2LA  
DESIGN: M2LA  
CHK'D:  
M2LA PROJECT NUMBER: 22-002

L5  
OF 7



# APPENDIX III



DEVELOPABLE PROPERTY AREA (EXCLUDING B.C. HYDRO AND FORTIS B.C. STATUTORY R.O.W.):  
30,935.40 SQ.FT. (2,873.99 SQ.M)

DENSITY: 14,988.42 SQ.FT / 30,935.4 SQ.FT = 0.48 FAR

LOT COVERAGE: 14,988.42 SQ.FT. (1,392.47 SQ.M) OR 48.45%

PARKLAND: 0 SQ.M

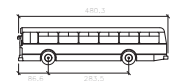
AMENITY SPACE: 0 SQ.M

CITY OF SURREY PARKING CALCULATIONS AS FOLLOWS:

RETAIL USE: (14,988.42 SQ.FT. / 1,075 SQ.FT.) x 3.0 STALLS = 42 STALLS.

TOTAL PARKING REQUIRED: 42 STALLS.

TOTAL PARKING PROVIDED: 79 STALLS.



## EMERGENCY VEHICLE 'B-12'

1/16" = 1'-0"

- COLOUR LEGEND**
- LANDSCAPE
  - STORM WATER MANAGEMENT - AS PER SITE SERVICING PLAN BY AFLIN & MARTIN, DATED JUNE 22 2007
  - BUILDING FOOTPRINT
  - PEDESTRIAN CONNECTIVITY (SIDEWALKS, CROSSINGS, PLAZAS)

KEYNOTES	
NUMBER	DESCRIPTION
A1	EXISTING STAND ALONE SIGN
A2	DOUBLE SIDED STAND ALONE SIGN 15' HIGH
A3	LOCKABLE IRON GATES TO SECURE EXTERIOR COMMON SERVICE WALKWAY BETWEEN THE PROPOSED BUILDING AND THE EXISTING ADJACENT BUILDING AT 12477 88 AVENUE
A4	DOUBLE SIDED STAND ALONE SIGN 20' HIGH
A5	SERVICE SIDEWALK - MATCH GRADE OF EXISTING ADJACENT LOT
C1	EXISTING PEDESTRIAN CROSSING - WHITE PAINT ON ASPHALT - REMOVE WHITE PAINT AND REPLACE WITH STREET PRINT (THERMO PLASTIC) INTO EXISTING ASPHALT
C3	EXISTING CROSSING - STAMPED ASPHALT C/W RED PAINT AND YELLOW OR WHITE PAINT BORDERS ON ASPHALT - ALL GRAPHICS AND PAINT TO BE REMOVED, PATCH AND MAKE GOOD BEFORE REPLACING WITH STREET PRINT (THERMO PLASTIC) INTO EXISTING ASPHALT
C4	CROSSING - STREET PRINT (THERMO PLASTIC) INTO EXISTING ASPHALT
C5	PROPERTY LINE - REFER TO CIVIL
C6	FIRE TRUCK ACCESS TURNING RADIUS - REFER TO CIVIL
C7	FORTIS BC GAS TRUNK LINE (BELOW)
C8	FORTIS BC RIGHT-OF-WAY
C9	HYDRO MISC TRANSFORMER C/W VINYL WRAP (FOLIAGE GRAPHICS ONLY)
E1	POLE MOUNTED LUMINAIRE: LUMINAIRE ALUMINAFORM: POLE: X-TRON (PROFILE SQUARE), COLOUR: BLACK (M3K), BY PAPP LIGHTING (DISTRIB LIGHTWORKS) - REFER TO ELECTRICAL
E6	BC HYDRO OVERHEAD LINES
E7	BC HYDRO RIGHT-OF-WAY
L2	PLANTING BED - REFER TO LANDSCAPE
L7	PLANTING DIAMOND (FOR TREES BETWEEN STALLS) - REFER TO LANDSCAPE
L10	SCORED CONCRETE BANDING ALIGNED TO BUILDING PANELS, COLOUR NATURAL CONCRETE, BY ABBOTSFORD CONCRETE PRODUCTS, METROPOLITAN SERIES, REFER TO LANDSCAPE DRAWINGS

**SITE PLAN**  
1" = 30'-0"

2012-12-12 RE-ISSUED FOR GEN. D.P., REZONING & SUBDIV. IN RESPONSE TO CITY PLANNING COMMENTS DATED 2012-11-16  
2013-02-05 ISSUED FOR CIVIL & LANDSCAPE CONSULT PRCP  
2013-02-22 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
2013-04-09 ISSUED FOR CLIENT REVIEW  
2013-06-08 ISSUED FOR CLIENT REVIEW  
2013-06-07 ISSUED FOR DETAILED DEV. PERMIT APPL.  
2013-09-11 ISSUED FOR ADP  
2013-10-11 ISSUED FOR REV. AS PER ADP COMMENTS

**BOLDWING CONTINUUM ARCHITECTS INC.**

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

PROJECT: **0943600 BC LTD.**  
**SURREY WEST LOT 2 (BLOCK 2)**

12451 - 88TH AVENUE  
SURREY, BC, V3W 3J7

21206  
PROJECT NO.

LOT 2 - SITE PLAN AND MAIN FLOOR PLAN (DEVELOPMENT CONCEPT)

CITY GENERAL D.P. FILE NO: 7912-0239-00  
CITY FILE NO: 7913-0125-00

As indicated A.B., S.B. Author  
As indicated A.B., S.B. Author

AC202  
ADDITIONAL

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**Present:**

Chair - L. Mickelson

**Panel Members:**J. Makepeace  
T. Bunting  
S. Vincent  
N. Baldwin  
M. Searle  
E. Mashig**Guests:**Sylvan Boulanger, Boldwing Continuum  
Architects Inc.  
Meredith Mitchell, M2 Landscape Architecture  
Ltd.  
Jit Sangha, Realco Holdings Ltd.  
Jason Kopodic, Triton Ventures Corp  
Maciej Dembek, Barnett Dembek Architect Inc.  
Lance Barnett, Barnett Dembek Architect Inc.  
Jesse Arora, DF Architects  
Robert Isaac-Renton, Isaac-Renton Architect Inc.  
Patricia Campbell, PMG Landscape Architects  
Bert Everett, Cherington Intercare Inc.**Staff Present:**M. Rondeau, Acting City Architect -  
Planning & Development  
H. Bello, Senior Planner - Planning &  
Development  
H. Dmytriw, Legislative Services

ANNOUNCEMENT: a new member, Erika Mashig, Hapa Collaborative, Landscape Architecture & Environmental Design, was introduced.

**A. RECEIPT OF MINUTES**

It was  
  
meeting of July 25, 2013, be received.

Moved by J. Makepeace  
Seconded by S. Vincent  
That the minutes of the Advisory Design Panel

Carried

**B. NEW SUBMISSION****1. 4:00 PM**

File No.:	<b>7913-0091-00 &amp; 7913-0125-00</b>
New or Resubmit:	New
Description:	<b>DP for commercial-retail buildings</b>
Address:	<b>12451 – 88 Avenue &amp; 12592 – 89 Avenue</b>
Developer:	Joan Kapadia, Triton Ventures Corp.; and Jit Sangha, 0943600 BC Ltd.
Architect:	Sylvain Boulanger, Boldwing Continuum Architects Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture Ltd.
Planner:	Misty Jorgensen
Urban Design Planner:	Hernan Bello



**The Urban Design Planner** presented an overview of the proposed project and noted that these 2 phases are the last for the build-out site.

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

- This project is two different projects and two different client groups.
- Lot 1 is constrained by several utility right-of-ways.
- A fully planted berm separates the residential area from Lot 1.
- There are pedestrian connections extended across the site.
- Lot 1 proposes tilt-up with an embedded stone texture and applied colour.
- CRUs with offices on the second storey. The back of the building treatment is more simplified given it is screened by the berm.
- Lot 1 has back suites with a view to treed buffer.
- Lot 2 is also tilt-up with simplified treatments.
- Sustainability/energy efficiency will have to meet new energy models. Mechanical or electrical consultants still to be retained. All will be current environmental fixtures and LED lights.

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

- Storm water management and bioswales in parking directed into the detention ponds. Both ponds will be refurbished.
- Primary concern with Lot 1 is the FortisBC and the Hydro right-of-ways can dig a max. of 18" and only 10' height trees.
- Right-of-ways allow a significant plaza along the building with islands of sod lawn and large planted pots.
- A corner place making entry feature to be created with a grid pattern of berms, rock walls and layered plantings.

## **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

### **DP for commercial-retail buildings**

**12451 – 88 Avenue & 12592 – 89 Avenue**

**File No. 7913-0091-00 & 7913-0125-00**

It was

Moved by S. Vincent

Seconded by J. Makepeace

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the ADP, at the discretion of planning staff.

Carried

## **STATEMENT OF REVIEW COMMENTS**

### **Site**

- Both sites are tight with parking and buildings – not much space leftover.
- Concerned with the limits to the tree heights under the Hydro wires. Will need a lot more green.
- Traffic and parking flows are difficult; there are many dead ends.

- Lot 1 –
  - Consider improved pedestrian connectivity with a second north/south path across the parking lot.
  - Generally like the ‘meandering’ design in the front plaza, however, in terms of form, some of the planting islands are a pure form oval and others are more organic; one or the other. Should work with the pedestrian desire lines.

### **Building Form and Character**

- Both buildings need to look more closely at the concrete detailing plus some muted colour accents.
- Lot 1 –
  - Long building needs more modulation, very repetitive. Needs a strong backbone for tenants to build on.
  - Too much/too many/too differentiated textures. Consider simplifying and abstracting to continue same texture on the back of this building.
  - Concerned that back suites are remote and hidden.
- Lot 2 –
  - Like the simplicity of this building but an organization device is needed to locate signage.
  - More planning is needed to the protection of the canopies from passing traffic.

### **Landscaping**

- Lot 1 –
  - Good use of bioswales/detention.
  - Using fiberglass pots is going to be a challenge as after several years they start to break down; may be a problem, especially the large versions, to accommodate trees. For planting in front, consider large shrubs rather than planting in pots, or grasses that only require 18” depths as required by FortisBC.
  - Consider alternative treatment to CIP concrete at 35’ plaza. Possible precast pavers/relate ground plane to architecture.
  - Consider spaces between berms.
  - Consider “playful” treatment of berms: grass, rubber surface, artificial turf, and edges for seating.
  - Have more defined ‘social’ spaces and use by employees.
- Lot 2 –
  - Outdoor gathering spaces could be provided and better defined for employees and public.
  - Reconsider amount of structural soil for trees adjacent to building.
  - Parking lot planting is a challenge given restrictions.

### **CPTED**

- Lot 1 –
  - Could be dumping of garbage on the rear of site on the north side of Lot 1.
  - Loading bay will be open.
  - Access at back and windows at back are vulnerable. East/west access to back has to have a layered defence such as fencing.

**Accessibility**

- Overall disabled parking is very good. Parking to be a minimum of 12' wide or wider.
- Elevator buttons to be accessible.
- Washroom okay but recommend change room be wheelchair accessible.
- Power doors at entrances and public washrooms.
- Walkways be wheelchair accessible; rubberized materials a good idea.

**Sustainability**

- Reduce the amount of glass on buildings.
- Add more solar shading, particularly on Lot 1 building. Should have shading above 2<sup>nd</sup> floor windows.
- Overhangs show glass, depending on type of glass used, these can be more effective shading (or not).
- Lot 1 parking drainage to bioswales looks to be well done. Lot 2 not as much bioswales.
- Recommend high efficiency HVAC equipment above minimum code standards.

**TREE PRESERVATION SUMMARY**

Surrey Project #:   
 Project Location: 126<sup>th</sup> St & 89th Ave., Surrey   
 M2 Project #: 12-093   
 Register Landscape Architect / Arborist Jim Cadwaladr, M2 Landscape Architecture

Detailed Assessment of the existing trees was prepared for this proposal on Feb. 19, 2013. The following is a summary of the tree assessment report for quick reference

1. **General Tree Assessment of the Subject Site**
  - a. The subject site is located at the intersection of 126 Street & 89 Avenue.
  - b. The site is one undeveloped lot.
  - c. The lot is treed along the north side only, on a landscaped berm.
  - d. The trees are a mixture of introduced and native species. There are a number of Giant Redwoods.
  - e. The adjacent lot to the south is an existing commercial site.
  - f. There are street trees on city property along 89<sup>th</sup> Ave and 126<sup>th</sup> Street, plus a single street tree on the blvd. along the entry to the adjacent existing Mall to the west.
  - g. There are cottonwood and alder trees,( all under by-law size) surrounding the 2 existing retention ponds on the subject property.

2. **Summary of Proposed Tree Removal and Replacement**

○ Number of Protected Trees Identified	7(A)
○ Number of Protected Trees declared to be hazardous due to natural causes	0(B)
○ Number of Protected Trees to be Removed	1(C)
○ Number of Trees to be Retained (A-B-C)	6(D)
○ Number of Replacement Trees Required @ 2:1 (1 trees)	2(E1)
○ Number of Replacement Trees Required @ 1:1 (0 trees)	0(E2)
○ Total Number of Replacement Trees Required	2(E3)
○ Number of Replacement Trees Proposed	-
○ Number of Replacement Trees in Deficit (E – F)	-(F)
○ Total Number of Protected and Replacement Trees (D+F)	-(H)
○ Number of Lots Proposed in Project	N/A (I)
○ Average Number of Trees / Lot (H/I)	N/A (J)

3. **Tree Survey and Preservation Plan**

  X   Tree Survey / Arborist Plan is attached.

       This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Jim Cadwaladr**  
**ISA Certified Arborist #PN-7310A**  
**M2 Landscape Architecture**  
**Feb. 19, 2013**

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0091-00

Issued To: SURREY WEST SHOPPING CENTRES LTD.

("the Owner")

Address of Owner: c/o Calloway Real Estate Investment  
700 - Applewood Crescent, Unit #200  
Vaughan, ON L4K 5X3

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: 025-989-367

Lot A Section 31 Township 2 New Westminster District Plan BCP11404 Except Plan BCP37899

12451 – 88 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

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- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 52, Comprehensive Development Zone (By-law No. 17865), the minimum south yard setback is reduced from 30 metres (100 ft.) to 29 metres (95 ft.).
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7913-0091-00(A) (the "Drawings") which is attached hereto and form part of this development variance permit.
6. 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.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

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

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan



DVP to reduce the minimum south yard setback from 30 metres (100 ft.) to 29 metres (95 ft.)

KEYNOTES	
NUMBER	DESCRIPTION
A1	DOUBLE SIDED STAND ALONE SIGN
A2	SHADED AREA (IN YELLOW COLOR) INDICATES PEDESTRIAN CONNECTIVITY (EXISTING AND PROPOSED SIDEWALKS, WALKWAYS AND ROAD CROSSINGS)
A3	8" CAST-IN-PLACE CONCRETE RETAINING WALL
A4	SERVICE SIDEWALK
A5	RIGHT-OF-WAY W/DEFLOWER GREENWAY
C1	EXISTING PEDESTRIAN CROSSING - WHITE PAINT ON ASPHALT - REMOVE WHITE PAINT AND REPLACE WITH STREET PRINT (THERMO PLASTIC) INTO EXISTING ASPHALT - REFER TO CIVIL
C2	EXISTING CROSSING - STAMPED ASPHALT C/W RED PAINT AND YELLOW OR WHITE PAINT BORDERS ON ASPHALT - ALL GRAPHICS AND PAINT TO BE REMOVED, PATCH AND MAKE GOOD - REFER TO CIVIL
C3	EXISTING CROSSING - STAMPED ASPHALT C/W RED PAINT AND YELLOW OR WHITE PAINT BORDERS ON ASPHALT - ALL GRAPHICS AND PAINT TO BE REMOVED, PATCH AND MAKE GOOD BEFORE REPLACING WITH STREET PRINT (THERMO PLASTIC) INTO EXISTING ASPHALT - REFER TO CIVIL
C4	CROSSING - STREET PRINT (THERMO PLASTIC) INTO EXISTING ASPHALT - REFER TO CIVIL
C5	DELIVERY TRUCK (WB-12M) TURNING RADIUS - REFER TO CIVIL
C6	FIRE TRUCK TURNING RADIUS - REFER TO CIVIL
C7	FORTIS BC GAS TRUNK LINE (BELOW)
C8	RIGHT-OF-WAY FORTIS BC
C9	EXISTING DETENTION POND - REFER TO CIVIL AND LANDSCAPE
C10	PROPERTY LINE - REFER TO CIVIL
E1	HYDRO KIOSK/TRANSFORMER C/W VINYL WRAP (FOLIAGE GRAPHICS ONLY)
E4	POLE ADJACENT LUMINAIRE LUMINAIRE ALU/FORM POLE X-TRON (PROFILE SQUARE) COLOUR BLACK (MR) BY PAPPY LIGHTING (DISTR BY LIGHTWORKS) - REFER TO ELECTRICAL
E7	BC HYDRO LINES (ABOVE)
E8	BC HYDRO POLES (M LA RADIUS CLEARANCE REQUIRED)
E9	RIGHT-OF-WAY BC HYDRO
L1	SHADED AREA (IN GREEN COLOUR) INDICATES SOFT LANDSCAPE INCLUDING LIGHT BOLLARDS - REFER TO LANDSCAPE AND ELECTRICAL
L2	PLANTING BED INCLUDING LIGHT BOLLARDS - REFER TO LANDSCAPE AND ELECTRICAL
L3	ENVIRONMENTAL BUFFER TO BE RETAINED - REFER TO ARBORIST REPORT AND LANDSCAPE
L4	BIKE RACK - REFER TO LANDSCAPE
L5	TEMPORARY PROTECTIVE BARRIER TO BE INSTALLED DURING CONSTRUCTION - REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN
L6	LANDSCAPE SCREENING FOR HYDRO KIOSK/TRANSFORMER - REFER TO LANDSCAPE
L8	CONCRETE WALKWAYS INCLUDING BIKE RACKS, BENCHES, AND UNIVERSAL WASTE & RECYCLING RECEPTACLES - REFER TO LANDSCAPE
L9	CONCRETE DISABLED ACCESS RAMP TO CONCRETE WALKWAY (MAXIMUM SLOPE 1:10) - REFER TO LANDSCAPE

DEVELOPABLE PROPERTY AREA (EXCLUDING B.C. HYDRO AND FORTIS B.C. STATUTORY R.O.W.): 64,599.29 SQ.FT. (6,001.47 SQ.M)  
 DENSITY: (MAIN FLOOR (27,646 SQ.FT.) + SECOND FLOOR (27,646 SQ.FT.)) = 55,292 SQ.FT. / 64,599.29 SQ.FT. = 0.856 FAR  
 SITE COVERAGE: 27,646 SQ.FT. (2,568 SQ.M) OR 42.8%  
 PARKLAND: 0 SQ.M  
 AMENITY SPACE: 0 SQ.M  
 CITY OF SURREY PARKING CALCULATIONS AS FOLLOWS:  
 GROSS FLOOR AREA 55,292 SQ.FT. / 1,075 SQ.FT. x 3.0 STALLS = 154 STALLS  
 TOTAL PARKING REQUIRED: 154 STALLS  
 TOTAL PARKING PROVIDED: 198 STALLS (INCL. 34 SMALL CARS)  
 GROSS FLOOR AREA = 55,292 SQ.FT.

**COLOR LEGEND**

- PROPOSED LANDSCAPE - REFER TO MQLA LANDSCAPE DRAWINGS
- EXISTING DETENTION POND - REFER TO APLN & MARTIN CIVIL DRAWINGS
- PEDESTRIAN CONNECTIVITY (EXISTING AND PROPOSED SIDEWALKS, WALKWAYS, AND ROAD CROSSINGS)



DATE: 2013-01-18 ISSUED FOR CLIENT REVIEW  
 2013-01-29 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-02-05 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-03-15 ISSUED FOR CLIENT REVIEW  
 2013-04-16 ISSUED FOR VENTANA CONSTR REVIEW  
 2013-04-23 ISSUED FOR CLIENT & VENTANA REVIEW  
 2013-04-28 ISSUED FOR DETAILED DEVELOP. PERMIT  
 2013-09-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS



3000 - 7337 137 Street, Surrey, BC V3W 1A4  
 T: 604 594 4787  
 E: office@boldwing-continuum.com

PROJECT: TRITON VENTURES CORPORATION  
 SURREY WEST LOT 1 (BLOCK 3)  
 12451 - 88TH AVENUE  
 SURREY, BC, V3W 3J7

DATE: 2013-11-02 10:02 AM  
 PROJECT NO.: 21207  
 CITY GENERAL D.P. FILE NO: 7913-0239-00  
 CITY FILE NO: 7913-0091-00  
 As indicated A.B., S.B. Author (initials)

7913-0091-00(A)  
 Schedule A