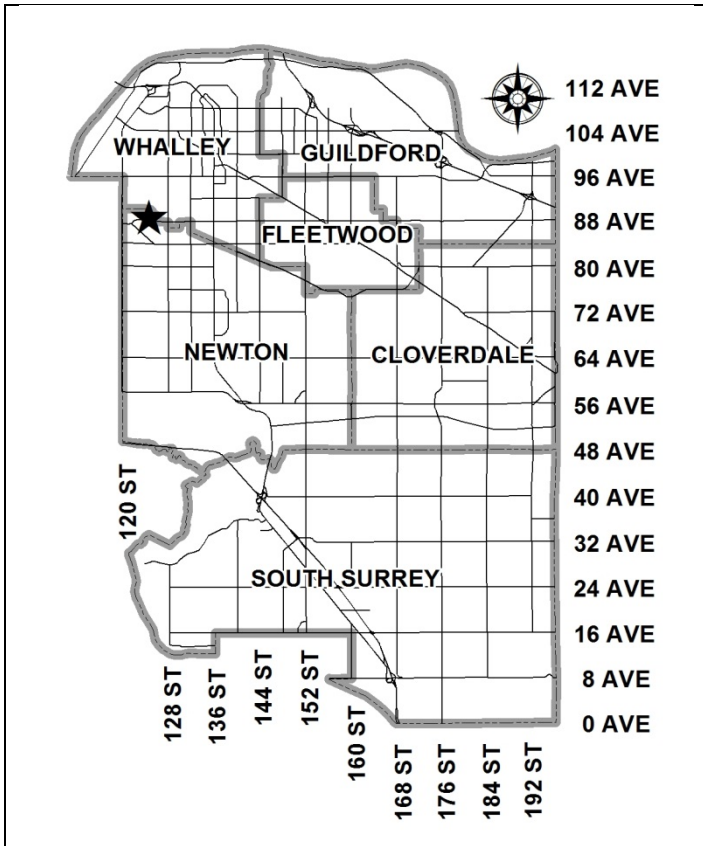


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0125-00

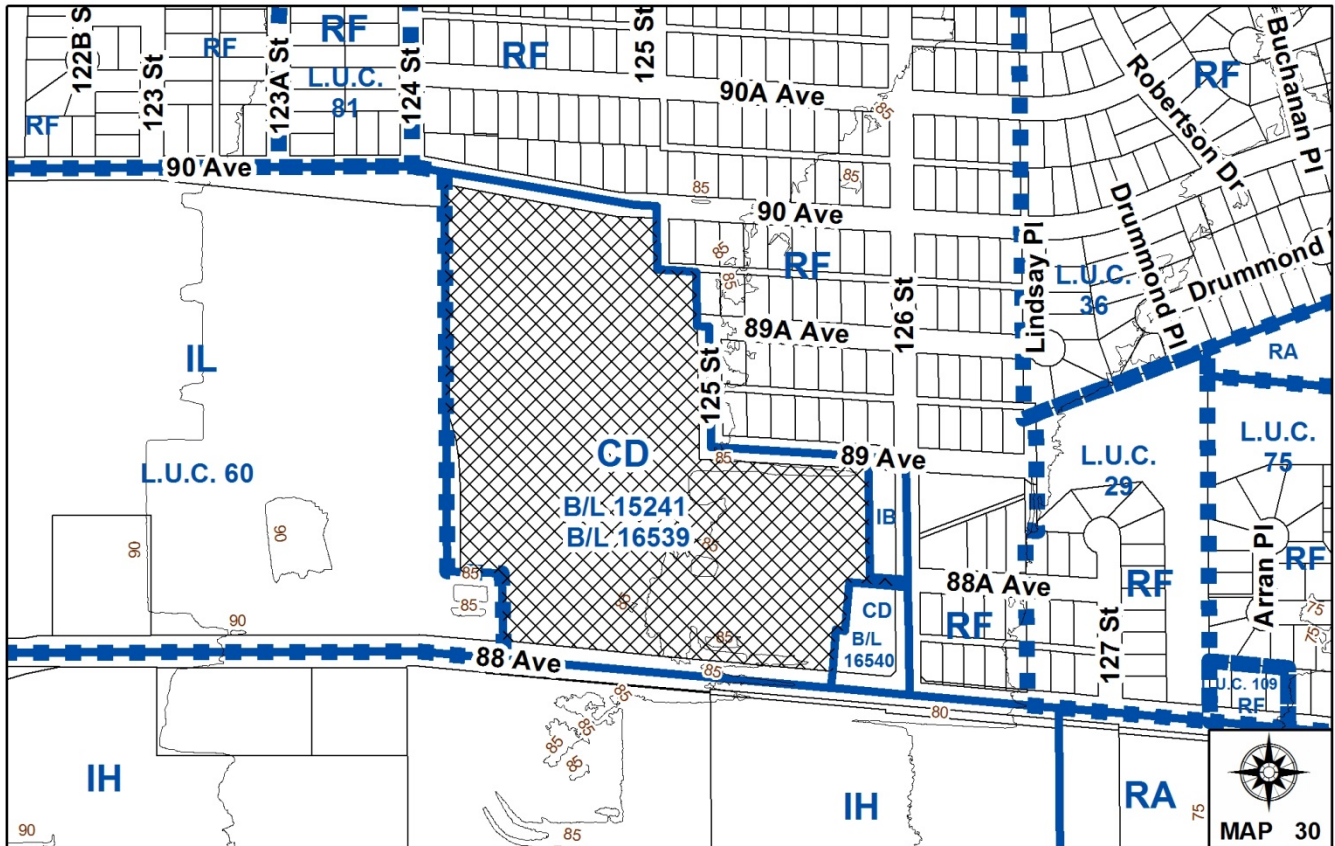
Planning Report Date: November 25, 2013



**PROPOSAL:**

- **Development Permit**  
 in order to permit the development of a single-storey multi-tenant commercial building.

**LOCATION:** 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.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- 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. 7913-0125-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) final approval from B.C. Hydro;
  - (c) final approval from Fortis B.C;
  - (d) final approval from the Ministry of Environment;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	No concerns. Pedestrian walkways and bicycle pathways should be coordinated with File No. 7913-0091-00 including placement of bike racks, benches and supporting pedestrian/bicycle infrastructure.
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 0.29 hectares (0.71 acre) 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.

#### 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 one-storey commercial building proposed at 12451 - 88 Avenue under File No. 7913-0125-00.
- A separate development application (File No. 7913-0091-00) was recently submitted for a multi-tenant building on proposed Lot 1 to the east and includes a two-storey building with 5,137 square metres (55,292 sq. ft.) of retail and office space (Appendix III).

#### DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a one-storey multi-tenant building that provides roughly 1,393 square metres (14,988 sq. ft.) of retail space for a total of 12 future commercial tenants.
- The proposed building conforms to the Floor Area Ratio (FAR), maximum building height, lot coverage and minimum setback requirements stipulated in the CD Zone (By-law No. 17865).
- 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 as well as significant ground-floor glazing in the form of aluminum windows/doorways with clear glass.
- The building envelope is severely restricted by existing statutory right-of-ways (Fortis B.C. and B.C. Hydro). Nonetheless, the proposed multi-tenant building will retain the quality as well as general design features of existing on-site buildings within the larger retail shopping centre.
- The proposal was forwarded to the Advisory Design Panel (ADP) for comment on September 26, 2013 and deemed generally acceptable in terms of form, design and character. All comments and suggestions from ADP have been satisfactorily addressed by the applicant (Appendix V).

#### 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 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 sidewalk that extends from the southern building façade across the internal drive aisle off 88 Avenue as well as pedestrian crosswalks and associated letdowns that are coordinated with the existing sidewalk location thereby providing better access through the retail shopping centre as well as improved pedestrian linkages from main access points (e.g. 88 Avenue and 126 Street).

#### 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 LED face-lit individual channel letters and logos mounted on a raceway comprised of horizontal prefinished metal bars that complement the concrete tilt-up building. As per the Sign By-law, one fascia sign is permitted per premise except that two fascia signs are allowed where signage is located on different façades for the same business premise.

TREE PRESERVATIONOn-site Trees

- The Arborist has indicated no by-law size trees are present on-site. Therefore, the applicant is not required to address a tree replacement deficit, in keeping with the Tree Protection By-law.

Proposed Landscaping

- The proposed landscaping includes numerous on-site trees interspersed throughout the surface parking area as well as lining the future walkway on the eastern and southern building façade.
- A variety of trees, shrubs and additional groundcover is proposed on the subject property with several decorative features including benches, moveable planter boxes and pedestrian lighting.
- A small public plaza is proposed at the southeast corner of the subject property adjacent to the internal drive aisle off 88 Avenue. In addition, a place-making feature is proposed which identifies the entrance to the retail shopping centre and consists of a gabion wall, berm and raised planter beds that include low-level planting and sod lawn to enhance visual interest.

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.

Sustainability Criteria	Sustainable Development Features Summary
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 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 include pedestrian-scale lighting as well as improve pedestrian connectivity between 88 Avenue, 89 Avenue and 126 Street across the internal north-south drive aisle through the existing commercial development off-site.</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)	• No education or awareness programs are proposed on-site.
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### 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 V).

### 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.	Engineering Summary
Appendix IV.	Proposed Layout for File No. 7913-0091-00
Appendix V.	ADP Comments

### 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 11, 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
LOT AREA* (in square metres)	N/A	N/A
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	2,873.99 sq. m.	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	48.45%
SETBACKS ( in metres)		
North	0.5 m.	0.58 m.
South	65 m.	66 m.
East	19 m.	19.2 m.
West	1 m.	1.27 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m.	6.7 m.
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail	N/A	1,393 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	1,393 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)	0.7	0.48
<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		
Institutional	N/A	N/A
Total Number of Parking Spaces	42 stalls	79 stalls
Number of disabled stalls	2 stalls	3 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: 2013-02-22 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-04-09 ISSUED FOR CLIENT REVIEW  
 2013-05-06 ISSUED FOR CLIENT REVIEW  
 2013-06-07 ISSUED FOR DETAILED REV. PERMIT APPL.  
 2013-09-11 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: 0943600 BC LTD.

SURREY WEST LOT 2 (BLOCK 2)  
 12451 - 88TH AVENUE  
 SURREY, BC, V3W 3J7

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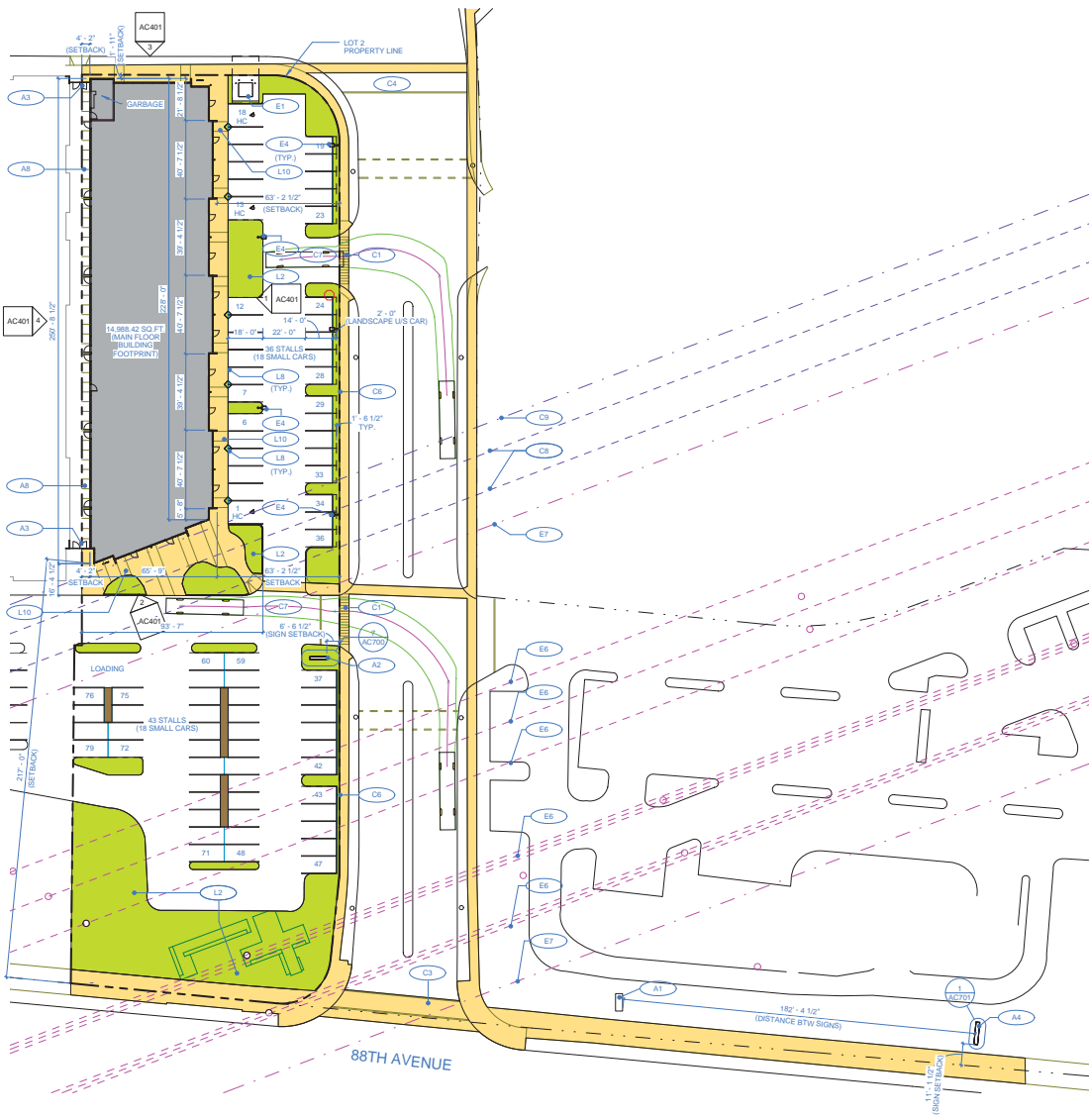
LOT 2 CONTEXT SITE PLAN

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

21206

A.B., S.B. BCAI  
 ARCHITECTS INC.





**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



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PROJECT: **0943600 BC LTD.**  
**SURREY WEST LOT 2 (BLOCK 2)**  
**12451 - 88TH AVENUE**  
**SURREY, BC, V3W 3J7**

21206  
PROJECT NO.

DATE: 2013-11-01 11:42:07 AM  
**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

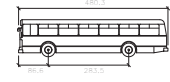
As indicated A.B., S.B. Author  
As indicated A.B., S.B. Author



REPLICATED FROM THE DRAWING NUMBER WITH THE EXCEPTED NUMBER: 0943600-00

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 GAS TRUNK LINE (BELOW)
C9	HYDRO MISC TRANSFORMER C/W VINYL WRAP (FOLIAGE GRAPHICS ONLY)
E1	POLE MOUNTED LUMINAIRE: LUMINAIRE ALUMINAFORM: POLE: X-TRON (PROFILE SQUARE), COLOUR: BLACK (MCK), BY PAPP LIGHTING (DISTRIB LIGHTWORKS) - REFER TO ELECTRICAL
E2	BC HYDRO OVERHEAD LINES
E3	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

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 USES: (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"

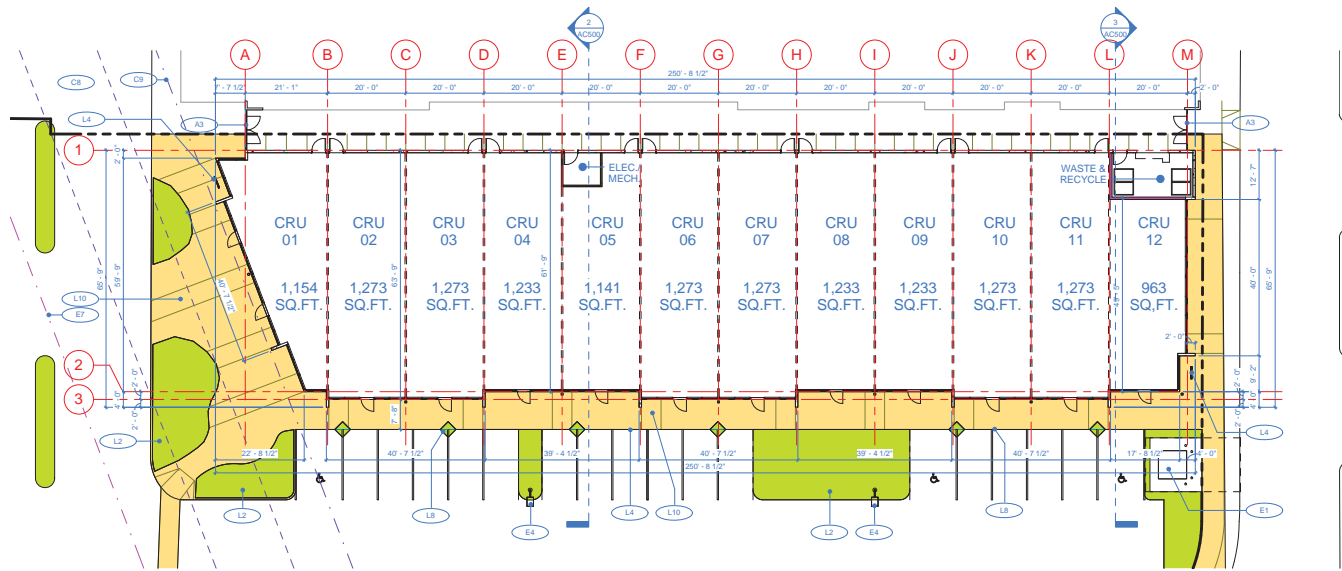
- COLOUR LEGEND**
- LANDSCAPE
  - STORM WATER MANAGEMENT - AS PER SITE SERVICING PLAN BY AFLIN & MARTIN, DATED JUNE 22 2007
  - BUILDING FOOTPRINT
  - PEDESTRIAN CONNECTIVITY (SIDEWALKS, CROSSINGS, PLAZAS)



2 SE AERIAL VIEW



3 NE AERIAL VIEW



1 LOT 2 - MAIN LEVEL PLAN  
AC700 1" = 15'-0"  
BUILDING AREA: 15,000 SQ.FT.

KEYNOTES	
NUMBER	DESCRIPTION
A3	LOCKABLE IRON GATES TO SECURE EXTERIOR COMMON SERVICE WALKWAY BETWEEN THE PROPOSED BUILDING AND THE EXISTING ADJACENT BUILDING AT 12477 88 AVENUE
C8	FORTS BC GAS TRUNK LINE (BELOW)
C9	FORTS BC RIGHT OF WAY
E1	HYDRO KIOSK/TRANSFORMER C/W VINYL WRAP (FOLIAGE GRAPHICS ONLY)
E4	POLE MOUNTED LUMINAIRE: LUMINAIRE ADAFORM; POLE: X-TRON (PROFILE SQUARE), COLOUR: BLACK (BK), BY PAPPY LIGHTING (DISTR. BY LIGHTWORKS) - REFER TO ELECTRICAL
E7	BC HYDRO RIGHT OF WAY
L2	PLANTING BED - REFER TO LANDSCAPE
L4	BIKE RACK - REFER TO LANDSCAPE
L8	PLANTING DIAMOND (FOR TREES BE THIRTEEN 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

2013-01-08  
 2013-01-24 ISSUED FOR CLIENT REVIEW  
 2013-02-05 ISSUED FOR CIVIL & LANDSCAPE CONSULT PROP.  
 2013-02-22 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-03-22 ISSUED FOR CLIENT REVIEW  
 2013-04-09 ISSUED FOR CLIENT REVIEW  
 2013-06-09 ISSUED FOR CLIENT REVIEW  
 2013-06-07 ISSUED FOR DETAILED DEV. PERMIT APPL.  
 2013-08-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS  
 2013-11-10 ISSUED REV. PER PLANNING COMMENTS  
 2013-11-18 ISSUED REV. PER PLANNING COMMENTS



**BOLDWING  
CONTINUUM  
ARCHITECTS INC.**

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 E: office@boldwing-continuum.com

PROJECT:  
**0943600 BC LTD.**

**SURREY WEST LOT 2 (BLOCK 2)**

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

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21206

LOT 2 - MAIN LEVEL PLAN

CITY GENERAL D.P. FILE NO: 7912-0239-00  
 CITY FILE NO: 7913-0125-00  
 1:180  
 A.B., S.B. Author  
 AC300



FROM MALL SIDEWALK - LOOKING SOUTH



DRIVING OUT FROM WALMART (NORTH OF SITE)



SOUTHEAST VIEW FROM MALL ACCESS DRIVEWAY

2012-09-21 ISSUED FOR CLIENT REVIEW  
 2012-09-24 ISSUED FOR CLIENT REVIEW  
 2013-03-22 ISSUED FOR CLIENT REVIEW  
 2013-04-09 ISSUED FOR CLIENT REVIEW  
 2013-05-06 ISSUED FOR CLIENT REVIEW  
 2013-06-05 ISSUED FOR CLIENT REVIEW  
 2013-06-07 ISSUED FOR DETAILED DEV. PERMIT APPL.  
 2013-08-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS  
 2013-11-10 ISSUED REV. PER PLANNING COMMENTS  
 2013-11-18 ISSUED REV. PER PLANNING COMMENTS



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 T: 604 594 4787  
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PROJECT:  
 0943600 BC LTD.

SURREY WEST LOT 2 (BLOCK 2)

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

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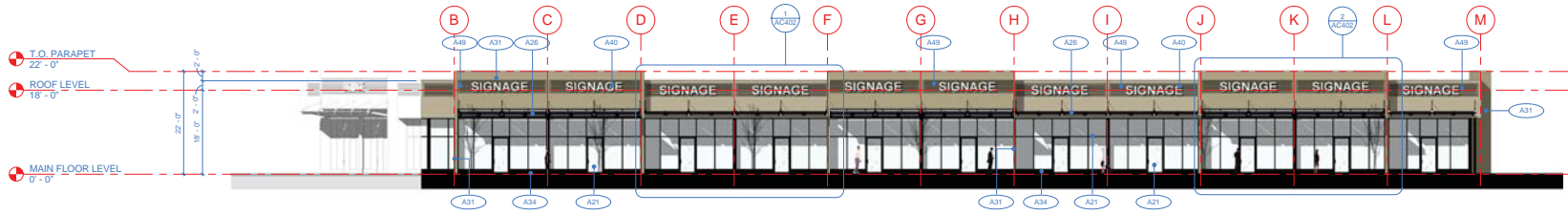
21206

LOT 2 - PERSPECTIVES

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

A.B., S.B. Author

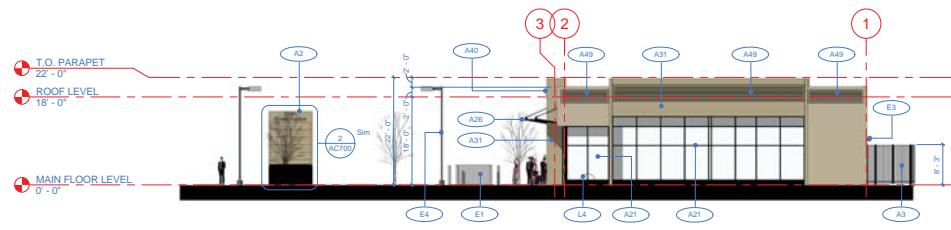
AC400



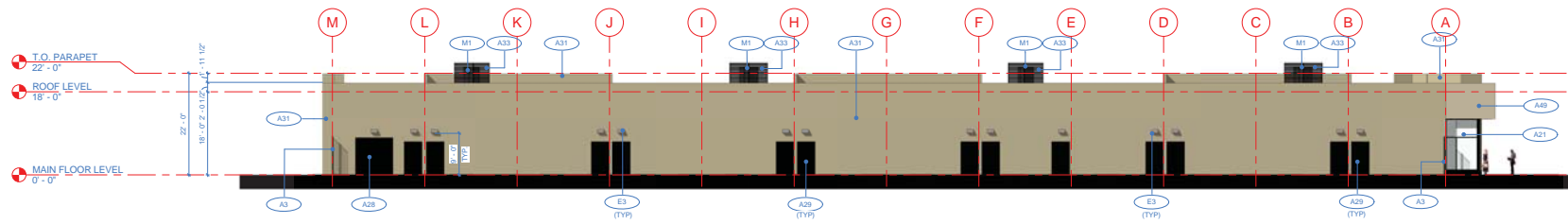
1 EAST ELEVATION  
AC202 1" = 12'-0"



2 SOUTH ELEVATION  
AC202 1" = 12'-0"



3 NORTH ELEVATION  
AC202 1" = 12'-0"



4 WEST ELEVATION  
AC202 1" = 12'-0"

KEYNOTES	
NUMBER	DESCRIPTION
A2	DOUBLE SIDED STAND ALONE SIGN 10' HIGH
A3	LOOKABLE IRON GATES TO SECURE EXTERIOR COMMON SERVICE WALKWAY BETWEEN THE PROPOSED BUILDING AND THE EXISTING ADJACENT BUILDING AT 12477 88 AVENUE
A21	ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS - COLOUR: TO MATCH BENJAMIN MOORE BLACK
A26	STEEL CANOPY WITH STEEL COLUMNS AND CLEAR GLASS - STEEL COLOUR: BENJAMIN MOORE BLACK
A28	OVERHEAD DOOR - PAINTED COLOUR: BLACK
A29	EXIT DOOR - PAINTED COLOUR: BENJAMIN MOORE BLACK
A31	CONCRETE TILT UP WALL, PAINTED COLOUR: BENJAMIN MOORE BLACK PROVIDENCE OLIVE
A33	8' 0" HIGH ROOF-TOP MECHANICAL UNIT SCREENING WALL TO THREE SIDES - STRUCTURAL STEEL FRAME WALL COMPLETE WITH HORIZONTAL METAL CLADDING, COLOUR: BENJAMIN MOORE BLACK
A34	CONCRETE CURB PAINTED COLOUR: BENJAMIN MOORE BLACK
A40	CRU SIGNAGE - PRE-FINISHED 3" ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS) - LED FACE-LIT, MOUNTED ON 3"x3" RACEWAY CENTERED ON MOUNTING SURFACE, RACEWAY COLOR TO MATCH MOUNTING SURFACE
A49	HORIZONTAL PREFINISHED METAL BARS 1 1/2" SQUARE SECTIONS FASTENED AND EQUALLY DISTRIBUTED WITHIN 1 1/2" DEEP CONCRETE TILT-UP RECESS. COLOUR: BENJAMIN MOORE BLACK
E1	HYDRO KIOSK/TRANSFORMER CW VINYL WRAP (FOLIAGE GRAPHICS ONLY)
E3	NEW WALL MOUNTED LIGHT FIXTURE: GEOSCAPES SERIES 2, COLOR: BLACK (BLK), BY KEENE (DISTR. BY CANLYTE) - REFER TO ELECTRICAL
E4	POLE MOUNTED LUMINAIRE: LUMINAIRE ADRAFORM, POLE: X-TRON (PROFILE SQUARE), COLOUR: BLACK (MBK), BY PAPP LIGHTING (DISTR. BY LIGHTWORKS) - REFER TO ELECTRICAL
L4	BIKE RACK - REFER TO LANDSCAPE
M1	ROOF HEAT PUMP UNIT - REFER TO MECHANICAL

REVISED:  
 2012-09-21 ISSUED FOR CLIENT REVIEW  
 2013-02-22 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-03-22 ISSUED FOR CLIENT REVIEW  
 2013-04-09 ISSUED FOR CLIENT REVIEW  
 2013-05-06 ISSUED FOR CLIENT REVIEW  
 2013-05-22 ISSUED FOR CLIENT REVIEW  
 2013-06-07 ISSUED FOR DETAILED DEV. PERMIT APPL.  
 2013-08-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS  
 2013-11-10 ISSUED REV. PER PLANNING COMMENTS  
 2013-11-18 ISSUED REV. PER PLANNING COMMENTS



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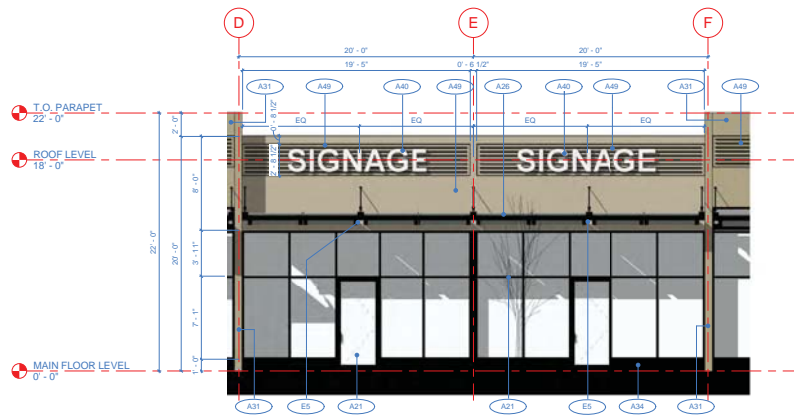
PROJECT:  
**0943600 BC LTD.**  
**SURREY WEST LOT 2 (BLOCK 2)**  
**12451 - 88TH AVENUE**  
**SURREY, BC, V3W 3J7**

11/18/2013 11:30:36 AM  
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 PROJECT NO.

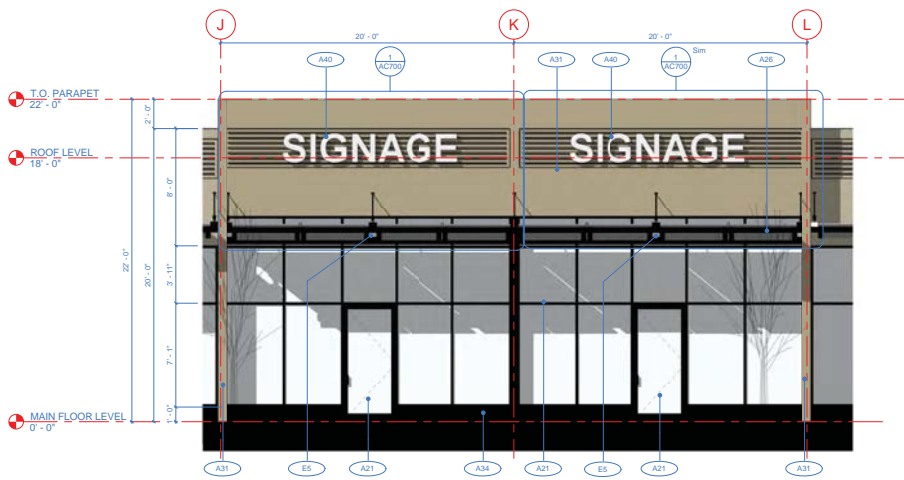
DATE:  
**LOT 2 - BUILDING ELEVATIONS**

CITY GENERAL D.P. FILE NO: 7912-0239-00  
 CITY FILE NO: 7913-0125-00  
 1" = 12'-0" A.B., S.B. Author  
 DATE: 11/18/13  
 FILE: E:\10 - C:\na\2014\02\0204.dwg  
 AC401  
 ARCHITECT

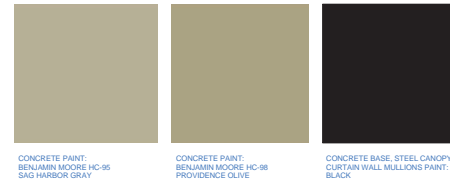




1 PARTIAL ELEVATION 1  
AC407 1" = 5'-0"



2 PARTIAL ELEVATION 2  
AC407 1" = 5'-0"



CONCRETE PAINT: BENJAMIN MOORE HC-95 SAG HARBOR GRAY  
 CONCRETE PAINT: BENJAMIN MOORE HC-98 PROVIDENCE OLIVE  
 CONCRETE BASE, STEEL CANOPY & CURTAIN WALL MULLIONS PAINT: BLACK

MATERIALS / COLOURS

KEYNOTES	
NUMBER	DESCRIPTION
A21	ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS - COLOUR: TO MATCH BENJAMIN MOORE BLACK
A26	STEEL CANOPY WITH STEEL COLUMNS AND CLEAR GLASS - STEEL COLOUR: BENJAMIN MOORE BLACK
A31	CONCRETE TILT-UP WALL, PAINTED COLOUR: BENJAMIN MOORE HC-98 PROVIDENCE OLIVE
A34	CONCRETE CURB PAINTED COLOUR: BENJAMIN MOORE BLACK
A40	CRU SIGNAGE: PREFINISHED 3" ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS) - LED FACILITY - MOUNTED ON 3"x3" RACEWAY CENTERED ON MOUNTING SURFACE. RACEWAY COLOR TO MATCH MOUNTING SURFACE
A49	1" (FRONT) X 1 1/2" (BACK) X 1 1/2" (DEPTH) HORIZONTAL PREFINISHED METAL BARS FOR SIGNAGE BACKING, FASTENED & EQUALLY DISTRIBUTED WITHIN 1 1/2" DEEP CONCRETE TILT-UP RECESS. COLOUR TO MATCH CONCRETE TILT-UP
E5	CANOPY LIGHT FIXTURE: WINSLOT CEILING FROM SYSTEMALUX #S 3800-LNV-24, COLOUR GREY ANTHRACITE - REFER TO ELECTRICAL

DATE: 2013-10-23  
 2013-02-22 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-04-09 ISSUED FOR CLIENT REVIEW  
 2013-05-06 ISSUED FOR CLIENT REVIEW  
 2013-05-22 ISSUED FOR CLIENT REVIEW  
 2013-06-07 ISSUED FOR DETAILED DEV. PERMIT APPL.  
 2013-09-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS



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 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

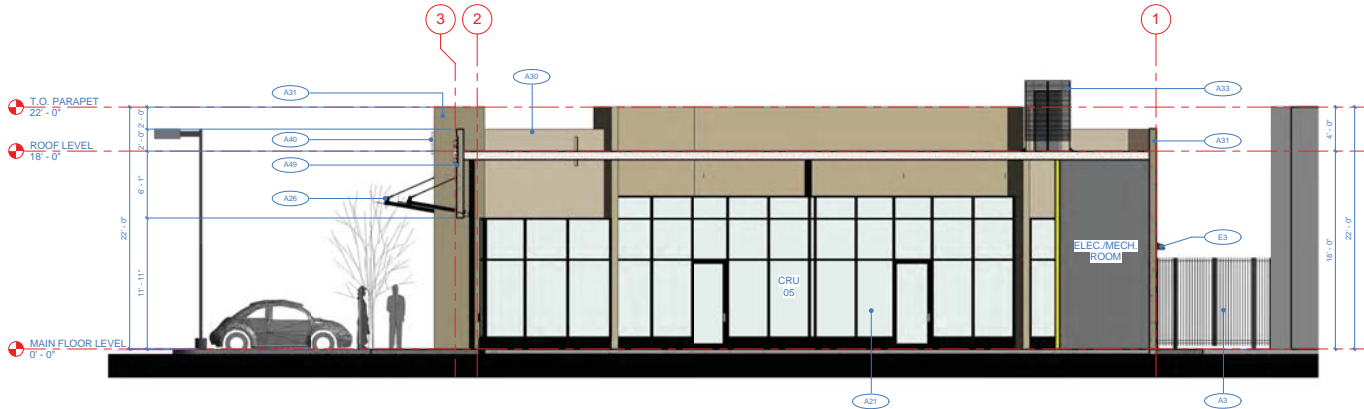
21206  
 PROJECT NO.

LOT 2 - ENLARGED PARTIAL ELEVATIONS & SIGNAGE CALLOUTS

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

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





2 CROSS SECTION 1  
AC300 3/16" = 1'-0"



SITE AND ADJACENT BUILDING TO THE WEST

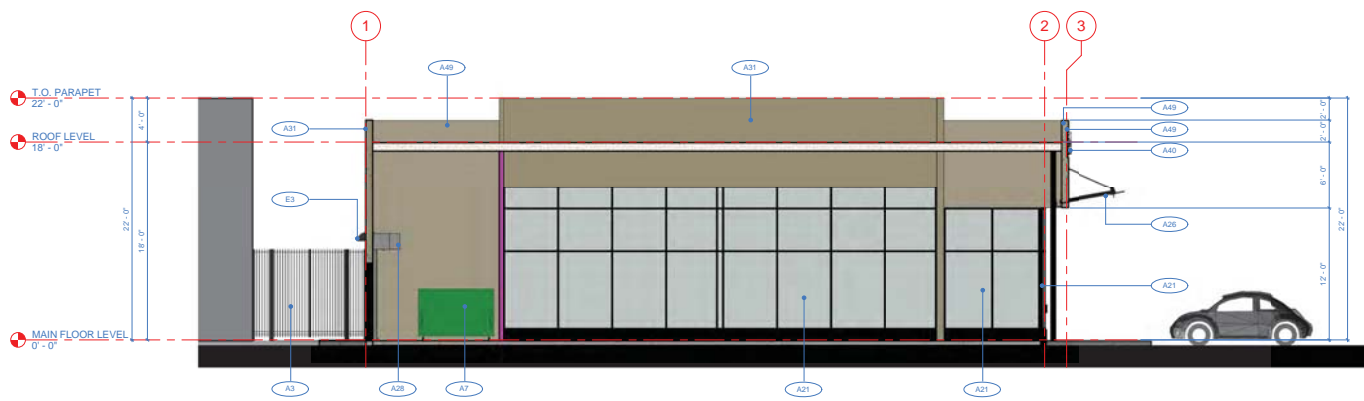


NORTHEAST CORNER OF ADJACENT BUILDING TO THE WEST



SOUTHEAST CORNER OF ADJACENT BUILDING TO THE WEST

KEYNOTES	
NUMBER	DESCRIPTION
A3	LOOKABLE IRON GATES TO SECURE EXTERIOR COMMON SERVICE WALKWAY BETWEEN THE PROPOSED BUILDING AND THE EXISTING ADJACENT BUILDING AT 12477 88 AVENUE
A7	4 YARD WASTE BIN
A21	ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS - COLOUR TO MATCH BENJAMIN MOORE BLACK
A26	STEEL CANOPY WITH STEEL COLUMNS AND CLEAR GLASS - STEEL COLOUR BENJAMIN MOORE BLACK
A28	OVERHEAD DOOR - PAINTED COLOUR BLACK
A30	CONCRETE TILT-UP WALL, PAINTED COLOUR BENJAMIN MOORE HC-95 SAG HARBOR GRAY
A31	CONCRETE TILT-UP WALL, PAINTED COLOUR BENJAMIN MOORE HC-98 PROVIDENCE OLIVE
A33	6'-0" HIGH ROOF-TOP MECHANICAL UNIT SCREENING WALL TO THREE SIDES - STRUCTURAL STEEL FRAME WALL COMPLETE WITH HORIZONTAL METAL CLADDING, COLOUR TO MATCH BENJAMIN MOORE BLACK
A40	CRU SIGNAGE: PREFINISHED 1" ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS) - LED FACE-LIT MOUNTED ON 3'X2' RACEWAY CENTERED ON MOUNTING SURFACE, RACEWAY COLOR TO MATCH MOUNTING SURFACE
A49	1" (FRONT) X 1/2" (BACK) X 1/2" (DEPTH) HORIZONTAL PREFINISHED METAL BARS FOR SIGNAGE BACKING, FASTENED & EQUALLY DISTRIBUTED WITHIN 1/2" DEEP CONCRETE TILT-UP RECESS. COLOUR TO MATCH CONCRETE TILT-UP
E1	HYDRO KIOSK/TRANSFORMER C/W VINYL WRAP (FOLIAGE GRAPHICS ONLY)
E3	NEW WALL MOUNTED LIGHT FIXTURE: GEOSCAPES SERIES 2, COLOR: BLACK (BLK), BY KEENE (DISTR. BY CANLYTE) - REFER TO ELECTRICAL
E4	POLE MOUNTED LUMINAIRE: LUMINAIRE AURA FORM, POLE: X-TRON (PROFILE SQUARE), COLOUR: BLACK (BK), BY PAPP LIGHTING (DISTR. BY LIGHTWORKS) - REFER TO ELECTRICAL
M1	ROOF HEAT PUMP UNIT - REFER TO MECHANICAL



3 CROSS SECTION 2  
AC300 3/16" = 1'-0"

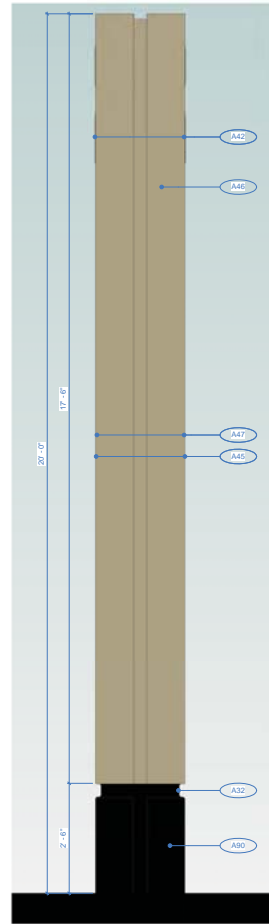
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 2013-02-22 ISSUED FOR CIVIL & LANDSCAPE REVIEW  
 2013-04-09 ISSUED FOR CLIENT REVIEW  
 2013-05-06 ISSUED FOR CLIENT REVIEW  
 2013-05-22 ISSUED FOR CLIENT REVIEW  
 2013-06-07 ISSUED FOR DETAILED DEV. PERMIT APPL.  
 2013-09-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS



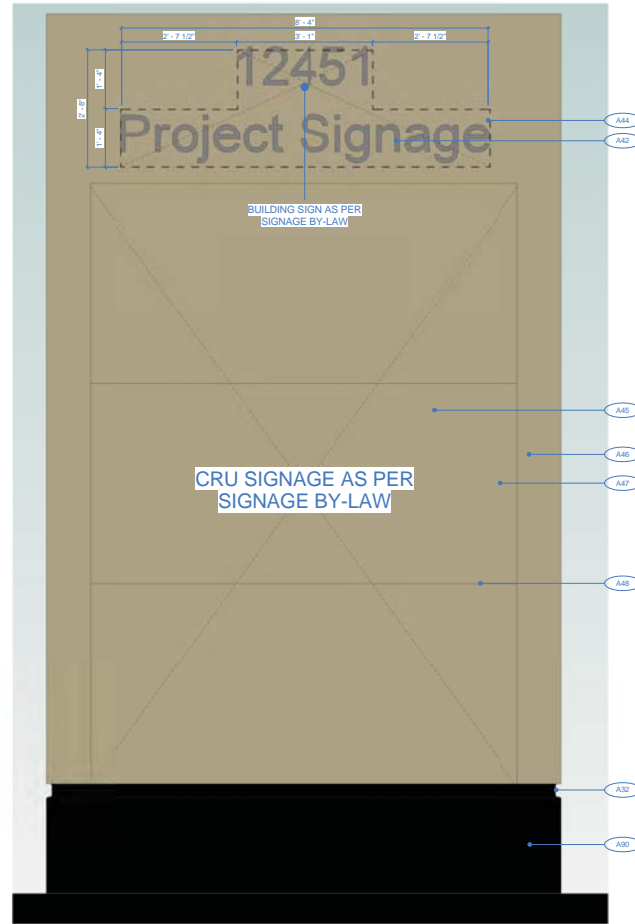
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 T: 604 594 4787  
 E: office@boldwing-continuum.com

PROJECT: 0943600 BC LTD.  
 SURREY WEST LOT 2 (BLOCK 2)  
 12451 - 88TH AVENUE  
 SURREY, BC, V3W 3J7

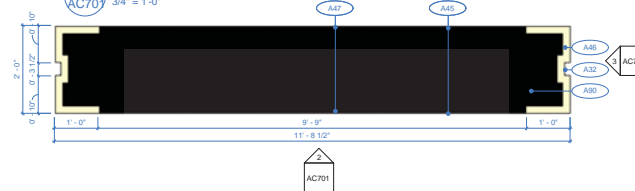
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 CITY GENERAL D.P. FILE NO: 7912-0239-00  
 CITY FILE NO: 7913-0125-00  
 SCALE: 3/16" = 1'-0"  
 AUTHOR: A.B., S.B.  
 CHECKED: AC500  
 PROJECT NO: 21206



3 STAND ALONE SIGN 20' - SIDE VIEW  
AC701 3/4" = 1'-0"



2 STAND ALONE SIGN 20' - FRONT & BACK VIEW  
AC701 3/4" = 1'-0"



1 STAND ALONE SIGN 20' - PLAN VIEW  
AC202 3/4" = 1'-0"

KEYNOTES	
NUMBER	DESCRIPTION
A32	2x4 REVEAL IN CONCRETE BASE, EXTENDED TO STAND ALONE SIGN BODY - COLOUR: BENJAMIN MOORE BLACK
A42	BUILDING ADDRESS AND PROJECT SIGNAGE, PUSH THROUGH ACRYLIC LETTERS AND LOGOS WITH FACE APPLIED COLORED VINYL WHERE REQUIRED
A44	COPY AREA FOR A46, A42, A46, CENTERED ON WALL
A45	CRU SIGNAGE (FONTS, GRAPHICS AND COLORS TO MATCH A40; SLIDE IN PANELS (ROUTED PREPAINTED STEEL FACES, WEST COAST STANDARD COLOR: TAN Q6315 BY CASCADIA METALS) SEPARATED BY PERIMETER 1 1/4" WIDE ALUMINUM H BARS, PUSH THROUGH ACRYLIC LETTERS AND LOGOS WITH FACE APPLIED COLORED VINYL WHERE REQUIRED
A46	STAND ALONE SIGN BODY, PREPAINTED STEEL, WEST COAST STANDARD COLOR: TAN Q6315 BY CASCADIA METALS
A47	SIGN MANUFACTURER TO PROVIDE MEANS TO ACCESS INTERNAL TS LAMPS
A48	1 1/4" WIDE ALUMINUM H BARS (MULTI-PANEL INSERT) PAINTED TO MATCH WEST COAST STANDARD COLOR: TAN Q6315 BY CASCADIA METALS, BY SIGNAGE CONTRACTOR
A80	CONCRETE BASE FOR STAND ALONE SIGN, PAINTED COLOUR: BENJAMIN MOORE BLACK

DATE: 2013-05-08  
 2013-04-08 ISSUED FOR CLIENT REVIEW  
 2013-05-08 ISSUED FOR CLIENT REVIEW  
 2013-05-22 ISSUED FOR CLIENT REVIEW  
 2013-06-07 ISSUED FOR DETAILED REV. PERMIT APPL.  
 2013-09-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS



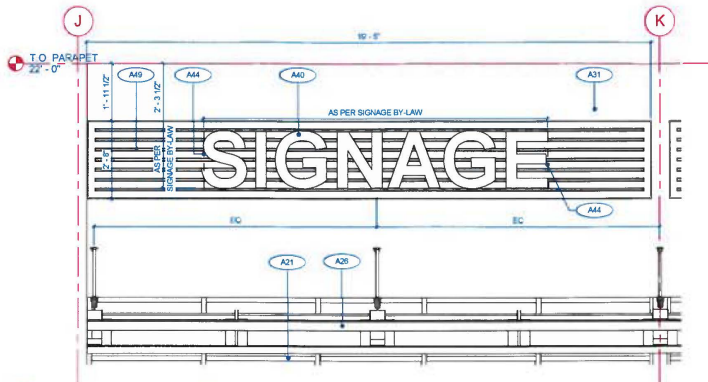
300 - 7337 137 Street, Surrey, BC V3W 1A4  
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PROJECT: 0943600 BC LTD.  
 SURREY WEST LOT 2 (BLOCK 2)  
 12451 - 88TH AVENUE  
 SURREY, BC, V3W 3J7

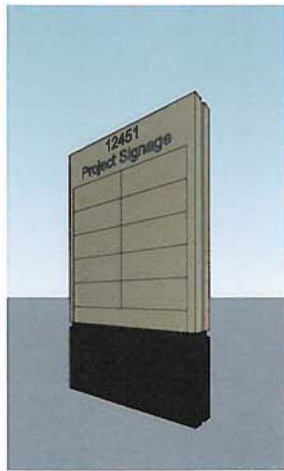
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 PROJECT: 11-11  
 LOT 2 - 20' STAND ALONE SIGN

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

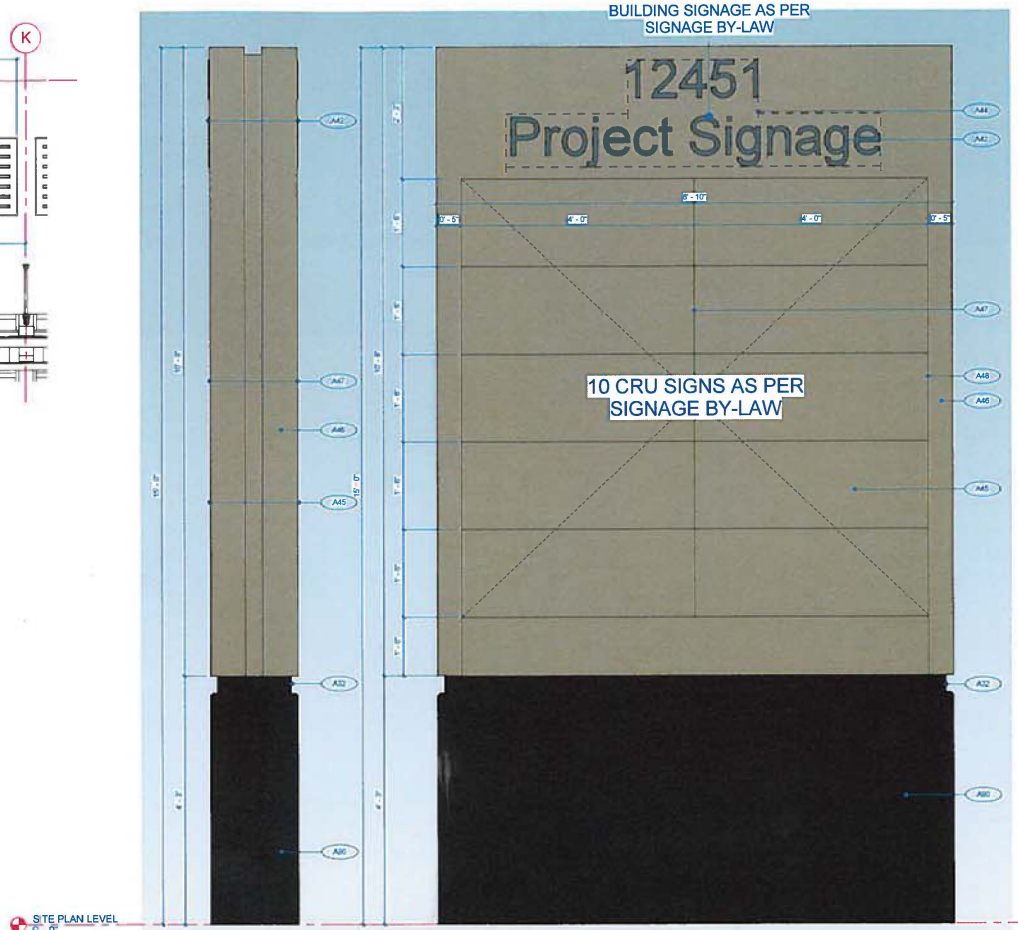
3/4" = 1'-0" A.B., S.B. Author AC701



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



6 STAND ALONE SIGN 15'



3 STAND ALONE SIGN 15' - SIDE VIEW  
AC700 1" = 1'-0"

2 STAND ALONE SIGN FRONT VIEW (BACK TO MATCH)  
AC401 1" = 1'-0"



7 STAND ALONE SIGN 15' - PLAN VIEW  
AC202 1" = 1'-0"

KEYNOTES	
NUMBER	DESCRIPTION
A21	ALUMINUM WINDOWS AND DOORS WITH CLEAR GLASS - COLOUR TO MATCH BENJAMIN MOORE BLACK
A28	STEEL CANOPY WITH STEEL COLUMNS AND CLEAR GLASS - STEEL COLOUR BENJAMIN MOORE BLACK
A31	CONCRETE TILT-UP WALL, PAINTED COLOUR BENJAMIN MOORE IC-66 PROVIDENCE OLIVE
A32	2X4 REVEAL IN CONCRETE BASE, EXTENDED TO STAND ALONE SIGN BODY - COLOUR BENJAMIN MOORE BLACK
A40	CRU SIGNAGE (PREFINISHED 2" ALUMINUM CHANNEL, LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS) - LED FACE-UP - MOUNTED ON 2"X4 FACEWAY CENTERED ON MOUNTING SURFACE, RACEWAY COLOR TO MATCH MOUNTING SURFACE)
A42	BUILDING ADDRESS AND PROJECT SIGNAGE, PUSH-THROUGH ACRYLIC LETTERS AND LOGOS WITH FACE, APPLIED COLORED VINYL, WHERE REQUIRED
A44	COOP AREA FOR 10 A42, A45 CENTERED ON WALL
A45	CRU SIGNAGE (FONTS, GRAPHICS AND COLORS TO MATCH A40) SLIDE IN PANELS (POWDER COATED PREPAINTED STEEL, FACES WEST COAST STANDARD COLOR TAN 0C8315 BY CASCADIA METALS) SEPARATED BY PERIMETER 1 1/4" WIDE ALUMINUM TYPING BASE, PUSH-THROUGH ACRYLIC LETTERS AND LOGOS WITH FACE APPLIED COLORED VINYL, WHERE REQUIRED
A48	STAND ALONE SIGN BODY (PREPAINTED STEEL, WEST COAST STANDARD COLOR TAN 0C8315 BY CASCADIA METALS)
A47	SIGN MANUFACTURER TO PROVIDE MEANS TO ACCESS INTERNAL TS LAMPS
A48	1 1/4" WIDE ALUMINUM TYPING BARS (MULTI-PANEL INSERT) PAINTED TO MATCH WEST COAST STANDARD COLOR TAN 0C8315 BY CASCADIA METALS BY SIGNAGE CONTRACTOR
A49	1" FINISH X 1 1/2" BACKGATE 1 1/2" DEPTH HORIZONTAL PREFERRED METAL BARS FOR SIGNAGE BACKING, FASTENED & EQUALLY DISTRIBUTED WITHIN 1' DEEP CONCRETE TILT UP RECESS COLOUR TO MATCH CONCRETE TILT-UP
A50	CONCRETE BASE FOR STAND ALONE SIGN, PAINTED COLOUR BENJAMIN MOORE BLACK

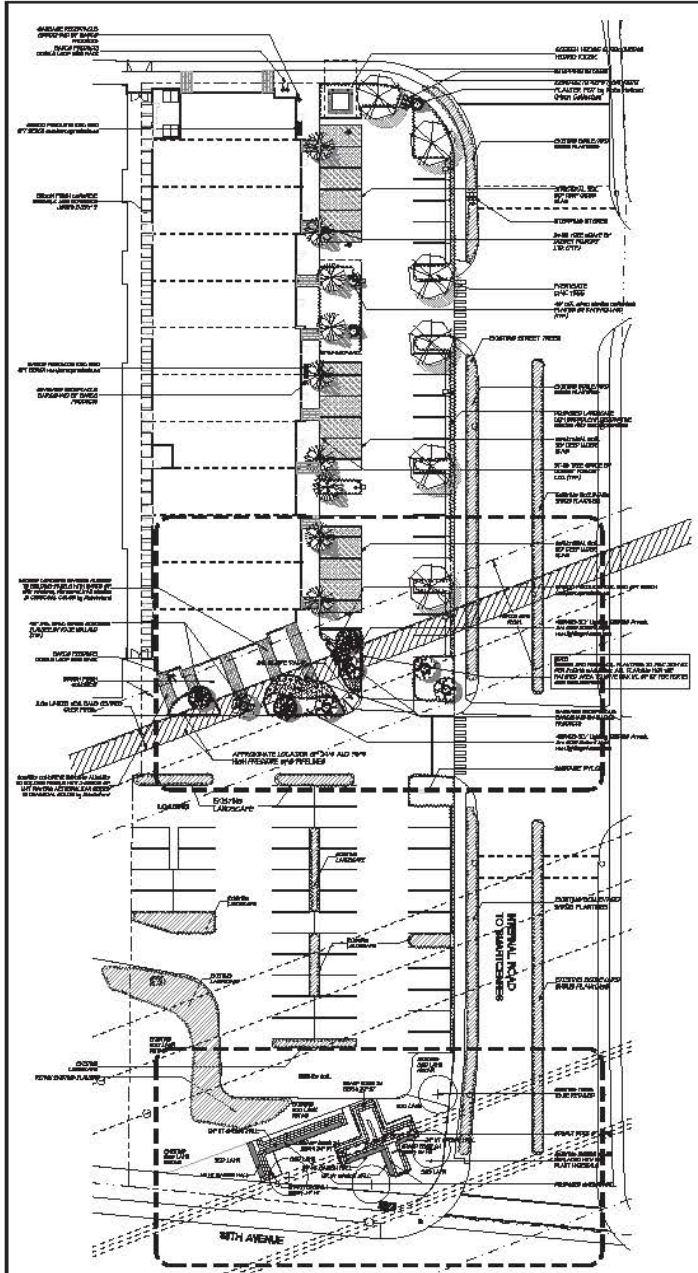
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 2013-04-23 ISSUED FOR CLIENT REVIEW  
 2013-04-08 ISSUED FOR CLIENT REVIEW  
 2013-06-06 ISSUED FOR CLIENT REVIEW  
 2013-05-22 ISSUED FOR CLIENT REVIEW  
 2013-06-07 ISSUED FOR DETAILED DEV. PERMIT APPL.  
 2013-06-11 ISSUED FOR ADP  
 2013-10-23 ISSUED FOR REV. AS PER ADP COMMENTS  
 2013-11-15 ISSUED REV. PER PLANNING COMMENTS



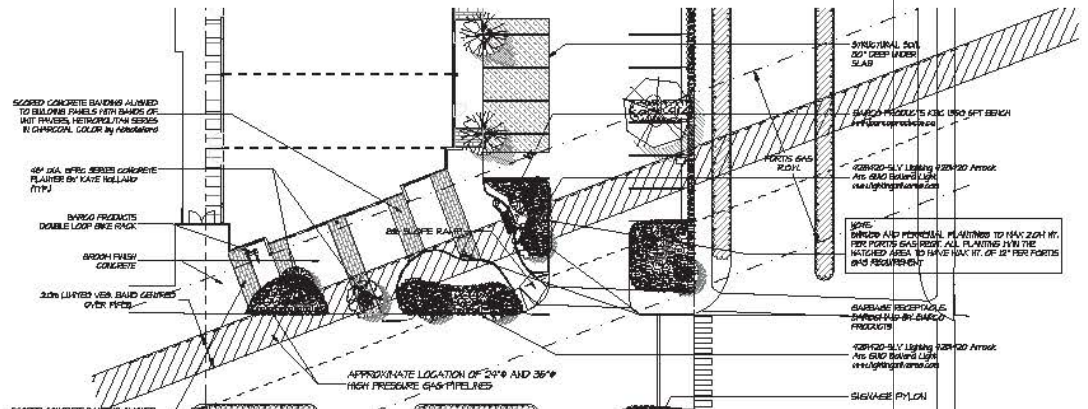
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 12451 - 88TH AVENUE  
 SURREY, BC, V3W 3J7

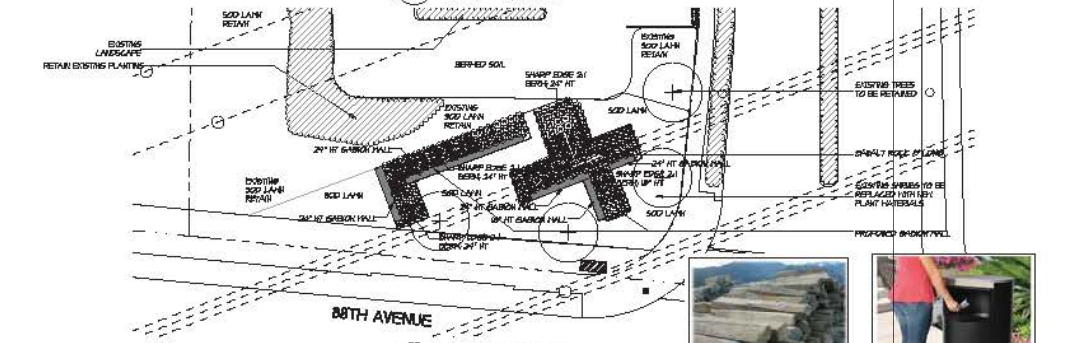
21206  
 LOT 2 - CRU SIGNAGE TYPE 1 & 15' STAND ALONE SIGN  
 CITY GENERAL D/P FILE NO: 7912-0239-00  
 CITY FILE NO: 7913-0125-00  
 As Indicated A.B.S.B. Author  
 FILE # 1718, CH-044 2016-02-02 09:44  
 AC700



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



2 DETAIL PLAN 1  
SCALE: 1/8" = 1'-0"



3 DETAIL PLAN 2  
SCALE: 1/8" = 1'-0"

KEY QTY	BOTANICAL NAME	COMMON NAME	MSJ JOB NUMBER: 12-094
5	ACER PALMISTIN	JAPANESE MAPLE	3.0M Ht. 818
10	PERSEA TROPICALIS DROZA	GOLDFISH TROPICAN PARROT	60% GAL.
10	SHRUBUS INDICA	PASTURE PINE	60% GAL. (H. 570, 545)
10	SHRUBUS INDICA	WAXY BLUE TREE	2.0M Ht. 818
10	SHRUBUS INDICA	DRIFT EMBROIDERED	45 POT
10	SHRUBUS INDICA	UNBLENDED SPINA DOCKWOOD	85 POT, 80CM
10	SHRUBUS INDICA	BRONZED JUNCUS	124 FT. 400
10	SHRUBUS INDICA	CRIMSON GLOW HOLLY	42 POT, 40CM
10	SHRUBUS INDICA	GOLDFISH SPREA	42 POT, 40CM
10	SHRUBUS INDICA	CHARM ENGLISH YEW	42 POT
10	SHRUBUS INDICA	HOLLY HEN	45 POT, 80CM
10	SHRUBUS INDICA	BLUE FOX GLOVE	41 POT
10	SHRUBUS INDICA	DELIA GRASS	42 POT
10	SHRUBUS INDICA	CHARM FORTAIN GRASS	41 POT
10	SHRUBUS INDICA	BLACK FLORESTIA FORTAIN GRASS	41 POT
10	SHRUBUS INDICA	BURBERRY BLANKET FLOWER	41 POT
10	SHRUBUS INDICA	PERENNIAL LAVENDER	41 POT
10	SHRUBUS INDICA	BEARBERRY COTONEASTER	41 POT, 80CM
10	SHRUBUS INDICA	SALAL	125H POT
10	SHRUBUS INDICA	CHERRY TART STRONGOP	125H POT
10	SHRUBUS INDICA	HERMISTHWAER OULD STRONGOP	125H POT
10	SHRUBUS INDICA	REBOLD STRONGOP	125H POT

4 PLANT SCHEDULE  
SCALE: NTS



5 FURNITURE DETAILS  
SCALE: NTS

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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 2**  
12325 - 84TH AVE  
SURREY, B.C.

DRAWING TITLE: **LANDSCAPE PLAN/ TREE PLAN**

DATE: 12/24/22 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0"  
DRAWN: L1  
DESIGN: L1  
CHKD: L1  
M2LA PROJECT NUMBER: 12-094

L1 OF 3



---

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

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

**DATE: November 19, 2013** PROJECT FILE: **7813-0125-00**

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**RE: Engineering Requirements (Commercial/Industrial)  
Location: 12451 88 Ave**

### DEVELOPMENT PERMIT

The following are outstanding Engineering Servicing issues related to this Development Permit. They can be addressed through the Building Permit Process:

- Confirm the proposed location of the storm service connection to Lot 2 as secured under Project 7812-0239-00. A preferred location for the storm sewer connection was not known at the time of execution of the Servicing Agreement because design of the onsite building had not been finalized. The storm service connection is to be provided under the Building Permit application.
- All existing private onsite services, and in particular the existing water service system for the building located immediately to the west of Lot 2 must be relocated outside of the proposed building footprint,



Rémi Dubé, P.Eng.  
Development Services Manager

IK1



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.

**COLOUR 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. CLEARANCE REQUIRED)
E9	RIGHT-OF-WAY BC HYDRO
L1	SHADED AREA (IN GREEN COLOR) 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  
 2013-04-23 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



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OWNER: TRITON VENTURES CORPORATION  
 SURREY WEST LOT 1 (BLOCK 3)  
 12451 - 88TH AVENUE  
 SURREY, BC, V3W 3J7  
 21207  
 PROJECT NO.

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  
 FILE: E:\137\_137\AC204\0239\0091\00\ConceptSitePlan.dwg  
 2013-10-23 11:40:07 AM



**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.