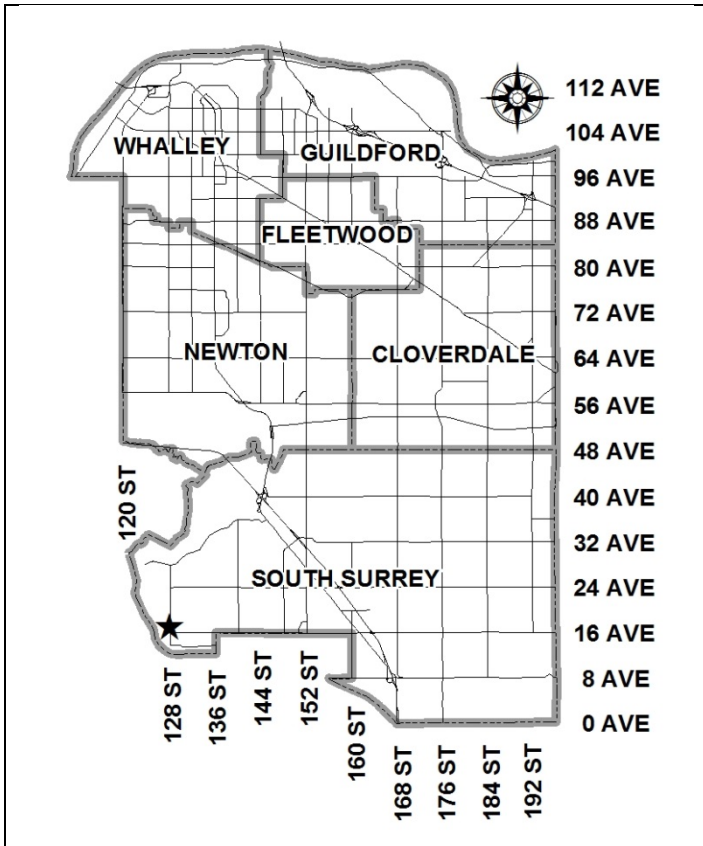


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0091-00

Planning Report Date: July 21, 2014

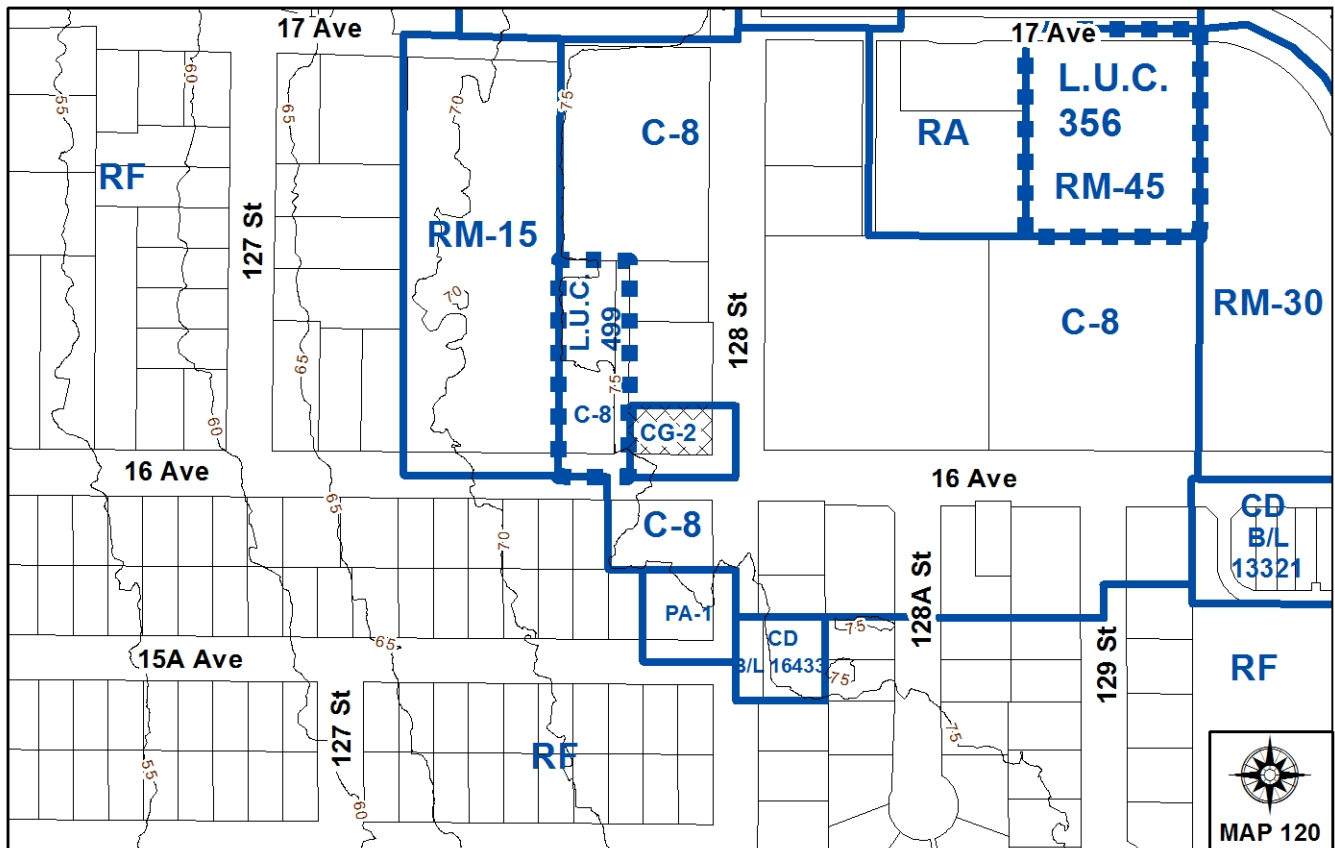


**PROPOSAL:**

- Rezoning from CG-2 to C-8
- Development Permit
- Development Variance Permit

to allow for the development of a commercial building accommodating a TD Bank.

**LOCATION:** 1611 - 128 Street  
**OWNER:** Berezan Management (Ocean Park) Ltd  
**ZONING:** CG-2  
**OCP DESIGNATION:** Commercial  
**LAP DESIGNATION:** Retail Commercial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Variances are requested to the minimum north and south side yard setbacks and to reduce the required number of off-street parking stalls.

### RATIONALE OF RECOMMENDATION

- Complies with LAP Designation.
- The proposed use and building form are appropriate for this part of Ocean Park.
- The subject site is located in a Town Centre on a transit route.
- A large entry plaza, corner plaza, and sidewalks along 128<sup>th</sup> Street and 16<sup>th</sup> Avenue are provided, which improve the public realm.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) to "Community Commercial (8) Zone (C-8)" (By-law No.12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0091-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7914-0091-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 3.3 metres (10.8 ft.);
  - (b) to reduce the minimum north side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.); and
  - (c) to reduce the number of required off-street parking stalls from 8 to 6 stalls.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) obtain a Certificate of Compliance from the Ministry of Environment;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

## REFERRALS

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

Surrey Fire Department: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Automotive Service.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North:	Multi-tenant commercial building.	Commercial/Retail Commercial	C-8
East (Across 128 Street):	Safeway	Commercial/Shopping Centre	C-8
South (Across 16 Avenue):	Multi-tenant commercial building.	Commercial/Retail Commercial	C-8
West:	Multi-tenant commercial office building.	Commercial/Retail Commercial	LUC 499

### DEVELOPMENT CONSIDERATIONS

#### Background

- The development site is located at 1611 - 128 Street in Ocean Park. The site is designated "Commercial" in the Official Community Plan (OCP) and "Retail Commercial" in the 1986 Local Area Plan (LAP).
- The site is zoned "Combined Service Gasoline Station Zone (CG-2)" and currently contains an automotive repair shop. The applicant is currently working towards a Certificate of Compliance (COC) from the Ministry of Environment. Issuance of the COC will be a condition of Final Adoption.

#### Proposal

- The applicant is proposing to rezone the site to "Community Commercial (8) Zone (C-8)" to permit the development of a 325 sq.m. (3,500 sq.ft.) one-storey commercial building at the corner of 16<sup>th</sup> Avenue and 128 Street.
- A TD Bank will act as the tenant for the site and will occupy the entire building.
- A Development Variance Permit is proposed to reduce the required off-street parking from 8 stalls to 6 stalls.
- A Development Permit is required to regulate the form and character of the development.

### Land Use Rationale

- The proposed rezoning to C-8 is in compliance with the Commercial and Retail Commercial designations in the OCP and LAP.
- The proposed C-8 Zone is appropriate because the intention is to accommodate the development of community shopping facilities.

### PRE-NOTIFICATION

Pre-notification letters were sent on May 30, 2014, to 228 properties within 100 metres (328 ft.) of the subject site. Staff received a phone call from a nearby property owner who was concerned that the applicant would open a liquor store once the C-8 Zoning is in place.

*The applicant has indicated that the tenant for the proposed building is the TD Bank. All materials, floor plans and signage are consistent with the TD Bank operations and branding. The proposed C-8 Zone is consistent with the zoning of the surrounding area.*

### DESIGN PROPOSAL AND REVIEW

#### Site Design

- The proposed building fronts both 16<sup>th</sup> Avenue and 128<sup>th</sup> Street and creates a strong architectural corner.
- Active spaces, the principal entrance, windows and glazing are oriented to the corner.
- The main entry and landscape plaza are oriented towards 128<sup>th</sup> Street and the Ocean Park Mall.
- An entry plaza with landscaping, seating and bike racks is provided on 128<sup>th</sup> Street.
- A pedestrian corner plaza provides seating at the intersection of 128<sup>th</sup> Street and 16<sup>th</sup> Avenue.
- Vehicular access to the site will be via the existing rear lane.
- Vehicle parking, including one accessible stall, is located along the rear lane, with access from 16<sup>th</sup> Avenue. Two on-street pocket parking stalls are located along 16<sup>th</sup> Avenue, adjacent to the proposed building.
- The proposal improves the existing urban design by replacing parking stalls along 128<sup>th</sup> Street with public realm and sets a good precedent for future development on 128<sup>th</sup> Street.

### Proposed Building Design

- The Architect proposes a building design that is both contemporary and includes traditional stone and wood elements, which reference the unique character of Ocean Park.
- A strong corner expression is achieved through floor to ceiling glazing anchored by wood framing that incorporates the TD Bank signage.
- Floor to ceiling glazing with horizontal wood shades are provided on the east and south façades.
- Building materials include architectural concrete, metal cladding, wood fascia, wood posts, stone cladding, and glazing.

### Signage

- The proposed signage is comprised of the TD Bank logo and is of a high quality design.
- The proposed fascia signage is appropriately scaled to the size of the building and the proposed sign area falls well below the maximum allowable under the Sign By-law.
- The proposed signs are illuminated channel logo signs.

### Landscaping

- The landscaping is clean and contemporary. The planting is made up of low growing grasses, shrubs and ground cover that allows for views through the site.
- Specific plantings are proposed that increase the site permeability. A trellis with climbing vines is proposed on the east façade.
- Bicycle racks are provided.

### CPTED Issues

- The southeast pedestrian corner plaza orientation allows for direct visual contacts from 128<sup>th</sup> Street and 16<sup>th</sup> Avenue.
- The building and parking area will be well illuminated. Bollards are proposed to protect pedestrians at the parking area.
- Anti-skateboard elements have been included in the design.
- Low planting maintains sightlines into the site. A trellis along the east façade is proposed to deter graffiti.
- Glazing along the east façade (adjacent to the parking area) provides “eyes on the street”.

Pedestrian Routes

- Sidewalks are provided along 128<sup>th</sup> Street and 16<sup>th</sup> Avenue.
- Both the entry plaza and the corner plaza contain seating. The orientation of the seating promotes both passive relaxation and social interaction.
- Pedestrian connectivity to site to the north is provided.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 8, 2014. 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>• Ocean Park Town Centre</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Proposed Gross Density 0.41</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Landscaping includes water capture and improvement to water table.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bike racks provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Outdoor community gathering space.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• EnerGuide</li> <li>• Energy Star</li> <li>• BOMA BEST</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

ADVISORY DESIGN PANEL

- The project was reviewed by the City's Advisory Design Panel (ADP) on April 19, 2012. The Panel made recommendations and comments on the site plan, form and character, landscaping, sustainability, CPTED and accessibility (Appendix IV).
- A number of adjustments were made to the project that address the ADP's comments.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum south side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 3.3 metres (10.8 ft.).

## Applicant's Reasons:

- The large entry plaza and corner plaza reduce the site area significantly. The proposed variance is required to achieve a reasonable building footprint.

## Staff Comments:

- The requested setback promotes a pedestrian-oriented scale and directly addresses the public realm of the sidewalk encouraging neighborhood interaction and "eyes on the street".
- Soft grasses and shrubs of different varieties, in addition to street trees required by the City, will be installed to enhance the pedestrian friendly streetscape.
- Staff support the variance.

## (b) Requested Variance:

- To reduce the minimum north side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.).

## Applicant's Reasons:

- The adjacent building to the north is located at the zero lot line. The proposed setback (zero metres) promotes a continuous commercial building wall.

## Staff Comments:

- The adjacent building to the north is located at the zero lot line. A setback between the adjacent building and the proposed building would create an unusable space and would create CPTED issues.
- Staff support the variance.

## (c) Requested Variance:

- To reduce the number of required off-street parking stalls from 8 to 6 stalls.

## Applicant's Reasons:

- Two (2) on-street parking stalls will be provided along 16<sup>th</sup> Avenue in a parking pocket.



**Staff Comments:**

- The subject site is located in the Ocean Park town centre on a transit route. As a result, a higher level of pedestrian access to the site is expected. Two (2) on-street parking stalls will be provided along 16<sup>th</sup> Avenue in a parking pocket.
- Planning and Engineering staff support the variance.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments
Appendix V.	Development Variance Permit No. 7914-0091-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/da

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Information for City Clerk

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

1. (a) Agent:       Name:               Babu Kadiyala  
  Berezan Management Ltd.  
  Address:               #202, 8399 - 200th Street  
  Langley, BC V2Y 3C2  
  
  Tel:                    604-882-0808 - Work  
  604-882-0808 - Fax
  
2.       Properties involved in the Application
  - (a)       Civic Address:               1611 - 128 Street
  
  - (b)       Civic Address:               1611 - 128 Street  
  Owner:                Berezan Management (Ocean Park) Ltd  
  PID:                   001-828-444  
  Lot 2 Section 18 Township 1 New Westminster District Plan 10753
  
3.       Summary of Actions for City Clerk's Office
  - (a)       Introduce a By-law to rezone the property.
  
  - (b)       Proceed with Public Notification for Development Variance Permit No. 7914-0091-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## DEVELOPMENT DATA SHEET

Proposed Zoning: C-8

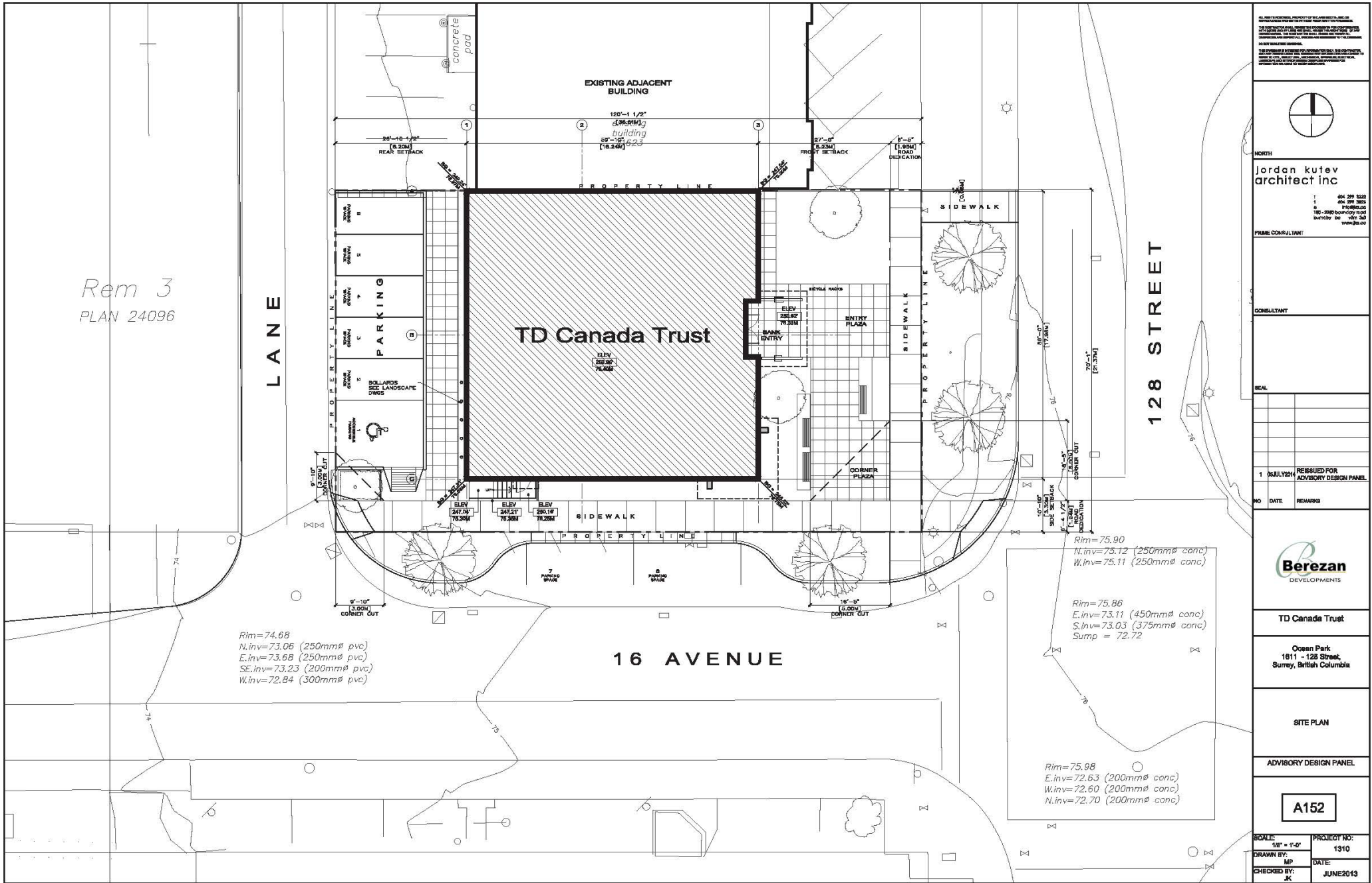
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	780 sq.m (8,395.85 sq.ft.)	
Road Widening area		108.31 sq.m (1,162.75 sq.ft.)
Undevelopable area		
Net Total	671.69 sq.m (7,230.10 sq.ft.)	671.69 sq.m (7,230.10 sq.ft.)
LOT COVERAGE (in % of net lot area)	50%	48%
Buildings & Structures		325.16 sq.m (3,614.95 sq.ft.)
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	7.5 m (25 ft.)	8.23 m (27 ft.)
Rear	7.5 m (25 ft.)	8.17 m (26.79 ft.)
Side #1 (N)	7.5 m (25 ft.)	0.05 m (0.167 ft.)
Side #2 (S)	7.5 m (25 ft.)	3.3 m (10.8 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m (40 ft.)	7.21 m (23.66 ft.)
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial	0.8	0.48
Retail	624.89 sq.m (6,716.68 sq.ft.)	325.16 sq.m (3,500 sq.ft.)
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	624.89 sq.m (6,716.68 sq.ft.)	325.16 sq.m (3,500 sq.ft.)

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
<b>AMENITY SPACE (area in square metres)</b>		
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial	8	6
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	8	6
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	N/A
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Rem 3  
PLAN 24096

LANE

PARKING

TD Canada Trust

16 AVENUE

128 STREET

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burnaby bc v5c 1a6  
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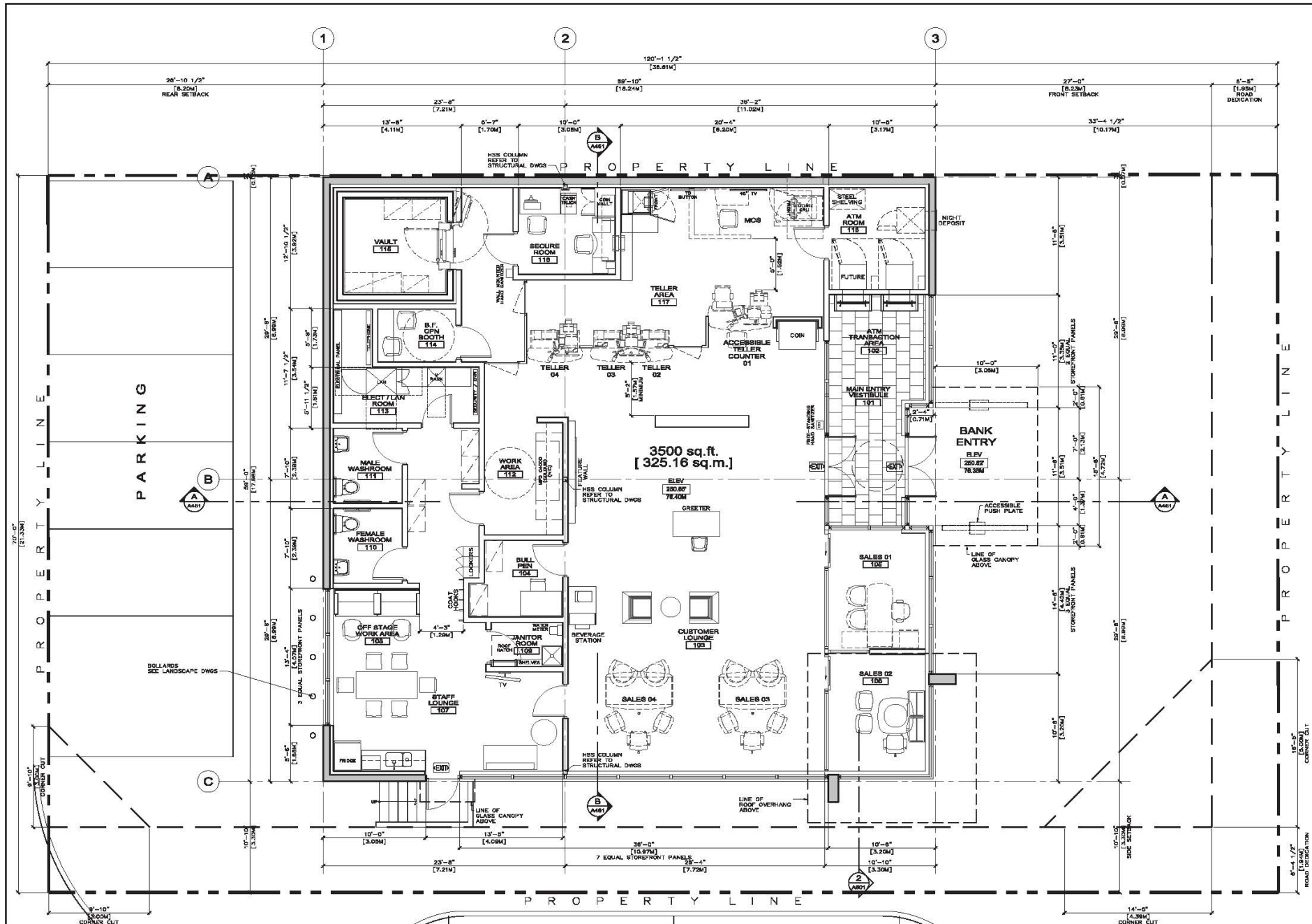
Ocean Park  
1611 - 128 Street,  
Surrey, British Columbia

SITE PLAN


ADVISORY DESIGN PANEL

**A152**

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CHECKED BY: JK	



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SCALE

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NO.	DATE	REMARKS

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 Berezan DEVELOPMENTS

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TD Canada Trust

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Ocean Park  
1611 - 126 Street,  
Surrey, British Columbia

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FLOOR PLAN

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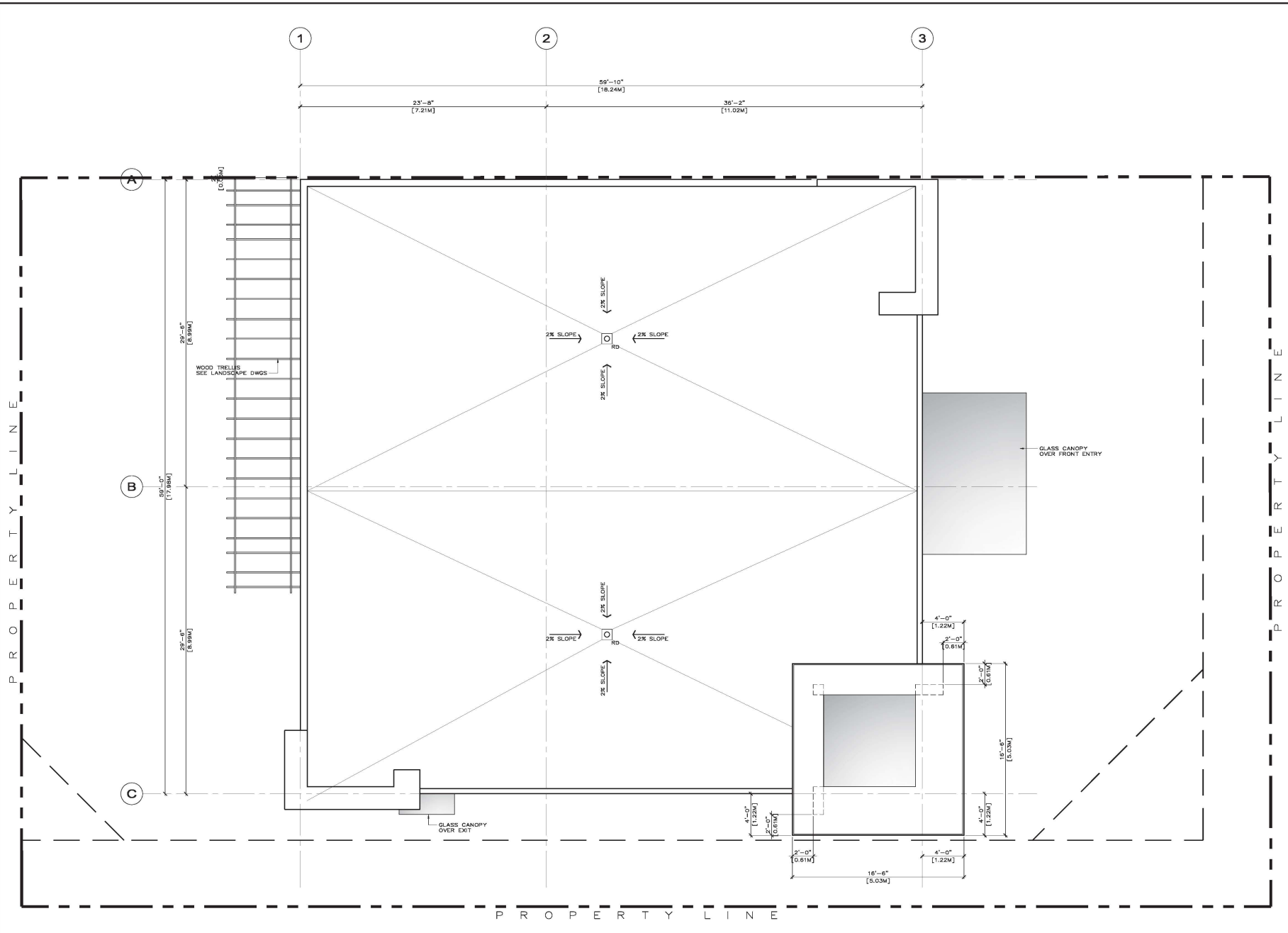
ADVISORY DESIGN PANEL

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PROPERTY LINE

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NO DATE REMARKS



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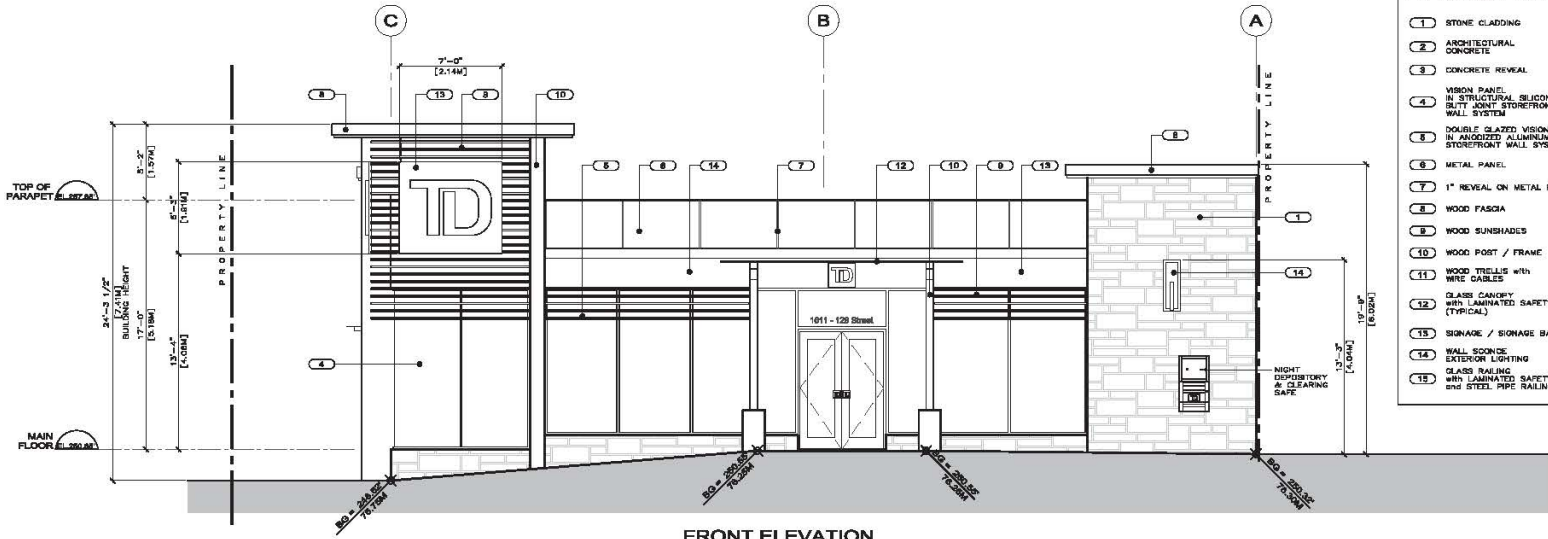
Ocean Park  
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ROOF PLAN

ADVISORY DESIGN PANEL

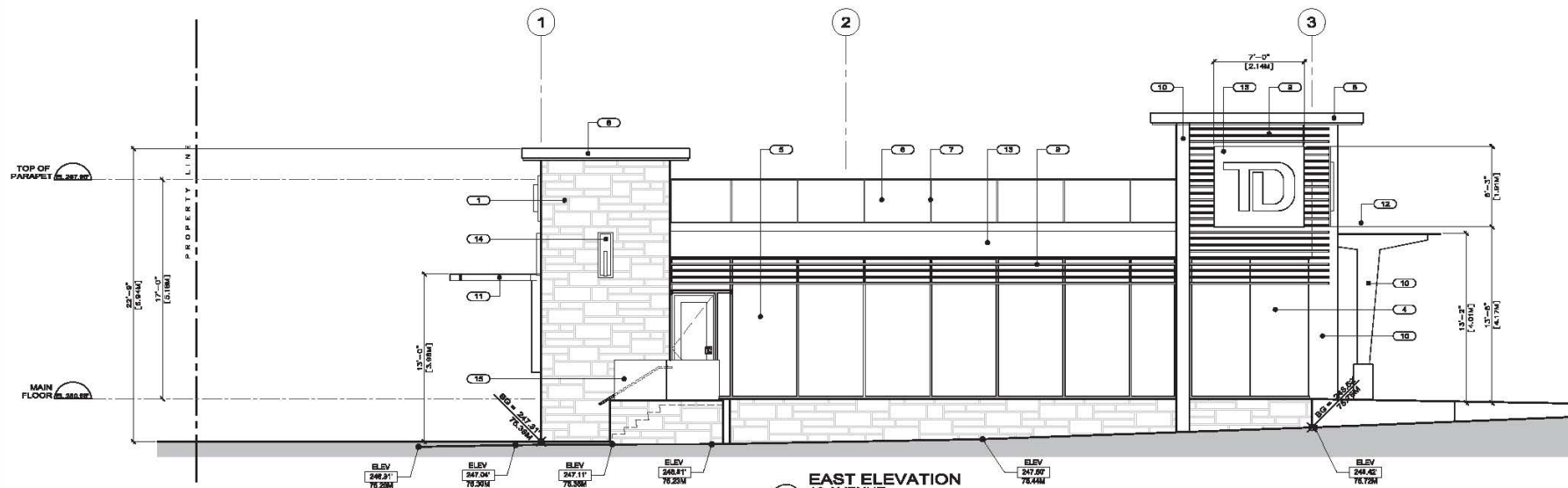
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CHECKED BY: JK	JUNE 2013



- EXTERIOR FINISH LEGEND**
- 1 STONE CLADDING
  - 2 ARCHITECTURAL CONCRETE
  - 3 CONCRETE REVEAL
  - 4 VISION PANEL IN STRUCTURAL SILICON BUTT JOINT STOREFRONT WALL SYSTEM
  - 5 DOUBLE GLAZED VISION PANEL IN ANODIZED ALUMINUM STOREFRONT WALL SYSTEM
  - 6 METAL PANEL
  - 7 1" REVEAL ON METAL PANEL
  - 8 WOOD FASCIA
  - 9 WOOD SUNSHADES
  - 10 WOOD POST / FRAME
  - 11 WOOD TRELLIS WITH WIRE CABLES
  - 12 GLASS CANOPY WITH LAMINATED SAFETY GLASS (TYPICAL)
  - 13 SIGNAGE / SIGNAGE BAND
  - 14 WALL SOURCE EXTERIOR LIGHTING
  - 15 GLASS RAILING WITH LAMINATED SAFETY GLASS and STEEL PIPE RAILING

**1 FRONT STREET  
128 STREET**  
SCALE: 1/4" = 1' - 0"



**2 EAST ELEVATION  
16 AVENUE**  
SCALE: 1/4" = 1' - 0"

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1	JULY 2014	REISSUED FOR ADVISORY DESIGN PANEL

NO.	DATE	REMARKS



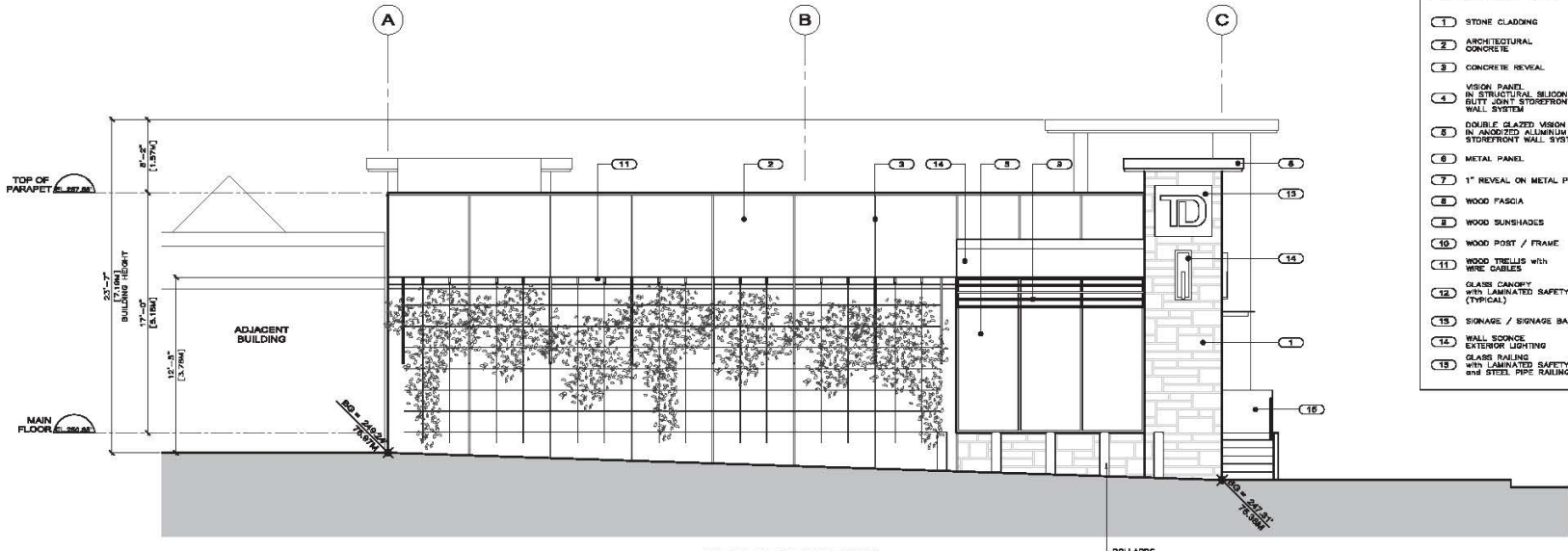
**TD Canada Trust**  
  
Ocean Park  
1611 - 128 Street,  
Surrey, British Columbia

**BUILDING  
ELEVATIONS**  
  
ADVISORY DESIGN PANEL

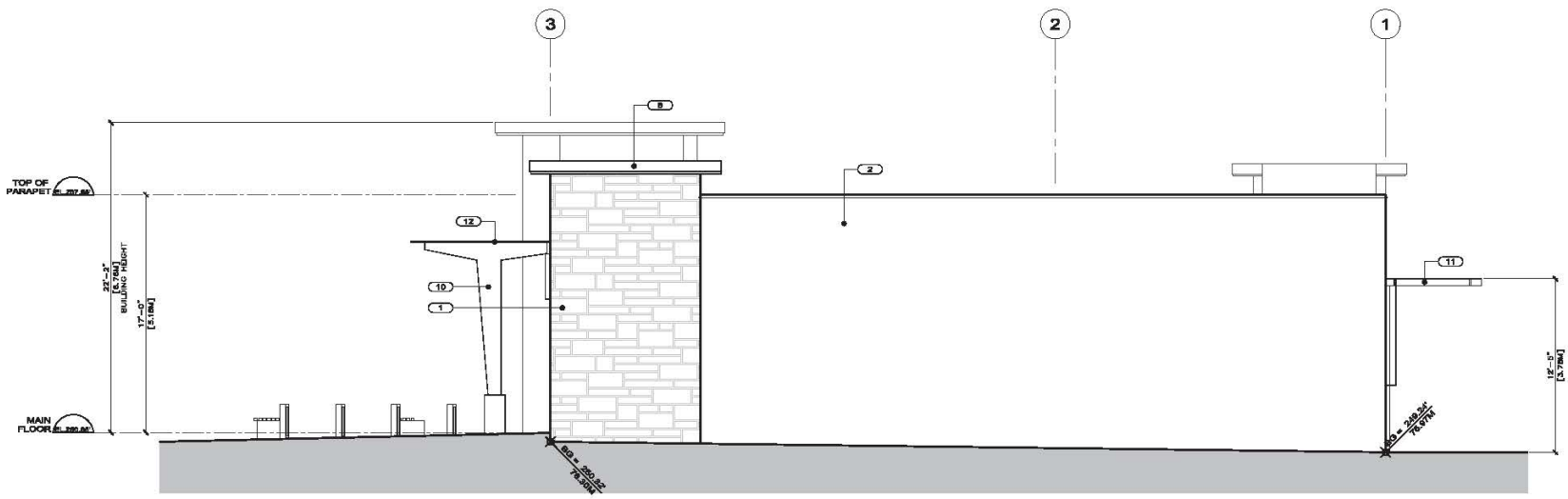
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SCALE: 1/4" = 1'-0"	PROJECT NO: 1310
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1 WEST ELEVATION ALONG LANE  
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**EXTERIOR FINISH LEGEND**

- 1 STONE CLADDING
- 2 ARCHITECTURAL CONCRETE
- 3 CONCRETE REVEAL
- 4 VISION PANEL IN STRUCTURAL SILICON BUTT JOINT STOREFRONT WALL SYSTEM
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- 14 WALL SCONCE EXTERIOR LIGHTING
- 15 GLASS RAILING WITH LAMINATED SAFETY GLASS AND STEEL PIPE RAILING

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NO.	DATE	REMARKS

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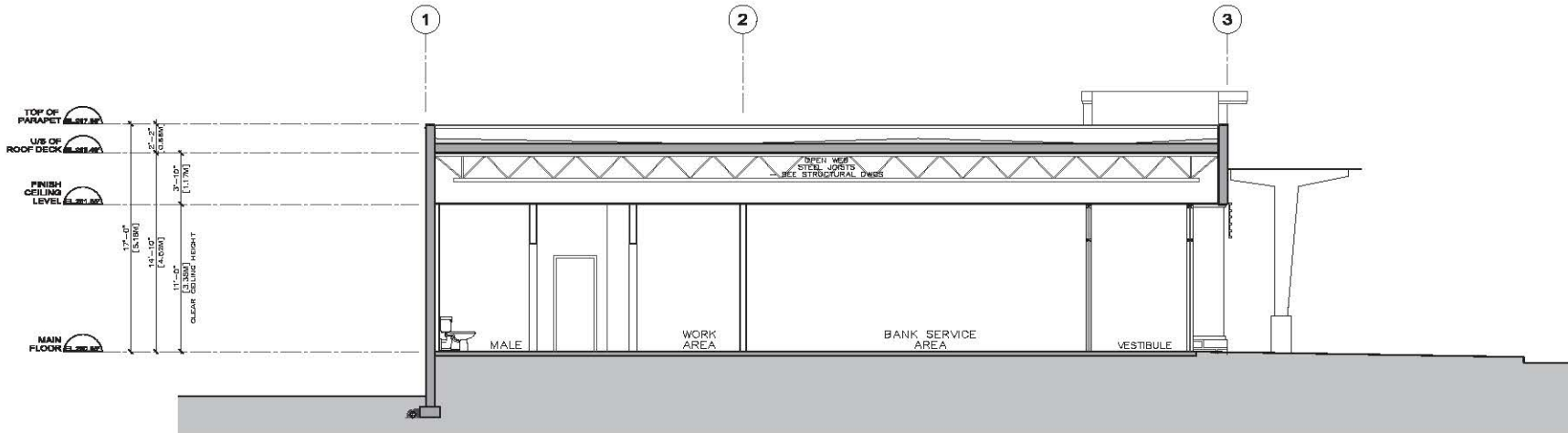


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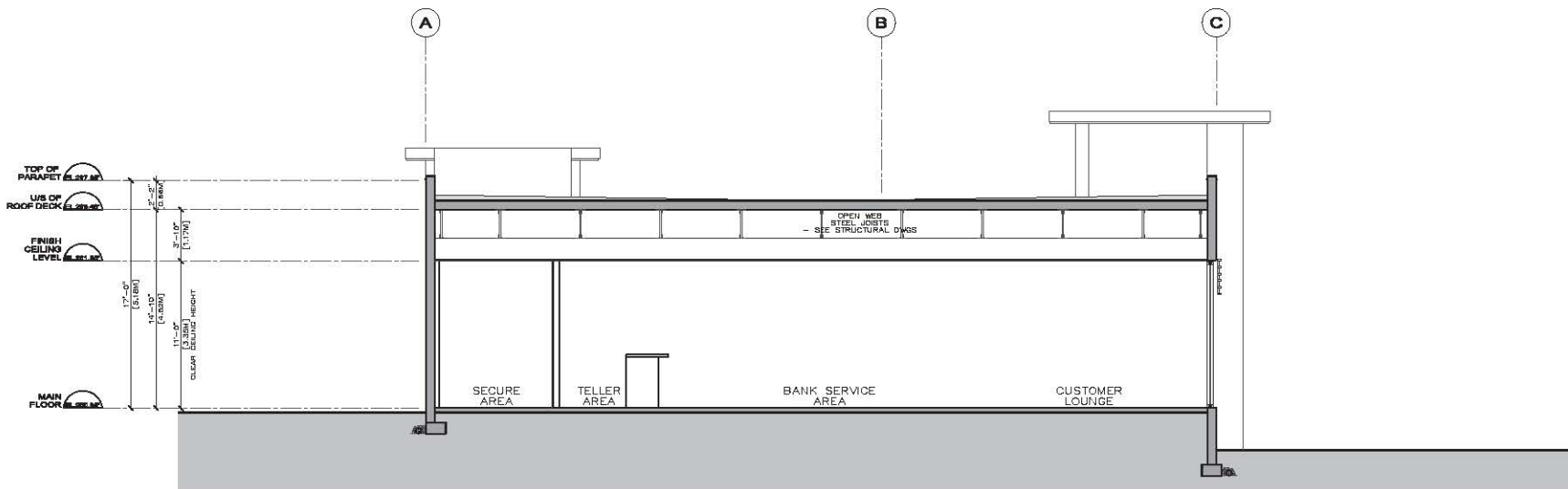
BUILDING ELEVATIONS  
ADVISORY DESIGN PANEL

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SCALE: 1/4" = 1'-0"	PROJECT NO: 1310
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1 SECTION A-A  
SCALE: 1/4" = 1'-0"



2 SECTION B-B  
SCALE: 1/4" = 1'-0"

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Jordan kulev  
architect inc

1 604 299 2882  
2 604 299 2882  
3 604 299 2882  
www.jka.ca  
www.jka.com

PRIME CONSULTANT

CONSULTANT

BRAL

1 05/11/2018 REVISED FOR ADVISORY DESIGN PANEL

NO.	DATE	REMARKS

TD Canada Trust

Crown Park  
1611 - 128 Street,  
Surrey, British Columbia

BUILDING SECTIONS

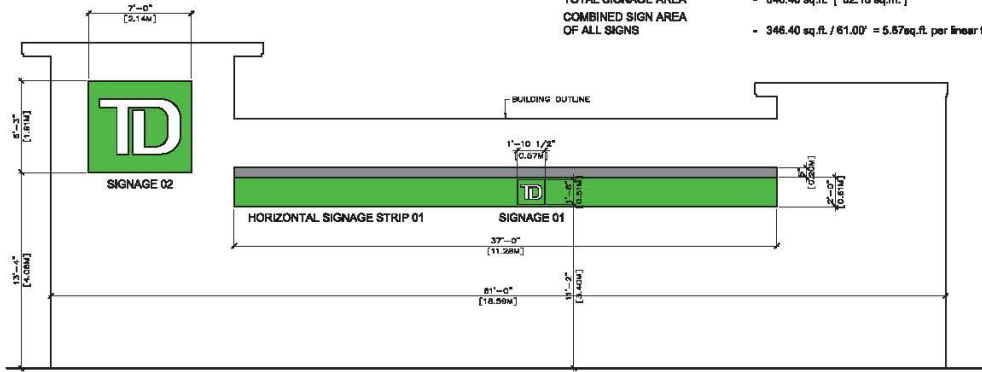
ADVISORY DESIGN PANEL

A451

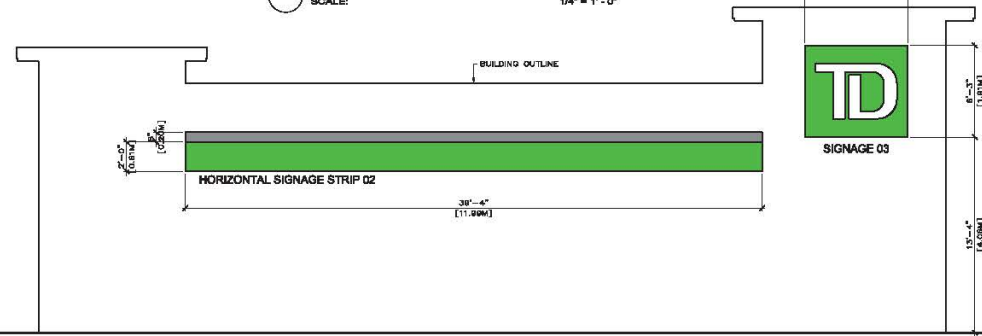
SCALE: 1/4" = 1'-0"	PROJECT NO: 1810
DRAWN BY: MP	DATE: JUNE 2018
CHECKED BY: JK	

**SIGNAGE AREA:**  
 SIGNAGE 01 - 3.11 sq.ft. [ 0.29 sq.m. ]  
 SIGNAGE 02 - 43.76 sq.ft. [ 4.06 sq.m. ]  
 SIGNAGE 03 - 43.76 sq.ft. [ 4.06 sq.m. ]  
 SIGNAGE 04 - 14.54 sq.ft. [ 1.36 sq.m. ]  
 TOTAL AREA - 105.21 sq.ft. [ 9.77 sq.m. ]

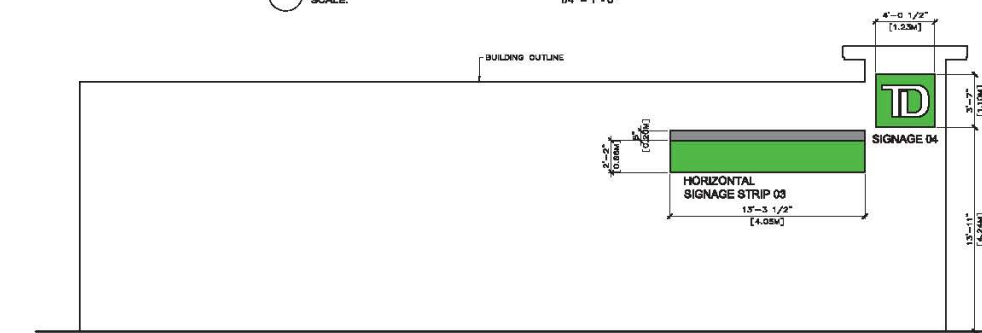
**HORIZONTAL SIGNAGE STRIP AREA:**  
 HORIZONTAL SIGNAGE STRIP 01 - 98.86 sq.ft. [ 9.16 sq.m. ]  
 HORIZONTAL SIGNAGE STRIP 02 - 104.86 sq.ft. [ 9.74 sq.m. ]  
 HORIZONTAL SIGNAGE STRIP 03 - 37.85 sq.ft. [ 3.49 sq.m. ]  
 TOTAL AREA OF HORIZONTAL SIGNAGE STRIP - 241.19 sq.ft. [ 22.40 sq.m. ]  
 TOTAL SIGNAGE AREA - 346.40 sq.ft. [ 32.18 sq.m. ]  
 COMBINED SIGN AREA OF ALL SIGNS - 346.40 sq.ft. / 61.00' = 5.67sq.ft. per linear ft.



1 SIGNAGE LOCATION FRONT ELEVATION ALONG 128 STREET  
 SCALE: 1/4" = 1'-0"

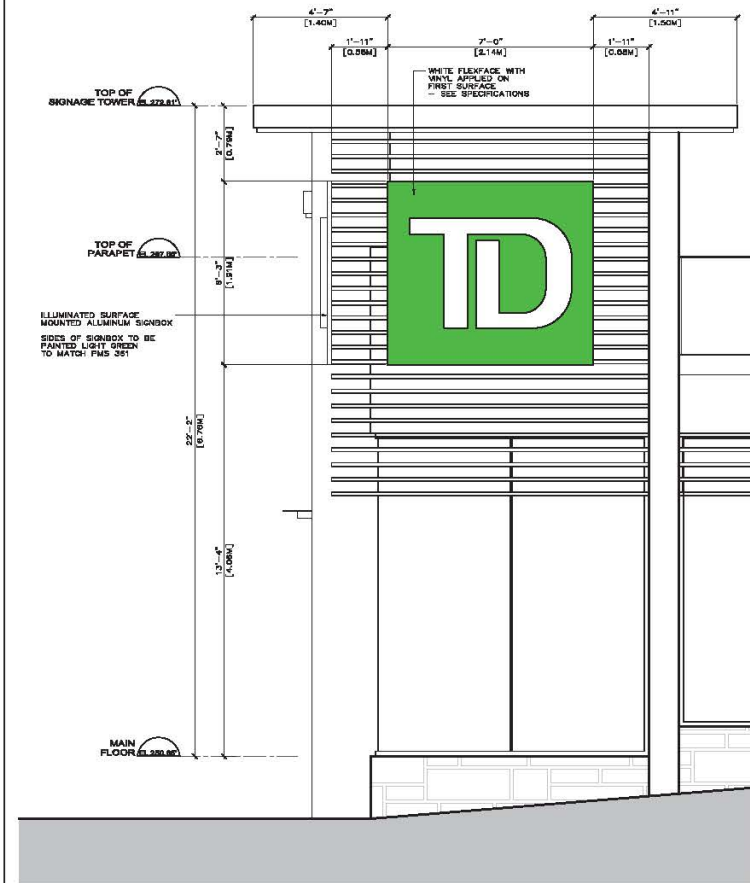


2 SIGNAGE LOCATION SOUTH ELEVATION ALONG 16 AVENUE  
 SCALE: 1/4" = 1'-0"



3 SIGNAGE LOCATION WEST ELEVATION ALONG LANE  
 SCALE: 1/4" = 1'-0"

**NOTE:**  
 1. SHOP DRAWINGS ARE TO BE PROVIDED AND APPROVED BY TD Canada Trust BEFORE CONSTRUCTION.  
 2. ALL FILM SEAM LOCATIONS TO BE INDICATED ON SHOP DWGS.  
 3. GRAPHIC ART FILES TO BE SUPPLIED BY TD REFER TO SPECIFICATION SECTION 10400 FOR ADDITIONAL INFORMATION  
 4. COLOURS PROVIDED IN THIS DRAWING ARE FOR REPRESENTATION ONLY ACTUAL COLOUR TO BE PROVIDED SHOULD BE AS SPECIFIED.



4 ILLUMINATED TD SHIELD AT TOWER  
 SCALE: 1/2" = 1'-0"

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Jordan Kutev architect inc  
 404 299 5222  
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 180-10800 Boonville Road  
 Burnaby BC V5B 3A9  
 www.jka.ca

PRIME CONSULTANT

CONSULTANT

SEAL

1 JULY 2014 ISSUED FOR SIGNAGE PERMIT

NO DATE REMARKS



TD Canada Trust

Ocean Park  
 1611 - 128 Street,  
 Surrey, British Columbia

SIGNAGE DETAILS

SIGNAGE PERMIT

A461

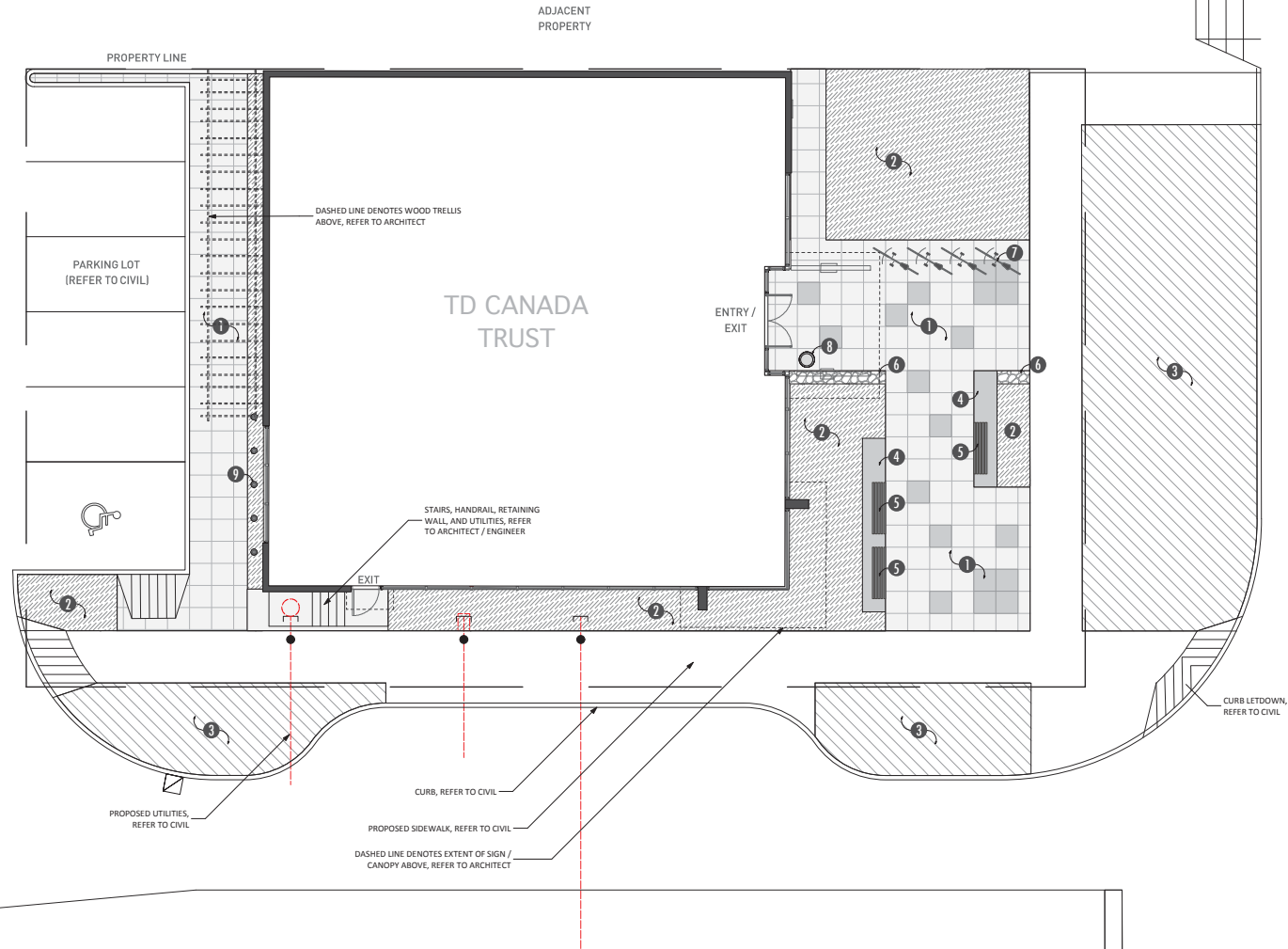
SCALE: AS NOTED PROJECT NO: 1310  
 DRAWN BY: MP DATE:  
 CHECKED BY: JK JUNE 2013

LAYOUT AND MATERIALS LEGEND

KEY	SYMBOL	DETAIL	MATERIAL
1		1.2 LAB2	PROPOSED PAVING TYPE A CNV CIP CONCRETE, REFER TO CIVIL
2		1.2 LAB2	PROPOSED PLANTING BED SOIL TO 450mm SHRUBS, 900mm FOR TREES
3		3 LAB2	PROPOSED SOD LAWN SOIL TO 150mm DEPTH, AS PER DETAILS
4		ALL LAB2	PROPOSED CIP CONCRETE SEAT WALLS ARCHITECTURAL FINISH CIP CONCRETE, AS PER DETAILS
5		ALL LAB2	PROPOSED WALL MOUNTED BENCH REFER TO ARCHITECT
6		3 LAB2	PROPOSED DRAINAGE STRIP 50mm DIA. ROUND, WASHED COBBLE TO 250mm DEPTH, AS PER DETAILS
7		5 LAB2	PROPOSED BICYCLE RACKS 'LEAF' RACK TO TD BANK STANDARDS, AS PER DETAILS
8		6 LAB2	PROPOSED TRASH RECEPTACLE AS PER DETAILS
9		4 LAB2	PROPOSED BOLLARDS AS PER DETAILS

LAYOUT AND MATERIALS NOTES

1. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, AND SPECIFICATIONS.
3. VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
4. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT AND CONSULTANT TEAM PRIOR TO PROCEEDING.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE WAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES.
6. THE CONTRACTOR IS TO PROTECT ALL EXISTING HARD SURFACES, STRUCTURES, AND WALLS FOR DURATION OF CONSTRUCTION.
7. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



01 LAYOUT AND MATERIALS PLAN  
Scale: 1:75



NO.	ISSUED FOR COORDINATION	DATE
2	ISSUED FOR COORDINATION	14-07-02
1	ISSUED FOR ADVISORY DESIGN PANEL	14-06-12

REVISIONS

TD CANADA TRUST  
BEREZAN MANAGEMENT

1611 128th Street  
Surrey, British Columbia

Scale:	As Shown
Drawn:	B. Hitchins
Reviewed:	D. Stoyko
Project No.	06-375

LAYOUT AND MATERIALS PLAN

L100

**PLANTING LIST**

**TREES**

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	TBD	Street Tree by Municipality		TBD	TBD

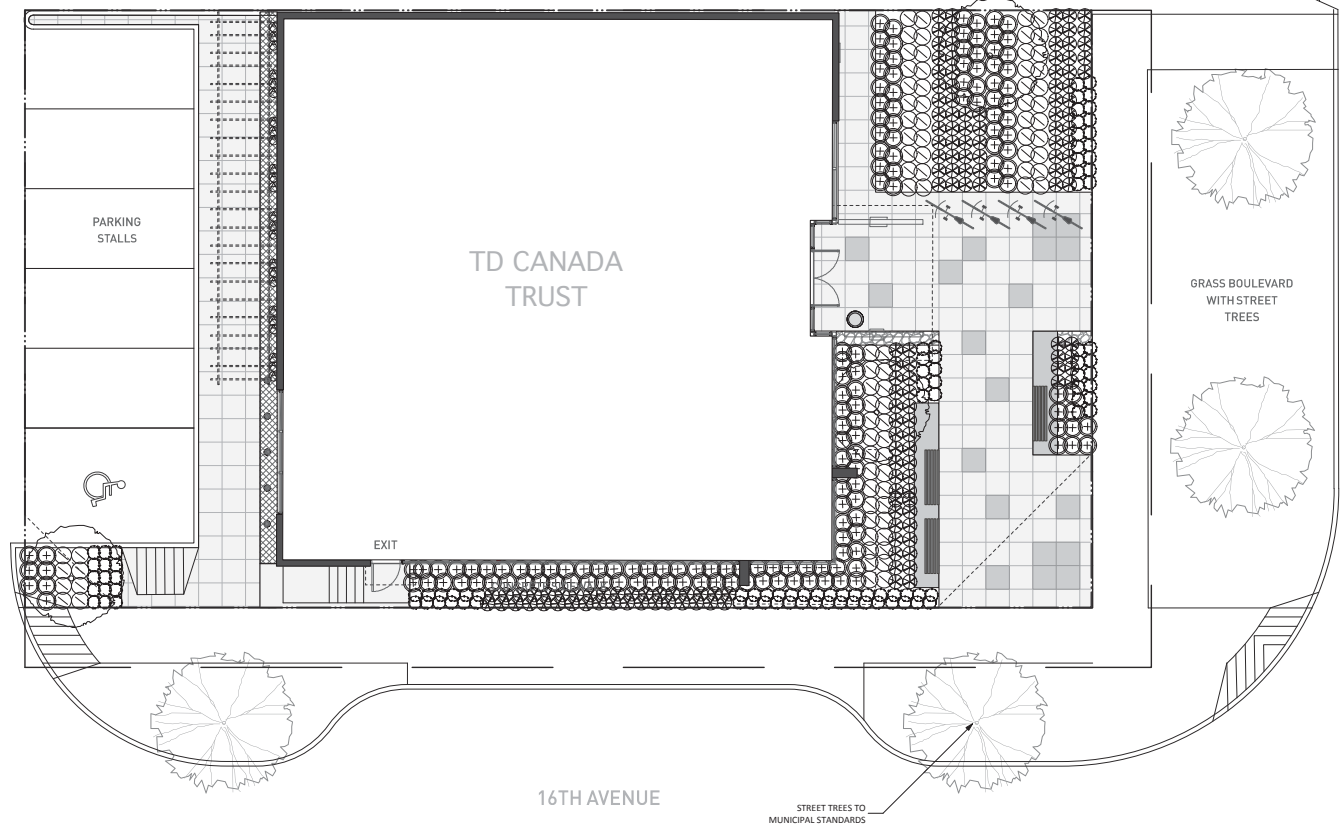
	3	<i>Styrax japonicus</i>	Japanese Snowbell	6cm cal.	as shown
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**SHRUBS**

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
		<i>Akebia quinata</i> **	Chocolate Vine	No. 1 pot	24" o.c.
		<i>Fragaria chiloensis</i> **	Beach Strawberry	4" pot	12" o.c.
		<i>Lavandula angustifolia</i> 'Hidcote'	Hidcote lavender	No. 1 pot	18" o.c.
		<i>Liriope muscari</i> 'Variegata'	Lilyturf	No. 1 pot	24" o.c.
		<i>Lonicera pileata</i>	Privet Honeysuckle	No. 3 Pot	24" o.c.
		<i>Spiraea x bumalda</i> 'Goldflame'	Gold Flame Spirea	No. 3 pot	24" o.c.

**PLANTING NOTES**

1. ALL PLANTING AND LANDSCAPE WORKS SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL SHRUB LOCATIONS TO BE STAKED OUT / FLAGGED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM OF MEDIUM FINE MULCH, LESS THAN 50MM DIAMETER.
5. LAWN AREAS AS SPECIFIED.



**01 PLANTING PLAN**  
Scale: 1:75



SHARP & DIAMOND LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

NO.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	14-07-02
2	ISSUED FOR ADVISORY DESIGN PANEL	14-06-12

**REVISIONS**

**TD CANADA TRUST**  
**BEREZAN MANAGEMENT**  
1611 128th Street  
Surrey, British Columbia

Scale: As Shown  
Drawn: B. Hitchins  
Reviewed: D. Stoyko  
Project No. 06-375

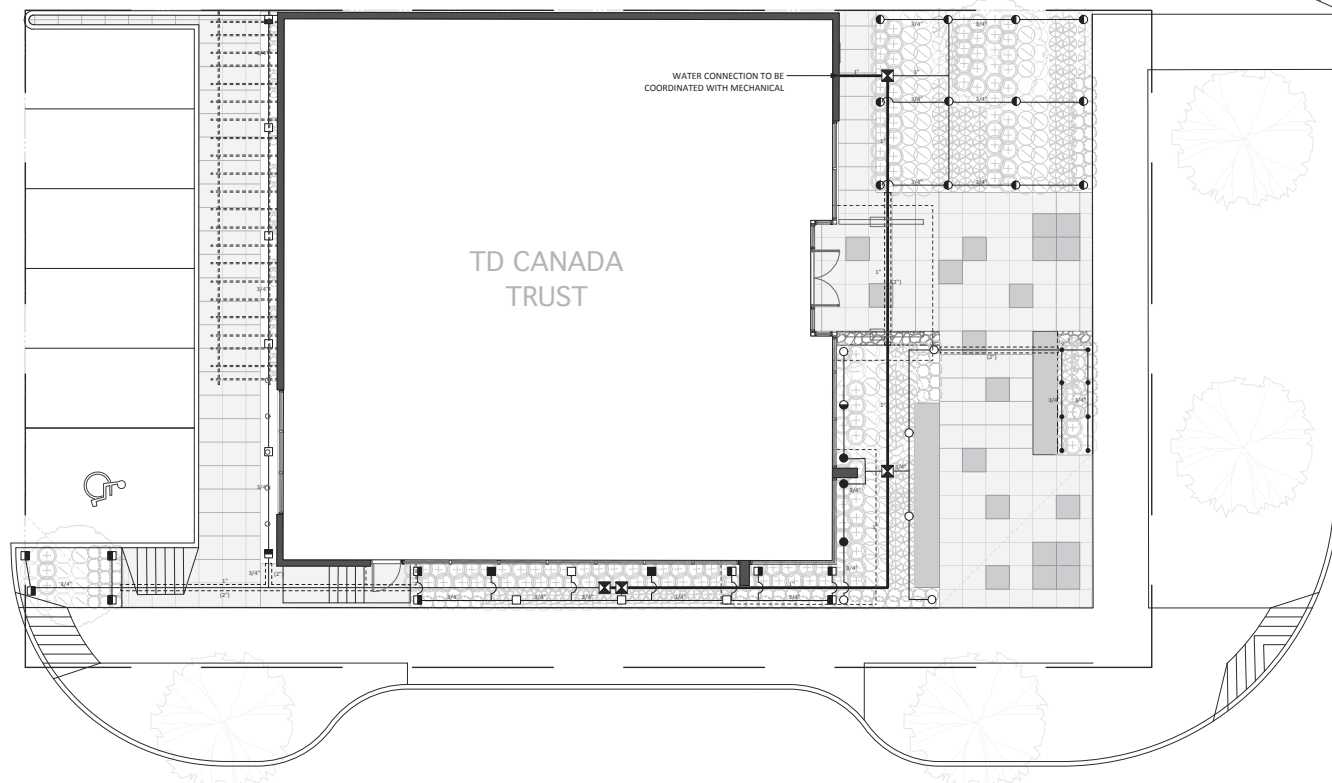
**PLANTING PLAN**

**IRRIGATION LEGEND**

KEY	MATERIAL
	<b>MAIN CONNECTION (REFER TO MECHANICAL)</b> 15.0 USGPM AT 60PSI, 1" DOUBLE CHECK VALVE ASSEMBLY & RAINBIRD #3 QUICK COUPLER
	<b>TIME CLOCK (RAINBIRD ESP-4M)</b>
	<b>AUTO VALVE - RAINBIRD 100 PGA</b>
	RAINBIRD 1804 SPRINKLER c/w 12" NOZZLE
	RAINBIRD 1804 SPRINKLER c/w 10" NOZZLE
	RAINBIRD 1804 SPRINKLER c/w 8" NOZZLE
	RAINBIRD 1804 SPRINKLER c/w 5" NOZZLE
	RAINBIRD 1804 SPRINKLER c/w 15SSST NOZZLE
	RAINBIRD 1804 SPRINKLER c/w 15RCS OR LCS NOZZLE
	RAINBIRD 1804 SPRINKLER c/w 15SSST NOZZLE + 0.6PCS
	SLEEVE SIZE

**IRRIGATION NOTES**

1. 15.0 USGPM AT 60PSI, 1" DOUBLE CHECK VALVE ASSEMBLY & RAINBIRD #3 QUICK COUPLER.
2. USE VAN NOZZELS FOR SPRAY PATTERNS LESS THAN 90-DEGREES.
3. FLOW THRU ALL PIPING NOT TO EXCEED SFT / SECOND.
4. RAINBIRD 1804 SPRINKLERS AWAY FROM HARD SURFACE EDGE MAY BE ON SHRUB RISER.
5. SET AT HEIGHT SUITABLE TO PLANT MATERIAL.
6. ALLOW FOR 40% OF 1804 SPRINKLERS TO BE 12" POP-UPS.
7. CONFIRM ELECTRICAL CONNECTION AND WIRING WITH ELECTRICAL.



**01 IRRIGATION PLAN**  
Scale: 1:75

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NO.	DESCRIPTION	DATE
2	ISSUED FOR COORDINATION	14-07-02
1	ISSUED FOR ADVISORY DESIGN PANEL	14-06-12

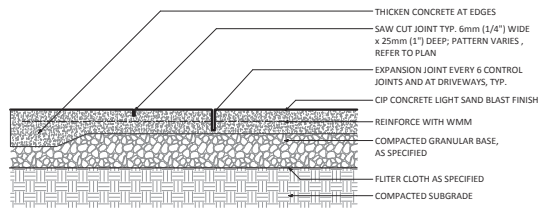
**TD CANADA TRUST**  
**BEREZAN MANAGEMENT**  
1611 128th Street  
Surrey, British Columbia

Scale:	As Shown
Drawn:	B. Hitchens
Reviewed:	D. Stoyko
Project No.	06-375

**IRRIGATION PLAN**

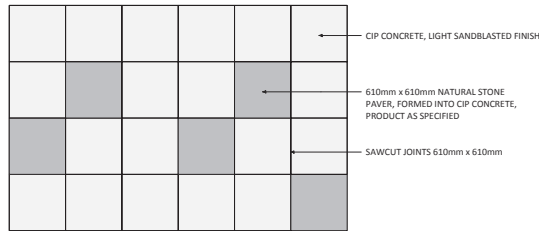
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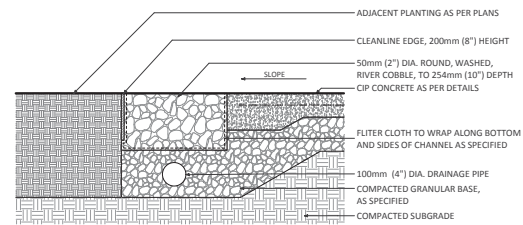
NOTES:  
1. CIP CONCRETE SIDEWALK TO MEET MUNICIPAL STANDARDS  
2. EXPANSION JOINTS 6m o.c. MAX, CONTROL JOINTS @ 1.5m o.c. ADJUST TO SUIT SITE LAYOUT PLAN

**01 PROP. PAVING: CIP SCORED CONCRETE**  
Scale: 1:10



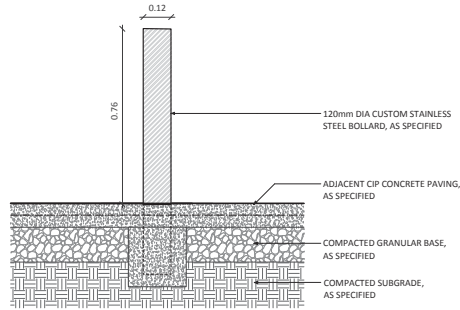
NOTES:  
1. CIP CONCRETE SIDEWALK TO MEET MUNICIPAL STANDARDS  
2. EXPANSION JOINTS 6m o.c. MAX, CONTROL JOINTS @ 1.5m o.c. ADJUST TO SUIT SITE LAYOUT PLAN

**02 PROP. DECIDUOUS TREE PLANTING**  
Scale: 1:25



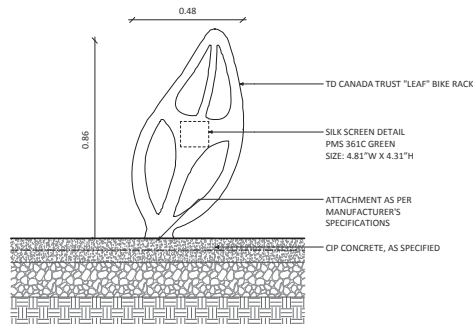
NOTES:  
1. CONTRACTOR TO PROVIDE SAMPLE OF COBBLE AND EDGER FOR APPROVAL PRIOR TO INSTALLATION.

**03 PROP. PAVING: CIP SCORED CONCRETE**  
Scale: 1:10



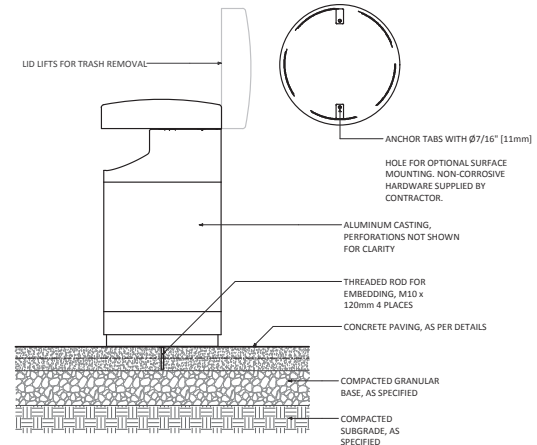
NOTES:  
1. REFER TO TD CANADA TRUST STANDARD BIKE RACK DETAILS  
2. FOOTING TO BE REVIEWED AND APPROVED BY STRUCTURAL

**04 PROP. BOLLARD**  
Scale: 1:10



NOTES:  
1. REFER TO TD CANADA TRUST STANDARD BIKE RACK DETAILS  
2. ALL WHITE DETAILS ARE REFLECTIVE SILK SCREEN.  
3. GUSSETS ARE WELDED AT ALL EDGES AND PLACED IN THE CENTER OF THE LEAF BASE.  
4. MATCH MATHEWS PANTONE 5535

**05 PROP. BIKE RACK**  
Scale: 1:10



NOTES:  
1. PETOSKEY LITTER RECEPTACLE, HINGED TOP, FREESTANDING / SURFACE MOUNT

**06 PROP. TRASH RECEPTACLE, TYP.**  
Scale: 1:10


2	ISSUED FOR COORDINATION	14-07-02
1	ISSUED FOR ADVISORY DESIGN PANEL	14-06-12

REVISIONS

**TD CANADA TRUST**  
**BEREZAN MANAGEMENT**  
1611 128th Street  
Surrey, British Columbia

Scale:	As Shown
Drawn:	B. Hitchens
Reviewed:	D. Stoyko
Project No.	06-375

DETAILS

L400

SHARP & DIAMOND LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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2 ISSUED FOR COORDINATION 14-07-02

1 ISSUED FOR ADVISORY DESIGN PANEL 14-06-12

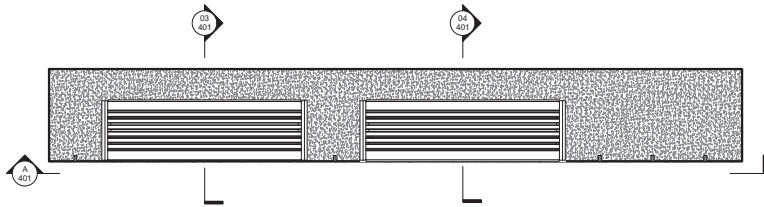
REVISIONS

TD CANADA TRUST  
BEREZAN MANAGEMENT  
1611 128th Street  
Surrey, British Columbia

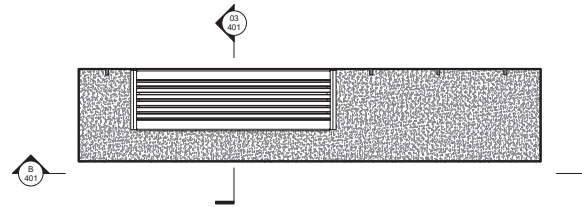
Scale: As Shown  
Drawn: B. Hitchins  
Reviewed: D. Stoyko  
Project No. 06-375

DETAILS

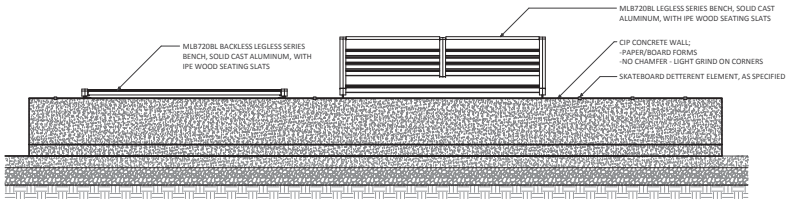
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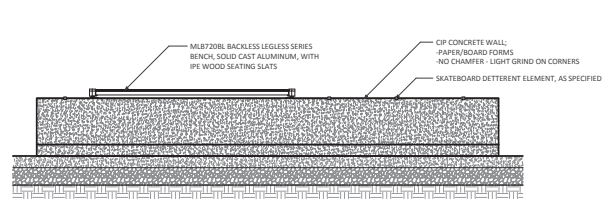
01 PROP. SEATWALL A - PLAN VIEW  
Scale: 1:20



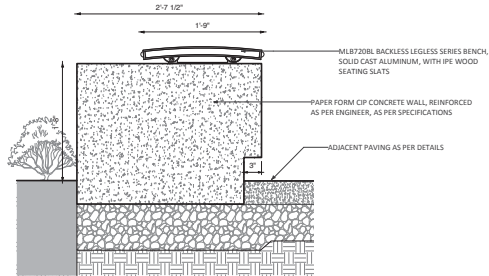
02 PROP. SEATWALL B - PLAN VIEW  
Scale: 1:20



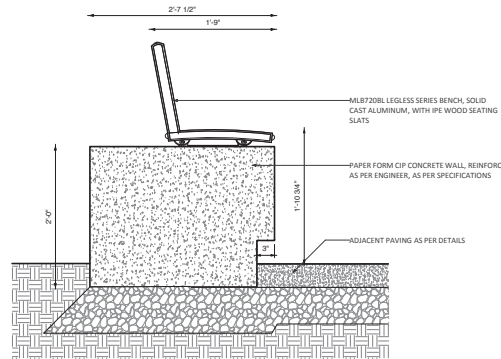
A PROP. SEATWALL A - ELEVATION  
Scale: 1:20



B PROP. SEATWALL B - ELEVATION  
Scale: 1:20



03 PROP. SEATWALL - BACKLESS BENCH  
Scale: 1:10

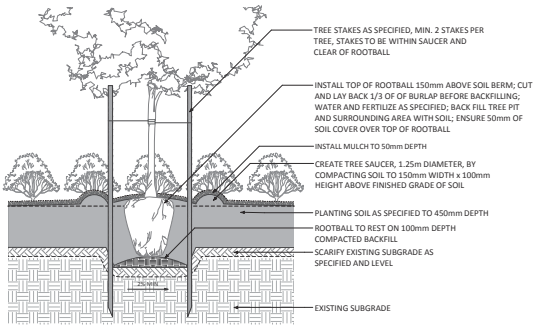


04 PROP. SEATWALL - BENCH WITH BACK  
Scale: 1:10

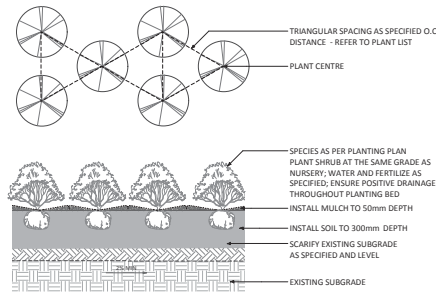


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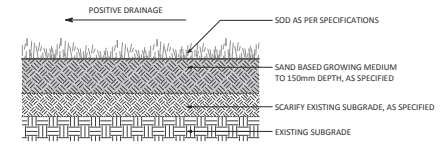
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**01 PROP. DECIDUOUS TREE PLANTING**  
 Scale: 1:25



**02 PROP. SHRUB PLANTING IN BED**  
 Scale: 1:25



**03 SOD LAWN, TYP.**  
 Scale: 1:10


2	ISSUED FOR COORDINATION	14-07-02
1	ISSUED FOR ADVISORY DESIGN PANEL	14-06-12

REVISIONS

**TD CANADA TRUST**  
**BEREZAN MANAGEMENT**  
 1611 128th Street  
 Surrey, British Columbia

Scale: As Shown  
 Drawn: B. Hitchins  
 Reviewed: D. Stoyko  
 Project No. 06-375

DETAILS

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

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

DATE: **July 16, 2014**

PROJECT FILE: **7814-0091-00**

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 1611 128 Street**

### REZONE

#### *Property and Right-of-Way Requirements*

- dedicate 1.942-metre dedication along 16 Avenue;
- dedicate 1.942-metre dedication along 128 Street;
- register 0.50-metre statutory right-of-way (SRW) along 16 Avenue;
- register 0.50-metre SRW along 128 Street;
- register 3.00-metre x 3.00-metre corner cut at intersection of lane and 16 Avenue; and
- register 5.00-metre x 5.00-metre corner cut at intersection of 16 Avenue and 128 Street.

#### *Works and Services*

- construct 1.80 metre wide concrete sidewalk along 128 Street;
- construct barrier curb and gutter, and topsoil and sod for street trees along 128 Street;
- along 16 Avenue, construct 1.40-metre pavement widening, with additional 2.30-metre parking pocket for ultimate 10.00-metre to 12.30-metre wide pavement width, complete with barrier curb and gutter, and 1.80-metre wide sidewalk;
- construct an adequately-sized storm service connection, complete with inspection chamber, to the lot as required;
- construct an adequately-sized metered water service connection to the lot as required; and
- construct an adequately-sized sanitary sewer service connection, complete with inspection chamber, to the lot as required.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/  
Development Variance Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

MS



# Advisory Design Panel Minutes

2E - Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, JUNE 12, 2014  
Time: 4:00 pm

## Present:

Chair – L. Mickelson

## Panel Members:

T. Wolf  
C. Taylor  
E. Mashig  
M. Searle

## Regrets:

G. McGarva

## Guests:

Babu Kadiyala, Berezan Management Ltd.  
Jordan Kutev, JKA Architecture, Planning, Interior Design  
Brett Hitchins, Sharp & Diamond Landscape Architecture Inc.  
Lance Barnett, Barnett Dembek Architects Inc.  
Meredith Mitchell, M2 Landscape Architecture  
Marc MacCaul, Streetside Developments Lt.  
Shannon Seefeldt, Robert Ciccozzi Architecture Inc.  
Gerry Olma, Avondale Development Corporation  
Peter Lovick, PJ Lovick Architect Ltd.  
Mary Chan, PMG Landscape Architects

## Staff Present:

T. Ainscough, City Architect - Planning & Development  
H. Bello, Senior Planner - Planning & Development  
M. Rondeau, Senior Planner - Planning & Development  
H. Dmytriw, Legislative Services

## A. RECEIPT OF MINUTES

It was  
  
meeting of May 22, 2014, be received.

Moved by C. Taylor  
Seconded by T. Wolf  
That the minutes of the Advisory Design Panel

Carried

## B. NEW SUBMISSION

### 1. 4:00 PM

File No.:

**7914-0091-00**

New

Description:

**Proposed Rezoning, DVP and DP to allow a one-storey 325 m2 (3,500 ft2) commercial building (TD Bank) with surface parking.**

Address:

**1611 128 Street (Corner of 16 Ave and 128 St)**

Developer:

Babu Kadiyala, Berezan Management

Architect:

Jordan Kutev, JKA Architecture, Planning, Interior Design

Landscape Architect:

Brett Hitchins, Sharp & Diamond Landscape Architecture Inc.

Planner:

Taryn Hayes

Urban Design Planner:

Hernan Bello

**The Urban Design Planner** presented an overview of the proposed project and highlighted that this is a new building.

- The existing property is currently zoned as C-8.
- The building is a TD prototype bank, modern contemporary architecture
- The TD sign will be integrated into the building.
- 128 Street will be improved.
- Planning staff have no concerns.

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

- The property is a brownfield site, a corner lot located at 128 Street and 16 Avenue in Ocean Park.
- The site has an automotive workshop. There is an older one storey building and a newer two storey building adjacent.
- The project is 3,500 sq. ft. The front and back facades will line up with the existing buildings.
- A plaza at the front faces Ocean Park Plaza, and has the potential for pedestrian links to the commercial building to the north.
- A pre-application meeting was held with Planning staff to discuss the scheme from TD Bank and their design restrictions. Recommendation from Planning staff was to create a modern clean architecture and add wood detailing .
- The corners to have double sided wood bays and wood on the front entry for emphasis; building faces to have store front with metal fascia above.
- At the back, windows are provided at the staff lounge to create “eyes on the street”.
- Front and back wood treatment is connected by using a planted wood trellis at the back and wood benches at the front.
- Sustainability –
  - It is a small building. The mechanical system will be much higher performing than a standard building, but will not be LEED certified.
  - Finishes will include the use of some recycled materials.
  - JKA Architecture are doing just the shell of the building. The actual finishing will be done by TD Bank.
- A materials board was provided on table. The wood is not real wood. The edges will be treated as one continuous full sill. The vertical mullions will be clips.

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

- This is a small site and should have welcoming points of public entry to the site.
- Main areas – pedestrian plaza oriented to maximum pedestrian flow and opportunity for meeting and seating.
- Views provided into main entry and the ATM vestibule located in the main entry - a CPTED issue.
- Materials will include concrete, wood and higher end furnishings.
- Visitor parking in alley way.
- Architectural treatment along building façade will be west coast with wire cable and wood trellis.
- Bollards will be installed for pedestrian security.

- Planting palette to be urban contemporary and foundation plantings will include honeysuckle and lavender.
- Plantings will allow views to be open and a buffer between the neighbourhood and development to the north.
- Drainage flows from the north to the corner at 16 Avenue and has a small rock strip to deal with surface run off.

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

**Proposed Rezoning, DVP and DP to allow a one-storey 325 m<sup>2</sup> (3,500 ft<sup>2</sup>) commercial building (TD Bank) with surface parking.**

**1611 128 Street (corner of 16 Ave and 128 St).**

**File No. 7914-0091-00**

It was Moved by C. Taylor  
Seconded by T. Wolf  
That the Advisory Design Panel (ADP)  
recommends that the applicant address the following recommendations and  
revise and resubmit to Planning staff.

Carried

#### **STATEMENT OF REVIEW COMMENTS**

##### **Site**

- Good response to site and corner
- Well executed project.
- Good siting of the new building with plaza in front and parking at back.
- Nice urban design move in replacing existing parking stalls with public realm.
- Good precedent for future development on 128<sup>th</sup> Street.

##### **Building Form and Character**

- Well resolved signage, building transparency and building finishes, proportioning, architectural expression.
- Simplify corner element to be more consistent with other two cornice elements over stone work; reconsider angled roof cap.
- Consider protecting wood elements.
- Consider using more solid or natural wood products for “wood looking” finishes.
- Suggest two sided structural glazing throughout.

##### **Landscaping**

- Good use of permeable site elements.
- Nice landscape response to architecture—clean and contemporary in both soft and hard landscape.
- Nice attention given to bike facility.
- Nice attention to trellis wire structure at back of building.

##### **CPTED**

- Consider ram protection for pedestrians at parking area and main entry.
- Low planting appropriate.

- Most traffic at 128 Street flows south and turns left to go east. At night, with Subway, Little Caesars, and the Library this area is a big draw for youth on a weekend. There is not much surveillance from the street. Keep sight lines wide open.
- Have all benches facing the street.
- Consider texture on paving below benches to deter skateboarding.
- Have green patches to deter skateboards.

**Accessibility**

- Power doors at entrances.
- Mark 4'-0" pedestrian aisle at disabled parking spaces with paint or decorative paving, e.g., on south side.
- Use pavers, etc.

**Sustainability**

- No comments provided.

Marc Searle left the meeting after the first item; advised that CPTED issues for items #2, 3 and 4 on the agenda have been addressed in the resubmitted material.

**C. OTHER COMPETENT BUSINESS**

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, June 26, 2014.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:50 pm.

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Jane Sullivan, City Clerk

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Leroy Mickelson, Chairman  
Advisory Design Panel

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0091-00

Issued To: BEREZAN MANAGEMENT (OCEAN PARK) LTD  
("the Owner")

Address of Owner: 210, 8399 - 200 Street  
Langley, BC V2Y 3C2

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: 001-828-444  
Lot 2 Section 18 Township 1 New Westminster District Plan 10753  
1611 - 128 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 36, Community Commercial (8) Zone (C-8), of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum setback from the property line is varied:
    - (a) from 7.5 metres (25 ft.) to 3.3 metres (10.8 ft.) for the south property line;  
and
    - (b) from 7.5 metres (25 ft.) to 0 metres (0 ft.) for the north property line.
  - (b) In Section C of Part 5, Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum number of required off-street parking spaces is reduced from 8 to 6.

4. The siting of buildings and structures shall be in accordance with the drawing numbered 7914-0091-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

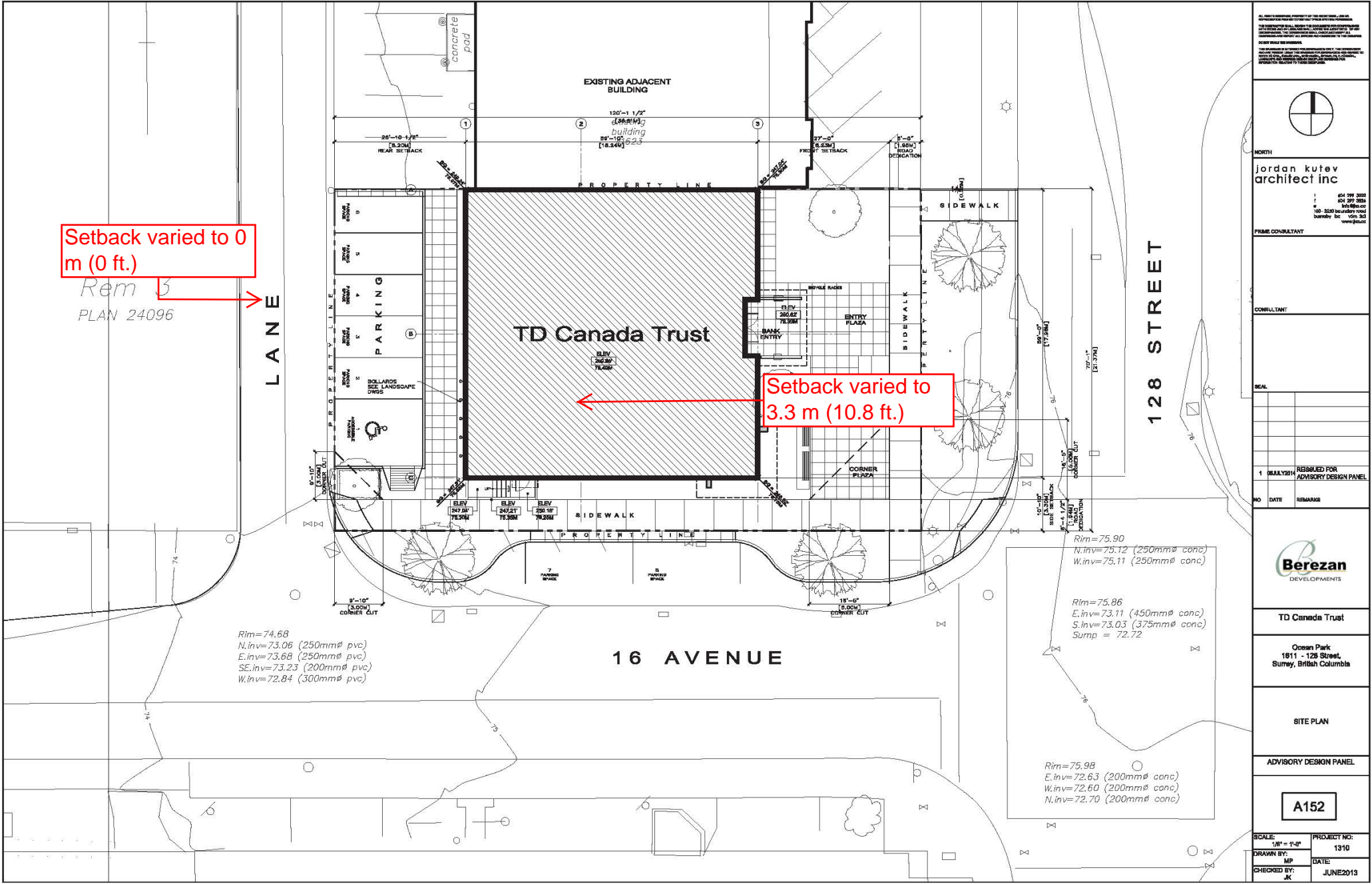
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan





Setback varied to 0 m (0 ft.)

Rem 5  
PLAN 24096

Setback varied to 3.3 m (10.8 ft.)

Rim=74.68  
N.inv=73.06 (250mmØ pvc)  
E.inv=73.68 (250mmØ pvc)  
SE.inv=73.23 (200mmØ pvc)  
W.inv=72.84 (300mmØ pvc)

Rim=75.90  
N.inv=75.12 (250mmØ conc)  
W.inv=75.11 (250mmØ conc)

Rim=75.86  
E.inv=73.11 (450mmØ conc)  
S.inv=73.03 (375mmØ conc)  
Sump = 72.72

Rim=75.98  
E.inv=72.63 (200mmØ conc)  
W.inv=72.60 (200mmØ conc)  
N.inv=72.70 (200mmØ conc)

ALL NOTES AND SPECIFICATIONS OF THIS PROJECT SHALL BE GOVERNED BY THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC WORKS, 2012 EDITION, AS AMENDED BY THE BRITISH COLUMBIA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS, 2013 EDITION, AND THE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER MAINS AND SEWER MAINS, 2012 EDITION, AS AMENDED BY THE BRITISH COLUMBIA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS, 2013 EDITION.



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architect inc

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Burnaby, BC V5M 5G2  
www.jkai.ca

PRIME CONSULTANT

CONSULTANT

SEAL

1 JULY 2014 REQUIRED FOR ADVISORY DESIGN PANEL

NO DATE REMARKS



TD Canada Trust

Ocean Park  
1811 - 128 Street,  
Surrey, British Columbia

SITE PLAN

ADVISORY DESIGN PANEL

A152

SCALE: 1/8" = 1'-0"  
DRAWN BY: MP  
CHECKED BY: JK  
PROJECT NO: 1310  
DATE: JUNE 2013