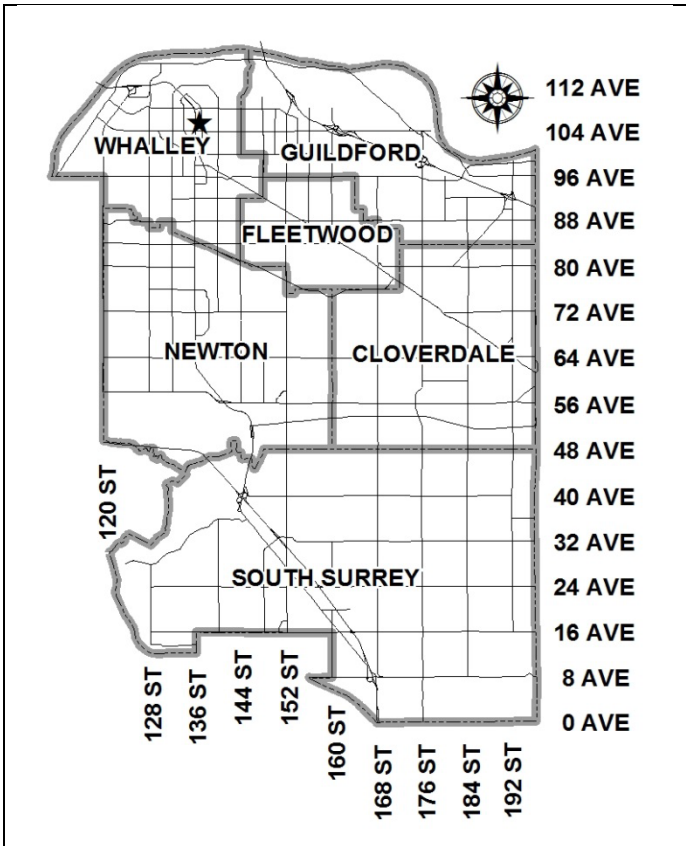


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0146-00

Planning Report Date: November 3, 2014



**PROPOSAL:**

- **Development Permit**

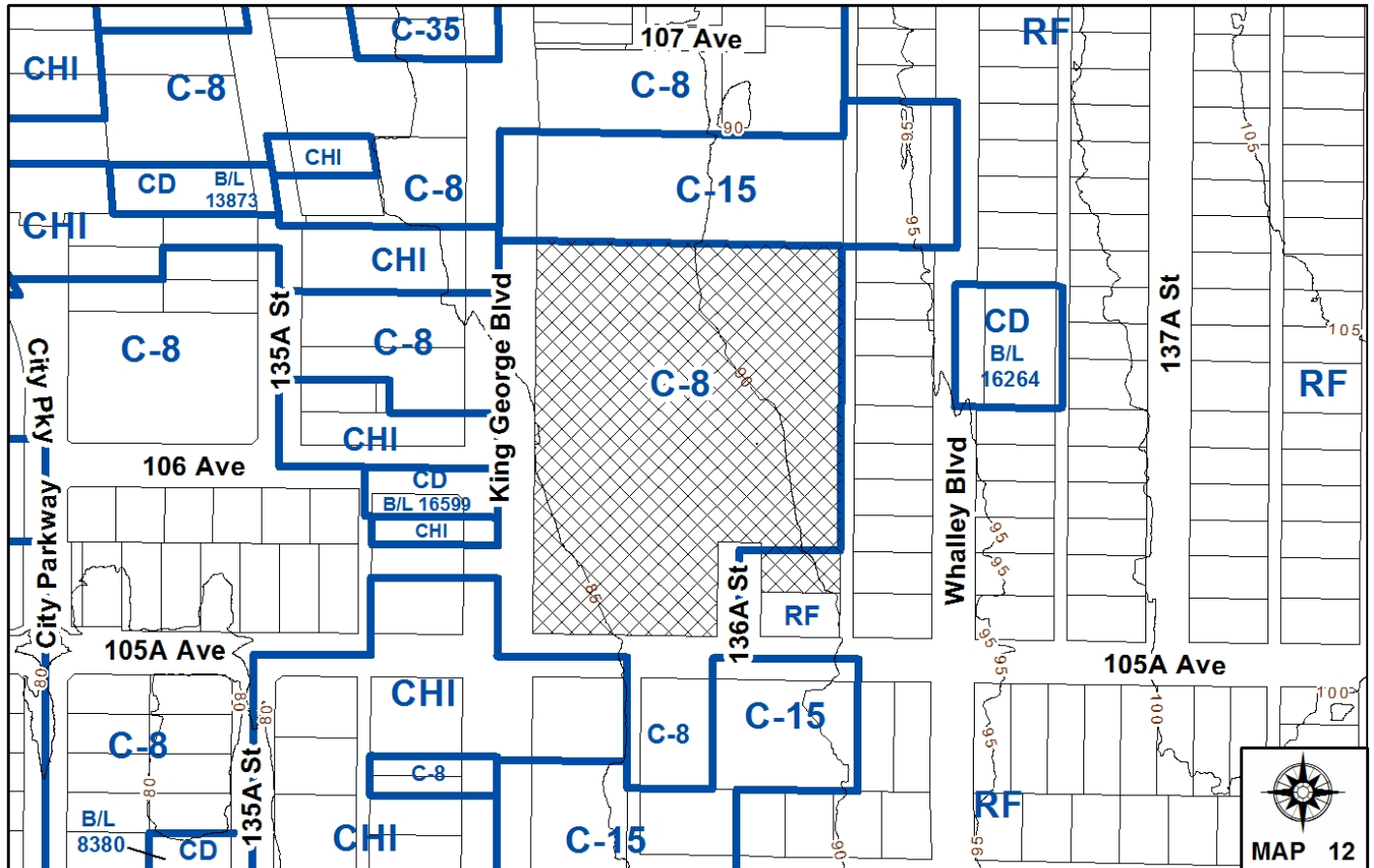
in order to permit exterior renovations to the Dell Shopping Centre.

**LOCATION:** 10650 - King George Boulevard

**OWNER:** The Dells Holdings Ltd.

**ZONING:** C-8 and RF

**OCP DESIGNATION:** Commerical



### RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the Central Business District designation in OCP By-law No. 18020.
- The proposed renovations to the existing Dell Shopping Centre on the subject site includes exterior building and signage improvements, the addition of new trees and landscaping, surface parking area improvements and improved pedestrian connections, benches and bicycle racks, all of which will significantly upgrade and enhance the overall appearance of the site.
- The proposal assists in achieving a finer grained road network, with the applicant providing a statutory right-of-way for the future 106A Avenue along the north property line to enable a future connection through the block from King George Boulevard to Whalley Boulevard.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0146-00 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; and
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial shopping centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant site (formerly Dell Hotel).	Central Business District	C-15
East (Across lane):	Single family dwellings.	Central Business District	RF
South (Across 105A Avenue):	One-storey restaurant with drive-through and two-storey commercial building with a restaurant, tobacconist and pharmacy.	Central Business District	RF, CHI and C-8
West (Across King George Boulevard):	Range of retail stores including pawnshop and motorcycle sales, general and personal service uses, community services, restaurants, and office uses.	Central Business District	C-8, CHI and CD (By-law No. 16599)

### DEVELOPMENT CONSIDERATIONS

- The subject site is located at 10604 King George Boulevard in City Centre and is approximately 2.4 hectares (6.0 acres) in size. The site is designated Central Business District in the Official Community Plan (OCP) and is zoned "Community Commercial Zone (C-8)" with a small portion at the south-east corner zoned "Single Family Residential Zone (RF)".
- The existing commercial development on the subject site was constructed in 1958 as a multi-tenant shopping centre.
- The existing commercial development consists of 9,806 square metres (105,553 sq. ft.) of commercial retail space in two buildings. Some of the current tenants are Value Village, Pharmasave, Sleep Centre and Dell Lanes.
- The applicant is requesting a Development Permit to allow exterior renovations to the existing buildings, including new fascia signage, improvements to the existing parking lot and site landscaping as well as a 186-square metre (2,000- sq.ft.) addition for refrigeration storage at the rear of Building A on the east façade. The refrigeration storage space will be constructed under a separate Building Permit if a food store tenant is secured.

### DESIGN PROPOSAL AND REVIEW

- The applicant is proposing a number of exterior modifications and improvements to the existing buildings.
- The façade is currently comprised of stretched fabric/membrane awnings affixed to the original facade and is in a state of disrepair. The applicant proposes to remove the awnings and upgrade them to permanently constructed façade elements with varied and articulated forms to improve the overall aesthetics of the shopping centre and provide a much more contemporary character appropriate for City Centre.
- The proposed façade elements feature a varied palette of exterior insulation finishing system (EIFS), metal panels and cedar-look fibre-cement siding.
- The articulated forms proposed to extend above the roof line are to be clad in cementitious stucco finish in light grey with the store front below accented with prefinished corrugated steel panels in a light cream colour.
- The alternating storefronts are proposed to be finished with fibre cement board cladding with a maple stain finish.
- New stucco cladding in dark grey and new mounted light fixtures are proposed for all existing columns.
- The renovations are proposed along the west building elevation, which faces King George Boulevard, the north elevation that faces into the surface parking lot, as well as a portion of the south elevation fronting 105A Street.

- The north elevation fronting the future 106A Avenue as well as the east elevation that fronts onto service areas will remain unchanged with any necessary repairs made to the existing masonry prior to being repainted.

### Signage

- The applicant proposes to remove all of the existing signs, most of which are located on the awnings proposed to be removed and replaced.
- The proposed new fascia signs are individual, internally illuminated, channel letters and will be mounted on a new signage rail to be painted black.
- The existing four-sided, free-standing sign that fronts King George Boulevard will be removed as part of this development application. A new free-standing sign will be designed and proposed at a later date under a new Development Permit application.
- All proposed signage meets the Sign By-law.

### Vehicle Circulation and Parking

- There are currently four vehicular access points to the site, two from 105A Avenue and two from King George Boulevard. Of the two along 105A Avenue, one (the westernmost) will be removed as part of the proposal.
- The remaining 105A Avenue entry is a driveway that coincides with the 136A Street dedication, which leads to a surface parking lot and access to the loading bay for service vehicles.
- Of the two driveways along King George Boulevard, the northernmost driveway will be reconfigured in order to accommodate the future alignment of 106A Avenue.
- A 20-metre (66-ft.) wide statutory right-of-way will be provided along the eastern portion of the north property line, to enable the 106A Avenue connection when the subject site and properties to the east redevelop.
- As part of the application, the applicant is proposing to provide a new traffic signal at the northernmost driveway, which will be the intersection of the future 106A Avenue and King George Boulevard, in order to provide full traffic movement at the subject site.
- The southernmost driveway will also be adjusted in order to align with the newly configured drive aisles.
- The existing surface parking lot will be reconfigured and restriped. A total of three-hundred and thirty-eight (338) parking spaces will be provided including four (4) accessible parking spaces, which exceed the parking requirements of the Surrey Zoning By-law.

### Landscaping

- There are currently no trees and very minimal landscaping on the subject site.

- The King George Boulevard streetscape elevation includes an existing retaining wall that varies in height from 0.88 metre (2.9 ft.) to 1.2 metres (3.8 ft.) and is dark green in colour.
- The applicant is proposing to remove a section of the retaining wall at the southwest corner of the subject site.
- An urban park is proposed to be located in the southwest corner of the site and incorporates stamped concrete finish, a bench, a rockscape feature as well as Amanosawa Cherry and Sunburst Honey Locust trees and layered planting of boxwood hedges, lavender, honeysuckle, and roses.
- Pedestrian access is provided from King George Boulevard to the proposed urban park.
- Layered planting is proposed behind the existing retaining wall along the entire King George Boulevard frontage as well as along the future 106A Avenue (north) edge. There is no opportunity to incorporate landscaping along the 105A Avenue edge, due to the existing siting of the building. The existing street trees on 105A Avenue will not be impacted.
- To coordinate with the façade upgrade, the remaining portion of the retaining wall will be repainted in a light cream colour.
- Landscape islands will be constructed in the surface parking lot and will include structural soil with Sunburst Honey Locust trees and Privet Honeysuckle shrubs. Overall thirty-one (31) new trees are proposed to be planted on site.

#### PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development. Staff did not receive any comments on this proposal.

#### ADVISORY DESIGN PANEL

- The proposal was not referred to the ADP, but was reviewed by staff and found to be satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan, Building Elevations and Landscape Plans
- Appendix III. Engineering Summary

*Original signed by Judith Robertson*

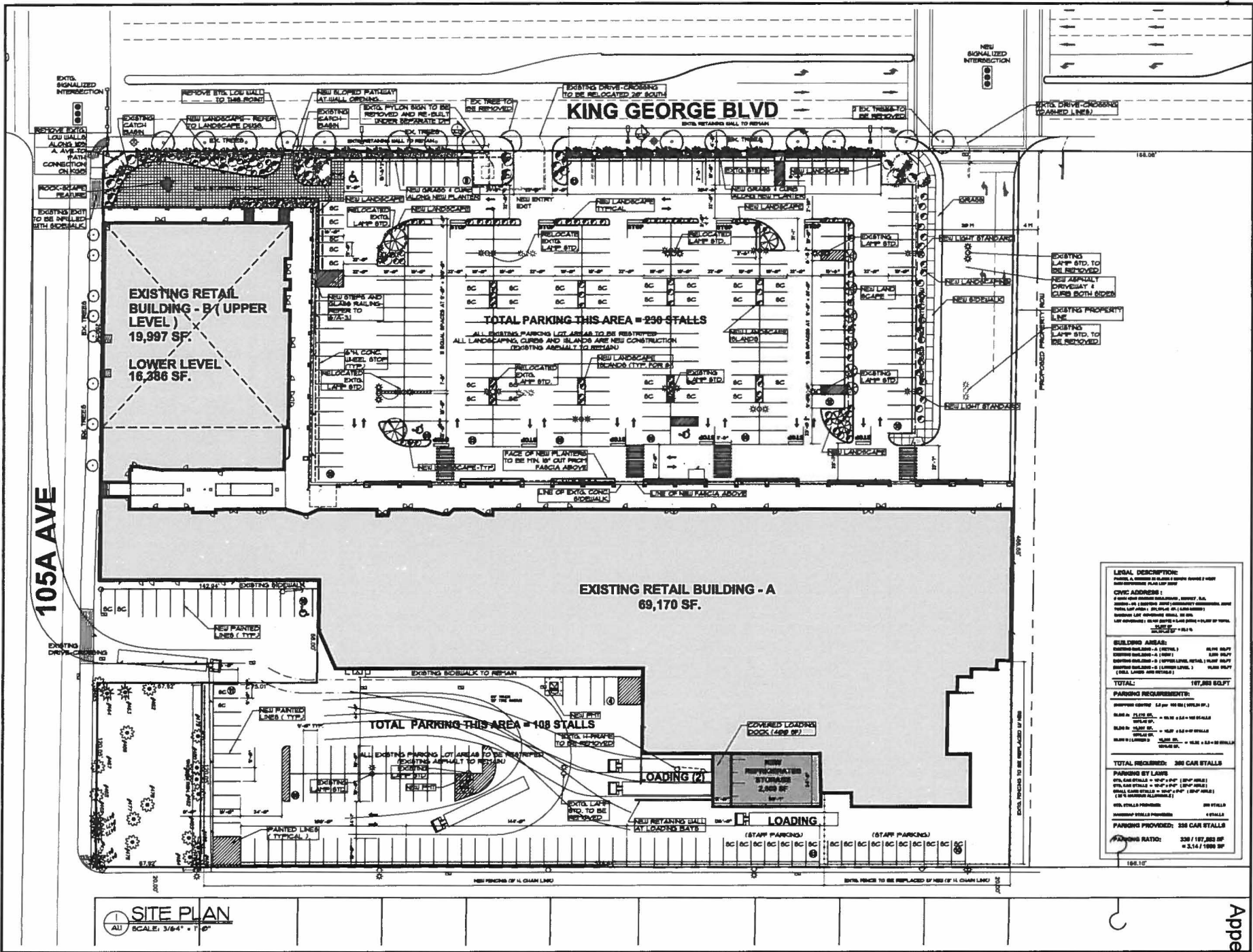
Jean Lamontagne  
General Manager  
Planning and Development

JLM/da

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**SITE PLAN**  
SCALE: 3/8" = 1' @

**LEGAL DESCRIPTION:**  
PARTIAL S.W. QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 10 WEST, SURREY DISTRICT, BRITISH COLUMBIA

**CIVIC ADDRESS:**  
1050A KING GEORGE BLVD., SURREY, B.C.

**BUILDING AREAS:**

EXISTING BUILDING - A (RETAIL)	69,170 SQ FT
EXISTING BUILDING - B (RETAIL)	19,997 SQ FT
EXISTING BUILDING - C (RETAIL)	16,386 SQ FT
EXISTING BUILDING - D (RETAIL)	16,386 SQ FT
EXISTING BUILDING - E (RETAIL)	16,386 SQ FT
EXISTING BUILDING - F (RETAIL)	16,386 SQ FT
<b>TOTAL:</b>	<b>167,907 SQ FT</b>

**PARKING REQUIREMENTS:**

MINIMUM REQUIRED	1.5 PER 100 SQ FT (RETAIL)
MINIMUM REQUIRED	1.5 PER 100 SQ FT (RETAIL)
MINIMUM REQUIRED	1.5 PER 100 SQ FT (RETAIL)
MINIMUM REQUIRED	1.5 PER 100 SQ FT (RETAIL)
<b>TOTAL REQUIRED:</b>	<b>380 CAR STALLS</b>

**PARKING BY LAWS:**

MINIMUM REQUIRED	1.5 PER 100 SQ FT (RETAIL)
MINIMUM REQUIRED	1.5 PER 100 SQ FT (RETAIL)
MINIMUM REQUIRED	1.5 PER 100 SQ FT (RETAIL)
MINIMUM REQUIRED	1.5 PER 100 SQ FT (RETAIL)
<b>TOTAL PROVIDED:</b>	<b>338 CAR STALLS</b>

**PARKING PROVIDED:** 338 CAR STALLS

**PARKING RATIO:** 230 / 167,907 SF = 0.14 / 1000 SF

**RENOVATIONS - DELL SHOPPING CENTRE**  
1050A KING GEORGE BLVD., SURREY, BC  
For THE DELLS HOLDINGS LTD.



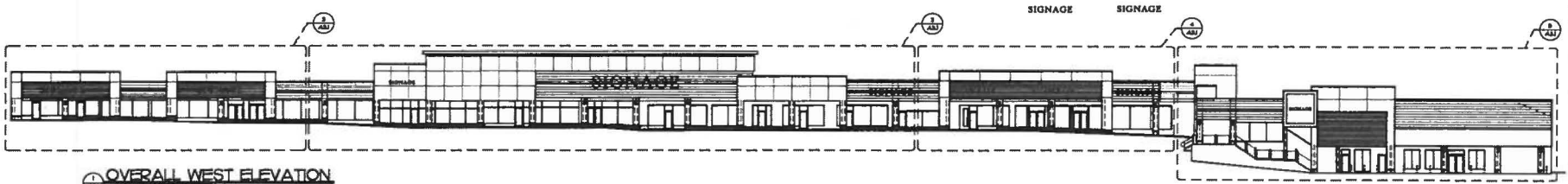
architects ltd  
4000 WEST BRIDGE  
VANCOUVER, BC V6C 3K3  
TEL: (604) 681-1111  
FAX: (604) 681-1111

**SITE PLAN**  
A-11

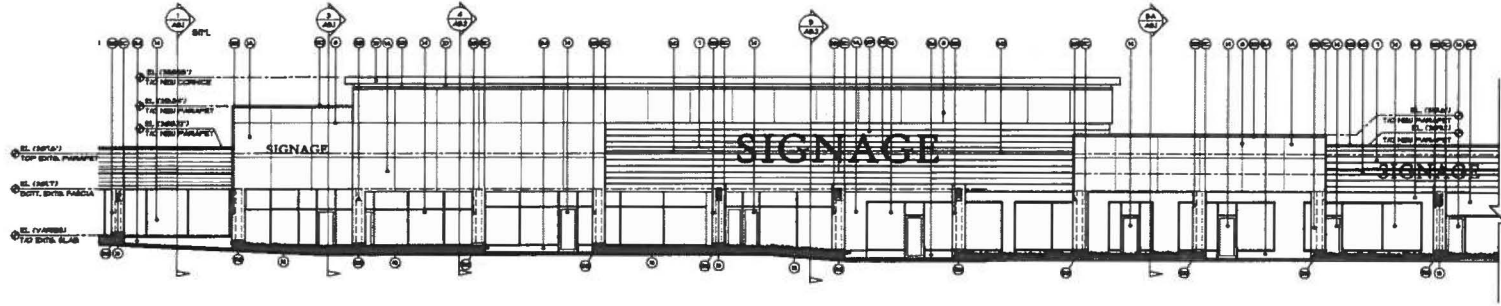
Appendix II



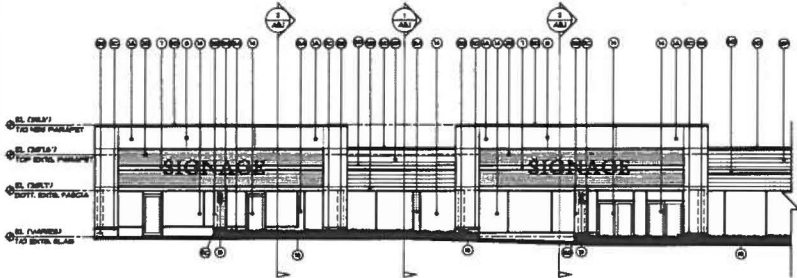




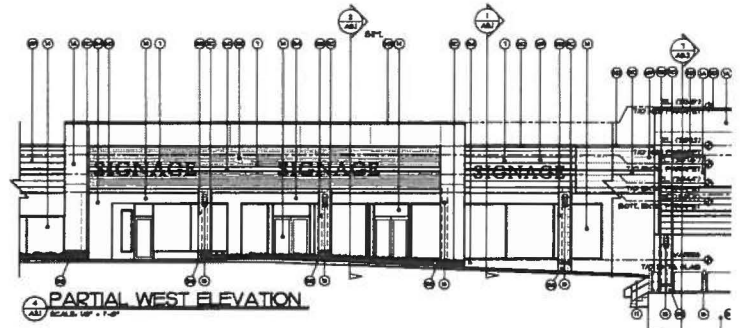
OVERALL WEST ELEVATION  
SCALE: 1/8" = 1'-0"



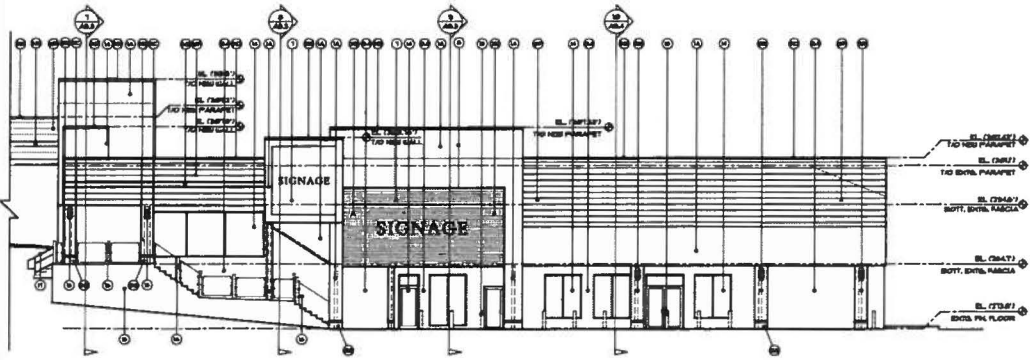
PARTIAL WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PARTIAL WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PARTIAL WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PARTIAL WEST ELEVATION  
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE:

1	NEW EXTERIOR CERAMITIC BRUCCO FINISH
2	NOT USED
3	NEW PREFABRICATED CORRUGATED STEEL PANELS OPERATIONAL LINERS BY LAM METAL
4	NEW EXT. CERAMITIC BRUCCO CORNICE
5	NEW / EXIST. PREFABRICATED METAL CAP FLASHING / FLASHING CAP PANELS
6	NEW BRUCCO RAIL (PTD. STEEL CHANNEL)
7	NEW SIGNAGE BY TENANT, TO BE INDIVIDUAL CHANNEL LETTERS/LOGOS AND INTERNALLY ILLUMINATED. RAIL DESIGN TBD PER TENANT
8	NEW BRUCCO REVEAL
9	NEW BRUCCO GLAZINGS TO EXISTING COLUMNS
10	NEW / EXIST. CERAMITIC BRUCCO GLAZINGS CERTAINTED CEDAR LAP SIDING
11	NEW CONCRETE BASE REVEAL
12	NEW CONCRETE BASE
13	NEW WALL POINT LIGHT FIXTURE
14	EXIST. ALUM. STOREFRONT, DOORWAY GLAZING
15	EXISTING WALL REPAINTED
16	NEW PAINTED STEEL GUARDRAIL WITH TYPED GLASS
17	NEW PAINTED STEEL RAILINGS + NEW STAIR
18	EXISTING STEEL SCALLARDS TO BE REMOVED AND CONCRETE SIDEWALK MADE GOOD
19	NEW #1 HIGH PLASTER CURB

PROPOSED COLOUR SCHEDULE:

1	BENLAFIN POCORE PAINT, 200-44P "ABALONE"
2	BENLAFIN POCORE PAINT, 200-49P "TUSSE GRAY"
3	BENLAFIN POCORE PAINT, 200-49P "STANDOUT"
4	BLACK
5	"ARCHIFERT"
6	"MAPLE" STAIN FINISH
7	NATURAL UNPAINTED / CONCRETE

NOTE:  
1. EXISTING STOREFRONT TO REMAIN, UNLESS NOTED OTHERWISE.  
2. PAINT EXISTING WEST RETAINING WALL, NEAR PROPERTY LINE ALONG KING GEORGE BLVD. BENLAFIN POCORE # 200-49P "ABALONE" (REFER TO SITE PLAN)



NO. DRAWING AS SHOWN IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE ARCHITECT. ANY CHANGES TO THIS DRAWING MUST BE MADE BY THE ARCHITECT. ANY CHANGES TO THIS DRAWING MUST BE MADE BY THE ARCHITECT.

RENOVATIONS - DELL SHOPPING CENTRE  
10504 KING GEORGE BLVD. SURREY, BC  
For THE DELLS HOLDINGS LTD.

architects ltd  
600-140 WEST FRIDER  
VANCOUVER BC V6C 3K3  
TEL: 604 409-8200  
FAX: 604 409-8201

3778

WEST ELEVATIONS

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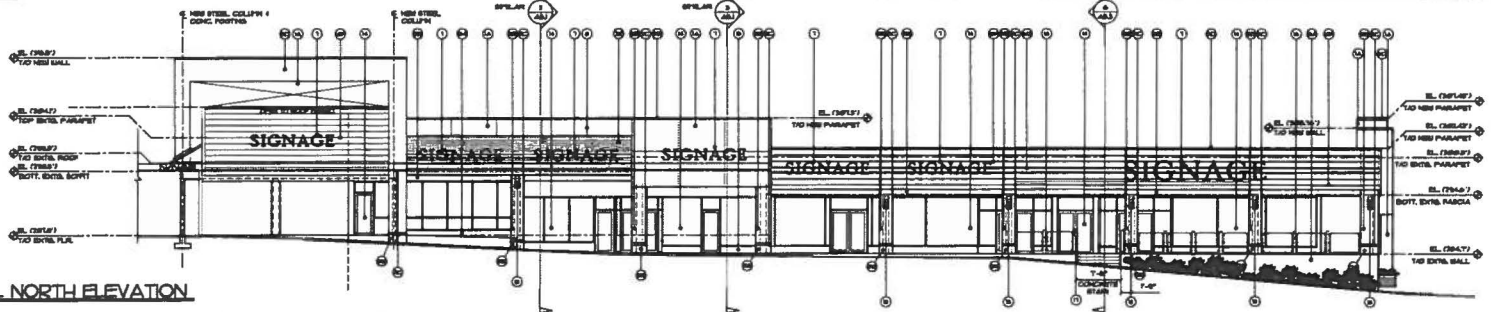
The drawing is an integral part of the property of the Dells Shopping Centre, and may not be reproduced, copied or used without prior permission.

**RENOVATIONS - DELL SHOPPING CENTRE**  
 10604 KING GEORGE BLVD. SURREY, BC  
**For THE DELLS HOLDINGS LTD.**

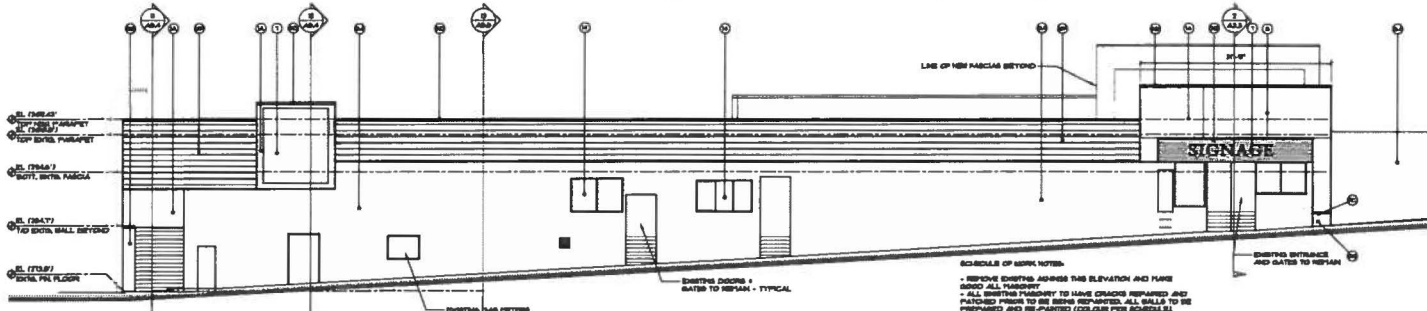


architects ltd  
 600-110 WEST BROADWAY  
 VANCOUVER, BC V6C 2G6  
 TEL: 604-681-1000  
 FAX: 604-681-1001  
 WWW.ARLD.COM

3778  
 NORTH, SOUTH & EAST ELEVATIONS



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



**PARTIAL SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

**SCHEDULE OF WORK NOTES:**

- REMOVE EXISTING SIGNAGE THIS ELEVATION AND PLACE SIGNAGE ALL THROUGHOUT
- ALL EXISTING PAINTWORK TO HAVE CRACKS REPAIRED AND PATCHED PRIOR TO BE REFINISHED. ALL WALLS TO BE REPAIRED AND RE-PANDED COLOUR PER SCHEDULE
- ALL EXISTING DOORS AND WINDOWS TO BE CLEANED, REPAIRED AND RE-PANED

**EXTERIOR FINISH SCHEDULE:**

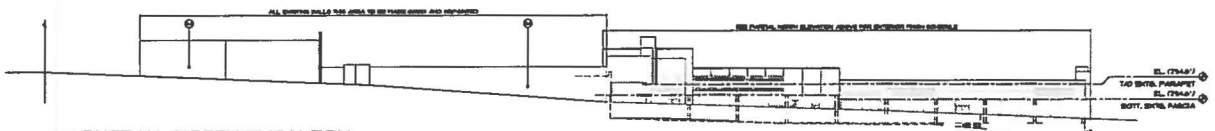
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2	NOT USED
3	NEW PREFABRICATED CORRUGATED STEEL PANELS (SPECTRUM LINEAR BY LHM METAL)
4	NEW EXT. CEMENTITIOUS STUCCO CORNICE
5	NEW / EXIST. PREFABRICATED METAL CAP FLASHING / FLASHING CAP FASCIA
6	NEW SIGNAGE RAIL (PTD. STEEL CHANNEL)
7	NEW SIGNAGE BY TENANT, TO BE INDIVIDUAL CHANNEL LETTERING AND INTERNALLY ILLUMINATED. FINAL DESIGN TBD PER TENANT.
8	NEW STUCCO REVEAL
9	NEW STUCCO CLADDING TO EXISTING COLLING
10	NEW FIBRE CEMENT BOARD CLADDING CERTAINTED CEDAR LAP SIDING
11	NEW CONCRETE BASE REVEAL
12	NEW CONCRETE BASE
13	NEW MALL MOUNT LIGHT FIXTURE
14	EXIST. ALUM. STOREFRONT, DOORS, GLAZING
15	EXISTING WALL REPAINTED
16	NEW PAINTED STEEL GUARDRAIL WITH TINTED GLASS
17	NEW PAINTED STEEL RAILING + NEW STAIR
18	EXISTING STEEL BOLLARDS TO BE REMOVED AND CONC. BOLLARDS MADE GOOD
19	NEW 6" HIGH PLASTER CURB

**PROPOSED COLOUR SCHEDULE:**

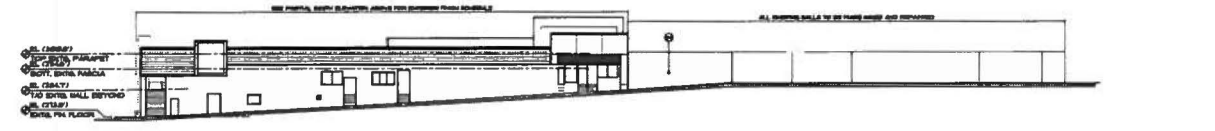
1	BENJAMIN MOORE PAINT, 218-40 "ABALONE"
2	BENJAMIN MOORE PAINT, 218-40 "SPICE BAY"
3	BENJAMIN MOORE PAINT, 218-40 "STARBUCK"
4	BLACK
5	"FRANCHISE"
6	TRIPLE STAIN FINISH
7	NATURAL (UNPAINTED) CONCRETE

**NOTE:**

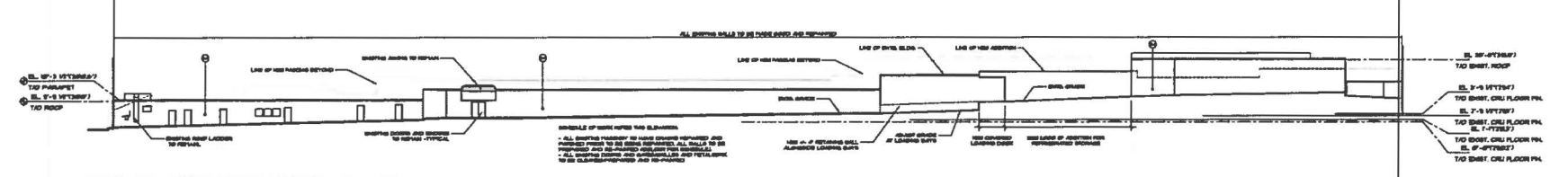
- EXISTING STOREFRONT TO REMAIN UNLESS NOTED OTHERWISE.
- PAINT EXISTING WEST RETAINING WALL NEAR PROPERTY LINE ALONG KING GEORGE BLVD. BENJAMIN MOORE # 2188-60 "ABALONE" (REFER TO SITE PLAN)



**OVERALL NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**OVERALL SOUTH ELEVATION - NEW & EXISTING**  
 SCALE: 1/8" = 1'-0"



**OVERALL EAST ELEVATION EXISTING**  
 SCALE: 1/8" = 1'-0"

**SCHEDULE OF WORK NOTES:**

- ALL EXISTING PAINTWORK TO HAVE CRACKS REPAIRED AND PATCHED PRIOR TO BE REFINISHED. ALL WALLS TO BE REPAIRED AND RE-PANDED COLOUR PER SCHEDULE
- ALL EXISTING DOORS AND WINDOWS TO BE CLEANED, REPAIRED AND RE-PANED

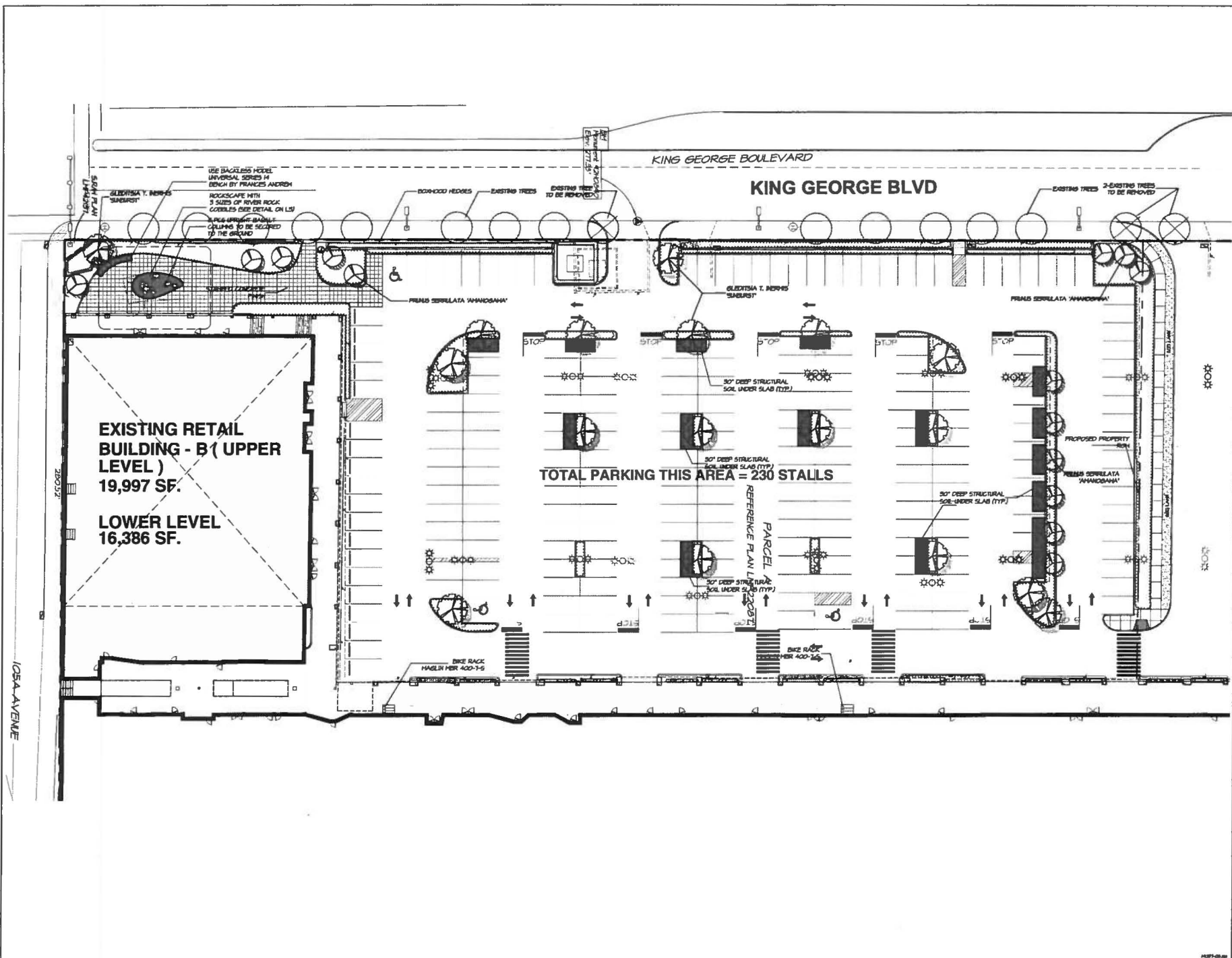




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4220 - 26 Larne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	BY

PROJECT:  
**DELL SHOPPING CENTRE**  
1004 KING GEORGE BOULEVARD  
SURREY, B.C.

DRAWING TITLE:  
**TREE PLAN**

DATE:	PLA/07	DRAWING NUMBER:	
SCALE:	1/8"=1'-0"		
DRAWN BY:	RY		
DESIGN BY:	RY		
CHECK BY:	RY		

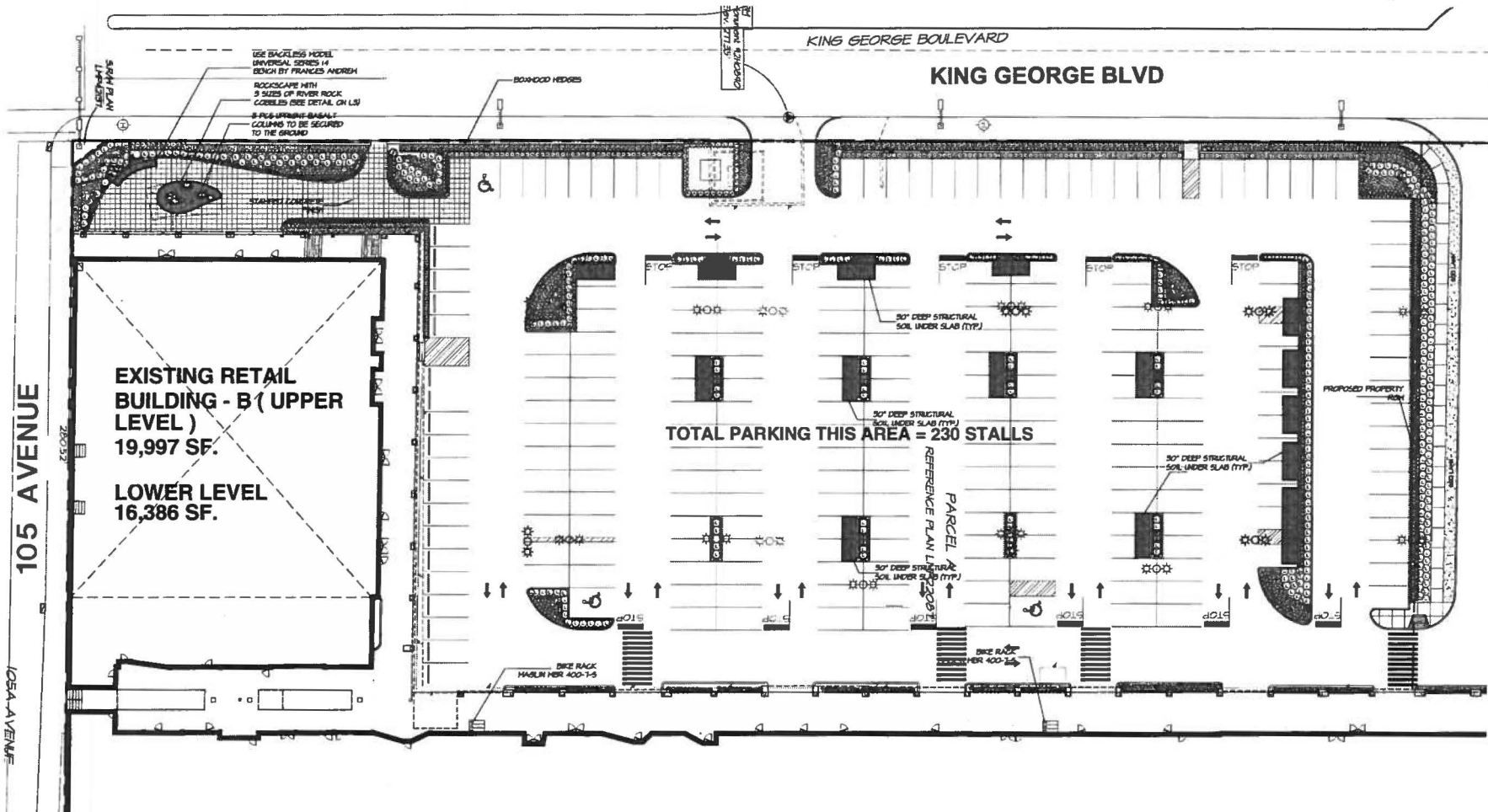
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**M2**  
LANDSCAPE ARCHITECTURE  
#2210 - 16 Larne Street  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0344  
Fax: 604.553.0445  
Email: office@m2la.com



KEY	QTY	BOTANICAL NAME	COMMON NAME	MSL JOB NUMBER: 14-067	PLANTED SIZE / REMARKS
TREES	11	OLESTYIA F. BERRY'S SUNBURST	SUNBURST HONEY LOCUST		60" CAL, 12H STD, BDB
	14	FRAXUS SPINULATA 'HANNONIA'	HANNONIA CHERRY		60" CAL, 15H STD, BDB
	204	BENSA SEMPERVERENS	COPPER BOYHOOD		12 POT, 20CM
SHRUBS	6	LOXNERA FULGATA	GOLDEN VARIATED JAPANESE SEDGE		12 POT, 20CM
	143	ROSA FLOREN CARPET 'AMBER'	FLOREN HONEYSCAGLE		12 POT, 30CM
	31	TANG A MEDIA HERSTY	FLOREN CARPET ROSE		12 POT, 40CM
GRASSES	231	HECTICA BLANKA 'ELLIAN BLUE'	BLUE FESCUE		12 POT
	160	HELICTOTRICHON SEMPERVERENS	BLUE OAT GRASS		12 POT
	844	LAVENDULA ANGSTIFOLIA 'HURSTEAD'	ENGLISH LAVENDER		12 POT
PERENNIALS	263	RUDEBECKIA FULGIDA VAR. SILLVARIANA 'VOLDSTURFROEDERIA'	RUDEBECKIA		12 POT
	12	SEEN ANTON JOB	AUTUMN STONECROP		12 POT
	290	ARCTOSTAPHYLOS UVA-URS	CHERRYBARK		12 POT, 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DIVINED CONTAINER HEIGHTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NO.	DATE	REVISION DESCRIPTION	DR.

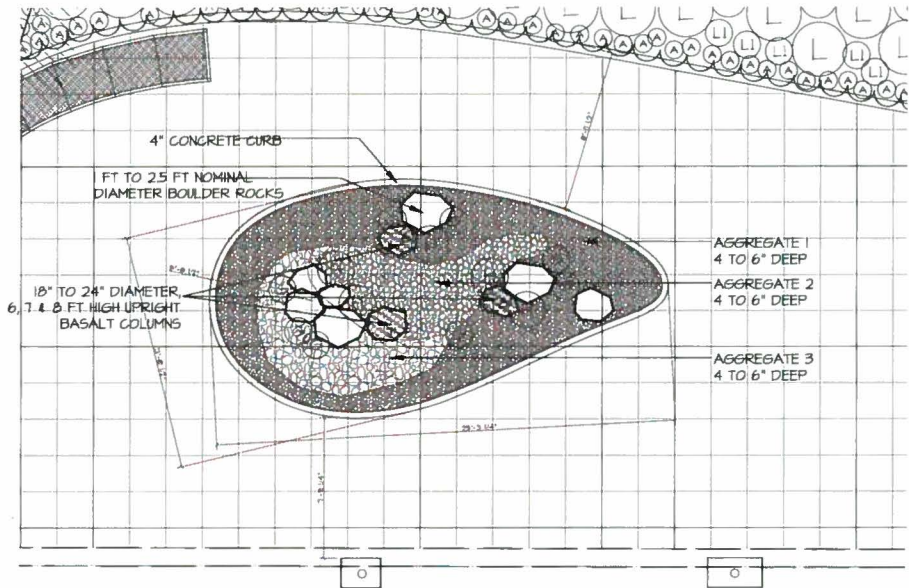
PROJECT:  
**DELL SHOPPING CENTRE**

1004 KING GEORGE BOULEVARD  
SURREY, B.C.

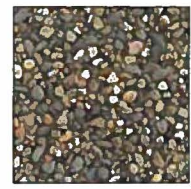
DRAWING TITLE:  
**SHRUB PLAN**

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DRAWN: PVP	
DESIGN: PVP	
CHECK: PVP	OF 8





1 ROCKSCAPE DETAIL PLAN  
SCALE: 1" = 1'-0"



AGGREGATE #1  
DALTEX GOLDEN PEA  
RESIN AGGREGATE  
SIZE: 2-5MM-10



AGGREGATE #2  
BLUE METAL AGGREGATE  
SIZE: 10-20MM-10



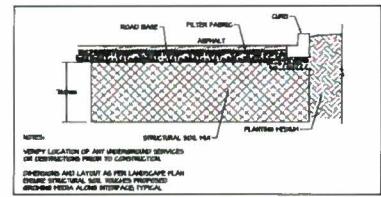
AGGREGATE #3  
RIVER ROCK  
SIZE: 40-50MM-10



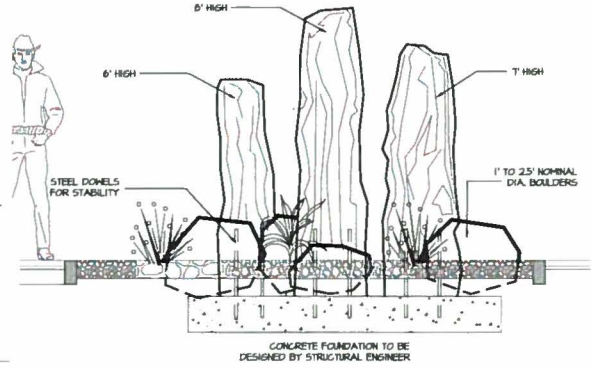
ROCKSCAPE IMAGE



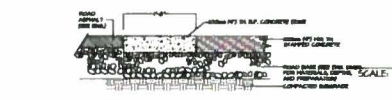
BASALT ROCK IMAGE



2 SECTION THRU' STRUCTURAL SOIL (PARKING ISLAND)  
SCALE: 1/2" = 1'-0"



4 BASALT ROCK COLUMN DETAIL  
SCALE: 1" = 1'-0"



3 STAMPED CONCRETE DETAIL  
SCALE: 1" = 1'-0"



BIKE RACK  
MAGLIN MBR 400-1-5

5 MAGLIN BIKE RACK  
SCALE: NTS

**Frances Andrew Site Furnishings Ltd.**

Home Contents Company Profile Customers

Services: Decking & Sit, Seating, Fire Pit, Bar, B.B.Q. (Pit)

Product: Stone 14

Notes: Stone 14 is a heavy-duty, weather-resistant, stainless steel bench. It is designed to be used in outdoor settings. The bench is made of high-quality materials and is built to last. It is a perfect addition to any outdoor space.

BACKLESS MODEL TO BE USED

6 FRANCES ANDREW BENCH  
SCALE: NTS

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



NO.	DATE	REVISION DESCRIPTION	BY
1			
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10			

PROJECT  
**DELL SHOPPING CENTRE**  
1004 KING GEORGE BOULEVARD  
SURREY, B.C.

DRAWING TITLE  
**SHRUB PLAN**

DATE	SCALE	DRAWING NUMBER
	1/8" = 1'-0"	L3
DRAWN BY		
DESIGN BY		
CHECKED BY		

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

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

DATE: **October 28, 2014** PROJECT FILE: **7814-0146-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 10650 King George Blvd**

### DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

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

- Provide statutory rights-of-way (SROW) for signal infrastructure.

#### *Works and Services*

- Design and construct traffic signal and all associated median works at King George Boulevard and future 106A Avenue.
- Construct 11.0 metre wide concrete letdown along 105A Avenue at 136A Street and enter into a Highway License Agreement for use of the dedicated road.
- Close existing access at south-west corner of the site.
- Register reciprocal access easement with the adjacent property to the north.
- Register restrictive covenant for right-in/right out at King George Boulevard.
- Register restrictive covenant for water quality/sediment control.

A Servicing Agreement is required prior to issuance of a Development Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

HB