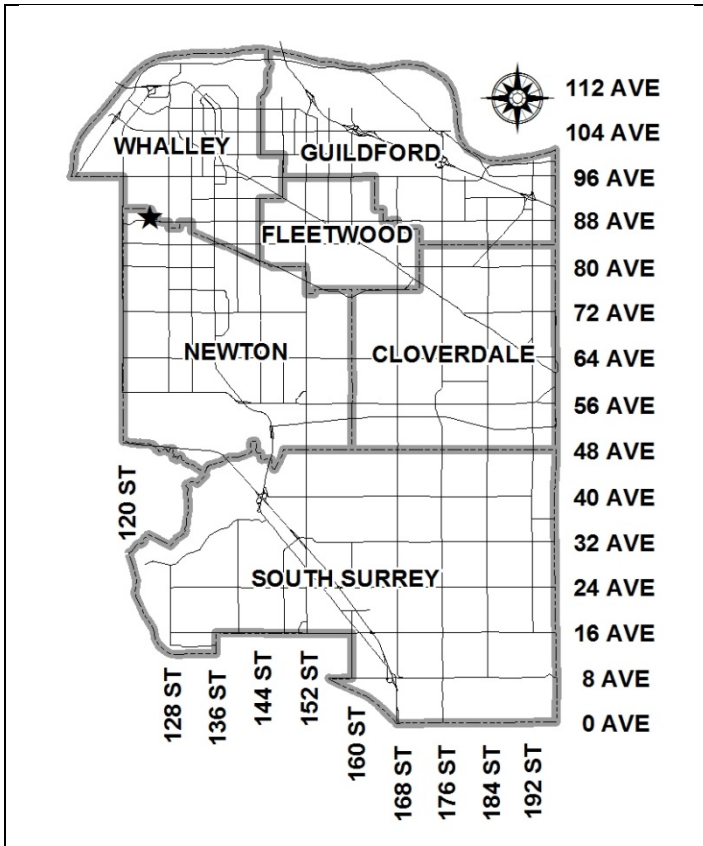


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0271-00

Planning Report Date: October 20, 2014



PROPOSAL:

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

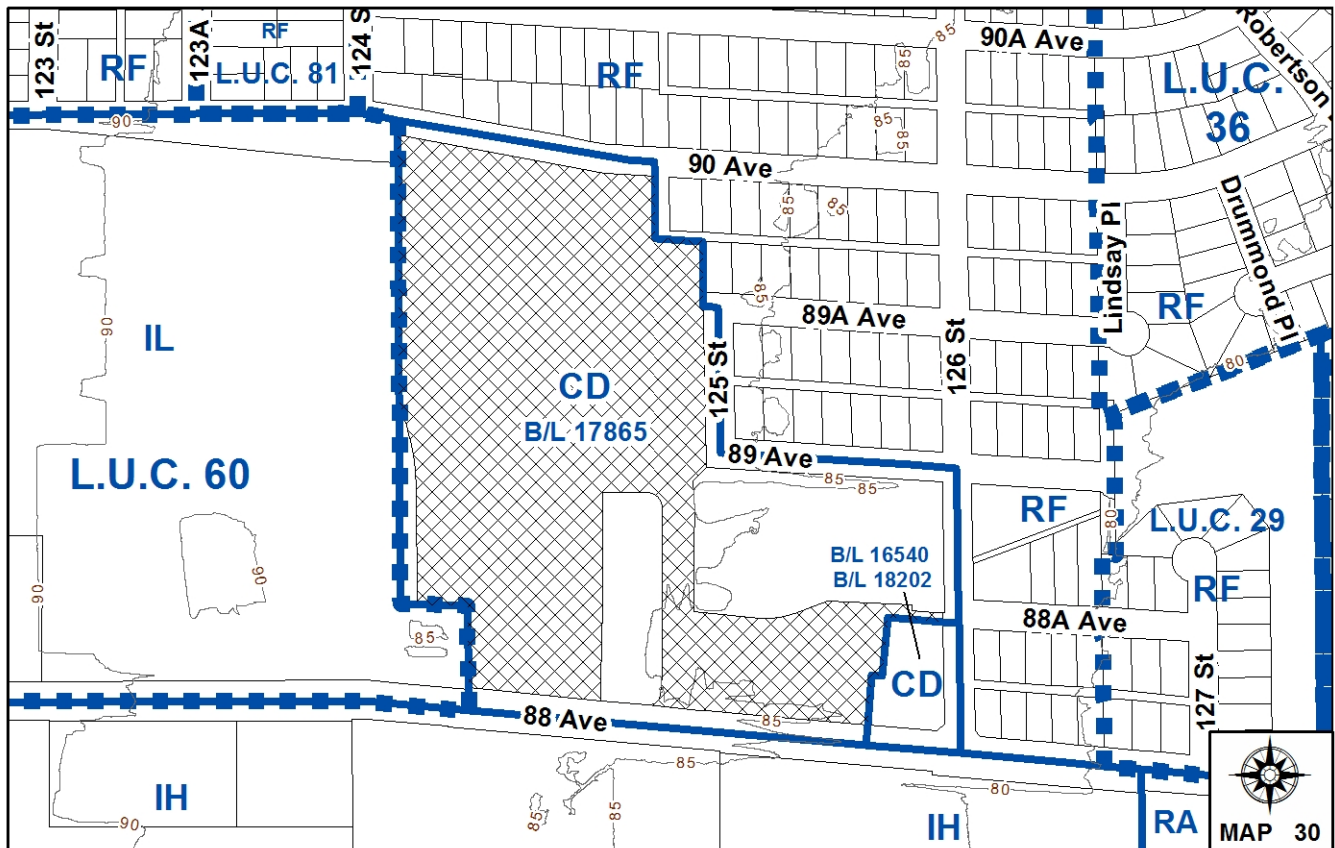
in order to vary the maximum permitted third-party advertising for a free-standing sign along 88 Avenue.

LOCATION: 12451 - 88 Avenue

OWNER: Calloway Reit (Surrey W) Inc.

ZONING: CD (By-law No. 17865)

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP) to increase the maximum permitted third-party advertising for a second free-standing sign proposed near Burger King at 12525 – 88 Avenue.

RATIONALE OF RECOMMENDATION

- The subject property is comprised of several existing multi-tenant commercial buildings that are addressed off 88 Avenue (12463/12467/12451/12477/12525/12555 – 88 Avenue). The current free-standing sign along the 88 Avenue frontage provides advertising exposure for tenants of the existing buildings. Under the Sign By-law, a maximum of thirty percent (30%) of the copy area can be reserved for third-party advertising.
- Council previously approved a Development Permit for a two-storey multi-tenant building at 12565 – 88 Avenue (File No. 7913-0091-00) and one-storey multi-tenant building at 12499 - 88 Avenue (File No. 7913-0125-00) in February, 2014. Each property is significantly impacted by a B.C. Hydro right-of-way which prevents the installation of additional free-standing signs along their 88 Avenue or 126 Street frontages.
- The existing free-standing sign near Burger King (12525 – 88 Avenue) cannot provide sufficient advertising exposure for off-site tenants in the newly constructed multi-tenant buildings. As a result, the applicant is proposing to install a second free-standing sign along 88 Avenue, east of the B.C. Hydro right-of-way, that permits one-hundred percent (100%) third-party advertising.
- The increase in third-party advertising is restricted to tenants within the larger retail complex and, specifically, the newly constructed buildings at 12499 – 88 Avenue and 12565 – 88 Avenue.
- The proposed variance will not result in additional free-standing signs along 88 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0271-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7914-0271-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum permitted third-party advertising restriction under the Surrey Sign By-law from thirty percent (30%) to one-hundred percent (100%) for a second free-standing sign provided the third-party advertising is limited to tenants of 12499 - 88 Avenue and 12565 - 88 Avenue.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial building under construction

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 and 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 property located at 12451 – 88 Avenue is 7.43 hectares (18.37 acres) in area and located on the north side of 88 Avenue just west of 126 Street. The site is designated "Commercial" in the Official Community Plan (OCP) and zoned "Comprehensive Development (CD)" (By-law No. 17865). The CD By-law permits a broad range of retail, general service, personal service, eating establishment, office uses and other land-uses consistent with a large format retail centre. The site is 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, Burger King, La Senza, Reitmans and EB Games).
- The subject property is comprised of several existing multi-tenant commercial buildings that are addressed off 88 Avenue (12463/12467/12451/12477/12525/12555 – 88 Avenue). The current free-standing sign along the 88 Avenue frontage provides advertising exposure for tenants of the existing buildings. Under the Sign By-law, a maximum of thirty percent (30%) of the copy area can be reserved for third-party advertising.
- Council previously approved a Development Permit for a two-storey multi-tenant building at 12565 – 88 Avenue (File No. 7913-0091-00) and one-storey multi-tenant building at 12499 - 88 Avenue (File No. 7913-0125-00) in February, 2014. Each property is significantly impacted by a B.C. Hydro right-of-way which prevents the installation of additional free-standing signs along their 88 Avenue or 126 Street frontages.
- The newly constructed multi-tenant building located at 12499 – 88 Avenue previously received approval for a free-standing sign along the north-south drive aisle off 88 Avenue under File No. 7913-0125-00 (Appendix II). A second free-standing sign could not be accommodated along the 88 Avenue frontage given its location beneath the B.C. Hydro right-of-way.

Current Proposal

- The existing free-standing sign along 88 Avenue near Burger King at 12525 – 88 Avenue cannot provide sufficient advertising exposure for off-site tenants within the newly constructed multi-tenant buildings located at 12499 – 88 Avenue and 12565 – 88 Avenue. As a result, the applicant proposes to install a second free-standing sign to the east of the existing free-standing sign on the 88 Avenue frontage (Appendix II). This second sign will allow one-hundred percent (100%) third-party advertising which exceeds the maximum thirty percent (30%) that can be used for third-party advertising under the Sign By-law.
- The variance is considered appropriate in order to ensure the existing buildings which are served by reciprocal easements for shared parking and driveway accesses will continue to operate as a single large retail complex with multiple tenants.
- The proposed increase in third-party signage on the second free-standing sign proposed near Burger King at 12525 – 88 Avenue is limited to business premises located within the existing retail complex and, specifically, the newly constructed buildings situated at 12499 – 88 Avenue and 12565 – 88 Avenue.
- The proposed variance will not result in additional free-standing signs along 88 Avenue.

DESIGN PROPOSAL AND REVIEW

- The free-standing sign will be 6 metres (20 ft.) high which conforms with the maximum allowable height for commercial/industrial designated properties along this portion of 88 Avenue, as per the Surrey Sign by-law, 1999.
- The free-standing sign is 3.6 metres (12 ft.) wide and double-sided resulting in a total sign area of roughly 28 square metres (300 sq. ft.) which conforms to the maximum permitted total sign area allowed under the Sign By-law.
- The free-standing sign will consist of a concrete base with a frame supported on both sides by metal poles covered in painted metal cladding in colours that complement the building under construction. The sign also consists of lexan panels with vinyl copy as well as a painted metal panel with push-thru copy area advertising "Westgate Square".
- The sign area will have twenty-four (24) individual sign channels (12 per side) and background illumination for advertisement purposes.
- The sign will be located roughly 3.4 metres (11 ft.) from the southern property line and complies with the required setbacks outlined in the Sign By-law. In addition, the free-standing sign will be located 0.9 metre (3 ft.) from the statutory right-of-way for the multi-use pathway along 88 Avenue.
- The free-standing sign will be located 55.6 metres (182 ft.) from the existing free-standing sign near the Burger King at 12525 – 88 Avenue and, therefore, complies with the 50 metre (150 ft.) minimum separation requirement identified in the Surrey Sign By-law.
- The applicant is proposing to introduce additional landscaping around the base of the sign in order to improve the overall appearance. The proposed landscaping will consist of small shrubs and low-lying groundcover around the perimeter of the sign base.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is requesting a Development Variance Permit (DVP) in order to increase the maximum permitted third-party advertising restriction on a proposed second free-standing sign located next to the Burger King at 12525 – 88 Avenue from thirty percent (30%) to one-hundred percent (100%) provided the third-party advertising is restricted to business premises at 12499 – 88 Avenue and 12565 – 88 Avenue.

Applicant's Reasons:

- The properties function as part of a larger retail complex.
- The applicant proposes to enter into long-term contractual agreements with several tenants at 12499 – 88 Avenue and 12565 – 88 Avenue to provide advertising exposure on the proposed second free-standing sign along the 88 Avenue frontage.

Staff Comments:

- Under the Surrey Sign By-law, General Provisions, the maximum allowable third-party advertising on non-temporary signs is restricted to thirty percent (30%) of the copy area for commercial designated properties. However, the existing free-standing sign located near Burger King at 12525 – 88 Avenue will not provide enough advertising exposure for off-site tenants in the newly constructed multi-tenant building at 12499 – 88 Avenue or 12565 – 88 Avenue.
- Both the properties at 12499 – 88 Avenue and 12565 – 88 Avenue are significantly impacted by a B.C. Hydro right-of-way which prevents the installation of a free-standing sign along their 88 Avenue and 126 Street frontages.
- The second free-standing sign will comply with all other aspects of the Surrey Sign By-law (i.e. height, setback, sign area, copy area and minimum separation between free-standing signs). In addition, the free-standing sign will not be out of scale with the existing free-standing sign located along the 88 Avenue frontage.
- The proposed increase in third-party signage and sign area is limited to business premises located within the existing retail complex and, specifically, the recently constructed building situated at 12499 – 88 Avenue and 12565 – 88 Avenue.
- The proposed variance will not result in additional free-standing signs on 88 Avenue.
- The variance are considered appropriate in order to ensure the existing buildings which are served by reciprocal easements for shared parking and driveway access continue to operate as a single large retail complex with multiple tenants.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

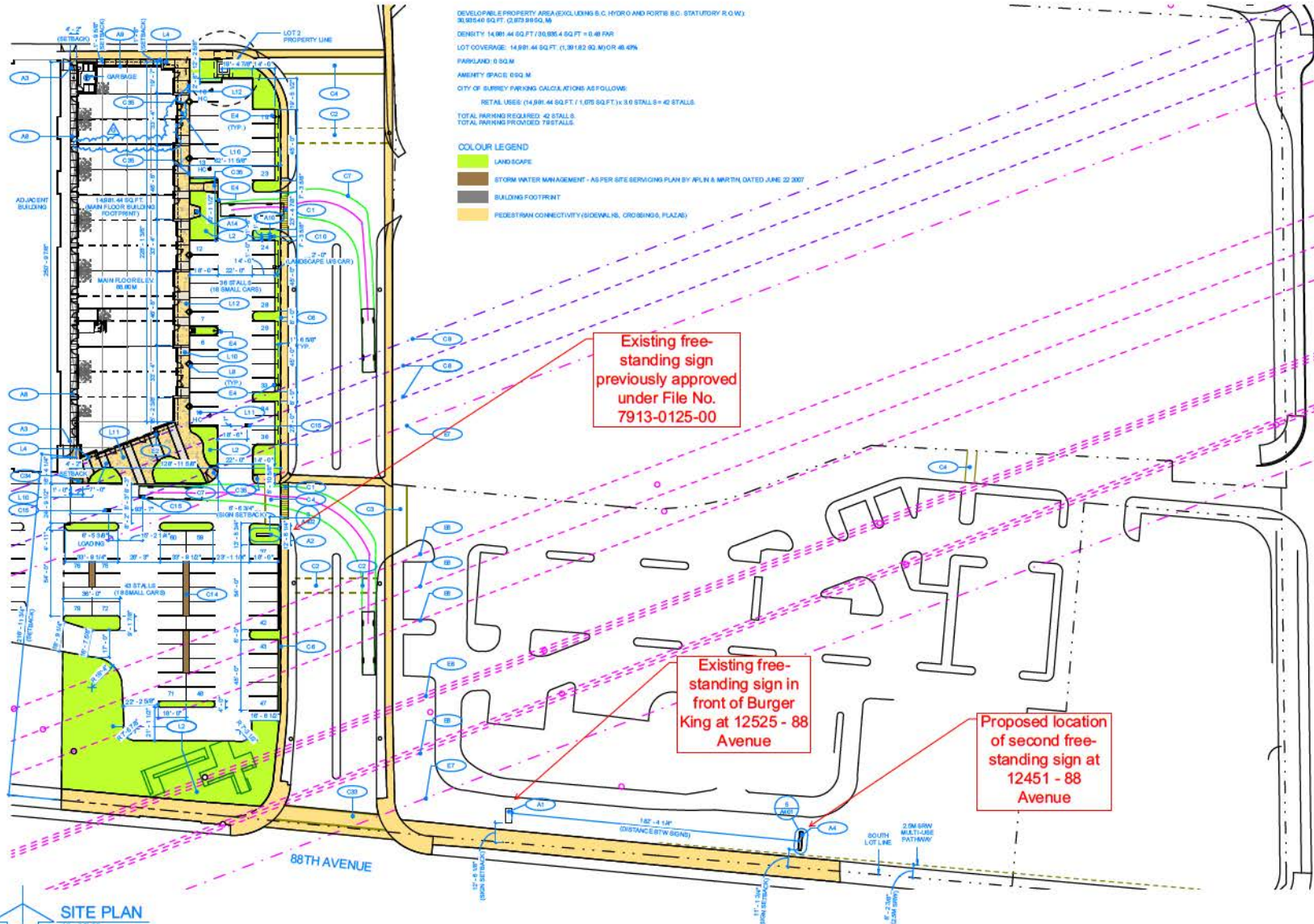
Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan with Locations of Existing and Proposed Free-standing Signs
Appendix III.	Development Variance Permit No. 7914-0271-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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DEVELOPABLE PROPERTY AREA EXCLUDING S.C. HYDRO AND PORTS B.C. STATUTORY R.O.W.: 30,854 SQ. FT. (0.7099 AC.)
 DENSITY: 14,881.44 SQ. FT./30,854.5 SQ. FT. = 0.48 FAR
 LOT COVERAGE: 14,881.44 SQ. FT. (1.39182 AC.) 49%
 PARKLAND: 0.50 AC.
 AMENITY SPACE: 0.50 AC.
 CITY OF SURREY PARKING CALCULATIONS AS FOLLOWS:
 RETAIL USES: (14,881.44 SQ. FT. / (1,075 SQ. FT.) x 3.0 STALLS =) 42 STALLS.
 TOTAL PARKING REQUIRED: 42 STALLS
 TOTAL PARKING PROVIDED: 78 STALLS

COLOR LEGEND
 LANDSCAPE
 STORM WATER MANAGEMENT - AS PER SITE SERVICES PLAN BY APLN & MURTHY DATED JUNE 22, 2007
 BUILDING FOOTPRINT
 PEDESTRIAN CONNECTIVITY (SIDEWALKS, CROSSINGS, PLAZAS)

Existing free-standing sign previously approved under File No. 7913-0125-00

Existing free-standing sign in front of Burger King at 12525 - 88 Avenue

Proposed location of second free-standing sign at 12451 - 88 Avenue

NUMBER	KEYNOTES DESCRIPTION
A1	EXISTING 8' WIDE ALONE SIGN
A2	DOUBLE SIDED STAND ALONE SIGN 10' HIGH
A3	FENCE WITH LOCKABLE STEEL GATES TO SECURE EXTERIOR COMMON AREAS AND TO PROVIDE SECURITY BETWEEN THE PROPOSED BUILDING AND THE EXISTING ADJACENT BUILDING AT 12477 88 AVENUE (SEE DETAIL BAWD). FENCES TO BE 6' MAX. 4" OC. WELDED TO 2" X 4" VERTICAL AND HORIZONTAL FRAME. ALL POWDER COATED GALV. STEEL. GATE HARDWARE: GATES: PROVIDE ACCESS CONTROL. CORNER RASSTAVAN 100 PFI #ML20754
A4	DOUBLE SIDED STAND ALONE SIGN 30' HIGH
A5	BRANDED AREA LIGHT RED COLOR INDICATES CONCRETE SIDEWALK. MEDIUM BROOM FINISH - MATCH GRADES AS PER CIVIL
A6	ALUMINUM WINDOW WITH SPANDREL GLASS PANEL. EXTERIOR FINISH TO MATCH ONYX COATABLE COLOR # 48R BLACK WITH INSULATED BACK PAN MINIMUM R-12. MULLION COLOUR BLACK ANODIZED - TO COVER 20' WALL ASSEMBLY (GREEN HO 4880) (SEEHARD)
A10	4" P Ø CONCRETE 1" THICK WALL STEEL PIPE ROLL AND CONCRETE FILL (OR ANCHOR CONCRETE FINISH TO CIVIL). FINISH COLOUR: BENJAMIN MOORE BLACK. CAVR REFLECTIVE STICKERS. CAST SOLID 4" CONCRETE BASE (MINIMUM 4" Ø DIAMETER). EXPOSE 3" Ø OF ROLL AND ABOVE FINISH GRADE
A14	EXTERIOR CLUSTER MAIL BOX UNIT BY CANADIAN MAILBOX COMPANY. CUSTOMIZED MAIL BOX MODEL SIMILAR TO TYPE1 (NO. 313) PROVIDE A TOTAL OF FOUR TEN (10) SIZE (10.50" X 14.00") MAILBOXES IN TWO COLUMNS TO MEET CURRENT CANADA POST STANDARDS. OR EQUIVALENT CLUSTER UNIT TO BE PROVIDED AND METALLED BY CANADA POST - METALL AS PER MANUFACTURERS INSTRUCTIONS
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 CONCRETE 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 CONCRETE 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	PROPERTY LINE - REFER TO CIVIL - REFER TO CIVIL
C6	PORTS B.C. STAIR RAMP LINE (BELOW)
C7	PORTS B.C. RIGHT-OF-WAY
C10	EXISTING FIRE HYDRANT TO BE REUSED - REFER TO CIVIL
C14	EXISTING STORM WATER MANAGEMENT STRIP - REFER TO CIVIL AND LANDSCAPE
C18	VENT GRATE TO ASPHALT PAVING - REFER TO PORTS B.C. SPECIFICATIONS AND PORTS B.C. DRAWING 8A-328
C19	EXISTING CROSSING - STAMPED ASPHALT TO BE REMOVED. PATCH AND MAKE GOOD - REFER TO CIVIL
C24	DISABLED ACCESSIBLE LANDING TO SIDEWALK IN WALKER BUILDING CONCRETE UNIT PAVERS. COLOUR: NATURAL CONCRETE - MAX 1:10 SLOPE. PROVIDE SMOOTH TRANSITION TO ASPHALT
C25	DISABLED ACCESSIBLE RAMP DOWN FROM SIDEWALK. CONCRETE SLAB-ON-GRADE. MEDIUM BROOMSWEEP FINISH - (MAX 1:10 SLOPE) PROVIDE SMOOTH TRANSITION TO ASPHALT
E2	REMOVE MULTIPLE FIRE ALARM INDICATOR. RECESSED INTO CONCRETE PANEL TO AVOID ALARM PANEL. MOUNTED AT 8' ABOVE MAIN LEVEL - REFER TO ELECTRICAL
E4	POLE MOUNTED LUMINAIRE LUMINAIRE RAMP FORM. POLE: X-TRON (OR 4" EQUVALENT). COLOUR: BLACK. MOUNTED BY PAPER LIGHTING (CBTR) BY LIGHTWORKS - REFER TO ELECTRICAL
E6	EXISTING OVERHEAD LINES
E7	B.C. HYDRO RIGHT-OF-WAY
L2	PLANTING BED - REFER TO LANDSCAPE
L4	BRUE BACK - REFER TO LANDSCAPE
L8	PLANTING DIAMOND (FOR TREES BETWEEN STALLS) - REFER TO LANDSCAPE
L10	SHADE AREA (LIGHT BLUE COLOR INDICATES BANKING OF CONCRETE PAVERS. METRIC TYPICAL SERIES BY ARBOT GROUP. CONCRETE INDICATES COLOUR: CHARCOAL - REFER TO LANDSCAPE
L11	BRANDED AREA LIGHT YELLOW COLOR INDICATES MODULAR SOLID CONCRETE UNIT PAVERS. COLOUR: NATURAL CONCRETE - OVER PORTS B.C. WALKER BUILDING CONCRETE UNIT PAVERS
L12	CONCRETE SLAB-ON-GRADE (MEDIUM BROOMSWEEP FINISH) SIDEWALKS - REFER TO LANDSCAPE



SHOP DRAWINGS: Prepare and submit to Building Continuum Architects Inc. a complete set of all required shop drawings with supporting documents and two samples of materials where specified WITHOUT EXCEPTION. Shop drawings not reviewed and stamped by Contractor, verify field measurements and compliance with contract documents will be REJECTED. Shop drawings include construction details of all submittals above, general arrangements, elevations, finishes, location of all services, typical structural details, construction methods, materials specified, and all connections, site details, and change as and location of proposed drawings as applicable. Shop drawings to incorporate applicable safety plans, elevations, sections, and details for all work submitted. No materials to be ordered and no work to be fabricated until the construction superintendent and other related materials have been reviewed.

COLOR PRINTING: Drawings have been prepared in color for clarity and must be printed in color. Color fade and color accuracy are not guaranteed for any reproduction. Color and resolution of printing in black and white.

ISSUE NO.	DATE	DESCRIPTION
2014-02-01	2014-02-01	FOR COORDINATION
2014-02-02	2014-02-02	FOR COORDINATION
2014-02-03	2014-02-03	FOR DETAIL DEVELOPMENT PERMIT
2014-02-04	2014-02-04	FOR BUILDING PERMIT
2014-02-05	2014-02-05	FOR CONSTRUCTION
2014-02-06	2014-02-06	FOR BUILDING PERMIT
2014-02-07	2014-02-07	FOR CONSTRUCTION
2014-02-08	2014-02-08	FOR CONSTRUCTION
2014-02-09	2014-02-09	FOR CONSTRUCTION
2014-02-10	2014-02-10	FOR CONSTRUCTION
2014-02-11	2014-02-11	FOR CONSTRUCTION
2014-02-12	2014-02-12	FOR CONSTRUCTION
2014-02-13	2014-02-13	FOR CONSTRUCTION
2014-02-14	2014-02-14	FOR CONSTRUCTION
2014-02-15	2014-02-15	FOR CONSTRUCTION
2014-02-16	2014-02-16	FOR CONSTRUCTION
2014-02-17	2014-02-17	FOR CONSTRUCTION
2014-02-18	2014-02-18	FOR CONSTRUCTION
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2014-02-22	2014-02-22	FOR CONSTRUCTION
2014-02-23	2014-02-23	FOR CONSTRUCTION
2014-02-24	2014-02-24	FOR CONSTRUCTION
2014-02-25	2014-02-25	FOR CONSTRUCTION
2014-02-26	2014-02-26	FOR CONSTRUCTION
2014-02-27	2014-02-27	FOR CONSTRUCTION
2014-02-28	2014-02-28	FOR CONSTRUCTION
2014-02-29	2014-02-29	FOR CONSTRUCTION
2014-02-30	2014-02-30	FOR CONSTRUCTION

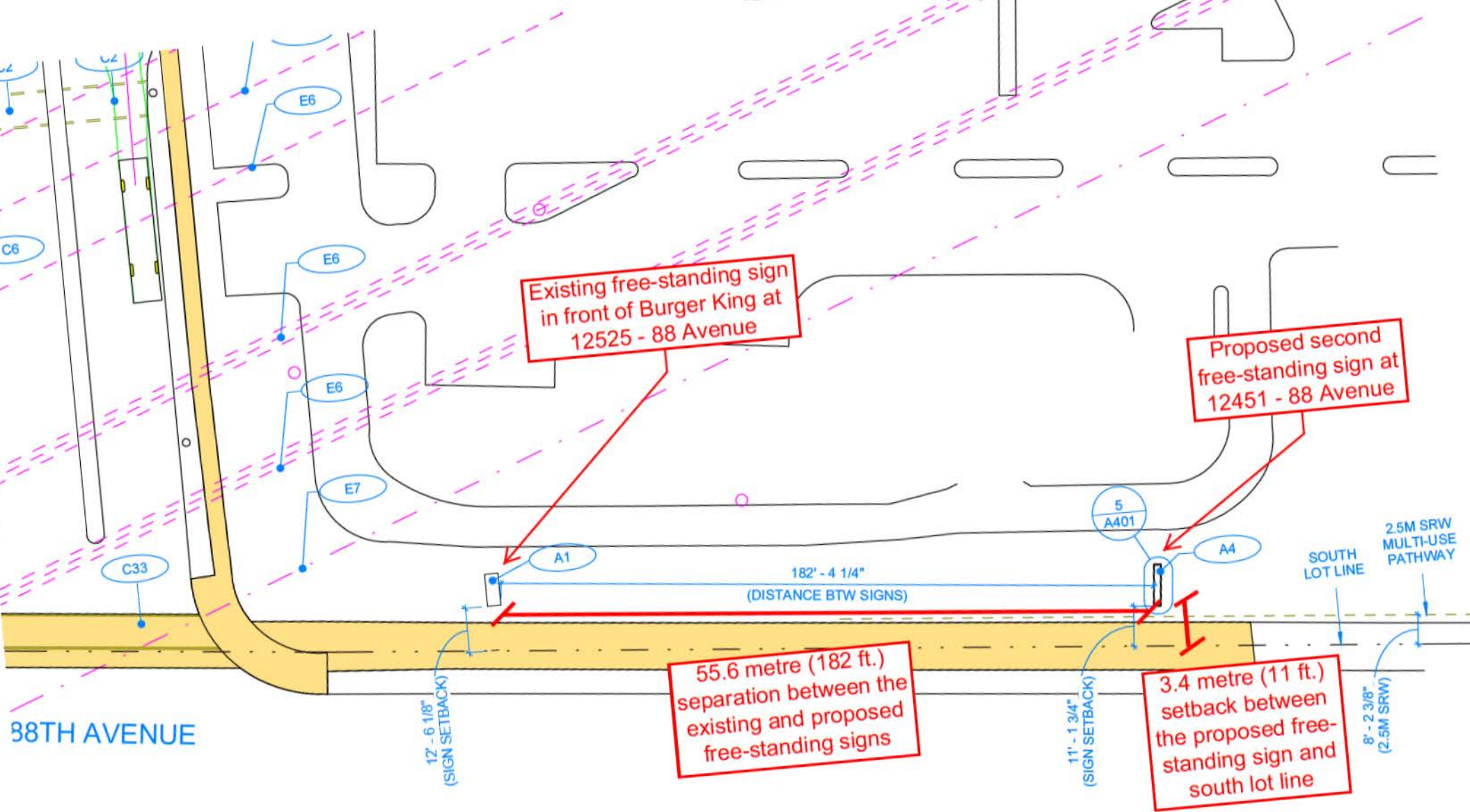
ISSUE NO.	DATE	DESCRIPTION
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2014-03-02	2014-03-02	FOR CONSTRUCTION
2014-03-03	2014-03-03	FOR CONSTRUCTION
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2014-03-27	2014-03-27	FOR CONSTRUCTION
2014-03-28	2014-03-28	FOR CONSTRUCTION
2014-03-29	2014-03-29	FOR CONSTRUCTION
2014-03-30	2014-03-30	FOR CONSTRUCTION



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

PROJECT: 09-43860 BC LTD.
 SURREY WEST LOT 2 (BLOCK 2)
 12499 - 88TH AVENUE
 SURREY, BC, V3W 3J7

ISSUE NO.	DATE	DESCRIPTION
2014-03-31	2014-03-31	FOR CONSTRUCTION
2014-04-01	2014-04-01	FOR CONSTRUCTION
2014-04-02	2014-04-02	FOR CONSTRUCTION
2014-04-03	2014-04-03	FOR CONSTRUCTION
2014-04-04	2014-04-04	FOR CONSTRUCTION
2014-04-05	2014-04-05	FOR CONSTRUCTION
2014-04-06	2014-04-06	FOR CONSTRUCTION
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2014-04-08	2014-04-08	FOR CONSTRUCTION
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2014-04-10	2014-04-10	FOR CONSTRUCTION
2014-04-11	2014-04-11	FOR CONSTRUCTION
2014-04-12	2014-04-12	FOR CONSTRUCTION
2014-04-13	2014-04-13	FOR CONSTRUCTION
2014-04-14	2014-04-14	FOR CONSTRUCTION
2014-04-15	2014-04-15	FOR CONSTRUCTION
2014-04-16	2014-04-16	FOR CONSTRUCTION
2014-04-17	2014-04-17	FOR CONSTRUCTION
2014-04-18	2014-04-18	FOR CONSTRUCTION
2014-04-19	2014-04-19	FOR CONSTRUCTION
2014-04-20	2014-04-20	FOR CONSTRUCTION
2014-04-21	2014-04-21	FOR CONSTRUCTION
2014-04-22	2014-04-22	FOR CONSTRUCTION
2014-04-23	2014-04-23	FOR CONSTRUCTION
2014-04-24	2014-04-24	FOR CONSTRUCTION
2014-04-25	2014-04-25	FOR CONSTRUCTION
2014-04-26	2014-04-26	FOR CONSTRUCTION
2014-04-27	2014-04-27	FOR CONSTRUCTION
2014-04-28	2014-04-28	FOR CONSTRUCTION
2014-04-29	2014-04-29	FOR CONSTRUCTION
2014-04-30	2014-04-30	FOR CONSTRUCTION



Sketch (site plan area of both free-standing signs only) (2014-10-03)

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0271-00

Issued To: CALLOWAY REIT (SURREY W) INC.
("the Owner")

Address of Owner: 700 - Applewood Crescent, Unit #200
Concord, ON L4K 5X3

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-226-864
Lot 1 Section 31 Township 2 New Westminster District Plan EPP32677
12451 - 88 Avenue
(the "Land")

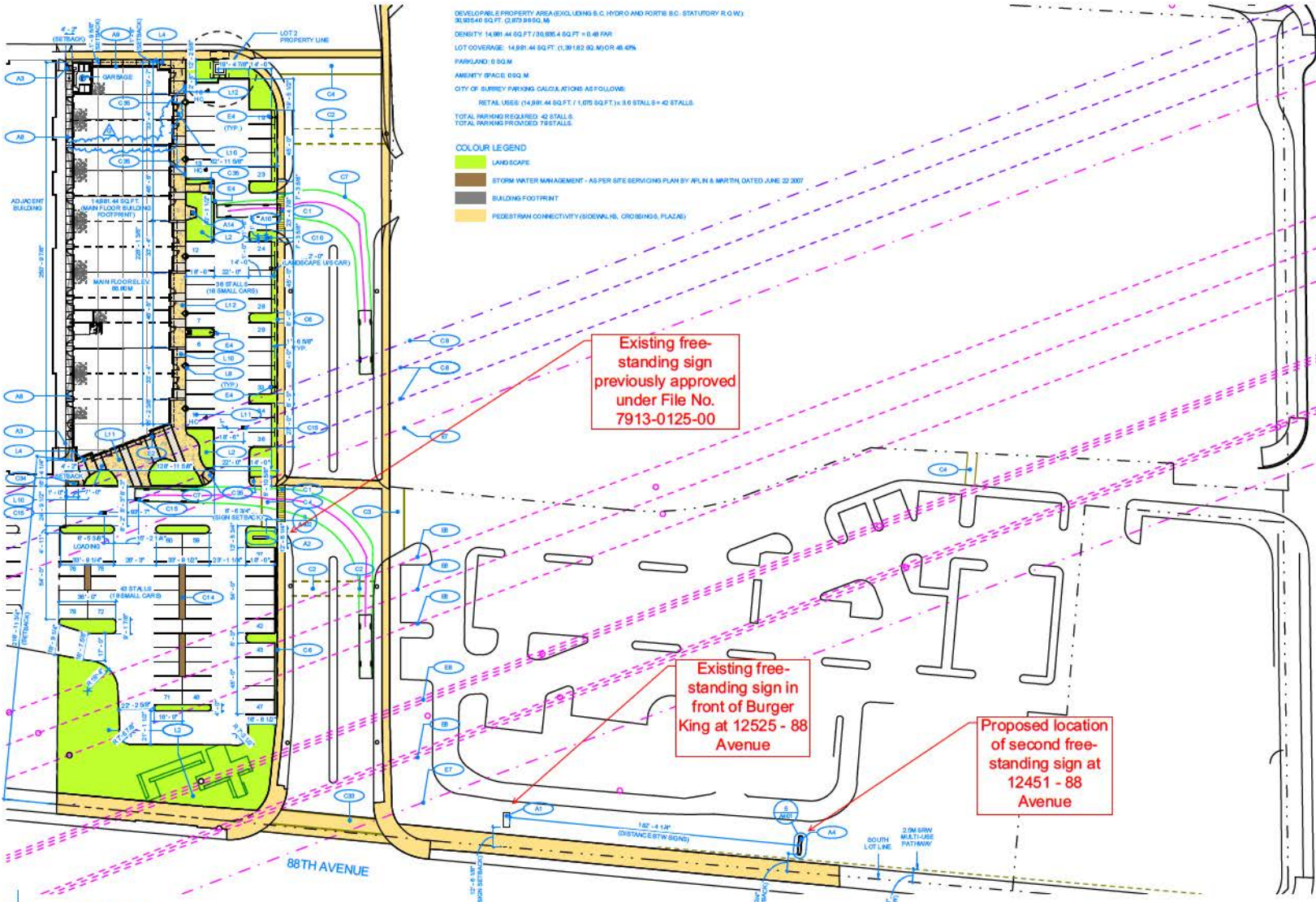
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Part 1 "Introductory Provisions", Section 6, Sub-section 11 to increase the maximum permitted third-party advertisement from thirty percent (30%) to one-hundred percent (100%) of the allowable copy area for a free-standing sign on the Land.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit provided that third-party advertising is limited to premises at 12499 - 88 Avenue and 12565 - 88 Avenue, as shown on the attached Schedule A.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



DEVELOPABLE PROPERTY AREA EXCLUDING S.C. HYDRO AND PORTS B.C. STATUTORY R.O.W.: 38,854 SQ. FT. (0.90 ACRES)
 DENSITY: 14,881.44 SQ. FT./38,854.5 SQ. FT. = 0.48 FAR
 LOT COVERAGE: 14,881.44 SQ. FT. (1.39182 AC) MINOR 48%
 PARKLAND: 0.50 AC
 AMENITY SPACE: 0.50 AC
 CITY OF SURREY PARKING CALCULATIONS AS FOLLOWS:
 RETAIL USES: (14,881.44 SQ. FT. / (1,075 SQ. FT.) x 3.0 STALLS =) 42 STALLS
 TOTAL PARKING REQUIRED: 42 STALLS
 TOTAL PARKING PROVIDED: 78 STALLS

COLOR LEGEND
 LANDSCAPE
 STORM WATER MANAGEMENT - AS PER SITE SERVICES PLAN BY APLN & MURTHY DATED JUNE 22, 2007
 BUILDING FOOTPRINT
 PEDESTRIAN CONNECTIVITY (SIDEWALKS, CROSSINGS, PLAZAS)

Existing free-standing sign previously approved under File No. 7913-0125-00

Existing free-standing sign in front of Burger King at 12525 - 88 Avenue

Proposed location of second free-standing sign at 12451 - 88 Avenue

NUMBER	KEYNOTES DESCRIPTION
A1	EXISTING 8' AND ALONE SIGN
A2	DOUBLE SIDED STAND ALONE SIGN 8'0" HIGH
A3	FENCE WITH LOCKABLE STEEL GATES TO SECURE EXTERIOR COMMON AREA AND MAINTAIN VIEW BETWEEN THE PROPOSED BUILDING AND THE EXISTING ADJACENT BUILDING AT 12477 88 AVENUE (SEE DETAIL BAWD). FENCES TO BE 6' MAX. 4" OC. HELD TO 2" OVER THE VERTICAL AND HORIZONTAL FRAME. ALL POWDER COATED GAL. MET. 1" DIA. TUBULAR. GATES: PROVIDE ACCESS CONTROL. CORNER RADIUS 100 R/F. #L2/034
A4	DOUBLE SIDED STAND ALONE SIGN 30" HIGH
A5	BRANDED AREA LIGHT RED COLOR INDICATES CONCRETE SIDEWALK. MEDIUM BROOM FINISH - MATCH GRADES AS PER CIVIL
A6	ALUMINUM WINDOW WITH SPANDREL GLASS PANEL. EXTERIOR GLAZE TO MATCH ONYX COAT. COLOR # 48R BLACK WITH INSULATED BACK PAN. MINIMUM 1/2" MULTILON COLOUR BLACK ANODIZED - TO COVER 20" WALL ASSEMBLY TO GREEN HO. #W8/084
A10	3/4" DIA. 1/4" DIA. 1/4" THICK WALL STEEL PIPE ROLL AND CONCRETE FULL BOUND CONCRETE FINISH TO TOP. UNPAINTED COLOR: BENJAMIN MOORE BLACK. CAVR REFLECTIVE STICKERS. CAST SOLID 4" CONCRETE BASE (MINIMUM 1/4" DIA. METERS). EXPOSE 3/4" OF ROLL AND ABOVE FINISHED GRADE
A14	EXTERIOR CLUSTER MAIL BOX UNIT BY CANADIAN MAILBOX COMPANY. CUSTOMER MAIL ROOM MODEL. SIMILAR TO TYPE) #L3/013 PROVIDE A TOTAL OF FOUR TEN (10) SIZE (10.50 CM X 14 CM) MAILBOXES IN TWO COLUMNS TO MEET CURRENT CANADA POST STANDARDS. OR EQUIVALENT CLUSTER UNIT TO BE PROVIDED AND METALLED BY CANADA POST - METALL AS PER MANUFACTURERS INSTRUCTIONS
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 COLORED 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 COLORED 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	PROPERTY LINE - REFER TO CIVIL - REFER TO CIVIL
C6	PIRE TRUCK ACCESS - TURNING RADIUS - REFER TO CIVIL
C7	PORTS B.C. STAIR LINE (BELOW)
C8	PORTS B.C. RIGHT-OF-WAY
C10	EXISTING FIRE HYDRANT TO BE REUSED - REFER TO CIVIL
C14	EXISTING STORM WATER MANAGEMENT STRIP - REFER TO CIVIL AND LANDSCAPE
C18	VENT GRATE TO ASPHALT PAVING - REFER TO PORTS B.C. SPECIFICATIONS AND PORTS B.C. SPANNING #A3/248
C19	EXISTING CROSSING - STAMPED ASPHALT TO BE REMOVED. PATCH AND MAKE GOOD - REFER TO CIVIL
C24	DISABLED ACCESSIBLE LANDING TO SIDEWALK IN WALKER BOLD CONCRETE UNIT PAVERS. COLOUR: NATURAL CONCRETE - MAX 1:10 SLOPE. PROVIDE SMOOTH TRANSITION TO ASPHALT
C25	DISABLED ACCESSIBLE RAMP DOWN FROM SIDEWALK. CONCRETE SLAB-ON-GRADE. MEDIUM BROOMSWEEP FINISH - (MAX 1:10 SLOPE). PROVIDE SMOOTH TRANSITION TO ASPHALT
E2	REMOVE MULTIPLE FIRE ALARM INDICATOR. RECESSED INTO CONCRETE PANEL TO 1" INDICATOR PANEL. MOUNTED AT 8" ABOVE MAIN LEVEL - REFER TO ELECTRICAL
E4	POLE MOUNTED LUMINARE LUMINARE AIR-FOAM POLE. X-TRON (PREF. 5 SQUARE) COLOR: BLACK. MOUNT BY PAPER LIGHTING (CBTR) BY LIGHTWORKS - REFER TO ELECTRICAL
E6	EXISTING OVERHEAD LINES
E7	B.C. HYDRO RIGHT-OF-WAY
L2	PLANTING BED - REFER TO LANDSCAPE
L4	BRUE BACK - REFER TO LANDSCAPE
L8	PLANTING DIAMOND (FOR TREES BETWEEN STALLS) - REFER TO LANDSCAPE
L10	SHADED AREA (LIGHT BLUE COLOR INDICATES BANKING OF CONCRETE PAVERS. METRIC TYPICAL SERIES BY ARBUT BROAD CONCRETE PRODUCTS). COLOUR: CHAMICAL - REFER TO LANDSCAPE
L11	BRANDED AREA LIGHT YELLOW COLOR INDICATES MODULAR SOLID CONCRETE UNIT PAVERS. COLOUR: NATURAL CONCRETE - OVER PORTS B.C. RW - REFER TO LANDSCAPE
L12	CONCRETE SLAB-ON-GRADE (MEDIUM BROOMSWEEP FINISH) WALKWAYS - REFER TO LANDSCAPE

SITE PLAN
 1" = 30'-0"

SHOP DRAWINGS: Prepare and submit to Building Continuum Architects Inc. one electronic copy of all required shop drawings with supporting documents and two samples of materials where specified WITHOUT EXCEPTION. Shop drawings not received and stored by Contractor, verify field measurements and compliance with contract documents will be RESUBMITTED. Shop drawings include construction details of all submittals above, general arrangements, fixatures, finishes, location of all services, special structural conditions, manufacturing methods, and all connections, site elements, and change as and location of exposed to drawings as applicable. Shop drawings to incorporate applicable safety plans, elevations, sections, and details for all work submitted. No materials to be ordered and no work to be fabricated until the undertaking of all submittals has been reviewed.

COLOR PRINTING: Drawings have been prepared in color for clarity and must be printed in color. Color fade and color accuracy is not guaranteed for any reproduction - color and result of printing in black and white.

ISSUE NO.	DATE	DESCRIPTION
2014-02-01	2014-02-01	FOR COORDINATION
2014-02-02	2014-02-02	FOR COORDINATION
2014-02-03	2014-02-03	FOR DETAIL DEVELOPMENT PERMIT
2014-02-04	2014-02-04	FOR BUILDING PERMIT
2014-02-05	2014-02-05	FOR CONSTRUCTION
2014-02-06	2014-02-06	FOR BUILDING PERMIT
2014-02-07	2014-02-07	FOR COORDINATION
2014-02-08	2014-02-08	FOR COORDINATION
2014-02-09	2014-02-09	FOR COORDINATION
2014-02-10	2014-02-10	FOR COORDINATION
2014-02-11	2014-02-11	FOR COORDINATION
2014-02-12	2014-02-12	FOR COORDINATION
2014-02-13	2014-02-13	FOR COORDINATION
2014-02-14	2014-02-14	FOR COORDINATION
2014-02-15	2014-02-15	FOR COORDINATION
2014-02-16	2014-02-16	FOR COORDINATION
2014-02-17	2014-02-17	FOR COORDINATION
2014-02-18	2014-02-18	FOR COORDINATION
2014-02-19	2014-02-19	FOR COORDINATION
2014-02-20	2014-02-20	FOR COORDINATION
2014-02-21	2014-02-21	FOR COORDINATION
2014-02-22	2014-02-22	FOR COORDINATION
2014-02-23	2014-02-23	FOR COORDINATION
2014-02-24	2014-02-24	FOR COORDINATION
2014-02-25	2014-02-25	FOR COORDINATION
2014-02-26	2014-02-26	FOR COORDINATION
2014-02-27	2014-02-27	FOR COORDINATION
2014-02-28	2014-02-28	FOR COORDINATION
2014-02-29	2014-02-29	FOR COORDINATION
2014-02-30	2014-02-30	FOR COORDINATION



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

PROJECT:
 09-43800 BC LTD.
 SURREY WEST LOT 2 (BLOCK 2)

12499 - 88TH AVENUE
 SURREY, BC, V3W 3J7

21206
 (PROJECT NO.)

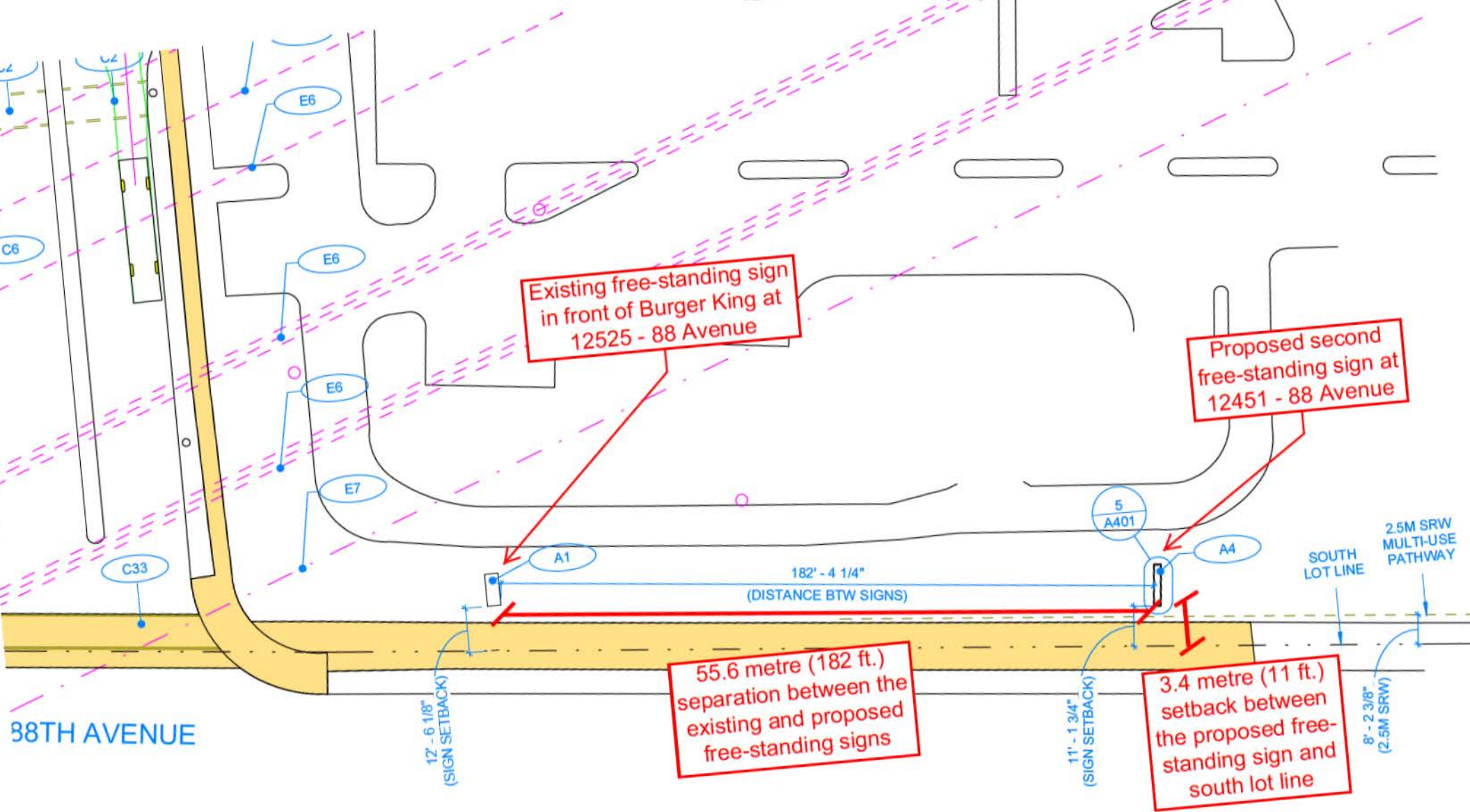
SITE PLAN

BLDG PERM APPLICATION NO.: 813-40129-00
 CITY REF: 7913-0125-00

As Indicated A, B, S, B B, C, A, I
 FILE IN: 813-40129-00-004

21206 (PROJECT NO.)

Schedule A



Sketch (site plan area of both free-standing signs only) (2014-10-03)

Job Number
SURR884DE14 OCT15/14R

Scale
1/4"=1'-0"

Sales
MIKE TICHBON

Customer Approval:

Date: _____

Without YOUR APPROVAL we cannot proceed with manufacturing your display.

Landlord Approval:

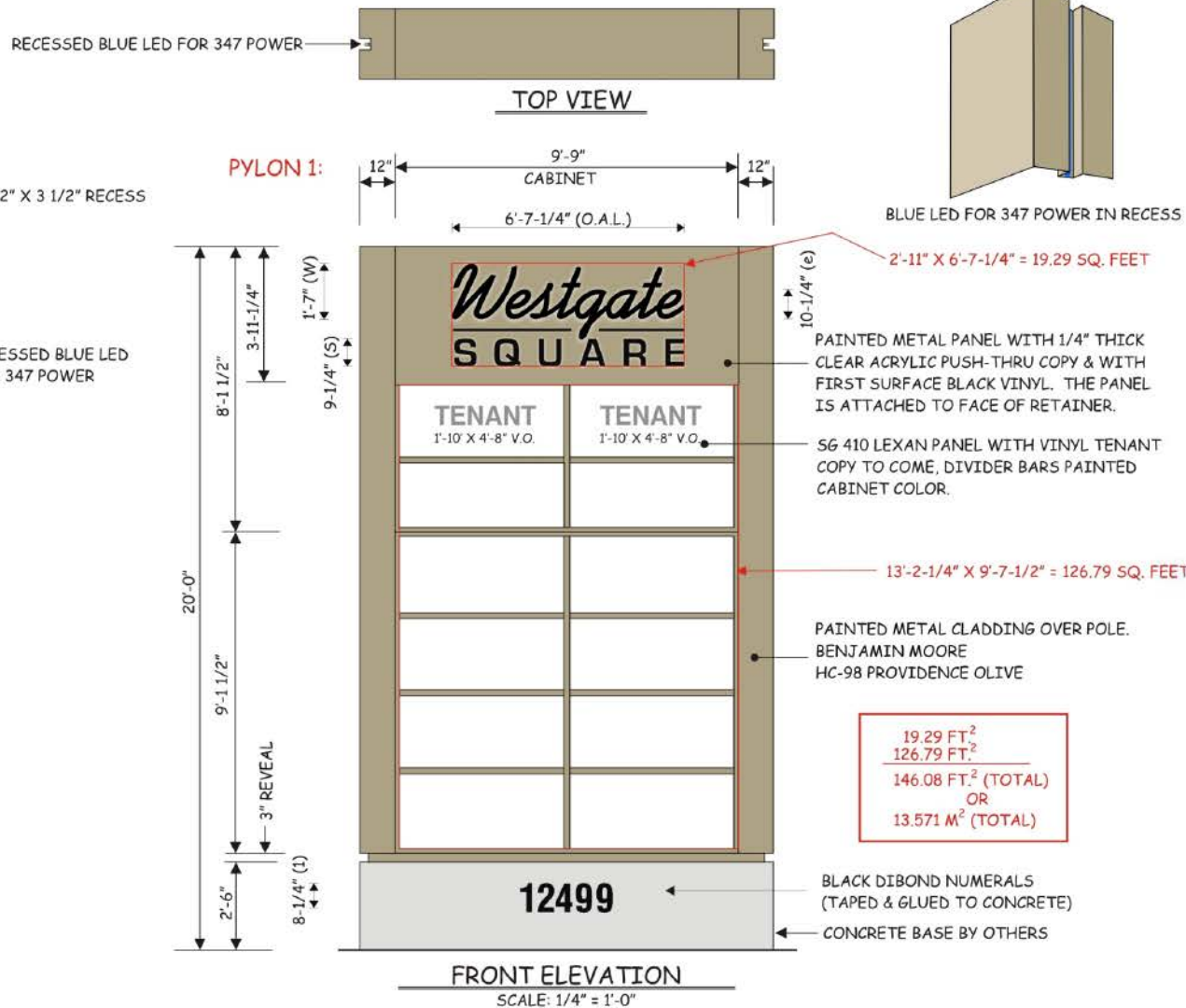
Date: _____

*All power is 110 v. unless otherwise specified.
Customer acknowledges that the brightness or consistent illumination of tubing, other than conventional red neon, cannot in anyway be guaranteed due to the affects of cold weather & the aging of non-neon pumped glass.

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Colours shown are for art representation & may not be exact.

12499-88 AVE.
SURREY, B.C.



ONE NEW FREESTANDING DOUBLE FACE PYLON DISPLAY ILLUMINATED BY T12HO FLUORESCENT LAMPS.

END VIEW