

INTER-OFFICE MEMO

Regular Council - Land Use
Item B.3: 7921-0074-00
Monday, April 26, 2021
Supplemental Information: Page Replacements

TO: City Clerk, Legislative Services Division

FROM: Manager, Area Planning & Development – North/South Division
Planning & Development Department

DATE: April 26, 2021 FILE: 7921-0074-00

RE: Item No. B3 at the Regular Council – Land-Use Meeting on April 26, 2021

At the Regular Council – Land-Use Meeting on April 26, 2021, Council will consider a Development Permit to permit temporary on-site real estate development signage for a temporary sales centre.

Upon further internal review, staff have identified off-site real estate development signage as the correct verbiage.

As such, the City Clerk’s Office is requested to update the agenda to include replacement pages in reference to off-site real estate development signage at 13629 – 108 Avenue for Item No. B3. The Planning Report has been revised accordingly.

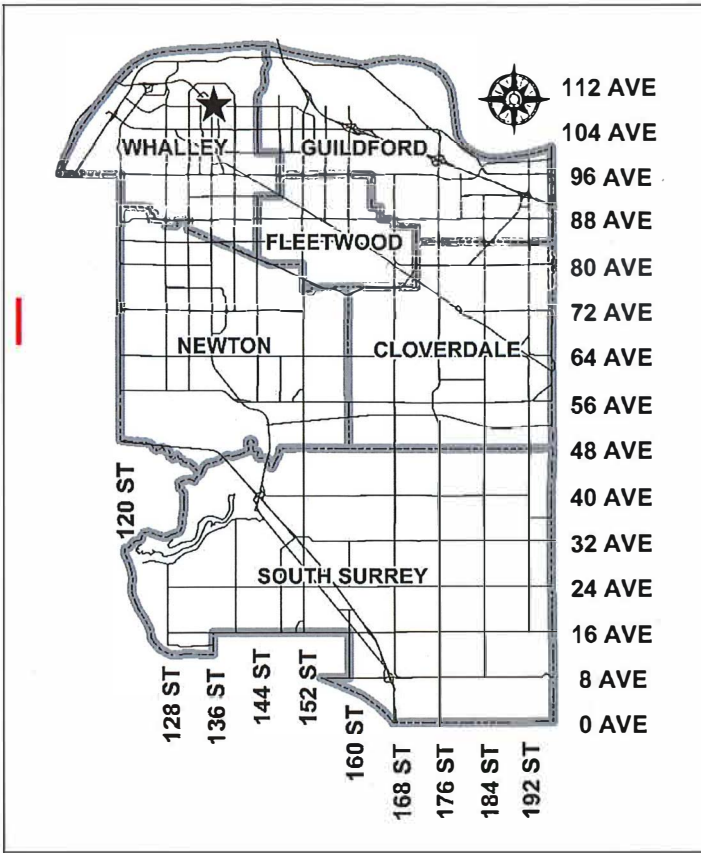


Ron Gill
Manager
Area Planning and Development – North Division

Att. Replacement pages

CLERKS DEPT.
APR 26, 2021
7921-0074-00
B.3 RCLU Apr 26, 21

Planning Report Date: April 26, 2021



PROPOSAL:

- **Development Permit**

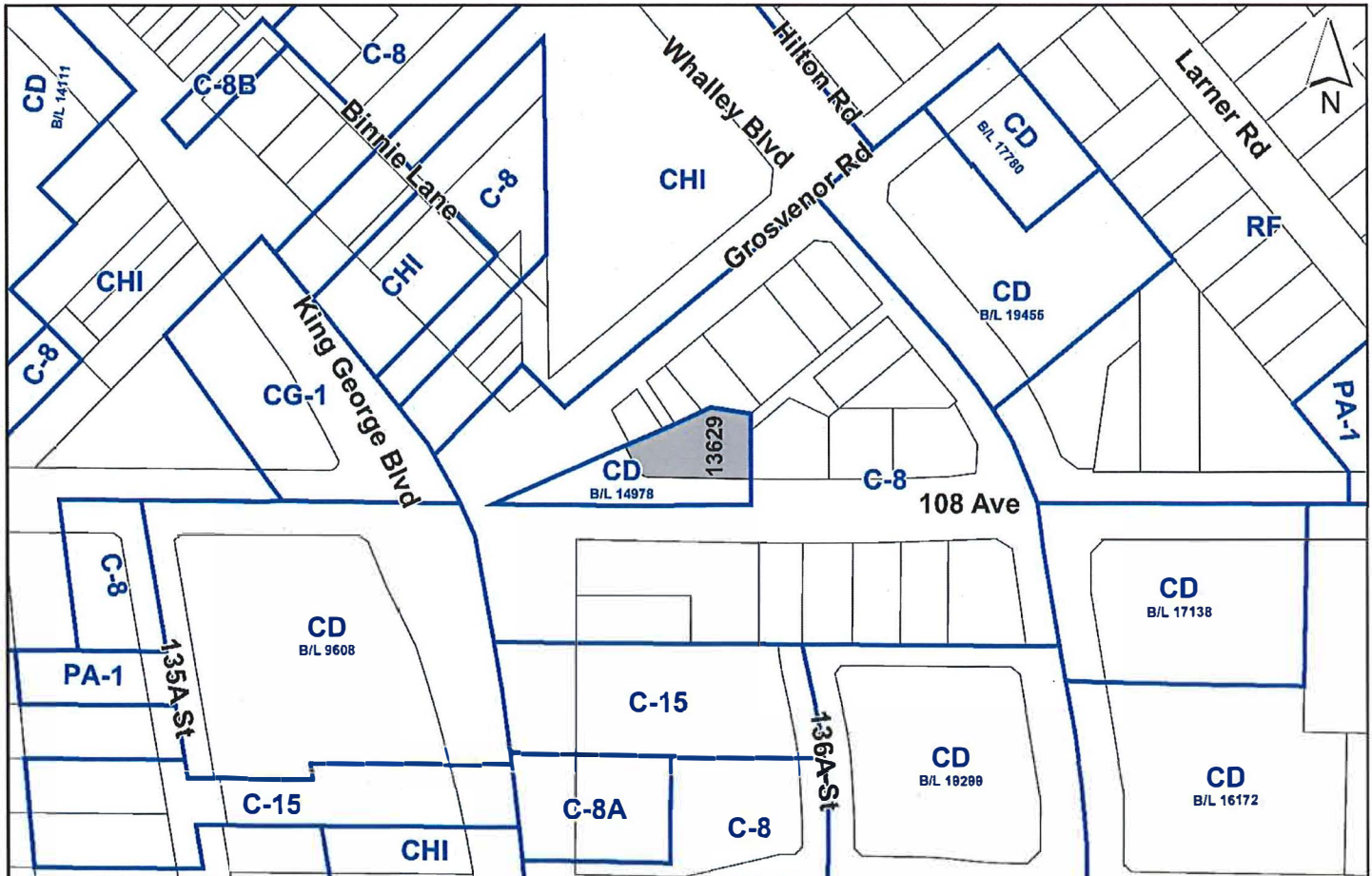
to permit temporary on-site/off-site real estate development signage for a temporary sales centre.

LOCATION: 13629 - 108 Avenue

ZONING: CD Bylaw No. 14978

OCP DESIGNATION: Central Business District

CCP DESIGNATION: Mixed Use 3.5 FAR



RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law through a comprehensive sign design package to facilitate temporary on-site/off-site real estate development signage for a temporary sales centre.
- Approval and issuance of Development Permit

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the Sign By-law through a comprehensive sign design package to:
 - increase the total number of permitted fascia signs from two (2) to nine (9);
 - increase the maximum number of permitted fascia signs on a given building elevation from one (1) to no more than five (5);
 - increase the maximum permitted combined sign area from 1.5 square metres to 53.2 square metres;
 - allow for fascia signs to extend beyond the roofline; and
 - increase the copy area from 50% to 64% for one (1) fascia sign.

RATIONALE OF RECOMMENDATION

- The proposed signage is for a proposed temporary sales centre which will market a 46-storey mixed-use high-rise development located at 10732- 135A Street and 10731, 10751 King George Boulevard ("The Grand") that was granted conditional approval by Council on June 29, 2020 under Development Application No. 7919-0048-00.
- Similar marketing signage for temporary sales centres is standard practice in the development industry.
- The proposed signage is of a high-quality design.
- Installing the proposed marketing signage on the building will provide adequate exposure for the sales centre and enhance wayfinding for vehicular and pedestrian traffic along 108 Avenue.
- The proposed signage is temporary and will be removed upon completion of the marketing and sales process for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law for temporary ~~on-site~~off-site real estate development signage, as described in Appendix I.
2. Council approve Development Permit No. 7921-0074-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the proposed signage, including siting, form, exterior design and finish, and landscaping, Council may refer the Development Permit back to staff with direction regarding any of these matters.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Two storey commercial building	Mixed Use 3.5 FAR	CD (Bylaw No. 14978)
North:	Single and two storey commercial buildings	Mixed Use 3.5 FAR	C-8
East (Across):	Single storey commercial buildings	Mixed Use 3.5 FAR	C-8
South (Across 108 Avenue):	Single storey commercial buildings	Mixed Use 3.5 FAR	C-8
West (Across Binnie Lane):	Future Plaza	Historic Plaza	C-8

Context & Background

- The subject site is located at 13629 – 108 Avenue in City Centre and is occupied by an existing two storey commercial building.
- The subject site is designated 'Central Business District' in the Official Community Plan (OCP) and 'Mixed Use 3.5 FAR' in the City Centre Plan and is zoned 'Comprehensive Development Zone (CD) (By-law No. 14978).
- Under Application No. 7903-0050-00 the subject site was rezoned from 'Community Commercial Zone (C-8)' to 'Comprehensive Development Zone (CD)' and a Development Variance Permit was issued to permit construction of a second floor on the existing building and to relax parking requirements from 27 spaces to 7 spaces.

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0074-00

Planning Report Date: April 26, 2021

PROPOSAL:

- **Development Permit**

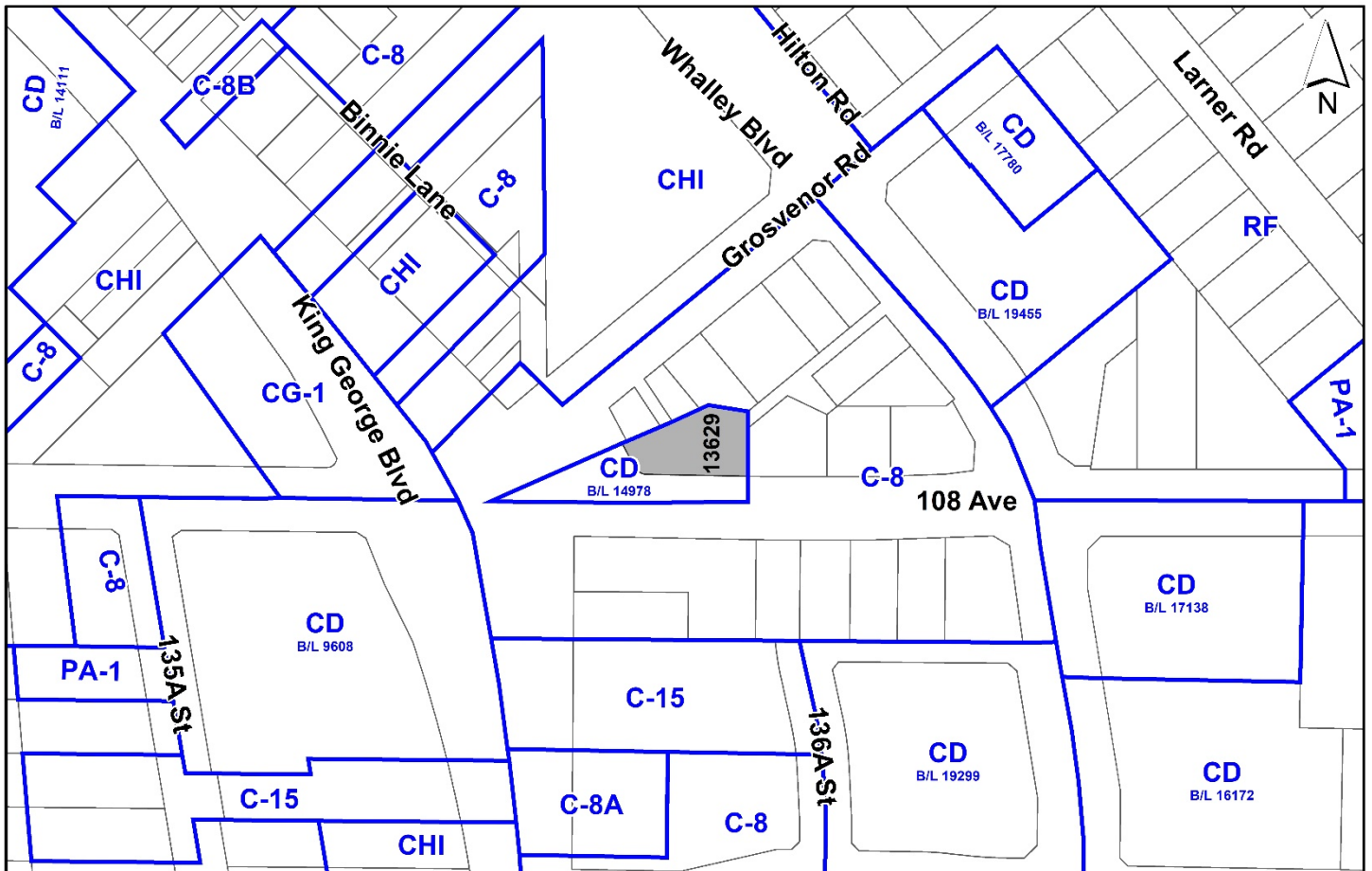
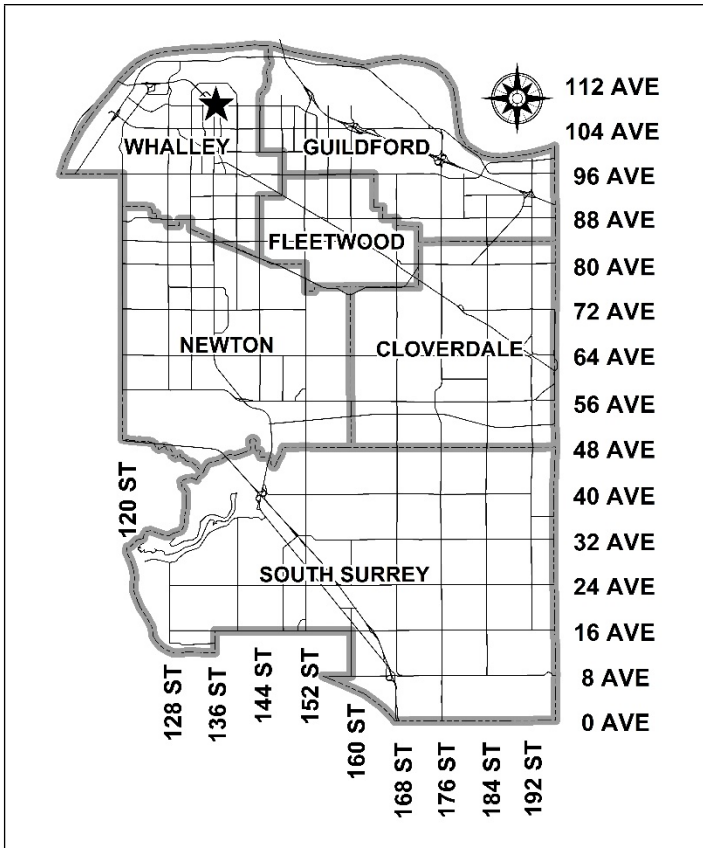
to permit temporary on-site real estate development signage for a temporary sales centre.

LOCATION: 13629 - 108 Avenue

ZONING: CD Bylaw No. 14978

OCP DESIGNATION: Central Business District

CCP DESIGNATION: Mixed Use 3,5 FAR



RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law through a comprehensive sign design package to facilitate temporary on-site real estate development signage for a temporary sales centre.
- Approval and issuance of Development Permit

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the Sign By-law through a comprehensive sign design package to:
 - increase the total number of permitted fascia signs from two (2) to nine (9);
 - increase the maximum number of permitted fascia signs on a given building elevation from one (1) to no more than five (5);
 - increase the maximum permitted combined sign area from 1.5 square metres to 53.2 square metres;
 - allow for fascia signs to extend beyond the roof line; and
 - increase the copy area from 50% to 64% for one (1) fascia sign.

RATIONALE OF RECOMMENDATION

- The proposed signage is for a proposed temporary sales centre which will market a 46-storey mixed-use high-rise development located at 10732- 135A Street and 10731, 10751 King George Boulevard ("The Grand") that was granted conditional approval by Council on June 29, 2020 under Development Application No. 7919-0048-00.
- Similar marketing signage for temporary sales centres is standard practice in the development industry.
- The proposed signage is of a high-quality design.
- Installing the proposed marketing signage on the building will provide adequate exposure for the sales centre and enhance wayfinding for vehicular and pedestrian traffic along 108 Avenue.
- The proposed signage is temporary and will be removed upon completion of the marketing and sales process for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law for temporary on-site real estate development signage, as described in Appendix I.
2. Council approve Development Permit No. 7921-0074-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the proposed signage, including siting, form, exterior design and finish, and landscaping, Council may refer the Development Permit back to staff with direction regarding any of these matters.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Two storey commercial building	Mixed Use 3.5 FAR	CD (Bylaw No. 14978)
North:	Single and two storey commercial buildings	Mixed Use 3.5 FAR	C-8
East (Across):	Single storey commercial buildings	Mixed Use 3.5 FAR	C-8
South (Across 108 Avenue):	Single storey commercial buildings	Mixed Use 3.5 FAR	C-8
West (Across Binnie Lane):	Future Plaza	Historic Plaza	C-8

Context & Background

- The subject site is located at 13629 – 108 Avenue in City Centre and is occupied by an existing two storey commercial building.
- The subject site is designated 'Central Business District' in the Official Community Plan (OCP) and 'Mixed Use 3.5 FAR' in the City Centre Plan and is zoned 'Comprehensive Development Zone (CD) (By-law No. 14978).
- Under Application No. 7903-0050-00 the subject site was rezoned from 'Community Commercial Zone (C-8)' to 'Comprehensive Development Zone (CD)' and a Development Variance Permit was issued to permit construction of a second floor on the existing building and to relax parking requirements from 27 spaces to 7 spaces.

- The second floor addition was intended to accommodate additional meeting rooms, activity rooms and offices to serve the local aboriginal community under "The Surrey Aboriginal Cultural Society". The Rezoning was granted Final Adoption and the Development Variance Permit were issued on April 28, 2003.
- The site was purchased by the Fiji Canada Association on November 1, 2013.
- Application No. 7914-0153-00 proposed a Liquor Primary license and Development Variance Permit to facilitate the selling and consumption of liquor for the Fiji Canada Association clubhouse and to reduce the required parking requirements from 52 to 7 parking spaces. The Liquor Primary License and Development Variance Permit were issued on September 14, 2015.
- While still the owner, the Fiji Canada Association later vacated one unit in the building in late 2020, but still occupies the remaining unit, which was operating as an event hall but is currently closed due to the pandemic.
- Application No. 7919-0048-00, located at 10732- 135A Street and 10731, 10751 King George Boulevard ("The Grand") was granted conditional approval for a 46-storey mixed-use high-rise development by Council on June 29, 2020. Given site constraints, a temporary sales centre is unable to be accommodated on the development site and is instead proposed within the vacated unit on the subject site.
- The applicant is proposing to incorporate temporary fascia signage on the building for the marketing and sales centre.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is seeking a variance to the Sign By-law to allow for the installation of temporary onsite real estate development signage fronting 108 Avenue for a temporary real estate sales centre.
- Council may grant approval to variances to the Sign By-law through the approval of a Development Permit that includes a comprehensive sign design package.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Comprehensive Sign Design Package

- The total number of fascia signs proposed on the building is nine (9) with a maximum of five (5) fascia signs proposed on a given building elevation. The Sign Bylaw permits a maximum of two fascia signs for each premises provided that both of the fascia signs shall not be located on the same façade of the premises. As such, a variance to the Sign Bylaw is required to accommodate the following:
 - Increase the maximum number of permitted fascia signs from two (2) to nine (9); and
 - Increase the maximum number of permitted fascia signs on a given building elevation from one (1) to no more than five (5).
- The total sign area proposed is 53.2 square metres. The Sign Bylaw states that the combined sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 square metre per linear metre of premise frontage. Given that the maximum sign area for the premise is 1.5 square metres, a variance to the Sign Bylaw is required to accommodate the following:
 - Increase the maximum permitted combined sign area from 1.5 square metres to 53.2 square metres.
- Fascia signs are proposed above the roof line. The Sign Bylaw states that a fascia sign shall not extend above the roofline of the building face to which it is attached. As such, a variance to the Sign Bylaw is required to accommodate the following:
 - Allow for fascia signs to extend beyond the roofline.
- One (1) proposed fascia sign proposes 64% copy area. The Sign Bylaw states that the copy area of a fascia sign shall not exceed 50% of the sign area. As such, a variance to the Sign Bylaw is required to accommodate the following:
 - Increase the copy area from 50% to 64% for one (1) fascia sign.
- Two (2) lifestyle type signs depicting future renderings of the tower "The Grand" are proposed. They range in size from 15.8 metres to 18.9 metres. Given the lack of text, these proposed signs do not contravene any clauses in the Sign Bylaw.

Signage Assessment

- The proposed signage is for a proposed temporary sales centre which will market a 46-storey mixed-use high-rise development located at 10732- 135A Street and 10731, 10751 King George Boulevard ("The Grand") that was granted conditional approval by Council on June 29, 2020 under Application No. 7918-0048-00.
- Similar marketing signage for temporary sales centres is standard practice in the development industry.
- The proposed signage is of a high-quality design.

- Installing the proposed marketing signage on the building will provide adequate exposure for the sales centre and enhance wayfinding for vehicular and pedestrian traffic along 108 Avenue.
- The proposed signage is temporary and will be removed upon completion of the marketing and sales process for the development.
- Staff supports the requested variances to accommodate the proposed signage as part of a comprehensive sign design package.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Sign By-law Variances Table
- Appendix II. Development Permit No. 7921-0074-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	Increase the total number of permitted fascia signs from two (2) to nine (9).	A maximum of two fascia signs for each premises provided that both of the fascia signs shall not be located on the same façade of the premises. (Part 5, Section 27(2)(a)).	Organized fascia signs provide clear marketing and identification for future customers along 108 Avenue.
2	Increase the maximum number of permitted fascia signs on a given building elevation from one (1) to no more than five (5).	A maximum of two fascia signs for each premises provided that both of the fascia signs shall not be located on the same façade of the premises. (Part 5, Section 27(2)(a)).	The signage is of an appropriate scale in relation to the overall scale of the single tenant commercial building.
3	Increase the maximum permitted combined sign area from 1.5 square metres to 53.2 square metres.	The combined sign area of all signs on a lot, excluding freestanding signs, shall not exceed 1 sq. m. per linear metre [3 sq. ft. per linear foot] of premises frontage; premises frontage means the linear horizontal dimension of the shortest side of the premises. (Part 5, Section 27(2)(b)).	The proposed fascia signs enhance visibility to both pedestrian and vehicular traffic along 108 Avenue.
4	Allow for fascia signs to extend beyond the roof line.	A fascia sign shall not extend beyond the end of the building face nor above the roof line of the building face to which it is attached. (Part 1, Section 6(1.3)).	By extending beyond the roofline, the signage remains consistent in form.
5	Increase the copy area from 50% to 64% for one (1) fascia sign.	the copy area of the sign shall not exceed 50% of the sign area. (Part 5, Section 27(3)(c)).	The signage is of an appropriate scale in relation to the overall scale of the single tenant commercial building.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7921-0074-00

Issued To:

(the "Owner")

Address of Owner:

A. General Provisions

1. This development 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 permit.
2. This development 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: 008-459-576

Lot 1 Section 14 Block 5 North Range 2 West New Westminster District Plan 75602

13629 - 108 Avenue

(the "Land")

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7921-0074-00(1) through to and including 7921-0074-00(5) (the "Drawings").
2. Signage shall be installed in conformance with the Drawings 7921-0074-00(1) through to and including 7921-0074-00(5).

3. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

1. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings labelled 7921-0074-00(1) through to and including 7921-0074-00(5).

D. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.
5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors, and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF _____, 20__ .

ISSUED THIS _____ DAY OF _____, 20__ .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND
OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO
THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE
THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	Increase the total number of permitted fascia signs from two (2) to nine (9).	A maximum of two fascia signs for each premises provided that both of the fascia signs shall not be located on the same façade of the premises. (Part 5, Section 27(2)(a)).
2	Increase the maximum number of permitted fascia signs on a given building elevation from one (1) to no more than five (5).	A maximum of two fascia signs for each premises provided that both of the fascia signs shall not be located on the same façade of the premises. (Part 5, Section 27(2)(a)).
3	Increase the maximum permitted combined sign area from 1.5 square metres to 53.2 square metres.	The combined sign area of all signs on a lot, excluding freestanding signs, shall not exceed 1 sq. m. per linear metre [3 sq. ft. per linear foot] of premises frontage; premises frontage means the linear horizontal dimension of the shortest side of the premises. (Part 5, Section 27(2)(b)).
4	Allow for fascia signs to extend beyond the roof line.	A fascia sign shall not extend beyond the end of the building face nor above the roof line of the building face to which it is attached. (Part 1, Section 6(1.3)).
5	Increase the copy area from 50% to 64% for one (1) fascia sign.	the copy area of the sign shall not exceed 50% of the sign area. (Part 5, Section 27(3)(c)).

Increase the total number of permitted fascia signs from (2) to nine (9).

Increase the maximum number of permitted fascia signs on a given elevation from one (1) to no more than five (5).

Allow for fascia signs to extend beyond the roof line.

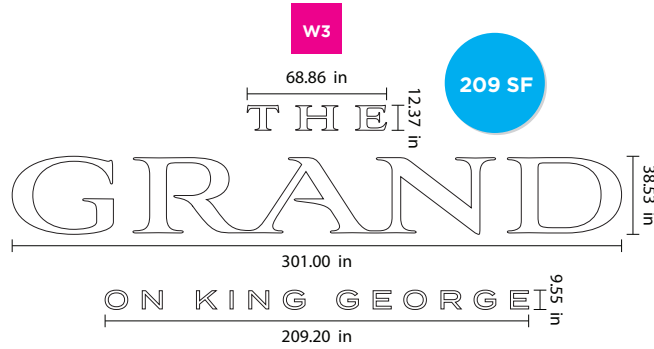
Increase the maximum permitted combined sign area from 1.5 square metres to 53.2 square metres.



Development Permit No. 7921-0074-00 (1) ("The Drawings")

Client:	KANIN CONSTRUCTION 43457
Project:	THE GRAND PC EXTERIOR
Date:	CREATED: 18-MARCH-2021 Revised Dates:
Designer:	QA
Sales:	JJ
Reference:	
Page: 1 of 4	
Approval	
Revise & Re-submit:	<input type="radio"/>
Approved:	<input type="radio"/>
Authorization	
Notes:	FOR PROOFING ONLY
604 273-4155	VANCOUVER SIGN GROUP
414 - 5940 No 6 Rd. Richmond, British Columbia V6V 1Z1	
NOTE: Colour output may not be exact when viewing or printing this drawing. In order to maintain colour consistency we recommend using PANTONE colours. This drawing is the sole property of Vancouver Sign Group and is not to be copied in whole or in part without the expressed permission of Vancouver Sign Group	

WEST



W4

204 SF



DESCRIPTION:

- W1** PUSH THROUGH ILLUMINATED
4.31 sq ft
- W2** PUSH THROUGH ILLUMINATED
3.9 sq ft (THEGRANDEKG.COM |)
2.0 sq ft (778.744.7263)
- W3** HALO LIT CHANNEL LETTERS
5.9 sq ft (THE)
80.5 sq ft (GRAND)
13.87 sq ft (ON KING GEORGE)
- W4** C-TRACK PVC BANNER
204.1 sq ft
- W5** PUSH THROUGH ILLUMINATED
23.6 sq ft (PRESENTATION CENTRE)

140 SF

allure | thegrandkg.com | 778.744.7263

PRESENTATION CENTRE

SCALE: 1:50

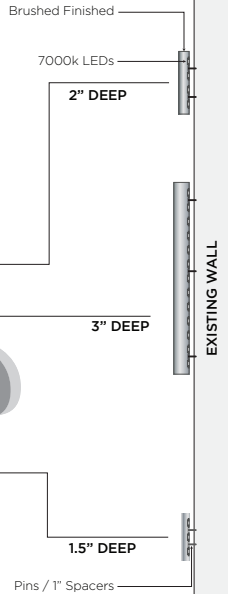
W1

W2

W5



REFERENCE IMAGE



SCALE: 1:20

W1, W2, W5

1/2" ILLUMINATED LETTERS

SCALE: 1:10



REFERENCE IMAGE

DAY

NIGHT

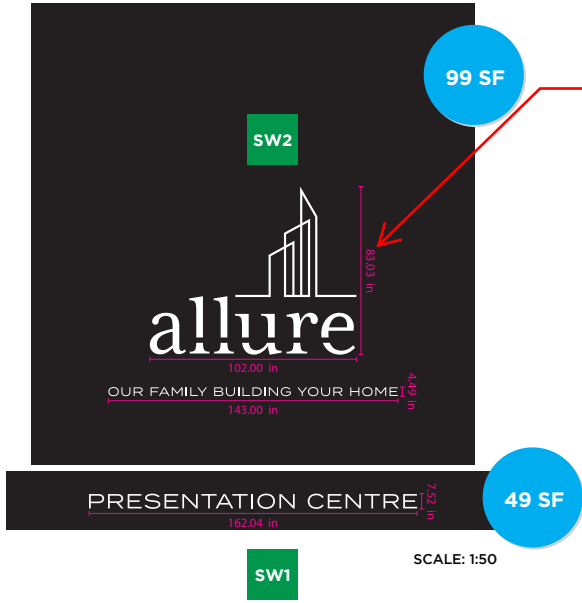


Continue

Development Permit No. 7921-0074-00 (2) ("The Drawings")

Client:	KANIN CONSTRUCTION 43457
Project:	THE GRAND PC EXTERIOR
Date:	CREATED: 18-MARCH-2021
Revised Dates:	
Designer:	QA
Sales:	JJ
Reference:	
Approval	Page: 2 of 4
Revise & Re-submit:	<input type="radio"/>
Approved:	<input type="radio"/>
	Authorization
Notes:	FOR PROOFING ONLY
604 273-4155	VANCOUVER SIGN GROUP
414 - 5940 No 6 Rd. Richmond, British Columbia V6V 1Z1	
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SOUTH WEST

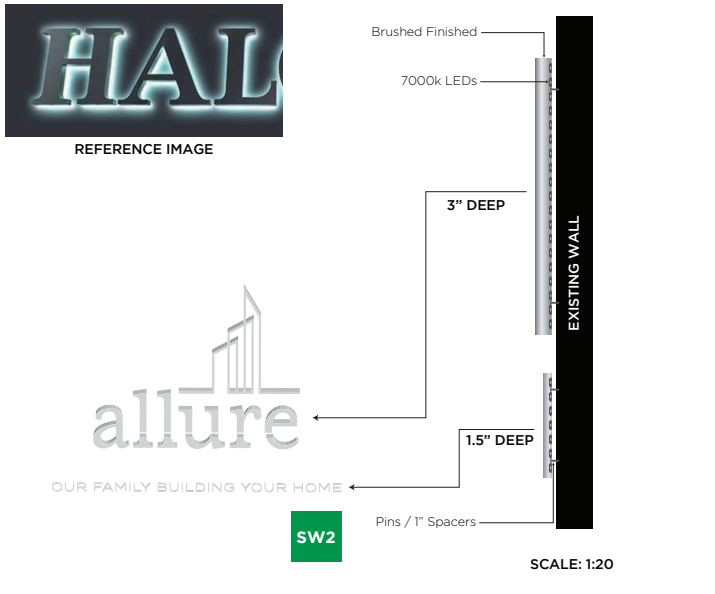


Increase the copy area from 50% to 64% for one (1) fascia sign.

DESCRIPTION:

- SW1** PUSH THROUGH ILLUMINATED 8.46 sq ft (PRESENTATION CENTRE)
- SW2** HALO LIT CHANNEL LETTERS 58.8 sq ft (ALLURE LOGO) 4.45 sq ft (OUR FAMILY.....)

Client:	KANIN CONSTRUCTION 43457
Project:	THE GRAND PC EXTERIOR
Date:	CREATED: 18-MARCH-2021 Revised Dates:
Designer:	QA
Sales:	JJ
Reference:	
Page:	3 of 4
Approval	Revise & Re-submit: <input type="radio"/> Approved: <input type="radio"/>
Notes:	Authorization _____
FOR PROOFING ONLY	
604 273-4155	VANCOUVER SIGN GROUP
414 - 5940 No 6 Rd. Richmond, British Columbia V6V 1Z1	
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Development Permit No. 7921-0074-00 (3) ("The Drawings")

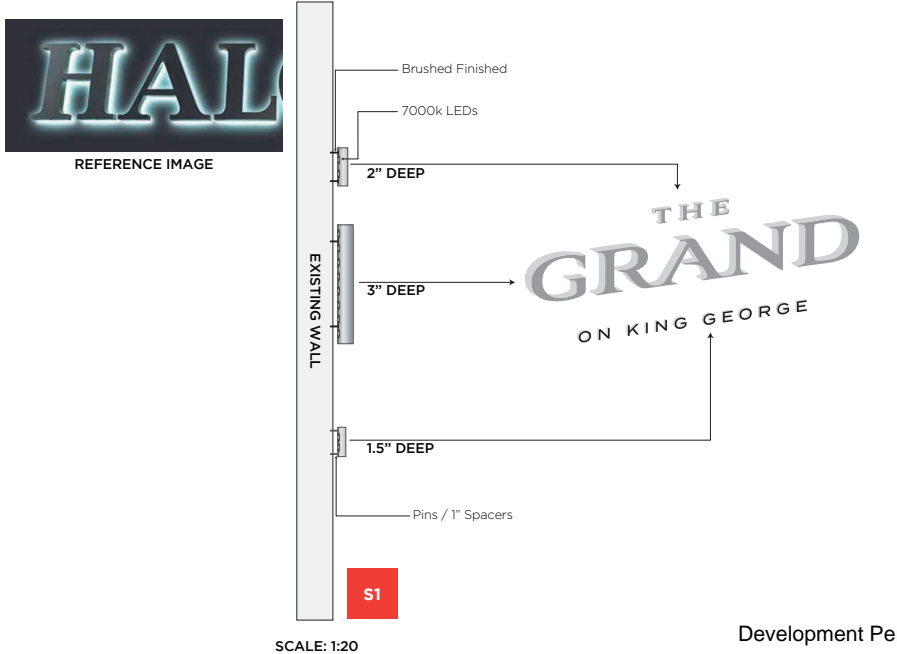
SOUTH

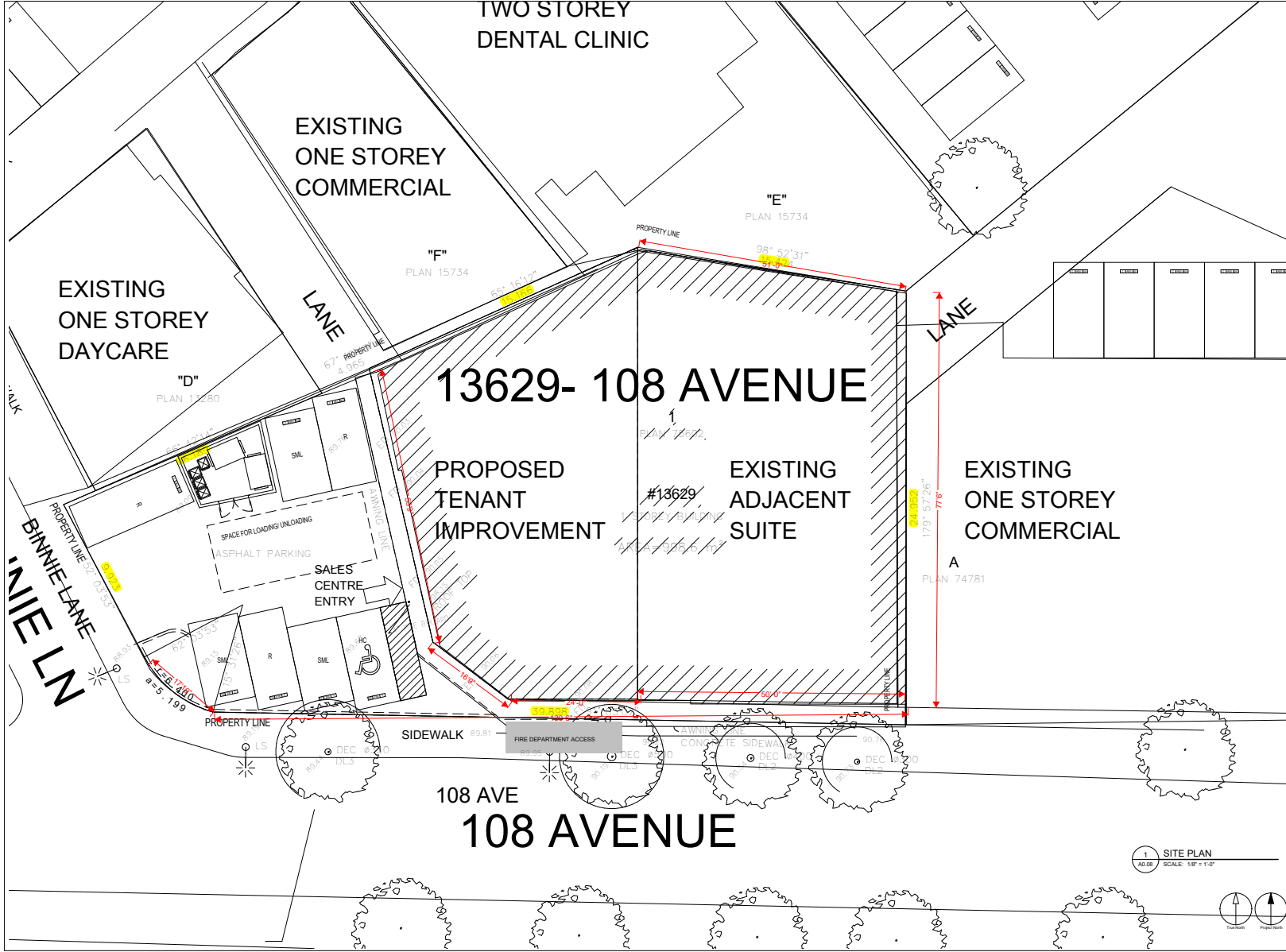


DESCRIPTION:

- S1** HALO LIT CHANNEL LETTERS
2.1 sq ft (THE)
29.44 sq ft (GRAND)
5.0 sq ft (ON KING GEORGE)
- S2** C-TRACK PVC BANNER
171.3 sq ft
- S3** PUSH THROUGH ILLUMINATED
4.0 sq ft (THEGRANDKG.COM |)
2.0 sq ft (778.744.7263)
- S4** PUSH THROUGH ILLUMINATED
4.3 sq ft (ALLURE LOGO)

Client:	KANIN CONSTRUCTION 43457
Project:	THE GRAND PC EXTERIOR
Date:	CREATED: 18-MARCH-2021
Revised Dates:	
Designer:	QA
Sales:	JJ
Reference:	
Approval	Page: 4 of 4
Revise & Re-submit:	<input type="radio"/>
Approved:	<input type="radio"/>
	Authorization
Notes:	FOR PROOFING ONLY
604 273-4155	VANCOUVER SIGN GROUP
414 - 5940 No 6 Rd. Richmond, British Columbia V6V 1Z1	
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allure
 #101-19162 22nd AVE
 SURREY, BC

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ISSUES

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR PERMIT	2024-05-15
2	ISSUED FOR PERMIT	2024-05-15
3	ISSUED FOR PERMIT	2024-05-15

CONSULTANTS

SEAL

PRIME CONSULTANT
IBI GROUP
 1205 West Pender Street
 Vancouver, BC V6C 4B1, Canada
 Tel: 604 683 8757 Fax: 604 683 0462
 ibigroup.com

PROJECT
Allure Sales Center
 13629 - 108 AVENUE
 SURREY BC

PROJECT NO:
 127233
 DRAWN BY:
 PROJECT MGR:
 APPROVED BY:

SHEET TITLE
SITE PLAN

SHEET NUMBER
A0.08
 ISSUE

1 SITE PLAN
 A0.08 SCALE: 1/8" = 1'-0"



2024-05-15 1:56:11 PM