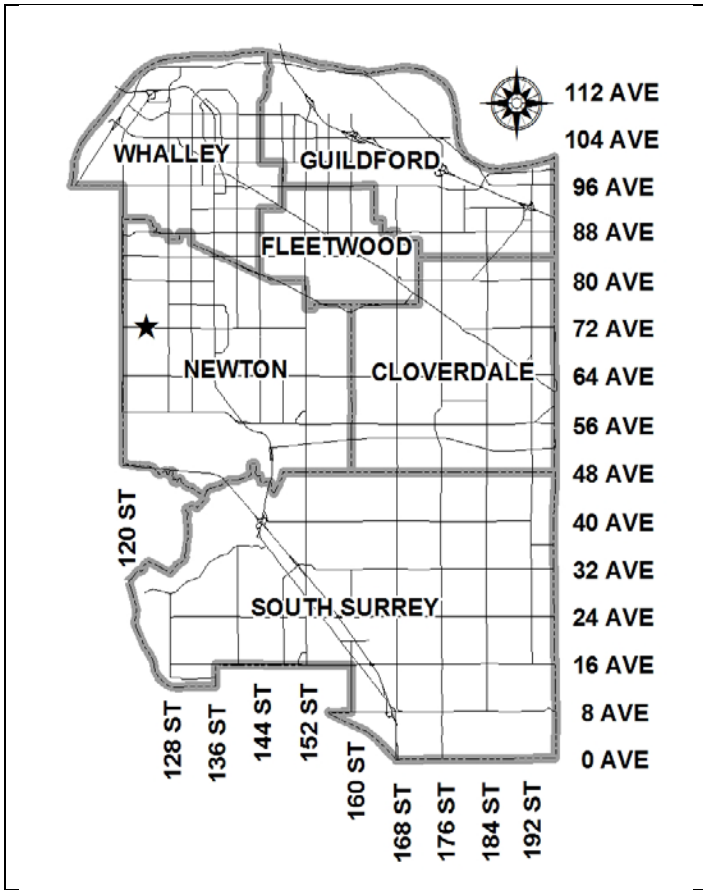


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0363-00

Planning Report Date: February 22, 2016



PROPOSAL:

- **Rezoning** from RF-SS to C-5
- **Development Permit**
- **Development Variance Permit**

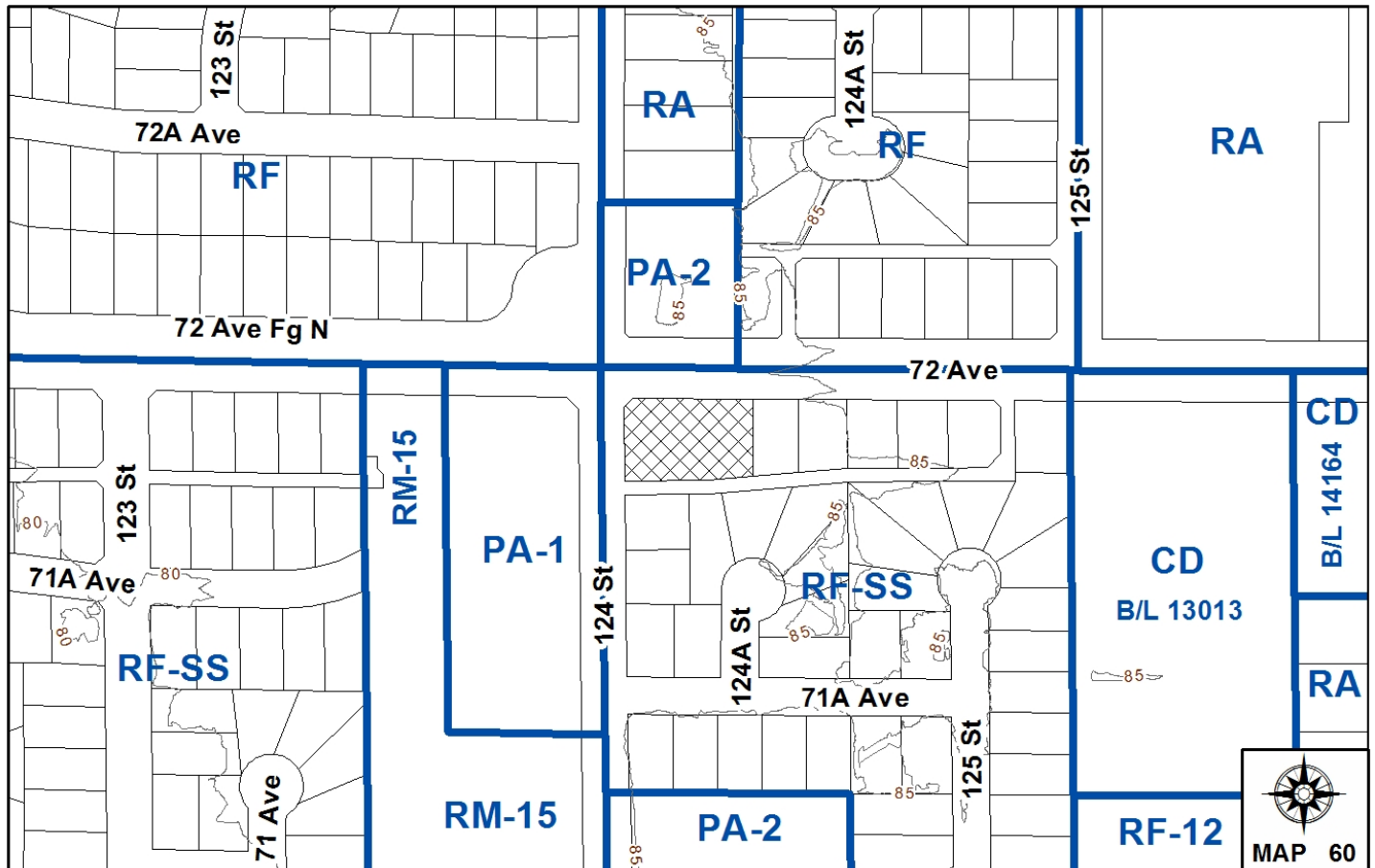
to permit the development of a two-storey commercial/office building.

LOCATION: 7192 - 124 Street

OWNER: Satnam S Paul

ZONING: RF-SS

OCP DESIGNATION: Urban



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

- A Development Variance Permit (DVP) is required to reduce setbacks from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for the (north) sideyard, 3.0 metres (10 ft.) for the (west) front yard, and 1.0 metres (3 ft.) for the (NW) corner cut. A DVP is also required to increase the maximum building height from 9 metres (30 ft.) to 9.4 metres (31 ft.).

RATIONALE OF RECOMMENDATION

- The proposal complies with OCP Designation for the site.
- The proposed setbacks achieve a more urban, pedestrian-oriented streetscape, by allowing the building to be sited closer to the street.
- The proposed height increase is minimal, and will assist in providing a more inviting and pedestrian-friendly retail environment.
- The proposed density and building form are appropriate for this part of Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Secondary Suite Zone" (RF-SS) to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0363-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7914-0363-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setbacks of the C-5 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for the side yard on a flanking street (north), to 3.0 metres (10 ft.) for the front yard (west) and 1.0 metres (3.3 ft.) at the intersection of 124 Street and 72 Avenue (NW corner); and
 - (b) to increase the maximum building height from 9 metres (30 ft.) to 9.4 metres (31 ft.).
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: single family dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 72 Avenue):	BC Muslim Association and mosque	Urban	PA-2 and RF
East:	Single family dwellings	Urban	RF-SS
South:	Single family dwellings	Urban	RF-SS
West (Across 124 Street):	St. Andrew's Newton Presbyterian Church	Urban	PA-1

DEVELOPMENT CONSIDERATIONS

- The subject 0.20-hectare (0.49-acre) site is designated Urban in the Official Community Plan (OCP). The site is zoned Single Family Residential Secondary Suite Zone (RF-SS) and is located at the southeast corner of 72 Avenue and 124 Street.
- The application proposes rezoning from RF-SS to Neighbourhood Commercial C-5 Zone, and a Development Permit to allow a two-storey 909 m² (9,788 sq. ft.) retail/office building. A Development Variance Permit is also proposed to vary setbacks and building height, and is discussed later in this report.
- The proposed rezoning to C-5 is compatible with the Urban designation in the OCP, and is considered an appropriate use for this larger corner property along two major roads (72 Avenue is an arterial road and 124 Street is a collector road). Furthermore, the other corners of this intersection are occupied by non-residential uses, including a church, a mosque, and a detention pond.

PRE-NOTIFICATION

Pre-notification letters were sent on April 9, 2015, and a development proposal sign was erected on May 07, 2015. In response, correspondence was received from 3 residents.

- Two residents expressed opposition to the proposal, but provided no further detail for their opposition.
- The president of the Beaver Creek Heights Neighbourhood Association also provided comments and expressed support for the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed two-storey commercial/office building is characterized as a contemporary building. The building massing is simple and in a linear form.
- The colours and materials proposed include fibre cement panel siding (beige colour), composite metal panel (white colour), metal canopy and exit doors (grey colour), horizontal fibre cement siding (blue colour), and clear anodized aluminum windows and storefront glazing. A flat roof is proposed.
- Site lighting will be provided from bollard lighting adjacent the parking area, to eliminate dark areas, and to ensure privacy of the adjacent residential properties.
- Individual unit entries are oriented externally towards City streets and internally towards the parking area. Signage is located only at the external entrance, to reinforce that it is the primary entrance. Orienting units towards the streets should help foster walking in the local area.
- The building is proposed at the northwest corner of the site, with parking and drive aisle forming an “L” shape along the south and east property lines.
- Access to the site is proposed from the existing lane to the south, in addition to a secondary access on 72 Avenue, which will be restricted to right-in, right-out access only.
- A total of 22 surface parking spaces are proposed, which meets the Zoning By-law requirements of 20 parking spaces.

Landscaping

- There is a landscape buffer proposed along the south and east property lines, where the subject site interfaces with residential properties.
- The east landscape buffer is proposed 3 metres (10 ft.) wide, adjacent to single family lots. For the south landscape buffer, the width varies between 1 metre (3 ft.) and 2 metres (6.5 ft.), which is considered appropriate in combination with the lane to the south. A 1.8-metre (6 ft.) high cedar fence (acoustic wood fence) is also proposed along both the east and south property lines.
- The garbage enclosure is proposed close to the south property line. It is sufficiently screened and enclosed.
- A variety of new trees are proposed on the site including Japanese Maple, Pyramidal European Hornbeam, Golden Fastigate Beech, Trembling Aspen, Golden Locust, as well as shrubs and grass. The landscape plan material is a mix of evergreen screening material for parking areas and ornamental material for seating and amenity area. Selection was based on being low maintenance and drought tolerant, and using CPTED guidelines for high traffic areas. Larger growing feature trees are specified at the signage and driveway entry locations.

Signage

- Two free-standing signs are proposed, one at the entrance to the development along 72 Avenue, and the other at the southwest corner of the site, along 124 Street (close to the lane entrance). Each sign is proposed to be 3.6 metres (12 ft.) wide and 2.4 metres (8 ft.) in height. Each sign is 2.7 metres (9 ft.) by 2.2 metres (7 ft.) and a sign area of 6 m² (65 sq. ft.) for each sign. The signs are architecturally coordinated, proposed to have a concrete base and individual sign boxes for the tenants.
- Fascia signs are proposed for each individual tenant on the ground floor along 72 Avenue. The signs are proposed as individual channel letters, 25 cm (10 in.) in height, mounted on a rail.
- The number of signs proposed and their dimensions comply with the Sign By-law.

TREES

- Meredith Mitchell, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Tilia	3	3	0
Maple	1	0	1
Coniferous Trees			
Blue Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	5	4	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		19	
Contribution to the Green City Fund		-	

- The Arborist Assessment states that there are a total of 6 protected trees on the site, one of which is a Cottonwood tree (17%). The two trees on-site cannot be retained, and the remaining four trees are off-site trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 9 replacement trees on the site. The applicant is proposing 18 replacement trees, which exceeds City requirements for the replacement.
- In summary, a total of 19 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 11, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The site is located in an urban infill area.
2. Density & Diversity (B1-B7)	• The proposal is in keeping with the site's Urban designation in the OCP.
3. Ecology & Stewardship (C1-C4)	• n/a
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• Building closer to the street. Visual connections to and from subject property.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

ADVISORY DESIGN PANEL

The project was reviewed by the ADP at its meeting of October 22, 2015 (minutes, Appendix V).

The applicant has resolved the majority of the issues identified by the Panel to the satisfaction of the Planning and Development Department.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum setbacks of the C-5 Zone from 7.5 metres (25 ft.) to:
 - 3.5 metres (11.5 ft.) for the side yard on a flanking street (north);
 - 3.0 metres (10 ft.) for the front yard (west); and
 - 1.0 metres (3 ft.) at the intersection of 124 Street and 72 Avenue (NW corner).

Applicant's Reasons:

- The reduced setbacks help provide for an urban interface with the street and the community. Similarly, the reduced setback at the corner assists in connecting the building to the street.

Staff Comments:

- The proposed setbacks achieve a pleasant, pedestrian oriented streetscape that will support commercial uses and pedestrian movement in the area.
- The corner cut at the intersection of 72 Avenue and 124 Street is required for Engineering purposes. A building with a straight corner has a cleaner design, and is preferable from an urban design perspective.
- The reduced setbacks also provide for an efficient site and parking layout.
- Staff support this variance to proceed to public notification.

(b) Requested Variance:

- Increase the maximum height of the principal building in the C-5 Zone from 9.0 metres (30 ft.) to 9.4 metres (31 ft.).

Applicant's Reasons:

- The proposed increase in height is to allow for increase glazing panels in the retail portion of the building.

Staff Comments:

- The slight increase in building height will provide for a more inviting retail environment.
- The building is proposed with a flat roof, and most single family houses in the area have a pitched roof. The increase in height should not be noticeable or negatively impact the neighbours.
- The building is setback from residential lots by more than 20 metres (66 ft.).
- Staff support this variance to proceed to public notification.

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.	Survey Plan, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments
Appendix VI.	Development Variance Permit No. 7914-0363-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and M2 Landscape Architecture, respectively, dated December 09, 2015 and February 10, 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/dk

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KD 2/18/16 9:53 AM

DEVELOPMENT DATA SHEET

Proposed Zoning: C-5

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,987 m ²
Road Widening area		158 m ²
Net Total		1,829 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	26%
Paved & Hard Surfaced Areas		61%
Total Site Coverage		87%
SETBACKS (in metres)		
Front	7.5 m	3.0 m
Rear	7.5 m	22.4 m
Side #1 (N)	7.5 m	3.5 m
Side #2 (E)	7.5 m	15.0 m
Side #3 (NW – corner cut)	7.5 m	1.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9.4 m
Accessory	4 m	-
FLOOR AREA: Commercial		
Retail		454.5 m ²
Office		454.5 m ²
TOTAL BUILDING FLOOR AREA		909 m²
DENSITY		
FAR (gross)		0.46
FAR (net)	0.50	0.50
PARKING (number of stalls)		
Commercial	21	22
Number of disabled stalls	1	1
Number of small cars	0	0

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTEXT SITE PLAN
SCALE: 1" = 50'-0"

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REV#	DATE	BY	ISSUED FOR
1			PRELIMINARY PLAN



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DESIGN:	L.P.A.
DATE:	Dec. 18
SCALE:	1" = 50'-0"

CLIENT: PAHAL ENTERPRISES LTD.
 PROJECT: COMMERCIAL DEVELOPMENT
 1242 - 124TH STREET, SURREY
 SHEET CONTENTS: CONTEXT SITE PLAN

barnett dembek
ARCHITECTURE INC.

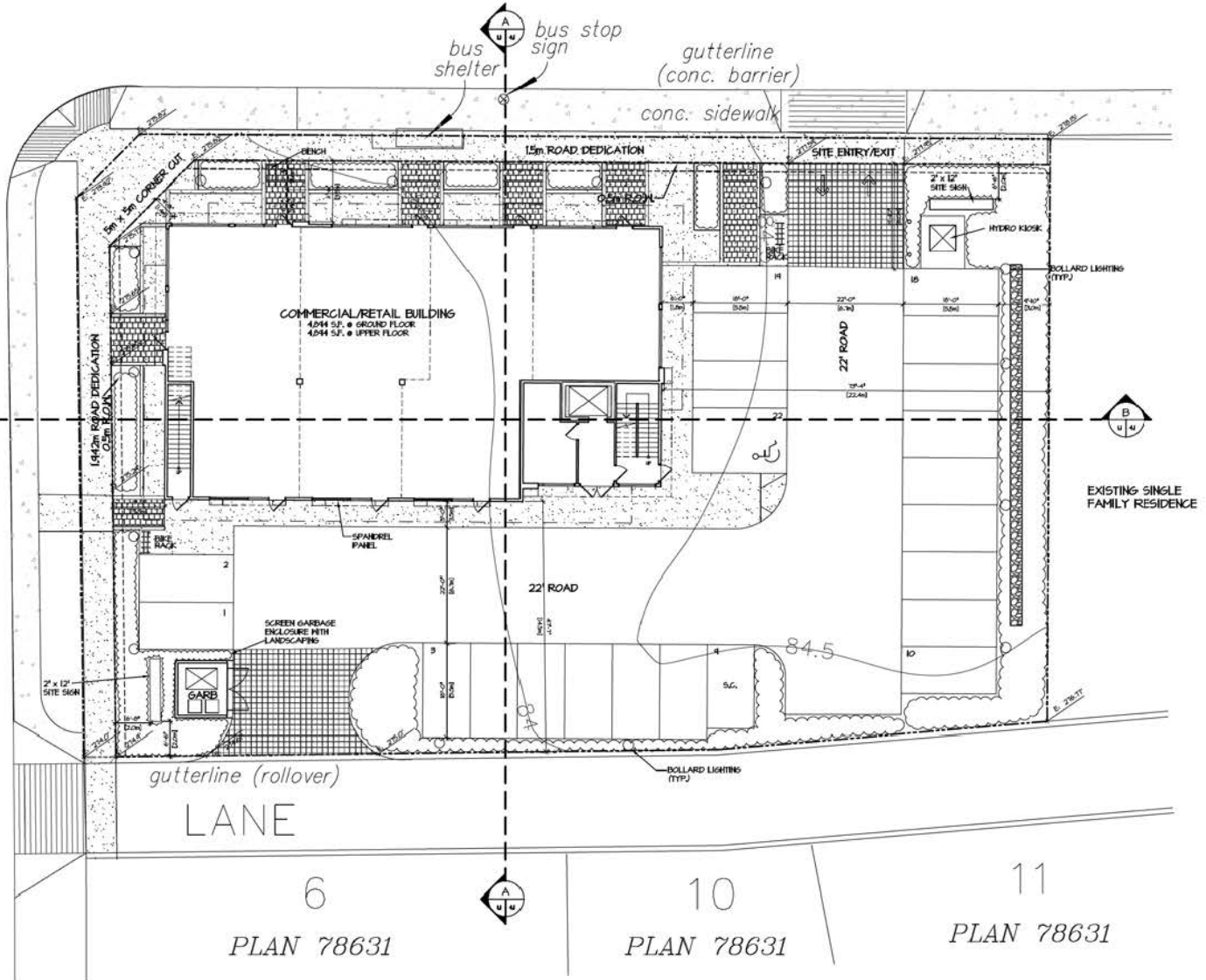
UNIT 135,
 7336 130 STREET,
 SURREY, B.C.
 V3W 1T8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: info@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
13026	AC-10

72nd AVENUE

124th STREET



DEVELOPMENT DATA

ZONING :	C5		
SITE AREA :	GROSS:	21,300 S.F.	0.491 AC.
	DEDICATION:	1,640 S.F.	0.037 AC.
	R.O.H.:	424 S.F.	0.009 AC.
NET:	19,690 S.F.	0.452 AC.	0.185 HA.
BUILDING AREA :	RETAIL SPACE	4,260 S.F.	
	OFFICE SPACE	4,532 S.F.	
	CIRCULATION	803 S.F.	
	MECH/ELEC	143 S.F.	
	TOTAL	9,738 S.F.	
F.A.R. :	0.50	(4,700 S.F.)	
SITE COVERAGE :	26%	(5,035 S.F.)	
PARKING REQUIRED :	RETAIL SPACE	(4,260 S.F. / 1075) x 3 =	11,843 SPACES
	OFFICE SPACE	(4,532 S.F. / 1075) x 2 =	8,432 SPACES
	TOTAL		20,275 SPACES
PARKING PROVIDED :	22 SPACES @ GRADE		
	SETBACKS :		
NORTH :	11'-6" (3.5m)		
SOUTH :	47'-1" (14.5m)		
EAST :	73'-4" (22.4m)		
WEST :	41'-4" (12.6m)		

CONCEPTUAL SITE PLAN
SCALE: 3/32" = 1'-0"

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REV#	DATE	BY	DESCRIPTION
1	04/11/16	L.T.A.	ISSUED FOR PERMIT

DESIGN :	L.T.A.
DATE :	FILE 116
SCALE :	3/32" = 1'-0"

CLIENT :	PAHAL ENTERPRISES LTD.
PROJECT :	COMMERCIAL DEVELOPMENT 7142 - 124TH STREET, SURREY
SHEET CONTAINS :	CONCEPTUAL SITE PLAN

barnett dembok
ARCHITECTURE INC.
UNIT 135,
7436 130 STREET,
SURREY, B.C.
V3W 1T8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-11
13026	REV. NO.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- ① PREFINISHED METAL CAP FLASHING
- ② STOREFRONT GLAZING SYSTEM C/M TEMPERED GLASS
- ③ ALUMINUM FRAMED WINDOWS
- ④ HARDIEPLANK LAP SIDING
- ⑤ HARDIEPANEL SIDING
- ⑥ STEEL FRAME CANOPY C/M TEMPERED GLASS PANELS
- ⑦ 16" CHANNEL LETTERING WITH RAIL MOUNTING SYSTEM
SIGN DIMENSIONS / AREAS TO COMPLY WITH
CITY OF SURREY SIGN BYLAW
ONE SIGN PER PREMISE
- ⑧ FRY REGLET REVEAL
- ⑨ SPANDREL PANEL
- ⑩ COMPOSITE METAL PANEL



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



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

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NO.	DATE	BY	ISSUED FOR

COR-1 - ColorStudy

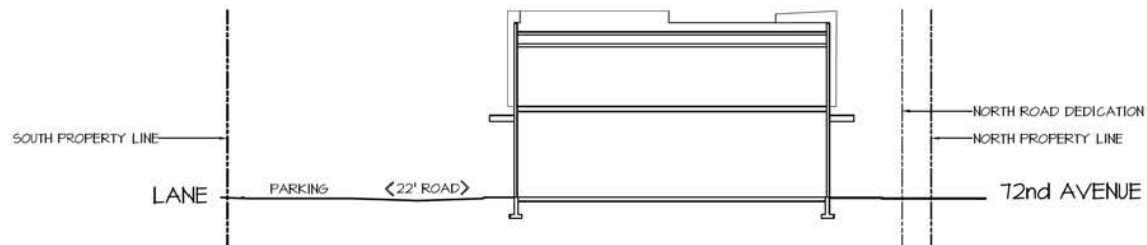
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SHEET CONTENTS: RENDERED ELEVATIONS			

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ARCHITECTURE INC.

UNIT 135,
7436 130 STREET,
SURREY, B.C.
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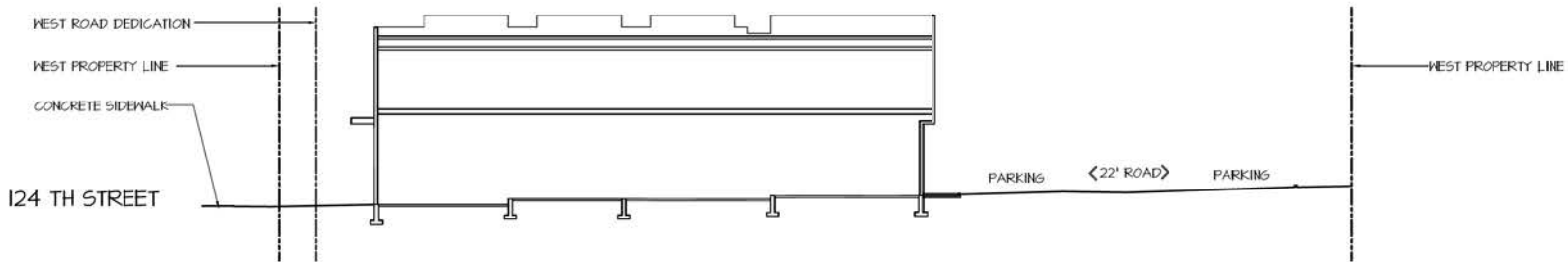
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
13026	AC-3.2



SECTION A-A

SCALE: 3/32" = 1'-0"



SECTION B-B

SCALE: 3/32" = 1'-0"

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REV#	DATE	BY	ISSUE FOR

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CLIENT: PAHAL ENTERPRISES LTD.			
PROJECT: COMMERCIAL DEVELOPMENT 7142 - 124TH STREET, SURREY			
SHEET CONTAINS: SITE SECTIONS			

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ARCHITECTS INC.

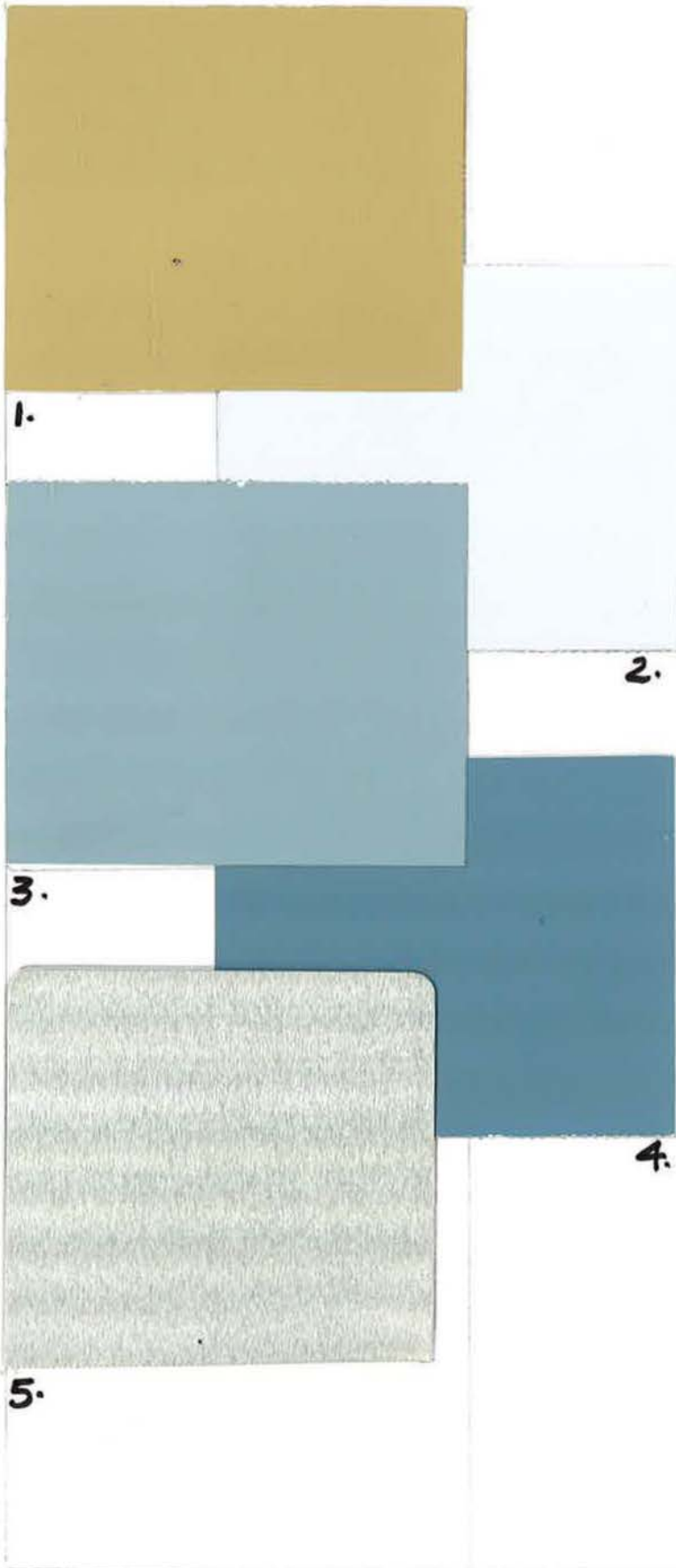
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PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
13026	AC-4J

COLOR SCHEME

1. FIBRE CEMENT PANEL SIDING
- DULUX PAINT - SURREY BEIGE
A0769 (FRY REGLETS TO MATCH)
2. COMPOSITE METAL PANEL,
- TO MATCH - ALUCOAT 500
3. METAL CANOPY & STAIR EXIT DOOR
- DULUX PAINT - WIREWORK GREY
A1944
4. HORIZONTAL FIBRE CEMENT SIDING
- DULUX PAINT - COSMIC CRESCENT
A1475
5. ALUMINUM WINDOWS & STOREFRONT
GLAZING SYSTEM - CLEAR ANODIZED



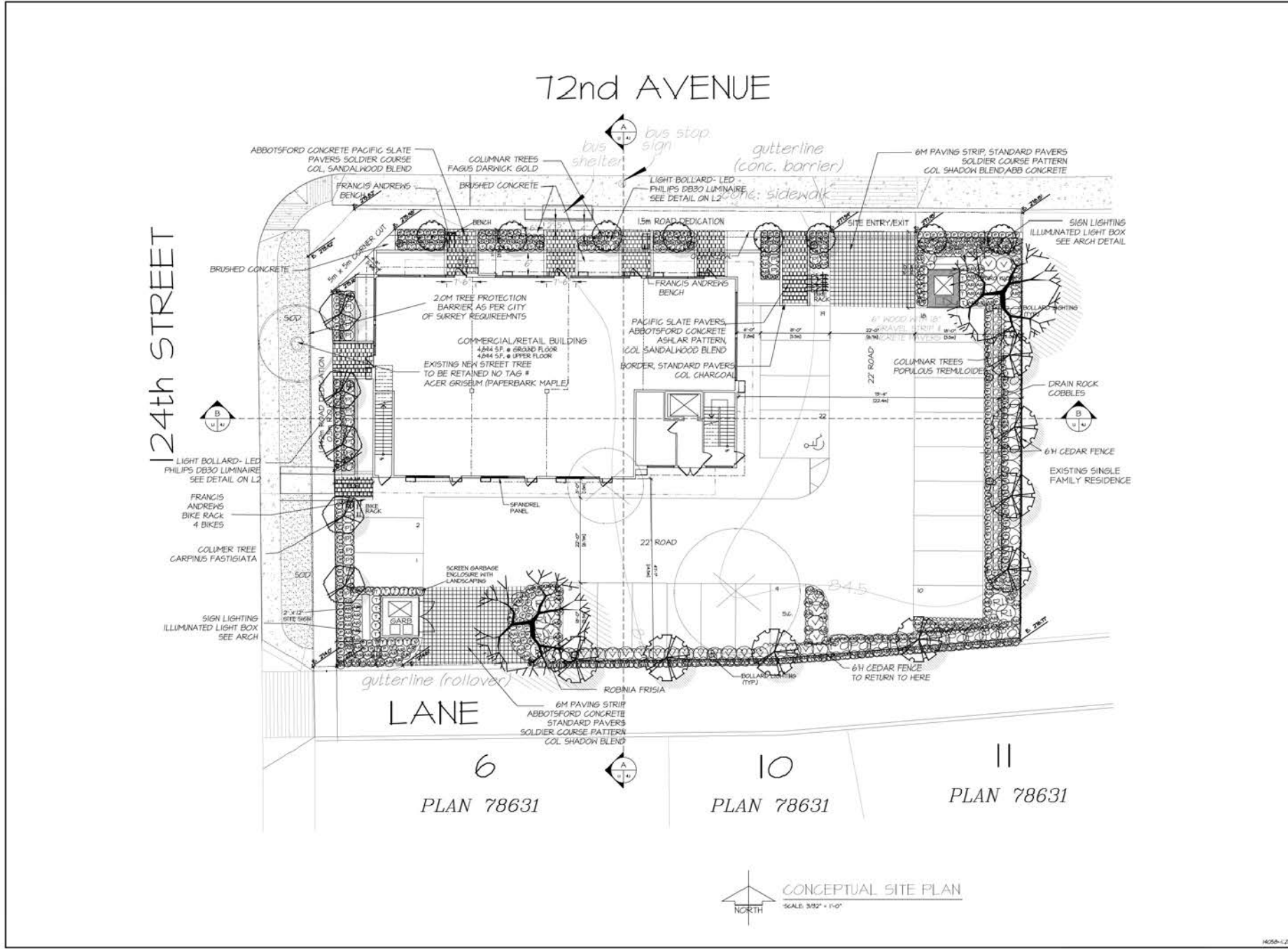
COMMERCIAL DEVELOPMENT

7192 - 124TH STREET, SURREY, B.C.

13026



#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	DR.
1	8/18/13	REV AS PER NEW SITE PLAN	AG
2	8/28/13	REV AS PER NEW SITE PLAN	AG
3	8/28/13	REV AS PER CITY COMMENTS	AG
4	9/02/13	SUBMISSION TO ADP	AG
5	9/02/13	REV AS PER NEW ARCH. SITE PLAN	AG
6	9/02/13	REV AS PER CIVIL CO-ORDINATION	AG
7	9/02/13	REV PER NEW SIGNAGE LOCATION	AG
8	10/01/13	REVISED AS PER ARCH	AG
9	10/01/13	REV PER NEW AREAL PLAN	AG
10	10/01/13	REVISED AS PER NEW SITE PLAN	AG
11	10/02/13	LANDSCAPE PROPOSAL - CP	AG

PROJECT:
 COMMERCIAL BUILDING
 124ND & 72VE, SURREY
 SUBMISSION TO ADP
 MEETING DATE OCT 22, 2015
 FILE NO. 7914-0863-00

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 14 OCT 13	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L1
DRAWN: AG	
DESIGN: AG	
CHK'D: MTH	

OF 5
 M2LA PROJECT NUMBER: 14-058



4FT TENAJ BENCH, WISHBONE SITE FURNISHINGS



LIGHTING BOLLARD - PHILIPS LED LUMINAIRE DB30

Frances Andrew Site Furnishings Ltd



General Specifications:

Material: All Express Series 12 bike rack frames are constructed of 1.9" (4.8cm) steel pipe. The round bars are constructed of 1" (2.5cm) solid steel. The metal is coated with Polyester electrocoat applied and baked at a high temperature to produce a "wear-resistant" finish.

Hardware: Vandal-resistant flush nuts are provided for all bolt-down and free-standing models. All hardware is professionally finished with our based-on Polyester Powder Coating.

Options:

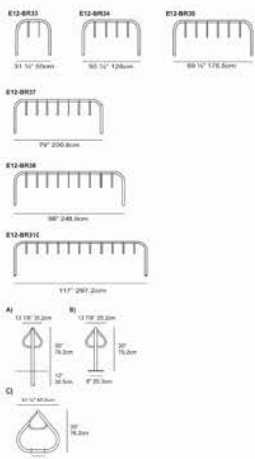
Installation: The Express 12 Series is available as in-ground, bolt-down, or free-standing.

In-ground: The E12-BS11 bike rack installs directly into concrete to a depth of 12". See detail C below.

Bolt-down: The E12-BS2 bike rack is bolted directly to the ground using 3/8" bolts (not provided). Vandal-resistant flush nuts are included for additional security. See detail B' below.

Free-standing: The E12-BS3 bike rack is a free-standing model which can be bolted down for additional security. See detail C' below.

Metal Color: Make your choice from one of eighteen standard paint colours. Or, for an additional charge, choose from one of over 150 custom paint colours. Standard colour chips and Custom colour charts are available upon request.



Frances Andrew Site Furnishings Ltd. Phone Toll Free: 1-800-355-6570 Made in Canada

PLANT SCHEDULE			M2 JOB NUMBER: 14 058	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL BIRCH/FOREN HORNBREAM	5CM CAL, B4B
TREE	0	FAGUS SYLVATICA 'DAHYCKGI GOLD'	GOLDEN FASTIGIATE BEECH	6CM CAL, B4B
TREE	0	PORULUS TREMULOIDES	TREMELING ASPEN	5CM CAL, 2M STD, B4B
TREE	2	ROBINIA PSEUDACACIA 'FRISIA'	GOLDEN LOGAN	6CM CAL, 1.5M STD, B4B
SHRUB	NI	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 50CM
PO	22	PHOTINIA X FRASERI	PHOTINIA	#2 POT; 40CM #3 POT; 50CM #1 POT; 10CM
FR	21	PIERIS JAPONICA 'PURITY'	PIERIS	#2 POT; 30CM #3 POT; 50CM
RI	6	RHODOCENDRON 'CAROLINE GRACE'	RHODOCENDRON 'CREAM PINK'	#2 POT; 30CM #3 POT; 50CM
T	51	TAXUS BAGGATA	ENGLISH YEW	1.5M B4B
V	36	VEIBURNUM DAVIDI	DAVID'S VIBURNUM	#3 POT; 50CM
GRASS	P	PENNISETUM ALOPECUROIDES 'HAEMELI'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL	S	82	SEDUM 'MOORCHEN'	TALL SEDUM; 3' DIVISIONS
GC	AR	231	ARCOSTAPHYLOS 'IVA-URSI' 'VANGOVER JADE'	KINKIKINICK

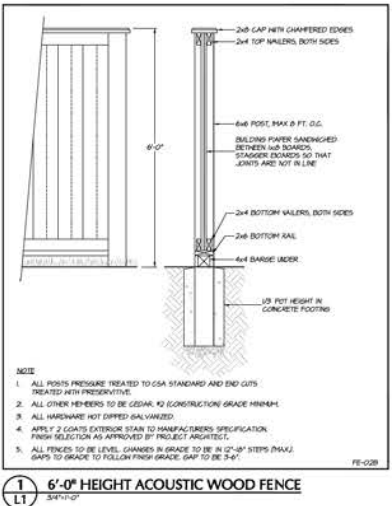
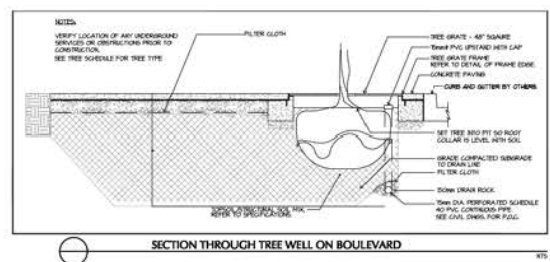
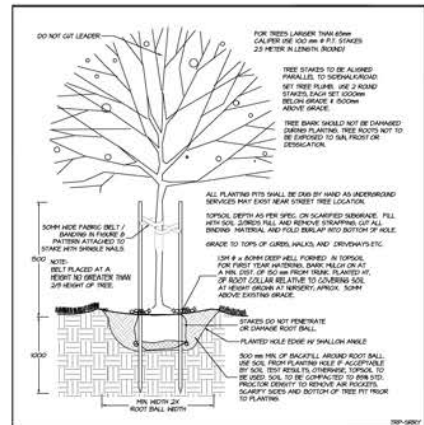
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL 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 MAKING ANY 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.

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1
1.1
6'-0" HEIGHT ACOUSTIC WOOD FENCE

NO.	DATE	REVISION DESCRIPTION	DIA.
1	12/11/22	REV. AS PER NEW SITE PLAN	AG
2	12/11/22	REV. AS PER NEW SITE PLAN	AG
3	12/11/22	REV. AS PER CITY COMMENTS	AG
4	12/11/22	REVISION TO AGP	AG
5	12/11/22	REV. AS PER NEW ANGLE SITE PLAN	AG
6	12/11/22	REV. AS PER CIVIL CO-ORDINATION	AG
7	12/11/22	REV. PER NEW SURNAME LOCATION	AG
8	12/11/22	REVISED AS PER AGP	AG
9	12/11/22	REV. PER NEW ANGLE PLAN	AG
10	12/11/22	REVISED AS PER NEW SITE PLAN	AG
11	12/11/22	LANDSCAPE PROPOSAL - DP	AG

PROJECT:
COMMERCIAL BUILDING
124ND & 72VE, SURREY
SUBMISSION TO ADP
MEETING DATE OCT 22, 2015
FILE NO. 7914-0863-00

DATE:	11/02/22	DRAWING NUMBER:	
SCALE:	AS SHOWN		
DRAWN:	AG		
DESIGN:	AG		
CHECKED:	MTLH		
M2LA PROJECT NUMBER:			

PART ONE GENERAL REQUIREMENTS

- 1.1 WORKMANSHIP**
 - 1.1.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 1.1.2 All work shall conform to the specifications for all materials and methods of construction.
 - 1.1.3 All work shall conform to the specifications for all materials and methods of construction.
- 1.2 WORKMANSHIP**
 - 1.2.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 1.2.2 All work shall conform to the specifications for all materials and methods of construction.
 - 1.2.3 All work shall conform to the specifications for all materials and methods of construction.
- 1.3 WORKMANSHIP**
 - 1.3.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 1.3.2 All work shall conform to the specifications for all materials and methods of construction.
 - 1.3.3 All work shall conform to the specifications for all materials and methods of construction.

- 1.4 WORKMANSHIP**
 - 1.4.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 1.4.2 All work shall conform to the specifications for all materials and methods of construction.
 - 1.4.3 All work shall conform to the specifications for all materials and methods of construction.
- 1.5 WORKMANSHIP**
 - 1.5.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 1.5.2 All work shall conform to the specifications for all materials and methods of construction.
 - 1.5.3 All work shall conform to the specifications for all materials and methods of construction.
- 1.6 WORKMANSHIP**
 - 1.6.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 1.6.2 All work shall conform to the specifications for all materials and methods of construction.
 - 1.6.3 All work shall conform to the specifications for all materials and methods of construction.

PART TWO SOFT LANDSCAPE DEVELOPMENT

- 2.1 SOFT LANDSCAPE DEVELOPMENT**
 - 2.1.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 2.1.2 All work shall conform to the specifications for all materials and methods of construction.
 - 2.1.3 All work shall conform to the specifications for all materials and methods of construction.
- 2.2 SOFT LANDSCAPE DEVELOPMENT**
 - 2.2.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 2.2.2 All work shall conform to the specifications for all materials and methods of construction.
 - 2.2.3 All work shall conform to the specifications for all materials and methods of construction.
- 2.3 SOFT LANDSCAPE DEVELOPMENT**
 - 2.3.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 2.3.2 All work shall conform to the specifications for all materials and methods of construction.
 - 2.3.3 All work shall conform to the specifications for all materials and methods of construction.

PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 SOFT LANDSCAPE DEVELOPMENT**
 - 3.1.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 3.1.2 All work shall conform to the specifications for all materials and methods of construction.
 - 3.1.3 All work shall conform to the specifications for all materials and methods of construction.
- 3.2 SOFT LANDSCAPE DEVELOPMENT**
 - 3.2.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 3.2.2 All work shall conform to the specifications for all materials and methods of construction.
 - 3.2.3 All work shall conform to the specifications for all materials and methods of construction.
- 3.3 SOFT LANDSCAPE DEVELOPMENT**
 - 3.3.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 3.3.2 All work shall conform to the specifications for all materials and methods of construction.
 - 3.3.3 All work shall conform to the specifications for all materials and methods of construction.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.4 SOFT LANDSCAPE DEVELOPMENT**
 - 3.4.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 3.4.2 All work shall conform to the specifications for all materials and methods of construction.
 - 3.4.3 All work shall conform to the specifications for all materials and methods of construction.
- 3.5 SOFT LANDSCAPE DEVELOPMENT**
 - 3.5.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 3.5.2 All work shall conform to the specifications for all materials and methods of construction.
 - 3.5.3 All work shall conform to the specifications for all materials and methods of construction.
- 3.6 SOFT LANDSCAPE DEVELOPMENT**
 - 3.6.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 3.6.2 All work shall conform to the specifications for all materials and methods of construction.
 - 3.6.3 All work shall conform to the specifications for all materials and methods of construction.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.7 SOFT LANDSCAPE DEVELOPMENT**
 - 3.7.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 3.7.2 All work shall conform to the specifications for all materials and methods of construction.
 - 3.7.3 All work shall conform to the specifications for all materials and methods of construction.
- 3.8 SOFT LANDSCAPE DEVELOPMENT**
 - 3.8.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 3.8.2 All work shall conform to the specifications for all materials and methods of construction.
 - 3.8.3 All work shall conform to the specifications for all materials and methods of construction.
- 3.9 SOFT LANDSCAPE DEVELOPMENT**
 - 3.9.1 All work shall conform to the manufacturer's specifications for all materials and methods of construction.
 - 3.9.2 All work shall conform to the specifications for all materials and methods of construction.
 - 3.9.3 All work shall conform to the specifications for all materials and methods of construction.

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NO.	DATE	REVISION DESCRIPTION	DR.
1			
2	08/20/08	REV AS PER NEW SITE PLAN	AG
3	08/20/08	REV AS PER NEW SITE PLAN	AG
4	08/20/08	REV AS PER CIVIL COMMENTS	AG
5	08/20/08	REVISIONS TO AGP	AG
6	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
7	08/20/08	REV AS PER CIVIL COORDINATION	AG
8	08/20/08	REV AS PER NEW SURFACE LOCATION	AG
9	08/20/08	REVISED AS PER AGP	AG
10	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
11	08/20/08	REVISIONS TO AGP	AG
12	08/20/08	REVISED AS PER AGP	AG
13	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
14	08/20/08	REV AS PER CIVIL COORDINATION	AG
15	08/20/08	REV AS PER NEW SURFACE LOCATION	AG
16	08/20/08	REVISED AS PER AGP	AG
17	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
18	08/20/08	REV AS PER CIVIL COORDINATION	AG
19	08/20/08	REV AS PER NEW SURFACE LOCATION	AG
20	08/20/08	REVISED AS PER AGP	AG
21	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
22	08/20/08	REV AS PER CIVIL COORDINATION	AG
23	08/20/08	REV AS PER NEW SURFACE LOCATION	AG
24	08/20/08	REVISED AS PER AGP	AG
25	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
26	08/20/08	REV AS PER CIVIL COORDINATION	AG
27	08/20/08	REV AS PER NEW SURFACE LOCATION	AG
28	08/20/08	REVISED AS PER AGP	AG
29	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
30	08/20/08	REV AS PER CIVIL COORDINATION	AG
31	08/20/08	REV AS PER NEW SURFACE LOCATION	AG
32	08/20/08	REVISED AS PER AGP	AG
33	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
34	08/20/08	REV AS PER CIVIL COORDINATION	AG
35	08/20/08	REV AS PER NEW SURFACE LOCATION	AG
36	08/20/08	REVISED AS PER AGP	AG
37	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
38	08/20/08	REV AS PER CIVIL COORDINATION	AG
39	08/20/08	REV AS PER NEW SURFACE LOCATION	AG
40	08/20/08	REVISED AS PER AGP	AG
41	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
42	08/20/08	REV AS PER CIVIL COORDINATION	AG
43	08/20/08	REV AS PER NEW SURFACE LOCATION	AG
44	08/20/08	REVISED AS PER AGP	AG
45	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
46	08/20/08	REV AS PER CIVIL COORDINATION	AG
47	08/20/08	REV AS PER NEW SURFACE LOCATION	AG
48	08/20/08	REVISED AS PER AGP	AG
49	08/20/08	REV AS PER NEW ALIQUOT SITE PLAN	AG
50	08/20/08	REV AS PER CIVIL COORDINATION	AG

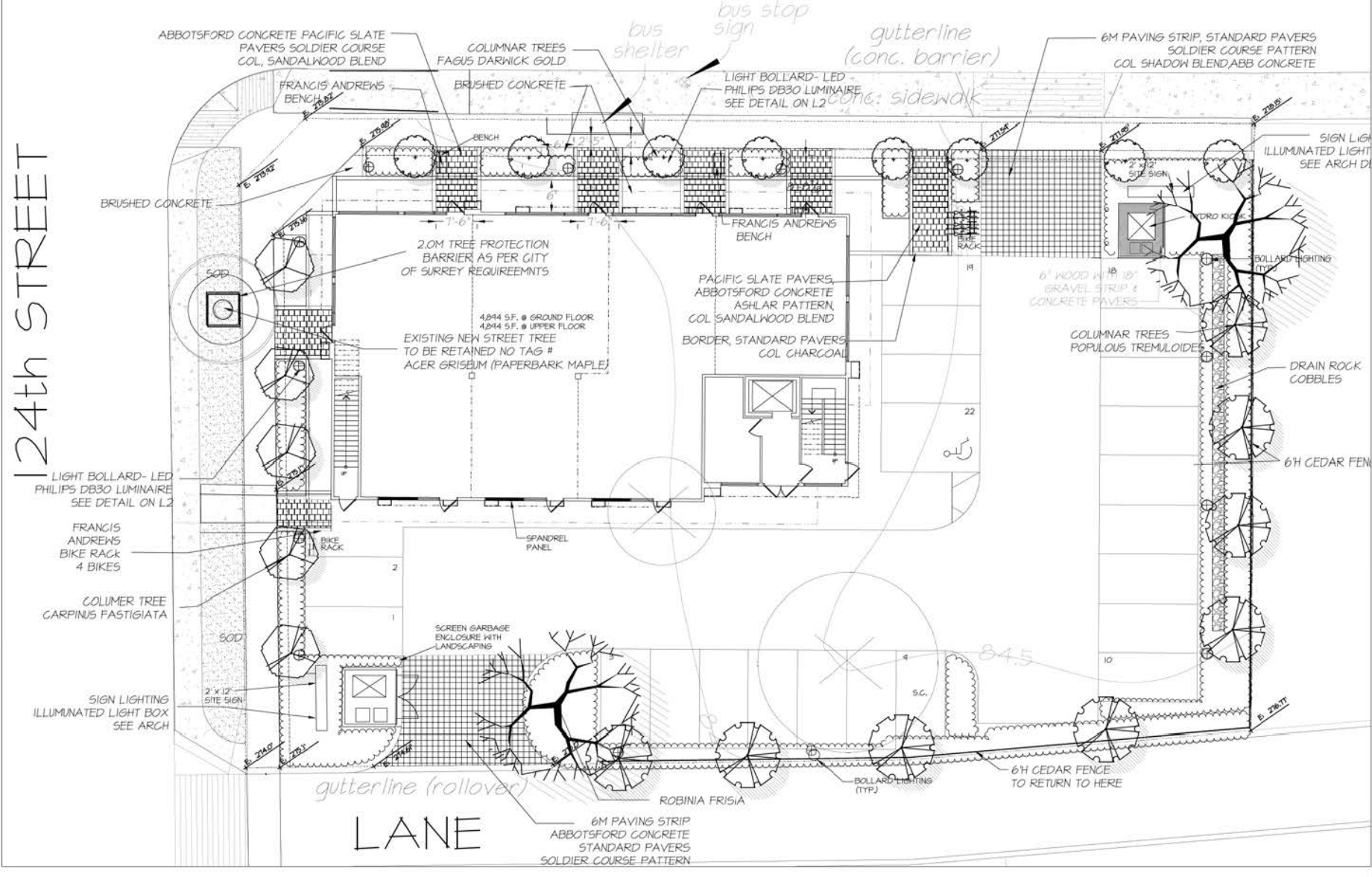
PROJECT: COMMERCIAL BUILDING
124ND & 72VE, SURREY
SUBMISSION TO ADP
MEETING DATE OCT22, 2015
FILE NO. 7914-0863-00

DRAWING TITLE:
LANDSCAPE SPECIFICATIONS

DATE: 11/03/15	DRAWING NUMBER:
SCALE:	L3
DRAWN: AG	
DESIGN: AG	
CHKD: MHLH	
MALA PROJECT NUMBER: 14-058	

72nd AVENUE

124th STREET



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NO.	DATE	REVISION DESCRIPTION	DR.
1	8/15/18	REV AS PER NEW SITE PLAN	AD
2	8/17/18	REV AS PER NEW SITE PLAN	AD
3	8/18/18	REV AS PER CITY COMMENTS	AD
4	8/20/18	SUBMISSION TO ADP	AD
5	8/21/18	REV AS PER NEW ARCH. SITE PLAN	AD
6	8/22/18	REV AS PER CIVIL CO-ORDINATION	AD
7	8/23/18	REV AS PER NEW SIGNAGE LOCATION	AD
8	8/24/18	REVISED AS PER ARCH	AD
9	8/25/18	REV PER NEW AREAL PLAN	AD
10	8/26/18	REVISED AS PER NEW SITE PLAN	AD
11	8/28/18	LANDSCAPE PROPOSAL - 03P	AD

PROJECT:
**COMMERCIAL BUILDING
 124ND & 72VE, SURREY
 SUBMISSION TO ADP
 MEETING DATE OCT 22, 2015
 FILE NO. 7914-0863-00**

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 14 OCT 18	DRAWING NUMBER:
SCALE: 1/16"=1'-0"	
DRAWN: AD	L1arb
DESIGN: AD	
CHK'D: MTH	
M2LA PROJECT NUMBER:	14-058

PLAN KEY

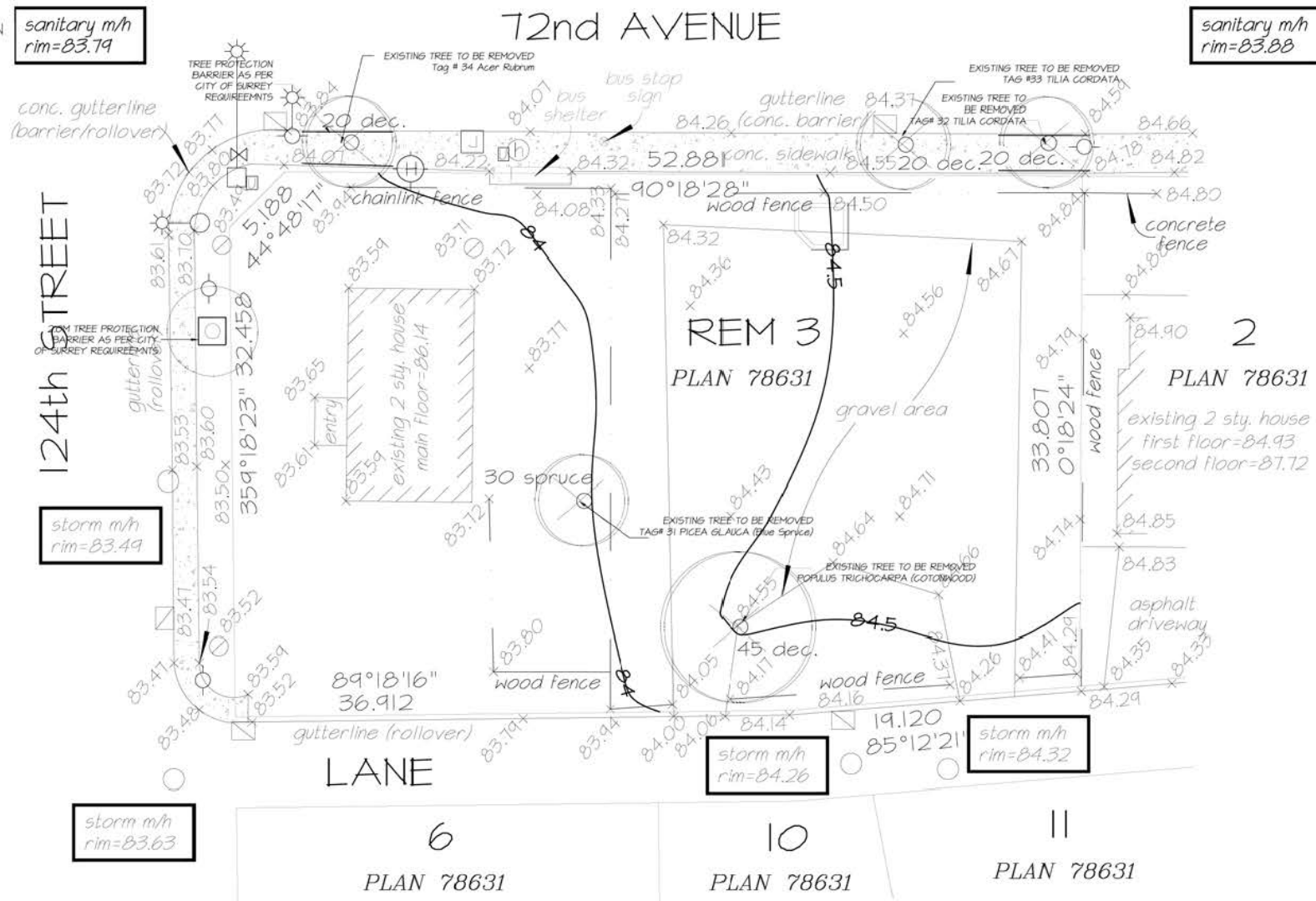
- RETAINED TREE
- TREE TO BE REMOVED
- TREE PROTECTION FENCE

sanitary m/h
rim=83.79

sanitary m/h
rim=83.88

SRW PLAN
LMP14461

349



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LANDSCAPE ARCHITECTURE

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New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DL.
1			
2			
3			
4			
5			
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8			
9			
10			

PROJECT:
COMMERCIAL BUILDING
124ND & 72VE, SURREY
SUBMISSION TO ADP
MEETING DATE OCT22, 2015
FILE NO. 7914-0863-00

DRAWING TITLE:
ARBORIST PLAN

DATE: 14 OCT 15
SCALE: 200' = 1" = 0'
DRAWN: AG
DESIGN: AG
CHKD: HTLH
DRAWING NUMBER:
L2arb
OF 5
M2LA PROJECT NUMBER:
14-058

14058-1/2P

Tree Preservation Summary

Surrey Project No: 14-0363-00
 Address: 7192 124th Avenue, Surrey
 Registered Arborist: Meredith Mitchell

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	6
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 1 </u> X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 1 </u> X two (2) = 2	9
Replacement Trees Proposed	18
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Meredith Mitchell, ISA #6089A
 (Signature of Arborist)

15-Sep-15
 Date



Present:

Chair - L Mickelson
M. Higgs
E. Mashing
C. Taylor
M. Vance

Guests:

T. Paul, Pinora Enterprises Ltd.
S. Paul, Pinora Enterprises Ltd.
L. Barnett, Barnett Dembek Architects
M. Mitchell, M2 Landscape
Architecture
J. Redekop, Redekop (Panorama
Homes Ltd.)
R. Ciccozzi, Ciccozzi Architecture Inc.
M. van der Zalm, van der Zalm + assoc.
E. Poxleitner, Keystone Architecture &
Planning

Staff Present:

M. Rondeau, Acting City Architect
H. Ahking, Senior Planner
L. Moraes, Planner
N. Chow, Urban Design Planner
L. Luaifoa, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by C. Taylor
Seconded by M. Higgs
That the minutes of the Advisory Design
Panel meeting of August 20, 2015, be received.
Carried

B. NEW SUBMISSIONS

- 1. 4:00PM**
- | | |
|-----------------------|---|
| File No.: | 7914-0363-00 |
| New or Resubmit: | New |
| Description: | 2-storey commercial development (rezoning to C-5) with total floor area of 9,664 sq. ft |
| Address: | 7192 - 124 Street |
| Developer: | Tony Paul - Pinora Enterprises Ltd. |
| Architect: | Lance Barnett - Barnett Dembek Architects Inc. |
| Landscape Architect: | M2 Landscape Architecture |
| Planner: | Luci Moraes |
| Urban Design Planner: | Henry Ahking |

The Urban Design Planner presented an overview of the project:

- The intent of the rezoning and development is to provide smaller scale service and retail units to serve the needs of the neighbourhood.

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

- The ground floor of the 2-storey building will be primarily retail space with 4 proposed CRU's. Access to the upper floor will be provided through an elevator and stair system. A basic floor plan was designed for the upper floor as it is not leased yet.
- The building is contemporary style and will be constructed out of wood, hardie panel and hardie plank to give it a modern expression. The elements are to recall scale of the adjacent housing by providing bay elements as a way of relating to the adjacent residential area.
- Colours have been selected to compliment the nearby mosque which is the dominant architectural expression in the area.
- Locally sourced materials will be used and the roof membrane will be light in colour.

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

- Due to the requirements of parking, a few trees will be removed. The existing trees on 72 Avenue have been removed by the City due to an update to a sidewalk. There are no plans for replacing those trees.
- The mandate of the project is to provide screening as much as possible for the parking area while still providing good pedestrian visibility along the entry side.
- 2 areas of featured trees will be placed where the signage location is and a green area will be featured at the corner of the site to provide an accent to the modern building on the corner.
- Future paving at entries will be like the Scott Road system where double walkways exist.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

2-storey commercial development (rezoning to C-5) with total floor area of 9,664 sq. ft.

File No. 7914-0363-00

It was

Moved by C. Taylor

Seconded by M. Higgs

That the Advisory Design Panel (ADP)

recommends A – that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

In general, the Panel supported the use and scale of the project.

Site

- Consider turning site sign facing 72 Avenue to be perpendicular to the street to give the retail more a “presence”.

Building Form and Character

- Consider and further develop the corner of building. The saw tooth element is inconsistent with the remainder of elements and lends itself to office use vs. commercial/retail usage and is not as successful as the southwest corner.
- Store fronts should be designed to be more flexible. The current configuration suggests the building is more of a medical office than designed for retail.
- Consider primary frontage to pedestrian traffic on 72 Avenue.

Landscaping

- Consider aligning planters and entries on 72 Avenue.
- Consider more contemporary street furniture to work with architecture.
- Commend use of planting to screen parking lot form adjacent single family housing.
- Recommend moving bike rack to the front of the building for visibility of bikes.

Accessibility

- Recommend providing wheelchair accessible washroom.
- Recommend power doors at entrance.

Sustainability

- Encourage greater use of on-site storm water management.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0363-00

Issued To: SATNAM S PAUL

("the Owner")

Address of Owner: 18460 – 56A Avenue
Surrey, BC V3S 0P8

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: 011-867-434

Lot 3 Except Parcel "B" (Bylaw Plan 82296); Section 18 Township 2 New Westminster
District Plan 78631

7192 124 St

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yards and Setbacks of Part 35 Neighbourhood Commercial Zone (C-5), the minimum setbacks are reduced from 7.5 metres (25 ft.) to:
 - i. 3.5 metres (11.5 ft.) for the side yard on flanking street (north);
 - ii. 3.0 metres (10 ft.) for the front yard (west); and

- iii. 1.0 metres (3.3 ft.) at the intersection of 124 Street and 72 Avenue (NW corner); and
 - (b) In Subsection G. Height of Buildings of Part 35 Neighbourhood Commercial Zone (C-5), the maximum building height for the *principal* building is increased from 9 metres (30 ft.) to 9.4 metres (31 ft.).
5. The landscaping and the siting of buildings and structures shall be in accordance with Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.
 6. This development variance permit applies to only the 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.
 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 8. 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.
 9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 10. This development variance permit is not a building permit.

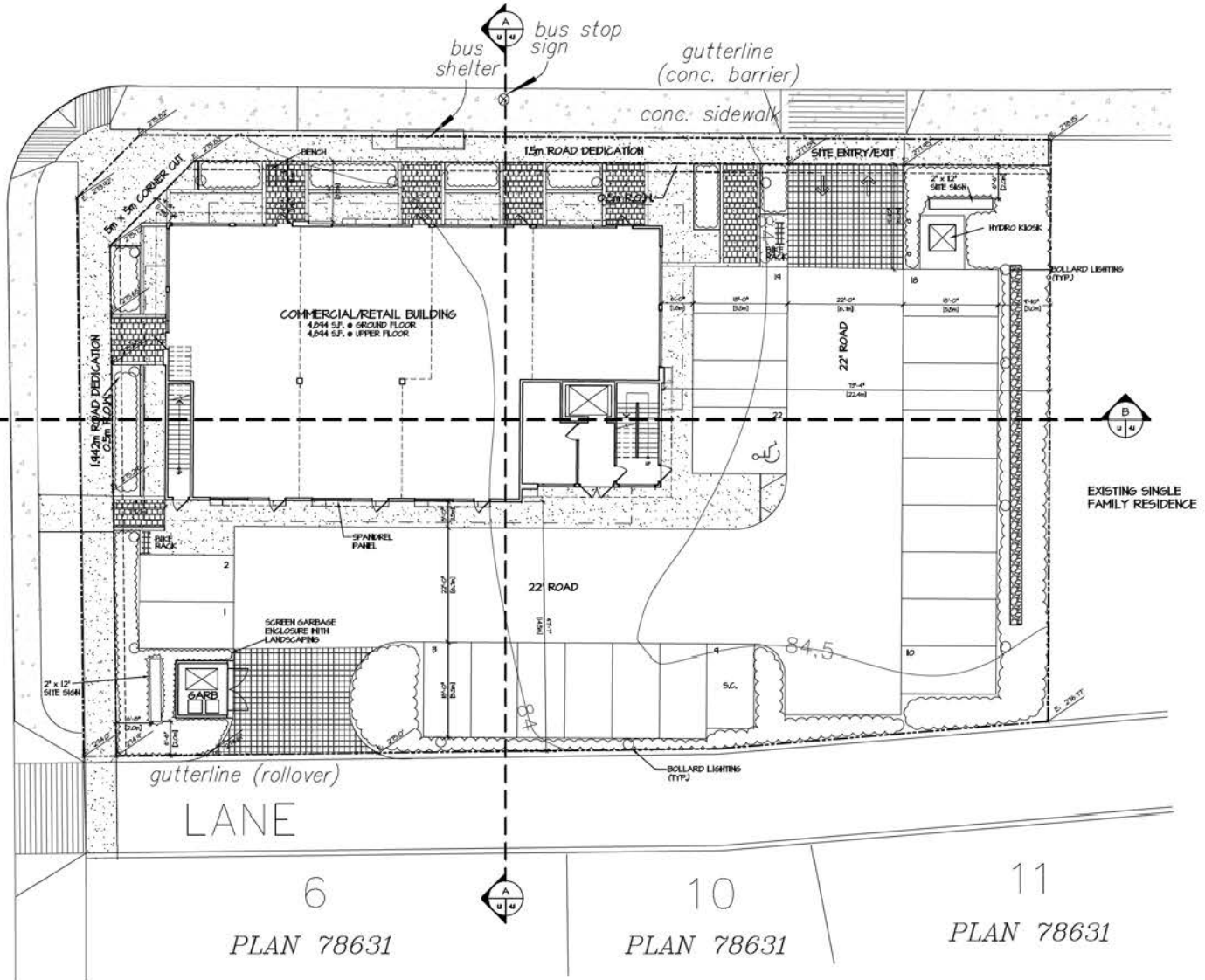
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

72nd AVENUE

124th STREET



DEVELOPMENT DATA

ZONING :	C5		
SITE AREA :	GROSS: 21,300 S.F.	0.491 AC.	0.191 HA.
	DEDICATION: 1,610 S.F.	0.034 AC.	0.016 HA.
	R.O.H.: 424 S.F.	0.010 AC.	0.004 HA.
NET:	19,690 S.F.	0.452 AC.	0.195 HA.

BUILDING AREA :	
RETAIL SPACE	4,260 S.F.
OFFICE SPACE	4,532 S.F.
CIRCULATION	809 S.F.
MECH/ELEC	143 S.F.
TOTAL	9,744 S.F.

F.A.R. : 0.50 (4,780 S.F.)
 SITE COVERAGE : 26% (5,035 S.F.)

PARKING REQUIRED	
RETAIL SPACE	(4,260 S.F. / 1075) x 3 = 11,84 SPACES
OFFICE SPACE	(4,532 S.F. / 1075) x 2 = 8,43 SPACES
TOTAL	20,27 SPACES

PARKING PROVIDED
 22 SPACES @ GRADE

SETBACKS
 NORTH: 11'-6" (3.5m)
 SOUTH: 4'-7" (14.5m)
 EAST: 7'-4" (22.4m)
 WEST: 9'-4" (3.0m)

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NO.	DATE	BY	REVISION
1			

NO.	DATE	BY	REVISION

DESIGN :	L.P.A.
DRAWN :	
DATE :	FEB. 14
SCALE :	3/32" = 1'-0"

CLIENT :	PAHAL ENTERPRISES LTD.
PROJECT :	COMMERCIAL DEVELOPMENT 7142 - 124TH STREET, SURREY
SHEET NO. :	CONCEPTUAL SITE PLAN

barnett dembok
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

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CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
13026	AC-1J

CONCEPTUAL SITE PLAN
 SCALE: 3/32" = 1'-0"