

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7915-0250-00

Planning Report Date: March 7, 2016

PROPOSAL:

Development Permit

to permit two building additions and exterior renovations to the Fleetwood Village Shopping Centre.

LOCATION:

9014 - 152 Street

OWNER:

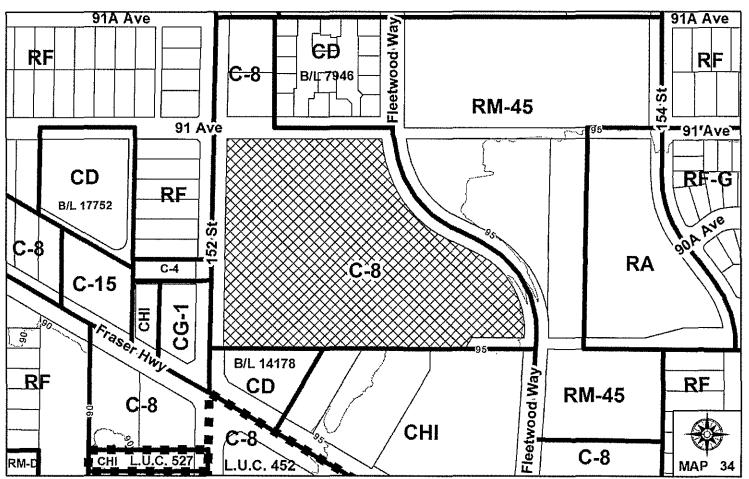
Fleetwood Center Investments Ltd.

ZONING:

C-8

OCP DESIGNATION:

Commercial



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RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• Seeking variances to the Sign By-law through a comprehensive sign design package to allow an additional fascia sign on the west elevation of a commercial retail building (Building A) for each commercial retail unit (CRU).

RATIONALE OF RECOMMENDATION

- Complies with the Commercial designation in the Official Community Plan.
- Along with the two proposed additions, the proposed renovations to the existing Fleetwood Village Shopping Centre on the subject site include exterior building and signage improvements, the addition of new trees and landscaping, surface parking area improvements and improved pedestrian connections, benches and bicycle racks, all of which will significantly upgrade and enhance the overall appearance of the site.
- Building A features a "porte cochere" design, in which some of the ground floor commercial
 retail units (CRUs) are recessed under a building projection at the upper level. This creates a
 covered pedestrian area in front of the CRUs but obscures visibility of the CRUs from the
 street and parking lot. The requested variance will allow for improved CRU visibility by
 allowing these CRUs to have two fascia signs, one on the building projection for visibility from
 the street and parking lot, and one fascia sign on the recessed building face above the entry
 doors to serve the pedestrian realm.
- All proposed fascia signage is comprised of high quality individual illuminated channel letters.

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RECOMMENDATION

The Planning & Development Department recommends that:

- 1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
- 2. Council authorize staff to draft Development Permit No. 7915-0250-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
- 3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) 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 IV.

SITE CHARACTERISTICS

<u>Existing Land Use:</u> Multi-tenant commercial shopping centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 91 Avenue):	Dairy Queen drive-through restaurant, and multi-tenant commercial service/office uses.	Commercial	C-8 and CD (By- law No. 7946)

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Direction	Existing Use	OCP Designation	Existing Zone
East (Across Fleetwood Way):	Townhouses and Meagan Anne MacDougall Park.	Multiple Residential	RM-45
South:	Gas station, restaurant, automotive service shop, Nissan and Honda car dealerships.	Commercial	CD (By-law No. 14178) and CHI
West (Across 152 Street):	Single family dwellings, Fire Hall #6, and Mr. Lube automotive service station.	Urban and Commercial	RF, C-4 and CG-1

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 9014 152 Street in Fleetwood and is approximately 3.9 hectares (9.7 acres) in size. The site is designated Commercial in the Official Community Plan (OCP) and is zoned "Community Commercial Zone (C-8)".
- The existing commercial development on the subject site was constructed in 1985 as a multi-tenant shopping centre.
- The existing commercial development consists of 8,584 square metres (92,405 sq. ft.) of commercial retail space in four buildings. Some of the current tenants are Save-On-Foods, Coast Capital Savings, BC Biomedical Laboratories and Jack's Public House.
- The applicant is requesting a Development Permit to allow exterior renovations to the existing buildings, including new fascia signage, one replacement free-standing sign, improvements to the parking, site landscaping and pedestrian connections within the parking lot as well as to permit two building additions totaling 1,205 square metres (12,974 sq.ft.) in floor area. The proposed additions are to accommodate a Dollarama and new Commercial Retail Unit (CRU) on the north side of existing Building B, as well as an expansion to the liquor store in Pad Retail Building #1 at the north-west corner.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing a number of exterior modifications and improvements to the existing buildings.
- The façade is currently comprised of stretched fabric/membrane awnings affixed to the
 original façade. The applicant proposes to remove the awnings and upgrade them to
 permanently constructed façade elements with varied and articulated forms to improve the
 overall aesthetics of the shopping centre and to provide a much more contemporary
 character.
- The proposed façade elements feature a varied palette of exterior insulation finishing system (EIFS), metal cladding, and painted cementitious siding.

- The articulated forms proposed to extend above the roof line are to be cladd in EIFS cementitious panel finish in misty grey with the store front below accented with prefinished vertical metal cladding painted in sundried tomato red. Existing columns on Buildings A and B will be finished with grey stone tile.
- The storefronts are proposed to be finished with aluminum storefront frames painted in Bavarian cream with double glazing. An opaque canopy with metal frame painted in jet black is proposed above the storefronts.
- The renovations are proposed along the west building elevation of Buildings A, B, C and D which face 152 Street, as well as the all elevations for Building Pad 1 and Pad 2, which are located within the existing parking lot.
- The east elevations of Buildings A, B, C, and D, which face Fleetwood Way are proposed to be painted in "Stormy Monday" grey to complement the west elevation.

<u>Signage</u>

- There are three existing free-standing signs along 152 Street. One of the existing signs, located
 adjacent to the 152 Street driveway entrance, is proposed to be replaced as part of the subject
 Development Permit application. No changes are proposed for the other two existing freestanding signs.
- The new free-standing sign is proposed to be a double-sided multi-tenant sign that is 3.7 metres (12 ft.) high and clad in materials to match the new building façades.
- The applicant proposes to remove all of the existing fascia signs, most of which are located on the awnings proposed to be removed and replaced.
- The proposed new fascia signs are individual, internally illuminated, channel letters.
- The applicant is proposing a comprehensive sign design package for all of the new fascia signs, and one free-standing sign. A variance to the Sign By-law is required to permit an additional fascia sign on the west elevation of Building A, for each CRU.
- Building A features a "porte cochere" design, in which CRUs are recessed beneath a large building projection. This provides a covered pedestrian area in front of the CRUs but also limits visibility of the CRUs from the street and parking lot. The proposed variance will allow these CRUs to have a fascia sign on the projection portion of the building for visibility, as well as a sign above the recessed storefront for improved pedestrian way-finding.
- Staff are supportive of the variances as part of a comprehensive sign design package for Fleetwood Village Shopping Centre.
- Under Part 1 Introductory Provisions, Section 9 Variance of Sign By-law No. 13656, Council
 may grant variances to the Sign By-law through the approval of a Development Permit. This is
 considered when a Development Permit application, such as the current proposal, has been
 submitted to Council that includes a comprehensive sign design package containing a sign or
 signs that require variances of Sign By-law provisions.

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Vehicle Circulation and Parking

- There are currently five vehicular access points to the site, one from 152 Street, one from 91 Avenue, and three from Fleetwood Way. The access from 91 Avenue is proposed to be relocated approximately 6 metres (20 ft.) to the west. The northern access on Fleetwood Way is proposed to be adjusted slightly to accommodate the loading and garbage enclosures for proposed Building D.
- The north-south drive aisle from 91 Avenue will be reconfigured and parking stalls will be provided in front of Buildings B, C, and D. A total of six-hundred and fifty (650) parking spaces will be provided including nine (9) accessible parking spaces, which exceeds the parking requirements of the Surrey Zoning By-law.
- Existing east-west pedestrian connections from 152 Street will be retained and enhanced with raised concrete pedestrian crossings across drive-aisles.

Landscaping

- The subject site currently has perimeter landscaping along 152 Street, 91 Avenue and Fleetwood Way. The applicant is proposing to enhance existing landscaping along Fleetwood Way, the eastern portion of 91 Avenue and at the vehicular entrance at 152 Street. The existing landscaping along 152 Street and the western portion of 91 Avenue will be retained.
- The existing parking lot has trees within landscape islands at the ends of parking rows. Because a portion of the parking lot will be reconfigured, a number of trees will be removed and replaced (see Trees Section) within new landscape islands throughout the parking lot.
- Additional landscape screening will be provided around garbage enclosures and loading areas.
- The new trees on the site will consist of a variety of trees including red maple, fastigiated European hornbeam, Columnar Swedish Aspen, and Bradford pear. New shrubs and perennials will include White Swan Coneflower, Stella De Oro Daylily, Oregon boxwood, mugo pine, Goldsturn Black Eyed Susan, azalea, Flowering Raspberry, emerald cedar, and Anglojap Yew.
- New raised pedestrian crossings are proposed within the parking lot with sawcut concrete.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property.
- A number of the trees both on the subject site, and City trees, have been topped. Topped
 trees are not considered to be of good structure or health and therefore are not desirable to be
 retained.
- The larger topped trees may be considered for retention, provided the applicant prepares a 10year maintenance and pruning plan for these trees. The smaller topped trees will need to be replaced, and subject to a maintenance and 3-year watering plan.

• At this time, the final numbers of retained and removed trees are not known. The table below provides a <u>preliminary</u> summary of the tree retention and removal by tree species:

Table 1: Preliminary Summary of Tree Preservation by Tree Species:

Tirce Species	Exis	(ding	Remove	Retatin			
Deciduous Trees							
Cherry/plum		2	3	1			
Linden	1.	2	12	0			
Parking lot tree	2	9	29	0			
Pin oak	1	5	0	15			
Red oak	10	0	0	10			
	Conifero	ous Trees	S				
Shore Pine	4		0	4			
Total (excluding Alder and Cottonwood Trees)			43	30			
Total Replacement Trees Prop (excluding Boulevard Street Tree			56 (estimat	ed)			
Total Retained and Replacement Trees		99 (estimated)					
Contribution to the Green City	Fund		TBD				

- The Arborist Assessment states that there are a total of 73 mature trees on the site, with no Alder or Cottonwood trees. A preliminary review indicates that 30 trees might be retained as part of this development proposal.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require an estimated 86 replacement trees on the site. Since only 56 replacement trees are currently proposed on the site, the deficit of approximately 30 replacement trees will require a cash-in-lieu payment, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including red maple, fastigiated European hornbeam, Columnar Swedish Aspen, and Bradford pear.
- In summary, a estimate of 99 trees are proposed to be retained or replaced on the site with a contribution to the Green City Fund. The applicant is responsible for preparing a pruning prescription and maintenance plan for the topped trees on the subject site.

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SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 30, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Table 2: Sustainable Development Features Summary

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	Located within the Fleetwood West Frequent Transit Development Area
2. Density & Diversity (B1-B7)	• N/A
3. Ecology & Stewardship (C1-C4)	The proposal includes low impact design standards, and will include provisions for recycling and organic waste pickup.
4. Sustainable Transport & Mobility (D1-D2)	The development will include pedestrian and cycling oriented infrastructure such as connections to off-site pedestrian paths, covered outdoor waiting areas, direct pedestrian linkages to bus stops, and bike racks.
5. Accessibility & Safety (E1-E3)	The proposal incorporates CPTED principles.
6. Green Certification (Fi)	• The applicant is seeking ASHRAE 90.1 and BOMA BEST standards.
7. Education & Awareness (G1-G4)	• N/A

PRE-NOTIFICATION

According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development. Staff received two phone calls, including response from the Fleetwood Community Association (staff comments in italics).

 One caller lives across Fleetwood Way from the development site and expressed concern about drivers speeding and poor visibility on Fleetwood Way.

(Fleetwood Way is a collector road and therefore ineligible for traffic calming unless fronting an elementary school with a 30 km/h speed limit. Playground areas, even when signed as a 30 km/h zone are ineligible for traffic calming on collectors, meaning even with Meagan Anne MacDougall Park, traffic calming is not supported.

There may be value to looking into bike lanes along this corridor, however that would have impact on parking on one side of the roadway. In the longer-term bike lanes could be incorporated.)

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• The Fleetwood Community Association requested enhanced landscaping around the perimeter of the site, and requested benches in the vicinity of 152 Street.

(The applicant is retaining the landscaping along 152 Street and the western portion of 91 Avenue, and is providing enhanced landscaping along the eastern portion of 91 Avenue and along Fleetwood Way. The applicant is also providing benches where the internal pedestrian pathways meet 152 Street.)

ADVISORY DESIGN PANEL

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets

Appendix II. Proposed Sign By-law Variance

Appendix III. Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective

Appendix IV. Engineering Summary

Appendix V. Summary of Tree Survey and Tree Preservation

Yean Lamontagne General Manager

Planning and Development

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Information for City Clerk

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

1. (a) Agent:

Name:

Aaron Vornbrock

Urban Design Group Architects Ltd.

Address:

1140 West Pender Street, Suite 600

Vancouver, BC

V6E 4G1

Tel:

604-687-2334

2. Properties involved in the Application

(a) Civic Address:

9014 -152 Street

(b) Civic Address:

9014 - 152 Street

Owner:

Fleetwood Center Investments Ltd.

PID:

009-693-327

Lot A Section 35 Township 2 New Westminster District Plan 76734

DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	2,000 sq.m.	33,605 sq.m.
Road Widening area		
Undevelopable area		
Net Total		33,605 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	25% (9,790 sq.m.)
Paved & Hard Surfaced Areas		65% (25,765 sq.m.)
Total Site Coverage		89%
SETBACKS (in metres)		
Front (West)	7.5 m	
Rear (East)	7.5 m	See Multiple
Side #1 (North)	7.5 m	Buildings Data Sheet
Side #2 (South)	7.5 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	12 M	11.8m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail		9,790 sq.m.
Office	N/A	N/A
Total		9,790 sq.m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA		9,790 sq.m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		· "
FAR (gross)	0.8	0.25
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	245	650
Industrial	N/A	
Residential Bachelor + 1 Bedroom	N/A	
2-Bed		
3-Bed	1	•
Residential Visitors		
Institutional	N/A	
Total Number of Parking Spaces	245	650
Number of disabled stalls	7	9
Number of small cars	163	134
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES	
				-

MULTIPLE BUILDINGS DATA SHEET

Existing Zoning C-8

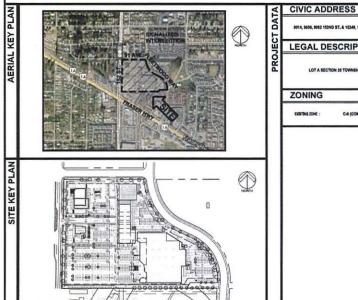
Required Development Data	Building A	Buildings	Pad	Pad
		B, C, D	Building #1	Building #2
SETBACK (in metres)				
Front (West)	121.6 m	95.9 m	19.1 m	21.7 m
Rear (East)	14.9 m	13.1 m	100.6 m	119.9 m
Side #1 (North)	12.4 m	7.5 m	15.9 m	82.2 m
Side #2 (South)	9.9 m	76.3 m	140.7 m	95.9 m
Building Height (in metres/storeys)	11.8 m	7.5 m	6.3 m	7.2 m
NUMBER OF RESIDENTIAL UNITS/	N/A	N/A	N/A	N/A
SIZE RANGE				
Bachelor				
One Bedroom				
Two Bedroom				
Three Bedroom +				
TOTAL FLOOR AREA	6,211 sq.m.	2,527 sq.m.	764 sq.m.	226 sq.m.
		<u> </u>	l	

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To permit one additional fascia sign on the west façade of Building A for each commercial retail unit.	Part 5, Section 27(2)(a) prohibits more than one fascia sign on the same façade of a premises.	Building A features a "porte cochere" design in which CRUs are recessed below a large building projection. Allowing a fascia sign on both the projection and the recessed storefront will provide better exposure for the businesses while still having signage oriented to the pedestrian realm.



COVER SHEET

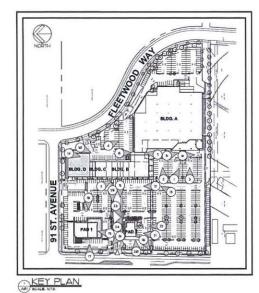




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CONTEXT PLAN

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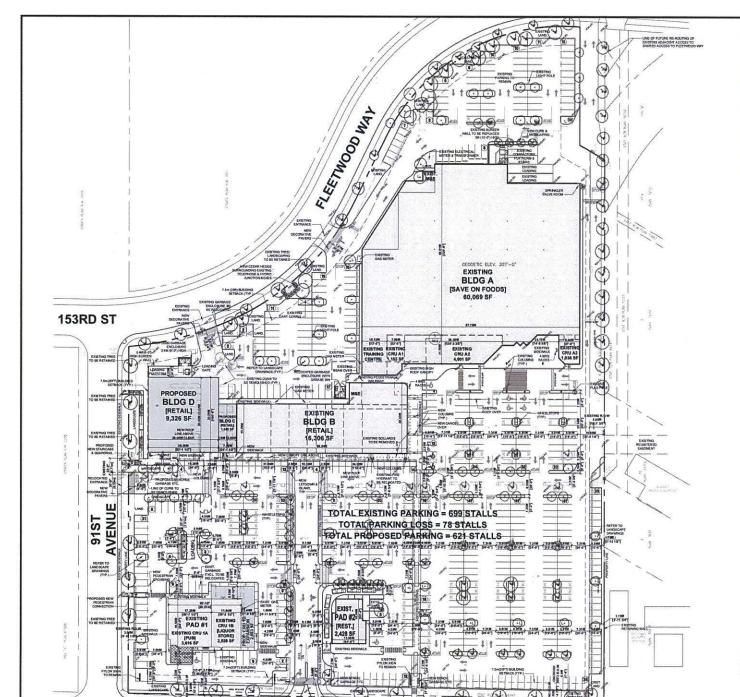


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SITE INFORMATION:

LEGAL DESCRIPTION: LOT A SECTION 35 TOWNSHIP 2 PLAN 76734 NWO
CNIC ADDRESSES: 9014,0068,0062 1924D ST & 15248,15069 91 AVE
ENISTING ZONING: C-8 COMMUNITY COMMERCIAL ZONE
TOTAL SITE AREA: 486.308 SF (ILB ACRES)

PROPOSED BUILDING AREA: 105,379 SF

PROPOSED LOT COVERAGE: 105,379 SF/ 426,308 SF X 100% ≈ 24,7%

GROSS FLOOR AREAS:

BUILDING A [SAVE ON FOODS]:	60,069 SF
CRU A1 [RETAIL]:	1,153 SF
CRU A2 [RETAIL]:	4,601 SF
CRU A3 (RETAIL):	1,036 SF
BUILDING B (RETAIL):	16,306 SF
PAD #1 CRU 1A [PUB]:	3,616 SF
PAD #1 CRU 18 [LIQUOR STORE]:	2,528 SF
PAD #2 [RESTAURANT]:	2,428 SF
SERVICES:	668 SF
TOTAL EXISTING GROSS AREA:	92,408 SF
BUILDING C [PROPOSED RETAIL]:	1,565 SF
BUILDING D [PROPOSED RETAIL]:	9,326 SF
PAD #1 CRU 1B [PROPOSED RETAIL EXPANSION]:	2,083 SF
TOTAL PROPOSED GROSS AREA:	105.379 Sf

PARKING REQUIREMENTS:

PARKING BYLAW REQUIREMENTS:

RETAIL (SHOPPING CENTRE) = <4,000SF; 2.75 STALLS PER 1,075SF of G.F.A.; 4,001SF TO 50,000SF; 3 STALLS PER 1,075SF of G.F.A.; >50,000SF; 2.5 STALLS PER 1,075SF of G.F.A. (WITH A MIN OF 139 STALLS).

PARKING SIZES:

REQUIAR CAR STALL (EXISTING):
REQUIAR CAR STALL (REV PROPOSED):
HANDICAP CAR STALL (PER 100 STALLS):
SMALL CAR STALL (MX 28%):
CAR STALL (MAX 28%):
CAR STALL (ADJACENT TO STRUCTURE):
MANEUVERING AISLE WIDTH (REQUIAR STALL):
LOADING SPACE (MINIMUM SIZE):
MANEUVERING AISLE WIDTH (JOADING SPACES):

GENERAL NOTE:

BOUNDARIES SHOUN HEREON ARE DERIVED FROM BUSTING RECORDS AN HUST DIS CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DISINSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

8'-6" (2.6m) x 19'-0" (5,8m)

940*(2.74m) x 1840* (5.5n

1250° (3.7m) x 1850° (5.5m)

8'-6" (2.60m) x 16'-0" (4.9m

943" (2,8m) x 1840" (5,5m)

13\0" (4.0m) x 30\0" (9.2m)

23'-0" (7.0m)

25'-0" (7.5m)





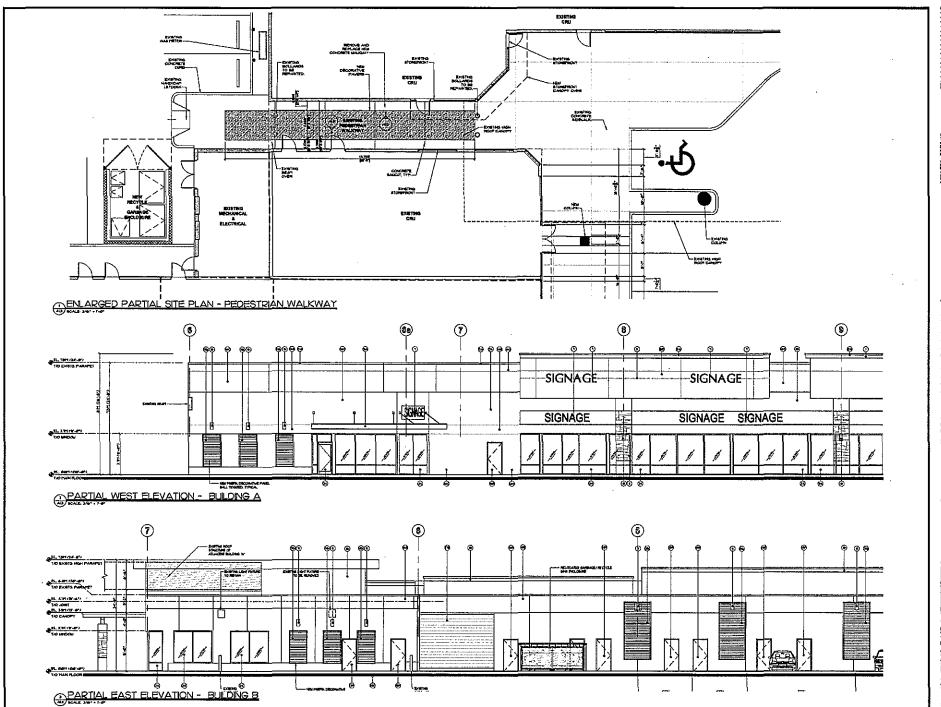
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SITE PLAN - PROPOSED

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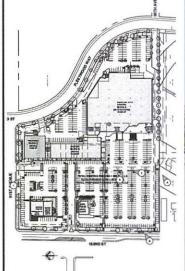
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2. SOUTH-WEST VIEW OF PAD BUILDINGS #1



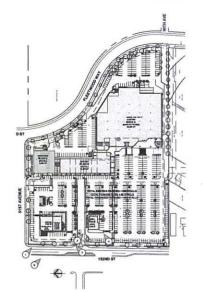
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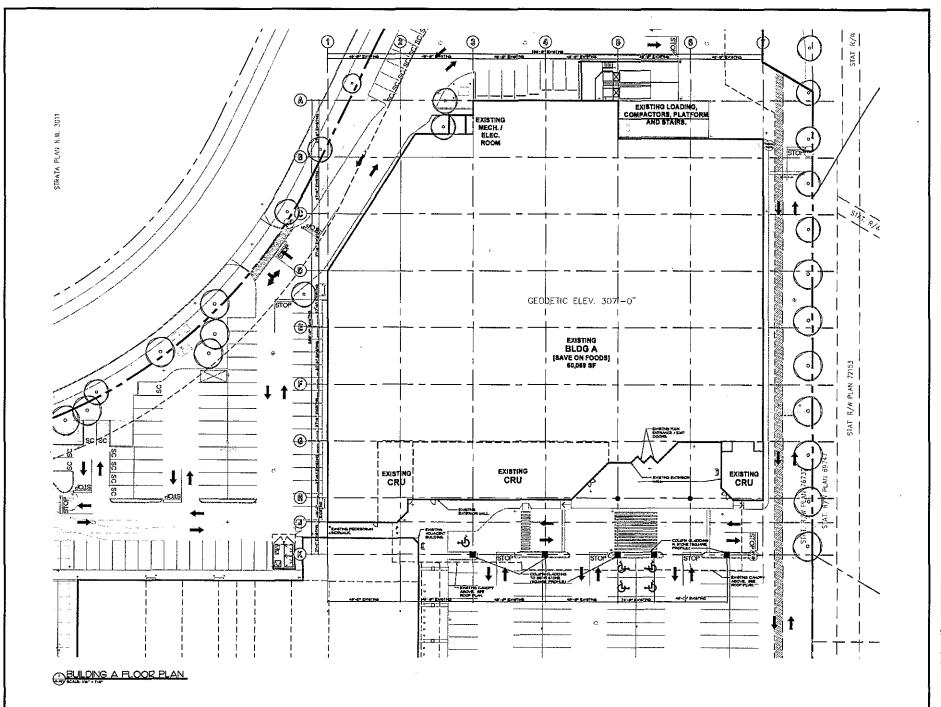
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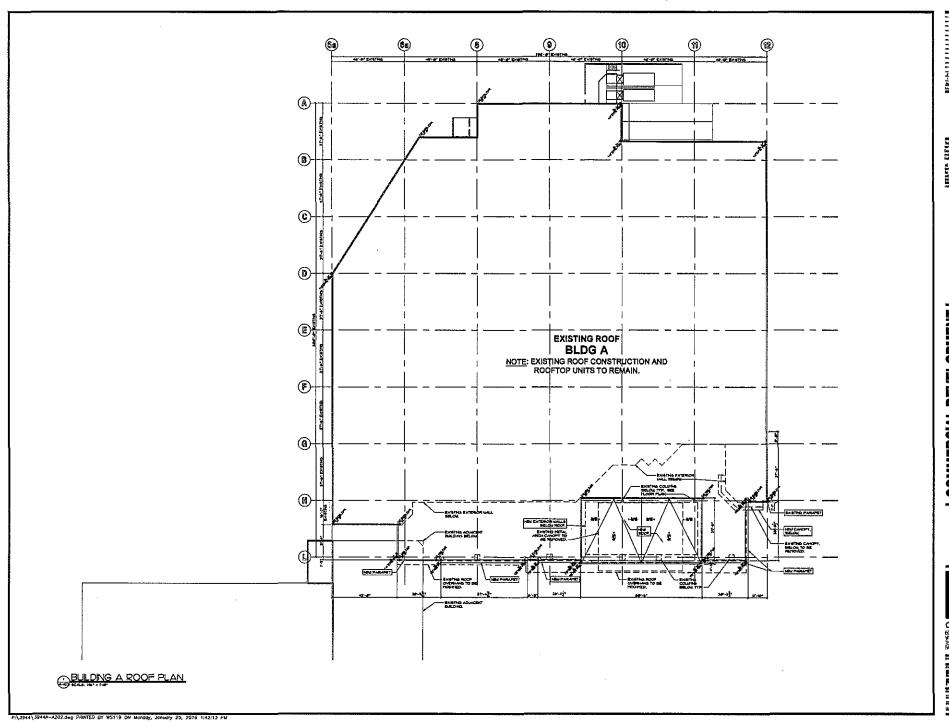


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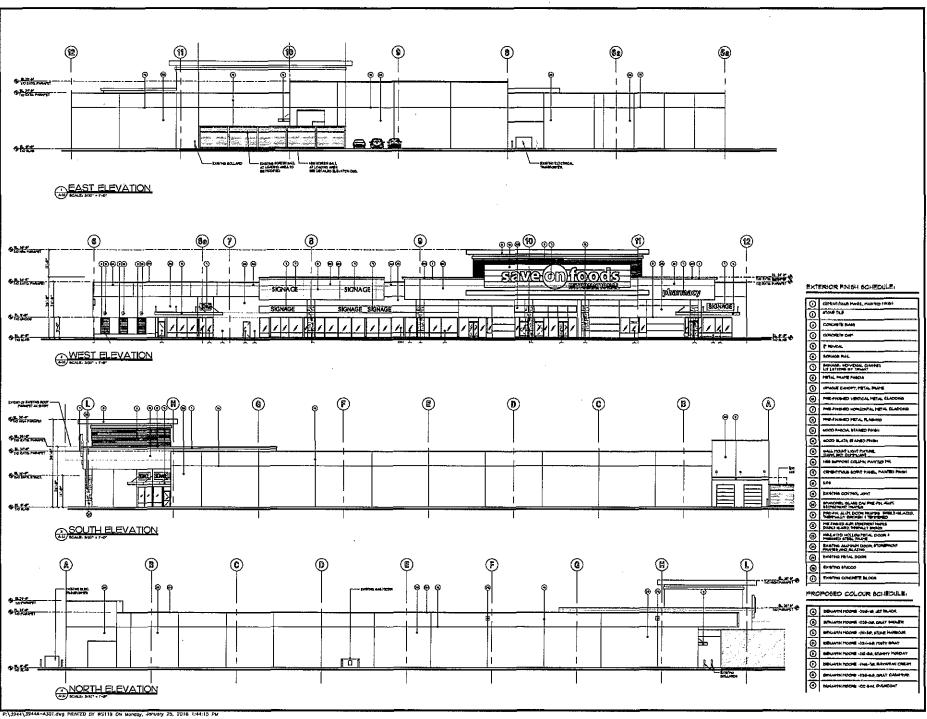


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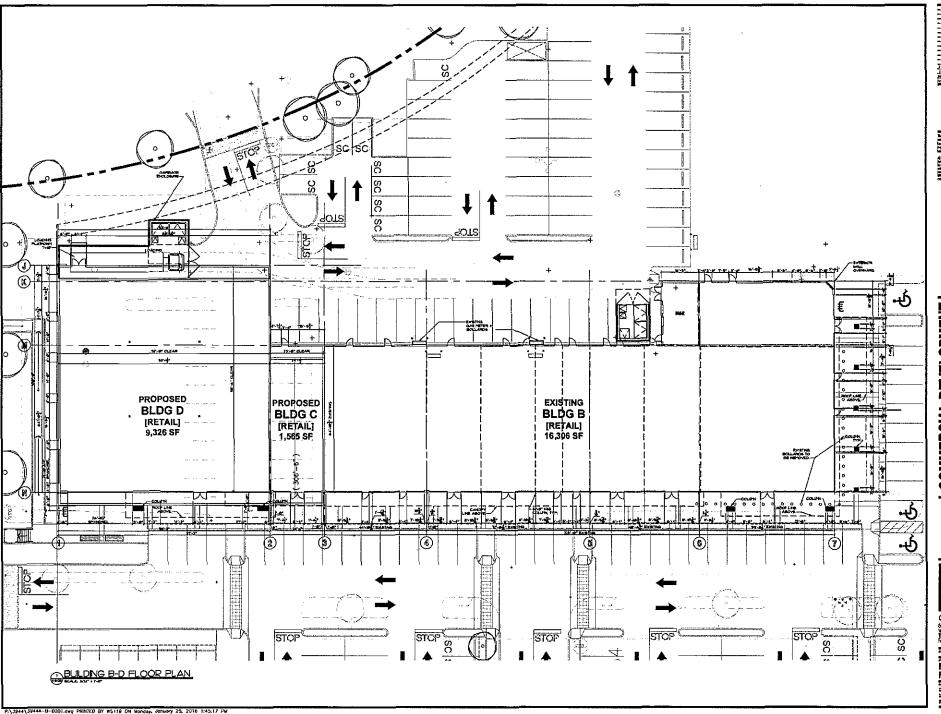
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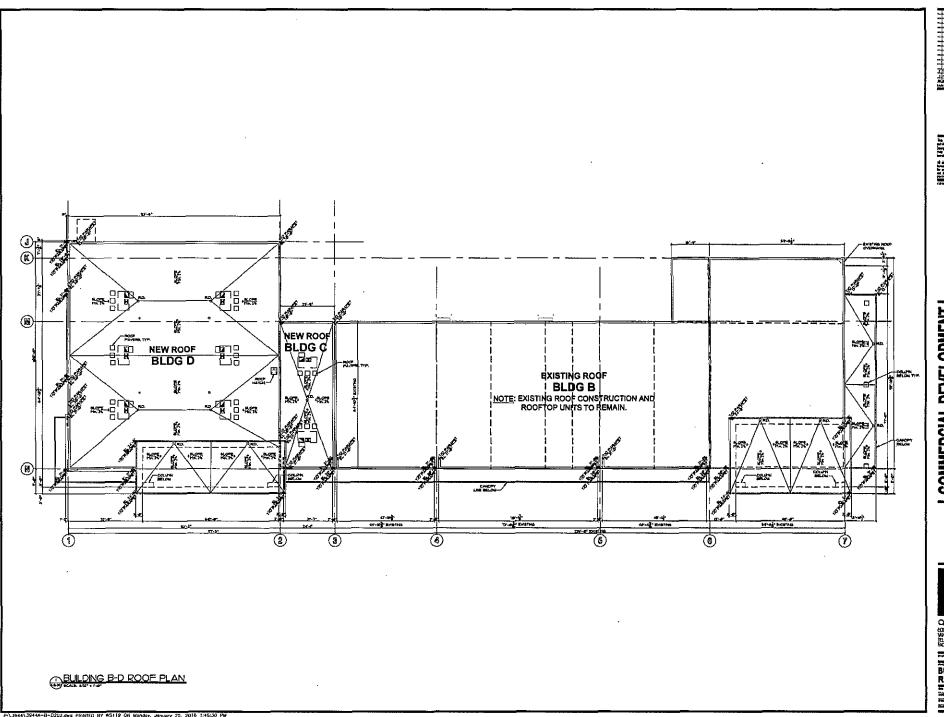
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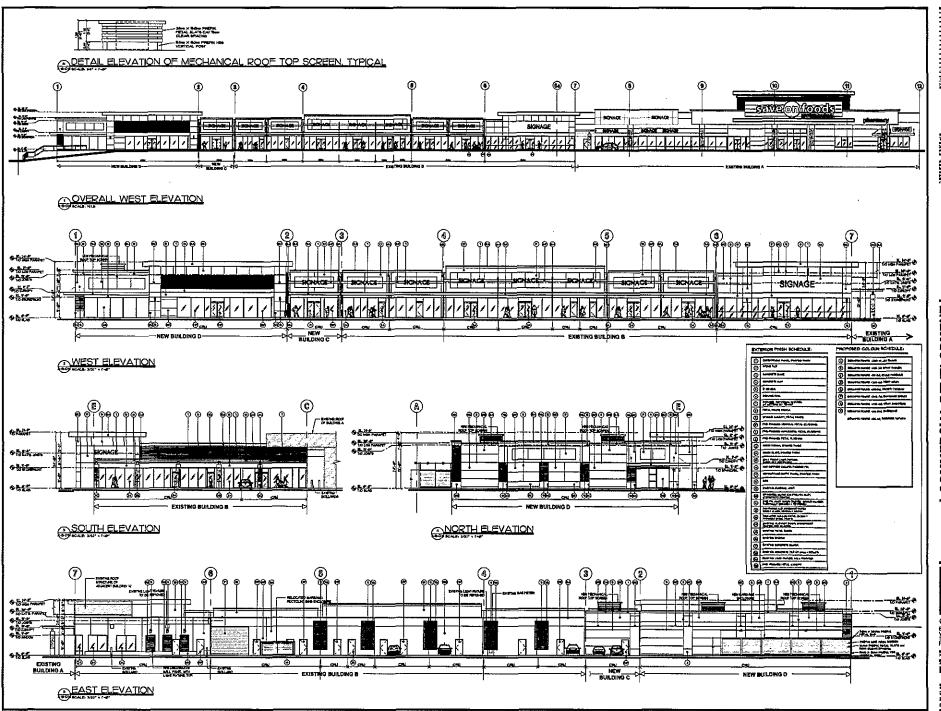






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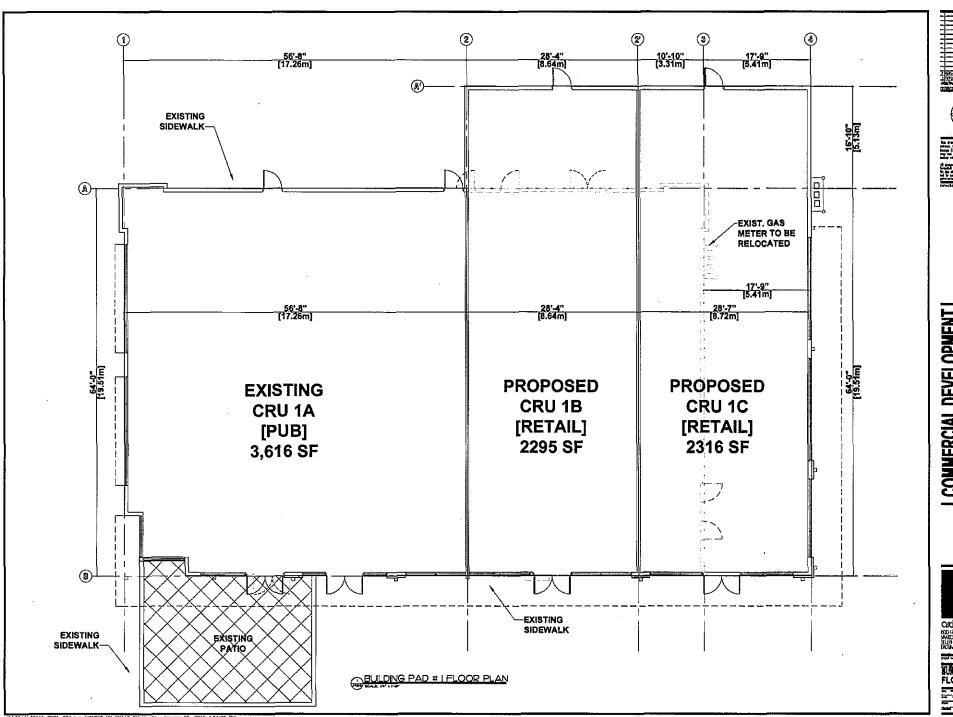
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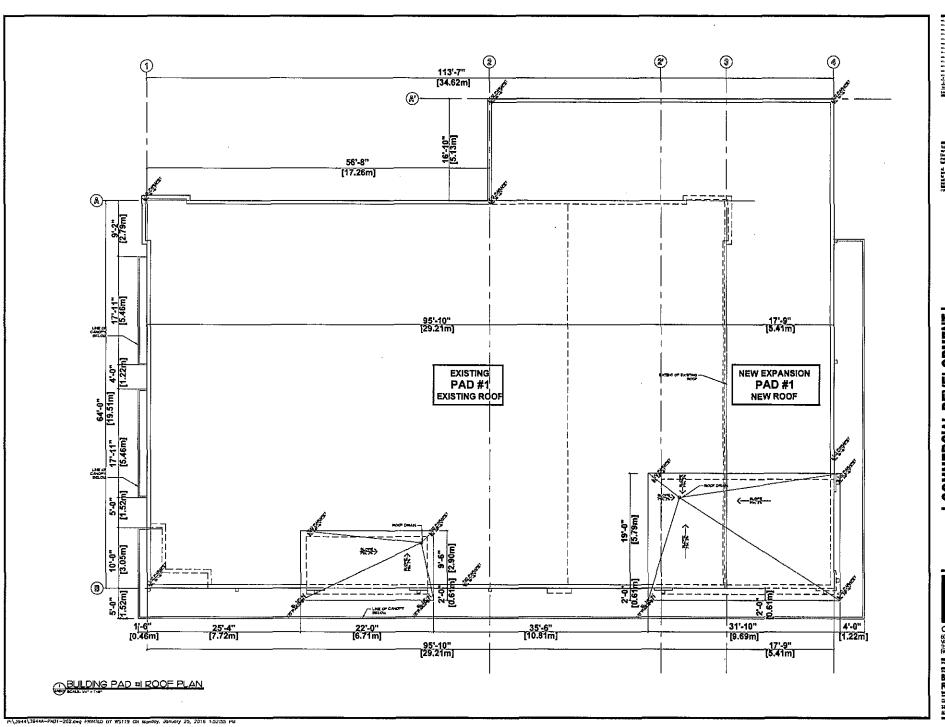




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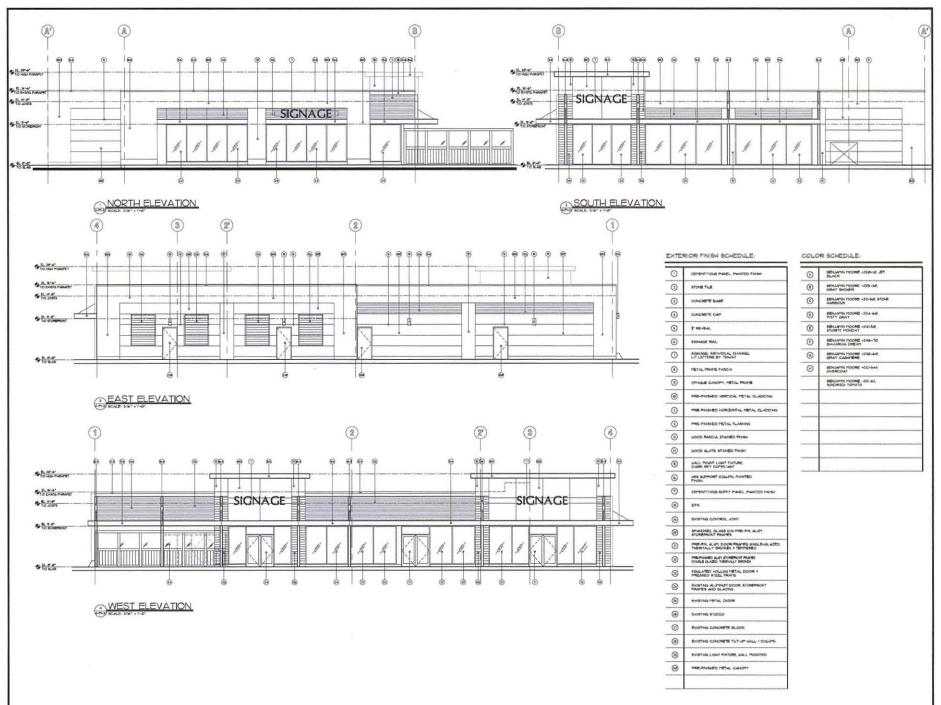


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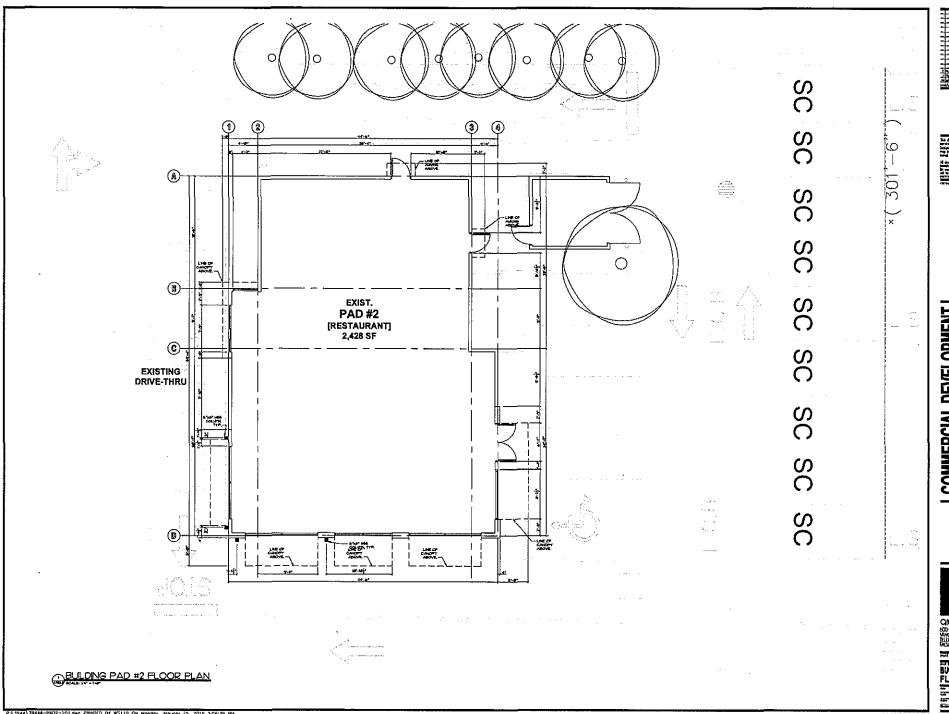


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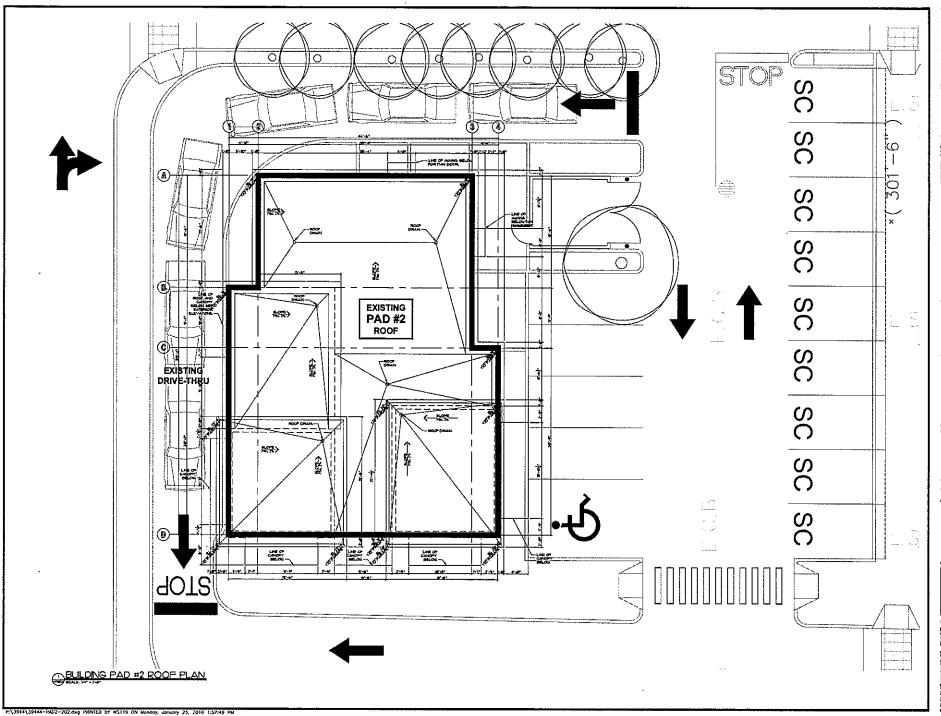








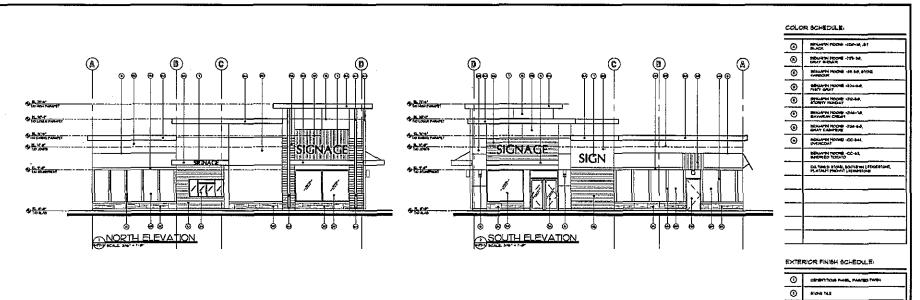


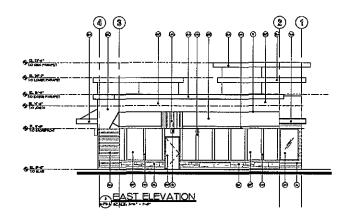


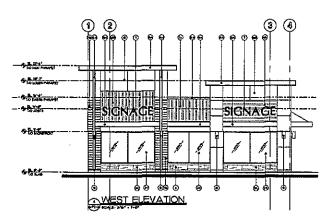


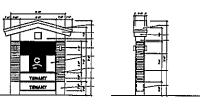
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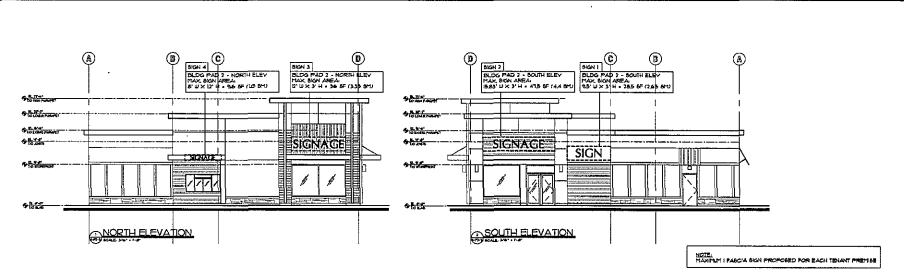
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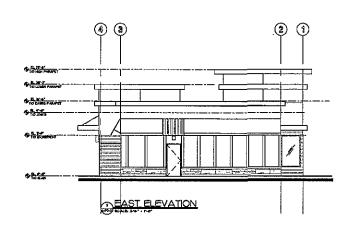
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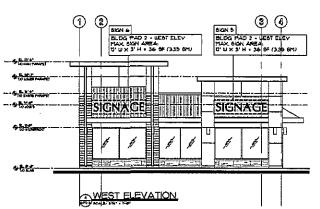
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SOUTH BLEVATION - PROPOSED MAX FASCIA SIGN AREA. LOCATION AREA (8F) SIGN 11 SIGN 2 285 47.5

TOTAL PROPOSED 76 6F (11 6Q H)

MAX COMBRED SIGN AREA ALLOWABLE FER CITY BY LAW (1 6M PER 1 LINEAR METRE OF PREMISES FRONTAGE TO WHICH IT IS ATTACKED) SOUTH ELEVATION PRONTAGE B&6" (IB2 M)

TOTAL ALLOWABLE PER CITY SIGN BYLAUS

NORTH ELEVATION - PROPOSED MAX, FASCIA SIGN AREA.

LOCATION AREA (SF) 6/GN * 3 6/GN * 4

TOTAL PROPOSED 456 SF (43 SQ. M)

MAX COMBINED SION AREA ALLOWABLE PRIN CITY BYLAW (I SM FIR I LINEAR METRE OF PREMISES FRONTAGE TO UNICH IT IS ATTACHED. NORTH BLEVATION PRONTAGE 59.6* (182 M)

TOTAL ALLOWABLE PER CITY SIGN BYLAW.

LEST ELEVATION - PROPOSED MAX. FASCIA SIGN AREA.

LOCATION AREA (6P) AIGN # B

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TOTAL PROPOSED 12 6F (6.69 8Q M)

MAX COMENIED SIXM AREA ALLOWABLE FER CITY BYLAW (I SM FER LLINEAR HEIRE OF PREMISEB PROVINCE TO WHICH IT IS ATTACKED, WEST ELEVATION PROVINCE 44.53* (IB.66 M)

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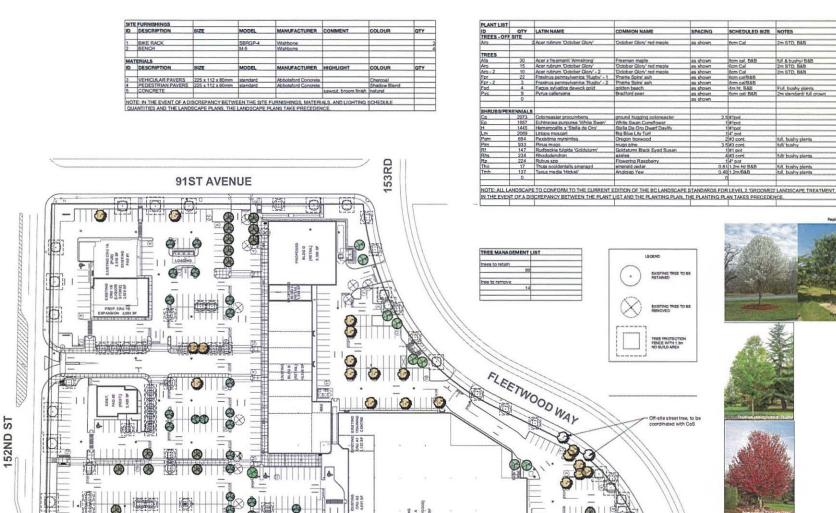
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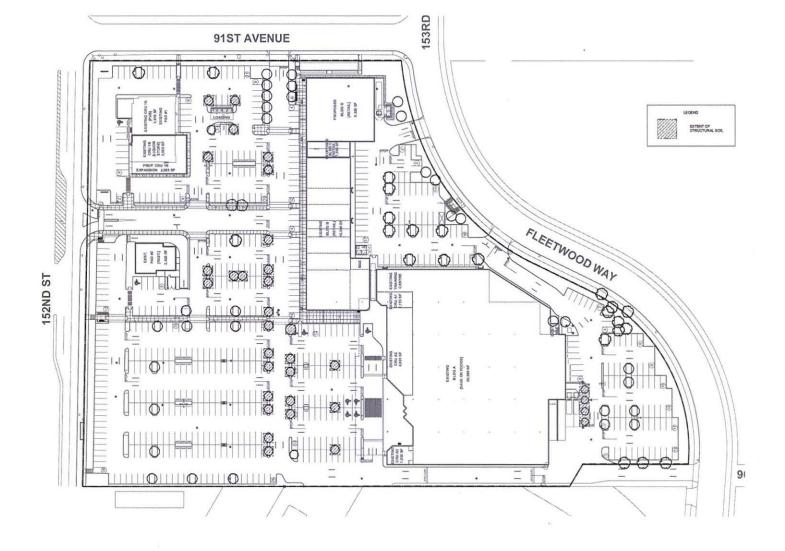
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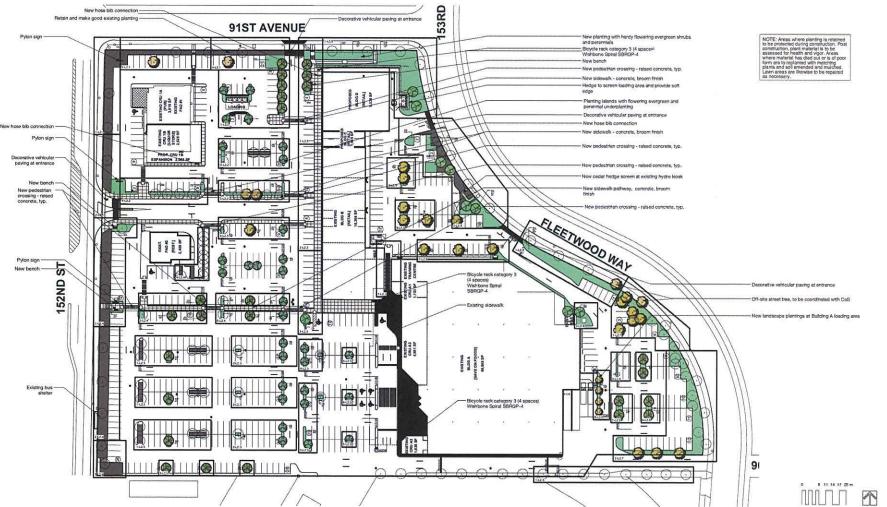
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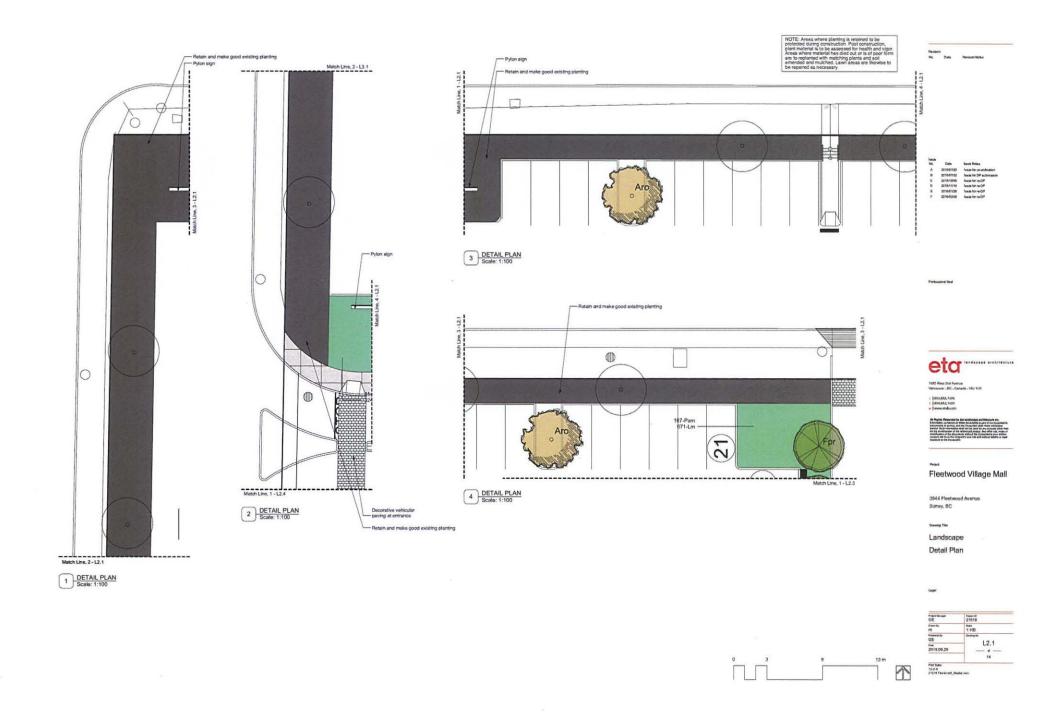
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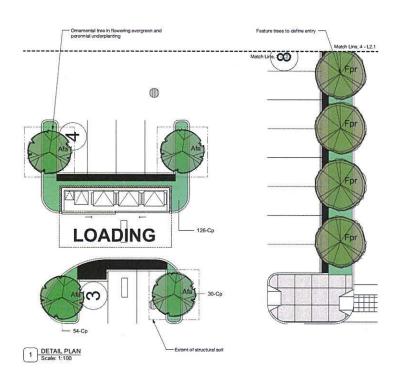
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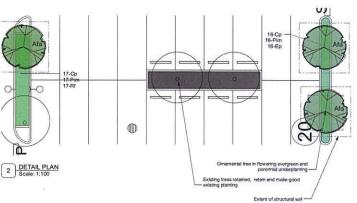
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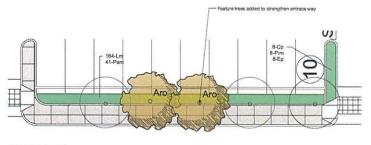
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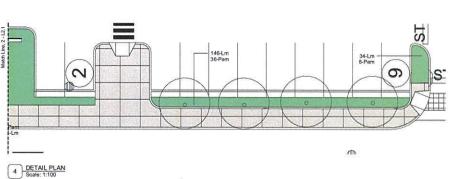








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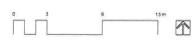
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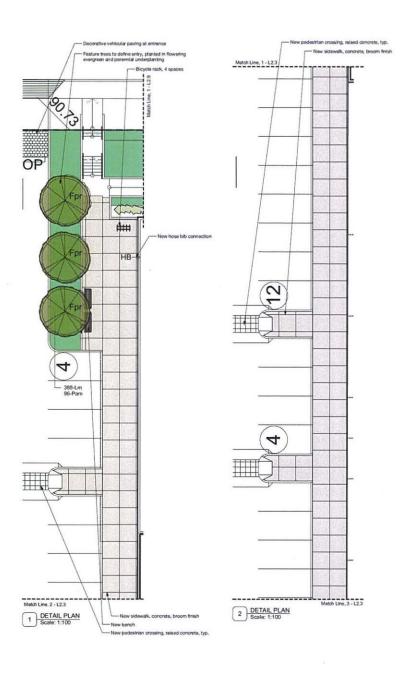
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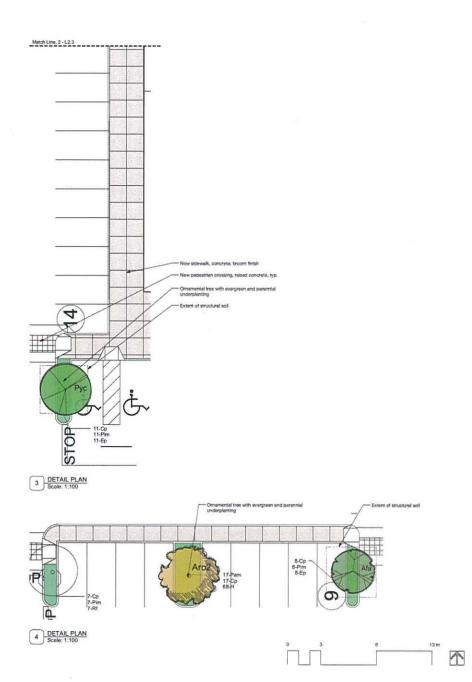
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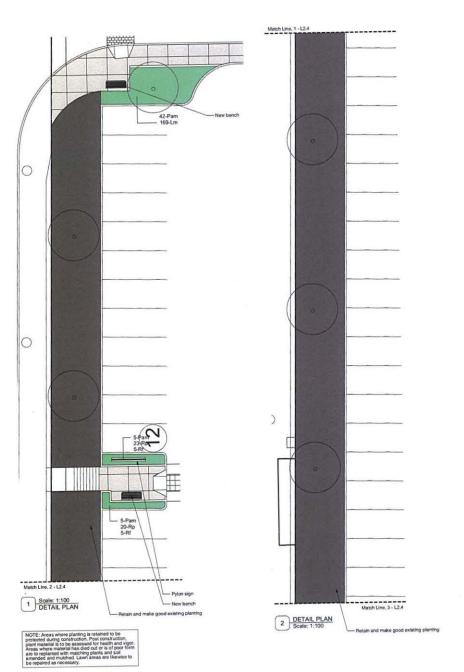
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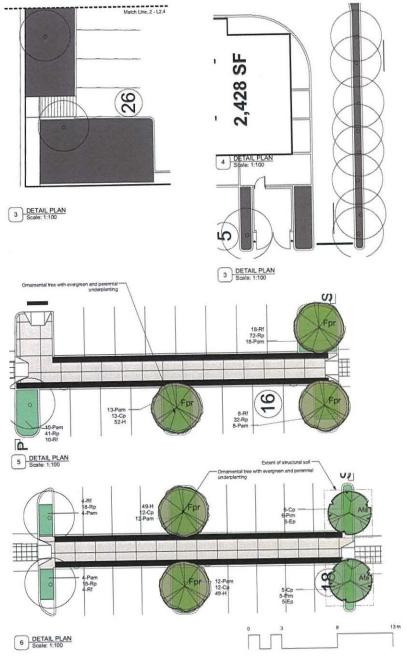
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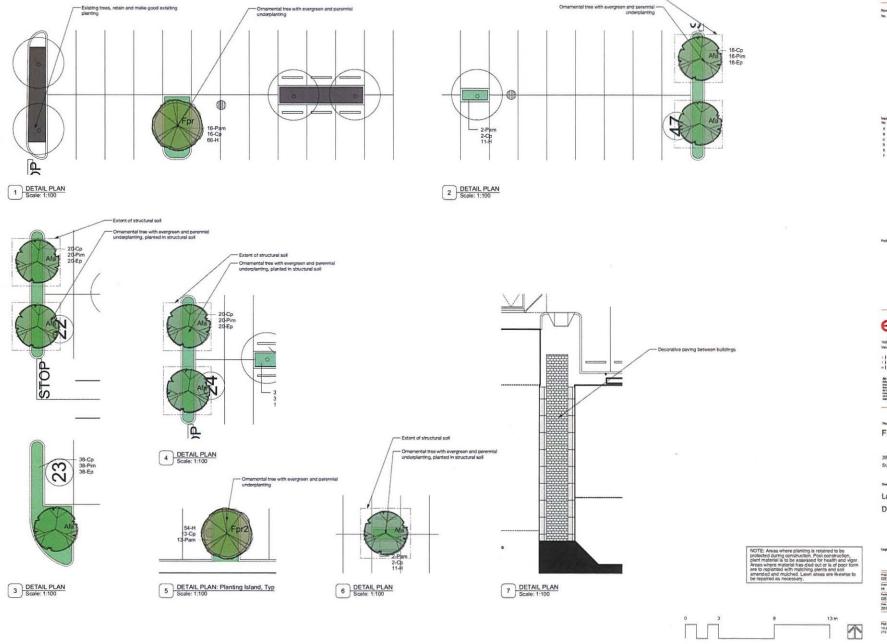
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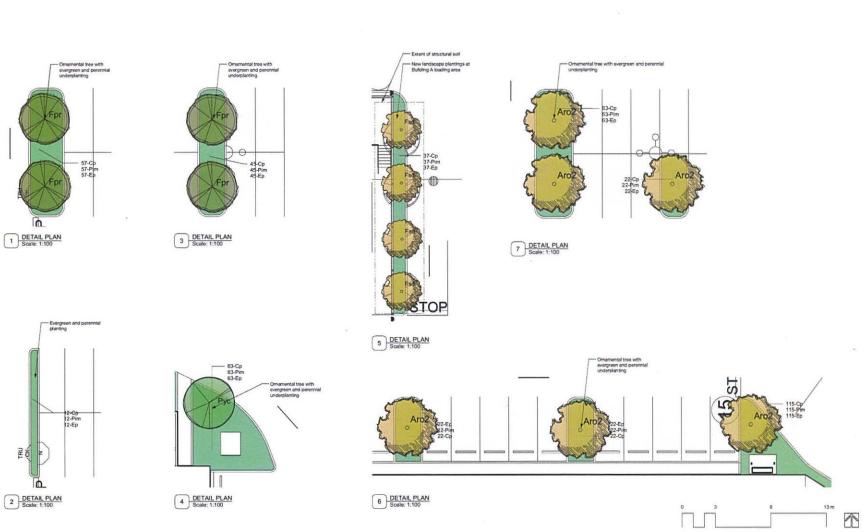
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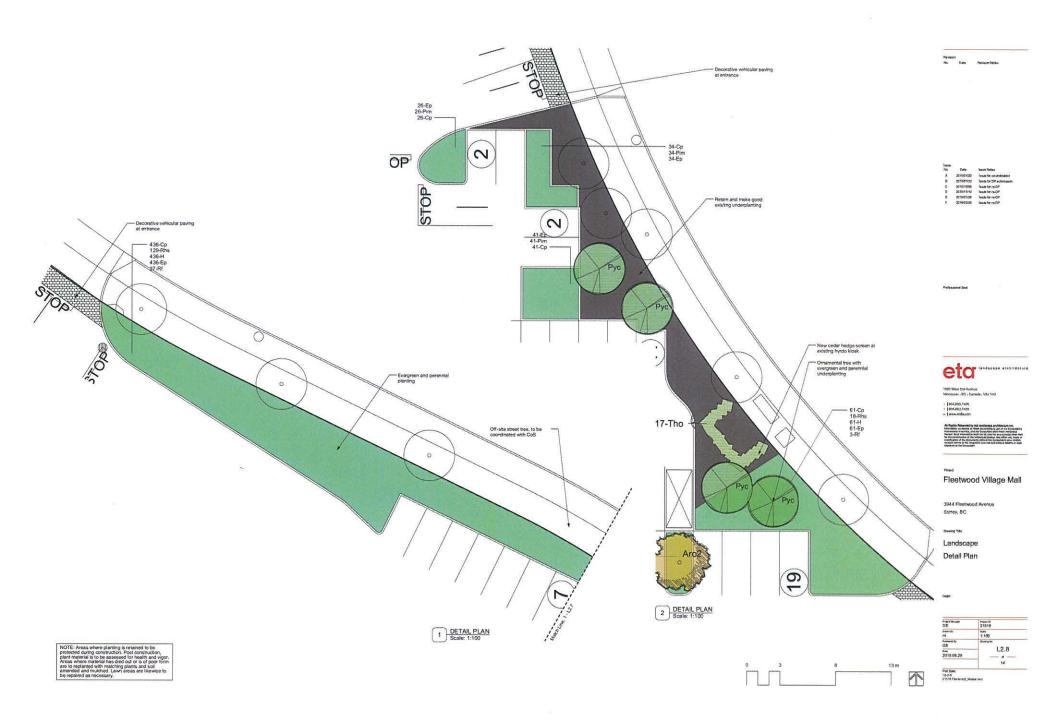
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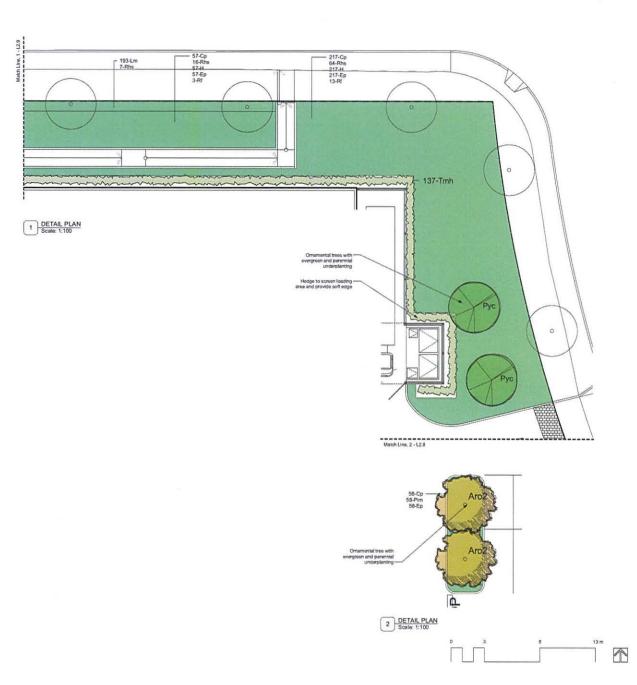
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REPRODUCTIBLE PARTS. PLANT PARTHOGENIC OR GREEMED, ORGANIC OR INCHGAING
MATERIALS, TORNIS, STONES OVER 30mm (1.2°), ANY DEBRIS AND FOREIGN GOLECTE.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LANGE SHRUBS (IL. IN TABLE, T-8.1.5.1 OF THE CUMPENT EDTION OF THE BSCLA/SICLAN STANDARDS). IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE: GOVER, LARGER THAN 15mm AND SMALLER THAN 45mm; 0-15;
"ALL ORVER, LARGER THAN 25mm AND SMALER THAN 45mm; 0-58;
"ALL ORVER, LARGER THAN 25mm AND SMALER THAN 45mm; 0-58;
THAN 35m; 30-799;
THAN 35m; 10-799;
THAN 35mm; 10-799;
THAN 35mm;

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE IN MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY PAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION BICLINA

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	24*	30*
LARGE SHRUBS	24*	24"
GROUNDCOVERS	12*	9*
LAWN-IPRIGATED	6"	6"
LAWN-NOT INFLIGATED	6.	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN ORD PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MILET OR DUCED THE GUIDELINES FOR OMPOST QUALITY UNDER CANALIAN COUCL OF MINISTERS OF THE ENVIRONMENT (COME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (when switting) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWNINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE AROUSTED:

CONTRACTOR TO PROVIDE MAINTENANCE FOR 2 YEARS POLLOWING SUBSTANTIAL COMPLETION.

'GATOR BAGS' TO BE USED ON ALL TREES, INCLUDING EXISTING

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT BOIL TEST TO BE PROVIDED I WEEK PRIOR TO END OF I YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

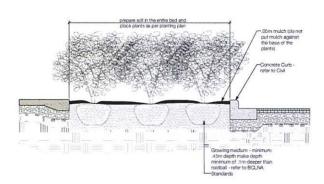
SITE INSPECTION

EXAMINE DISTING SURGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

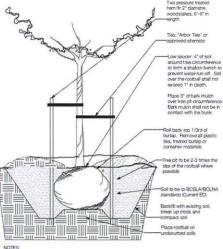
ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BICLIA/BICSLA STANDARDS CURPENT EDITION.





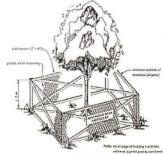


-All tree pits should be dug by hand as underground sevices may exist n ear street tree locations

Prune off broken and demeded branches. Do not remove leader -Minimum width of tree pit shall be the rootball diameter plus 600mm Floor flare to be at or above grade

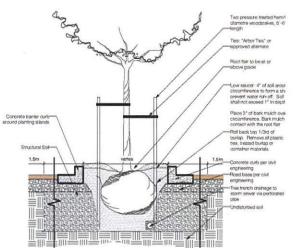
-Tree pit to be excavated to minimum of 3'-0"

3 Detail: Tree Planting Scale: 1:20



Frunk Diameter (cm)	Protection Keyd Around Tree (distance from trunk in metres)	1
20	12	2
25	(1)	1 5 4
30	1.0	12.5
36	2.1	B t
40	24	114
45)	27	4
50	5	1
555	3.3	
60	5.0	1
75	4.5	1
90	5.4	
100	60	1

Detail: Tree Protection Fence
 NTS



Bhuchuril soil. To be compacted to not less than 95% Prodor deathy. If doors, Bhuchuril soil to be mixed in the following proportions by weight, over county granter-or fines: 100°C selly large spain 4° 5%, and 25°50% at 20°40%, clay 23°40% city 25°40% compare matter 5°41, 20° abilities: 0.00. Total moleture at making about 5°10°C.

-All tree pits should be dug by hand as underground sevices may exist n ear street tree locations

-Prune off broken and damaged branches. Do -Root flave to be at or above grade

Detail: Tree Planting in Structural Soil
Scale: 1:20

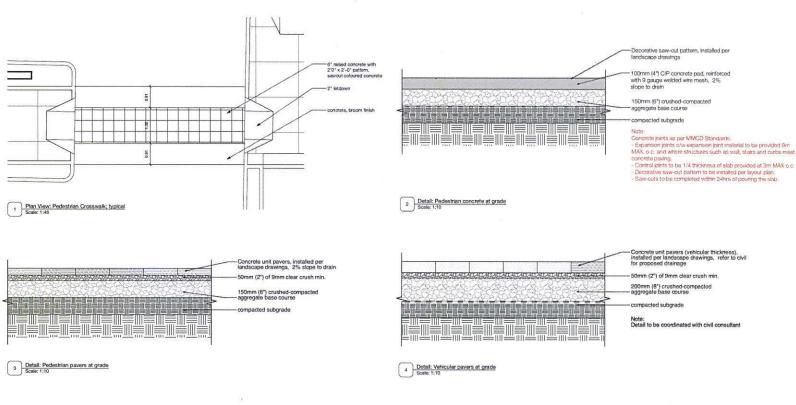
eta

Fleetwood VIIIage Mall

3944 Fleetwood Avenue Suttey, BC

Landscape Details and Notes

Of	21518
Deut Nr Mt	are trotted
OE S	L3.1
2015.06.29	L3.1
2015.06.29	
	14
Put Date:	







1 Detail: Wishbone bike rack

Defe Issue Notes
20 198/07/00 Feese for co-credit
20 198/07/00 Issues for co-OF
20 198/07/00 Issues for re-OF
20 198/07/00 Issues for re-OF
20 198/07/00 Issues for re-OF

eta marcan architables

Fleetwood Village Mall

3944 Fleetwood Avenue Surrey, BC

Landscape Details

GE	21518
Down Sy mt	as noted
GE GE	L3.2
2015.06.29	



INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- North Surrey Division

Planning and Development Department

FROM:

Development Services Manager, Engineering Department

DATE:

January 26, 2015

PROJECT FILE:

7815-0250-00

RE:

Engineering Requirements (Commercial/Industrial)

Location: 9014 152 Street

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit to allow for construction of two new buildings and for renovations of existing buildings:

- Provide additional SRW width to the existing SRW along the south property line in order to meet the design criteria requirements relative to the existing sanitary sewer.
- Provide additional SRW width to the existing SRW along 152 Street to ensure the SRW
 meets the design criteria requirements relative to the existing sanitary sewer.
- Pay processing fee in the amount of \$1,401.75 (including 5% GST) for the administration of the legal documents.

BUILDING PERMIT

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

- Confirm the existing water, sanitary and storm service connections provided for the site are adequate for the intended use; relocate/modify through the BP process, if required.
- Construct driveway access on 91 Avenue at the new location as shown on the Site Plan, with concrete letdown of 9.0 m width, and 200 mm sidewalk thickness at driveway crossing.
- If not existing, provide water quality/sediment control inlet chamber as a component of
 the on-site drainage system before discharge at the inspection chamber. A restrictive
 covenant is required to be registered on the title of the land to require the owner/operator
 to maintain and keep functional the water quality/sediment control inlet chamber.

Rémi Dubé, P.Eng.

Development Services Manager

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Table 4. Tree Preservation Summary

	TREE PRESERVATION SUMMARY
Arborist:	Trevor Cox, MCIP, ISA Certified Arborist (PN1920A)
	Certified Tree Risk Assessor (43)

Certified Tree Risk Assessor (43)	
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	73
areas)	
Protected Trees to be Removed	43
Protected Trees to be Retained	30
(excluding trees within proposed open space or riparian areas)	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
X one (1) = 0	86
- All other Trees Requiring 2 to 1 Replacement Ratio	
43 X two (2) = 86	
Replacement Trees Proposed	56
Replacement Trees in Deficit	30
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
 Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 	A
X one (1) = 0	0
 All other Trees Requiring 2 to 1 Replacement Ratio 	
X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Summary prepared and submitted by:	January 26, 2016
Arborist	Date

