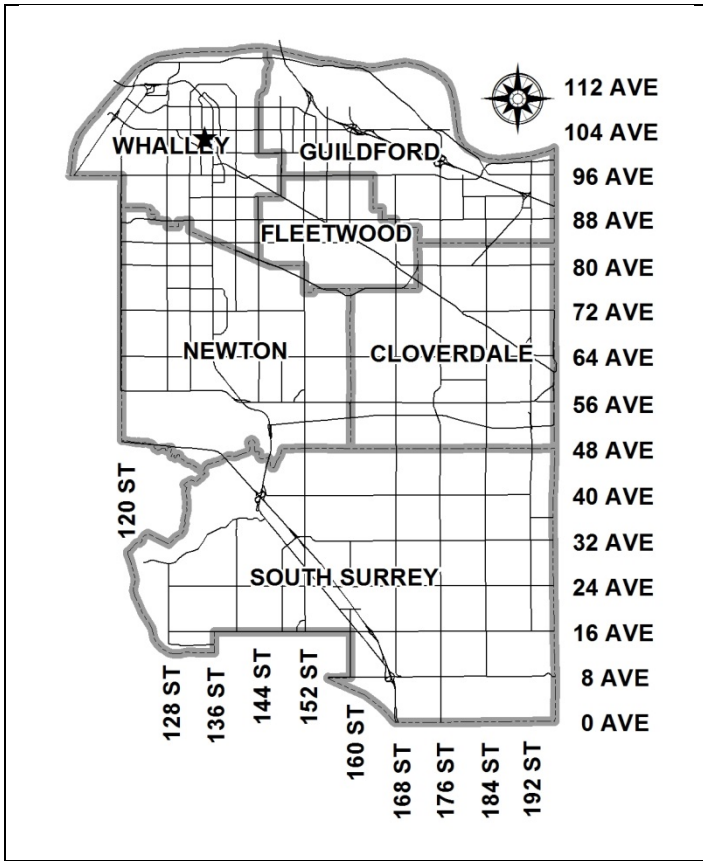


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0361-00

Planning Report Date: December 14, 2015

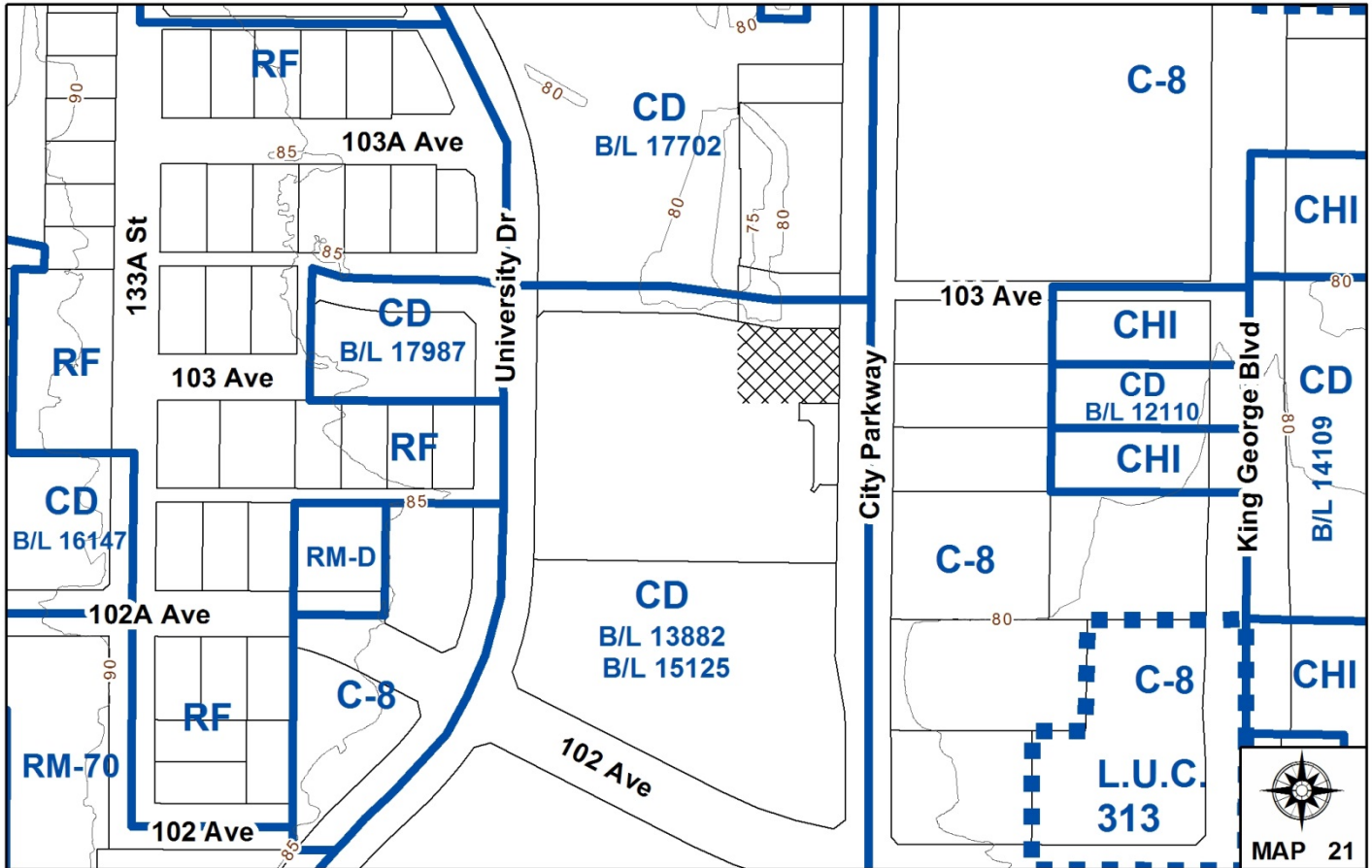


PROPOSAL:

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

to permit the expansion (north end) of the Surrey Central SkyTrain Station.

LOCATION: Portion of 10275 City Parkway
OWNER: City of Surrey
ZONING: CD By-law No. 13882, as amended by By-law No. 15125
OCP DESIGNATION: Central Business District



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a relaxation in building setback along the north (103 Avenue) and east (City Parkway) lot lines, as well as a parking relaxation for a proposed commercial retail unit.

RATIONALE OF RECOMMENDATION

- The proposed expansion of the Surrey Central SkyTrain Station will assist in modernizing the existing station, making it complementary to other recent developments nearby, such as the new City Hall, the new central library and the 3 Civic Plaza development, which is currently under construction.
- The proposed development will support the continued growth of the City Centre.
- The proposed setbacks achieve a more urban, pedestrian streetscape in the City Centre.
- The proposed reduction in parking is supportable as the proposed commercial/retail unit is small and is targeting pedestrian traffic from transit users.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0361-00, generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0361-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north (103 Avenue) yard setback and east (City Parkway) yard setback of Comprehensive Development Zone By-law No. 13882 as amended by By-law No. 15125, from 2.0 metres (7 ft.) to 0 metre (0 ft.); and
 - (b) to reduce the parking requirement of Comprehensive Development Zone By-law No. 13882 as amended by By-law No. 15125, for a commercial retail unit, from three (3) parking spaces to zero (0) parking space.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a revised landscaping plan, including the confirmed locations of free-standing signs, and landscaping cost estimate, to the specifications and satisfaction of the Planning and Development Department; and
 - (b) amendment of the existing statutory right-of-way agreement between the City and TransLink.

REFERRALS

- Engineering: The Engineering Department has no objection to the proposed development. Engineering requirements, as outlined in Appendix III, are to be completed prior to the issuance of a Building Permit.
- Surrey Fire Department: The Fire Department has no objections to the proposed development.

SITE CHARACTERISTICS

- Existing Land Use: A portion of the subject site is currently used as a public parking lot. The larger site houses small City-owned commercial retail units along City Parkway, and the North Surrey Recreation Centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 103 Avenue):	3 Civic Plaza, a new high-rise mixed-use commercial/office/hotel/multiple residential development, currently under construction.	Central Business District	CD By-law No. 17702
East (Across City Parkway):	Existing one-storey commercial buildings.	Central Business District	C-8
South:	Existing small CRUs owned by the City, but leased out to various tenants and the existing Surrey Central SkyTrain Station (south).	Central Business District	CD By-law No. 13882, amended by By-law No. 15125
Further South:	North Surrey Recreation Centre and parking lot.	Central Business District	CD By-law No. 13882, amended by By-law No. 15125
West:	Existing North Surrey ice arena.	Central Business District	CD By-law No. 13882, amended by By-law No. 15125

DEVELOPMENT CONSIDERATIONSBackground

- The Surrey Centre SkyTrain Station is one of the “Phase 3 Extension” stations opened in 1994. It has the eighth highest passenger volumes on the SkyTrain system and is in need of upgrades to accommodate the rapid growth of the City Centre.
- This development is the first step towards providing comprehensive upgrades to the entire Station.
- The objectives of the development are to improve the Station’s capacity, exiting, passenger safety and accessibility, while reinventing the Station’s identity and relationship with the changing face of City Centre.

Proposed Development

- The subject site is located at 10275 City Parkway, a lot which currently houses the North Surrey Recreation Centre and small City-owned commercial retail units (CRUs) along City Parkway.
- The subject site is zoned Comprehensive Development Zone (CD By-law No. 13882, as amended by By-law No. 15125) and designated “Mixed-Use 7.5 FAR” in the City Centre Plan.
- TransLink has applied for a Development Permit (DP) and Development Variance Permit (DVP) to allow for a scope of work totaling approximately 939 square metres (10,107 sq.ft.). The scope of work will include a 19-square metre (205 sq.ft.) platform expansion at the north,

with a new station house 920 square metres (9,903 sq. ft.) in size. Within the new station house, a new CRU, 82.5 square metres (885 sq.ft.) in size, is proposed at the ground level.

- The proposed SkyTrain Station expansion is to be located just north of the existing Surrey Central SkyTrain Station, within an area that is currently used as a parking lot.
- The existing parking lot will be reconfigured to allow for a total of nine (9) parking spaces, which is 2 more than existing. In anticipation of the construction, existing Modo parking spaces have already been relocated to P1 of the City Hall's parkade. These nine parking spaces will likely become pay parking in the future.
- Five (5) bicycle racks allowing for 10 bicycles are proposed.
- Vehicular access to the existing City-owned CRUs and ice arena will be realigned to 103 Avenue.
- TransLink is targeting commencement of construction in May 2016.

PRE-NOTIFICATION

As this application includes a Development Permit and Development Variance Permit, no pre-notification letter was required. The applicant, TransLink, has installed two signs on the subject site along City Parkway and staff have not received any questions or comments.

DESIGN PROPOSAL AND REVIEW

- The new 920-square metre (9,903 sq.ft.) station house has been designed as a 2-storey pavilion.
- The proposed material palette for the new station house is a departure from the existing station. Exposed wood, metal panel and accent colour in a bright green are proposed to infuse warmth into the Station. Clear glazing is the predominant material for the street façade. Solid walls, including party walls) are to be in architectural concrete. Glue laminated timber in Spruce Pine is to be used at the ground floor ceiling and for the underside of the roof at the mezzanine level. Dark grey vertical mullions and painted steel work, along with white metal panel cladding will be used on the exterior of the Station. Coloured metal panels in a bright green colour will be used at the entrance soffits.
- Full height glazing is proposed on the 103 Avenue and City Parkway building elevations to provide maximum transparency while affording views across the Civic Plaza and City Parkway.
- The building engages the public realm with two generous canopies providing weather protection at both the east and north entrances.

- An 82.5-square metre (885 sq.ft.) commercial retail unit (CRU) is proposed adjacent the 103 Avenue entrance, encouraging activity along the street edge. It is has been strategically placed to provide views of the station's interior activities and be near the future bus pick-up bays along 103 Avenue.
- A new glazed elevator enclosure is articulated separately from the station house and reads as an element inserted into the station house from above.
- The existing platform will include a short 19-square metre (205 sq.ft.) extension at the north, to connect to the glazed elevator, with replacement of the existing north gable cladding. The remainder of the platform and roof shall remain as is, until a future phase.
- New street trees, planting and lighting along City Parkway and 103 Avenue will assist in animating the station's public realm. An in-ground landscape planter is proposed along 103 Avenue, which will incorporate a metal screen, trees and low level planting. Planting is proposed along the western edge of the reconfigured surface parking lot.

Signage

- Two fascia signs are proposed to advertise the "Surrey Central" north station house, one along City Parkway and one along 103 Avenue. Both signs are permitted as per the Sign By-law. Both signs are 0.5 metre (1.6 ft.) long and will extend the width of the entry on each road frontage.
- A series of small directional "T" signs are proposed around the site, including on the guideway column along City Parkway, which is permitted under the statutory right-of-way agreement between the City and TransLink. These signs are intended to assist in wayfinding around the station.
- A free-standing doubled sided information panel sign is proposed at the southeast corner of the station house. It is to be set back a minimum 2 metres (6.6 ft.) from the City Parkway property line. The proposed sign has a height of 2.3 metres (7.5 ft.), which complies with the Sign By-law maximum of a 2.4 metres (8 ft.) sign height in the City Centre.
- The final locations of the free-standing signs will need to be confirmed with the City's Engineering Department.
- The applicant's architect has indicated that a sign will be required for the new CRU along 103 Avenue. The sign will be located above the entrance of the CRU, along 103 Avenue. No further details have been provided at this time, as the CRU's design is not part of the scope of the present work. At a time the CRU is leased, the tenant will be subject to a Tenant Improvement Permit and/or a Sign Permit application.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 9, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is within the City Centre Plan area and will form part of the Central Surrey SkyTrain Station. The station expansion and upgrades support the development plans and growth for Surrey City Centre.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The development proposes natural landscaping and permeable pavement and surfaces. The proposed development will allow for recycling pickup.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The proposed development will encourage reduced private vehicle use, helping to reduce emissions and supports programs, such as ride share. The proposed development design will include 82 metres (270 ft.) of pedestrian linkages and bike racks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Glazing and clear lines of the site have been maximized through the station design. A CRU is proposed at the station entrance with views into the station to provide additional surveillance. All ticket machinery and information panels have been located in strategic areas, preventing the blocking of transparency.
6. Green Certification (F1)	<ul style="list-style-type: none"> N.A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The proposed development supports public transit use. Heavy timber roof construction is being proposed for the new station house with 100% glazing to maximize daylighting onto 103 Avenue and City Parkway. Roof lights, with LED fixtures throughout are proposed, as is permeable exterior paving.

ADVISORY DESIGN PANEL (Appendix IV)

ADP Date: November 12, 2015

All of the ADP recommendations have been addressed. There are some minor landscape items to be completed prior to consideration of final approval of the Development Permit.

BY-LAW VARIANCE AND JUSTIFICATION (Appendix V)

(a) Requested Variance:

- To vary the north (103 Avenue) and east yard (City Parkway) setbacks in CD By-law No. 13882, from 2 metres (7 ft.) to 0 metre (0 ft.).

Applicant's Reasons:

- The reduction in the building setback is for the northeast corner of the station house where the elevator enclosure is proposed. The architect has had to maintain the

location of the elevator at this location, in order to allow for maximum transparency at the road frontages, pedestrian circulation and to keep the “back of house” operations at the southern end of the station. A small portion of the building will encroach into the City boulevard.

Staff Comments:

- A new statutory right-of-way agreement will be secured between TransLink and the City to allow for this small building encroachment. The encroachment is very small and will not be noticeable at-grade. The design achieves a more urban/pedestrian oriented streetscape appropriate for City Centre.
- Staff support the variance.

(b) Requested Variance:

- To reduce the number of parking spaces for the CRU, from 3 parking spaces to 0 parking spaces.

Applicant’s Reasons:

- The proposed CRU will likely be leased to a café or small grocery owner which will be targeting the foot traffic from the Station. Therefore, parking would not be required. If a customer does require parking, they may use one of the 9 pay parking spaces in the parking lot.

Staff Comments:

- Staff agree that the large majority of customers of the CRU will be transit users and therefore, will not require parking.
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Applicant’s Responses
Appendix V.	Development Variance Permit No. 7915-0361-00

INFORMATION AVAILABLE ON FILE

Complete Set of Architectural and Landscape Plans prepared by the Office of McFarlane Biggar Architects and Designers Inc. and Hapa Landscape Architecture, respectively, dated December 8, 2015.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/dk

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Information for City Clerk

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

1. Agent: Name: Nick Foster
 Office of McFarlane Biggar Architects and Designers Inc.
 Address: 1825 Quebec Street, Unit 301
 Vancouver, BC V5T 2Z3

 Tel: 604-558-6344

2. Properties involved in the Application
 - (a) Civic Address: Portion of 10275 City Parkway

 - (b) Civic Address: Portion of 10275 City Parkway
 Owner: City of Surrey
 PID: 024-847-038
 Portion of Lot 3 Section 27 Block 5 North Range 2 West New Westminister District Plan
 LMP46320 Except Plan BCP48957

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7915-0361-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law Nos. 13882 & 15125

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North (103 Avenue)	2 m	0 m
South		
West		
East (City Parkway)	2 m	0 m
BUILDING HEIGHT (in metres/storeys)		
Existing Station		20.7 m
New North Station House		10.02 m
New Elevator		17.77 m
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		
Retail (within Station House)		82.5 sq.m.
Station House		920 sq.m.
Platform Expansion (north)		19 sq.m.
Total		939 sq.m.
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		939 sq.m.

Development Data Sheet cont'd

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

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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ISSUED FOR DEVELOPMENT PERMIT DECEMBER 8TH, 2015



SURREY CENTRAL SKYTRAIN STATION UPGRADES

SURREY, BC

PROJECT TECHNICAL DATA

Project Name	Surrey Central Station Upgrades
Project Address	10275 City Parkway V3T 4C3, Surrey, B.C.
Zoning	Comprehensive Development Zone (By-law Nos. 13892 and 15125)
P.I.D.	024-947-039
Plan Description	Lot 3 Section 27 Range 2 Plan LMP46320 NWD Occupied Position

FLOOR AREAS	EXISTING	PROPOSED
NORTH STATION HOUSE		
Ground Level (Inc. CRU)	0 sq.m	554 sq.m
Ground Level CRU Lease area	0 sq.m	82,5sq.m (885 sq.ft)*
Mezzanine Level	0 sq.m	366 sq.m
Platform Level	0 sq.m	19 sq.m
Total	0 sq.m	939 sq.m
EXISTING STATION		
Ground Level	347 sq.m	347 sq.m
Mezzanine Level	483 sq.m	475 sq.m
Platform Level	612 sq.m	612 sq.m
Total	922 sq.m	922 sq.m
AREA SUMMARY		
Ground Level	347 sq.m	901 sq.m
Mezzanine Level	483 sq.m	841 sq.m
Platform Level	612 sq.m	631 sq.m
TOTAL AREA	1442 sq.m	2373 sq.m

Bulking Height		
Existing Station Height (Top of existing roof)		20.715 m
Proposed North Station House Height		10.020 m
Proposed North Station House Elevator		17.765 m
Parking	7 spaces	9 spaces
Bike Parking	0 spaces	5 stand (e.g. 10 spaces)

PROJECT TEAM

CLIENT	TransLink 400 - 257 Nelsons Court, New Westminster, BC, V3L 0E7 778 375 7500 Contact : Graeme Wilson Graeme.Wilson@translink.ca
ARCHITECTS	office of mcfarlane biggar architects + designers 301 - 1825 Quebec Street, Vancouver, BC, V7M 3K3 604 558 6344 Contact : Nick Foster nfoster@officemb.ca
LANDSCAPE	HAPA Collaborative 403-375 West Fifth Avenue, Vancouver, BC, V5Y 1J6 604 909 4150 Contact : Doug Shearer dshearer@hapacobo.com
CIVIL	Appl Martin Consultants #201 122448 82nd Avenue, Surrey, BC, V3W 3E9 604 909 4150 Contact : Mark Cassidy mcassidy@aplmartin.com

DRAWING LIST

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A042 CONTEXT PLAN - FUTURE CONDITION	1 : 500
A051 SITE PLAN - INTERIM CONDITION	1 : 250
A052 SITE PLAN - FUTURE CONDITION	1 : 250
A061 SITE PLAN DURING CONSTRUCTION	1 : 250
A062-A SRW PLAN - SRW AMENDMENT	1 : 250
A062-B SRW PLAN - SITE LAY-DOWN AREA	1 : 250
A101-1 GROUND FLOOR PLAN - NORTH STATION HOUSE	1 : 100
A101-2 GROUND FLOOR PLAN - SOUTH STATION HOUSE	1 : 100
A102-1 MEZZANINE FLOOR PLAN - NORTH STATION HOUSE	1 : 100
A102-2 MEZZANINE FLOOR PLAN - SOUTH STATION HOUSE	1 : 100
A103 ROOF PLAN - NORTH STATION HOUSE	1 : 100
A104-1 PLATFORM FLOOR PLAN - NORTH	1 : 100
A104-2 PLATFORM FLOOR PLAN - SOUTH	1 : 100
A105 PLATFORM ROOF PLAN - NORTH	1 : 100
A201 EAST ELEVATION - NORTH STATION HOUSE	1 : 100
A202 WEST ELEVATION - NORTH STATION HOUSE	1 : 100
A203 NORTH ELEVATION - NORTH STATION HOUSE	1 : 100
A204 SOUTH ELEVATION - NORTH STATION HOUSE	1 : 100
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A212 COLOURED ELEVATIONS - WEST (2 OF 4)	1 : 50
A213 COLOURED ELEVATIONS - NORTH (3 OF 4)	1 : 50
A214 COLOURED ELEVATIONS - SOUTH (4 OF 4)	1 : 50
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A302 LONGITUDINAL SECTIONS (2 OF 3)	1 : 100
A303 LONGITUDINAL SECTIONS (3 OF 3)	1 : 100
A351 CROSS SECTIONS (1 OF 2)	1 : 100
A352 CROSS SECTIONS (2 OF 2)	1 : 100
A401 STREETSCAPE ELEVATION - 103 AVENUE	1 : 200
A402 STREETSCAPE ELEVATION - CITY PARKWAY	1 : 200
A501 SHADOW ANALYSIS	NTS
A502 PHYSICAL MODEL PHOTOS - LONG TERM VISION	NTS
A601 CONTEXT PHOTOS	NTS
L1.1 LANDSCAPE - DIAGRAMS AND PRECEDENTS	AS NOTED
L1.2 LANDSCAPE - CONCEPT PLAN	AS NOTED
L1.3 LANDSCAPE - MATERIALS AND LAYOUT PLAN	AS NOTED
L1.4 LANDSCAPE - GRADING PLAN	AS NOTED
L1.5 LANDSCAPE - PLANTING PLAN	AS NOTED
L2.1 LANDSCAPE - SECTIONS	AS NOTED
L3.1 LANDSCAPE - DETAILS - PAVING AND PLANTINGS	AS NOTED
L3.2 LANDSCAPE - DETAILS - SCREENS AND GATES	AS NOTED
L3.3 LANDSCAPE - DETAILS - SITE FURNISHINGS	AS NOTED
C1 CIVIL - KEY PLAN	AS NOTED
C2 CIVIL - GRADING PLAN	AS NOTED
C3 CIVIL - ROADWORKS - 103 AVENUE	AS NOTED

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01	REVISED ON SUBMISSION	omb	8 th DEC 2015

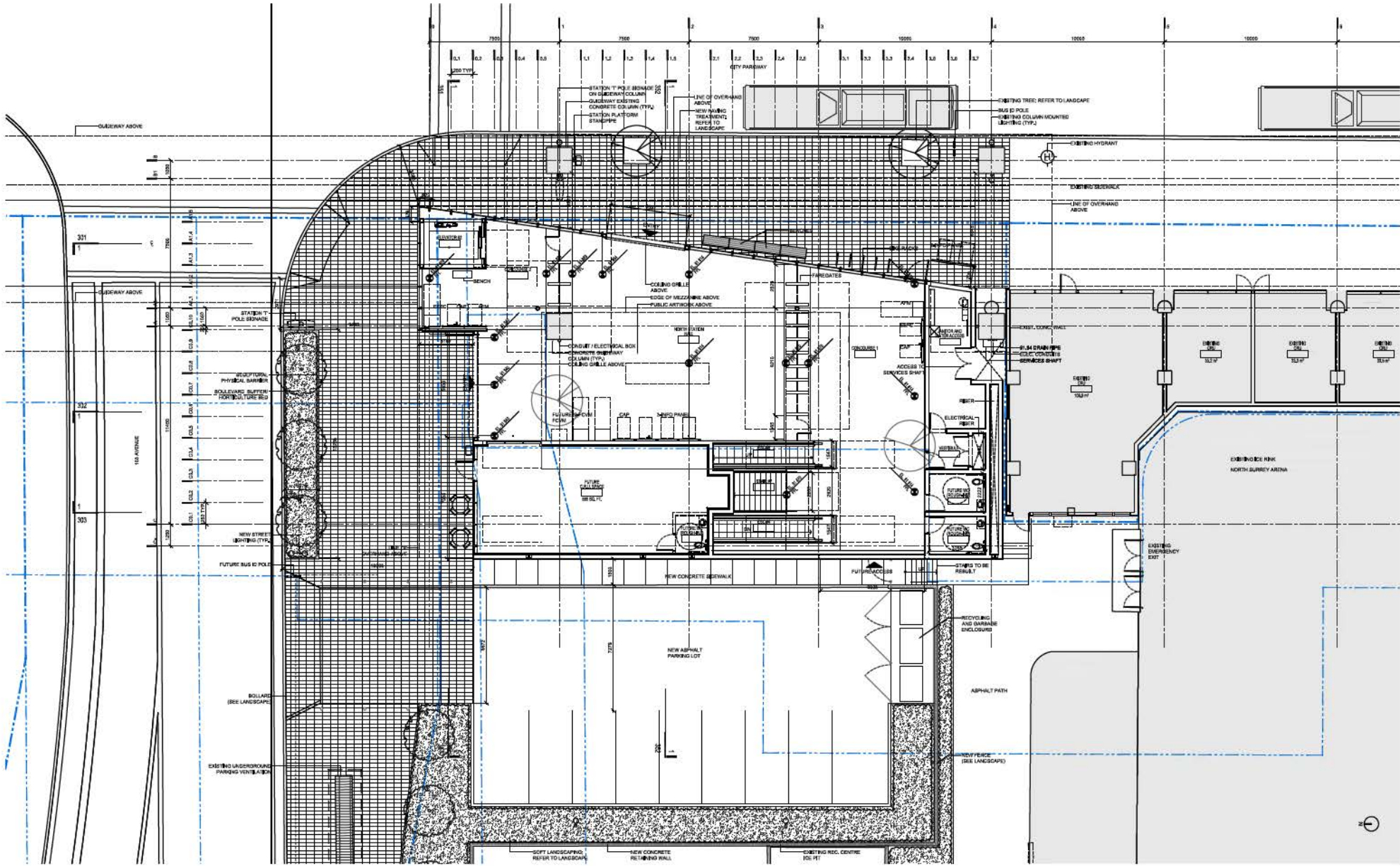


Surrey Central
Station Upgrades
2015-004

COVER PAGE

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1 CONOURSE LEVEL PLAN - NORTH STATION HOUSE
A111-1 1/10

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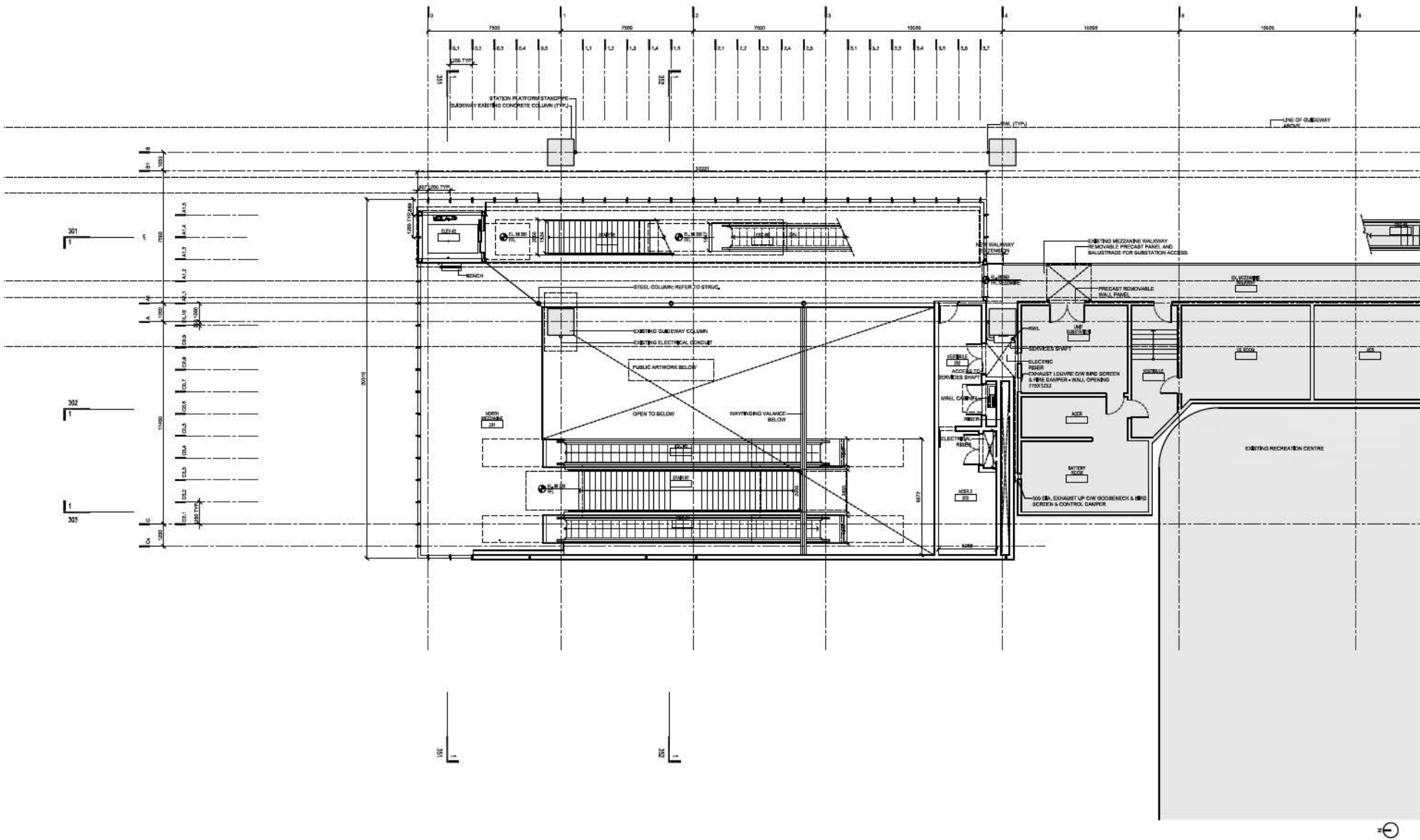
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Surrey Central
Station Upgrades
2015-204

GROUND FLOOR PLAN
NORTH STATION HOUSE
1:100

A101-1



1 MEZZANINE LEVEL PLAN - NORTH STATION HOUSE
A102-1 W&I

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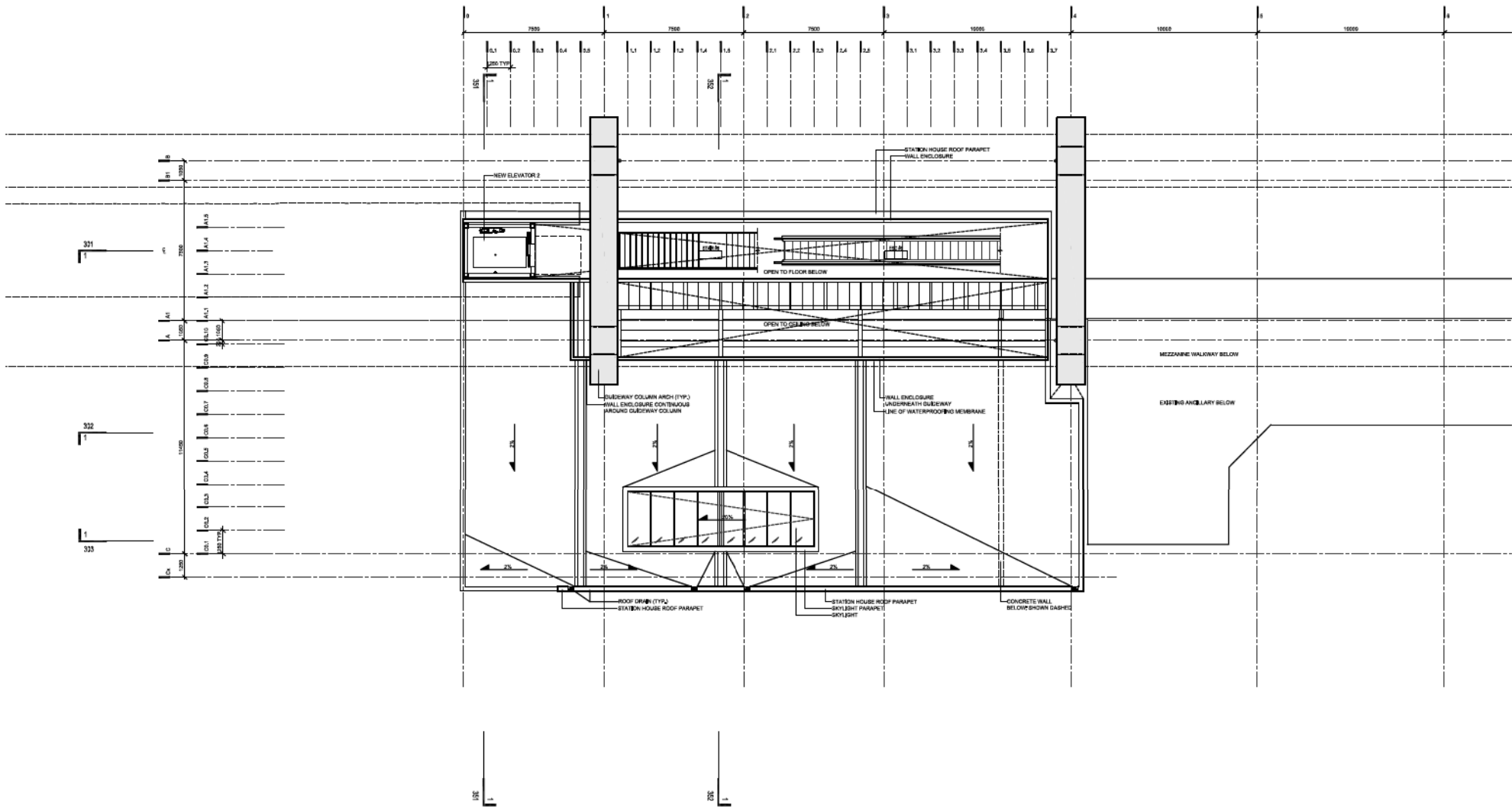
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Surrey Central
Station Upgrades
2015-004

MEZZANINE FLOOR PLAN
NORTH STATION HOUSE
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A102-1



1 ROOF PLAN - SOUTH STATION HOUSE
A113 110

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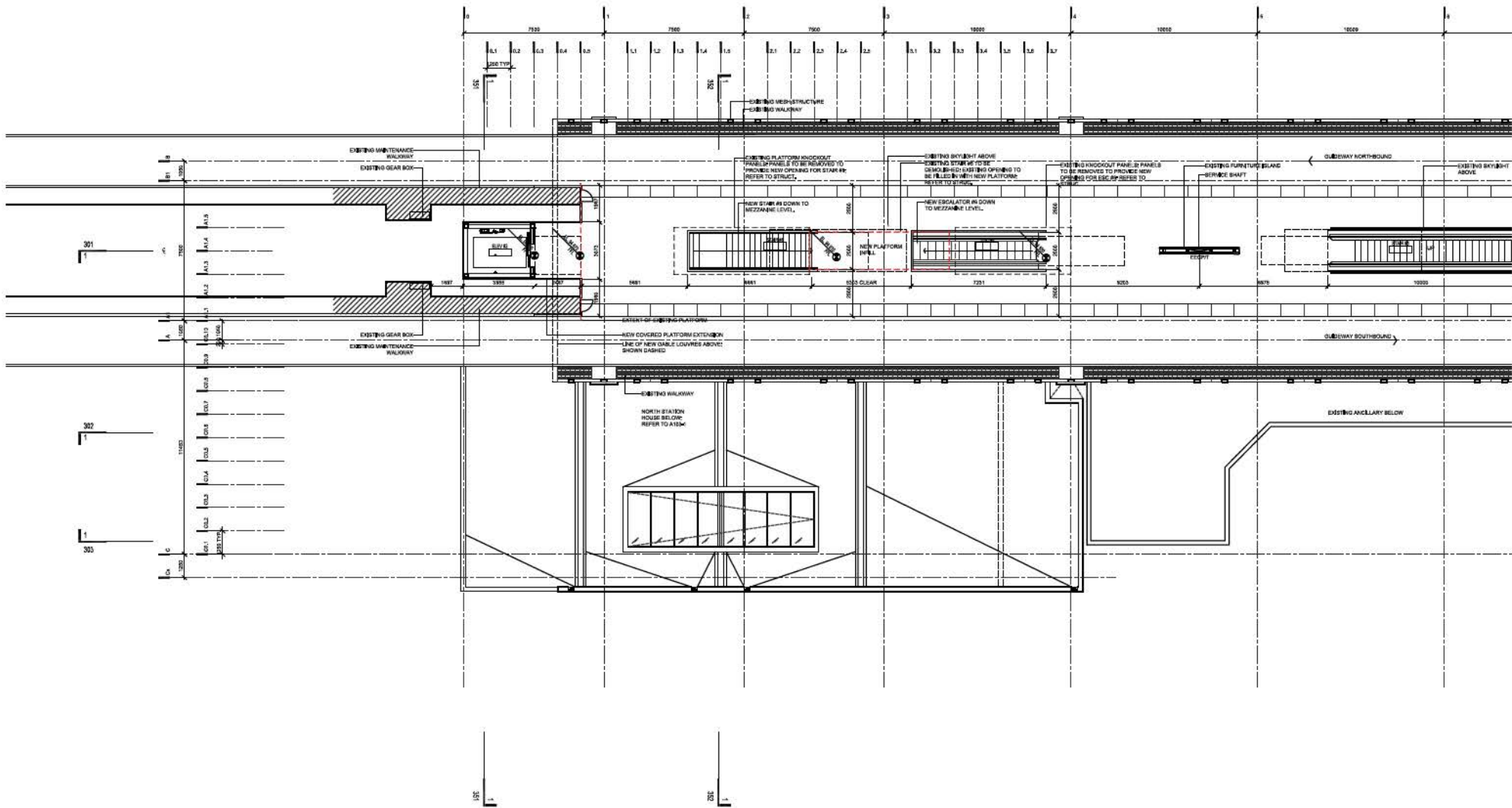


Surrey Central
Station Upgrades
2015-004

ROOF PLAN
NORTH STATION HOUSE
1:100

A103

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1 PLATFORM LEVEL PLAN - NORTH STATION HOUSE
A104-1 1/10

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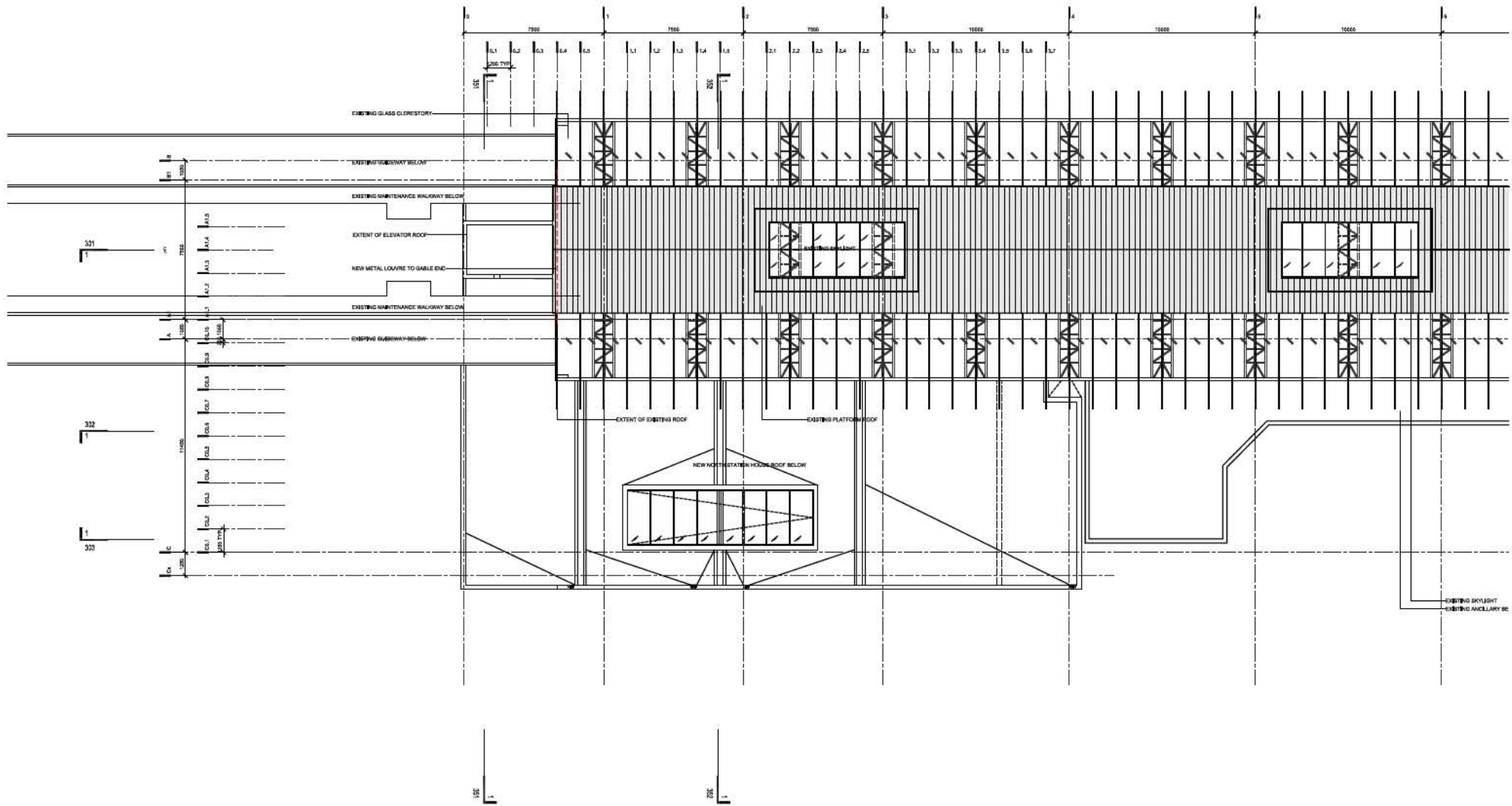


Surrey Central
Station Upgrades
2015-004

PLATFORM FLOOR PLAN
NORTH
1:100

A104-1

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1 ROOF PLAN - EXISTING PLATFORM AT NORTH STATION HOUSE
A105

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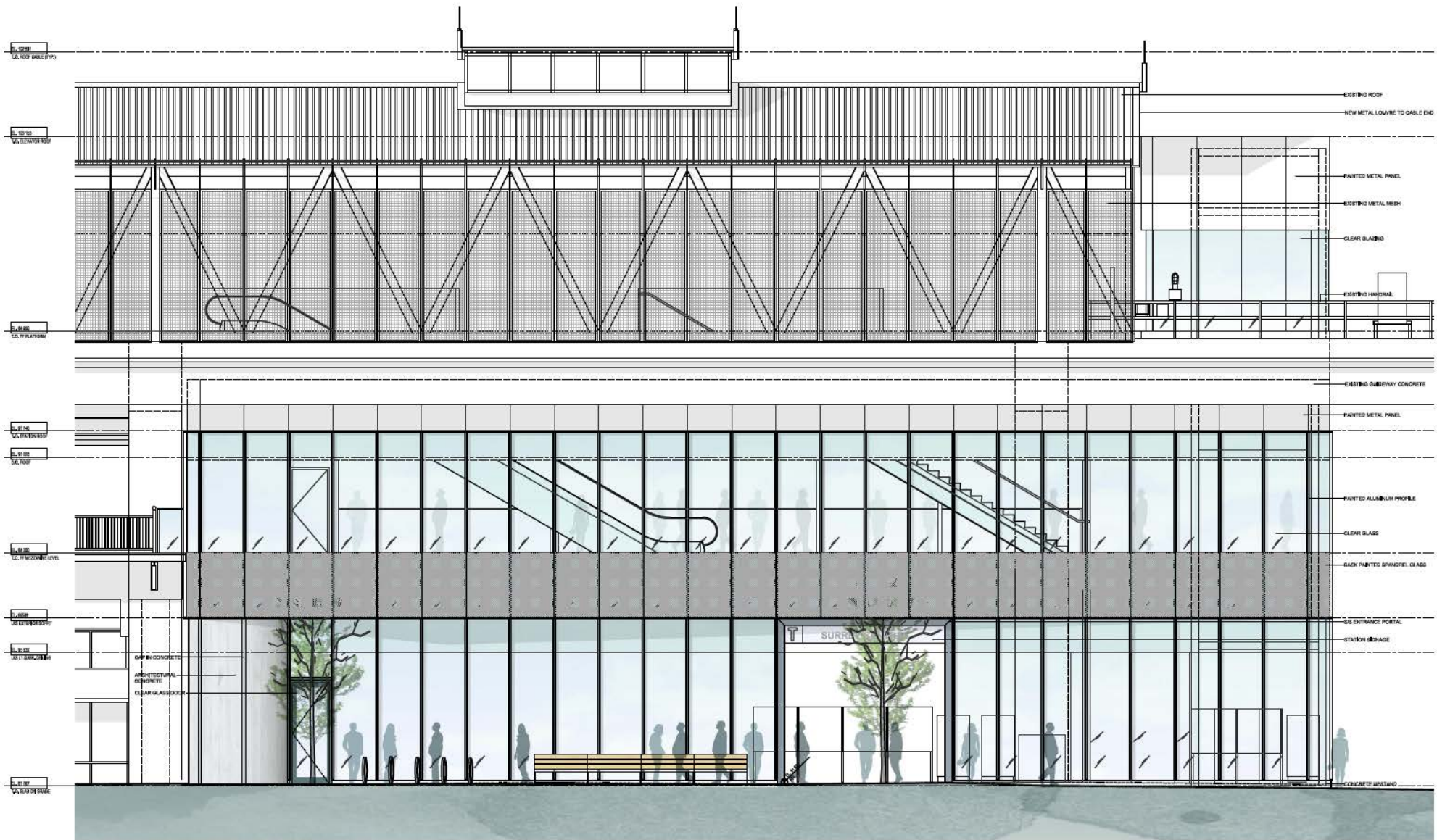
REV	DESCRIPTION	BY	DATE
00	DEVELOPMENT PERMIT SUBMISSION	DMB	09 OCT 2015



Surrey Central
Station Upgrades
2015-004

PLATFORM ROOF PLAN
NORTH
1:100

A105



1 EAST ELEVATION
A211 10/04/16

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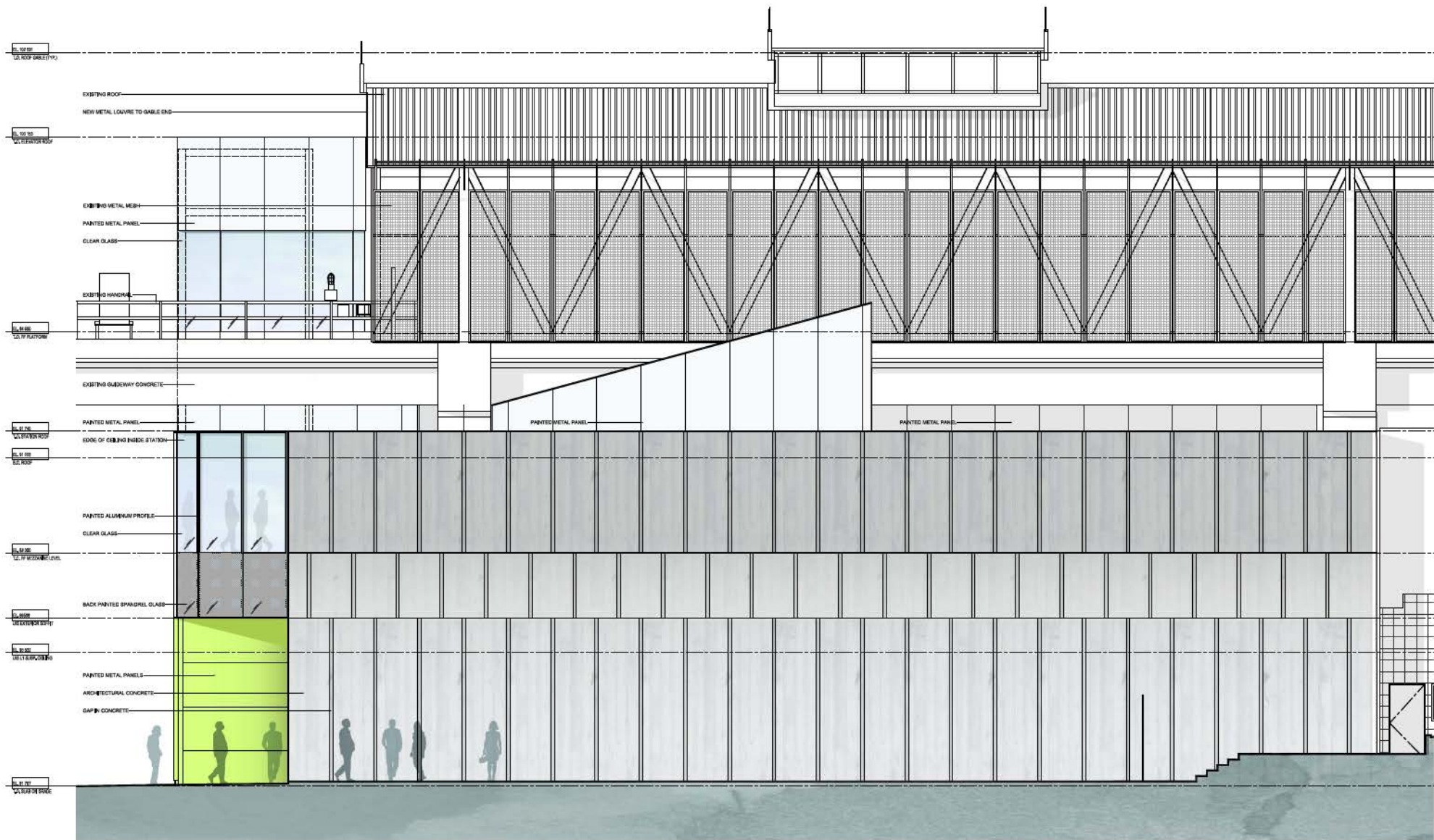
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Surrey Central
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2015-004

COLOURED ELEVATIONS
EAST (1 OF 4)
1:50

A211



1 WEST ELEVATION
A212

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COLOURED ELEVATIONS
 WEST (2 OF 4)
 1:50

A212



1 NORTH ELEVATION
A213 2015-04-03

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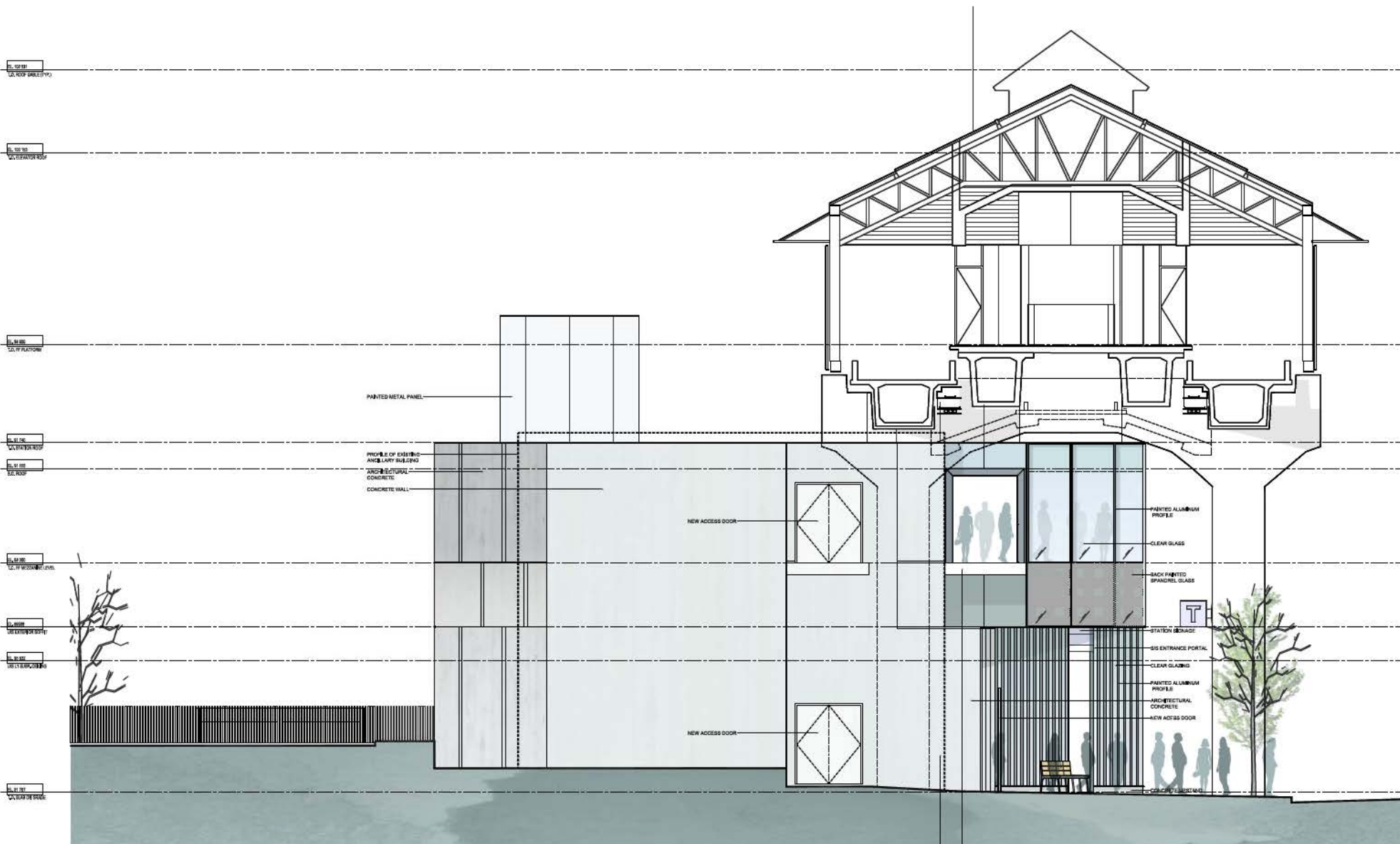
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Surrey Central
Station Upgrades
2015-04

COLOURED ELEVATIONS
NORTH (3 OF 4)
1:50

A213



1 SOUTH ELEVATION
A214 10-0-0180

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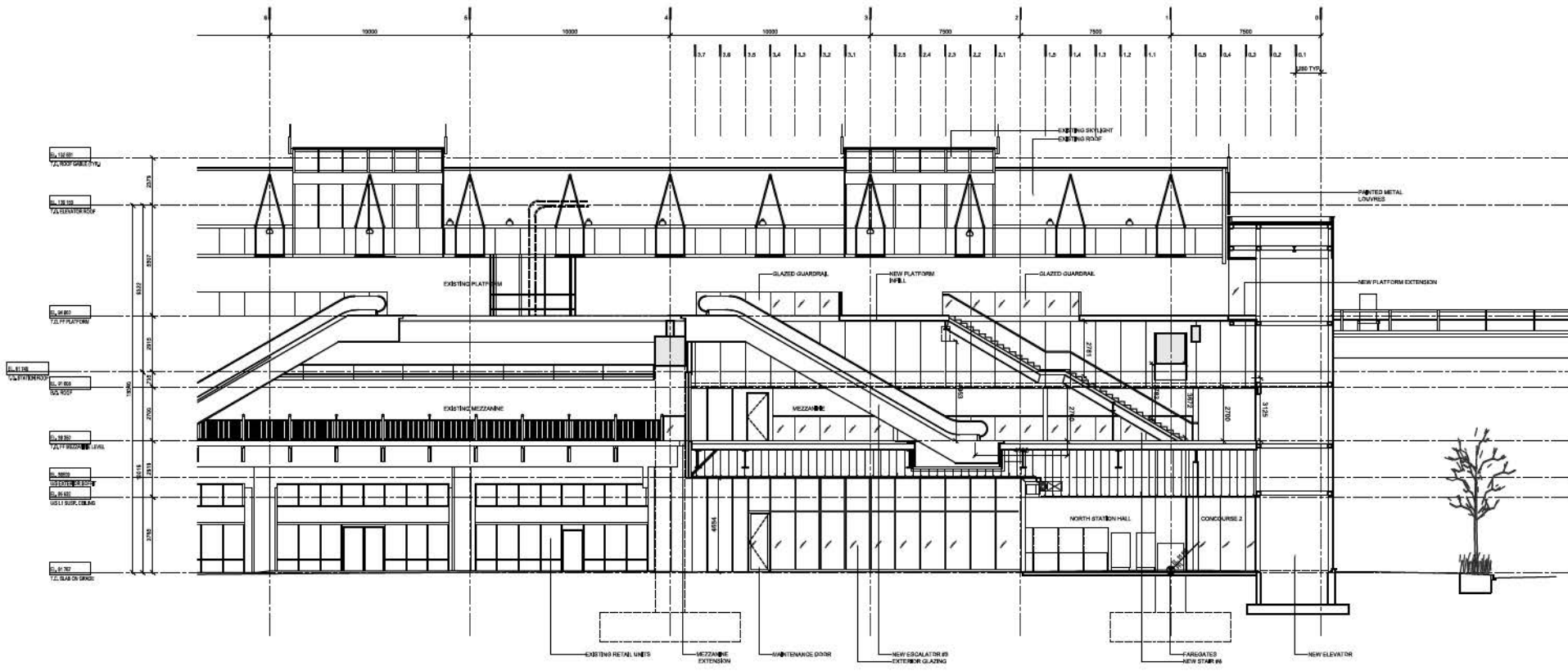
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Surrey Central
Station Upgrades
2015-004

COLOURED ELEVATIONS
SOUTH (4 OF 4)
1:50

A214



1 LONGITUDINAL SECTION
A301

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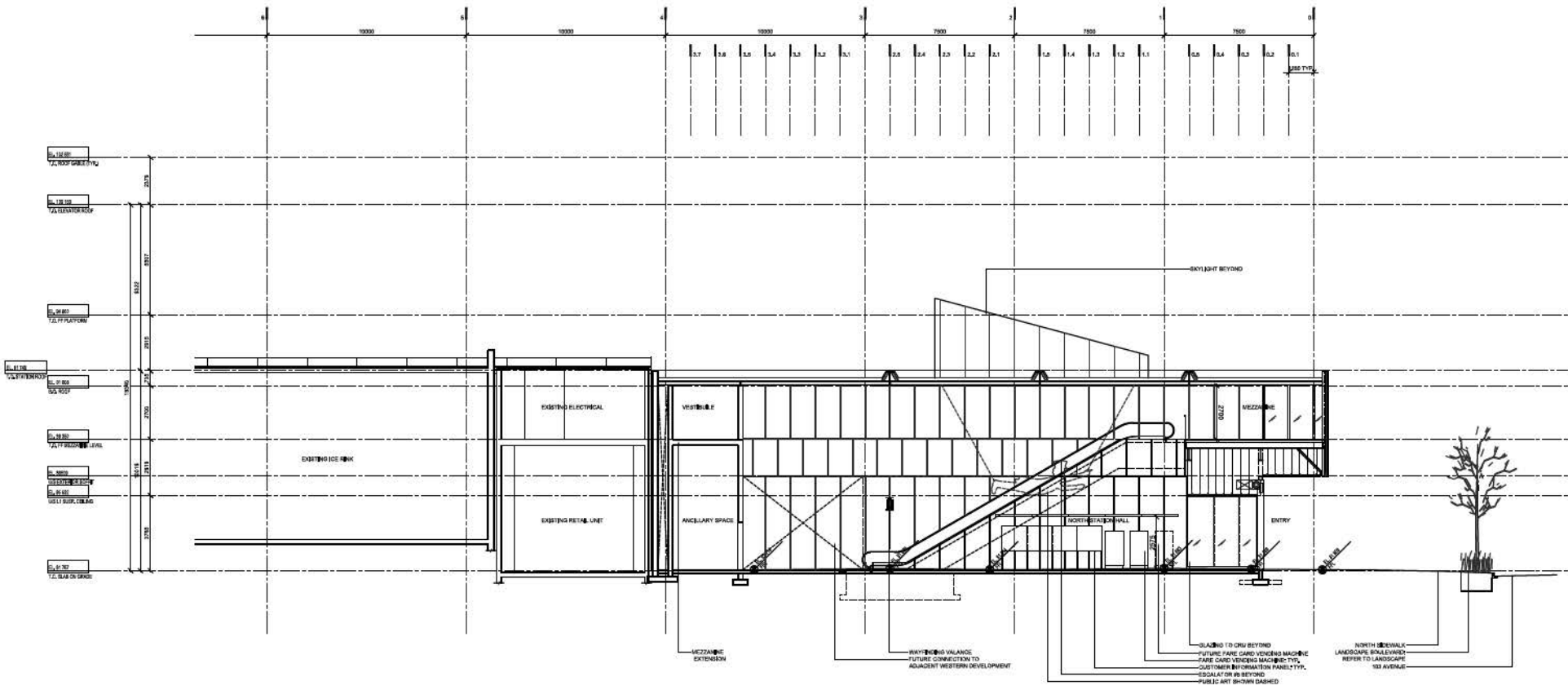
REV	DESCRIPTION	BY	DATE
00	DEVELOPMENT PERMIT SUBMISSION	dmh	09 OCT 2015



Surrey Central
 Station Upgrades
 2015-004

LONGITUDINAL SECTION
 (1 OF 3)
 1:100

A301



1 LONGITUDINAL SECTION
A302 510@AMB

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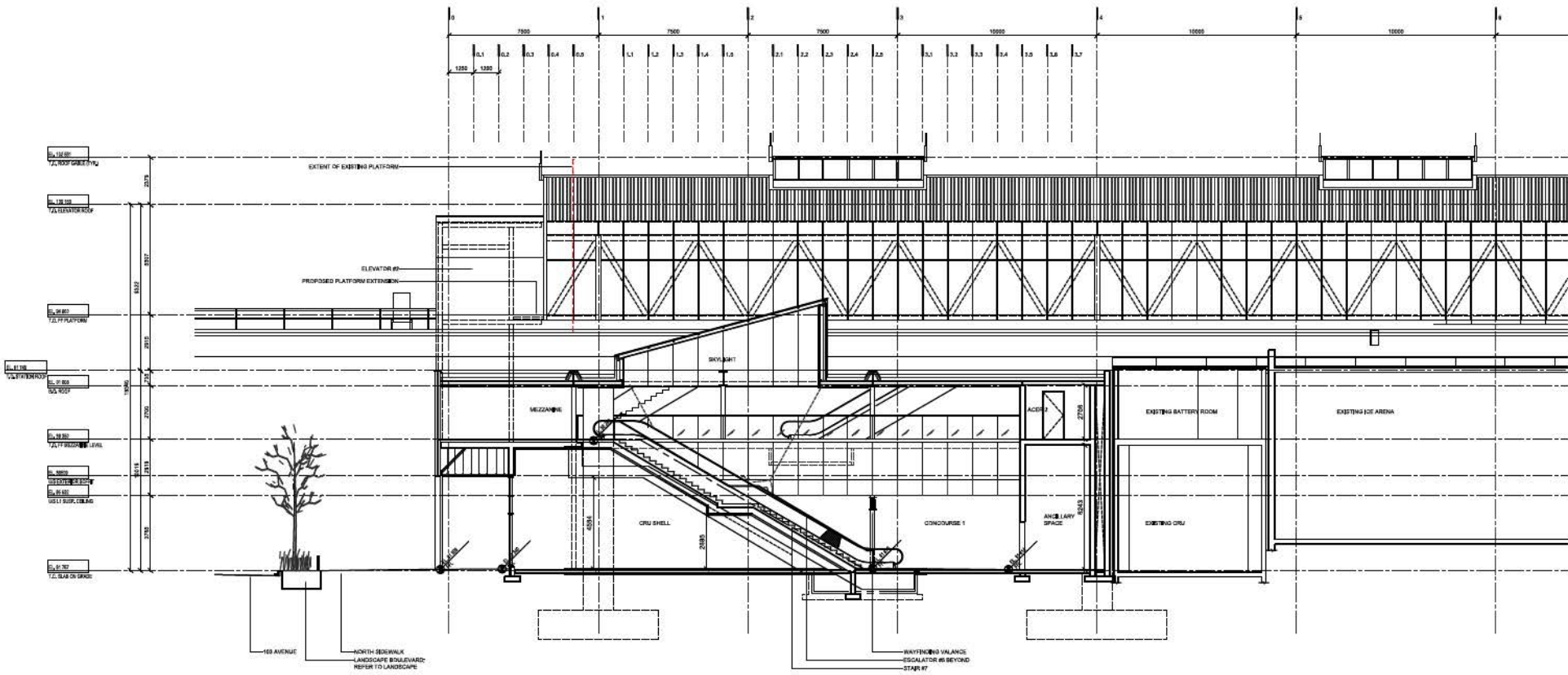
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00	DEVELOPMENT PERMIT SUBMISSION	AMB	09 OCT 2014



Surrey Central
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2015-204

LONGITUDINAL SECTION
(2 OF 3)
1:100

A302



1 LONGITUDINAL SECTION
A303 510@AMB

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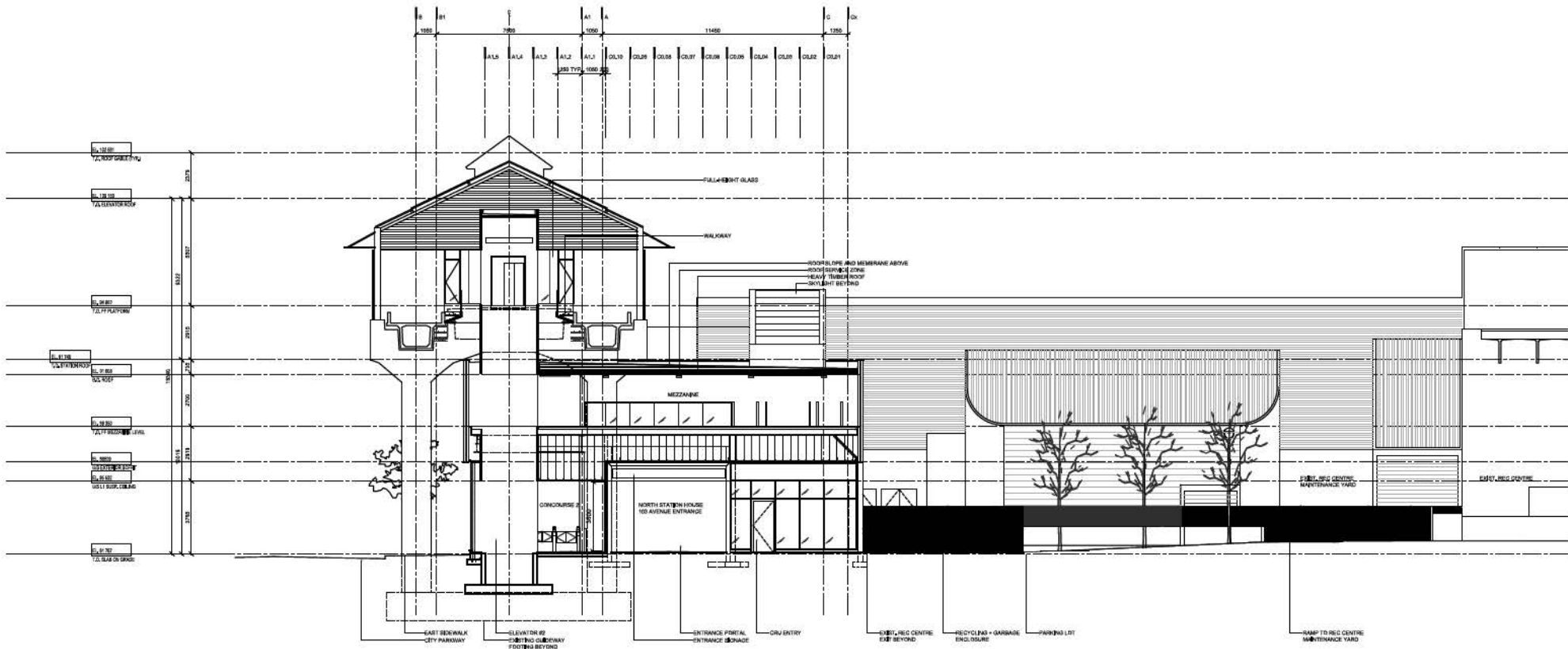
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2015-004

LONGITUDINAL SECTION
(3 OF 3)
1:100

A303



1 CROSS SECTION
A351 100.0/480

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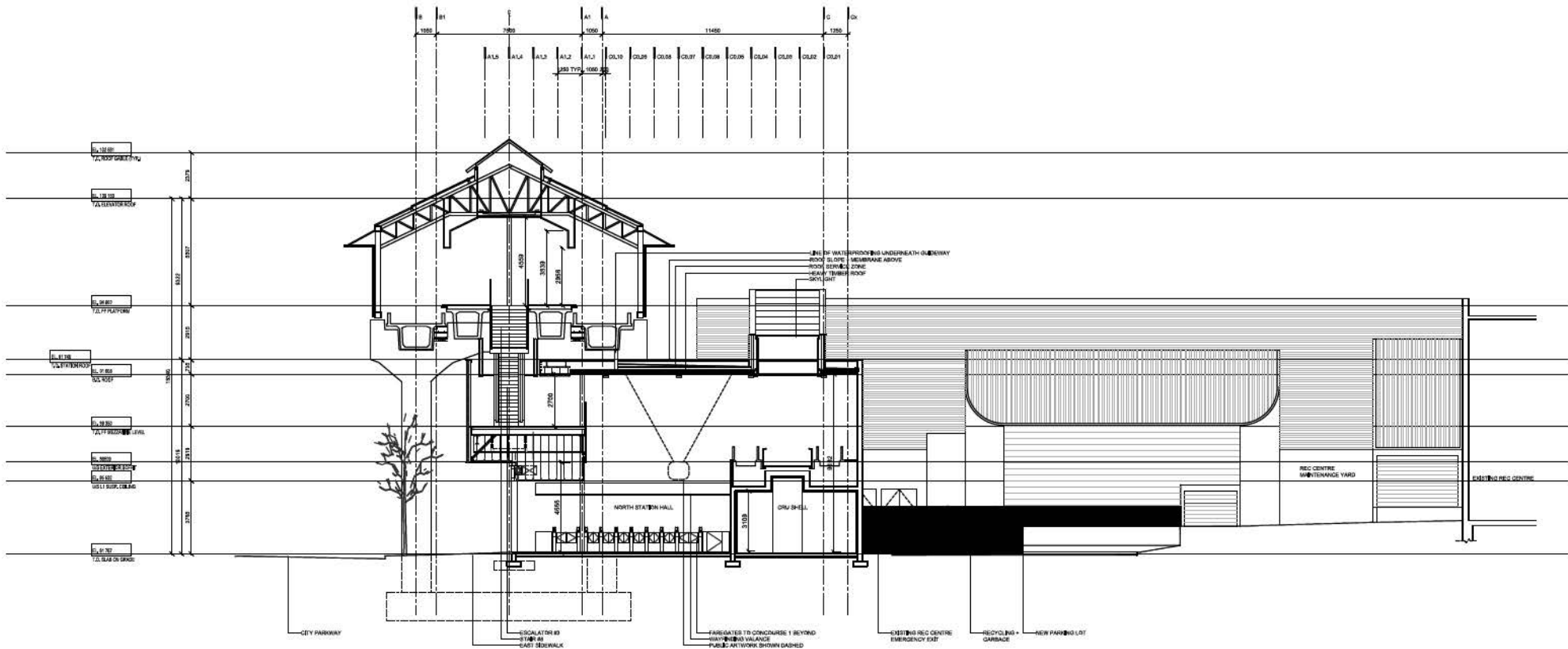
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Surrey Central
Station Upgrades
2015-004

CROSS SECTIONS
(1 OF 2)
1:100

A351



1 CROSS SECTION
A352 1100 (MM)

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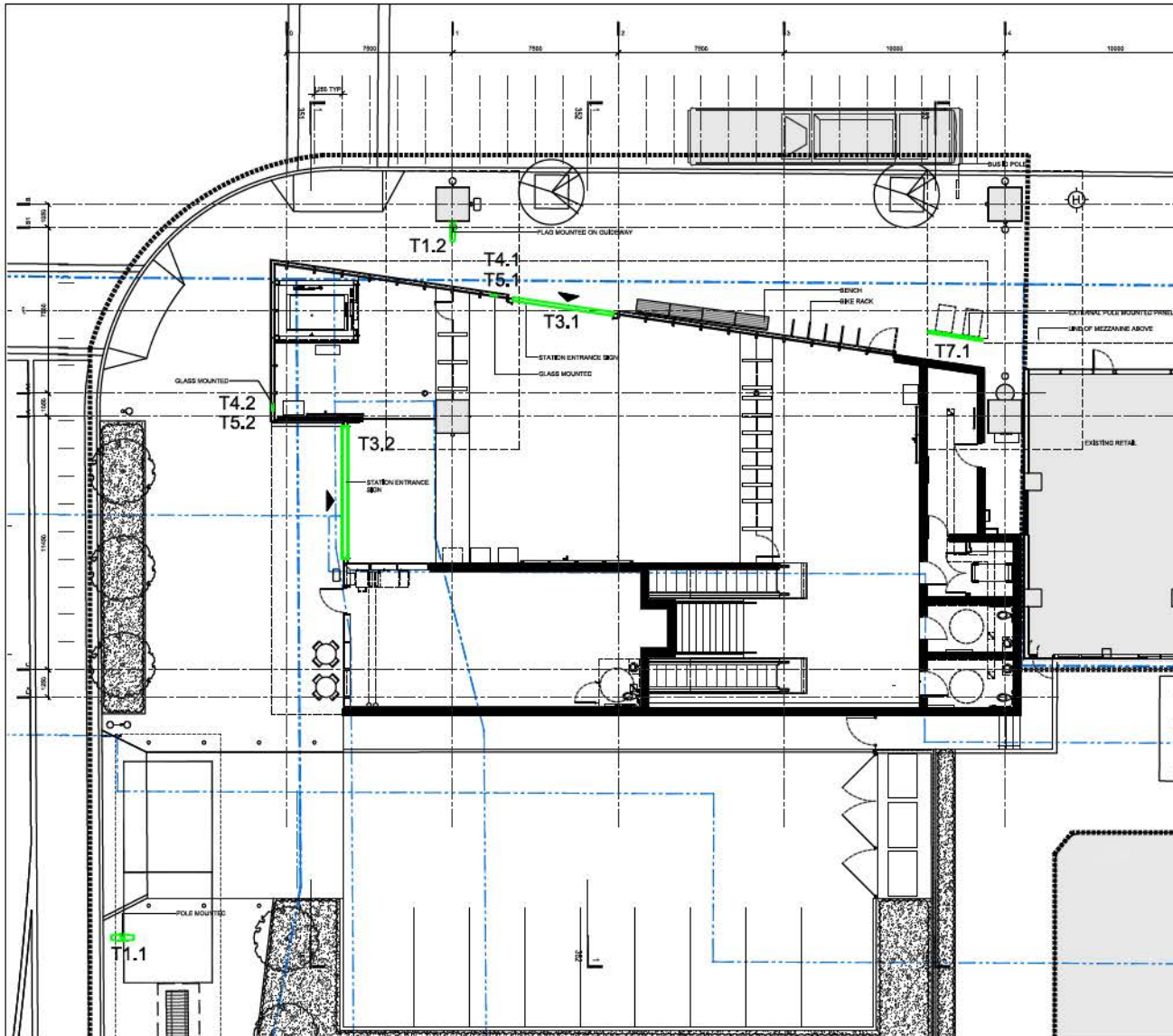
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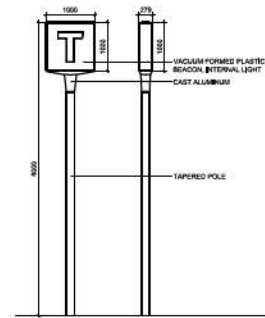
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 Station Upgrades
 2015-004

CROSS SECTION
 (2 OF 2)
 1:100

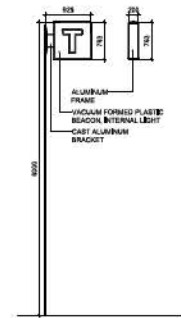
A352



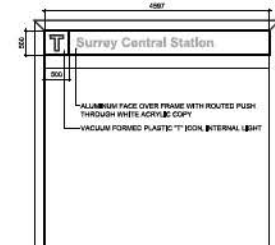
1 SITE PLAN - NORTH STATION HOUSE
A730 100 g 4/8/18



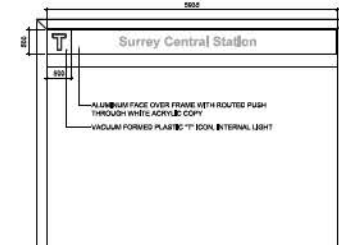
2 FRONT AND SIDE ELEVATIONS T1.1
A730 100 g 4/8/18



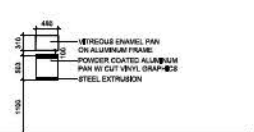
3 FRONT AND SIDE ELEVATIONS T1.2
A730 100 g 4/8/18



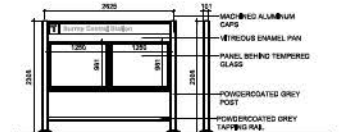
4 ELEVATION T3.1
A730 100 g 4/8/18



5 ELEVATION T3.2
A730 100 g 4/8/18



6 ELEVATION T4-T5 (TYPICAL)
A730 100 g 4/8/18



7 FRONT AND SIDE ELEVATIONS T7.1
A730 100 g 4/8/18

	DATE	REFERENCE DRAWING		REVISIONS		
		NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION
DESIGNED						
DRAWN				11.21.2018	OMB	ISSUED FOR PERMISSIVE
CHECKED						
APPROVAL						



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SURREY CENTRAL SKYTRAIN STATION UPGRADES
SITE PLAN - PROPOSED WAYFINDING
AND SIGNAGE ELEVATION

SCALE	CONTRACT No.	REV. No.
-	131004-01	A700

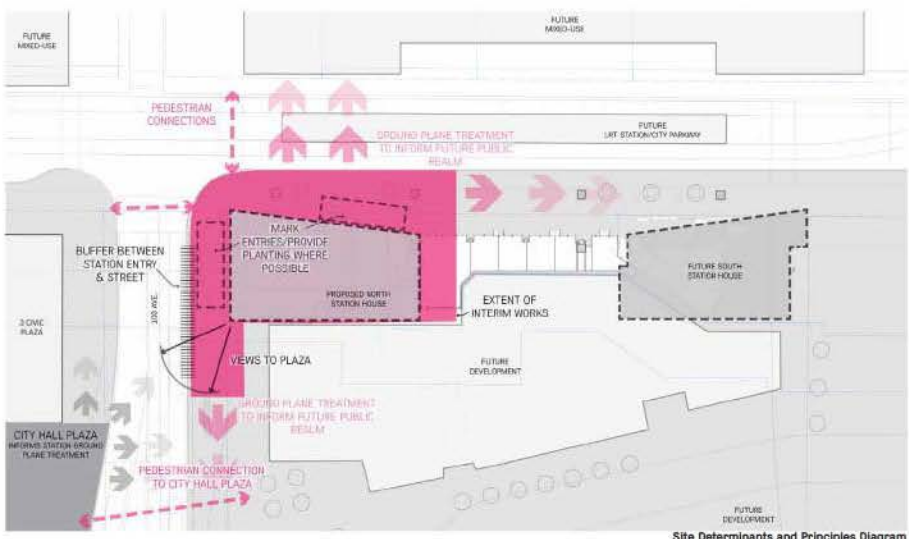
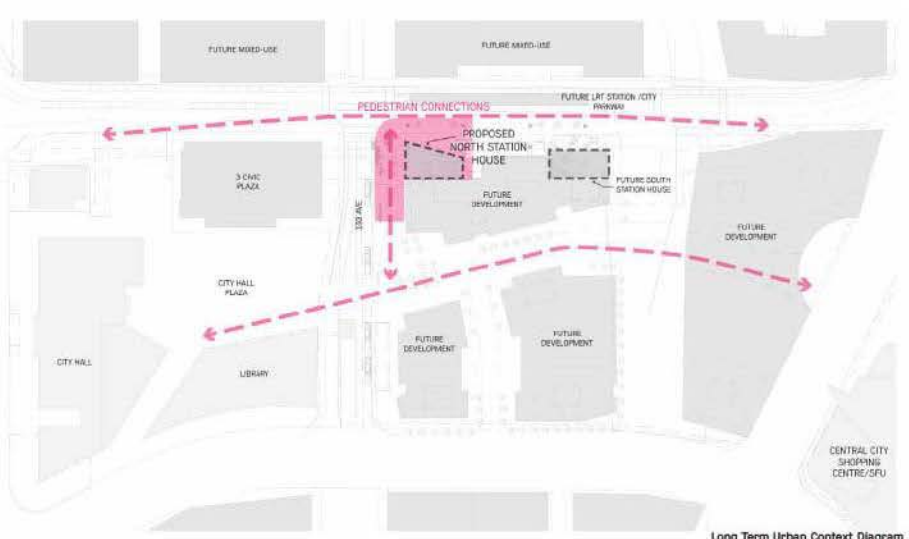












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1	Issued for Review	Sept. 18/2015

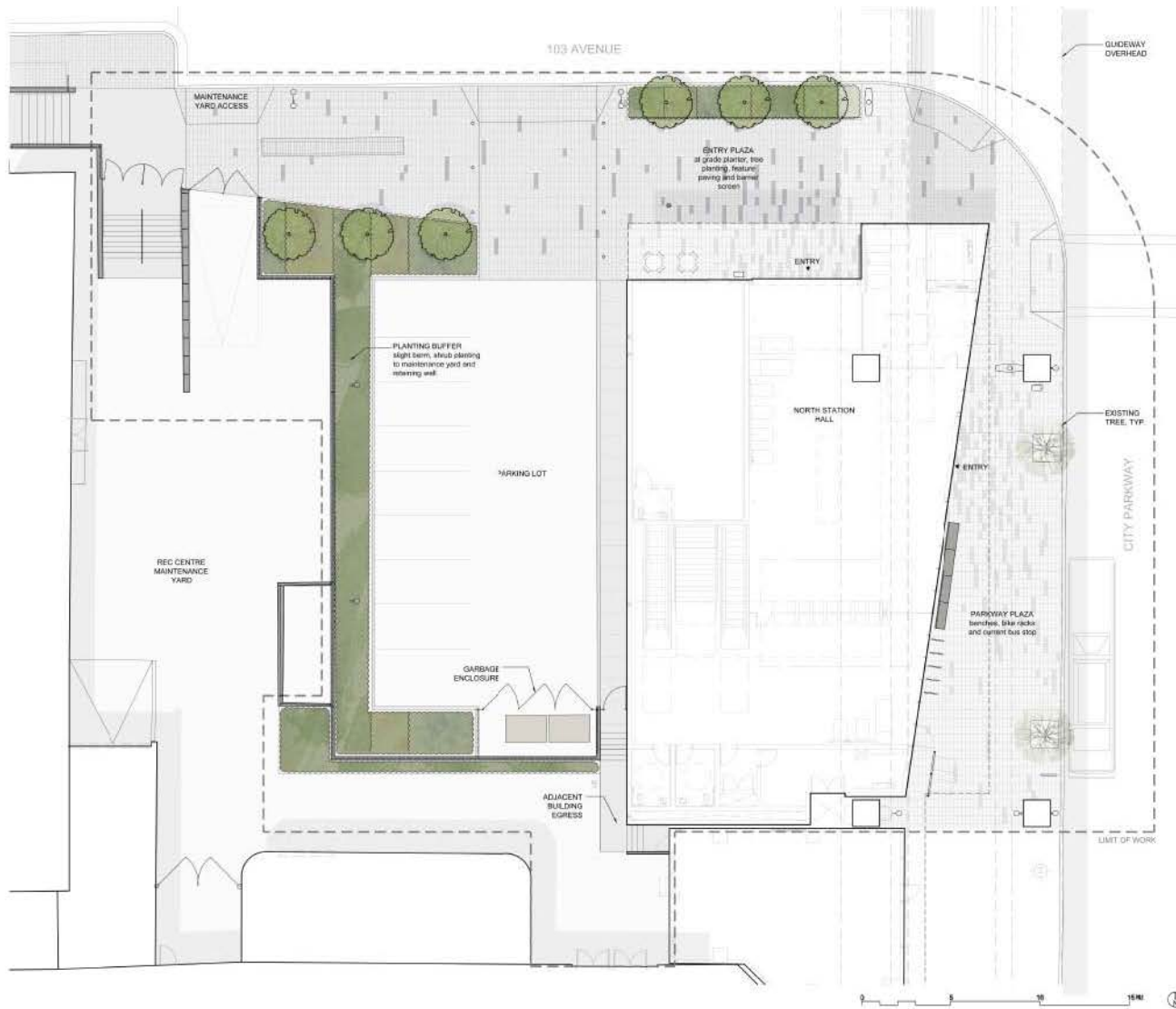


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Diagrams and Precedents

Date	Sept. 18/15	Drawing Number	
Project No.	1513		L1.1
Scale	as noted		
Drawn/Checked	ij/ds		



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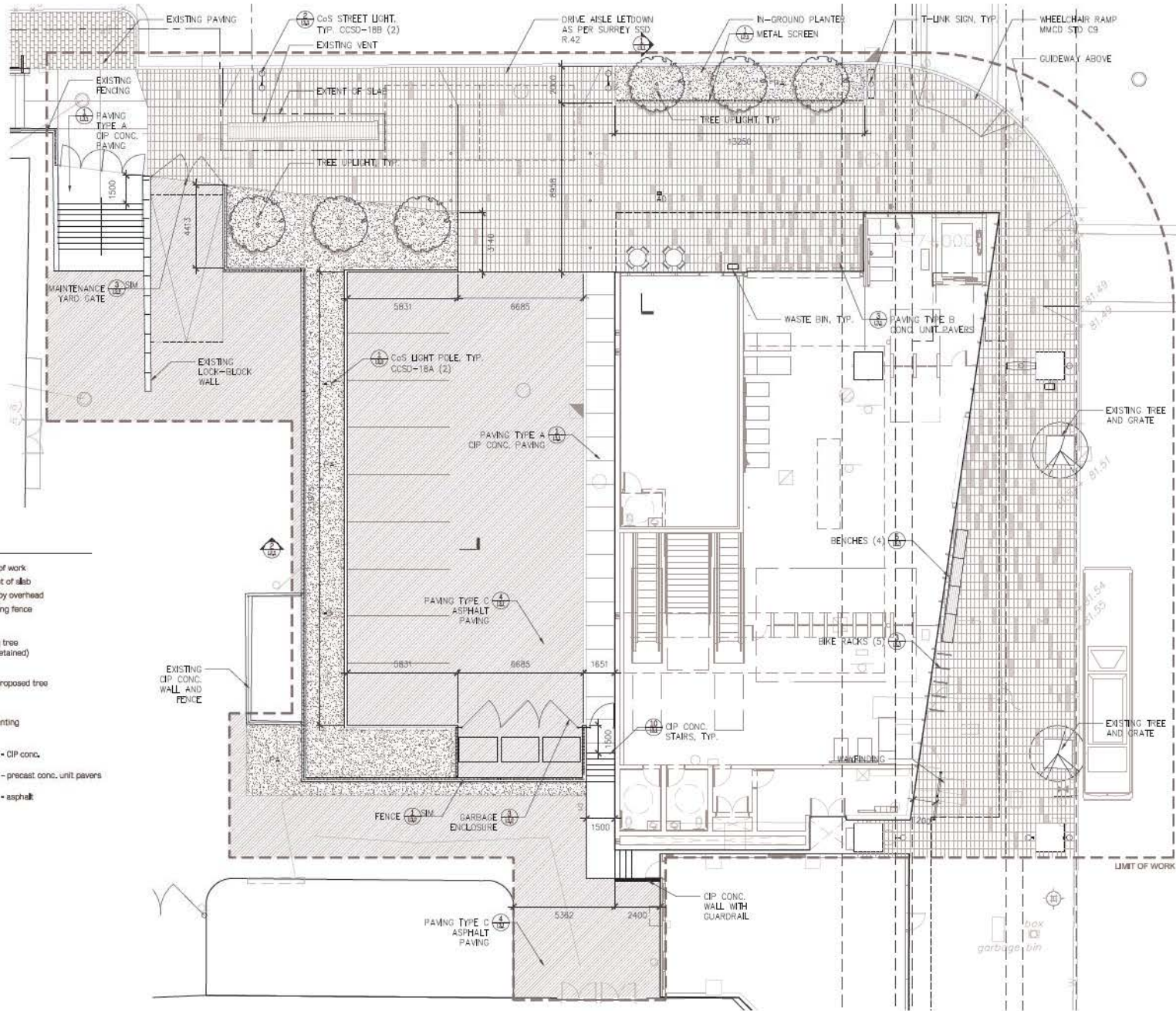
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Surrey Central Station Upgrades

Concept Plan

Date	Sept. 18/15	Drawing Number	
Project No.	1513		L1.2
Scale	1:125		
Drawn/Checked	DS		



- Legend**
- - - - - limit of work
 - - - - - extent of slab
 - - - - - canopy overhead
 - - - - - existing fence
 - existing tree (to be retained)
 - proposed tree
 - proposed planting
 - Paving Type A - CIP conc.
 - Paving Type B - precast conc. unit pavers
 - Paving Type C - asphalt

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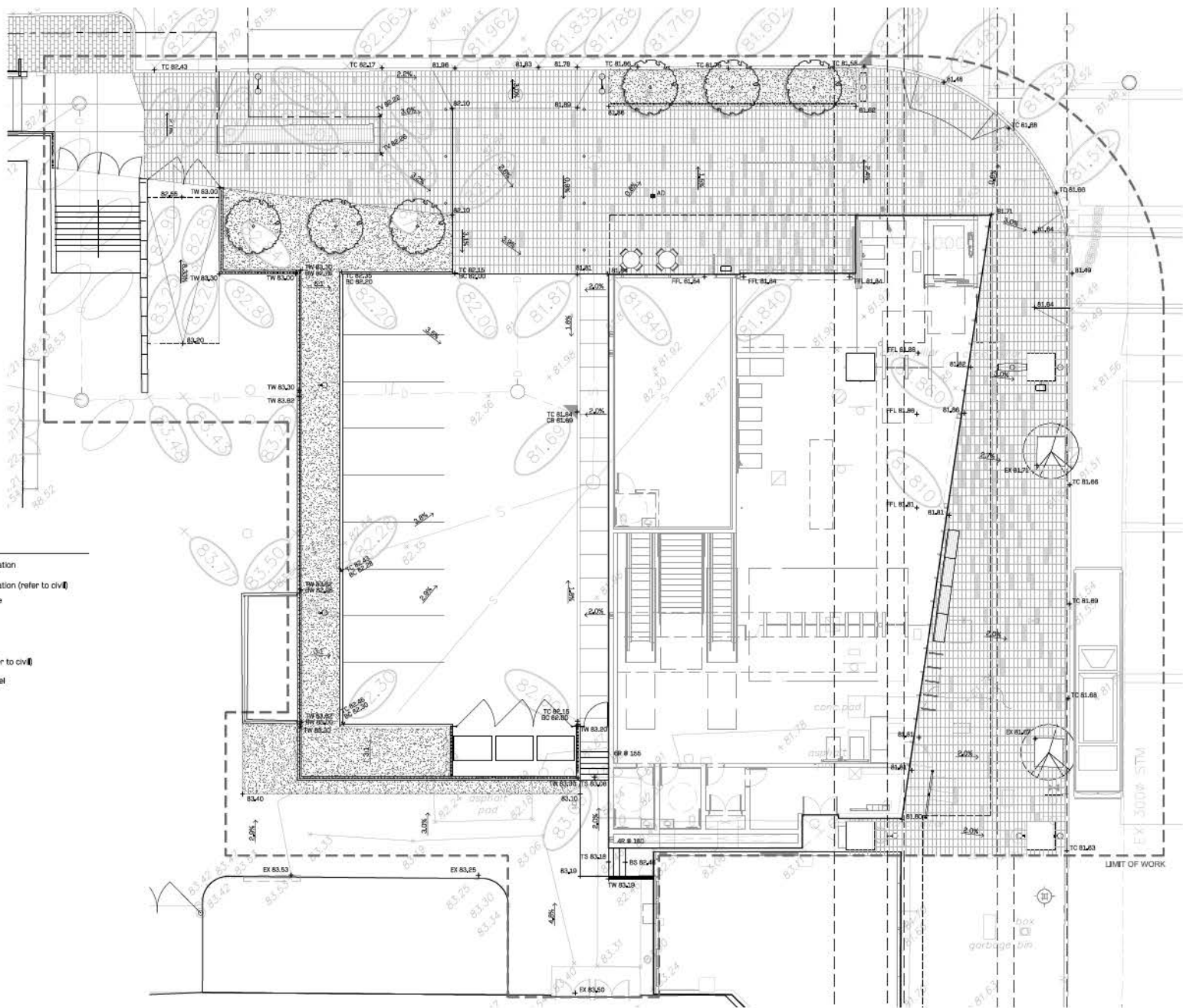
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**Materials and Layout
 Plan**

Date	Sept. 18/15	Drawing Number	
Project No.	1813		L1.3
Scale	1:100		
Drawn/Checked	1/ DS		



Grading Legend

- + 81.65 Proposed elevation
- + 82.26 Proposed elevation (refer to civil)
- 3.0% Proposed slope
- EX existing
- TC top of curb
- BC bottom of curb
- LB lawn basin
- CB catch basin (refer to civil)
- TV top of vent
- FFL finished floor level

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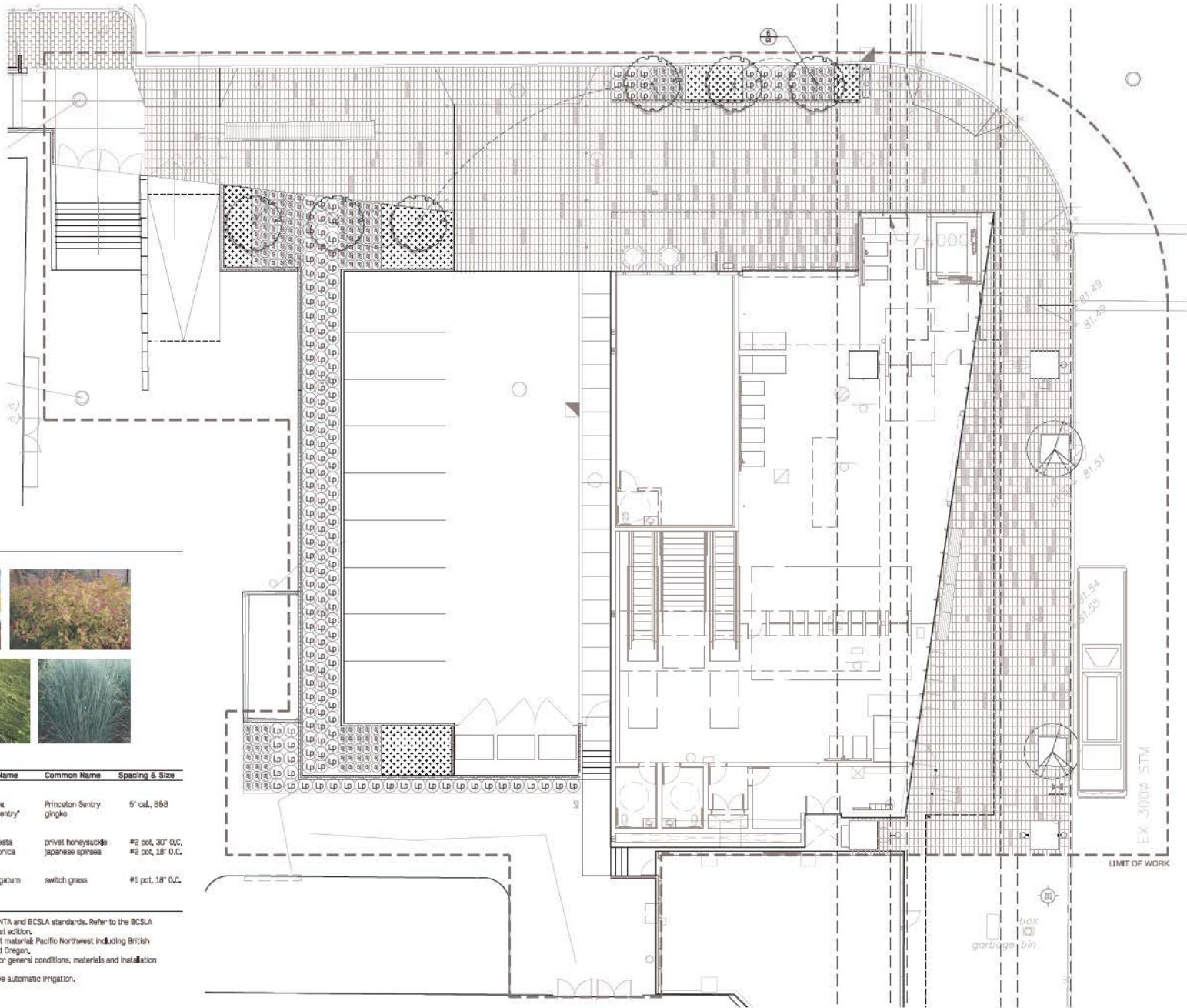
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**Surrey Central
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Grading Plan

Date	Sept. 18/15	Drawing Number	
Project No.	1513		L1.4
Scale	1:100		
Drawn/Checked	/	/	



Plant Palette



Plant Schedule

Sym	Qty	Botanical Name	Common Name	Spacing & Size
Trees				
GB	6	Ginkgo biloba "Princeton Sentry"	Princeton Sentry ginkgo	5' cal., B68
Shrubs				
Lp	173	Lonicera pileata	privet honeysuckle	#2 pot, 30" O.C.
Sj	172	Spiraea japonica	japanese spiraea	#2 pot, 18" O.C.
Perennials				
pv	185	Panicum virgatum	switch grass	#1 pot, 18" O.C.

Notes

- All plant material to BCNTA and BCSLA standards. Refer to the BCSLA Landscape Standard, latest edition.
- Area of search for plant material: Pacific Northwest including British Columbia, Washington and Oregon.
- Refer to specification for general conditions, materials and installation requirements.
- All planted areas to have automatic irrigation.

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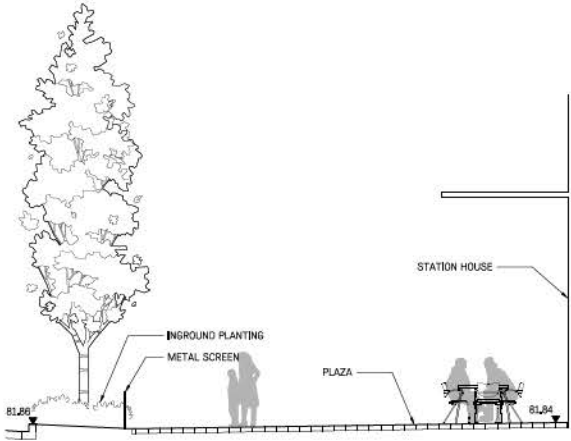
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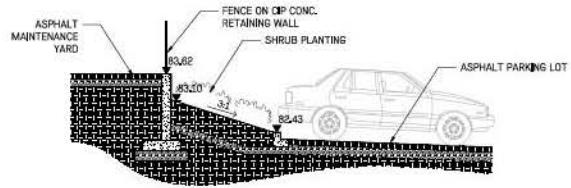
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Planting Plan

Date	Sept. 16/15	Drawing Number	
Project No.	1613		L1.5
Scale	1:100		
Drawn/Checked	/ DS		



1 NORTH PLAZA SECTION
L2.1 1:50



2 RETAINING WALL SECTION
L2.1 1:50

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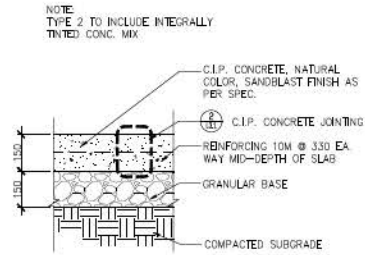
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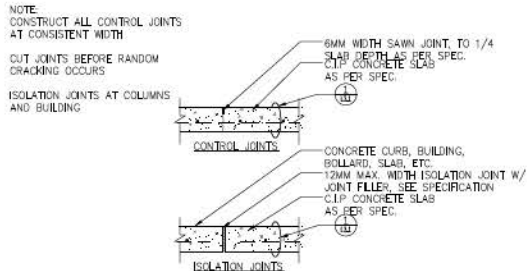
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Sections

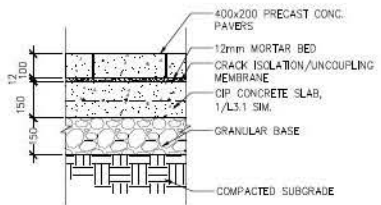
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Scale	1:100		
Drawn/Checked	DS		



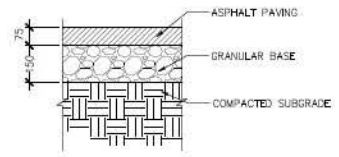
1 PAVING TYPE A - CIP CONCRETE PAVING
L3.1 1:10



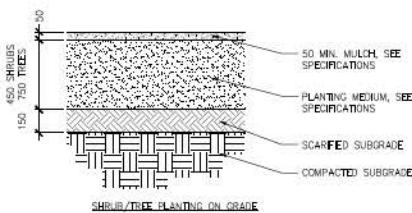
2 CONTROL JOINTS TYP.
L3.1 1:10



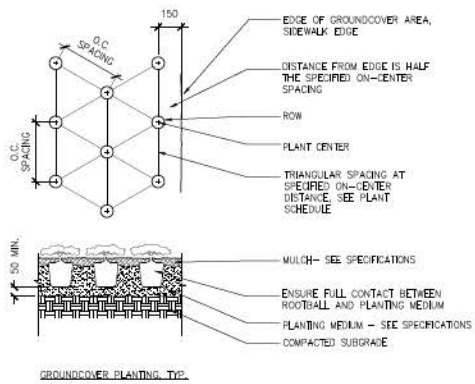
3 PAVING TYPE B - PRECAST CONC. PAVING
L3.1 1:10



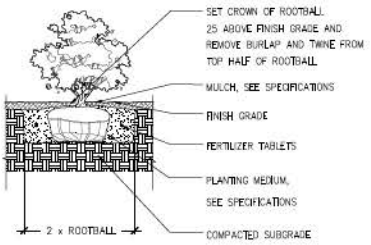
4 PAVING TYPE C - ASPHALT PAVING
L3.1 1:10



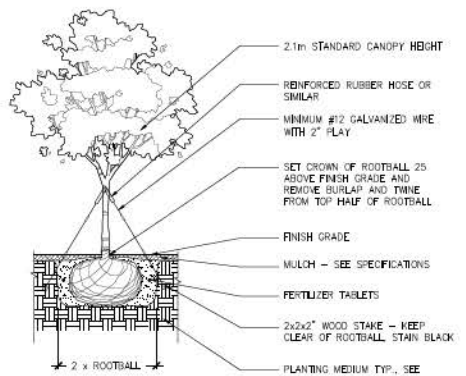
6 SOIL PROFILE
L3.1 NTS



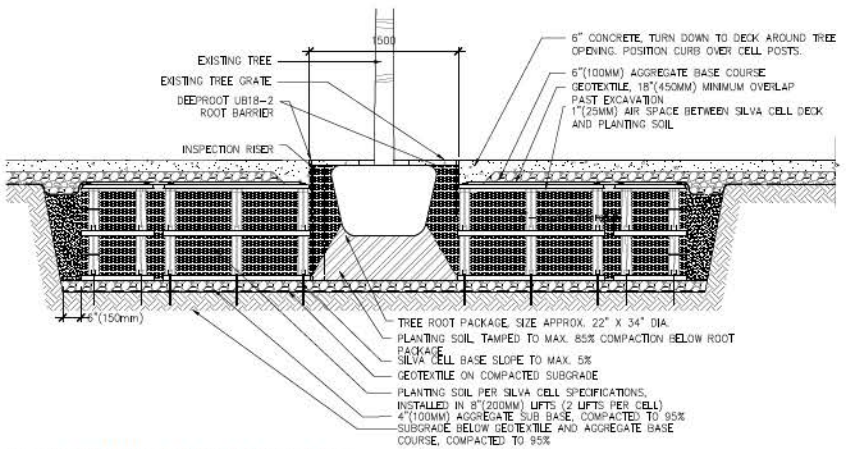
8 GROUND COVER PLANTING, TYP.
L3.1 NTS



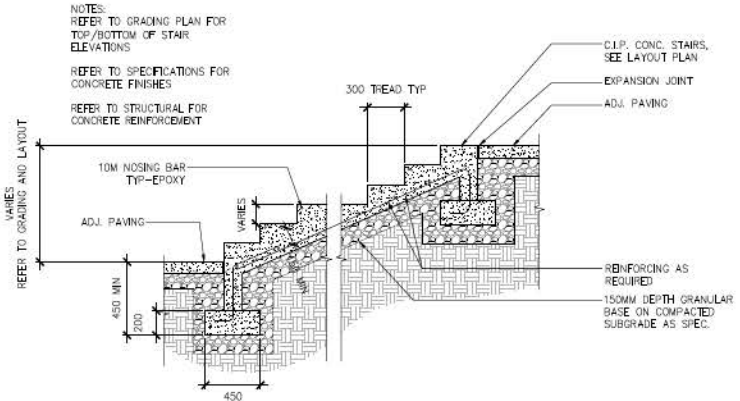
7 SHRUB PLANTING ON GRADE
L3.1 NTS



8 TREE PLANTING ON GRADE
L3.1 NTS



9 TREE PLANTING IN PLAZA WITH SOIL CELLS
L3.1 1:16



10 C.I.P. CONCRETE STAIRS - TYPICAL
L3.1 1:20

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GENERAL NOTES:
1. ALL NEW SOFT LANDSCAPE TO INCLUDE AUTOMATED IRRIGATION.

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Details - Paving and Planting

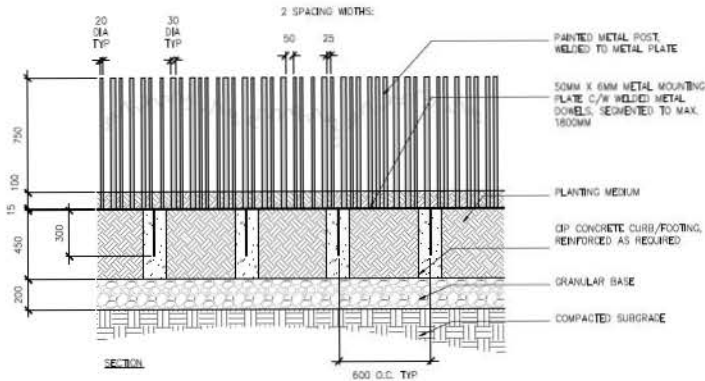
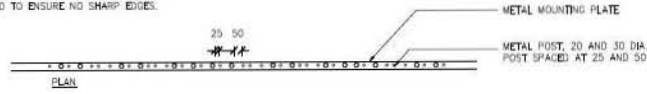
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Project No.	1513	
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L3.1

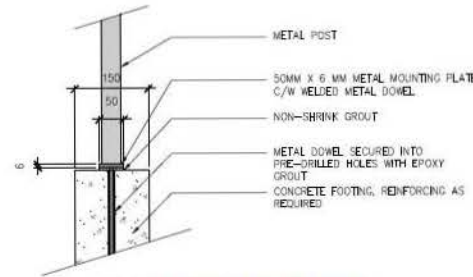
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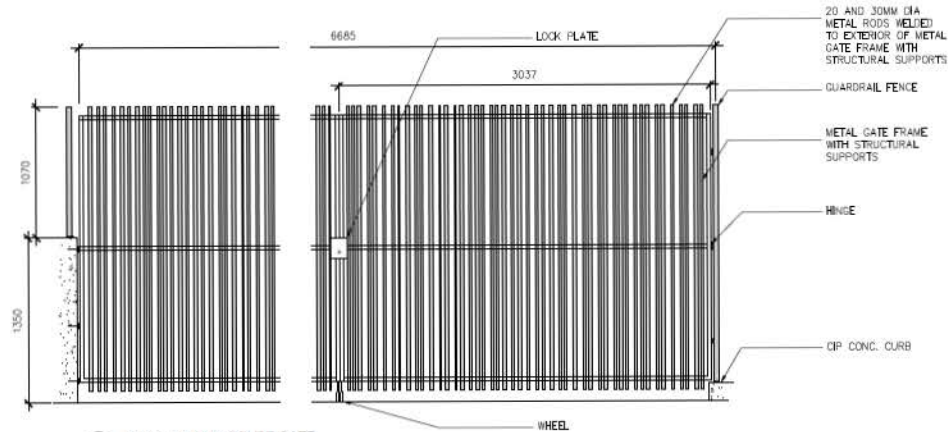
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1 METAL SCREEN
L32 NTS



2 SCREEN MOUNTING ASSEMBLY
L32 1:5



3 GARBAGE ENCLOSURE GATE
L32

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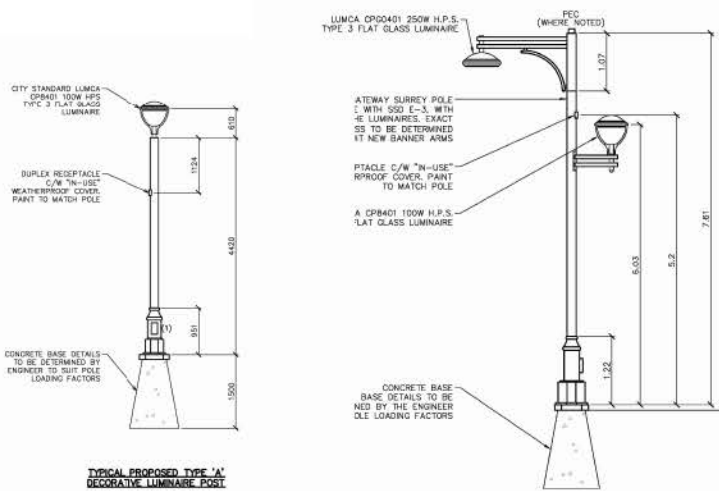
No.	Description	Date
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Surrey Central Station Upgrades

Details - Screens and Gates

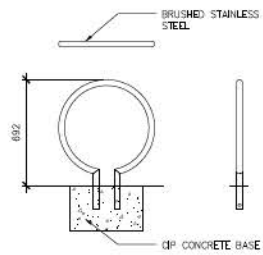
Date	Sept. 18/18	Drawing Number
Project No.	1513	
Scale	As Noted	L3.2
Drawn/Checked	BJ/CS	



TYPICAL PROPOSED TYPE 'A' DECORATIVE LUMINAIRE POST

1 CCSD-18A TYPE A STREET LIGHT
L3.3 NTS

2 CCSD-18B TYPE B STREET LIGHT
L3.3 NTS



NOTE:
REFER TO SPEC FOR DIMENSIONS AND INSTALLATION. "RING" PRODUCT FROM LANDSCAPE FORMS O.A.E. PROVIDE SHOP DRAWING.

3 RING BIKE RACK
L3.3 NTS

NOTE:
IGUZZINI IWAY BOLLARD

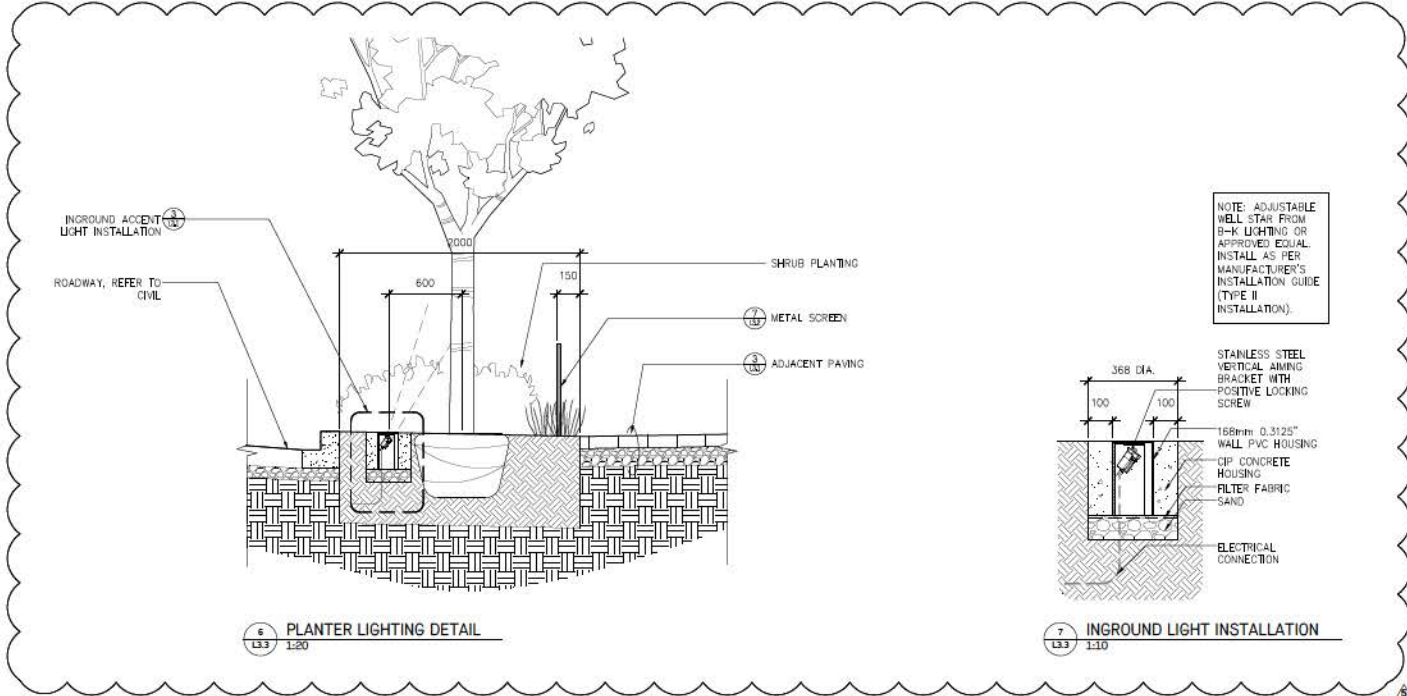


4 BOLLARD
L3.3 NTS

NOTE:
BENCH BY EQUIPARC TO HAVE ARMRESTS



5 BENCH
L3.3 NTS



6 PLANTER LIGHTING DETAIL
L3.3 1:20

7 INGROUND LIGHT INSTALLATION
L3.3 1:10

NOTE: ADJUSTABLE WELL STAR FROM B-K LIGHTING OR APPROVED EQUAL. INSTALL AS PER MANUFACTURER'S INSTALLATION GUIDE (TYPE II INSTALLATION).

HAPA

Landscape Architecture
Urban Design
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604 909 4150
www.hapacoba.com

NOT FOR CONSTRUCTION

6	Issued for ADP response	Nov. 27/15
4	Issued for Costing	Oct. 15/2015
3	Issued for DP	Oct. 8/2015
2	Issued for Review	Oct. 1/2015
1	Issued for Review	Sept. 18/2015

No.	Description	Date
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Surrey Central Station Upgrades

Details - Site Furnishings

Date	Sept. 18/15	Drawing Number	
Project No.	1513		
Scale	as notated		L3.3
Drawn/Checked	DS		

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: December 9, 2015 **PROJECT FILE: 7815-0361-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 10275 - City Parkway**

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.

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

Works and Services

- construct 103 Avenue to City Centre standard;
- construct concrete sidewalk on City Parkway to City Centre standard;
- construct storm main and sanitary main on 103 Avenue, as required;
- relocate existing on-site infrastructure, as required;
- Register restrictive covenants for water quality and for sustainable drainage; and
- Amend the existing statutory rights-of-way.

A Servicing Agreement is required prior to issuance of Building Permit.

Construction activities must be coordinated with the City and neighbouring properties to ensure uninterrupted safe pedestrian passage from Civic Plaza to City Parkway adjacent to, or through, the site throughout the construction phase.

DEVELOPMENT VARIANCE PERMIT

The following is to be addressed as a condition of issuance of the Development Variance Permit:

- A Highway License Agreement with the City is required to capture proposed encroachments into City boulevard.



Rémi Dubé, P.Eng.
Development Services Manager

HB



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, NOVEMBER 12, 2015
Time: 4:00 pm

Present:

Chair - L Mickelson
T. Coady
K. Johnston
D. Newby
G. McGarva
D. Ramslie
C. Taylor
S. Vincent

Guests:

J. Busby, TransLink
G. Wilson, TransLink
P. Agneessens, TransLink
M. Minson, TransLink
N. Foster, OMB Architects & Designers
N. Standeven, OMB Architects & Designers
D. Shearer, Hapa Landscape Architecture
Urban Design
R. Letkeman Architects, Inc.
S. Berg, MOSAIC Homes

Staff Present:

M. Rondeau, Acting City Architect
L. Luaifoa, Administrative Assistant

B. NEW SUBMISSIONS

1. 4:00PM

File No.:	7915-0361-00
New or Resubmit:	New
Description:	Proposed DP for new Central Surrey Skytrain Station. DVP application to vary building setbacks at the north and east property lines.
Address:	10275 City Parkway
Developer:	Jeff Busby, Graeme Wilson, Pieter Agneessens, TransLink
Architect:	Nick Foster, Nicholas Standeven, OMB Architects and Designers
Landscape Architect:	Doug Shearer, Hapa Landscape Architecture Urban Design
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

The Urban Design Planner presented an overview of the project:

- The location of elevator constricts the sidewalk and strategies to improve this were studied as it was not able to be moved.
- The 103 Ave interface was studied in detail to accommodate the bus queuing and shelter location while maintaining street beautification with an inside row of trees along future development sites.

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

- This project aims to formalize a new north station house and the long term plan is to have a south station service in from buses dropping people off and the north station for people transferring out on to buses.

- The proposed materials are wood, metal panel and clear glazing for street facades and solid concrete walls. The goal was to be as sustainable as possible using natural robust materials.
- The massing and layout has been designed to optimize passenger circulation and wayfinding.

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

- The idea was to start a language of public realm landscape that might inform what will happen in the parkway eventually with the south side and the future development areas.
- Same materials will be used as the City hall plaza with a diffused paving.
- Opportunities for planting are limited due to the guideway of the skytrain.
- In front of north entrance, a planting bed with 3 ginkgo trees and metal barrier/fence detail to prevent people from walking across 103 Avenue instead of using crosswalk as per the City's request.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Proposed DP for a new Central Surrey Skytrain Station. DVP application to vary building setbacks at the north and east property lines.

File No. 7915-0361-00

It was

Moved by G. McGarva

Seconded by T Coady

That the Advisory Design Panel (ADP)

recommends A (support) - 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 application recognizing that the project was shaped by constraints.

Site

- The main entry is "pinched". Corner is a challenge (too tight) for volume of pedestrian. Not fully sure the proposal anticipated the ridership that may result due to relationship with LRT and adjacent development.

It is anticipated that the City Parkway sidewalk will widen by 3 metres when the LRT is built. Entrance widths are maximized and fare gates are internal to ensure surge zones at station entrances. The City Parkway entrance is 4.6 metres wide and the 103 Avenue entrance is 6 metres wide.

The capacity of Surrey SkyTrain Station, as configured for the concept study, is able to accommodate the projected transfers (2045 horizon year) from LRT. TransLink assumes that this would still be valid for the current proposed configuration (presented for the Development Permit) as the gates and

circulation elements quantities and sizes are largely consistent with the concept version.

Building Form and Character

- Support the simplified form and materials.
- Colour and intensity at entrances is applauded. Suggest more colour at the entrance along the parkway, could be coloured glass. Colour can be a beacon for wayfinding.
TransLink will review the colour options. The intent is to use the exterior soffits to help provide a station “address” and use a timeless material palette.
- The escalators could be more immediately visible through the glass using lighting.
The entire station is lit to IESNA standard to maximize transparency and visibility at night. The main stairs/escalators will be highlighted with integral handrail lighting.
- The mullion pattern is reminiscent of city hall and could make more substantive inference.
The proposed glazing is a structural curtain wall veneer system similar to the City Hall.
- Important that the redundancy of mezzanine space is not value-engineered out enabling this simple form to bring a visual order to the overwrought structure of the existing station.
- Good intuitive wayfinding throughout the facility despite multiple levels. There is a crossover path and this could be diagrammed more clearly.
- Ensure that the removability of the knock out panel is highlighted for the future.
Knock out panel is clearly labeled on the drawings and TransLink confirms it will be incorporated within the structural design.

Landscaping

- Planting is appropriate, very hardy. Really like the ginkgo trees.
- Consider locating the fence on both sides or in the planting to partially conceal and can be lit from lights within the planters area.
The screen has been shifted 6” (150 mm) into the planter so that it is partially concealed. Please refer to details 6/L3.3 and 7/L3.3 for lighting details and location of metal screen.
- The light paved colour could be an issue with showing dirt/gum. The existing area looks horrible.
The proposed paving is darker than typical CIP concrete and is in line with the paving scheme of the area. It is the best option.

- Landscape lighting at entrance along 103 Avenue entrance; key to feature of layering of public realm.
Carefully considered landscape lighting is proposed as part of the project.

CPTED

- Clear and open with a sense of safety.
- Concerns with potential safety of temporary parking lot. The solid sidewall could be opened up in the interim to provide overlook from the mezzanine. *CPTED requirements have been met by the current design. The mezzanine as shown does provide over look to the west parking lot and future bus queuing at the corner. The parking lot will be well lit and is extremely visible from the street and additional over look is provided from the 3 Civic Plaza's 50-storey site opposite.*

Accessibility

- Recommend signs be according to CNIB requirements.
TransLink's signage meets CNIB's Clear Print Accessibility Guidelines. The wayfinding signage used at this station is the standard signage TransLink now uses across all of their facilities. TransLink has had no issues with legibility elsewhere. Typeface, icons, and text size that are specified in their Wayfinding Standard have all been vetted by major institutions. Colour contrasts have been tested internally.
In brief:
 - *Typeface choice: The typeface used on their wayfinding signage is FF Meta, which was specifically designed for high legibility. It was commissioned by the German Post Office in the 1980s and was designed to be readable on sizes as small as postage stamps and as large as warehouses. It is widely recognized as one of the most popular and legible fonts.*
 - *Text size: Text on signs is sized at appropriate viewing distances. These text sizes and viewing distances were calculated by the design consultants who developed their wayfinding guidelines, who were based in the UK. They based their guidelines on research by Transport for London with input from the Royal National Institute for the Blind. The architects have assumed this is reliable advice.*
 - *Icon choice: Our icons are drawn from the internationally recognized set designed in 1974 by the American Institute of Graphic Arts for the US Department of Transportation. These symbols are widely used in transportation signage across North America, such as highways and airports. The architects are not aware of any research suggesting this symbol set poses any problems for legibility.*
 - *Colour contrasts: TransLink's wayfinding colour palette was developed with input from TransLink's Access Transit User Advisory Committee. In addition, the colours have been run through a simulator to check for sufficient contrast for viewers with the most common forms of colour blindness. The architectural firm also has a colour blind staff member who is involved in all aspects of wayfinding signage application.*

- Recommend elevator buttons be wheelchair accessible.
This will be incorporated.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0361-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

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: 024-847-038

Portion of Lot 3 Section 27 Block 5 North Range 2 West New Westminster District Plan
LMP46320 Except Plan BCP48957

Portion of 10275 City Parkway

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13882, Amendment By-law, 1999, No. 15125, is varied as follows:
 - (a) In Sub-section F. 1, the minimum north (103 Avenue) yard and east (City Parkway) yard setbacks for buildings and structures are reduced from 2.0 metres [7 ft.] to 0 metre [0 ft.]; and
 - (b) In Sub-section H.1, the required parking for a commercial retail unit is reduced from 3 parking spaces to zero.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

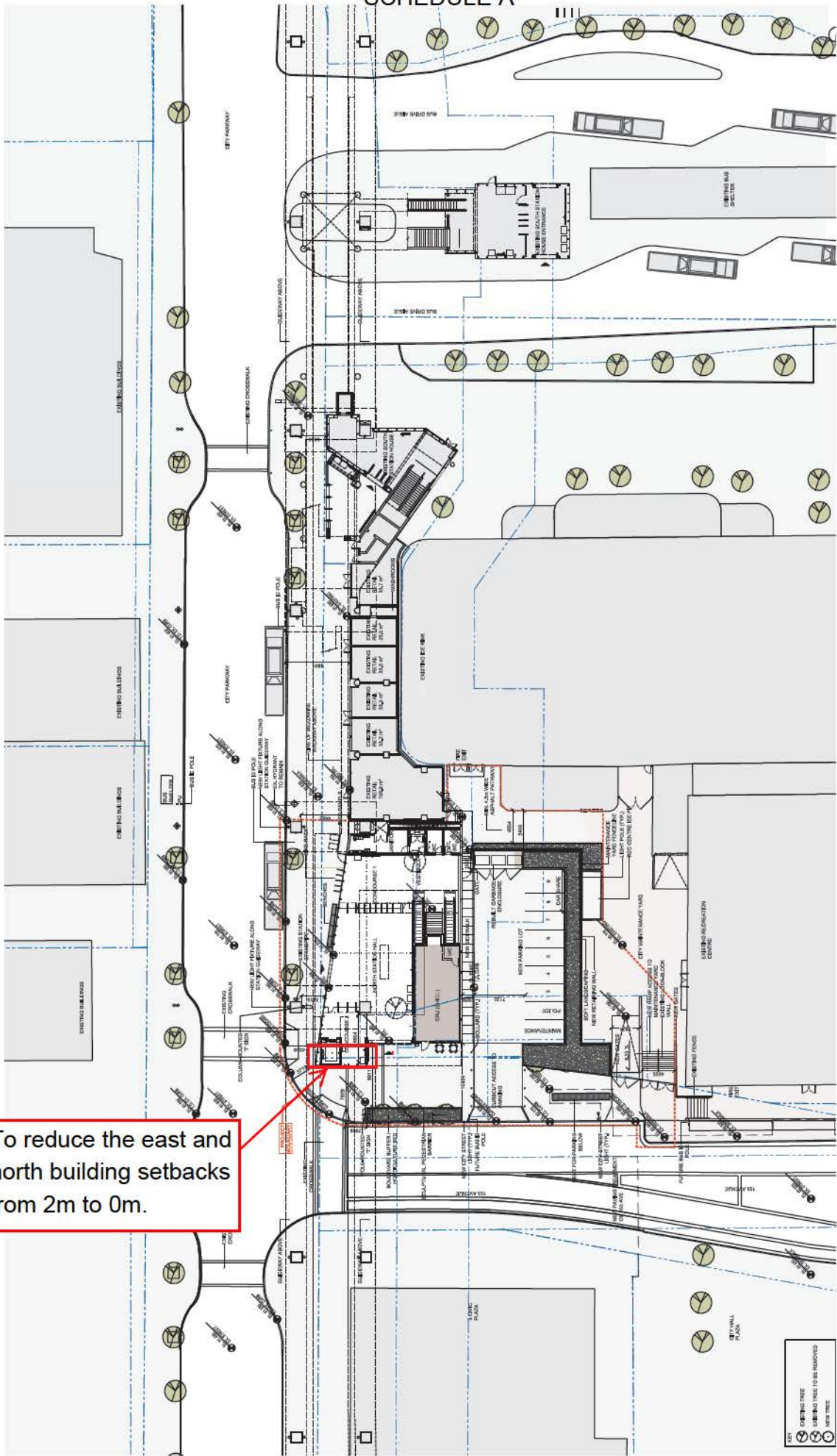
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is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

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

SCHEDULE A



To reduce the east and north building setbacks from 2m to 0m.