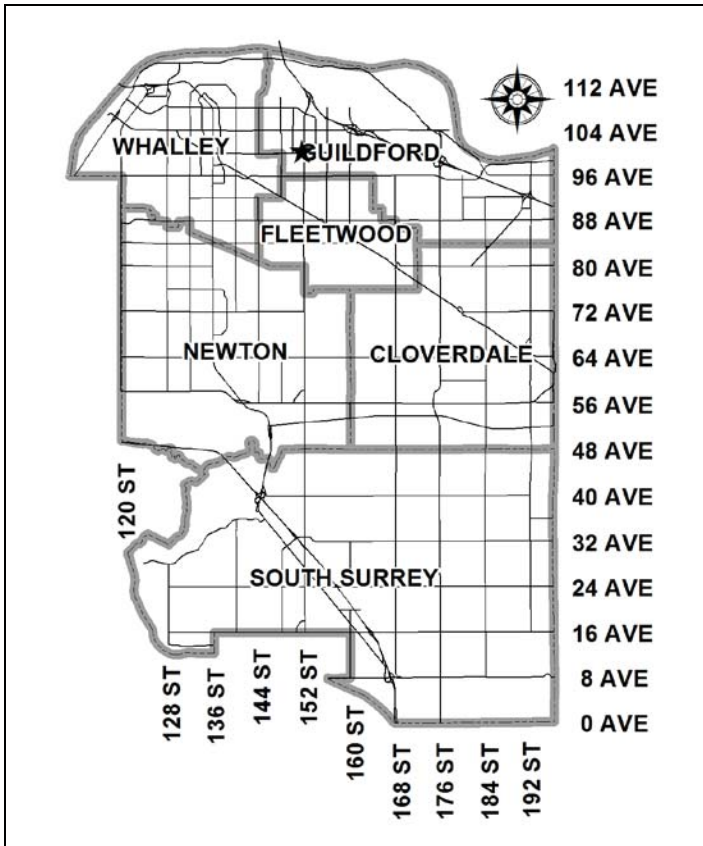


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0256-00

Planning Report Date: November 21, 2016

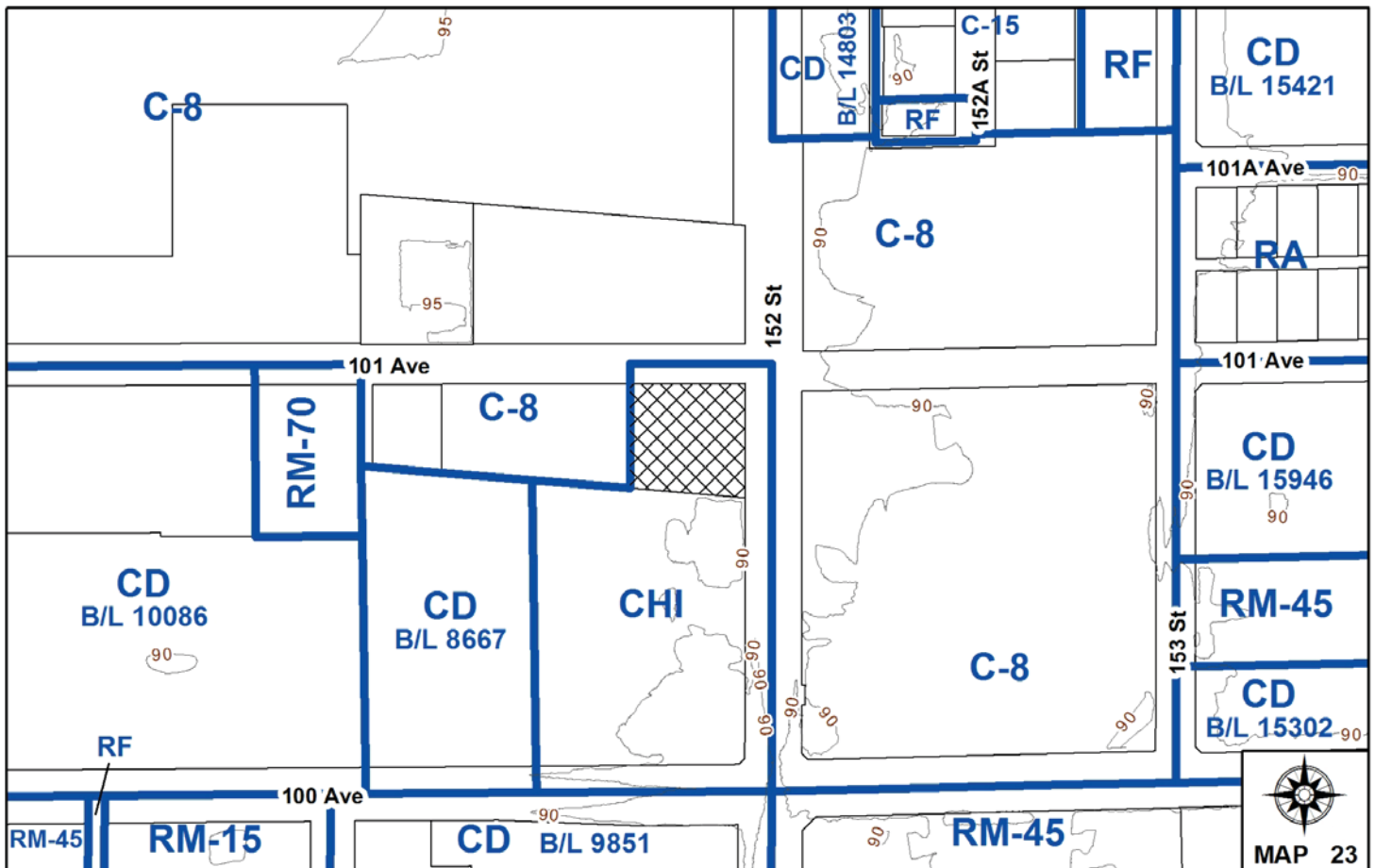


PROPOSAL:

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

to permit exterior changes to a portion of the existing building (restaurant) and the development of a reconfigured parking lot, with reduced parking and additional landscaped areas.

LOCATION: 15190 - 101 Avenue
OWNER: o850611 BC Ltd.
ZONING: CHI
OCP DESIGNATION: Town Centre
LAP DESIGNATION: Retail Commercial
 (Local Area Plan 1986)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum number of required off-street parking spaces from 54 to 42 for an existing general service use and an expanded eating establishment on the lot.

RATIONALE OF RECOMMENDATION

- The reconfigured parking lot has been designed to maximize parking stall efficiency and vehicular maneuverability.
- A new landscaping strip, including five (5) new trees for a total of nine (9) trees on the subject lot, will be installed along the 152 Street edge in place of the existing eastern driveway access, which will improve the aesthetics of the parking area.
- All of the proposed signage consists of high quality, durable materials, and is appropriate in both design and scale for the area around 101 Avenue and 152 Street (Guildford Town Centre).
- The proposed reconfiguration of the parking lot will permit the concurrent Tenant Improvement Permit for the expanded eating establishment (Nando's Restaurant) in the existing building to proceed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0256-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7916-0256-00 (Appendix III), varying the minimum number of required off-street parking spaces from 54 to 42, to proceed to Public Notification.
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

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

SITE CHARACTERISTICS

Existing Land Use: There is an existing, one-storey multi-unit commercial building containing three units.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 101 Avenue):	Commercial retail units	Town Centre	C-8
East (Across 152 Street):	Impact Plaza with retail commercial units	Town Centre	C-8
South:	Hallmark Ford car dealership	Town Centre	CHI
West:	Restaurant and commercial retail units	Town Centre	C-8

DEVELOPMENT CONSIDERATIONS

Background

- The 3,155-square metre (33,960-sq.ft.) subject property is located at 15190 – 101 Avenue in Guildford Town Centre. The site is designated Town Centre under the Official Community Plan (OCP) and is currently zoned "Highway Commercial Industrial Zone (CHI)".
- On September 3, 2002 Development Permit (DP) No. 7902-0113-00 was approved to allow exterior and interior renovations to an existing building in order to accommodate a TD Canada Trust bank and two (2) commercial retail units (CRUs). The original Development Permit was revised under DP No. 7902-0312 to permit the addition of an outdoor patio space on the west side of the existing building and to revise the on-site parking layout and landscaping as previously approved in order to increase the number of off-street parking spaces to 35.
- As part of DP No. 7902-0312-00 the applicant converted the previously approved CRUs into two (2) restaurants: Nando's Restaurant with a gross floor area of approximately 185-square metres (1,988-sq.ft.) and a smaller eating establishment with a gross floor area of approximately 81 square metres (870-sq.ft.). A parking study was undertaken by Bunt & Associates Engineering Ltd., dated December 2002, to support on-site shared parking as the parking requirements for an eating establishment were higher than those required for retail uses, 44 parking spaces compared to 31 required for a combination of bank and two (2) CRUs,
- There are a total of 35 existing parking stalls on the subject lot including 22 spaces designated for the TD Bank (with a maximum parking time of 30 minutes), eight (8) spaces for Nando's Restaurant and five (5) unmarked stalls, including one (1) accessible stall.

Current Proposal

- The applicant has submitted a Tenant Improvement Permit (TIP) concurrent with the subject Development Variance Permit (DVP)/Development Permit (DP) application to expand the existing Nando's Restaurant into the adjacent vacant tenant space resulting in a proposed eating establishment with a gross floor area, including the adjacent patio, of approximately 313 square metres (3,369 sq.ft.).
- The proposed renovations will result in an increase in the required number of off-street parking spaces on the lot due to the larger eating establishment proposed. In accordance with the Zoning By-law, for eating establishments where the sum of the gross floor area, balconies, terraces and decks is less than 150 square metres (1,615 sq.ft.) a minimum of three (3) parking spaces is required. For eating establishments greater than or equal to 150 square metres (1,615 sq.ft.) but less than 950 square metres (10,225 sq.ft.) the parking requirement increases to 10 parking spaces per 100 square metres (1,075 sq.ft.) of gross floor area. The parking requirement and provision based on the proposed restaurant expansion and reconfiguration of the existing parking lot are therefore as follows:

	Floor Area	Required Parking Spaces	No. of Required Stalls
Bank	780-sq.m. (8,400-sq.ft.)	3 stalls per 100 m ² (1,075 ft ² of gross floor area)	23
Restaurant	313-sq.m, (3368-sq.ft.)	10 stalls per 100 m ² (1,075 ft ²) of gross floor area, balconies, terraces and decks, where this total area is greater than or equal to 150 m ² (1,615 ft ²) but less than 950 m ² (10,225 ft ²)	31
Total No. of Parking Stalls Required			54
Total No. of Parking Stalls Provided			42
Proposed Parking Stall Deficiency			12

- To maximize on-site parking, the existing 152 Street driveway will be eliminated.
- The reconfigured parking lot will provide a total of 42 parking spaces and have a driveway to 101 Avenue only.
- The applicant is seeking a Development Variance Permit (DVP) to vary the parking requirements from 54 to 42 off-street parking spaces (see By-law Variance section).
- The applicant has submitted a parking study, undertaken by Bunt & Associated Engineering (BC) Ltd. and dated February 5, 2016, in which parking demand for the existing 35 parking spaces on the lot was calculated every 30 minutes from 9am to 8pm over the course of two days, a weekday (Tuesday) and weekend day (Saturday). Throughout the survey period, parking demand only reached or exceeded 90% occupancy four (4) times a day while there were more vacant stalls (10 or more parking spaces) during the majority of the days.

PRE-NOTIFICATION

- Two (2) Development Proposal Signs, one adjacent to 101 Avenue on the north property line and the other on the eastern property line adjacent to 152 Street, were erected on the site on October 20, 2016. No responses have been received by the Planning and Development Department prior to finalizing this report.

DESIGN PROPOSAL AND REVIEW

Vehicle Circulation and Parking Layout

- There are two existing driveway crossings on the subject site, one on 152 Street and one on 101 Avenue. The applicant has proposed to remove the driveway from 152 Street in order to accommodate additional parking spaces. The existing driveway from 101 Avenue is to remain and will not be altered.

- New stamped concrete will be used to delineate the remaining driveway entrance on 101 Avenue within the parking area.
- The existing eastern traffic island will be removed to accommodate an expanded number of off-street parking spaces and the existing western traffic island will be replaced with an enlarged landscape island (Appendix II(A)).
- The existing surface parking lot will be reconfigured with new pavement markings. The parking layout will be revised from the previously approved Development Permit No. 7902-0312-00 to maximize on-site parking supply, with a total of forty-two (42) parking spaces provided, including one (1) accessible parking space.

Landscaping

- There is currently a perimeter landscape strip along the northern, eastern and western property lines of the subject property, including seven (7) trees planted as part of the landscaping plan associated with Development Permit No. 7902-0312-00.
- As part of the reconfigured parking lot layout and removal of the existing driveway access on 152 Street, the applicant is seeking to remove three (3) existing, undersized, on-site trees.
- A new landscape strip, as illustrated in the landscaping plan attached as Appendix II, is proposed for the location of the existing eastern driveway access adjacent to 152 Street and will include Yulan Magnolia and Japanese Snowbell trees with various grasses, shrubs and perennial plantings as ground cover as well as a new grassed boulevard adjacent to 152 Street. Overall, five (5) new trees are proposed to be planted on site for a total of nine (9) trees on the subject lot.

Exterior Alterations

- The applicant has proposed minor changes to the exterior façade of the expanded Nando's Restaurant exterior. The top portion of the façade, currently clad in beige coloured stucco is to be wrapped in a dark Douglas Fir composite with the inset stucco adjacent to the exterior windows painted in a dark grey colour (see Appendix II(E)).
- The three (3) exterior wall lights adjacent to the parking lot are to be replaced with slate-clad, geometric lights which correspond stylistically with the proposed changes to the façade.
- The existing red brick found along the lower portion of the façade is to remain.

Signage

- The applicant has proposed to remove the existing fascia strip which runs above the entrances to the two (2) existing restaurants and re-purpose the existing Nando's Restaurant sign centered above the proposed combined frontage.
- The proposed fascia sign will consist of two (2) distinct copy areas, separated by a 0.3-metre (1 ft.) gap. The sign will consist of illuminated, single channel acrylic letters in red, black and white, approximately 0.48-metre (1.5 ft.) in height (Appendix II(C)).

- The proposed fascia sign complies with the maximum allowable sign area allowed under the Sign By-law for the proposed Nando's Restaurant frontage.
- The applicant has proposed one (1) new free-standing sign for the north-east corner of the subject lot, at the intersection of 101 Avenue and 152 Street, to replace an existing signed trellis proposed for removal as part of the revised landscaping plan.
- The proposed free-standing sign is single-sided, illuminated and consists of an aluminum cabinet painted light metallic silver. The style, logo and copy colours (green and white for TD Bank and red, black and white for Nando's Restaurant) of the proposed free-standing sign will match approved fascia signage on the existing TD Bank and the Nando's Restaurant.
- The proposed free-standing sign will consist of two (2) distinct copy areas, separated by an indentation (Appendix II(D)).
- The proposed single-sided, free-standing sign is 2.4 metres (8 ft.) high and 1.4 metres (4.75 ft.) high with a total sign area of 2.9 square metres (31.8 sq.ft.). The Sign By-law permits a maximum height of 2.4 metres (8 ft.) at this location, with the width no greater than $\frac{2}{3}$ rd of the height, and a sign area of 14 square metres (150 sq.ft.) for a single-sided, free-standing sign.
- The applicant proposes to install the proposed single-sided, free-standing sign approximately 2.7 metres (9 ft.) from the front (north) property line and approximately 2.5 metres (8.3 ft.) from the side (east) property line, which complies with the minimum 2.0-metre (6.5 foot) setback in the Sign By-law.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum number of off-street parking spaces required for a bank (TD Bank) and restaurant (Nando's Restaurant) in the Zoning By-law from 54 to 42.

Applicant's Reasons:

- The applicant has stated that compliance with the required number of off-street parking spaces would be quite onerous given the size of subject property and the lack of adjacent on-street parking facilities. Furthermore, any increase in the number of provided off-street parking spaces would require the removal of existing on-site landscaping.
- The applicant has demonstrated, by means of a parking study undertaken by Bunt & Associates Engineering (BC) Ltd. and dated February 5, 2016, that the proposed reduction in off-street parking would accommodate the existing and future demands of the site.

Staff Comments:

- The parking lot reconfiguration has been designed to maximize parking efficiency and vehicle maneuverability.

- The proposed internal reconfigurations to the existing building will produce no increase in floor area and the number of parking stalls on the site has been maximized without further compromising the landscaping provisions of the CHI Zone.
- A new landscaping strip, including five (5) new trees for a total of nine (9) trees on the subject lot, will be installed in the parking lot in place of the existing eastern vehicle access and will improve the aesthetics of the parking area (Appendix II(B)).
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|--|
| Appendix I. | Lot Owner, Action Summary and Project Data Sheet |
| Appendix II. | Site Plan, Landscaping Plan, Fascia Sign Drawing, Free-Standing Sign Drawing, Building Elevation Drawing |
| Appendix III. | Development Variance Permit No. 7916-0256-00 |

INFORMATION AVAILABLE ON FILE

- Parking Study Prepared by Bunt & Associates (BC) Ltd. Dated February 15, 2016.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CRL/da

Information for City Clerk

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

1. (a) Agent: Name: PJ Mallen
 Address: Mallen Gowing Berzins Architecture
 #300, 7 - East 6th Avenue
 Vancouver, BC V5T 1J3

2. Properties involved in the Application
 - (a) Civic Address: 15190 - 101 Avenue

 - (b) Civic Address: 15190 - 101 Avenue
 Owner: o850611 B.C. Ltd.
 Director Information:
 Fiona Sau Lan Lum

 No Officer Information Filed as at April 28, 2016
 PID: 007-795-203
 Lot 113 Section 29 Block 5 North Range 1 West New Westminster District Plan 59070

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7916-0256-00 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 associated Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

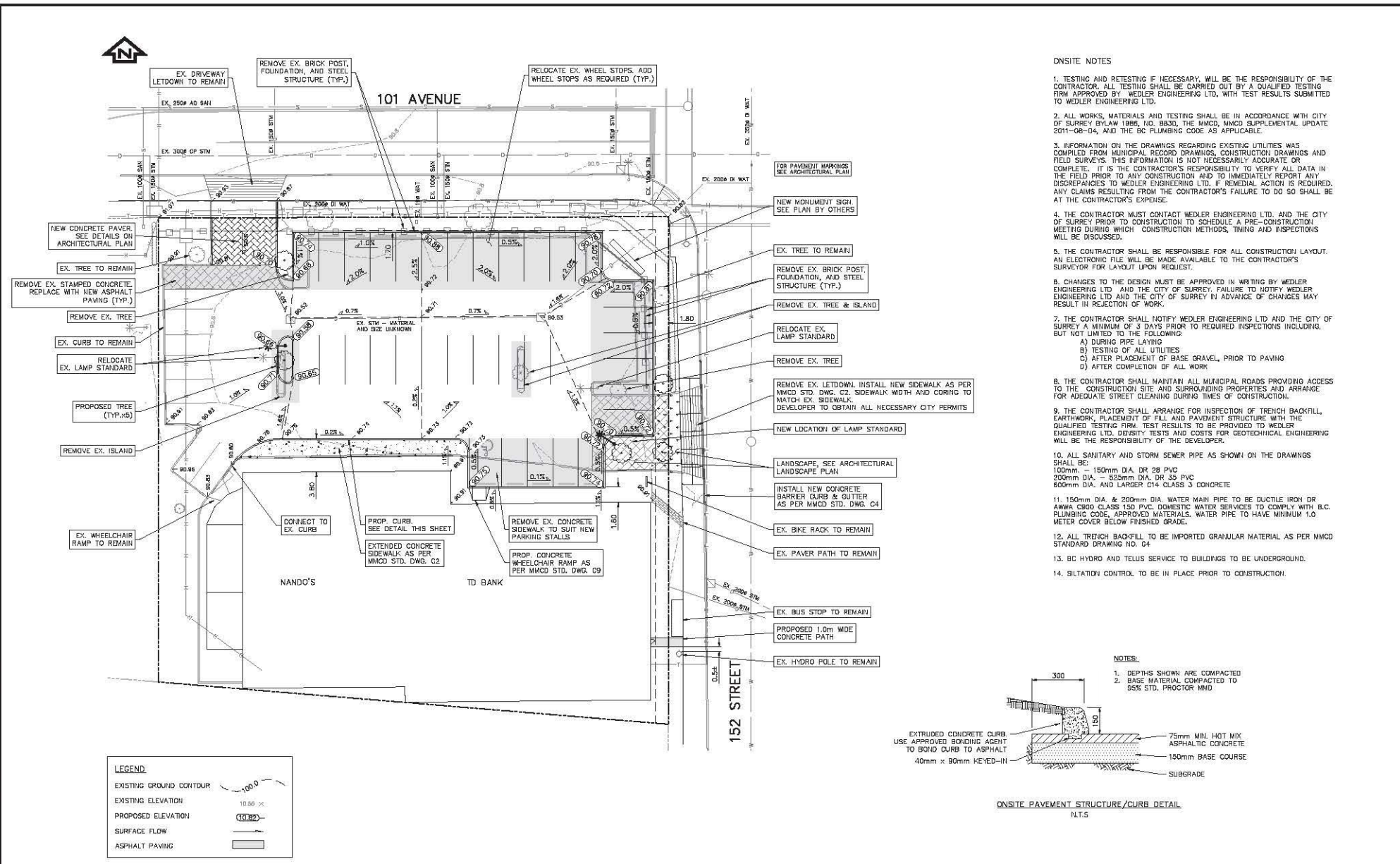
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3155.0 m ²
Road Widening area		
Undevelopable area		N/A
Net Total		2881.2 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		37%
Paved & Hard Surfaced Areas		49%
Total Site Coverage		86%
SETBACKS (in metres)		(existing/unchanged)
Front	7.5 m	1.99 m
Rear	7.5 m	9.5 m
Side #1 (N)	7.5 m	28.76 m
Side #2 (S)	7.5 m or 0.0 m	0 m
BUILDING HEIGHT (in metres/storeys)		(existing/unchanged)
Principal		11.2
Accessory		
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		
Bank		780.3 m ²
Eating Establishment (Nando's Restaurant)		264.7 m ²
Total		1045.8 m ²
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA		1077.8 m ²

* 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		(existing/unchanged)
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.37
FAR (net)		0.34
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	54	42
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	54	42
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

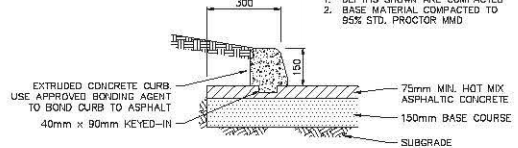
Heritage Site	NO	Tree Survey/Assessment Provided	NO
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- ONSITE NOTES**
- TESTING AND RETESTING IF NECESSARY, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL TESTING SHALL BE CARRIED OUT BY A QUALIFIED TESTING FIRM APPROVED BY WEDLER ENGINEERING LTD, WITH TEST RESULTS SUBMITTED TO WEDLER ENGINEERING LTD.
 - ALL WORKS, MATERIALS AND TESTING SHALL BE IN ACCORDANCE WITH CITY OF SURREY BYLAW 1986, NO. B430, THE MMCD, MMCD SUPPLEMENTAL UPDATE 2011-08-04, AND THE BC PLUMBING CODE AS APPLICABLE.
 - INFORMATION ON THE DRAWINGS REGARDING EXISTING UTILITIES WAS COMPILED FROM MUNICIPAL RECORD DRAWINGS, CONSTRUCTION DRAWINGS AND FIELD SURVEYS. THIS INFORMATION IS NOT NECESSARILY ACCURATE OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DATA IN THE FIELD PRIOR TO ANY CONSTRUCTION AND TO IMMEDIATELY REPORT ANY DISCREPANCIES TO WEDLER ENGINEERING LTD. IF REMEDIAL ACTION IS REQUIRED, ANY CLAIMS RESULTING FROM THE CONTRACTOR'S FAILURE TO DO SO SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR MUST CONTACT WEDLER ENGINEERING LTD. AND THE CITY OF SURREY PRIOR TO CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING DURING WHICH CONSTRUCTION METHODS, TIMING AND INSPECTIONS WILL BE DISCUSSED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT. AN ELECTRONIC FILE WILL BE MADE AVAILABLE TO THE CONTRACTOR'S SURVEYOR FOR LAYOUT UPON REQUEST.
 - CHANGES TO THE DESIGN MUST BE APPROVED IN WRITING BY WEDLER ENGINEERING LTD. AND THE CITY OF SURREY. FAILURE TO NOTIFY WEDLER ENGINEERING LTD. AND THE CITY OF SURREY IN ADVANCE OF CHANGES MAY RESULT IN REJECTION OF WORK.
 - THE CONTRACTOR SHALL NOTIFY WEDLER ENGINEERING LTD. AND THE CITY OF SURREY A MINIMUM OF 3 DAYS PRIOR TO REQUIRED INSPECTIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - TESTING OF ALL UTILITIES
 - AFTER PLACEMENT OF BASE GRAVEL, PRIOR TO PAVING
 - AFTER COMPLETION OF ALL WORK
 - THE CONTRACTOR SHALL MAINTAIN ALL MUNICIPAL ROADS PROVIDING ACCESS TO THE CONSTRUCTION SITE AND SURROUNDING PROPERTIES AND ARRANGE FOR ADEQUATE STREET CLEANING DURING TIMES OF CONSTRUCTION.
 - THE CONTRACTOR SHALL ARRANGE FOR INSPECTION OF TRENCH BACKFILL, EARTHWORK, PLACEMENT OF FILL AND PAVEMENT STRUCTURE WITH THE QUALIFIED TESTING FIRM. TEST RESULTS TO BE PROVIDED TO WEDLER ENGINEERING LTD. DENSITY TESTS AND COSTS FOR GEOTECHNICAL ENGINEERING WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
 - ALL SANITARY AND STORM SEWER PIPE AS SHOWN ON THE DRAWINGS SHALL BE:
 - 100mm - 150mm DIA. DR 28 PVC
 - 200mm DIA. - 252mm DIA. DR 33 PVC
 - 600mm DIA. AND LARGER C14 CLASS 3 CONCRETE
 - 150mm DIA. & 200mm DIA. WATER MAIN PIPE TO BE DUCTILE IRON DR AWWA C900 CLASS 150 PVC. DOMESTIC WATER SERVICES TO COMPLY WITH B.C. PLUMBING CODE, APPROVED MATERIALS. WATER PIPE TO HAVE MINIMUM 1.0 METER COVER BELOW FINISHED GRADE.
 - ALL TRENCH BACKFILL TO BE IMPORTED GRANULAR MATERIAL AS PER MMCD STANDARD DRAWING N-1.
 - BC HYDRO AND TELUS SERVICE TO BUILDINGS TO BE UNDERGROUND.
 - SILTATION CONTROL, TO BE IN PLACE PRIOR TO CONSTRUCTION.

NOTES:

- DEPTHS SHOWN ARE COMPACTED
- BASE MATERIAL, COMPACTED TO 95% STD. PROCTOR MMD



ON-SITE PAVEMENT STRUCTURE/CURB DETAIL
N.T.S.

LEGEND

EXISTING GROUND CONTOUR	
EXISTING ELEVATION	10.50 x
PROPOSED ELEVATION	10.50 -
SURFACE FLOW	
ASPHALT PAVING	

LEGEND EXISTING GROUND CONTOUR EXISTING ELEVATION PROPOSED ELEVATION SURFACE FLOW ASPHALT PAVING	A PRELIMINARY DESIGN 2016-10-06 TJ B ISSUED FOR DEVELOPMENT PERMIT 2018-10-14 TJ	PROJ. NO. TJ DESIGN/ISSUED BY ST PER. REVIEWED BY SR HORIZ. SCALE 1:250 VERT. SCALE 1:12.5	 THE WEDLER GROUP 12047610001 12031943000 Surrey 1.800.868.1970 www.wedler.com	CLIENT: WARRINGTON PCI MANAGEMENT PROJECT: PARKING MODIFICATION LOCATION: 15190 101 AVENUE, SURREY BC KEYPLAN & GRADING PLAN	DRAWING NO. 02 OF 02 S16-0198/A LOCAL GOVERNMENT FILE -FILE- PHASE REVISION B
	UTM: LDT 113 SECTION 28 RANGE 1 PLAN 59070 NWD S/N/TERR: 15190-101-101 LOCATED ON WEST SIDE OF 101 ST, APPROXIMATELY 250M FROM INTERSECTION OF 101 ST & 152 ST	REV DESCRIPTION YYYY-MM-DD BY REV DESCRIPTION YYYY-MM-DD BY		REV DESCRIPTION YYYY-MM-DD BY REV DESCRIPTION YYYY-MM-DD BY	DRAWING NO. 02 OF 02 S16-0198/A LOCAL GOVERNMENT FILE -FILE- PHASE REVISION B

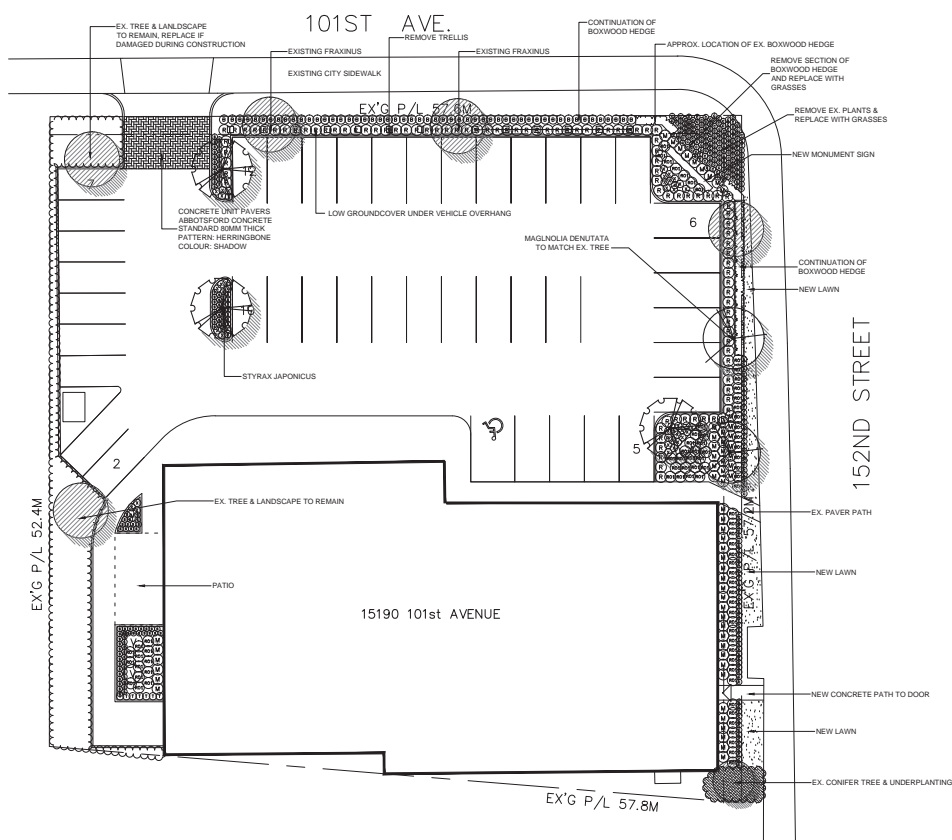
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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G9
p. 604-294-0011 f. 604-294-0022

SCALE:

PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
⊙	2	MAGNOLIA DENUDATA	YULIAN MAGNOLIA (TO MATCH EX. TREE)	6CM CAL. 1.8M STD. B&B
⊙	3	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL. 1.8M STD. B&B
SHRUB				
⊙	53	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM
⊙	79	ROSA MIDLAND 'RED'	MIDLAND ROSE, RED, 0 MM MATURE HT	#3 POT, 60CM
⊙	7	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.2M HT, B&B
⊙	2	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT, 60CM
GRASS				
⊙	240	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
⊙	60	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#1 POT
⊙	105	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
⊙	44	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA, YELLOW	#1 POT
⊙	97	RUBUS PENALOBUS	CREeping RASPBERRY	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



NO.	DATE	REVISION DESCRIPTION	DR.
2	16 SEP 20	ADD PAVERS AT ENTRY	SD
1	16 SEP 09	ADD MONUMENT SIGN	SD

CLIENT:

PROJECT:
COMMERCIAL DEV.
15190 101ST AVENUE
SURREY, BC.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 16.AUG.01
SCALE: 1/16"=1'-0"
DRAWN:
DESIGN:
CHKD: MCV

DRAWING NUMBER:
L1
OF 1



16141-3.2P

PMG PROJECT NUMBER: 16-141



FASCIA SIGN AREA: 22.2 s.f.

COPY AREA: 7.7 s.f.

TOTAL SIGN AREA: 29.9 s.f.

PREMISES FRONTAGE: 40' - 3 1/2"

ALLOWABLE SIGN AREA: 120.875 s.f.

Warrington PCI

SPECIFICATIONS-Option 2

SF Illuminated Pylon Sign
 -7.5" Deep Fabricated Aluminum Cabinet
 -EX7 -1 1/2" Frame- (Face over frame)
 -10Ga Aluminum face w/ routed out text and logo
 Painted Silver Metallic
 -3/4" Clear acrylic push thru graphics and text
 -1/2" thick clear acrylic push thru for PERI-PERI
 -Translucent vinyl applied to face
 -White LED Lighting
 -4" tube frame reveals Top
 -Illuminated w/ red LED Strips on front & returns of pylon
 1/2" High Reveal in Center-Non Illuminated

3 3/4" H x 5'-3"W x 10" D Aluminum Roof
 Painted Phantom Gray Metallic and
 the underside painted white MP- N2025P

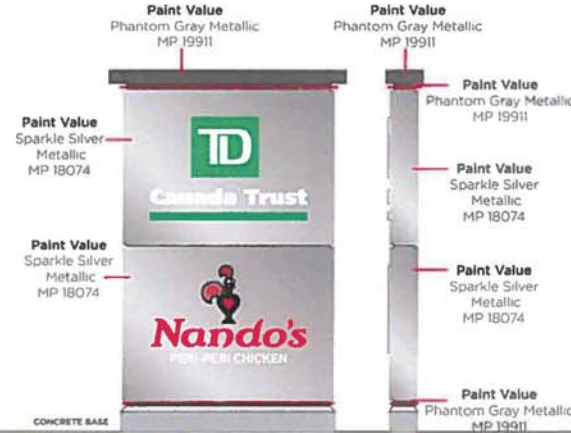
Structure Secured to Concrete Base by others

The back of sign to be nicely finished

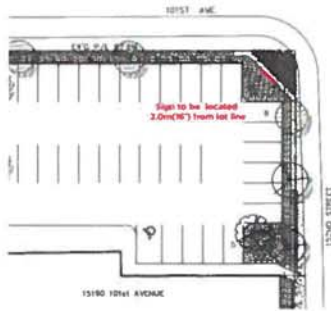


ALL CORPORATE LAYOUT FRO TENANT WILL NEED TO BE APPROVE BEFORE JOB MOVES TO PRODUCTION

Sign area 15.918 sq ft
 TD Canada Trust 7.71 sq ft
 Sign area 15.918 sq ft
 Nando 6.82 sq ft



SIGN LOCATION INDICATED IN RED



Client
 Warrington PCI
 Project
 Surrey
 Address
 15190 - 101 Ave,
 Surrey, BC
 Project Manager
 -
 Account Manager
 Roland House
 Quote Number
 10231-08-16-WARDG-R1
 Date
 August 25 / 2016
 Scale
 1 : 35
 Revision
 -

Client's Approval

Power to sign
 responsibility of customer

Notes



3161 Progress Way Delta BC V4G 1G3
 Local 604 540 2271 Toll free 888-361-6275
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Drawing Name
 Measurements & Specifications

Sign Description
 Sign 1 -Option 2- SF Illuminated Pylon Sign

Font: Logo	Sq.Ft.	Weight	Power
Kerning:			1-120V
Spacing:			15 amp

CLIENT TO PROVIDE LOGO FILES
 CURRENT ARTWORK IS FOR PLACEHOLDER PURPOSES
 SURVEY SIZE / POWER / MOUNTING

Qty.

1

Page 2

CONCEPT ONLY
 Not finalized until confirmed
 by survey, permits
 and shop drawings
 Colours shown are for
 presentation purposes only



MAIN ENTRANCE – UPPER FACADE WRAPPED IN RECLAIMED FIR, LOWER STUCCO PAINTED CHARCOAL GRAY & EXISTING RED BRICK



OUTDOOR LIGHTING



INSPIRATION IMAGE

NANDO'S GUILFORD – EXTERIOR FAÇADE

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0256-00

Issued To: o850611 BC LTD

("the Owner")

Address of Owner: 814, 6081 - No.3 Road
Richmond, BC V6Y 2B2

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: 007-795-203
Lot 113 Section 29 Block 5 North Range 1 West New Westminster District Plan 59070
15190 - 101 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table C.1 of Part 5 Parking and Loading/Unloading, the minimum number of off-street parking spaces is reduced from 54 to 42 on the subject property.
4. This development variance permit applies to only the portion of 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

