

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0292-00

Planning Report Date: September 12, 2016

**PROPOSAL:**

- **Development Permit**

to permit exterior renovations to the Panorama Village Shopping Centre.

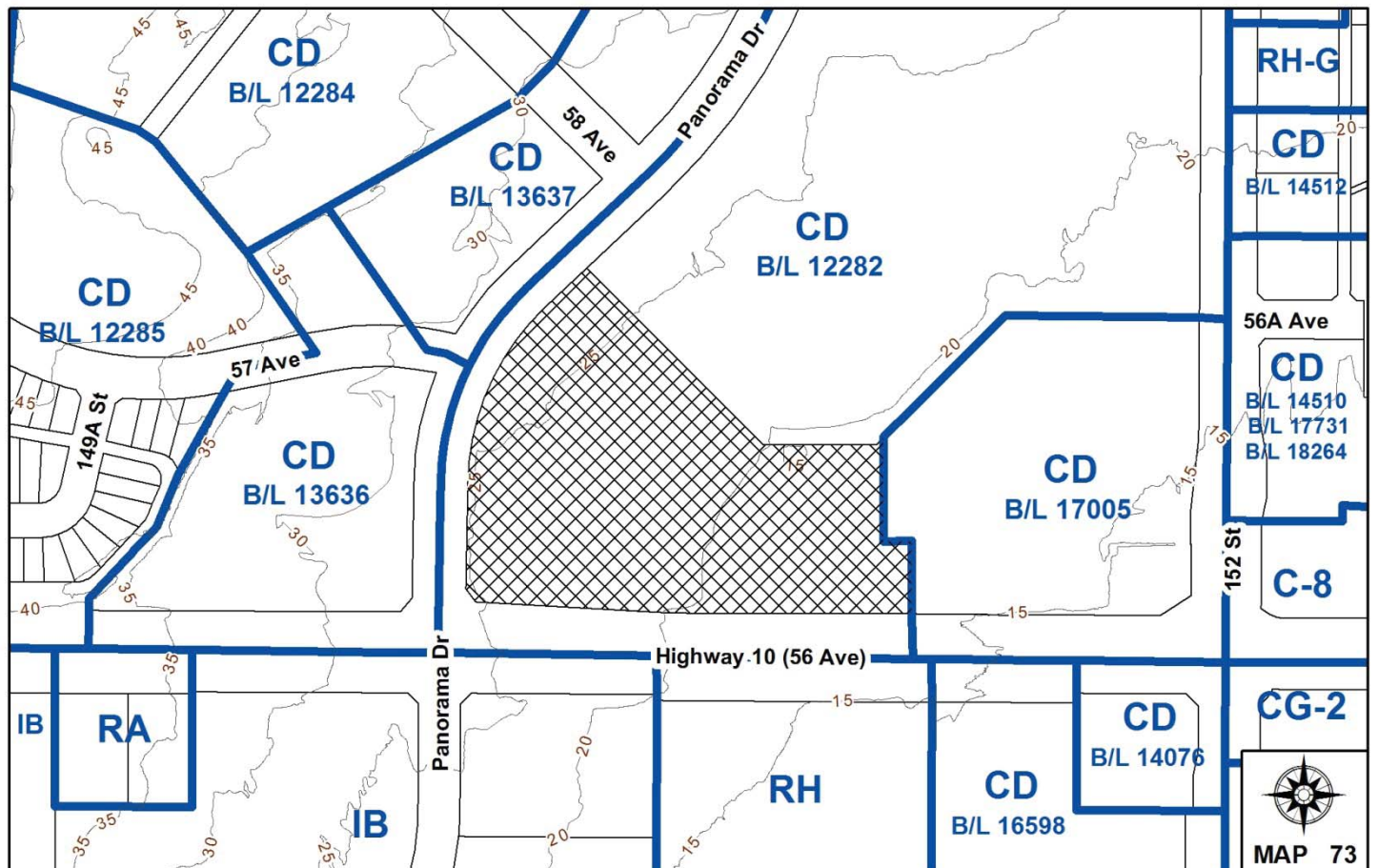
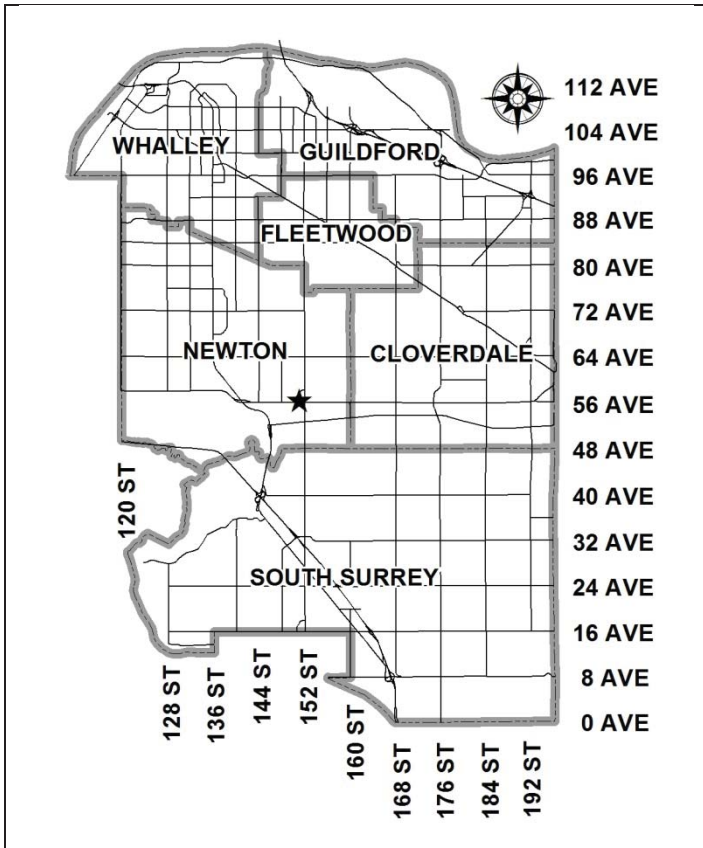
**LOCATION:** 15127 No. 10 Highway (56 Avenue)

**OWNER:** Investors Group Trust Co. Ltd.

**ZONING:** CD (By-law No. 12282)

**OCP DESIGNATION:** Commercial

**NCP DESIGNATION:** Commercial and Buffers



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposed exterior renovations to the Panorama Village Shopping Centre will modernize and enhance the overall appearance of the site. Furthermore, the proposed renovations are consistent with the exterior modifications recently approved for Building A through a minor amendment to Development Permit No. 7997-0227-00. The modifications included updating the exterior building façade to accommodate a new tenant (Fresh Street Market).
- The proposed exterior renovations are attractive, well-designed and incorporate high-quality materials. The proposed renovations will establish a high-standard for the form, design and character of future buildings within the surrounding neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7916-0292-00 and authorize the Mayor and Clerk to execute the Permit.

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

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial shopping centre.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Vacant parcel. Currently under application for 181 townhouse units, 106 apartment units and a three-building commercial plaza (File No. 7914-0286-00).	Commercial/Institutional	CD (By-law No. 12282)
East:	Multi-tenant commercial buildings (second phase of Panorama Village Shopping Centre).	Commercial/Commercial and Buffers	CD (By-law No. 17005)
South (Across Highway 10):	Vacant parcel and business park building.	Mixed Employment/ Proposed Business Park	RH & IB
West (Across Panorama Drive):	YMCA and multiple-residential.	Multiple Residential/Mixed Commercial-Recreational and Apartments (45 upa max.)	CD (By-law Nos. 13636 and 13637)

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property is located on the north side of No. 10 Highway, east of Panorama Drive, and zoned “Comprehensive Development” (CD) (By-law No. 12282). The property is designated “Commercial” in the Official Community Plan (OCP) and “Commercial” and “Buffers” in the South Newton Neighbourhood Concept Plan (NCP).
- The existing Panorama Village Shopping Centre was created under Development Application No. 7997-0227-00. The original approval was for a 7,130 square metre (76,741 sq. ft.) retail shopping centre comprised of seven (7) one-storey and two-storey buildings.
- City staff recently approved several minor changes on the subject property, through a minor amendment to the original Development Permit. These changes included exterior renovations to Building A (15127 No. 10 Highway) to accommodate a new tenant (Fresh Street Market). Building A is located along the northern edge of the site adjacent the driveway from Panorama Drive. The changes also included the addition of a second drive aisle off Panorama Drive, removal of the east-west pedestrian connection and gazebo feature just east of Building B and a revised parking layout adjacent to Building G which includes new ramps, curbs and sidewalks to facilitate pedestrian movement.

### Current Proposal

- The applicant is proposing a Development Permit (DP) to allow exterior renovations to five (5) commercial buildings on the western portion of the Panorama Village Shopping Centre (Building B, C, D, F and G).
- No changes are proposed for permitted land-uses, building floor area, setbacks, off-street parking, lot grading, existing service connections, etc.
- The exterior renovations proposed under the current development application are consistent with the modifications recently approved for Building A (Fresh Street Market) and will help to modernize as well as enhance the overall appearance of the Panorama Village Shopping Centre.

## DESIGN PROPOSAL AND REVIEW

- The proposed renovations include building façade upgrades to add higher-quality materials, tenant signage details and to provide enhanced pedestrian access throughout the subject property as well as to/from Panorama Drive through the provision of an accessible ramp for wheelchairs and strollers.
- The updated building materials will consist of fibre cement board cladding with matching clips (Deep Silver), longboard accent materials in a wood grain maple finish, pre-finished metal flashing (Charcoal Gray), painted window trim (Trout Gray), updated roof shingles (Dual Black) and new gutters. The applicant will maintain the existing brick veneer and individual storefronts.

- The proposed exterior renovations will greatly improve the overall appearance of the Panorama Village Shopping Centre by updating the façades to include modern design elements that consist of wood grain accent materials, fibre cement board cladding, glass second-floor railings and decorative aluminum profile outriggers for tenant signage above each unit.
- In addition, the applicant is proposing to install custom screens with perforated aluminum black powder coated finishing for all gas meters exposed along No. 10 Highway in order to provide greater screening of mechanical equipment from public view. At present, the mechanical equipment is highly visible and, therefore, detracts from the appearance the applicant is striving to achieve with the proposed exterior renovations.

### Pedestrian Connectivity

- The applicant proposes to improve pedestrian circulation throughout the site through the provision of clearly defined on-site sidewalk connections with additional letdowns constructed at pedestrian crossings, especially along the northern façade of Buildings C, D and F.
- The applicant further proposes to enhance pedestrian connectivity by providing ramp access along the northern façade of Building B to/from Panorama Drive. The applicant is proposing to remove the existing staircase and install a ramp to provide greater access for wheelchairs, strollers and pedestrians living within the surrounding neighbourhood. At present, the only accessible entrance to the Panorama Village Shopping Centre for wheelchairs and strollers is from No. 10 Highway.

### Fascia Signage

- The applicant is proposing a number of changes to the site's existing signage.
- One fascia sign will still be proposed, per premise, which complies with provisions in the Sign By-law, including for the maximum allowable sign area.
- The fascia signs will be either free-form (similar to calligraphy) or individual channel letters that will be mounted onto a decorative aluminum profile. The signage will be located above each unit entrance. The fascia signs will consist of a hidden raceways as well as background illumination in the form of halo-lit, backlit or LP flex lighting. The maximum height for each individual channel letter and/or logos shall not exceed 0.5 metre (1.5 ft.).
- The proposed fascia signage is properly scaled and utilizes the existing exposed beams, located on the principal façade, to help frame the fascia sign band. The fascia sign band is located on an outrigger that consists of five (5) aluminum painted profiles onto which are attached the free-form or individual channel letters. The aluminum outrigger will not exceed 0.6 metre (2 ft.) in total height.
- No changes are proposed to the existing free-standing signs located on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 6, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject property is located within the South Newton NCP.</li> <li>• The proposal is consistent with the NCP and will create more employment opportunities within the surrounding neighbourhood.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposal complies with the density provisions in the CD Zone.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposal will incorporate Low Impact Development Standards (LIDS) including the following: [1] vegetated swales, bio-swales or rain gardens; and [2] permeable pavement materials.</li> <li>• The proposal includes provisions for composting, organic waste and recycling programs.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The proposal includes direct pedestrian linkages to public transit.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

ADVISORY DESIGN PANEL

- The proposed multi-tenant building was not forwarded to the Advisory Design Panel (ADP) for comment but was reviewed internally by City staff and found to be generally acceptable in terms of form, design and character.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Project Data Sheets
- Appendix II. Development Permit No. 7916-0292-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by Urban Design Group Architects Ltd., dated September 7, 2016.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/dk





## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 12282)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	24,317 sq. m.
Road Widening area	N/A	N/A
Undevelopable area	N/A	N/A
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	50%	28.5%
SETBACKS		
Front	N/A	N/A
Rear	N/A	N/A
Side (East)	N/A	N/A
Side (West)	N/A	N/A
BUILDING HEIGHT (in metres/storeys)		
Principal	N/A	N/A
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	7,403 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	7,403 sq. m.

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	0.81	0.30
FAR (net)	N/A	N/A
<b>AMENITY SPACE (area in square metres)</b>	N/A	N/A
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial	N/A	139 spaces
Industrial	N/A	N/A
Residential	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	N/A	139 spaces
Number of disabled stalls	N/A	N/A
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	N/A
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(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0292-00

Issued To: INVESTORS GROUP TRUST CO. LTD.  
(the Owner)

Address of Owner: One Canada Centre  
447 Portage Avenue  
Winnipeg, Manitoba RCB 3H5

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 023-208-899

Lot 14 Except: Firstly; Dedicated Road on Plan LMP34965; Secondly: Part on Plan LMP42689 Section 10 Township 2 New Westminster District Plan LMP24916

15127 No. 10 Highway (56 Avenue)

(the "Land")

3. This development 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 permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
5. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7916-0292-00(1) through to and including 7916-0292-00(17) (the "Drawings") which are attached hereto and form part of this development permit.

6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
7. This development permit amends Development Permit No. 7997-0227-00.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

ii. This development 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

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

\_\_\_\_\_  
Authorized Agent: (Signature)

\_\_\_\_\_  
Name: (Please Print)

OR

\_\_\_\_\_  
Owner: (Signature)

\_\_\_\_\_  
Name: (Please Print)

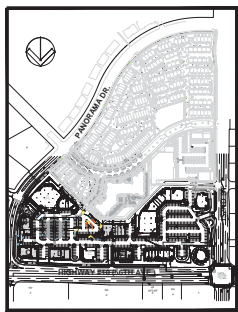


**PANORAMA VILLAGE - PHASE 1 RENOVATIONS**  
**SURREY , BC**  
**For BENTALL KENNEDY (CANADA) LP**

SITE KEY PLAN & AERIAL MAP



**AERIAL PLAN**  
 1/200 SCALE, N.T.A.



**KEY PLAN**  
 1/200 SCALE, N.T.A.

CONTACT LIST

ARCHITECT:  
 JENKIN DESIGN GROUP  
 JWDCTECH LTD  
 14000 GARDNER - ANCHORAGE ABC  
 1400 - 140 Street, Pioneer Street  
 Vancouver, BC V6E 4G0  
 Phone: 604-681-2334  
 Fax: 604-686-1448  
 E-mail: jrd@jwdgroup.com

DRAWING LIST

ARCHITECTURAL	
A-0-0	COVER SHEET
A-0-1	CONTEXT PLAN
A-0-2	CONTEXT PLAN-NEIGHBOURHOOD
A-1-1	SITE PLAN
BUILDING B FLOOR/ROOF PLANS - AS BUILT (FOR RECORD)	
A-B3-1-C	COLOUR ELEVATION BUILDING B
A-B3-2	MATERIALS AND FINISHES BUILDING B
A-B3-4	ELEVATIONS - SIGNAGE BUILDING B
BUILDING B WALL SECTIONS - AS BUILT (FOR RECORD)	
BUILDING C FLOOR PLAN, ROOF/SCHEDULES - AS BUILT (FOR RECORD)	
A-C3-1-C	COLOUR ELEVATION BUILDING C
A-C3-2	MATERIALS AND FINISHES BUILDING C
A-C3-4	ELEVATIONS - SIGNAGE BUILDING C
BUILDING D FLOOR/ROOF PLANS, SCHEDULES - AS BUILT (FOR RECORD)	
A-D3-1-C	COLOUR ELEVATION BUILDING D
A-D3-2	MATERIALS AND FINISHES BUILDING D
A-D3-4	ELEVATIONS - SIGNAGE BUILDING D
BUILDING D WALL SECTIONS - AS BUILT (FOR RECORD)	
BUILDING F FLOOR, ROOF, SOFFIT PLANS - AS BUILT (FOR RECORD)	
A-F3-1-C	COLOUR ELEVATION BUILDING F
A-F3-2	MATERIALS AND FINISHES BUILDING F
A-F3-4	ELEVATIONS - SIGNAGE BUILDING F
BUILDING F SECTIONS - AS BUILT (FOR RECORD)	
BUILDING G GROUND & 2ND FLOOR PLANS - AS BUILT (FOR RECORD)	
BUILDING G PARKING PLAN & ROOF PLAN - AS BUILT (FOR RECORD)	
A-G3-1-C	COLOUR ELEVATION BUILDING G
A-G3-2	MATERIALS AND FINISHES BUILDING G
A-G3-4	ELEVATIONS - SIGNAGE BUILDING G
BUILDING G BUILDING SECTION & WALL SECTION - AS BUILT (FOR RECORD)	

PROJECT INFORMATION

<b>GENERAL NOTE:</b>	ALL WORK SHALL CONFORM WITH THE BC BUILDING CODE 2012. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. DISCREPANCIES FOUND ON THESE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO WORK COMMENCING.
<b>CIVIC ADDRESS</b>	15127 No. 10 (56 Avenue) Hwy.
<b>LEGAL DESCRIPTION</b>	Rem Lot 14 Section 10 Township 2 LMP24916 Except LMP34965 & LMP42689
<b>ZONING</b>	CD-COMPREHENSIVE DEVELOPMENT ZONE
<b>DEVELOPMENT PERMIT APPLICATION FOR:</b>	<b>FIVE COMMERCIAL BUILDINGS EXTERIOR RENOVATION :</b> "B", "C", "D", "F", "G"

**SHOPPING CENTRE RENOVATIONS**  
 15127 No. 10 (56 Avenue) Hwy.  
**For BENTALL KENNEDY (CANADA) LP**

architects ltd  
 600-1140 WEST PENDER  
 VANCOUVER, BC V6E 4C3  
 TELEPHONE 604-687-2334  
 FACSIMILE 604-687-7818

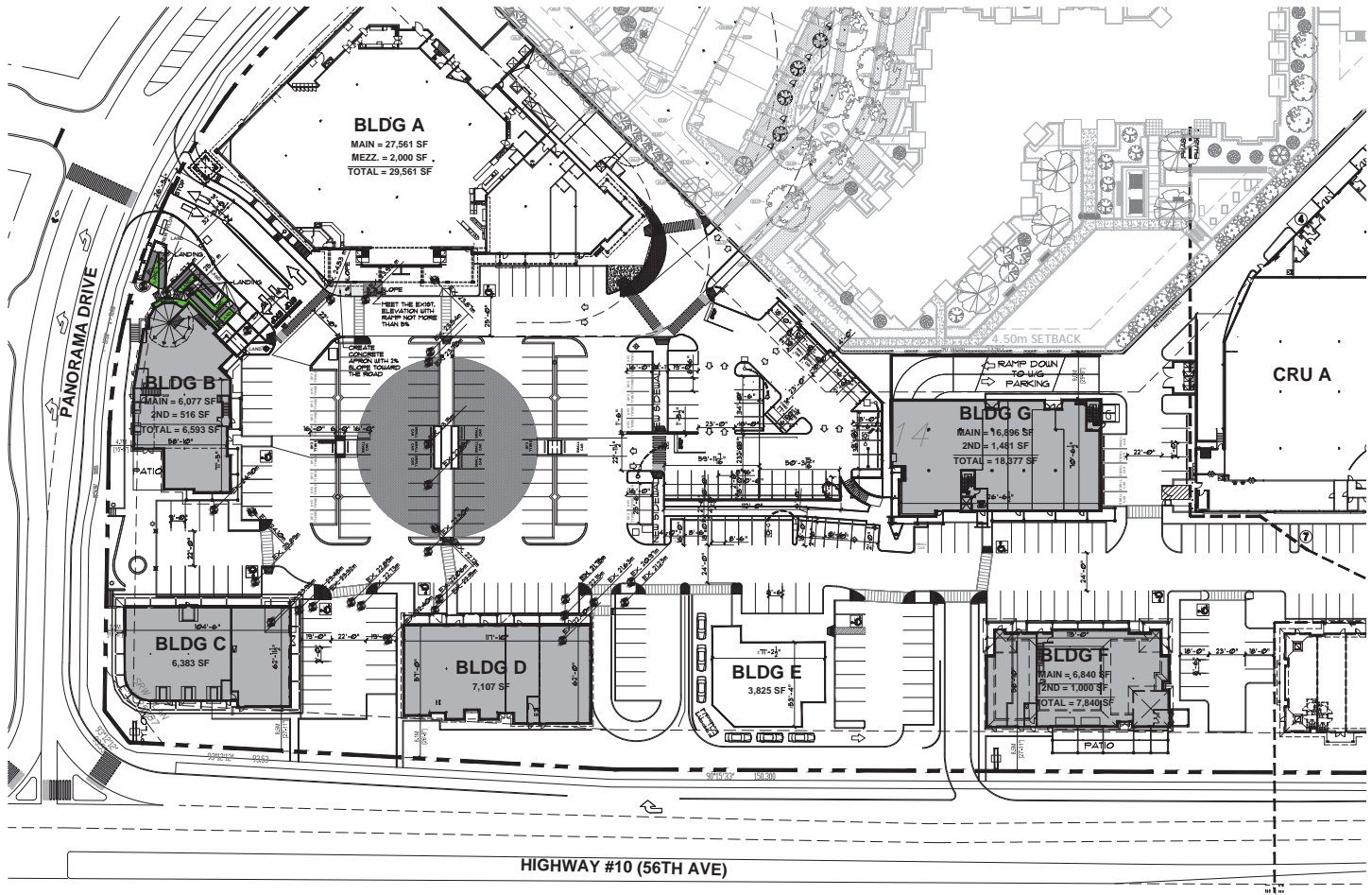
Project number: **6038**  
 Sheet No: **COVER SHEET**  
 Date: 2016-04-22 (Sheet number)  
 Scale: AS NOTED  
 Status: SA  
 A-0.0

7916-0292-00 (2)

SITE INFORMATION:	GROSS FLOOR AREAS:	PARKING REQUIREMENTS:
LEGAL DESCRIPTION: LOT 1 SECTION 10 TOWNSHIP 2 NWD PLAN BCP35145	EXISTING SHOPPING CENTRE (PHASE 1)	TOTAL REQUIRED PARKING (ROUNDED TO NEAREST WHOLE NO.): 185 STALLS
CIVIC ADDRESS: 15127, 115133, 15137, 15141, 15145, 15149, 15153, 56 AVE, No. 10 Hwy, SURREY, BC	BUILDING A = 27,561 SF BUILDING B = 6,077 SF BUILDING C = 6,383 SF BUILDING D = 7,107 SF BUILDING E = 3,825 SF BUILDING F = 6,840 SF BUILDING G = 16,896 SF	TOTAL EXISTING PARKING: 311 STALLS TOTAL PARKING GAIN: 7 STALLS TOTAL PROPOSED PARKING: 318 STALLS PARKING RATIO: 4.0 STALLS/1000SF
EXISTING ZONING: CD - COMPREHENSIVE DEVELOPMENT ZONE	MEZZ./2ND = 2,000 SF 516 SF 1,000 SF 1,481 SF 4,997 SF	
TOTAL SITE AREA (PH 1): 261,744 SF (6.01 ACRES)	SUBTOTAL = 74,689 SF	
EXISTING G.F.A.: 79,686 SF	TOTAL EXISTING GROSS FLOOR AREA = 79,686 SF	
PROPOSED LOT COVERAGE: 74,689 SF/ 625,217 SF X 100% = 11.9% (MAX 50%)	LESS SERVICE AREAS (UTILITY) = 2,655 SF	
	TOTAL EXISTING LEASEABLE FLOOR AREA = 77,031 SF	
		<b>PARKING BYLAW INFORMATION:</b>
		<b>SHOPPING CENTRE</b> = <math>\le 4,000\text{SF}</math>: 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 130 STALLS)
		REGULAR CAR STALL: 9'-0" (2.75m) x 18'-0" (5.5m) with 22'-0" (6.7m) DRIVE AISLE
		REGULAR CAR STALL: 8'-6" (2.60m) x 18'-0" (5.5m) with 23'-0" (7.0m) DRIVE AISLE
		HANDICAP CAR STALL (1 PER 100 STALLS): 12'-2" (3.7m) x 18'-0" (5.5m)
		SMALL CAR STALL (MAX 25%): 8'-6" (2.60m) OR 9'-0" (2.75m) x 18'-0" (4.8m)
		LOADING SPACE (MINIMUM SIZE): 13'-0" (4.0m) x 30'-0" (9.2m)
		MANOEUVRING AISLE WIDTH (LOADING SPACES): 25'-0" (7.5m)



1 KEY PLAN  
SCALE: N/A



1 SITE PLAN  
SCALE: 1"=30'-0"

**GENERAL NOTE:**  
BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

**SHOPPING CENTRE RENOVATIONS**  
15127 No. 10 (56 Avenue) Hwy.  
For BENTALL KENNEDY (CANADA) LP

architects ltd.  
600-1140 WEST PENDER  
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TELEPHONE 604-687-2394  
FACSIMILE 604-687-6611

Project number: **4038**  
Sheet No. **SITE PLAN**  
Date: 2016-04-22  
Scale: AS NOTED  
Sheet: **A-1.1**



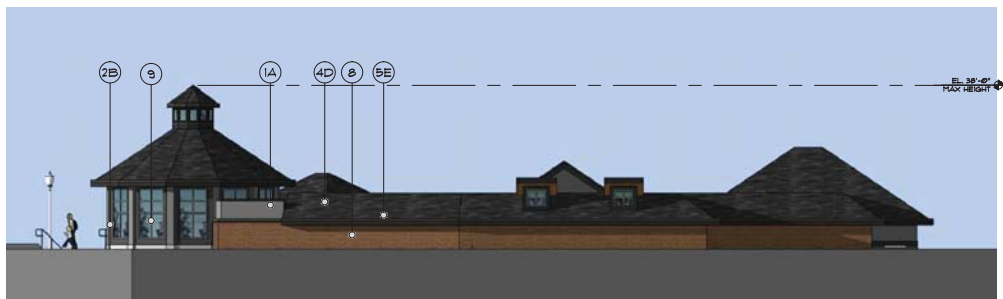
1 SOUTH ELEVATION  
 (B3) SCALE: 1/8" = 1'-0"



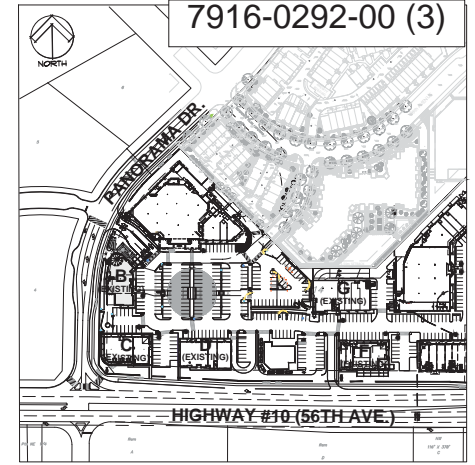
2 EAST ELEVATION  
 (B3) SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
 (B3) SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
 (B3) SCALE: 1/8" = 1'-0"



5 KEY PLAN  
 (A3) SCALE: NTS

EXTERIOR MATERIAL & FINISHES	
1	FIBRE CEMENT BOARD w/ CLIPS
2	NEW MIDOU TRIM PAINTED
3	LONGBOARD WOOD GRAIN FINISH
4	KO ROOF SHINGLES - CAMBRIDGE
5	PREFINISHED METAL FLASHING
6	DECORATIVE PREFINISHED ALUMINUM PROFILES AND DRAINAGE CHANNEL PAINTED
7	NEW GUTTERS
8	EXISTING BRICK VENEER
9	EXISTING STOREFRONT
0	SIGNAGE BY TENANT

SPECIFICATIONS	
1	BM 204 - 30 DEEP SILVER
2	BM 204-20 - TROUT GRAY
3	HAPLE
4	DUAL BLACK
5	CHARCOAL GREY
6	BM 202-40 - PEANUT SHELL

REVISIONS	
1	14/04/06 AC-CROSS FOR GP
2	14/04/06 AC-CROSS FOR GP
3	14/04/06 AC-CROSS FOR GP
4	14/04/06 AC-CROSS FOR GP
5	14/04/06 AC-CROSS FOR GP
6	14/04/06 AC-CROSS FOR GP
7	14/04/06 AC-CROSS FOR GP
8	14/04/06 AC-CROSS FOR GP
9	14/04/06 AC-CROSS FOR GP
10	14/04/06 AC-CROSS FOR GP

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 All dimensions, materials and methods shown on this drawing are for use on the project only and shall not be used otherwise without written permission.  
 Consultant

**SHOPPING CENTRE RENOVATIONS**  
 15127 No. 10 (56 Avenue) Hwy.  
**For BENTALL KENNEDY (CANADA) LP**

architects ltd.  
 600-1140 WEST PENDER  
 VANCOUVER, BC V6E 4C3  
 TELEPHONE 604-687-2394  
 FACSIMILE 604-687-6161

Project number: **4038**  
 Scale: **AS NOTED**  
**COLOUR ELEVATIONS BUILDING B**  
 Date: 2015-08-24 Sheet number:  
 Scale: **AS NOTED**  
 Drawn: **AB/C**  
 Checked: **AB/C**







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



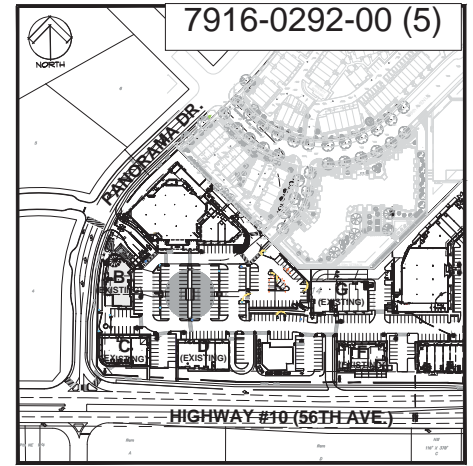
2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



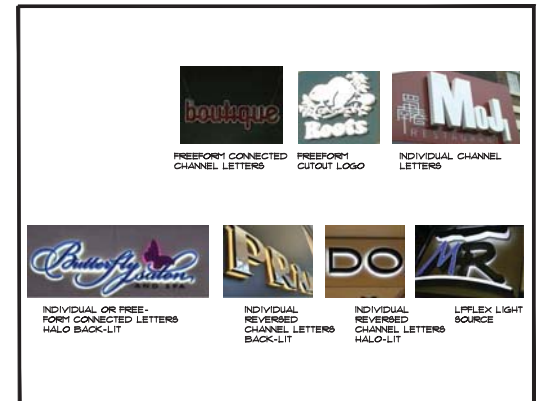
3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



5 KEY PLAN  
SCALE: NTS



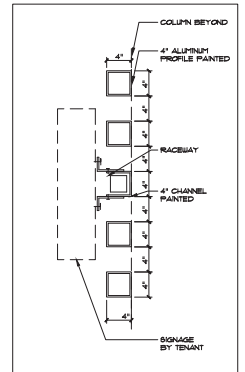
6 FASCIA SIGN EXAMPLES (TYP.)  
SCALE: NTS

EAST ELEVATION - PROPOSED MAX FASCIA SIGN AREA:

LOCATION	AREA (SF)
SIGN #1	26.24
SIGN #2	26.24
SIGN #3	26.24
SIGN #4	26.24
SIGN #5	26.24
TOTAL PROPOSED SIGN AREA = 131.2 SF (12.2 SQ. M)	

MAX SIGN AREA ALLOWABLE PER CITY BYLAW (1 SF PER 1 LINEAR METER OF PREMISE FRONTAGE)

EAST ELEVATION FRONTAGE 0'11" (3.65 M)  
TOTAL ALLOWABLE PER CITY SIGN BYLAW 383/8 SF (35.64 SQ. M)



NOTE:  
ALL FASCIA SIGNAGE ON SITE MUST BE ATTACHED TO A SIGN BAND NO GREATER THAN 6441 (2FT) IN TOTAL HEIGHT. ALL TENANT SIGNAGE (IA FREE FORM OR INDIVIDUAL CHANNEL LETTERS AND LOGOS) CANNOT EXCEED A MAXIMUM HEIGHT OF 6441 (2FT).

7 TYPICAL SIGN DETAIL  
SCALE: NTS

NO.	DATE	REVISION
1	10/10/16	REVISED FOR SP
2	10/10/16	REVISED FOR SP
3	10/10/16	REVISED FOR SP
4	10/10/16	REVISED FOR SP
5	10/10/16	REVISED FOR SP
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Consultant

**SHOPPING CENTRE RENOVATIONS**  
15127 No. 10 (56 Avenue) Hwy.  
For BENTALL KENNEDY (CANADA) LP

architects ltd.  
600-1140 WEST PENDER  
VANCOUVER, BC V6E 4C3  
TELEPHONE 604-687-2394  
FACSIMILE 604-687-6911

Project number: 6038  
Scale: 1/8" = 1'-0"  
ELEVATIONS-SIGNAGE  
BUILDING B  
Date: 2015-08-24 Sheet number  
Scale: AS NOTED  
Drawn: B.S.A.  
Checked: B.S.A.  
Title: 8/25/16



1 EAST ELEVATION  
CS1 SCALE: 1/8" = 1'-0"



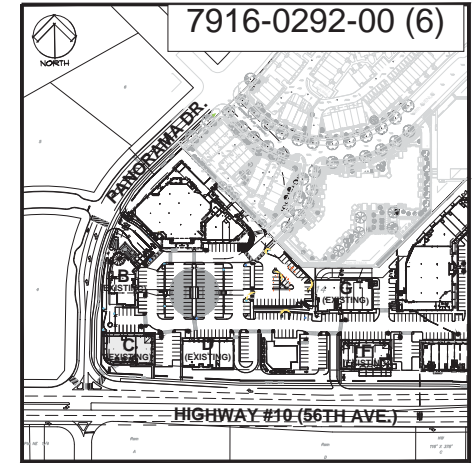
2 NORTH ELEVATION  
CS1 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
CS1 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION  
CS1 SCALE: 1/8" = 1'-0"



5 KEY PLAN  
A-CS1 SCALE: NTS

EXTERIOR MATERIAL & FINISHES	
1	FIBRE CEMENT BOARD w/ CLIPS
2	NEW WINDOW TRIM PAINTED
3	LONGBOARD WOOD GRAN FINISH
4	ROOF SHINGLES - CANBERIDGE
5	PRE-FINISHED METAL FLASHING
6	DECORATIVE FINE FINISHED ALUMINUM PROFILES AND BRIDGE CHANNEL PAINTED
7	NEW GUTTERS
8	EXISTING BRICK VENEER
9	EXISTING STOREFRONT
10	SIGNAGE BY TENANT

SPECIFICATIONS	
1	BH 224 - 30 DEEP SILVER
2	BH 224-20 - TROUT GRAY
3	MAPLE
4	DUAL BLACK
5	CHARCOAL GREY
6	BH 262-40 - PEANUT SHELL

NO.	DATE	REVISION
1	14/04/16	REVISED FOR CP
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100	14/04/16	REVISED FOR CP

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Consultant

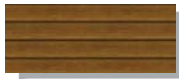
**SHOPPING CENTRE RENOVATIONS**  
15127 No. 10 (56 Avenue) Hwy.  
For BENTALL KENNEDY (CANADA) LP



architects ltd.  
600-1140 WEST PENDER  
VANCOUVER, BC V6E 4C3  
TELEPHONE 604-687-2394  
FACSIMILE 604-687-6911  
Project number: 6038  
Scale: AS NOTED  
Date: 2015-08-24  
Sheet number: 8/25, 26  
AS NOTED  
8/25, 26  
8/25, 26

7916-0292-00 (7)

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LONGBOARD WOOD GRAIN FINISH-MAPLE



IKO ROOF SHINGLES - CAMBRIDGE DUAL BLACK



PRE-FINISHED METAL FLASHING CHARCOAL GREY COLOUR



IKO ROOF SHINGLES - CAMBRIDGE DUAL BLACK



LONGBOARD WOOD GRAIN FINISH - MAPLE



PRE-FINISHED METAL FLASHING CHARCOAL GREY COLOUR



VIEW #2



VIEW #1



DECORATIVE ALUMINUM PROFILES AND SIGNAGE CHANNEL PAINTED BM 2162-40 - PEANUT SHELL



FIBRE CEMENT BOARD W/ CLIPS BM 2124-30 DEEP SILVER



EXISTING WIDOW TRIM PAINTED BM 2124-20 - TROUT GRAY



DECORATIVE ALUMINUM PROFILES AND SIGNAGE CHANNEL PAINTED BM 2162-40 - PEANUT SHELL



EXISTING WIDOW TRIM PAINTED BM 2124-20 - TROUT GRAY

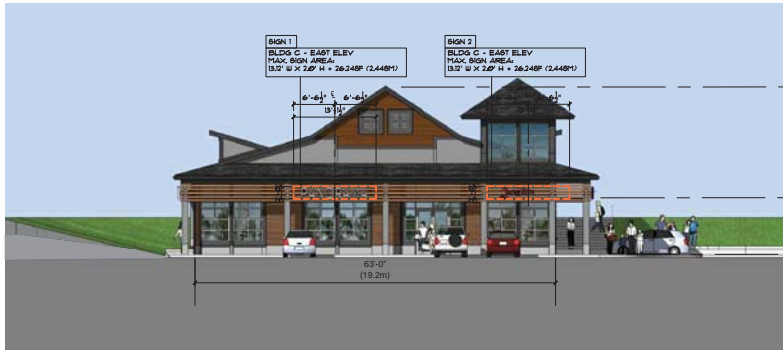


FIBRE CEMENT BOARD W/ CLIPS BM 2124-30 DEEP SILVER

**SHOPPING CENTRE RENOVATIONS**  
 15127 No. 10 (56 Avenue) Hwy.  
 For BENTALL KENNEDY (CANADA) LP

architects ltd.  
 600-1140 WEST PENDER  
 VANCOUVER, BC V6E 4C3  
 TELEPHONE 604-687-2394  
 FACSIMILE 604-687-9161

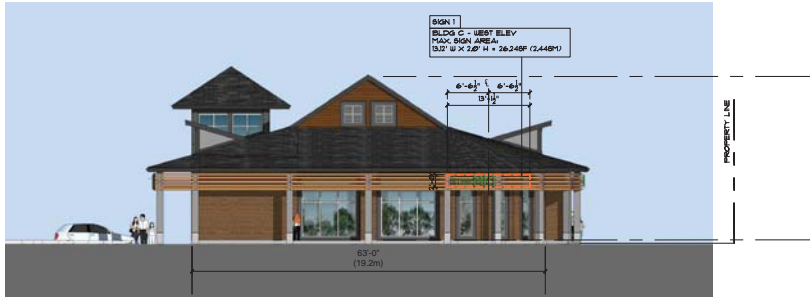
Project number: 4038  
 Scale: 1/8" = 1'-0"  
 Materials and Finishes  
 Building C  
 Date: 2015-08-24 (sheet number)  
 Scale: AS NOTED  
 Drawn: [Signature]  
 Checked: [Signature]



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



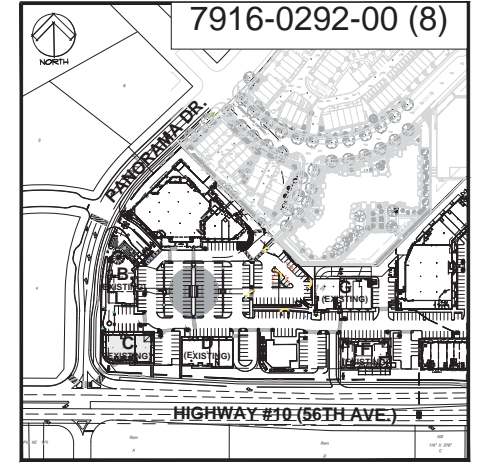
2 NORTH ELEVATION  
CSA SCALE: 1/8" = 1'-0"



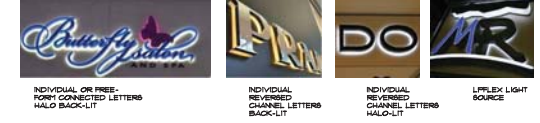
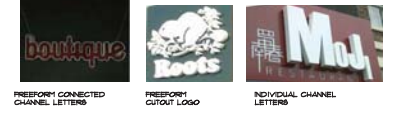
3 WEST ELEVATION  
CSA SCALE: 1/8" = 1'-0"



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



5 KEY PLAN  
CSA SCALE: NTS



6 FASCIA SIGN EXAMPLES (TYP.)  
CSA SCALE: NTS

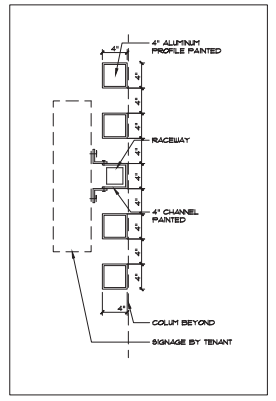
NORTH ELEVATION - PROPOSED MAX. FASCIA SIGN AREA	
LOCATION AREA (SF)	
SIGN # 1	26.24
SIGN # 2	26.24
TOTAL PROPOSED SIGN AREA	52.48 SF (4.81 SQ. M)
MAX SIGN AREA ALLOWABLE PER CITY BYLAW (1.8M PER 1 LINEAR METER OF PREMISE FRONTAGE)	
NORTH ELEVATION FRONTAGE	109.33' (33.30 M)
TOTAL ALLOWABLE PER CITY SIGN BYLAW	39.99 SF (36.31 SQ. M)

SOUTH ELEVATION - PROPOSED MAX. FASCIA SIGN AREA	
LOCATION AREA (SF)	
SIGN # 1	26.24
SIGN # 2	26.24
TOTAL PROPOSED SIGN AREA	52.48 SF (4.81 SQ. M)
MAX SIGN AREA ALLOWABLE PER CITY BYLAW (1.8M PER 1 LINEAR METER OF PREMISE FRONTAGE)	
SOUTH ELEVATION FRONTAGE	109.33' (33.30 M)
TOTAL ALLOWABLE PER CITY SIGN BYLAW	39.99 SF (36.31 SQ. M)

EAST ELEVATION - PROPOSED MAX. FASCIA SIGN AREA	
LOCATION AREA (SF)	
SIGN # 1	26.24
SIGN # 2	26.24
TOTAL PROPOSED SIGN AREA	52.48 SF (4.81 SQ. M)
MAX SIGN AREA ALLOWABLE PER CITY BYLAW (1.8M PER 1 LINEAR METER OF PREMISE FRONTAGE)	
EAST ELEVATION FRONTAGE	63.83' (19.46 M)
TOTAL ALLOWABLE PER CITY SIGN BYLAW	19.88 SF (18.18 SQ. M)

WEST ELEVATION - PROPOSED MAX. FASCIA SIGN AREA	
LOCATION AREA (SF)	
SIGN # 1	26.24
SIGN # 2	26.24
TOTAL PROPOSED SIGN AREA	52.48 SF (4.81 SQ. M)
MAX SIGN AREA ALLOWABLE PER CITY BYLAW (1.8M PER 1 LINEAR METER OF PREMISE FRONTAGE)	
WEST ELEVATION FRONTAGE	60.28' (18.31 M)
TOTAL ALLOWABLE PER CITY SIGN BYLAW	18.24 SF (16.74 SQ. M)

NOTE:  
ALL FASCIA SIGNAGE ON SITE MUST BE ATTACHED TO A SIGN BAND NO GREATER THAN 60FT (18.3M) IN TOTAL HEIGHT. ALL TENANT SIGNAGE (I.A. FREE FORM OR INDIVIDUAL CHANNEL LETTERS AND LOGOS) CANNOT EXCEED A MAXIMUM HEIGHT OF 60FT (18.3M).



7 TYPICAL SIGN DETAIL  
CSA SCALE: NTS

**SHOPPING CENTRE RENOVATIONS**  
1607A-1608B (100A) & 1607C-1608C (100B) & 1608D (100C) & 1608E (100D) & 1608F (100E) & 1608G (100F) & 1608H (100G) & 1608I (100H) & 1608J (100I) & 1608K (100J) & 1608L (100K) & 1608M (100L) & 1608N (100M) & 1608O (100N) & 1608P (100O) & 1608Q (100P) & 1608R (100Q) & 1608S (100R) & 1608T (100S) & 1608U (100T) & 1608V (100U) & 1608W (100V) & 1608X (100W) & 1608Y (100X) & 1608Z (100Y)

**For BENTALL KENNEDY (CANADA) LP**

architects ltd.  
600-1140 WEST PENDER  
VANCOUVER, BC V6E 4C3  
TELEPHONE 604-687-2304  
FACSIMILE 604-687-6944

Project number: **6038**  
Sheet title: **ELEVATIONS-SIGNAGE BUILDING C**  
Date: 2015-08-24 (Sheet number)  
Scale: AS NOTED  
Drawn: BJS/JJA  
Checked: ACAA



1 SOUTH ELEVATION  
BS1 SCALE: 1/8" = 1'-0"



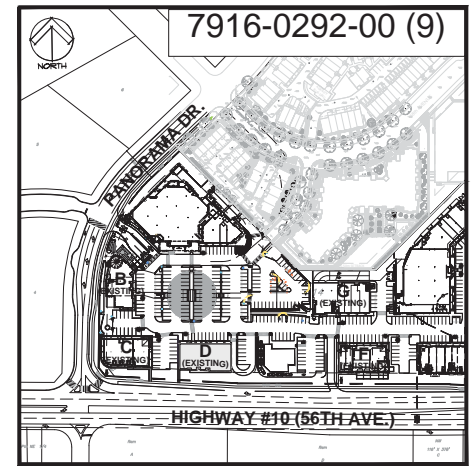
2 EAST ELEVATION  
BS1 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
BS1 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
BS1 SCALE: 1/8" = 1'-0"



5 KEY PLAN  
A-D3 SCALE: NTS

EXTERIOR MATERIAL & FINISHES	
1	FIBRE CEMENT BOARD w/ GLIPS
2	NEW WIDOW TRIM PAINTED
3	LONGBOARD WOOD GRAIN FINISH
4	R/O ROOF SHINGLES - CAMBERIDGE
5	PRE-FINISHED METAL FLASHING
6	DECORATIVE PRE-FINISHED ALUMINUM PROFILES AND SIGNAGE CHANNEL PAINTED
7	NEW GUTTERS
8	EXISTING BRICK VENEER
9	EXISTING STOREFRONT
10	SIGNAGE BY TENANT

SPECIFICATIONS	
1	BM 224 -30 DEEP SILVER
2	BM 224-20 -TROUT GRAY
3	MAPLE
4	DUAL BLACK
5	CHARCOAL GREY
6	BM 262-40 - PEANUT SHELL

NO.	DATE	DESCRIPTION
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 Consultant

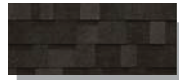
**SHOPPING CENTRE RENOVATIONS**  
 15127 No. 10 (56 Avenue) Hwy.  
 For BENTALL KENNEDY (CANADA) LP



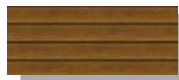
architects ltd.  
 600-1140 WEST PENDER  
 VANCOUVER, BC V6E 4C3  
 TELEPHONE 604-687-2394  
 FACSIMILE 604-687-6161  
 Project number: 4038  
 Sheet No: COLOUR ELEVATIONS BUILDING D  
 Date: 2015-08-24 (sheet number)  
 Scale: AS NOTED  
 Drawn: BS1/BSA  
 Checked: BS1/BSA

No.	Date	By	Description
1			Issue for P
2			Issue for P
3			Issue for P
4			Issue for P
5			Issue for P
6			Issue for P
7			Issue for P
8			Issue for P
9			Issue for P
10			Issue for P

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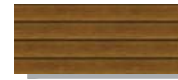
KO ROOF SHINGLES - CAMBRIDGE DUAL BLACK



LONGBOARD WOOD GRAIN FINISH-MAPLE



PRE-FINISHED METAL FLASHING CHARCOAL GREY COLOUR



LONGBOARD WOOD GRAIN FINISH - MAPLE



KO ROOF SHINGLES - CAMBRIDGE DUAL BLACK



PRE-FINISHED METAL FLASHING CHARCOAL GREY COLOUR



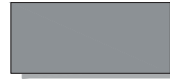
VIEW #2



VIEW #1



DECORATIVE ALUMINUM PROFILES AND SIGNAGE CHANNEL PAINTED BM 2162-45 - PEANUT SHELL



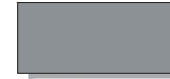
FIBRE CEMENT BOARD W/ CLIPS BM 2124-30 DEEP SILVER



EXISTING WIDOW TRIM PAINTED BM 2124-20 - TROUT GRAY



DECORATIVE ALUMINUM PROFILES AND SIGNAGE CHANNEL PAINTED BM 2162-45 - PEANUT SHELL



FIBRE CEMENT BOARD W/ CLIPS BM 2124-30 DEEP SILVER



EXISTING WIDOW TRIM PAINTED BM 2124-20 - TROUT GRAY

**SHOPPING CENTRE RENOVATIONS**  
**15127 No. 10 (56 Avenue) Hwy.**  
**For BENTALL KENNEDY (CANADA) LP**

**architects ltd.**  
 600-1140 WEST PENDER  
 VANCOUVER, BC V6E 4C3  
 TELEPHONE 604-687-2384  
 FACSIMILE 604-687-6611

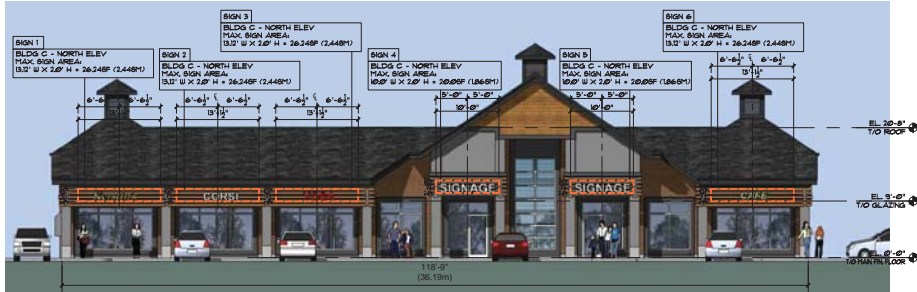
Project number: **6038**  
 Scale: **AS NOTED**  
 Date: 2015-08-24 (sheet number)  
 Scale: **AS NOTED**  
 Sheet: **85/92, 93A**  
 Drawing: **A-02**



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



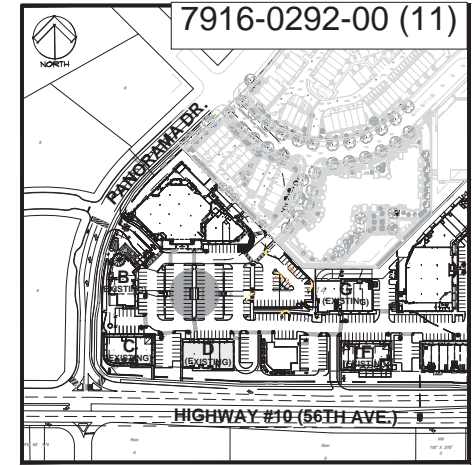
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SCALE: 1/8" = 1'-0"



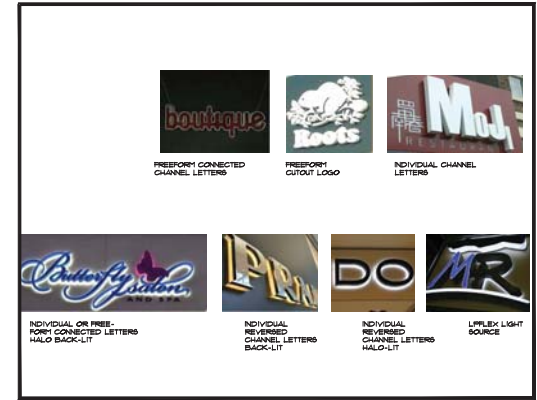
3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



KEY PLAN  
SCALE: 1/8" = 1'-0"



5 FASCIA SIGN EXAMPLES (TYP.)  
SCALE: NTS

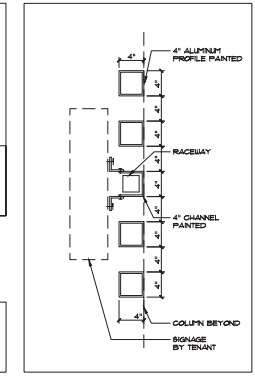
NORTH ELEVATION - PROPOSED MAX. FASCIA SIGN AREA

LOCATION	AREA (SF)
SIGN # 1	26.24
SIGN # 2	26.24
SIGN # 3	24.69
SIGN # 4	20.00
SIGN # 5	20.00
SIGN # 6	26.24
<b>TOTAL PROPOSED SIGN AREA</b>	<b>118.72 SF (10.9 SQ. M)</b>

MAX SIGN AREA ALLOWABLE PER CITY BYLAW (1.81 PER 1 LINEAR METER OF FRONTAGE):

NORTH ELEVATION FRONTAGE 18.75' (36.9 M)  
**TOTAL ALLOWABLE PER CITY SIGN BYLAW 340.25 SF (31.3 SQ. M)**

NOTE:  
 ALL FASCIA SIGNAGE ON SITE MUST BE ATTACHED TO A SIGN BACK NO GREATER THAN 80% (8FT) IN TOTAL HEIGHT.  
 ALL TENANT SIGNAGE (I.E. FREE POINT OR INDIVIDUAL CHANNEL LETTERS AND LOGOS) CANNOT EXCEED A MAXIMUM HEIGHT OF 60" (1.52M).



6 TYPICAL SIGN DETAIL  
SCALE: NTS

NO.	DATE	REVISION
1	10/14/16	RE-DRAW FOR CP
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 Consultant

**SHOPPING CENTRE RENOVATIONS**  
 15127 No. 10 (56 Avenue) Hwy.  
**For BENTALL KENNEDY (CANADA) LP**



architects ltd.  
 600-1140 WEST PENDER  
 VANCOUVER, BC V6E 4C3  
 TELEPHONE 604-687-2334  
 FACSIMILE 604-687-6611

Project number: **6038**  
 Scale: **AS NOTED**  
 Date: **2015-08-24** (sheet number)  
 Title: **ELEVATIONS - SIGNAGE BUILDING D**  
 Scale: **AS NOTED**  
 Date: **08/25/16**  
 Sheet: **01-04**





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



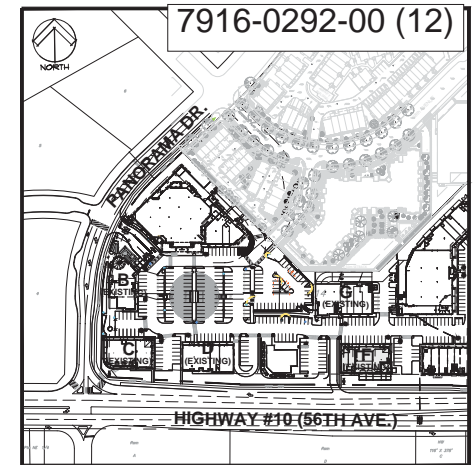
2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



5 KEY PLAN  
SCALE: NTS

EXTERIOR MATERIAL & FINISHES	
1	FIBRE CEMENT BOARD w/ GLIPS
2	NEW WINDOW TRIM PAINTED
3	LONGBOARD WOOD GRAIN FINISH
4	KO ROOF SHINGLES - CAMBRIDGE
5	PRE-FINISHED METAL FLASHING
6	DECORATIVE PRE-FINISHED ALUMINUM PROFILES AND SIGNAGE CHANNEL PAINTED
7	NEW GUTTERS
8	EXISTING BRICK VENEER
9	EXISTING STOREFRONT
10	SIGNAGE BY TENANT

SPECIFICATIONS	
4	BM 224 - 30 DEEP SILVER
6	BM 224 - 30 - TROUT GRAY
7	MAPLE
8	DUAL BLACK
9	CHARCOAL GREY
10	BM 242 - 40 - PEANUT SHELL

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**SHOPPING CENTRE RENOVATIONS**  
 15127 No. 10 (56 Avenue) Hwy.  
 For BENTALL KENNEDY (CANADA) LP



architects ltd.  
 600-1140 WEST PENDER  
 VANCOUVER, BC V6E 4C3  
 TELEPHONE 604-687-2394  
 FACSIMILE 604-687-9161  
 Project number: 4038  
 Scale: 1/8" = 1'-0"  
 COLOUR ELEVATIONS  
 BUILDING F  
 Date: 2016-08-24 (sheet number)  
 Scale: AS NOTED  
 Drawn: M. J. L.  
 Checked: A. J. L.  
 (8)

7916-0292-00 (13)

No.	DATE	REVISION
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2	14/04/16	REVISED FOR IP
3	14/04/16	REVISED FOR IP
4	14/04/16	DESCRIPTION

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IKO ROOF SHINGLES - CAMBRIDGE DUAL BLACK



PRE-FINISHED METAL GUTTER CHARCOAL GREY COLOUR



PRE-FINISHED METAL FLASHING CHARCOAL GREY COLOUR



IKO ROOF SHINGLES - CAMBRIDGE DUAL BLACK



LONGBOARD WOOD GRAIN FINISH - MAPLE



PRE-FINISHED METAL FLASHING CHARCOAL GREY COLOUR



DECORATIVE ALUMINUM PROFILES AND SIGNAGE CHANNEL PAINTED BM 2162-40 - PEANUT SHELL



FIBRE CEMENT BOARD W/ CLIPS BM 2124 -30 DEEP SILVER



EXISTING WIDOW TRIM PAINTED BM 2124-20 -TROUT GRAY



FIBRE CEMENT BOARD W/ CLIPS BM 2124 -30 DEEP SILVER



DECORATIVE ALUMINUM PROFILES AND SIGNAGE CHANNEL PAINTED BM 2162-40 - PEANUT SHELL



EXISTING WIDOW TRIM PAINTED BM 2124-20 -TROUT GRAY

**SHOPPING CENTRE RENOVATIONS**  
 15127 No. 10 (56 Avenue) Hwy.  
**For BENTALL KENNEDY (CANADA) LP**



architects ltd.  
 600-1140 WEST PENDER  
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 TELEPHONE 604-687-2294  
 FACSIMILE 604-687-6911

Project number: 4038

Sheet No.: MATERIALS AND FINISHES BUILDING F

Date: 2015-08-24 (Sheet number)

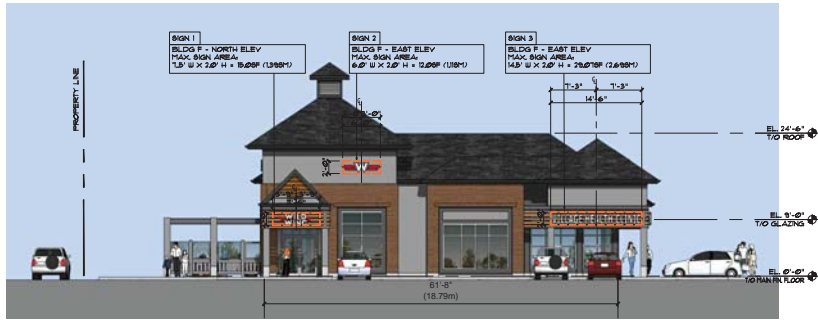
Scale: AS NOTED

Drawn: 8/25/15

Checked: **F32**



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



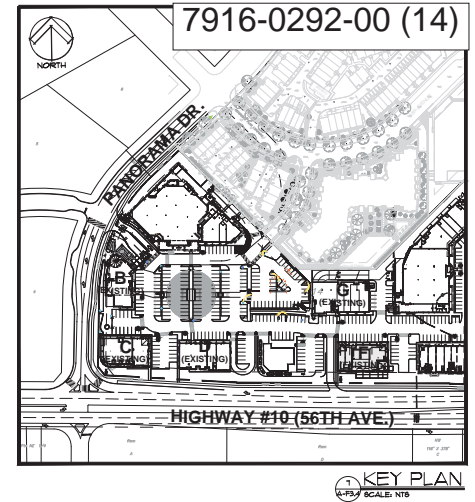
2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



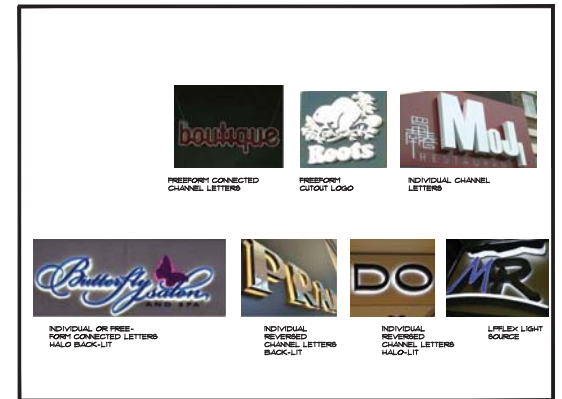
3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



KEY PLAN  
SCALE: NTS



5 FASCIA SIGN EXAMPLES (TYP.)  
SCALE: NTS

EAST ELEVATION - PROPOSED MAX. FASCIA SIGN AREA

LOCATION	AREA (SF)
SIGN # 1	15.0
SIGN # 2	12.0
SIGN # 3	28.0
<b>TOTAL PROPOSED SIGN AREA</b>	<b>55.0 SF (5.13 SQ. M)</b>

MAX. SIGN AREA ALLOWABLE PER CITY BYLAW (1.81 PER 1 LINEAR METER OF PREMISE FRONTAGE):  
EAST ELEVATION FRONTAGE 61.66' (18.78 M)  
TOTAL ALLOWABLE PER CITY SIGN BYLAW 34.98 SF (3.23 SQ. M)

NORTH ELEVATION - PROPOSED MAX. FASCIA SIGN AREA

LOCATION	AREA (SF)
SIGN # 1	30.0
SIGN # 2	32.0
SIGN # 3	32.0
SIGN # 4	34.0
SIGN # 5	36.0
<b>TOTAL PROPOSED SIGN AREA</b>	<b>124.0 SF (11.43 SQ. M)</b>

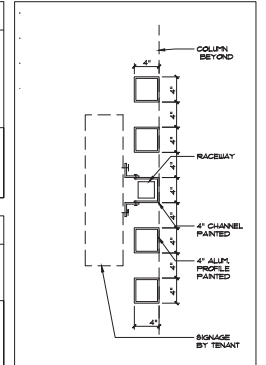
MAX. SIGN AREA ALLOWABLE PER CITY BYLAW (1.81 PER 1 LINEAR METER OF PREMISE FRONTAGE):  
NORTH ELEVATION FRONTAGE 15.83' (4.82 M)  
TOTAL ALLOWABLE PER CITY SIGN BYLAW 24.74 SF (2.28 SQ. M)

SOUTH ELEVATION - PROPOSED MAX. FASCIA SIGN AREA

LOCATION	AREA (SF)
SIGN # 1	40.6
<b>TOTAL PROPOSED SIGN AREA</b>	<b>40.6 SF (3.75 SQ. M)</b>

MAX. SIGN AREA ALLOWABLE PER CITY BYLAW (1.81 PER 1 LINEAR METER OF PREMISE FRONTAGE):  
SOUTH ELEVATION FRONTAGE 15.83' (4.82 M)  
TOTAL ALLOWABLE PER CITY SIGN BYLAW 24.74 SF (2.28 SQ. M)

NOTE:  
ALL FASCIA SIGNAGE ON SITE MUST BE ATTACHED TO A SIGN BAND NO GREATER THAN 6MM (3/16") IN TOTAL HEIGHT. ALL TENANT SIGNAGE (i.e. FREE FORM OR INDIVIDUAL CHANNEL LETTERS AND LOGOS) CANNOT EXCEED A MAXIMUM HEIGHT OF 6MM (3/16").



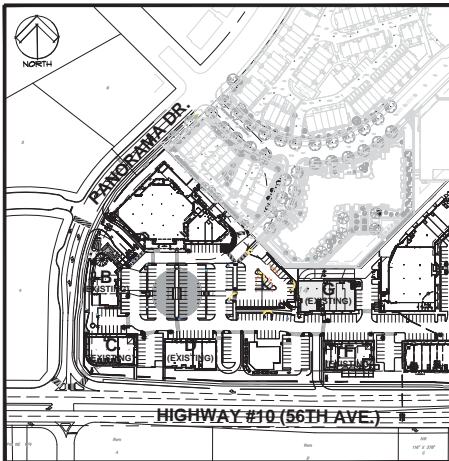
6 TYPICAL SIGN DETAIL  
SCALE: NTS

SHOPPING CENTRE RENOVATIONS  
15127 No. 10 (56 Avenue) Hwy.  
For BENTALL KENNEDY (CANADA) LP

architects ltd.  
600-1140 WEST PENDER  
VANCOUVER, BC V6E 4C3  
TELEPHONE 604-687-2394  
FACSIMILE 604-687-9161

Project number: 6038  
Scale: 1/8" = 1'-0"  
Date: 2015-08-24 (sheet number)  
Title: AS NOTED  
Drawn: MFL  
Checked: JG

ELEVATIONS-SIGNAGE  
BUILDING F



KEY PLAN  
SCALE: NTS



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



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



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

EXTERIOR MATERIAL & FINISHES	
1	FIBRE CEMENT BOARD w/ CLIPS
2	NEW WOOD TRIM PAINTED
3	LONGBOARD WOOD GRAIN FINISH
4	KO ROOF SHINGLES - CAMBRIDGE
5	PRE-FINISHED METAL FLASHING
6	DECORATIVE PRE-FINISHED ALUMINUM PROFILES AND SIGNAGE CHANNEL PAINTED
7	NEW GUTTERS
8	EXISTING BRICK VENER
9	EXISTING STONEFRONT
10	SIGNAGE BY TENANT

SPECIFICATIONS	
1	BM 204 - 3/8" DEEP SILVER
2	BM 204 - 3/8" TROUT GRAY
3	MAPLE
4	DUAL BLACK
5	CHARCOAL GREY
6	BM 260 - 40" - PEANUT SHELL



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

**SHOPPING CENTRE RENOVATIONS**  
15127 No. 10 (56 Avenue) Hwy.  
For BENTALL KENNEDY (CANADA) LP

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TELEPHONE 604-687-2394  
FACSIMILE 604-687-9161

Project number: 4038  
Scale: 1/8" = 1'-0"  
Colour Elevations Building G  
Date: 2015-08-24 (sheet number)  
Scale: AS NOTED  
Drawn: M.J.L.  
Checked: J.B.

7916-0292-00 (16)

No.	Date	Description



DECORATIVE ALUMINUM PROFILES AND SIGNAGE CHANNEL PAINTED BM 2162-40 - PEANUT SHELL



PRE-FINISHED METAL FLASHING CHARCOAL GREY COLOUR



IKO ROOF SHINGLES - CAMBRIDGE DUAL BLACK



DECORATIVE ALUMINUM PROFILES AND SIGNAGE CHANNEL PAINTED BM 2162-40 - PEANUT SHELL



PRE-FINISHED METAL FLASHING CHARCOAL GREY COLOUR



VIEW #2



FIBRE CEMENT BOARD W/ CLIPS BM 2124-30 DEEP SILVER



EXISTING WIDOW TRIM PAINTED BM 2124-20 - TROUT GRAY



VIEW #1



FIBRE CEMENT BOARD W/ CLIPS BM 2124-30 DEEP SILVER



EXISTING WIDOW TRIM PAINTED BM 2124-20 - TROUT GRAY

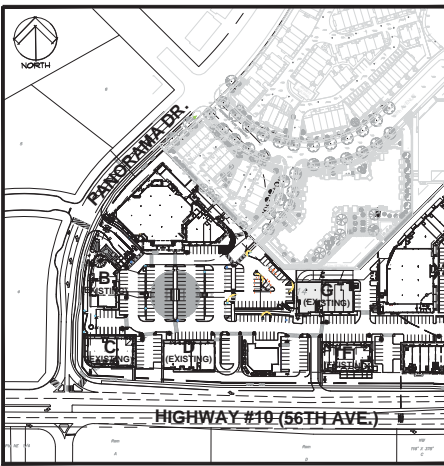
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 All design, concepts, and other information shown on this drawing, are for use in the project only, and shall not be used otherwise without written permission.  
 Consultant

**SHOPPING CENTRE RENOVATIONS**  
 15127 No. 10 (56 Avenue) Hwy.  
**For BENTALL KENNEDY (CANADA) LP**

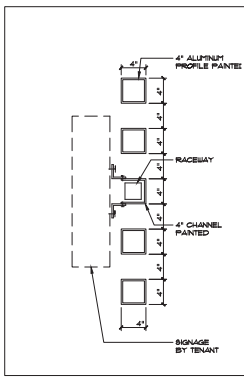


architects ltd.  
 600-1140 WEST PENDER  
 VANCOUVER, BC V6E 4C3  
 TELEPHONE: 604-687-2294  
 FACSIMILE: 604-687-9161

Project Number: 4038  
 Sheet No: MATERIALS AND FINISHES BUILDING G  
 Date: 2015-08-24 (Sheet Number)  
 Scale: AS NOTED  
 Drawn: [Signature]  
 Checked: [Signature]



KEY PLAN  
SCALE: NTS



TYPICAL SIGN DETAIL  
SCALE: NTS



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

**SOUTH ELEVATION - PROPOSED MAX. FASCIA SIGN AREA**

LOCATION	AREA (SF)
SIGN #1	27.0
SIGN #2	26.0
SIGN #3	38.0
SIGN #4	38.0
<b>TOTAL PROPOSED SIGN AREA</b>	<b>137.0 SF (12.55 SQ. M)</b>

MAX SIGN AREA ALLOWABLE PER CITY BYLAW (1.81 PER 1 LINEAR METER OF PREMISE FRONTAGE)  
SOUTH ELEVATION FRONTAGE 133.3' (40.64 M)  
TOTAL ALLOWABLE PER CITY SIGN BYLAW 309.0 SF (28.57 SQ. M)

**WEST ELEVATION - PROPOSED MAX. FASCIA SIGN AREA**

LOCATION	AREA (SF)
SIGN #1	36.0
<b>TOTAL PROPOSED SIGN AREA</b>	<b>36.0 SF (3.34 SQ. M)</b>

MAX SIGN AREA ALLOWABLE PER CITY BYLAW (1.81 PER 1 LINEAR METER OF PREMISE FRONTAGE)  
WEST ELEVATION FRONTAGE 74.0' (22.56 M)  
TOTAL ALLOWABLE PER CITY SIGN BYLAW 22.0 SF (2.04 SQ. M)

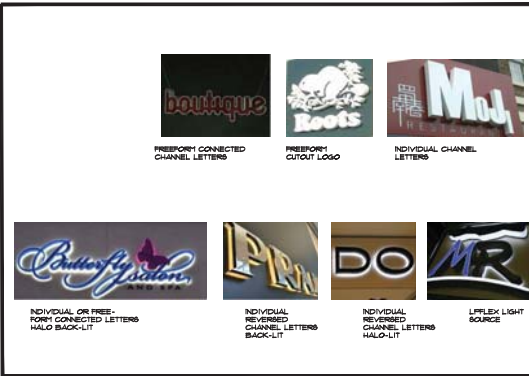
**NOTE:**  
ALL FASCIA SIGNAGE ON SITE MUST BE ATTACHED TO A SIGN BAND NO GREATER THAN 60% (27") IN TOTAL HEIGHT. ALL TENANT SIGNAGE (i.e. FREE FORM OR INDIVIDUAL CHANNEL LETTERS AND LOGOS) CANNOT EXCEED A MAXIMUM HEIGHT OF 60% (27").



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



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



FASCIA SIGN EXAMPLES (TYP.)  
SCALE: NTS



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

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TELEPHONE 604-687-2394  
FASCIMILE 604-687-9161

Project number: **6038**  
Scale: **1/8"**  
**ELEVATIONS - SIGNAGE BUILDING G**  
Date: 2015-08-24 (sheet number)  
Scale: AS NOTED  
Drawn: **MFL**  
Checked: **AB**