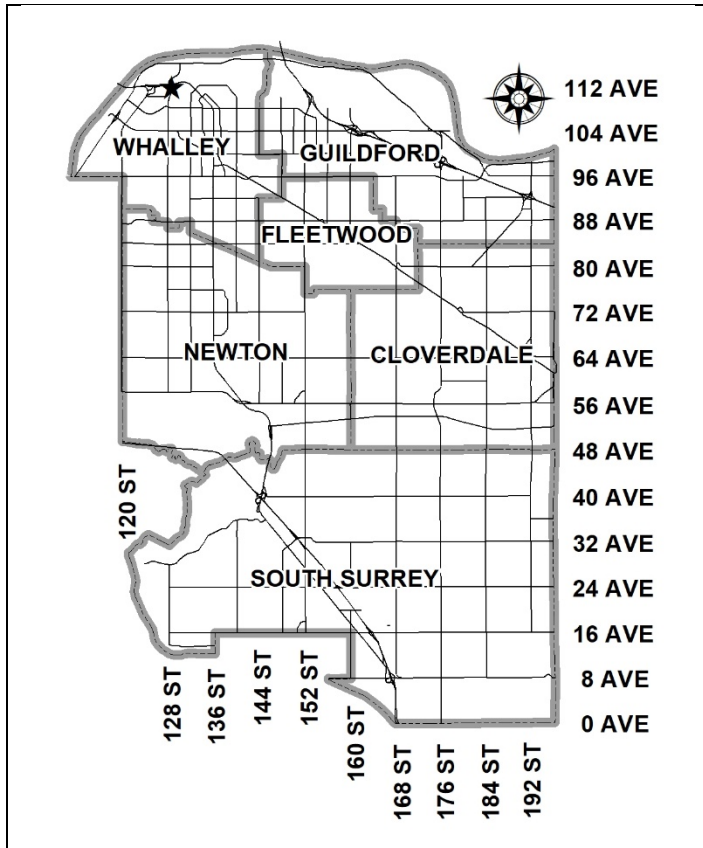


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0254-00

Planning Report Date: September 16, 2019



PROPOSAL:

- **Rezoning** from RF to CHI
- **Development Permit**
- **Development Variance Permit**

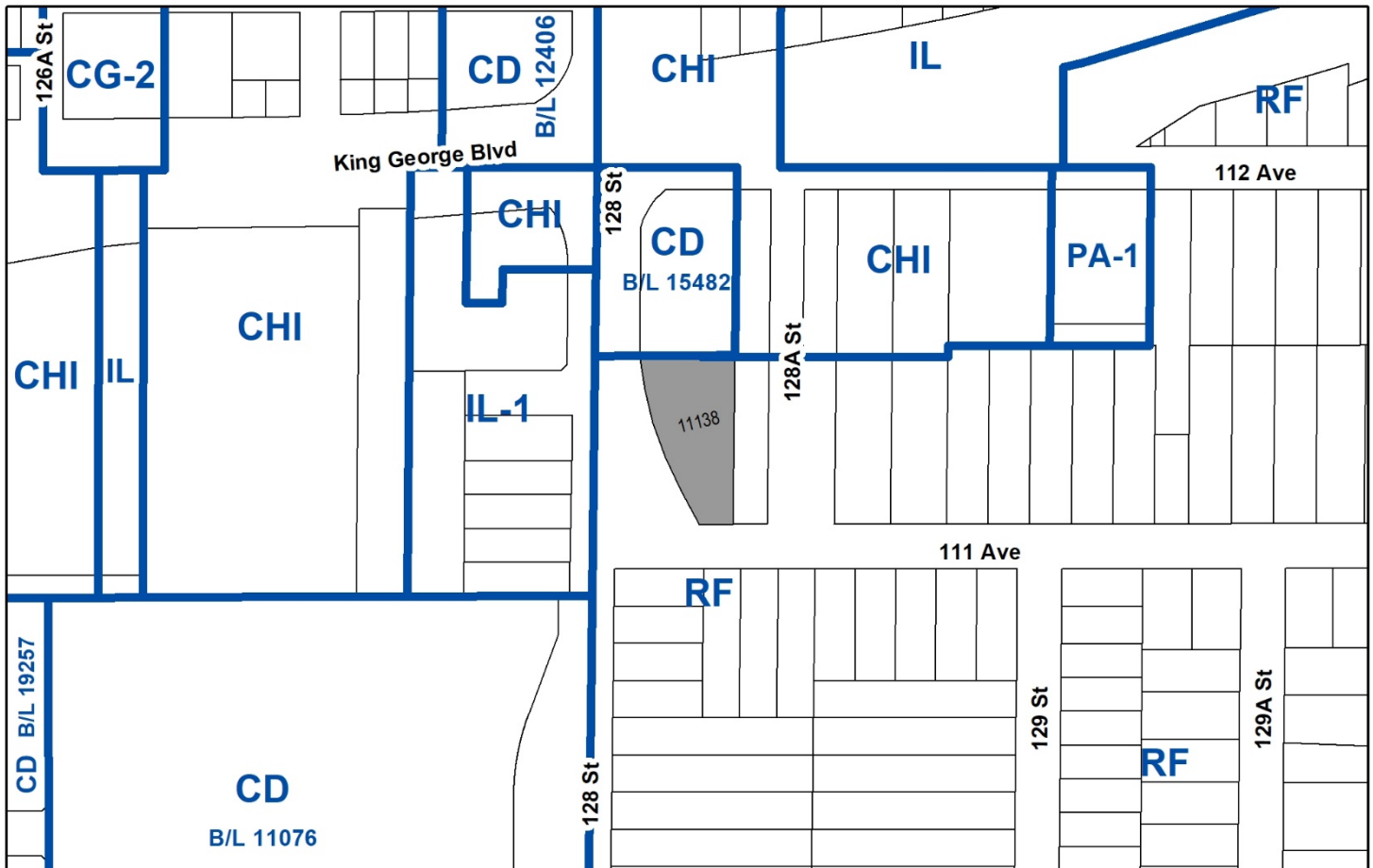
to permit the development of two commercial buildings. A variance is requested to reduce the minimum rear yard (north) building setback and permit a canopy on Building A2 to extend into the required front yard setback.

LOCATION: 11138 – 128 Street

ZONING: RF

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum rear yard (north) building setback from 7.5 metres (25 ft.) to 0.35 metre (1 ft.).
- The applicant is requesting a variance in order to reduce the minimum front yard (south) setback for Building A2 in order to permit the canopy to encroach into the required setback.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Mixed Employment" designation in the Official Community Plan (OCP).
- The proposal complies with the "Highway Commercial" designation in the South Westminster Neighbourhood Concept Plan (NCP).
- The proposal complies with the Metro Vancouver Regional Growth Strategy designation.
- The land-uses permitted in the "Highway Commercial Industrial Zone (CHI)" are considered appropriate for "Highway Commercial" designated properties. In addition, the CHI Zone fits within the context of the surrounding neighbourhood near the intersection of 128 Street and King George Boulevard.
- The proposal to reduce the minimum rear yard (north) setback requirement under the CHI Zone will allow for two functional building envelopes while accommodating the minimum on-site parking requirement under the Zoning By-law.
- Under the Zoning By-law, a canopy structure may project a maximum of 0.6 metre (2 ft.) into the minimum setback requirement prescribed in the CHI Zone. In order to accommodate the proposed canopy along the southern façade of Building A2, a variance is being requested to permit the canopy structure to project 1.2 metres (4 ft.) into the minimum required setback. The canopy adds greater articulation to the building façade and provides weather protection.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Highway Commercial Industrial Zone (CHI)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0254-00 for Form and Character and Hazard Lands (Flood Prone Areas) generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0254-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (north) setback of the CHI Zone from 7.5 metres (25 ft.) to 0.35 metre (1 ft.); and
 - (b) to reduce the minimum front yard (south) setback of the CHI Zone from 7.5 metres (25 ft.) to 6.3 metres (20 ft.) in order to permit a 1.2 metre (4 ft.) wide canopy structure for weather protection.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) discharge the Restrictive Covenant (No Build) registered on title (BB0653570) which prohibits any buildings or structures on the subject site until servicing is provided; and
 - (e) registration of a Section 219 Restrictive Covenant to ensure a minimum geodetic of 4.8 is achieved on-site in accordance with the Provincial Flood Control Level (FCL).

REFERRALS

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

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant parcel.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Esso gas station with convenience store and A&W drive-thru restaurant	Mixed Employment/ Highway Commercial	CD (By-law No. 15482)
East:	Vacant parcel	Mixed Employment/Highway Commercial	RF
South (Across 111 Avenue):	Vacant parcels	Urban	RF
West (Across 128 Street):	Automotive service uses, automobile wrecking and truck park facility	Mixed Employment/ Highway Commercial and Parks & Open Spaces	IL-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Highway Commercial" in the South Westminster Neighbourhood Concept Plan (NCP). The property is zoned "Single Family Residential Zone (RF)" and currently vacant.
- The subject property was previously under application (Development Application No. 7907-0316-00) for rezoning from RF to CHI, Development Permit as well as Development Variance Permit to allow for construction of two similar commercial buildings. However, the Rezoning By-law (No. 16671) was filed by Council and the application was closed on September 14, 2015 due to inactivity.

Current Proposal

- The applicant is proposing to rezone the subject site from RF to CHI, a Development Permit (DP) for Form and Character as well as Hazard Lands (Flood Prone Areas) and Development Variance Permit (DVP) in order to construct two single-storey commercial buildings.
- The applicant proposes the following variances:
 - A reduced rear yard (north) setback from 7.5 metres (25 ft.) to 0.35 metre (1 ft.); and
 - To reduce the minimum front yard (south) setback in the CHI Zone from 7.5 metres (25 ft.) to 6.3 metres (20 ft.) in order to permit a 1.2 metre (4 ft.) wide canopy structure for weather protection.

- The land-uses permitted in the "Highway Commercial Industrial Zone (CHI)" are considered appropriate for "Highway Commercial" designated properties. In addition, the CHI Zone fits within the context of the surrounding neighbourhood along 120 Street near the intersection with King George Boulevard.
- The proposed commercial buildings are consistent with recent development in the South Westminster NCP area and maintain a high-standard in terms of the form, design as well as character of future commercial buildings within the surrounding area.

DESIGN PROPOSAL AND REVIEW

Proposed Buildings

- The applicant proposes to develop two single-storey commercial buildings on the subject site with a total floor area of approximately 887 square metres (9,458 sq. ft.).
- The proposed buildings comply in all respects to the CHI Zone except for the rear yard (north) setback and canopy structure on the southern façade of Building A2 which encroaches into the minimum required setback. As such, the applicant proposes to reduce the minimum rear yard (north) building setback requirement from 7.5 metres (25 ft.) to 0.35 metres (1 ft.). In addition, the applicant is proposing to reduce the minimum front yard (south) setback of the CHI Zone from 7.5 metres (25 ft.) to 6.3 metres (20 ft.) in order to permit a 1.2 metre (4 ft.) wide canopy structure along the building façade for weather protection.
- The proposed buildings include a flat roof, commercial window system with extensive glazing, weather protection canopies which extend along the southern and western building elevations as well as tiered landscaping along the northwest corner of Building A1, in order to address the grade changes on-site.
- The building materials include flat concrete block, split face concrete block and hardi-panel siding with pre-finished metal flashing, black anodized storefront windows and black glazed overhead doors as well as metal canopies and black metal guard rails with glass.
- The proposed buildings are considered attractive, well-designed and architecturally coordinated with existing commercial developments in the South Westminster area.

Driveway Access, Transit and On-site Parking

- The subject site will obtain driveway access from 128 Street through a shared driveway access easement with the adjacent northerly property at 12808 King George Boulevard. To ensure that vehicle circulation is not compromised, a reciprocal access agreement is required between the subject site and adjacent easterly property located at 12835 – 111 Avenue.
- Under the Zoning By-law, a total of 26 parking spaces are required on-site to accommodate the majority of commercial land-uses permitted in the CHI Zone. The applicant will provide 26 parking stalls which complies with the Zoning By-law.
- The subject site is located approximately 200 metres (656 ft.) from a bus/transit stop along King George Boulevard.

By-law Sized Trees, Proposed Landscaping and Pedestrian Connectivity

- Clark Kavolinas of C. Kavolinas & Associates Inc. conducted a site visit and confirmed that no by-law sized trees are located on the subject site or within 5 metres of the property boundary. As such, the proposed commercial buildings will not impact any existing on-site or off-site by-law sized trees.
- The applicant proposes a landscape buffer along 128 Street of varying widths from 1 metre (3 ft.) to 6.25 metres (21 ft.) which consists of mature trees as well as landscaped islands with low-lying shrubs and additional groundcover.
- Landscaped tiers consisting of cultured stone river rock and low-lying shrubs are provided along the western façade of Building A2 in order to reduce the visual appearance of on-site grade changes.
- A variety of medium-sized trees are proposed on the subject site consisting of Daybreak Cherry, Red Sunset Maple and Katsura.
- A small corner plaza with decorative paving and bench seating is provided at the southwest corner of the subject site. In addition, pedestrian connectivity is provided along the western building façades which extends from the subject site to the public sidewalk along 128 Street and 111 Avenue.

Proposed Signage

- The proposed fascia signage is limited to one sign per premise frontage, in accordance with the provisions in the Sign By-law. The fascia signs will be located along the south façade of Building A1 as well as the north, west and south façades of Building A2. The fascia signs will comply with the Sign By-law in terms of maximum allowable sign area.
- The fascia signage will consist of individual internally illuminated channel letters. The signs are located above the principal entrance to each unit and will not extend more than 0.5 metre (1.6 ft.) from the building façade, in keeping with the Sign By-law.
- The applicant further proposes a free-standing sign along 128 Street. The free-standing sign is 4.5 metres (14.5 ft.) in height and comprised of a top-split face concrete block base with river rock veneer, sign box with hollow structural steel (HSS) posts and trellis-like feature at the top consisting of light gauge steel channels with perpendicular steel tubes.
- The proposed free-standing sign will comply with the minimum 2 metre (6.5 ft.) setback requirement from the west lot line. In addition, the proposed sign is 19.2 square metres (207 sq. ft.) which complies with the maximum permitted sign area of 28 square metres (300 sq. ft.) for a double-faced sign in the Sign By-law.

Development Permit for Hazard Lands (Flood Prone Areas)

- The subject site is located within a Development Permit Area (DPA) for Hazard Lands (Flood Prone Areas) in the OCP. A geotechnical report, prepared by GeoPacific Consultants Ltd. and dated August 22, 2019, indicates that the 200 year Flood Construction Level (FCL) for the site is 4.8 metres geodetic.
- According to the geotechnical report, the subject site will require pre-load for a period of 12 to 16 months before undertaking construction.
- The applicant will be required to register a Section 219 Restrictive Covenant to restrict the habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a flood plain area.

PRE-NOTIFICATION

The Development Proposal Sign was installed on the subject site on September 7, 2018 and pre-notification letters were mailed out to residents within 100 metres (300 ft.) of the subject site on August 29, 2018. To date, staff have not received any comments with respect to the proposal.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 4, 2018. 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 proposal complies with the OCP and NCP designations. • The subject property is located within the South Westminster NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Two single-storey commercial/industrial buildings.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The tenants will have access to recycling and organic waste disposal pick-up services.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development will have access to public sidewalks along 128 Street and 111 Avenue.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposed buildings include well-lit entrances and clear glazing in keeping with Crime Prevention Through Environmental Design (CPTED) principles.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Information regarding the proposed development is provided to adjacent property owners through the standard pre-notification process.

ADVISORY DESIGN PANEL

The proposal was not forwarded to the Advisory Design Panel (ADP) for comment but reviewed internally by City staff and deemed generally acceptable in terms of form, design and character.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard (north) setback requirement in the CHI Zone from 7.5 metres (25 ft.) to 0.35 metre (1 ft.); and
- To reduce the minimum front yard (south) setback of the CHI Zone from 7.5 metres (25 ft.) to 6.3 metres (20 ft.) in order to permit a 1.2 metre (4 ft.) wide canopy structure for weather protection.

Applicant's Reasons:

- The proposal to reduce the minimum rear yard (north) setback requirement will enable the applicant to achieve a functional building envelope and accommodate the required on-site parking, per the Zoning By-law.
- In order to provide adequate weather protection along the southern façade of Building A2, the applicant is proposing to allow the weather canopy to extend 1.2 metres (4 ft.) into the minimum setback requirement.

Staff Comments:

- The proposed variance to the minimum rear yard (north) setback will have a negligible impact on the adjacent northerly property given that the proposed rear yard setback is directly adjacent to the existing A&W drive-thru aisle and appropriately landscaped.
- The proposed encroachment of the canopy structure along the southern façade of Building A2 will have a negligible visual impact on adjacent property owners while maintaining the 7.5 metre (25 ft.) setback to the building face, per the CHI Zone.
- The proposed canopy will provide for greater building articulation as well as provide weather protection along the southern building façade.
- City staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan, Building Elevation Drawings and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7918-0254-00

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by GeoPacific Consultants Ltd. Dated August 22, 2019.
- Complete Set of Architectural and Landscape Plans prepared by Lovick Scott Architects and C. Kavolinas & Associates Inc., respectively, dated August 20, 2019 and August 2019.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

MRJ/cm

DEVELOPMENT DATA SHEET

APPENDIX I

Proposed Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	2,454 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%	36%
SETBACKS (in metres)	See below	See below
Front (South)		
Rear (North)		
Side #1 (East)		
Side #2 (West)		
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m.	7.5 m.
Accessory	9 m.	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	887 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	887 sq. m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
DENSITY			
# of units/ha /# units/acre (gross)	N/A	N/A	
# of units/ha /# units/acre (net)	N/A	N/A	
FAR (gross)	1.0	0.36	
FAR (net)	N/A	N/A	
AMENITY SPACE (area in square metres)	N/A	N/A	
Indoor			
Outdoor			
PARKING (number of stalls)			
Commercial	26 spaces	26 spaces	
Industrial	N/A	N/A	
Residential	N/A	N/A	
Institutional	N/A	N/A	
Total Number of Parking Spaces	26 spaces	26 spaces	
Number of accessible stalls	1 space	1 space	
Number of small cars	9 spaces	2 spaces	
Tandem Parking Spaces	N/A	N/A	
Size of Tandem Parking Spaces	N/A	N/A	
Heritage Site	NO	Tree Survey/Assessment Provided	YES

MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CHI

Required Development Data	Building A ₁	Building A ₂
SETBACK (in metres)		
Front (South)	57.85 m.	39.35 m.
Rear (North)	0.35 m.	7.55 m.
Side #1 (East)	0 m.	0 m.
Side #2 (West)	16.55 m.	8 m.
BUILDING HEIGHT (in metres/storeys)	7.5 m.	7.5 m.
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE	N/A	N/A
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +		
TOTAL FLOOR AREA		

COMMERCIAL DEVELOPMENT 111th Ave. & 128th St.

LOT A -11138 128TH STREET. SURREY, BC



DRAWING LIST:

ARCHITECTURAL

LOVICK SCOTT ARCHITECTS LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
(tel) 604.298.3700
(e-mail) atavakolian@lovickscott.com

LANDSCAPING

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
21308 - 86 AVENUE,
LANGLEY, B.C., V1M 1Z7
(tel) 604-888-2363

SURVEY

Cameron Land Surveying Ltd.
BC, Land Surveyors
Unit 206, 16055 Fraser Hwy
Surrey, B.C. V4N 0G2
Phone: 604-597-3777

CIVIL

H.Y ENGINEERING Ltd.
#200-9128-152 ST.
Surrey, B.C. V3R 4E7
Phone: 604-583-1616

- A0 COVER SHEET
- CONTEXT PLAN
- CONTEXT PHOTOS
- AS1 OVERALL SITE PLAN
- AS2 SITE PLAN
- AS3 STREET SCAPE
- AS4 SITE DETAILS
- AS5 PYLON SIGN
- AS6 SIGNAGE AND AWNING DETAILS

- (BUILDING A1)
- A1.0 FLOOR PLAN
 - A2.0 EXTERIOR ELEVATIONS
 - A2.1 EXTERIOR ELEVATIONS
 - A3.0 SECTIONS

- (BUILDING A2)
- A1.0 FLOOR PLAN
 - A2.0 EXTERIOR ELEVATIONS

- A2.1 EXTERIOR ELEVATIONS
- A3.0 SECTIONS
- COLOUR ELEVATION
- RENDERINGS

- L-1 LANDSCAPE PLAN

- 01 SURVEY PLAN

- SK1 PRELIMINARY SITE GRADING
- SK1 PRELIMINARY SITE SERVICING CONCEPT PLAN

RE-ISSUED FOR DP - AUG. 20. 2019





LOOKING WEST ALONG 128TH STREET



LOOKING WEST ALONG 128TH STREET



LOOKING WEST ALONG 128TH STREET



LOOKING WEST ALONG 128TH STREET



LOOKING NORTHWEST ALONG 128TH STREET



LOOKING NORTH AT NEIGHBORING PUB



LOOKING EAST AT SITE

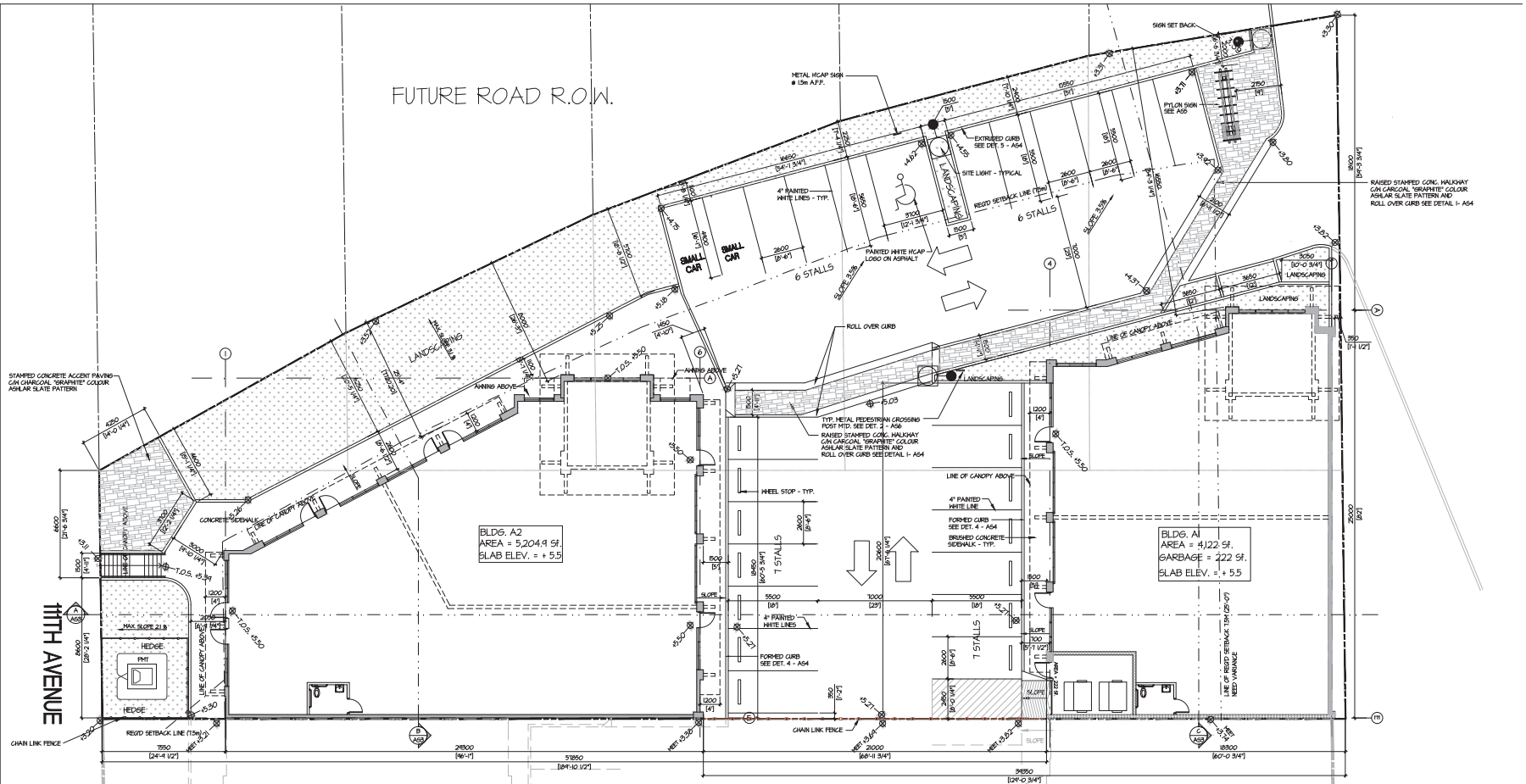


LOOKING SOUTH AT SITE



LOOKING SOUTH AT SITE





STAMPED CONCRETE ACCENT PAVING
CAN CARBONAL 'SERRAITE' COLOUR
ASLAR SLATE PATTERN

5TH AVENUE

FUTURE ROAD R.O.W.

BLDG. A2
AREA = 5,204.4 SF.
SLAB ELEV. = + 5.5

BLDG. A1
AREA = 4,122 SF.
GARBAGE = 222 SF.
SLAB ELEV. = + 5.5

N
SITE PLAN
SCALE 1" = 10'-0"

LOT A - SITE STATISTICS

LEGAL DESCRIPTION:
PARCEL IDENTIFIER: 021-486-444
LOT 2 SECTION 16 BLOCK 5 NORTH RANGE 2 WEST
NEH WESTMINSTER DISTRICT PLAN BC935647
CIVIC ADDRESS:
1138 128TH STREET, SURREY, BC

ZONING:
EXISTING: RF
PROPOSED: CH

SITE AREA
2,454 sq.M (26,415 sq.Ft.)

BUILDING AREA (WITH GARBAGE ENCLOSURE)
BUILDING A1 4,093.5 sq.M (43,444 sq.Ft.)
BUILDING A2 4,033.5 sq.M (43,204.9 sq.Ft.)
TOTAL 8,087 sq.M (86,648.9 sq.Ft.)

FAR
BUILDING AREA = 807 sq.M = 0.36
SITE AREA 2,454 sq.M
ALLOWABLE = 0.5

SITE COVERAGE
MAXIMUM COVERAGE: 50%
PROPOSED = 807 sq.M. = 32.9%
2,454 sq.M

PARKING

BUILDING A1
CRU
REQUIRED 3 STALL PER 100 sq.M
4,122 sq.Ft. = 382.4 sq.M / 100 = 3.824
3.824 x 3 = 11 STALLS

BUILDING A2
CRU
REQUIRED 3 STALL PER 100 sq.M
5,204.4 sq.Ft. = 483.5 sq.M / 100 = 4.833
4.833 x 3 = 15 STALLS

TOTAL REQUIRED = 26 STALLS
TOTAL PROVIDED = 26 STALLS

PARKING BREAKDOWN
REGULAR STALLS = 23 STALLS
SMALL CAR STALLS = 2 STALLS
DISABLED STALLS = 1 STALLS
TOTAL STALLS = 26 STALLS

BUILDING HEIGHT
ALLOWABLE 4 M (24.53)
PROPOSED 15 M (24.7)

SETBACKS

BUILDING A1 REQUIRED PROPOSED
EAST 0 0 SIDE ABUTS COMMERCIAL
WEST 7.5M 16.55 M
NORTH 7.5M 0.35 M VARIANCE REQD
SOUTH 7.5 M 51.85 M

BUILDING A2 REQUIRED PROPOSED
EAST 0 0 SIDE ABUTS COMMERCIAL
WEST 7.5 M 8.00 M
NORTH 7.5M 34.35 M
SOUTH 7.5 M 155 M VARIANCE REQD FOR THE CANOPY (1.2 M)

REV	DATE	DESCRIPTION
5	18/12/19	RE-ISSUED FOR DP
4	18/12/19	RE-ISSUED FOR DP
3	07/10/19	RE-ISSUED FOR DP
2	18/12/19	RE-ISSUED FOR DP
1	11/10/19	ISSUED FOR DP

CONSULTANT SEAL



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ADMIN@LOVICKSCOTT.COM
P: 604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA & NWTAA
ARCHITECTURAL SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

DESIGNED BY: RMR/AT APPROVED: LSA
PROJECT: COMMERCIAL DEVELOPMENT
111th Ave. & 128th St.
LOT A
1138 128TH STREET, SURREY, BC
DRAWN BY:

SITE PLAN

PROJECT NUMBER: 18-043 DRAWING NUMBER: AS2
SCALE: 1" = 10'-0", 1:120 Metric
DATE: 2018 REVISION: 18/12/19

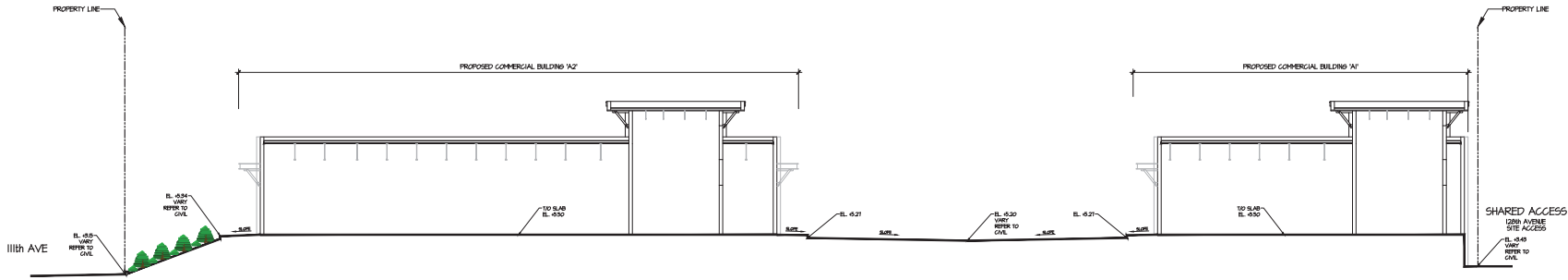
111th Ave. & 128th St., 18-043



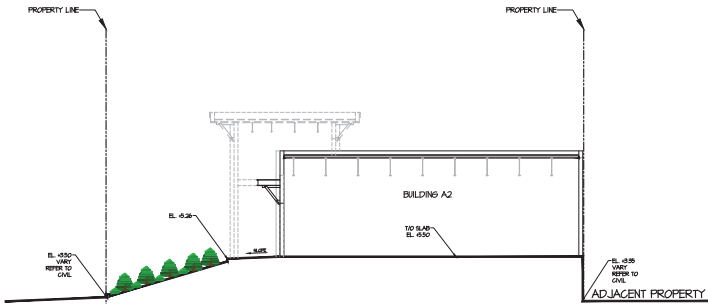
128TH STREET ELEVATION
SCALE: 1" = 10'-0"

REV	DATE	DESCRIPTION
4	AN/20/11	RE-ISSUED FOR DP
3	MAR/15/11	RE-ISSUED FOR DP
2	OCT/14/10	RE-ISSUED FOR DP
1	JUL/04/10	ISSUED FOR DP

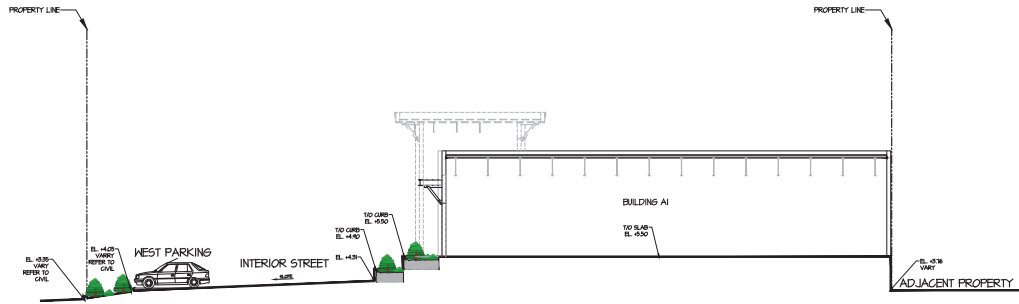
CONSULTANT



SECTION A-A
SCALE: 1" = 10'-0"



SECTION B-B
SCALE: 1" = 10'-0"



SECTION C-C
SCALE: 1" = 10'-0"

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT



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DESIGNED BY: RMR/JAT APPROVED: LSA

PROJECT: COMMERCIAL DEVELOPMENT
111th Ave. & 128th St.
111th Ave. & 128th St., Surrey, BC

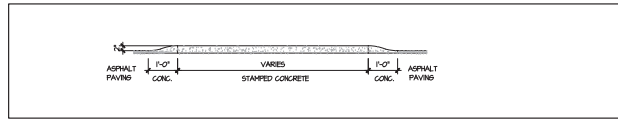
STREET SCAPES & SITE SECTIONS

PROJECT NUMBER: 10-043 DRAWING NUMBER: A53

SCALE: 1" = 10'-0" REGION: 2010

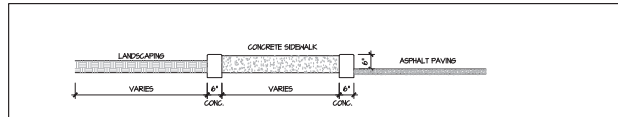
DATE: 2010 DESIGNER: AUG/20/11

111th Ave. & 128th St., 10-043

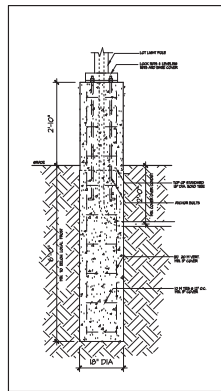


1 RAISED STAMPED CONCRETE WALKWAY DETAIL

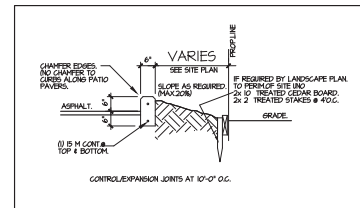
ALL STAMPED CONCRETE TO HAVE
AGULAR PLATE PATTERN AND BE
CHARCOAL 'GRAPHITE' COLOUR



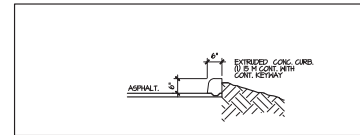
2 CONCRETE SIDEWALK & LANDSCAPING DETAIL



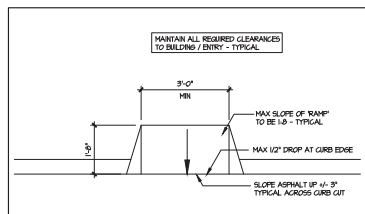
3 LAMP STANDARD FOOTING
SCALE: 1/2" = 1'-0"



4 FORMED CURB TYP.
SCALE: 1/2" = 1'-0"



5 EXTRUDED CURB TYP.
SCALE: 1/2" = 1'-0"



7 TYPICAL CURB DROP
SCALE: 1/2" = 1'-0"

REV	DATE	DESCRIPTION
3	18/02/01	RE-ISSUED FOR DP
2	08/10/01	RE-ISSUED FOR DP
1	11/04/01	ISSUED FOR DP

CONSULTANT

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

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DESIGNED BY: APPROVED:

RM/RJAT LSA

PROJECT: COMMERCIAL DEVELOPMENT

111th Ave. & 128th St.

LOT A

11100 128TH STREET, SURREY, BC

DATE:

SITE DETAILS

PROJECT NUMBER: DRAWING NUMBER:

10-043 AG4

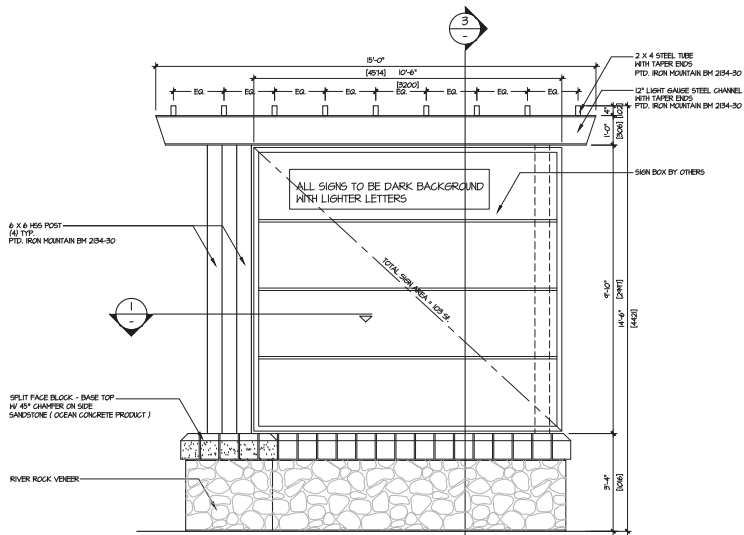
SCALE:

1/2" = 1'-0"

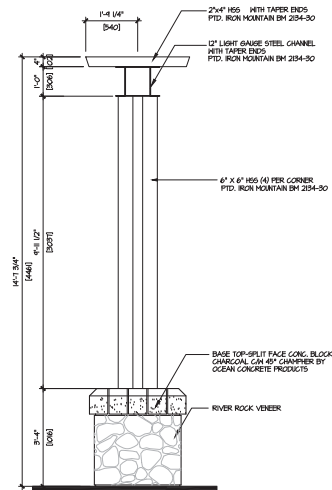
DATE: REVISION:

2010 18/12/01

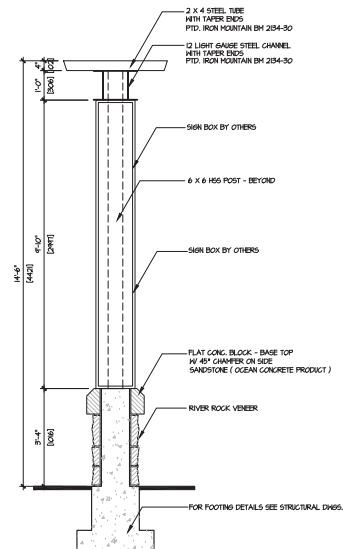
111th Ave. & 128th St. 10-043



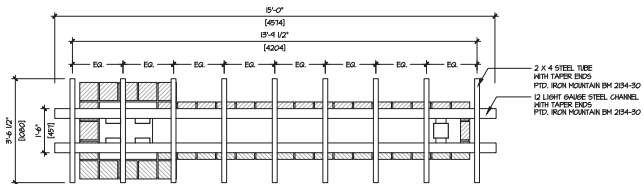
FRONT ELEVATION
SCALE: 1/2" = 1'-0"



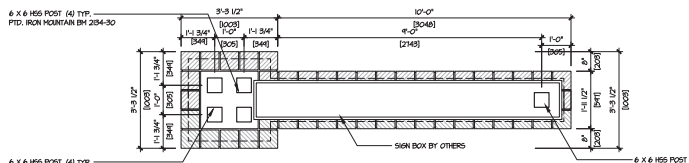
MONUMENT SIGN SIDE ELEVATION
SCALE 1:25



3 SECTION
SCALE: 1/2" = 1'-0"



PLAN
SCALE: 1/2" = 1'-0"



1 SECTION PLAN
SCALE: 1/2" = 1'-0"

REV	DATE	DESCRIPTION
3	AUG/20/11	RE-ISSUED FOR DP
2	OCT/10/10	RE-ISSUED FOR DP
1	JUL/04/10	ISSUED FOR DP

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DESIGNED BY: RMR/JAT
PROJECT: L5A
COMMERCIAL DEVELOPMENT
111th Ave. & 128th St.
LOT A
11100 128TH STREET, SURREY, BC
C040000

PLYON SIGN

AS PER SURREY SIGN BY-LAW NO. 13656

PROJECT NUMBER: 10-043
DRAWING NUMBER: A55
SCALE: 1/2" = 1'-0"
DATE: 2010
REVISION: AUG/20/11

111th Ave. & 128th St. 10-043



ILLUMINATED CHANNEL LETTERING

IDENTITY SIGNAGE - TO TENANT REQUIREMENTS

SIGN MOUNTED AT 10'-0" A.F.F.

SIGN AREA: 29.29 sq.ft. (2.21 sq.m)

COPY AREA OF SIGN NOT TO EXCEED 50% OF SIGN AREA

SIGN SIZE ALLOWS FOR TENANT PREMISE TO HAVE A MIN. 7'-4" OF FRONTAGE (0.3 sq.m OF SIGNAGE PER LINEAR FOOT OF FRONTAGE)

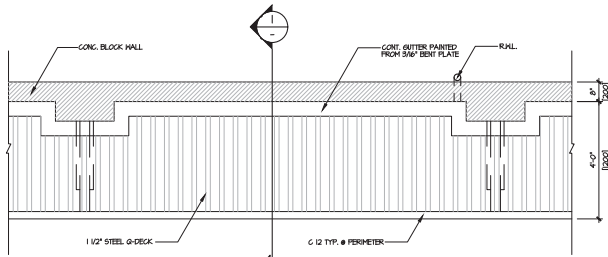
DOTTED OUTLINE SHOWN FOR EXTENT OF SIGNAGE

SIGNS PER BUILDING:

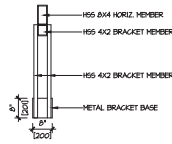
BUILDING A1: 2 SIGNS REQUIRED

BUILDING A2: 5 SIGNS REQUIRED

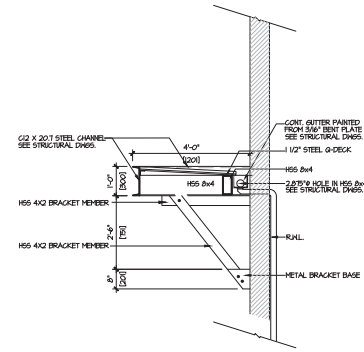
AS PER SURREY SIGN BY-LAW NO. 13656



CANOPY PLAN



SUPPORT BRACKET FRONT ELEVATION



TYP. CANOPY SECTION

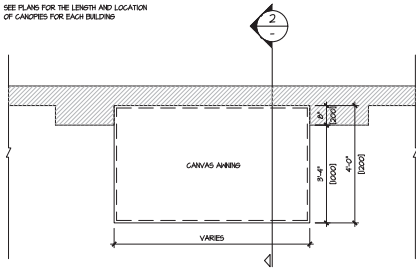
STEEL CANOPY

WEATHER PROTECTION - ALL BUILDINGS

MOUNTED AT 12'-4" A.F.F.

REQUIRED PER BUILDING:

SEE PLANS FOR THE LENGTH AND LOCATION OF CANOPIES FOR EACH BUILDING



TYP. AWNING PLAN

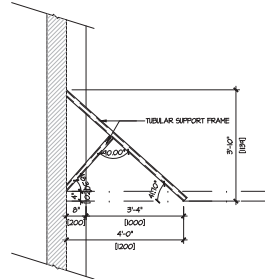
CANVAS AWNING

WEATHER PROTECTION - ALL BUILDINGS

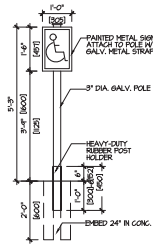
MOUNTED AT 12'-4" A.F.F.

REQUIRED PER BUILDING:

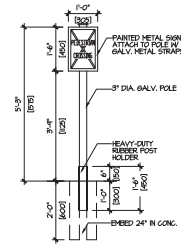
SEE PLANS FOR THE LENGTH AND LOCATION OF AWNINGS FOR EACH BUILDING



TYP. AWNING SECTION



METAL POST MOUNTED SIGN - TYPE 1
1 PER HANDICAP STALL - OFFSET FROM CENTRE



METAL POST MOUNTED SIGN - TYPE 2
1 PER PEDESTRIAN CROSSING - BOTH DIRECTIONS

REV	DATE	DESCRIPTION
3	AUG/20/11	RE-ISSUED FOR DP
2	OCT/10/11	RE-ISSUED FOR DP
1	JUL/04/10	ISSUED FOR DP

CONSULTANT

CONSULTANT SEAL

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DESIGNED BY: BMR/AT APPROVED: LSA

PROJECT: COMMERCIAL DEVELOPMENT
111th Ave. & 128th St.
LOT A
11100, 128TH STREET, SURREY, BC
C040000

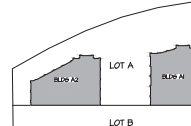
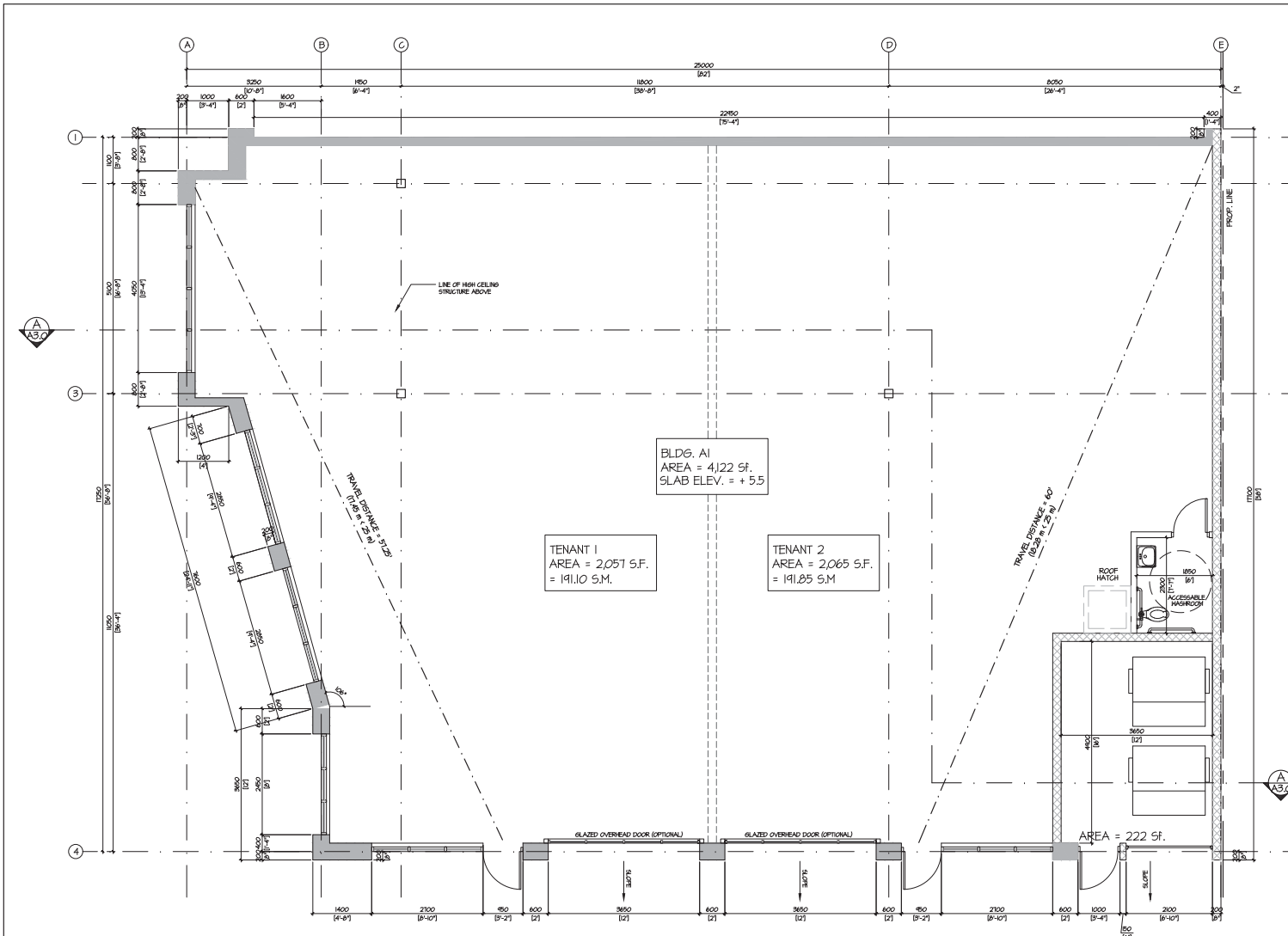
SIGNAGE AND AWNINGS

PROJECT NUMBER: 10-043 DRAWING NUMBER: A56

SCALE: 1/2" = 1'-0"

DATE: 2010 REVISION: AUG/20/11

111th Ave. & 128th St. 10-043



KEY PLAN

REV	DATE	DESCRIPTION
4	AN/20/11	RE-ISSUED FOR DP
3	MAR/20/11	RE-ISSUED FOR DP
2	OCT/16/10	RE-ISSUED FOR DP
1	JUL/04/10	ISSUED FOR DP

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LOT A BLDG. A1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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DESIGNED BY: **RMR/JAT** APPROVED: **LSA**

PROJECT: **COMMERCIAL DEVELOPMENT**
 111th Ave. & 128th St.
 LOT A
 11120, 128TH STREET, SURREY, BC

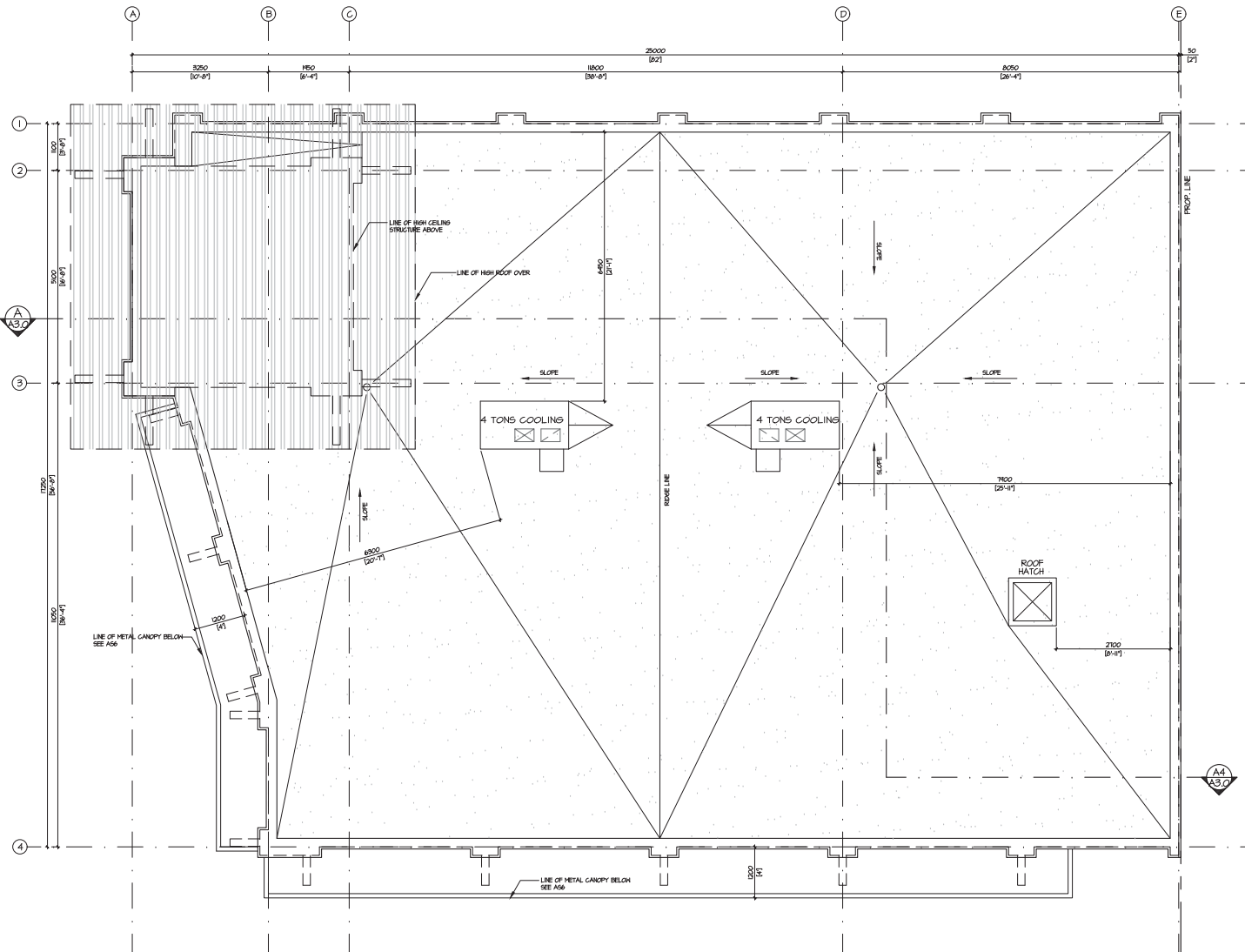
BUILDING A1-FLOOR PLAN

PROJECT NUMBER: **10-043** DRAWING NUMBER: **A1.0**

SCALE: **1/4" = 1'-0", 1:50 Metric**

DATE: **2010** REGION: **AUG/20/11**

111th Ave. & 128th St., 10-043



REV	DATE	DESCRIPTION
3	18/02/18	RE-ISSUED FOR DP
2	02/10/18	RE-ISSUED FOR DP
1	11/04/18	ISSUED FOR DP
CONSULTANT		

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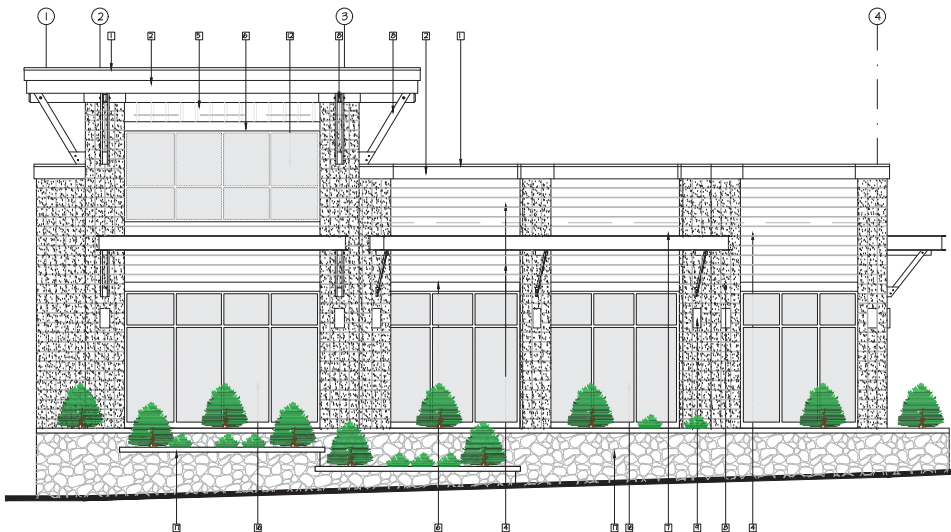
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DRAWN BY: RMR/JAT APPROVED: LSA
PROJECT: COMMERCIAL DEVELOPMENT
111th Ave. & 128th St.
LOT A
1130, 128TH STREET, SURREY, BC
Drawing

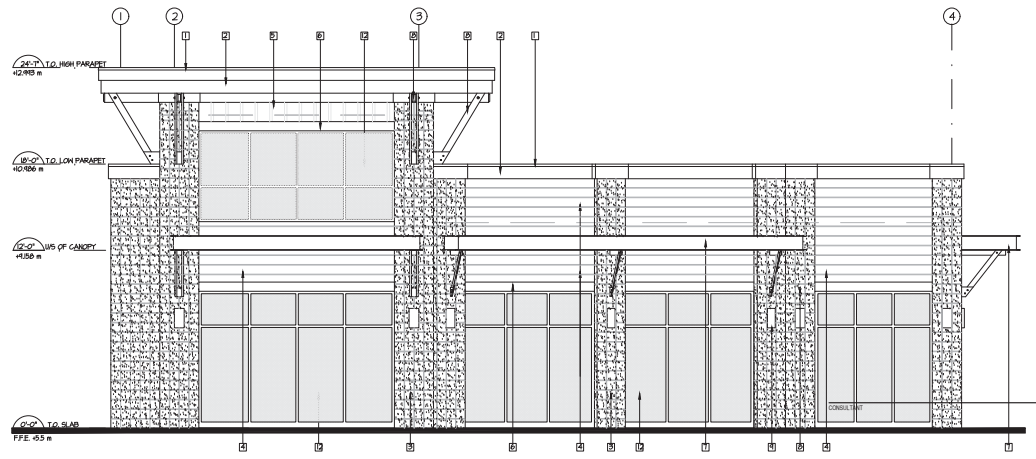
BUILDING AI-ROOF PLAN
PROJECT NUMBER: 10-043 DRAWING NUMBER: AI.1
SCALE: 1/4" = 1'-0", 1:50 Metric
DATE: 2018 REVISION: AUG/2018

 LOT A BLDG. AI ROOF PLAN
SCALE: 1/4" = 1'-0"

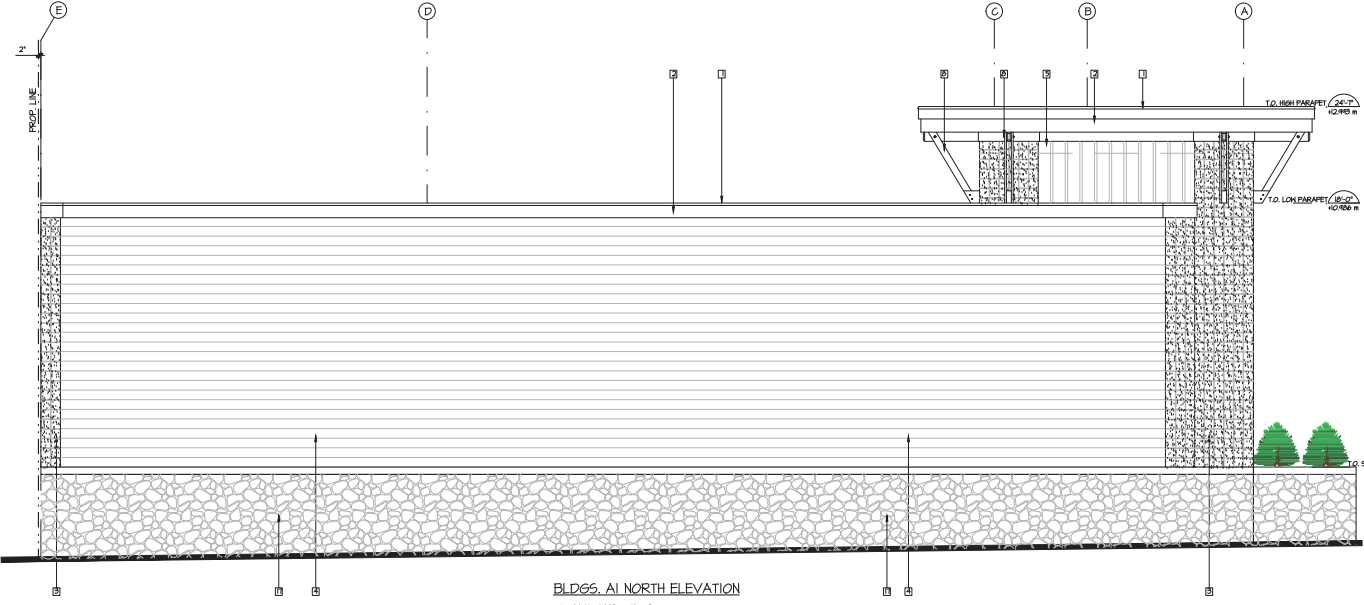
111th Ave. & 128th St., 18-043



BLDG A1 WEST ELEVATION (128TH STREET-VIEW WITH TIERED LANDSCAPE)
SCALE: 1/4" = 1'-0"



BLDG A1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



BLDGs. A1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION
4	AUG/2019	RE-ISSUED FOR DP
3	MAR/15/19	RE-ISSUED FOR DP
2	OCT/16/18	RE-ISSUED FOR DP
1	JUL/04/18	ISSUED FOR DP

NO.	MATERIAL	COLOUR
1	PREFINISHED METAL FLASHING	SLATE GREY PVDF (CASCADIA METALS)
2	METAL FASCIA	SLATE GREY PVDF (CASCADIA METALS)
3	SPLIT FACE CONCRETE BLOCK	SANDSTONE (SASALITE PRODUCTS)
4	FLAT CONCRETE BLOCK	PAINTED GLACIER WHITE BM CC-9T
5	HARDY PANEL & BATTENS @ 12" CENTRES	PAINTED GLACIER WHITE BM CC-9T
6	8" x 12" HARDY TRIM	PAINTED IRON MOUNTAIN BM 2194-30
7	METAL CANOPY	BM HC-134 TARRY TONN GREEN
8	CANOPY/ROOF STEEL BRACKET	BLACK GALV BLACK BOLTS & PLATES
9	DOWN LIGHT FULL CUT OFF FIXTURE	BLACK FACTORY FINISH
10	---	---
11	SIGNAGE (INTERNALLY ILLUMINATED)	TO SUIT TENANTS REQUIREMENTS
12	STOREFRONT ALUMINUM FRAMES	BLACK ANODIZED
13	GLAZED OVERHEAD DOOR	BLACK
14	METAL DOORS & FRAMES	PAINTED IRON MOUNTAIN BM 2194-30
15	GARAGE ENCL. METAL OVERHEAD DOOR	SLATE GREY PVDF (CASCADIA METALS)
16	METAL GUARD RAIL WITH GLASS	BLACK
17	RIVER ROCK	GILTIERED STONE - "EARTH BLEND"

CONSULTANT SEAL

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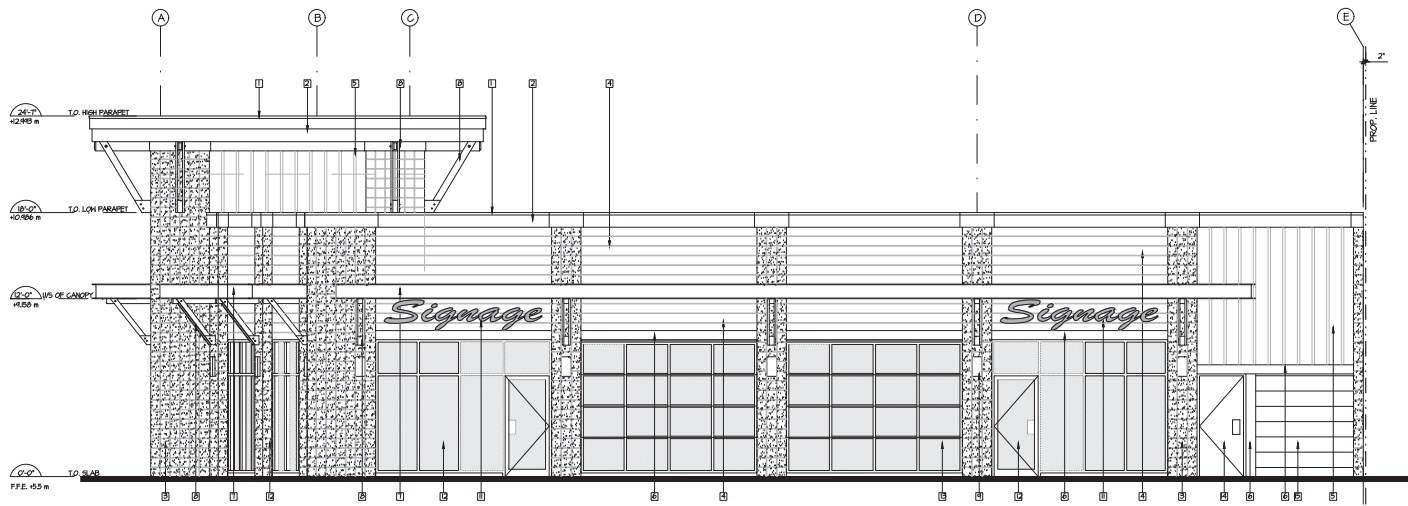


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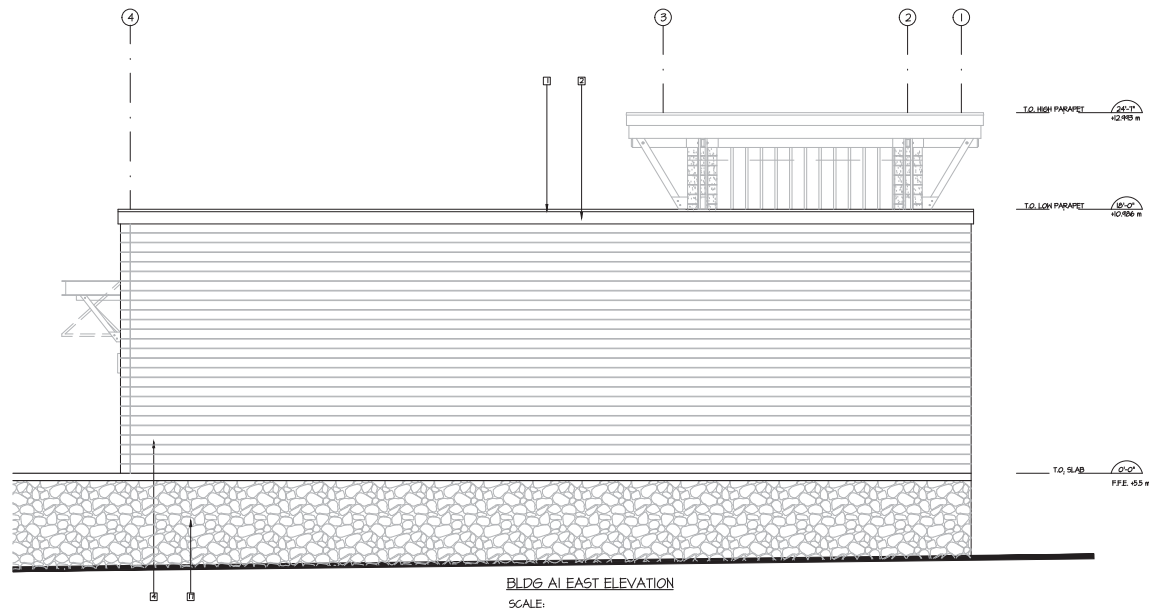
APPROVED
RMR/JAT LSA
PROJECT
COMMERCIAL DEVELOPMENT
111th Ave. & 128th St.
LOT A
1180 128TH STREET, SURREY, BC
DRAWING
BUILDING A1
NORTH & WEST ELEVATIONS

PROJECT NUMBER
18-043
DRAWING NUMBER
A2.0
SCALE
1/4" = 1'-0", 1:50 Metric
DATE
2018
REVISION
AUG/2019

111th Ave. & 128th St., 18-043



BLDG A1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



BLDG A1 EAST ELEVATION
SCALE:

REV	DATE	DESCRIPTION
4	AN/20/11	RE-ISSUED FOR DP
3	MAR/0/11	RE-ISSUED FOR DP
2	OCT/0/10	RE-ISSUED FOR DP
1	JUL/0/10	ISSUED FOR DP

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EXTERIOR FINISHES		
NO.	MATERIAL	COLOR
1	PREFINISHED METAL FLASHING	SLATE GREY PVDF (CASCADIA METALS)
2	METAL FASCIA	SLATE GREY PVDF (CASCADIA METALS)
3	SPLIT FACE CONCRETE BLOCK	SANDSTONE (BASALITE PRODUCTS)
4	FLAT CONCRETE BLOCK	PAINTED GLACIER WHITE BM 00-07
5	HARDY PANEL & BATTENS @ 12" CENTRES	PAINTED GLACIER WHITE BM 00-07
6	2" x 12" HARDY TREX	PAINTED IRON MOUNTAIN BM 204-30
7	METAL CANOPY	BM 10-04 TARRY TOWN GREEN
8	CANOPY/ROOF STEEL BRACKET	BLACK GRN BLACK BOLTS & PLATES
9	DOWN LIGHT FULL CUT OFF FIXTURE	BLACK FACTORY FINISH
10	-----	-----
11	SIGNAGE (INTERNALLY ILLUMINATED)	TO SUIT TENANT'S REQUIREMENTS
12	STOREFRONT ALUMINUM FRAMES	BLACK ANODIZED
13	GLAZED OVERHEAD DOOR	BLACK
14	METAL DOORS & FRAMES	PAINTED IRON MOUNTAIN BM 204-30
15	GARBAGE ENCL METAL OVERHEAD DOOR	SLATE GREY PVDF (CASCADIA METALS)
16	METAL GUARD RAIL WITH GLASS	BLACK
17	RIVER ROCK	CULTURED STONE - 'EARTH BLEND'

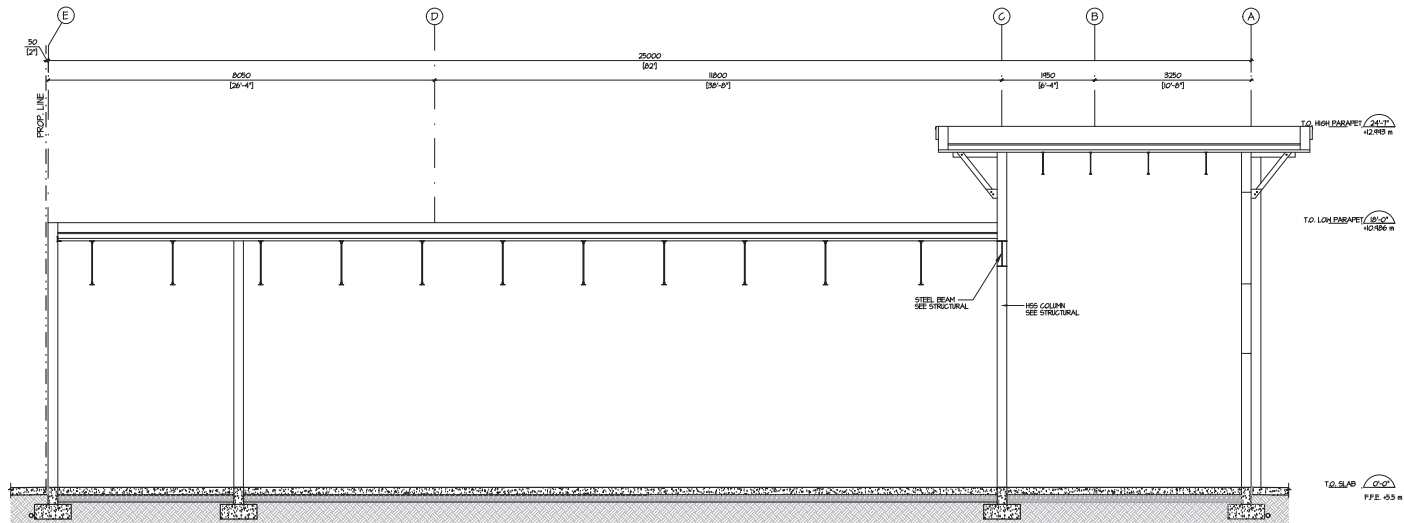
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DRAWN BY: RMR/JAT APPROVED: LSA

PROJECT: COMMERCIAL DEVELOPMENT
111th Ave. & 128th St.
LOT A
1100, 128TH STREET, SURREY, BC
DRAWING: BUILDING A1 SOUTH ELEVATION

PROJECT NUMBER: 10-043 DRAWING NUMBER: A2.1
SCALE: 1/4" = 1'-0", 1:50 Metric
DATE: 2010 REGION: AUG/20/11

111th Ave. & 128th St., 10-043



SECTION A-A
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION
3	AUG/20/11	RE-ISSUED FOR DP
2	OCT/10/10	RE-ISSUED FOR DP
1	JUL/04/10	ISSUED FOR DP

CONSULTANT SEAL

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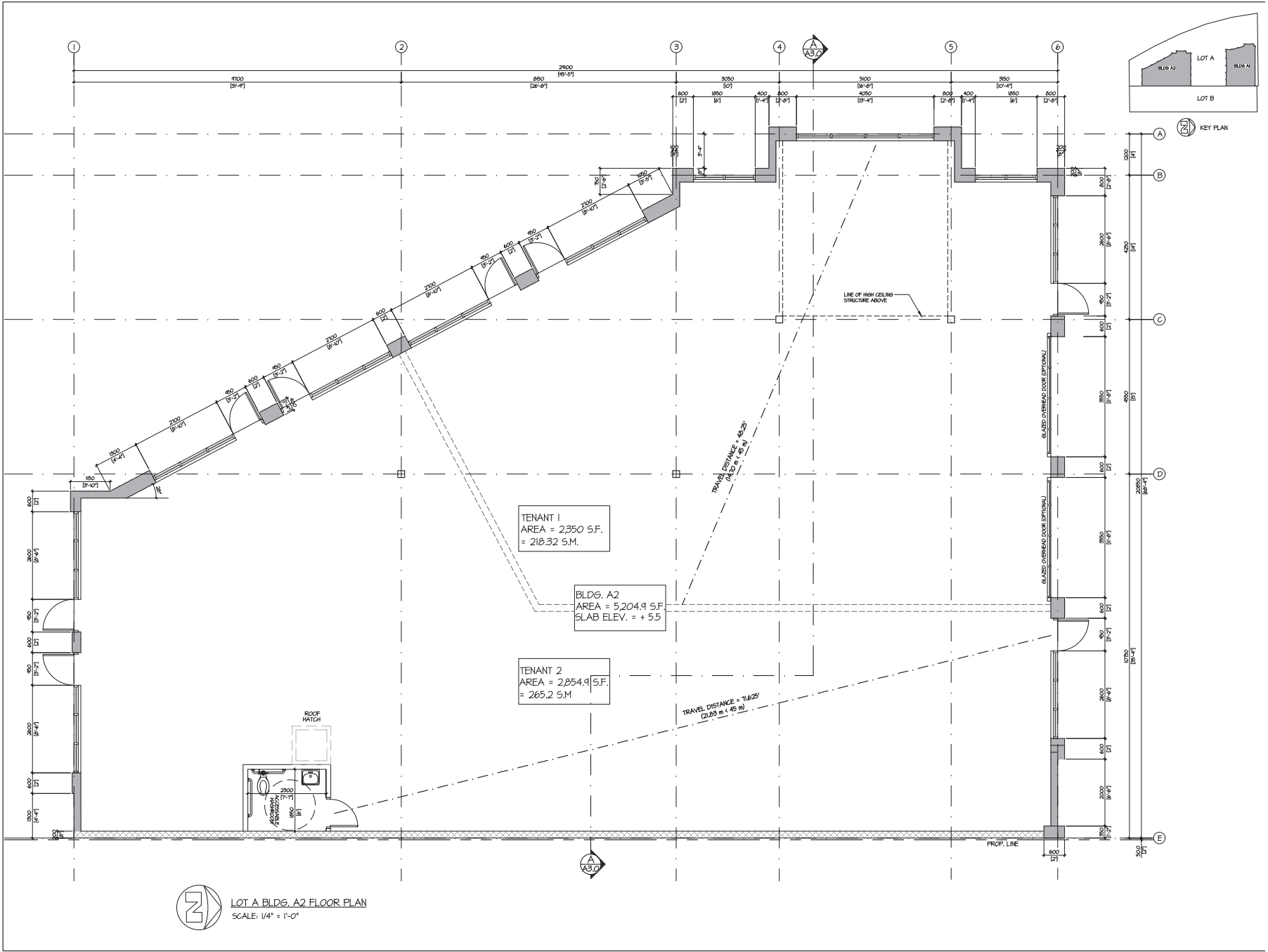
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DESIGNED BY: RMR/JAT APPROVED: LSA
PROJECT: COMMERCIAL DEVELOPMENT
111th Ave. & 128th St.
LOT A
11130, 128TH STREET, SURREY, BC
Drawing

BUILDING A1- SECTION
PROJECT NUMBER: 10-043 DRAWING NUMBER: A3.0
SCALE: 1/4" = 1'-0", 1:50 Metric
DATE: 2010 REVISION: AUG/20/11

111th Ave. & 128th St. 10-043



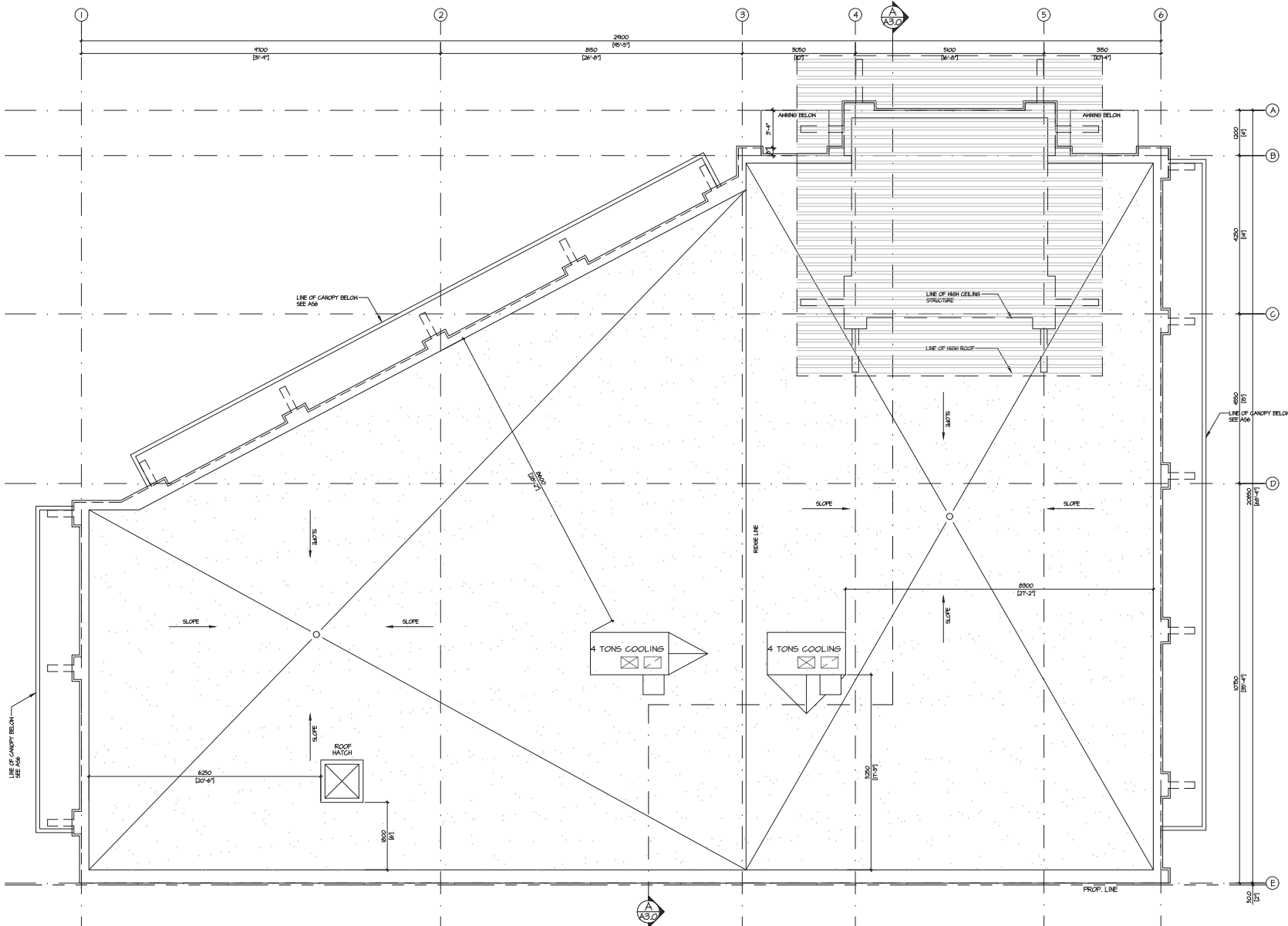
2 LOT A BLDG. A2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION
4	ANR/20/11	RE-ISSUED FOR DP
3	MAR/15/11	RE-ISSUED FOR DP
2	OCT/18/10	RE-ISSUED FOR DP
1	JUL/04/10	ISSUED FOR DP

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DESIGNED BY: RHR/JAT APPROVED: LSA
PROJECT: COMMERCIAL DEVELOPMENT
111th Ave. & 128th St.
LOT A
11180 128TH STREET, SURREY, BC
DRAWING: BUILDING A2-FLOOR PLAN
PROJECT NUMBER: 10-043 DRAWING NUMBER: A1.0
SCALE: 1/4" = 1'-0", 1:50 Metric
DATE: 2010 REVISION: AUG/20/11

111th Ave. & 128th St. 10-043



REV	DATE	DESCRIPTION
3	A08/20/11	RE-ISSUED FOR DP
2	OCT/10/10	RE-ISSUED FOR DP
1	JUL/04/10	ISSUED FOR DP

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DESIGNED BY: RMR/JAT APPROVED: LSA

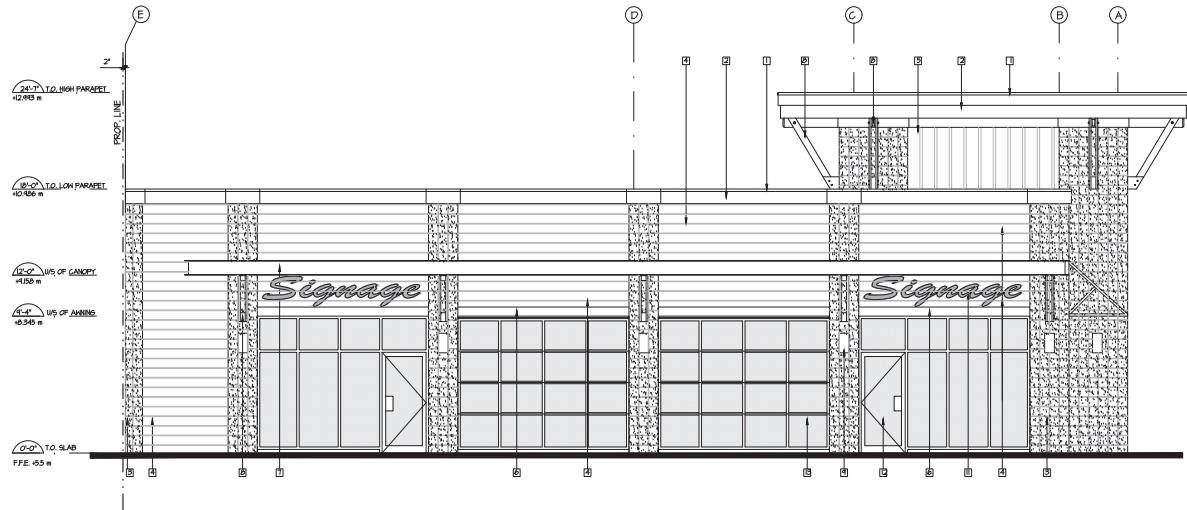
PROJECT: COMMERCIAL DEVELOPMENT
 111th Ave. & 128th St.
 LOT A
 11100 128TH STREET, SURREY, BC
 (Drawing)

LOT A BLDG. A2 ROOF PLAN
 SCALE: 1/4" = 1'-0"

BUILDING A2-ROOF PLAN

PROJECT NUMBER: 10-043 DRAWING NUMBER: A1.1
 SCALE: 1/4" = 1'-0", 1:50 Metric
 DATE: 2010 REVISION: OCT/10/10

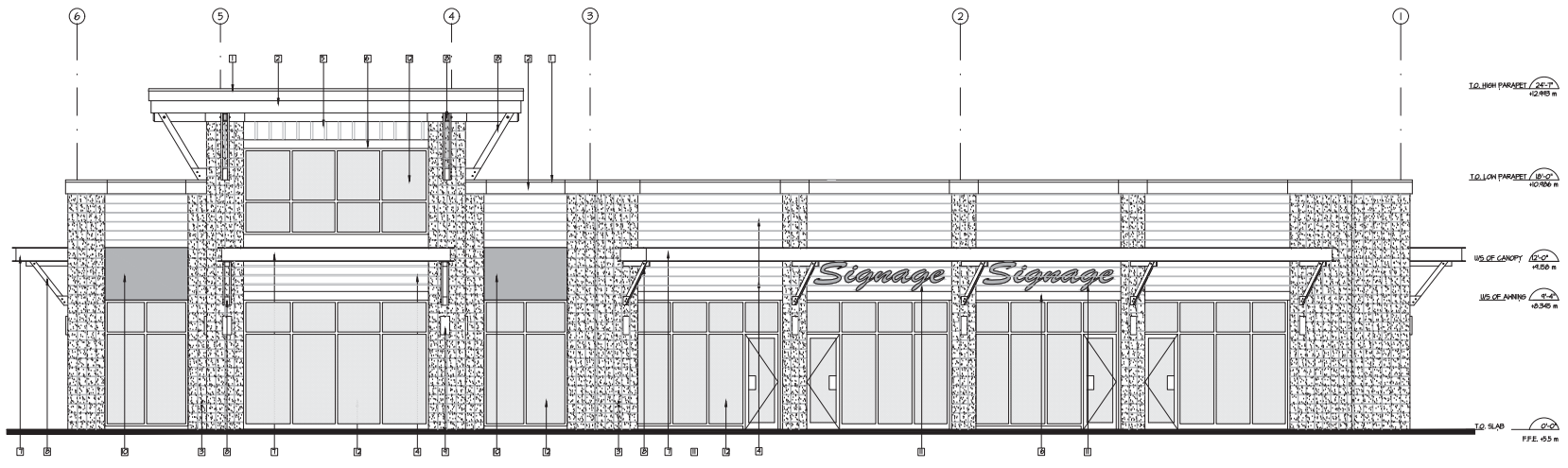
111th Ave. & 128th St. 10-043



BLDG. A2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES		
NO.	MATERIAL	COLOUR
1	PREFINISHED METAL FLASHING	SLATE GREY PVDF (CASCADIA METALS)
2	METAL FASCIA	SLATE GREY PVDF (CASCADIA METALS)
3	SPLIT FACE CONCRETE BLOCK	SANDSTONE (BASALITE PRODUCTS)
4	FLAT CONCRETE BLOCK	PAINTED GLACIER WHITE EM 00-31
5	HARDY PANEL & BATTENS @ 12" CENTRES	PAINTED GLACIER WHITE EM 00-31
6	8" x 12" HARDY TRIM	PAINTED IRON MOUNTAIN EM 204-30
7	METAL CANOPY	EM HC-104 TARRY TOWN GREEN
8	CANOPY/ROOF STEEL BRACKET	BLACK GN BLACK BOLTS & FLATS
9	DOWN LIGHT FILL GUT OFF FIXTURE	BLACK FACTORY FRESH
10	CANOPY ANTR.	TO MATCH EM HC-104 TARRY TOWN GREEN
11	SIGNAGE (INTERNALLY ILLUMINATED)	TO SUIT TENANTS REQUIREMENTS
12	STOREFRONT ALUMINUM FRAMES	BLACK ANODIZED
13	GLAZED OVERHEAD DOOR	BLACK
14	METAL DOORS & FRAMES	PAINTED IRON MOUNTAIN EM 204-30
15	GARAGE ENCL. METAL OVERHEAD DOOR	SLATE GREY PVDF (CASCADIA METALS)

REV	DATE	DESCRIPTION
4	18/02/19	RE-ISSUED FOR DP
3	MAR/19	RE-ISSUED FOR DP
2	02/18/18	RE-ISSUED FOR DP
1	11/04/18	ISSUED FOR DP
REV	DATE	DESCRIPTION



BLDG. A2 WEST ELEVATION (128TH STREET)
SCALE: 1/4" = 1'-0"

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.



3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
P: 604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA & NWTAA
ARCHITECTURAL SEAL

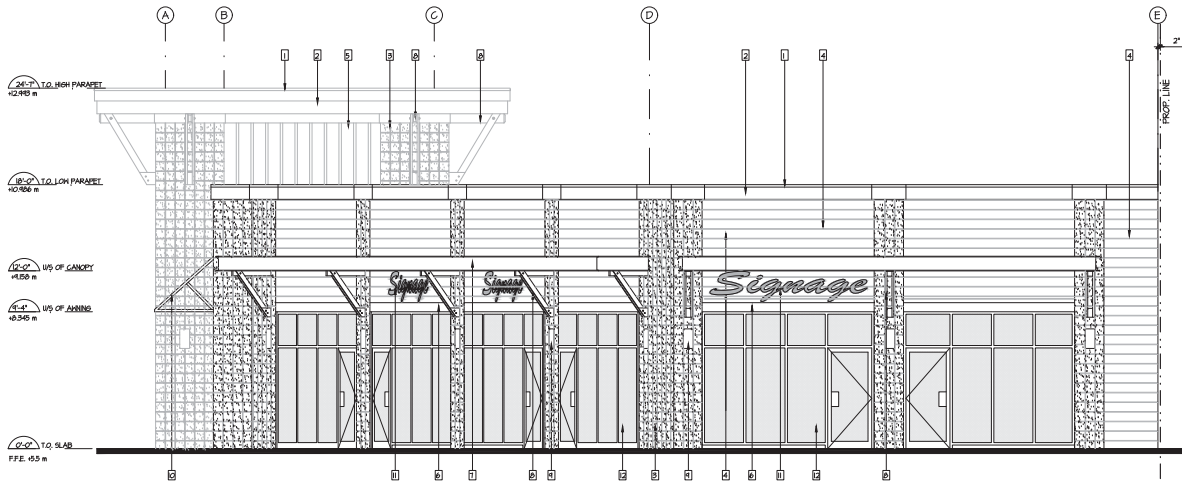
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DESIGNED BY: RHMAT APPROVED: LSA

PROJECT: COMMERCIAL DEVELOPMENT
111th Ave. & 128th St.
LOT A
1100, 128TH STREET, SURREY, BC
DRAWING: BUILDING A2
NORTH & WEST ELEVATIONS

PROJECT NUMBER: 18-043 DRAWING NUMBER: A2.0
SCALE: 1/4" = 1'-0", 1:50 Metric
DATE: 2018 REVISION: AUG/2019

111th Ave. & 128th St. 18-043

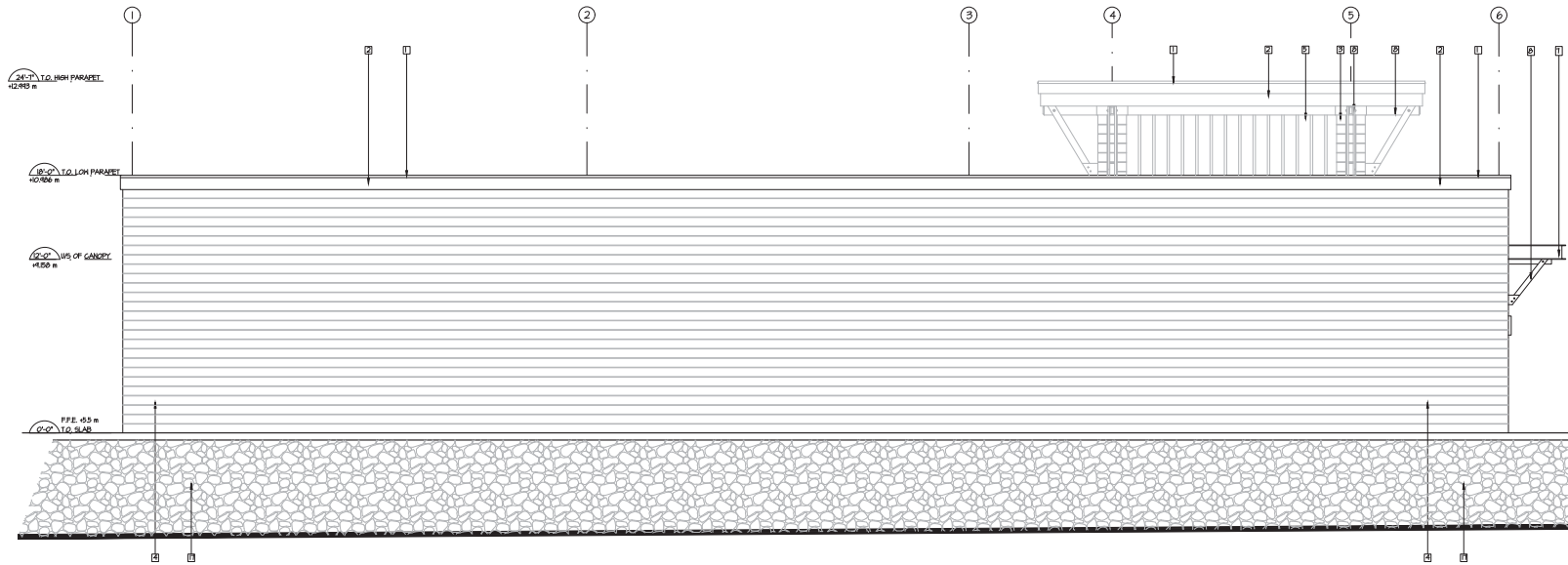


BLDG. A2 SOUTH ELEVATION (111TH AVENUE)
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES		
NO	MATERIAL	COLOR
1	PREFINISHED METAL FLASHING	SLATE GREY PVDF (CASCADIA METALS)
2	METAL FASCIA	SLATE GREY PVDF (CASCADIA METALS)
3	SPLIT FACE CONCRETE BLOCK	SANDSTONE (BASALITE PRODUCTS)
4	FLAT CONCRETE BLOCK	PAINTED GLACIER WHITE BM 00-31
5	HARDY PANEL & BATTENS @ 12" CENTRES	PAINTED GLACIER WHITE BM 00-31
6	2" x 12" HARDY TRIM	PAINTED IRON MOUNTAIN BM 204-90
7	METAL CANOPY	BM 14-154 TARRY TOWN GREEN
8	CANOPY/ROOF STEEL BRACKET	BLACK GN BLACK BOLTS & PLATES
9	DOWN LIGHT FULL CUT OFF FIXTURE	BLACK FACTORY FINISH
10	CANVAS AWNING	TO MATCH BM 14-154 TARRY TOWN GREEN
11	SIGNAGE (INTERNALLY ILLUMINATED)	TO SUIT TENANT'S REQUIREMENTS
12	STOREFRONT ALUMINUM FRAMES	BLACK ANODIZED
13	GLAZED OVERHEAD DOOR	BLACK
14	METAL DOORS & FRAMES	PAINTED IRON MOUNTAIN BM 204-90
15	GARBAGE ENCL. METAL OVERHEAD DOOR	SLATE GREY PVDF (CASCADIA METALS)

REV	DATE	DESCRIPTION
4	18/02/19	RE-ISSUED FOR DP
3	18/02/19	RE-ISSUED FOR DP
2	02/10/18	RE-ISSUED FOR DP
1	11/04/18	ISSUED FOR DP

CONSULTANT SEAL



BLDG. A2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.



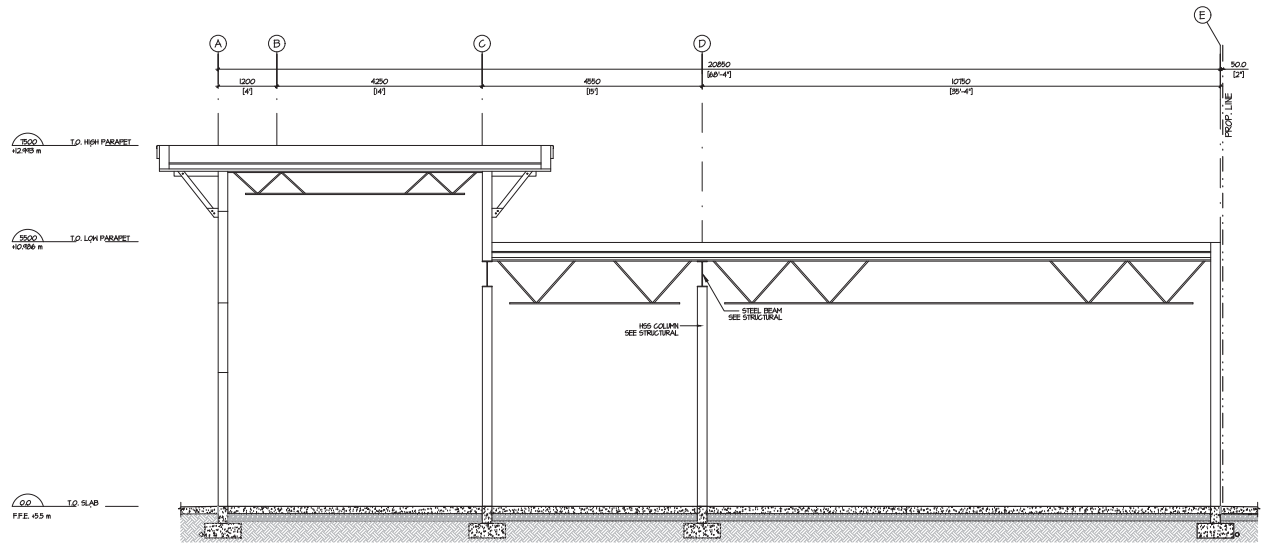
3707 1ST AVENUE
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DESIGNED BY: RMR/JAT
PROJECT: L5A
COMMERCIAL DEVELOPMENT
111th Ave. & 128th St.
LOT A
11180 128TH STREET, SURREY, BC
DRAWING: BUILDING A2
SOUTH & EAST ELEVATIONS

PROJECT NUMBER: 18-043
DRAWING NUMBER: A2.1
SCALE: 1/4" = 1'-0", 1:50 Metric
DATE: 2018
REVISION: AUG/2019

111th Ave. & 128th St. 18-043



REV	DATE	DESCRIPTION
3	AUG/20/11	RE-ISSUED FOR DP
2	OCT/10/10	RE-ISSUED FOR DP
1	JUL/04/10	ISSUED FOR DP

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.



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DESIGNED BY: RMR/JAT APPROVED BY: LSA
 PROJECT: COMMERCIAL DEVELOPMENT
 111th Ave. & 128th St.
 LOT A
 11130 128TH STREET, SURREY, BC
 Drawing: BUILDING A2- SECTION

PROJECT NUMBER: 10-043 DRAWING NUMBER: A3.0
 SCALE: 1/4" = 1'-0", 1:50 Metric
 DATE: 2010 REVISION: AUG/20/11

111th Ave. & 128th St., 10-043





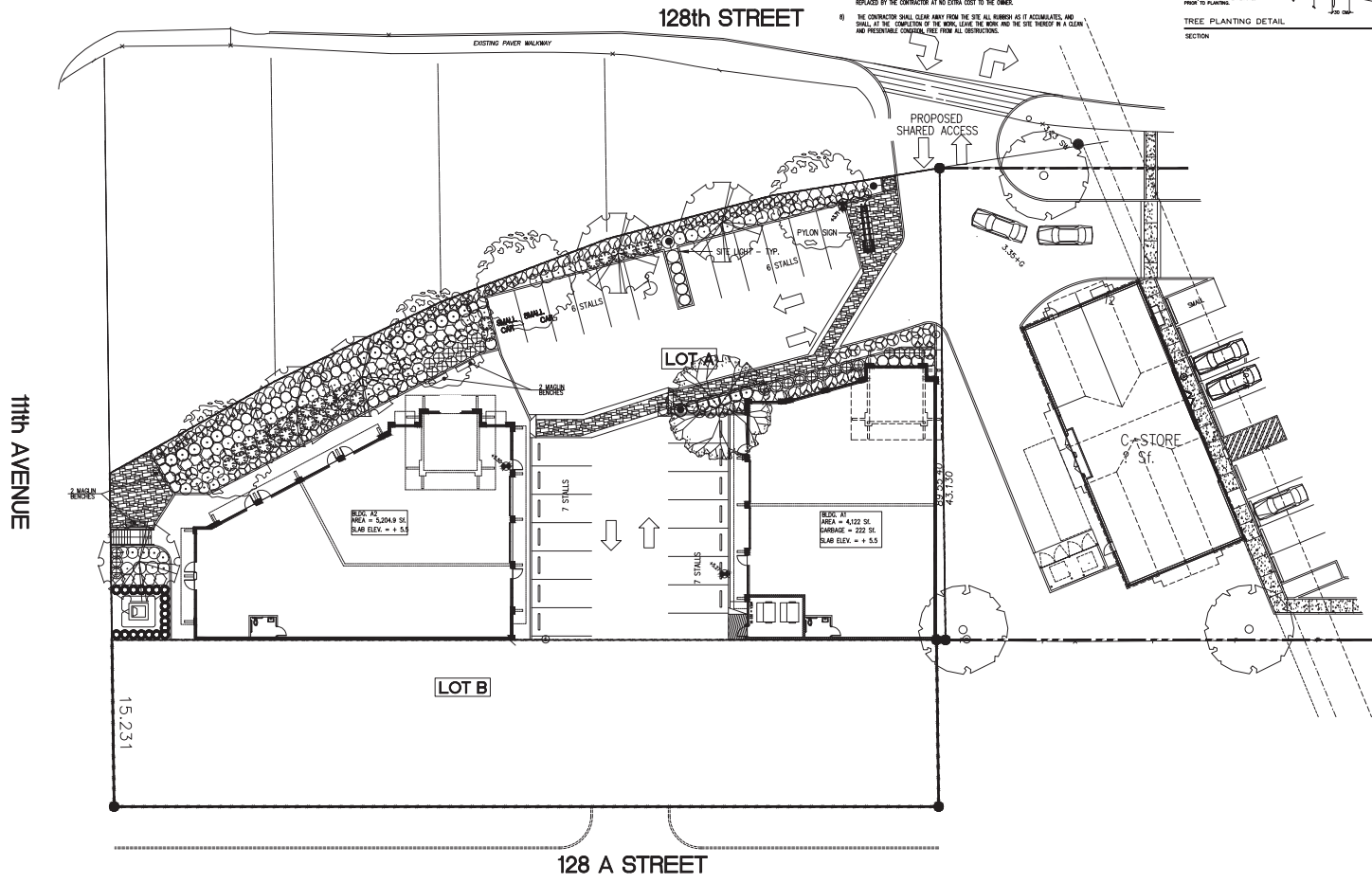
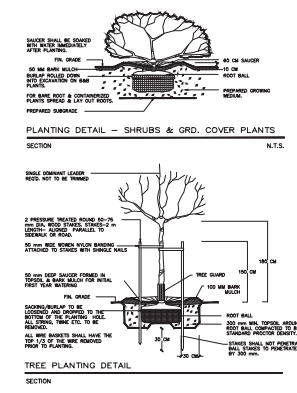
VIEW OF SOUTH WEST - BLDG. A1



VIEW OF NORTH WEST - BLDG. A2

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	5	5 CM. CAL.	AS SHOWN	B. & B.
○	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	4	8 CM. CAL.	AS SHOWN	B. & B.
○	CERODIPHYLLUM JAPONICUM	KATSURA TREE	1	6 CM. CAL.	AS SHOWN	B. & B.
○	AZALEA JAPONICA 'LOUISE GABLE'	PINK AZALEA	19	#2 POT	85 CM. O.C.	
○	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	18	#2 POT	85 CM. O.C.	
○	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	31	#3 POT	90 CM. O.C.	
○	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	AUTO LUYKEN LAUREL	22	#3 POT	90 CM. O.C.	
○	NANDINA DOMESTICA	HEAVENLY BAMBOO	26	#2 POT	90 CM. O.C.	
○	RHOODOENDRON YAKUSHIMANUM 'CRETE'	YAK. RHOODOENDRON	33	#3 POT	90 CM. O.C.	
○	RHOODOENDRON FINNISH 'ELVIRA'	FINNISH RHOODOENDRON	24	#3 POT	90 CM. O.C.	
○	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	36	#3 POT	90 CM. O.C.	
○	ROSA MEDILAND 'PINK'	PINK MEDILAND ROSE	23	#3 POT	90 CM. O.C.	
○	VIBURNUM TINUS DWARF	SPRING BOUQUET VIBURNUM	25	#3 POT	90 CM. O.C.	
○	VIBURNUM DAVIDI	VIBURNUM	12	#3 POT	90 CM. O.C.	
○	RHOODOENDRON YAKUSHIMANUM 'TEDDY BEAR'	YAK. RHOODOENDRON	30	#3 POT	90 CM. O.C.	
○	PIERIS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY	25	#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	19	1.50 METERS	70 CM. O.C.	

- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". COMMON SIZES ARE PROVIDED AS PER "TYPICAL STANDARD" PLANT SIZE AND CONTAINER SIZE, AND THE MINIMUM ACCEPTABLE SIZE. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR SPONSOR REVIEW BY "LANDSCAPE ARCHITECT" AT RISK OF SPORE. AREA OF SEARCH TO INCLUDE LOWER QUALITY AND PRIMER VALLEY "SUBSTITUTION" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTION TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 10 BUSINESS DAYS PRIOR TO DELIVERY FOR REQUEST. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM IDENTIFIED "TRUSTEED TREE" HARVEST. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARD". PRODUCE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARD".
 - MIN. GROWING MEDIUM DEPTH OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS: 100 mm
 - SEMI-OPEN COVER AREAS: 100 mm
 - SEMI-OPEN AREAS: 100 mm
 - TREE AREAS: 300 mm
 - GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARD FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1. APPLICATIONS, PROVISIONS AND MOUNTS OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A RECOMMENDED GROWING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE FREELY FREE FROM STONES, WEEDS, WEED PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PARASITIC ORGANISMS, TOXIC MATERIALS, SORES OVER 20 MM AND FROSTON OBJECTS.
 - ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBER AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREIN IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



aug/19	revised site plan	3
mar/19	revised site plan	2
feb/19	revised site plan	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
21308 - 86 AVENUE,
LANGLEY, B.C.
V1M 1Z7
PHONE (604) 888-2363

CLIENT
ALPENGLOW DEVELOPMENT LTD.
c/o PJ LINDOCK ARCHITECT LTD.
3707 - 1st AVENUE
BURNABY, B.C.
V5C 3V6
PHONE (604) 298-3700

TITLE
PLAN VIEW

LANDSCAPE PLAN
PROPOSED
COMMERCIAL DEVELOPMENT
128 STREET @ 11TH AVENUE
SURREY, B.C.

SCALE: 1:200	DATE: OCT/18
DWNT: CHW	
ENL: CHW	
APPRD: AS BUILT	

PRINTED:	JOB NO.:
DRAWING NO.:	
L-1	

INTER-OFFICE MEMO

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

FROM: **Development Services Manager, Engineering Department**

DATE: **Aug 28, 2019** PROJECT FILE: **7818-0254-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 11138 128 St**

REZONE

Property and Right-of-Way Requirements

- Register 0.5 m statutory rights-of-way along the 111 Ave and 128 St frontages; and
- Register reciprocal access/parking easement with the adjacent property to the north.

Works and Services

- Construct the north side of 111 Ave to the Collector standard;
- Construct the 128 St boulevard with topsoil and sod to City standards;
- Construct 300 mm water main along the 111 Ave frontage;
- Construct water, storm and sanitary services to the lot;
- Provide on-site storm water mitigation features as per the South Westminster Integrated Stormwater Management Plan and register corresponding restrictive covenants;
- Register restrictive covenant for pumped sanitary; and
- Register restrictive covenant for water quality/sediment control inlet chamber;

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



For Tommy Buchmann, P.Eng.
Development Services Manager

R29

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0254-00

Issued To:

(the "Owner")

Address of Owner:

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: 027-486-494
Lot 2 Section 16 Block 5 North Range 2 West New Westminster District Plan BCP35847

11138 - 128 Street

(the "Land")

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

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. of Part 39, Yards and Setbacks, the minimum rear yard (north) setback of the CHI Zone is reduced from 7.5 metres (25 ft.) to 0.35 metre (1 ft.); and
 - (b) In Section F. of Part 39, Yards and Setbacks, the minimum front yard (south) setback of the CHI Zone is reduced from 7.5 metres (25 ft.) to 6.3 metres (20 ft.) for Building A2 to permit the encroachment of a 1.2 metre (4 ft.) wide weather protection canopy.
5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A

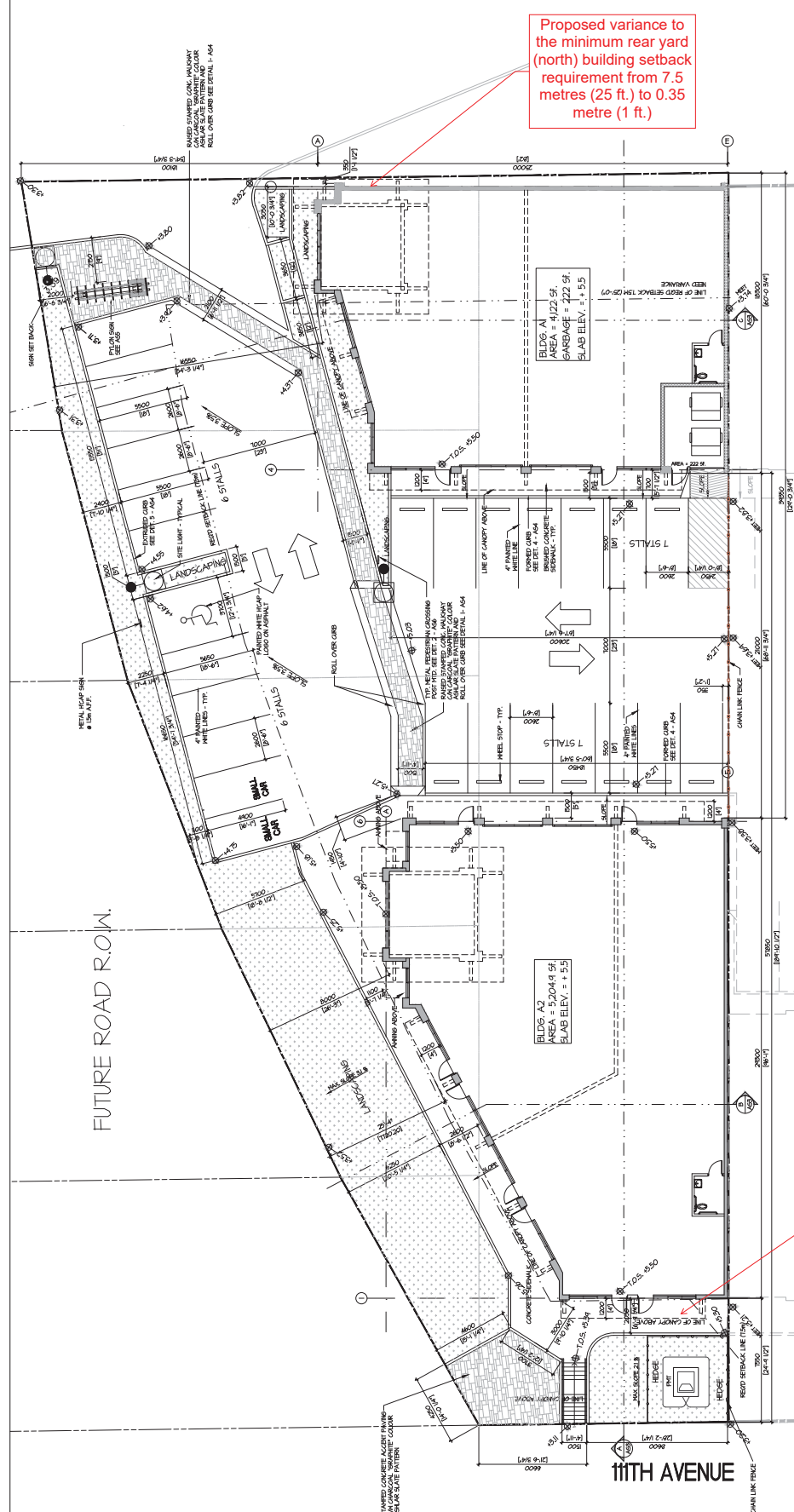
PROJECT NAME:	COMMERCIAL DEVELOPMENT
PROJECT NUMBER:	111th Ave. & 128th St.
DATE:	11/26/2019 STREET, SARREY, BC
SCALE:	SITE PLAN
DRAWN BY:	10-048
CHECKED BY:	ASJ
DATE:	11-10-2019
PROJECT:	111th Ave
SCALE:	1:1000
DATE:	11/26/2019

FOR THE RECORD: THIS PLAN IS THE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF LOVICK SCOTT ARCHITECTS LTD. IS STRICTLY PROHIBITED.



3707 1ST AVENUE
 BURBARY, BC V5C 3V6
 A D U M S O C I E T Y L I M I T E D
 618A 99A STONEY MOUNTAIN ROAD
 MEMBER OF THE ABC, AIA, SAA, MA & NWTAA
 PROFESSIONAL SEAL

NO.	REV.	DATE	DESCRIPTION
5	AM/20/19		RE-USED FOR DP
4	MA/20/19		RE-USED FOR DP
3	OC/19/19		RE-USED FOR DP
2	AM/20/19		RE-USED FOR DP
1	JL/19/19		ISSUED FOR DP
	REV.	DATE	DESCRIPTION



LOT A - SITE STATISTICS

LEGAL DESCRIPTION: PARCEL IDENTIFIERS: C07-446-464 NEW WESTMINSTER DISTRICT PLAN E0735547 CIVIC ADDRESS: 1126 128TH STREET, SARREY, BC	ZONING: ENGINING: RF PROPOSED: CR	REQUIRED SETBACKS: EAST: 0.35 M VARIANCE REQD WEST: 1.5 M SOUTH: 1.5 M	PROPOSED SETBACKS: EAST: 0 WEST: 1.5 M SOUTH: 1.25 M VARIANCE REQD FOR THE CANOPY (1.2 M)
PROPOSED: 2,654 SQM (26,415 SQ FT)	REQUIRED: 2,654 SQM (26,415 SQ FT)	ALLOWABLE: 0.36	PROPOSED: 0.36
BUILDING AREA (WITH GARAGE ENCLOSURE): 4,025 SQM (43,445 SQ FT)	BUILDING A2: 4,025 SQM (43,445 SQ FT)	REGULAR STALLS: 23 STALLS	SMALL CAR STALLS: 2 STALLS
TOTAL: 2,654 SQM (28,541 SQ FT)	TOTAL PROVIDED: 26 STALLS	DISABLED STALLS: 1 STALL	TOTAL STALLS: 26 STALLS
BUILDING HEIGHT ALLOWABLE: 15 M (49 FT)	PROPOSED: 15 M (49 FT)		

Proposed variance to the minimum front yard (south) setback requirement from 7.5 metres (25 ft.) to 6.3 metres (20 ft.) to accommodate a 1.2 metre (4 ft.) wide weather protection canopy

Proposed variance to the minimum rear yard (north) building setback requirement from 7.5 metres (25 ft.) to 0.35 metre (1 ft.)

FUTURE ROAD R.O.W.

SITE PLAN
SCALE: 1:500



111TH AVENUE