

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7919-0087-00

Planning Report Date: October 21, 2019

**PROPOSAL:**

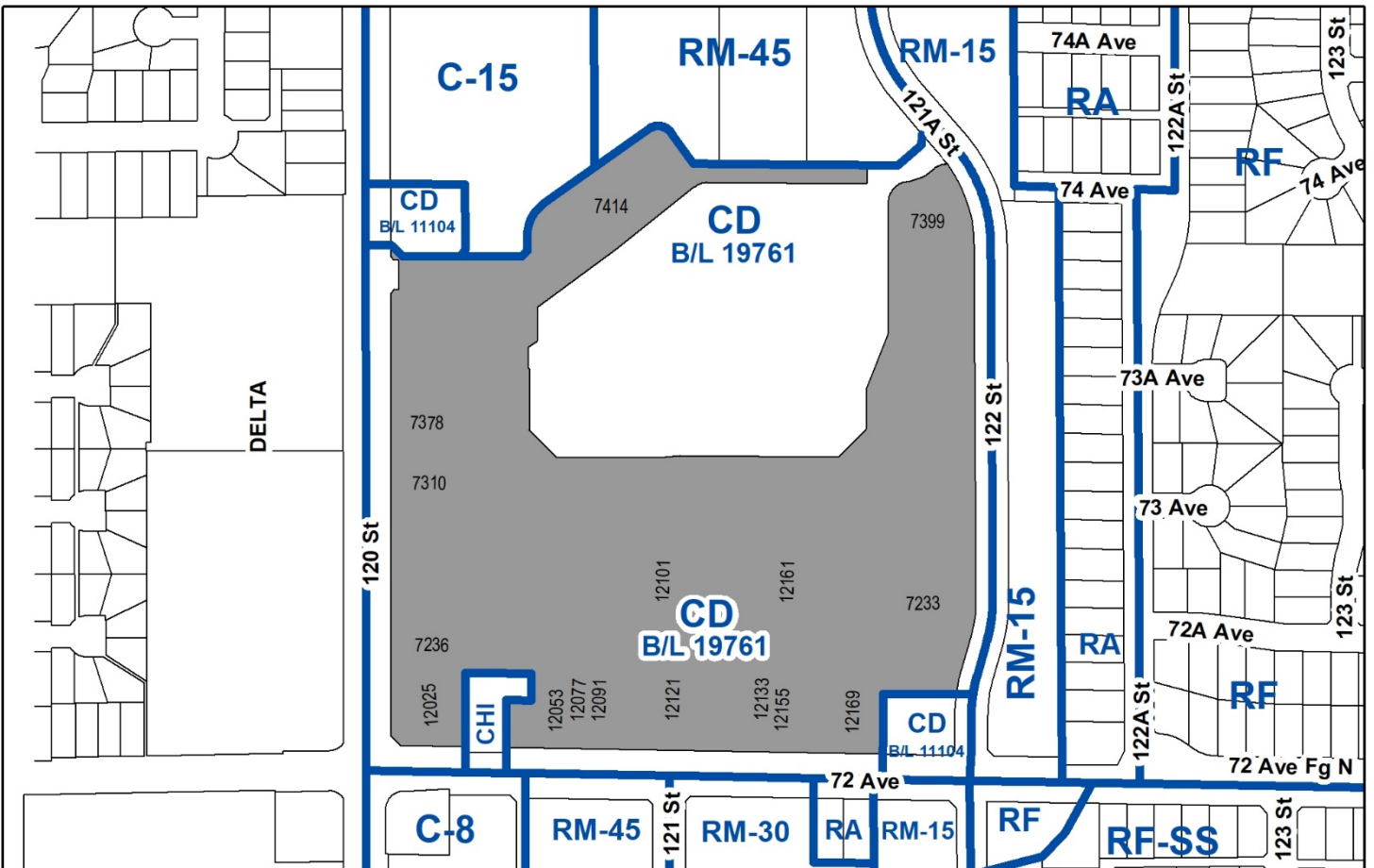
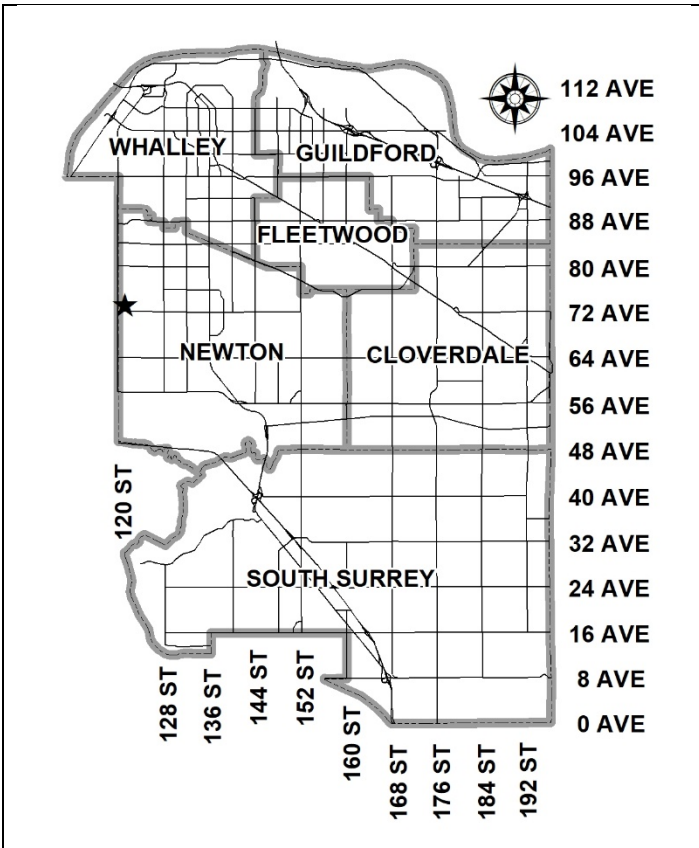
- **Development Permit**

to permit exterior renovations to an existing free-standing commercial building.

**LOCATION:** 12101 - 72 Avenue  
 7236 - 120 Street

**ZONING:** CD (By-law No. 19761)

**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to vary the Sign By-law to increase the maximum number of fascia signs from two (2) to four (4) through a comprehensive sign design package.

### RATIONALE OF RECOMMENDATION

- The proposed exterior renovations to the existing building will modernize and enhance the overall appearance of the building and improve the liveliness of the public realm.
- The proposed fascia signage is under the maximum sign area permitted under the Sign By-law and is considered reasonable in relation to the size and scale of the building.
- While only two (2) fascia signs are permitted under the Sign By-law, the location and scale of the proposed signage is modest and complementary to the buildings design, and the location and number of signs that previously existed.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law through a Comprehensive Sign Design package as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7919-0087-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

**REFERRALS**

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

Surrey Fire Department: No concerns.

**SITE CHARACTERISTICS**

Existing Land Use: Vacant freestanding commercial building.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Townhouses, apartment building, commercial buildings, and R.A. Nicholson Park (City)	Commercial/Multiple Residential	RM-45, C-15, CD (By-law No. 11104)

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 122 Street):	Townhouses.	Multiple Residential	RM-15
East (adjacent site)	Auto repair shop.	Commercial	CHI
South (Across 72 Avenue):	Commercial buildings, apartment buildings, townhouses, and single family dwellings.	Commercial/Multiple Residential	C-8, RM-45, RM-30, RM-15, RA
West (Across 120 Street):	Commercial shopping mall in the City of Delta	N/A	N/A

### DEVELOPMENT CONSIDERATIONS

- The subject site, on which the Strawberry Hill Shopping Centre is currently located, is situated at the north-east corner of 120 Street and 72 Avenue, is designated Commercial in the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (By-law No. 19761).
- The Strawberry Hill Shopping Centre was developed to serve as a retail, office, recreation, and service commercial facility servicing a portion of the Newton Community. The Shopping Centre contains 35 units totaling 31,387 square metres (337,846 sq. ft.) of floor area.
- The subject building is currently an unoccupied free-standing commercial building that previously operated as an eating establishment.
- The applicant is proposing a Development Permit for Form and Character to allow exterior renovations to the existing building for a new banquet hall facility, including the construction of 155 square metres (1,668 sq. ft.) of additional floor area and two outdoor patios. The applicant is also proposing a Comprehensive Sign Design package to allow for the replacement of existing signage and the addition of two (2) fascia signs for a total of four (4) fascia signs.
- The applicant is also proposing to renovate the interior of the restaurant through a Tenant Improvement Building Permit.

### DESIGN PROPOSAL AND REVIEW

- The applicant is proposing a number of exterior modifications and improvements to the existing commercial building, which will provide a more contemporary look to the building.
- The proposed renovations include building façade upgrades, expanded floor area, two (2) new outdoor uncovered patios, and tenant signage details.

- The updated building materials will consist of pre-cast concrete in black colour, chestnut brick cladding to match the existing finish, and new metal roofing, over the expanded floor area, in a champagne metallic colour. The applicant will maintain most of the existing gray (“Stone Harbour” and “Taos Taupe”) stucco and brick façade and metal roofing in a weathered zinc colour.
- The proposed exterior renovations will improve the overall appearance of the building by updating the façades and tenant signage. As well, the applicant is proposing to enclose the existing garbage area with a new black metal fence. At present, the mall’s internal pedestrian walkway passes by the garbage area and this is the first impression of the building. The garbage area is highly visible and so the new garbage enclosure will provide attractive visual screening.

### Signage

- Under the original Development Permit No. 7993-0453-00 and Building Permit for the building, four (4) fascia signs were approved for an Earls restaurant.
- The applicant proposes to install four (4) fascia signs with one sign on each of the four façades. All proposed signs are proposed in the same location as the previous Earls signs were permitted.
- The Sign By-law permits a maximum of two (2) fascia signs per premise and requires that the fascia signs not be located on the same façade. The applicant is therefore proposing a comprehensive sign package for the proposed signage, which includes two variances to the Sign By-law: 1) to allow for two (2) additional fascia signs; and 2) to allow two (2) additional fascia signs to be installed above the first storey (see Appendix II for a detailed explanation of the variances).
- The new illuminated fascia signs will consist of “Dream Banquet Hall” in gold individual channel letters for all façades. The combined sign area of all three (3) new fascia signs on the premise is well below the maximum permitted in the Sign By-law.
- While only two (2) fascia signs are permitted under the Sign By-law, the location and scale of the proposed signage with the façade design of the building, is modest and complementary to the building’s design.

### PRE-NOTIFICATION

- A Development Proposal Sign was installed on the site on June 10, 2019 to inform adjacent property owners about the proposed development. Staff have not received any comments on this proposal.

### TREES

- Terry Thrale, ISA Certified Arborist of Woodbridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Bowhall Red Maple	4	0	4
Copper Beach	1	0	1
Gingko	1	0	1
Katsura	25	4	21
Little Leaf Linden	8	4	4
Sweetgum	9	0	9
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>48</b>	<b>8</b>	<b>40</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>40</b>	
<b>Contribution to the Green City Fund</b>		<b>\$6,400</b>	

- The Arborist Assessment states that there is a total of forty-eight (48) protected trees on the site. There are no Alder or Cottonwood trees on the site. It was determined that forty (40) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of sixteen (16) replacement trees on the site. Since no replacement trees are proposed, the deficit of sixteen (16) replacement trees will require a cash-in-lieu payment of \$6,400 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of forty (40) trees are proposed to be retained on the site with a contribution of \$6,400 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 10, 2019. 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 proposed development is located in Strawberry Hill Shopping Centre in Newton.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposed gross floor area for the commercial unit is 848 square metres.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>None proposed.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>None proposed.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>None proposed.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>A Development Sign was installed on the property on June 10, 2019.</li> </ul>

#### ADVISORY DESIGN PANEL

- The proposal was not referred to the Advisory Design Panel (ADP) given the scale of the proposal, but was reviewed by staff including the City Architect, and found to be satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Proposed Sign By-law Variances Table
Appendix III.	Site Plan, Building Elevations
Appendix IV.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Drawings prepared by Plan Bleu Architecture and Interior Inc. dated October 3, 2019.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KS/cm



# DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 19761)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> (in metres)		
Front	2.0 m	>2.0 m
Rear	7.5 m	>7.5 m
Side #1 (W)	2.0 m	2.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	N/A	N/A
<b>FLOOR AREA: Commercial</b>		848 m <sup>2</sup>
Retail		
Office		
Total		848 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>	N/A	N/A
<b>FLOOR AREA: Institutional</b>	N/A	N/A
<b>TOTAL BUILDING FLOOR AREA</b>		848 m <sup>2</sup>

**Development Data Sheet cont'd**

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

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow two (2) additional fascia signs for a total of four (4) fascia signs.	A maximum of two (2) fascia signs are permitted for each premises [Part 5, Section 27(2)(a)].	The proposed fascia signs are of an appropriate size and scale in relation to the proposed renovated building.
2	To allow two (2) additional fascia signs to be located above the first storey of the building.	A maximum of one (1) fascia sign per frontage is permitted above the first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such sign shall be permitted on any one façade of the building above the first storey [Part 5, Section 27(2)(a.1)(ii)]	<p>The building occupies two frontages and therefore, is permitted one (1) fascia sign per frontage to be located above the first storey. Two (2) additional fascia signs above the first storey are proposed on the internal facing façades.</p> <p>The fascia signs are reasonably sized in relation to the size and scale of the existing building and are located similarly to the signs for the previous restaurant.</p>

APPENDIX III



MEMBER OF THE AIBC  
 THIS DRAWING IS A DOCUMENT THAT IS THE  
 PROPERTY OF PLAN BLEU ARCHITECTURE +  
 INTERIOR INC.  
 A WRITTEN APPROVAL FROM PBA + I IS  
 REQUIRED PRIOR TO ANY USE

NO.	DATE	REVISION

PROJECT DESIGNER  
 MONA GREWAL  
 PH: 604 614 0399  
 info@paragondesigngroup.ca

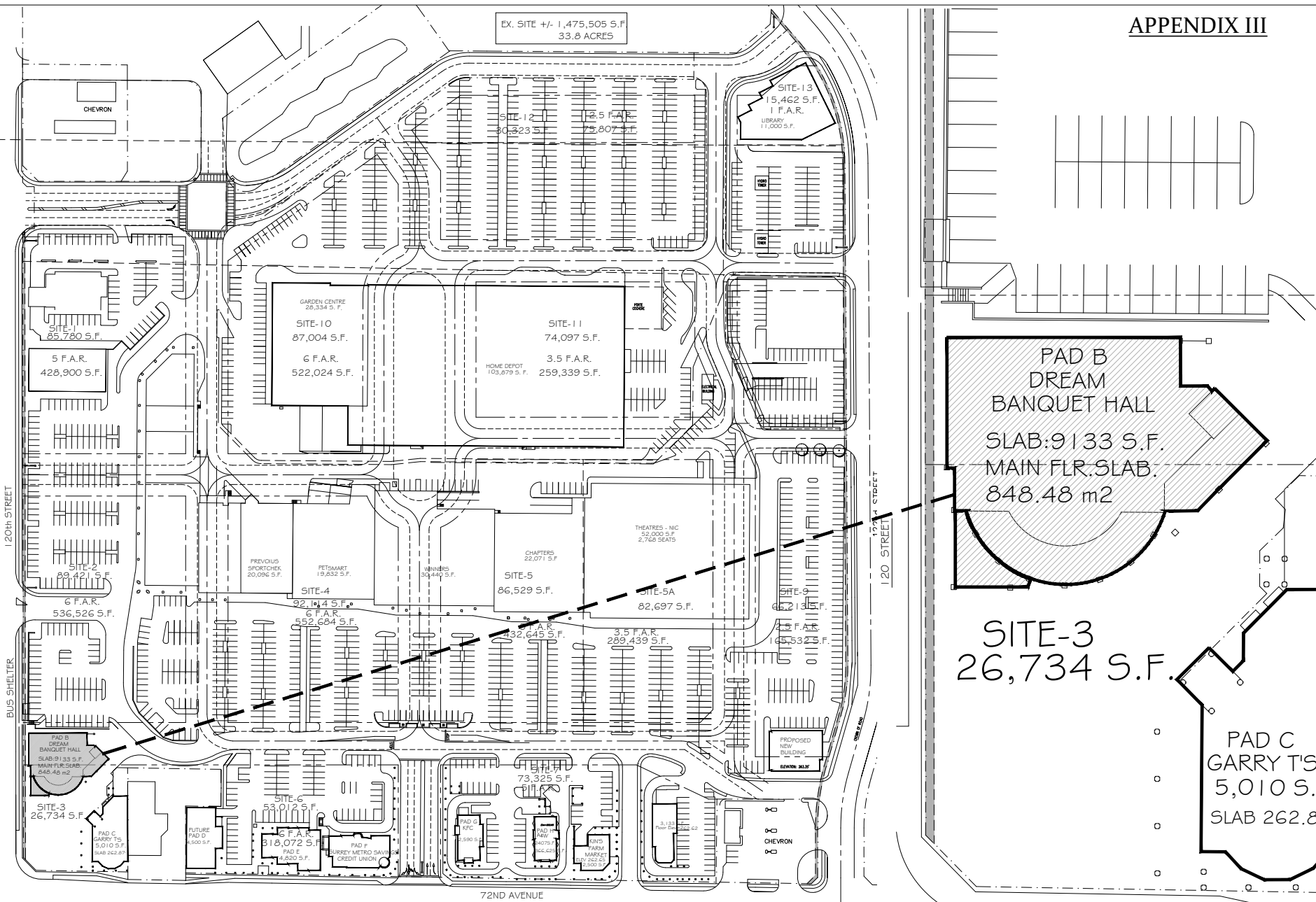
THESE PLANS CONFIRM TO B.C.  
 BUILDING CODE 2018 STANDARDS  
 CIVIC ADDRESS  
 7236 120TH STREET SURREY,  
 BC V3W 3M9

LEGAL DESCRIPTION:  
 PID:017 964 075  
 NWM DIST. PLAN:LMP5880

DRAWING NAME  
 NEW PROP. - SITE PLAN  
 KEY PLAN

PROJECT NO.	0919
DRAWN	G.G.
CHECKED	M.G.
DATE	MAY_03/19
SCALE	AS NOTED
FILE NAME	DREAM.0919
DRAWING NO.	

A I



EX. SITE +/- 1,475,505 S.F.  
 33.8 ACRES

SITE-13  
 15,462 S.F.  
 1 F.A.R.  
 11,000 S.F.

SITE-12  
 30,323 S.F.  
 2.5 F.A.R.  
 75,807 S.F.

GARDEN CENTRE  
 29,334 S.F.  
 SITE-10  
 87,004 S.F.  
 6 F.A.R.  
 522,024 S.F.

HOME DEPOT  
 103,879 S.F.  
 3.5 F.A.R.  
 259,339 S.F.

SITE-1  
 85,760 S.F.  
 5 F.A.R.  
 428,900 S.F.

PREVIOUS  
 SPORTSWEAR  
 20,096 S.F.

FITSMART  
 19,832 S.F.

WINNERS  
 34,440 S.F.

CHAPTERS  
 22,071 S.F.

THEATRES - NIC  
 82,000 S.F.  
 2,768 SEATS

SITE-5  
 86,529 S.F.

SITE-5A  
 82,697 S.F.

SITE-9  
 66,213 S.F.

120th STREET

17th STREET

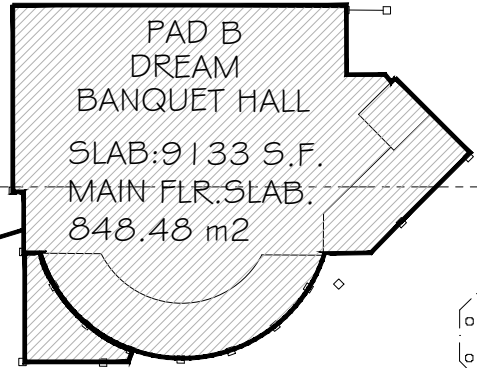
BUS SHELTER

72ND AVENUE

SITE PLAN (PROPERTY)  
 SCALE: 1/64"=1'-0"

KEY PLAN (PAD-B)  
 SCALE: 1/16"=1'-0"

72 AVENUE



SITE-3  
 26,734 S.F.

PAD C  
 GARRY T'S  
 5,010 S.F.  
 SLAB 262.8

SITE-3  
 26,734 S.F.

PAD C  
 GARRY T'S  
 5,010 S.F.  
 SLAB 262.8

FUTURE  
 PAD D  
 4,500 S.F.

SITE-6  
 53,012 S.F.  
 6 F.A.R.  
 316,072 S.F.

PAD E  
 14,500 S.F.

PAD F  
 14,500 S.F.

PAD G  
 8,890 S.F.

PAD H  
 4,675 S.F.

PAD I  
 3,183 S.F.

PAD J  
 3,183 S.F.

PAD K  
 3,183 S.F.

PAD L  
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PAD M  
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PAD P  
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PAD Q  
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PAD R  
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PAD S  
 3,183 S.F.

PAD C  
 GARRY T'S  
 5,010 S.F.  
 SLAB 262.8

PAD D  
 4,500 S.F.

PAD E  
 14,500 S.F.

PAD F  
 14,500 S.F.

PAD G  
 8,890 S.F.

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 SLAB 262.8

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PAD F  
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PAD G  
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 SLAB 262.8

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 4,500 S.F.

PAD E  
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PAD G  
 8,890 S.F.

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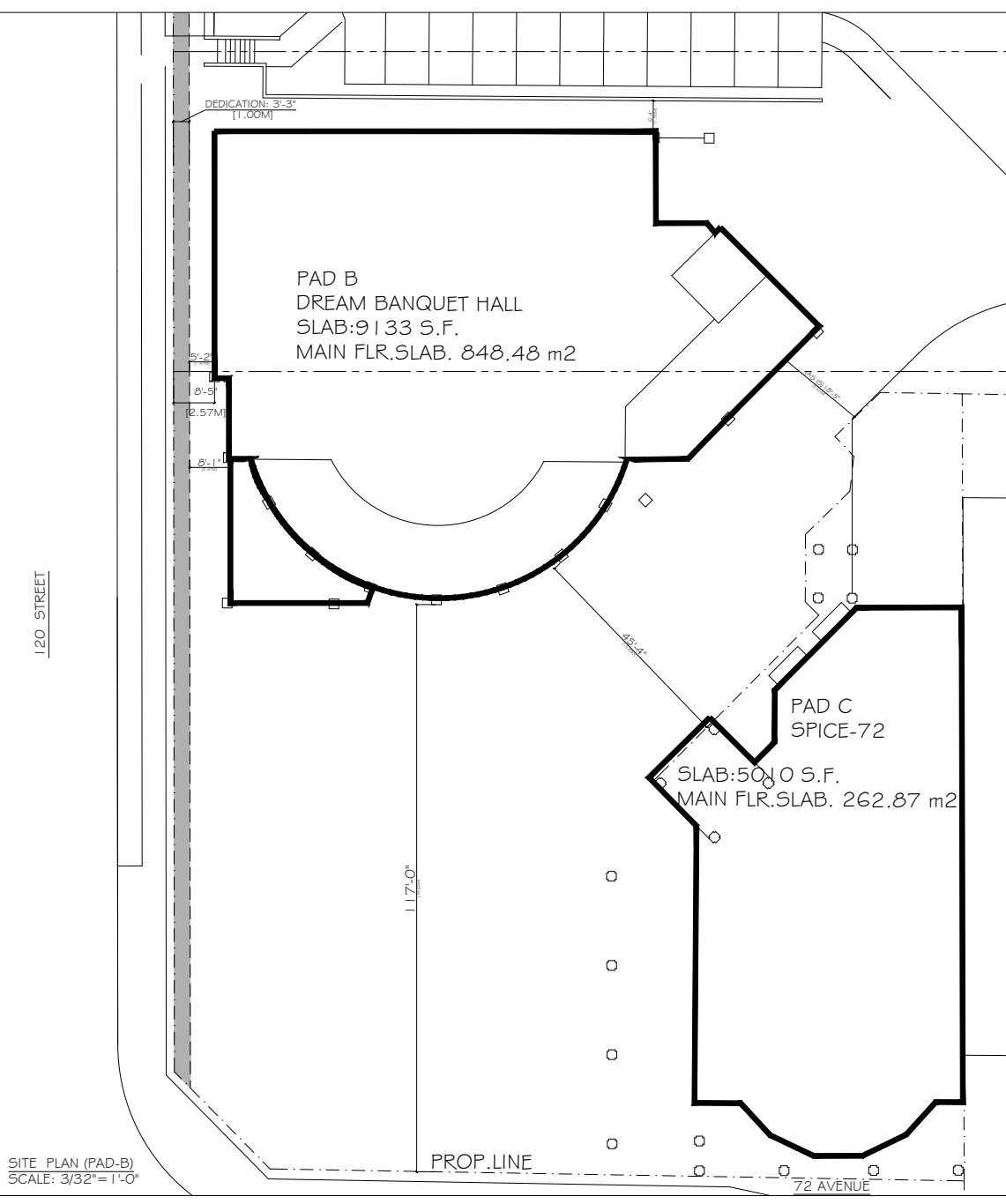
PAD P  
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PAD Q  
 3,183 S.F.

PAD R  
 3,183 S.F.

PAD S  
 3,183 S.F.

PAD T  
 3,183 S.F.



SITE PLAN (PAD-B)  
SCALE: 3/32" = 1'-0"

**PROJECT DESCRIPTION SCOPE OF WORK INVOLVED AT MAIN FLOOR**

- DEVELOPMENT DRAWINGS FOR A NEW BANQUET HALL TYPE FACILITY
- EXTEND EXISTING MAIN FLOOR AREA(637 m2) TO ADD COVER AND ADD AN EXISTING EXTERIOR PATIO (1162 m2) FOR A TOTAL AREA OF - 799m2
- NEW PROPOSED CONSTRUCTION INCLUDES- TWO NEW EXTERIOR PATIOS, VESTIBULE, BANQUETTE HALL, KITCHEN, OFFICE WASHROOMS W ACC. STALLS AND STORAGE SPACE

**DESCRIPTION SCOPE OF WORK INVOLVED AT MEZZANINE**

- AREA OF MEZZANINE WILL REMAIN AS IS
- MEZZANINE FLOOR AREA OCCUPIES APPROX. ~~52.67~~ M2 AREA
- ROOM/ OFFICE (EXISTING) REMAINS AS IS
- MECH ROOM (EXISTING) REMAINS AS IS
- UNIVERSAL BATHROOM (EXISTING TWO WASHROOMS TO CONVERT ONE BATH)
- ADD ONE CHANGE ROOM

**ZONING SYNOPSIS**

ZONING: C15  
EXISTING- RESTAURANT  
PROPOSED- BANQUET HALL  
CIVIC ADDRESS- 7236- 120 STREET  
SURREY, BC  
PAD- B  
PID:017 964 075

LEGAL DESCRIPTION-  
PID:017 964 075  
NWM DIST.PLAN:LMP5880

**ZONING ANALYSIS**

GROSS SITE AREA-  
EXISTING- 104,862 M2/ 1,128,719 SF  
**LOT COVERAGE**  
ALLOWED: 80%  
EXISTING: 374,919 SF/ 34,831 m2 - 33.2%  
PROPOSED: 376,665 SF/ 34993 m2 - 33.4%

**YARD SET BACK:**

FRONT SET BACK ALLOWED:2.0m/ 7'  
FRONT SET BACK PROPOSED:30.64m/ 100.50'  
REAR SET BACK ALLOWED:7.5m/ 25'  
REAR SET BACK PROPOSED: 240.69m/ 789.63'  
SIDE YARD SET BACK ALLOWED: 3.0m/ 10'  
SIDE YARD SET BACK PROPOSED:  
SIDE YARD WITH FLANKING ST. ALLOWED:2.0m/ 7'  
SIDE YARD WITH FLANKING ST. PROPOSED:2.57m/ 8'-5"

GARBAGE: NOT LOCATED WITH-IN REQUIRED SETBACKS (SEE FLOOR PLAN FOR DETAILS/ LOCATION)

PARKING REQUIREMENTS-  
NOTE: NO PARKING SHALL BE PERMITTED/ AND PROPOSED WITH IN FRONT YARD/ OR WITHIN ANY SIDE OF FLANKING STREET

PARKING CALCULATION-  
GROSS MAIN FLOOR AREA 9133 SF/ 848.48m2 (10/100 m2)  
UNCOVERED GARBAGE/ RECYCLE AREA: 209 SF/ 19.41 m2  
EXTERIOR UNCOVERED WEST PATIO AREA - 426 SF/ 39.57m2 (10/100 m2)  
EXTERIOR UNCOVERED EAST PATIO AREA - 198 SF/ 18.39m2 (10/100 m2)  
FURNITURE STORAGE AREA - 223 SF/ 20.71m2 (1/100 m2)  
MEZZANINE AREA: 617 SF/ 57.32m2 (10/100 m2)

NET AREA (GROSS AREA-GARBAGE AREA): 8924 SF/ 829.06m2 (10/100 m2)- 10/ 829.06 m2= 82.9=83

TOTAL PARKING REQUIRED- 83  
TOTAL PARKING PROVIDED- 90



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A WRITTEN APPROVAL FROM PBA + I IS REQUIRED PRIOR TO ANY USE

REVISIONS		
NO.	DATE	REVISION

PROJECT DESIGNER  
MONA GREVILL  
PH: 604 614 0399  
info@paragondesigngroup.ca

THESE PLANS CONFIRM TO B.C. BUILDING CODE 2018 STANDARDS

CIVIC ADDRESS  
PAD-B  
7236 120TH STREET SURREY, BC V3W 3M9

LEGAL DESCRIPTION:  
PID:017 964 075  
NWM DIST. PLAN:LMP5880

DRAWING NAME  
**SITE PAD-B  
ZONING SYNOPSIS**

PROJECT NO.	0919
DRAWN	G.G.
CHECKED	M.G.
DATE	MAY,03/19
SCALE	AS NOTED
FILE NAME	DREAM.0919

DRAWING NO.  
**A 2**

# South Side

**Client**  
**Dream Banquet Hall**

**Project**  
 Channel Letters

**Address**  
 7236 -120th Street,  
 Surrey, BC

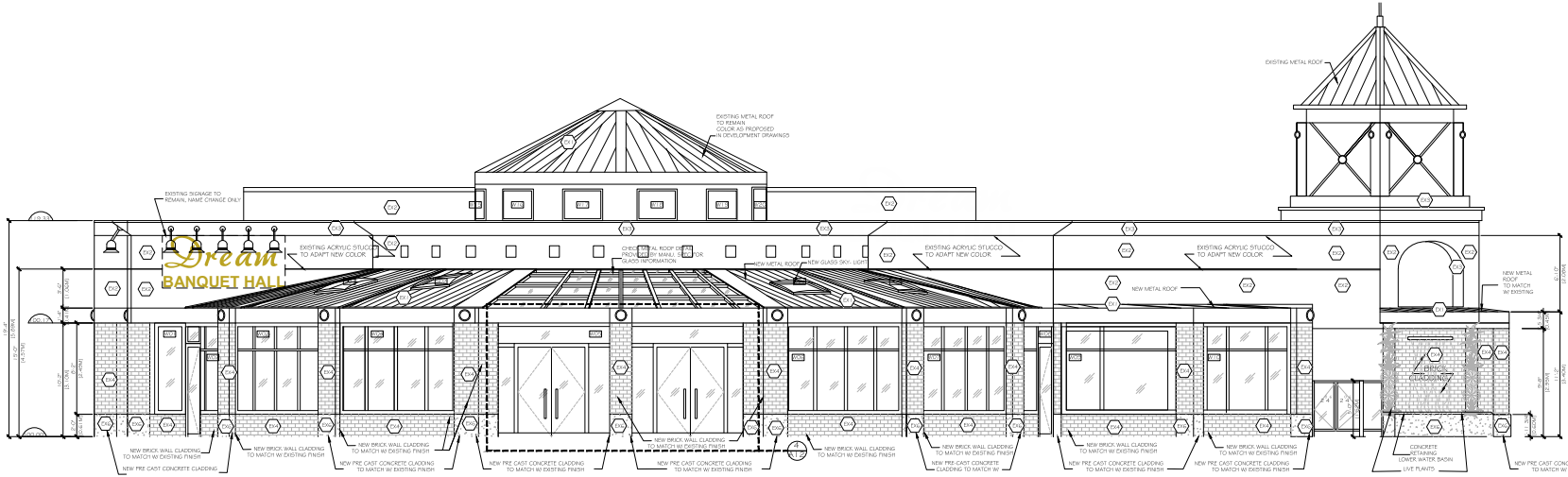
**Contact**  
 Amarjit 778-772-6401

**Client's Approval**

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**Date**

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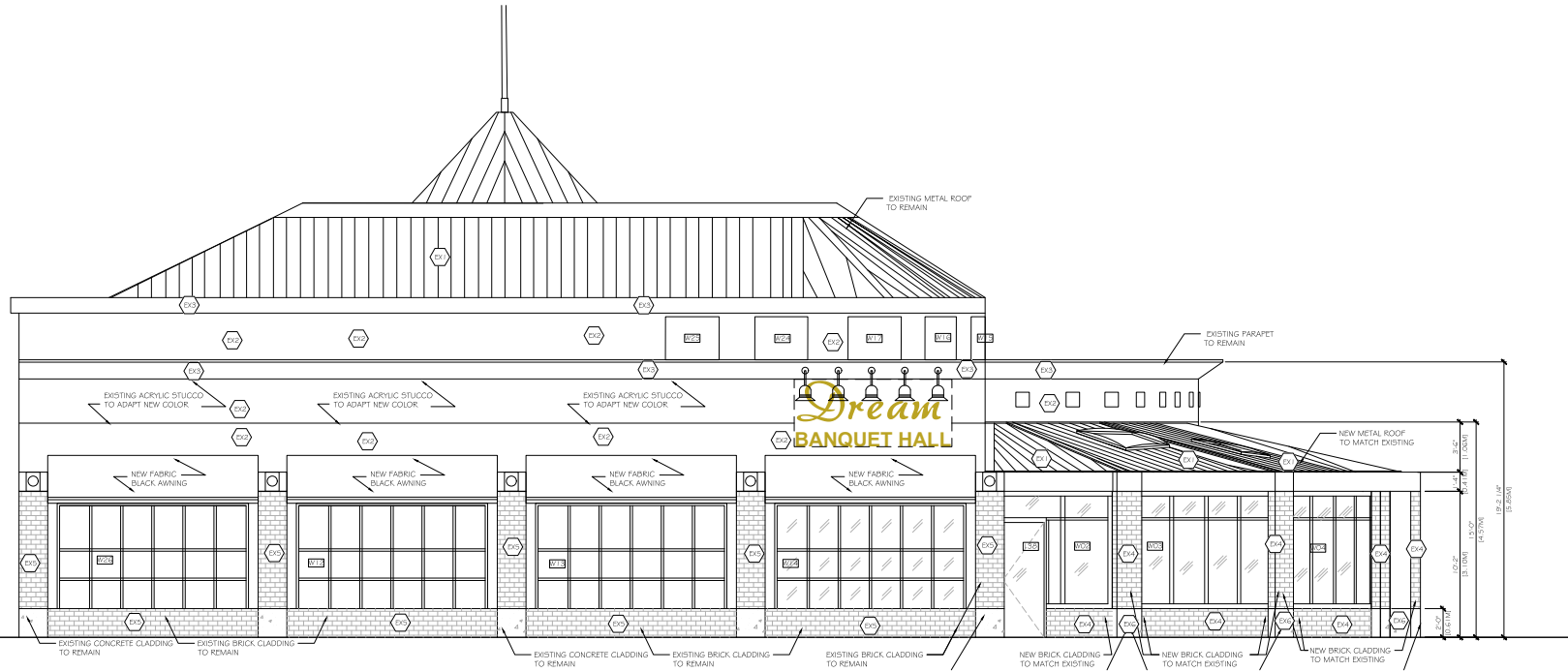


Ph: 604-599-4221 • Email: info@jassalsigns.com  
 #101 - 7728 128th Street, Surrey B.C. V3W 1L3

<b>Drawing Name</b>				
Dream Banquet Hall				
<b>Sign Description</b>				
<b>Font</b>	<b>Sq.Ft.</b>	<b>Copy area</b>	<b>Weight</b>	<b>Power</b>
	90 Sq. Ft.	33.9 Sq. Ft.		120 volt

<b>Colours</b>	<b>Sign Type</b>
<input type="checkbox"/> White <input checked="" type="checkbox"/> Red	<b>Qty</b> 1
	<b>Page</b>

# West Side



**Client**  
**Dream Banquet Hall**

**Project**  
**Channel Letters**

**Address**  
**7236 -120th Street,**  
**Surrey, BC**

**Contact**  
**Amarjit 778-772-6401**

**Client's Approval**

**Date**



Ph: 604-599-4221 • Email: info@jassalsigns.com  
 #101 - 7728 128th Street, Surrey B.C. V3W 1L3

<b>Drawing Name</b>				
Dream Banquet Hall				
<b>Sign Description</b>				
<b>Font</b>	<b>Sq.Ft.</b>	<b>Copy area</b>	<b>Weight</b>	<b>Power</b>
	250 Sq. Ft.	33.9 Sq. Ft.		120 volt

<b>Colours</b>	<b>Sign Type</b>			
<div style="display: flex; flex-direction: column; gap: 10px;"> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid black; background-color: white; margin-right: 5px;"></div> <span>White</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid black; background-color: red; margin-right: 5px;"></div> <span>Red</span> </div> </div>	<table border="1" style="width: 100%;"> <tr> <td><b>Qty</b></td> </tr> <tr> <td style="text-align: center;">1</td> </tr> <tr> <td><b>Page</b></td> </tr> </table>	<b>Qty</b>	1	<b>Page</b>
<b>Qty</b>				
1				
<b>Page</b>				

# East Side

**Client**  
**Dream Banquet Hall**

**Project**  
**Channel Letters**

**Address**  
 7236 -120th Street,  
 Surrey, BC

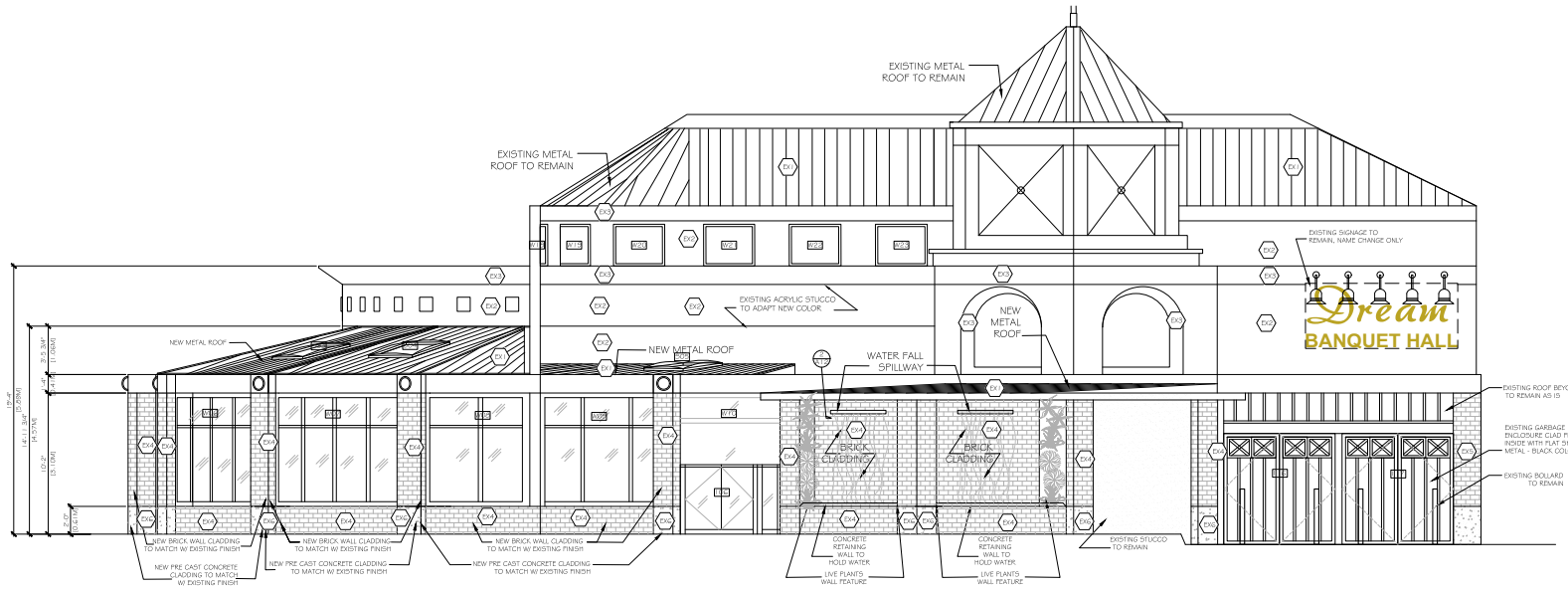
**Contact**  
 Amarjit 778-772-6401

**Client's Approval**

---

**Date**

---



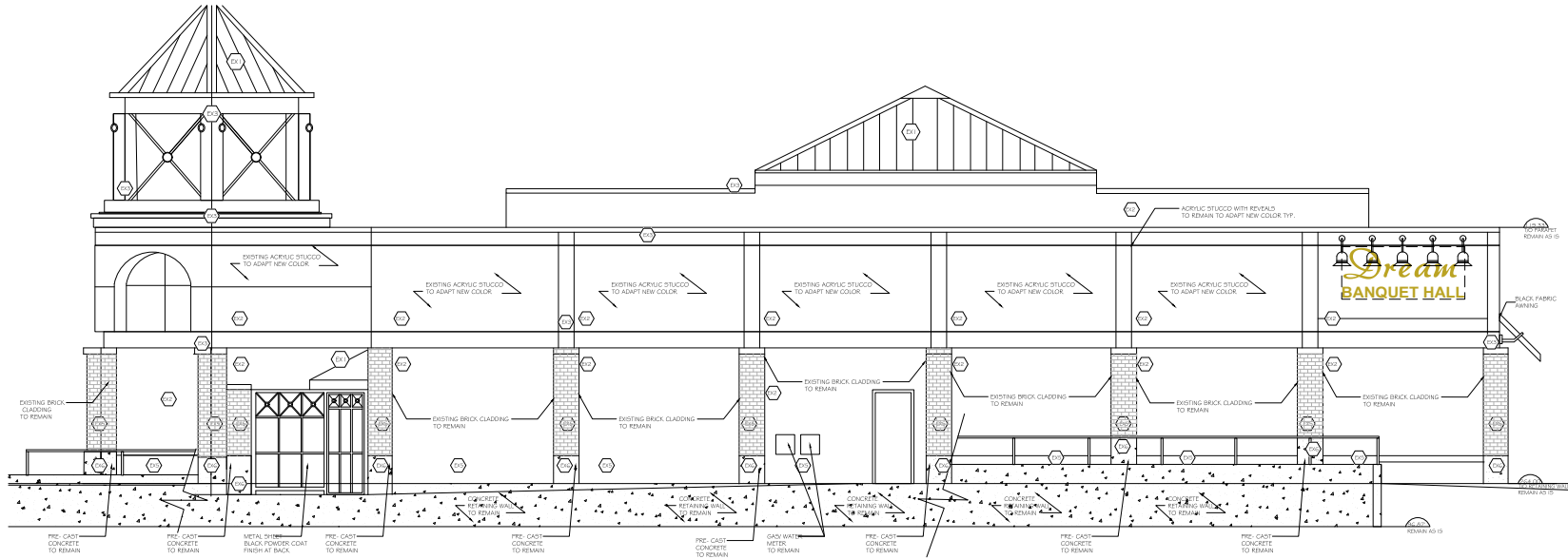
Ph: 604-599-4221 • Email: info@jassalsigns.com  
 #101 - 7728 128th Street, Surrey B.C. V3W 1L3

<b>Drawing Name</b>				
Dream Banquet Hall				
<b>Sign Description</b>				
<b>Font</b>	<b>Sq.Ft.</b>	<b>Copy area</b>	<b>Weight</b>	<b>Power</b>
	100 Sq. Ft.	33.9 Sq. Ft.		120 volt

<b>Colours</b>	<b>Sign Type</b>
<div style="display: flex; flex-direction: column; gap: 10px;"> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: white; border: 1px solid black; margin-right: 5px;"></div> <span>White</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: red; margin-right: 5px;"></div> <span>Red</span> </div> </div>	<div style="display: flex; flex-direction: column; gap: 10px;"> <div style="text-align: center;"><b>Qty</b> 1</div> <div style="text-align: center;"><b>Page</b></div> </div>



# North Side



**Client**  
**Dream Banquet Hall**

**Project**  
**Channel Letters**

**Address**  
**7236 -120th Street,**  
**Surrey, BC**

**Contact**  
**Amarjit 778-772-6401**

**Client's Approval**

**Date**



Ph: 604-599-4221 • Email: info@jassalsigns.com  
#101 - 7728 128th Street, Surrey B.C. V3W 1L3

**Drawing Name**  
**Dream Banquet Hall**

**Sign Description**

Font	Sq.Ft.	Copy area	Weight	Power
	450 Sq. Ft.	33.9 Sq. Ft.		120 volt

**Colours**



**Sign Type**

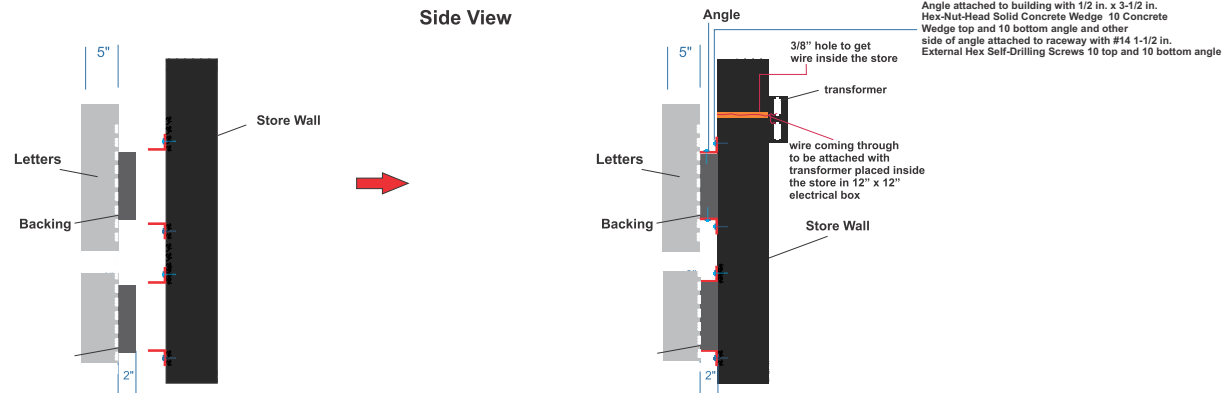
**Qty**  
1

**Page**

East Side, West Side, North Side and South Side

Signs x4

L.E.D. ILLUMINATED 5" DEEP CHANNEL LETTERS WITH NON-ILLUMINATED SIDES TO BE MOUNTED DIRECTLY ONTO 9" NON-ILLUMINATED METAL RACEWAY, RACEWAY COLOR MATCH TO BUILDING COLOR, MINIMIZE AMOUNT OF PENETRATION HOLES INTO BASE BUILDING, BUT ENSURE CHANNEL LETTERS AND RACEWAY ARE BOTH SECURELY INSTALLED.



**Client**  
**Dream Banquet Hall**

**Project**  
Channel Letters

**Address**  
7236 -120th Street,  
Surrey, BC

**Contact**  
Amarjit 778-772-6401

**Client's Approval**

**Date**



Ph: 604-599-4221 • Email: info@jassalsigns.com  
#101 - 7728 128th Street, Surrey B.C. V3W 1L3

<b>Drawing Name</b> Dream Banquet Hall				
<b>Sign Description</b>				
<b>Font</b>	<b>Sq.Ft.</b>	<b>Copy area</b>	<b>Weight</b>	<b>Power</b>
		33.9 Sq. Ft.		120 volt

**Colours**

- White
- Gold

**Sign Type**

**Qty**  
1

**Page**

# Tree Preservation Summary

APPENDIX IV

Surrey Project No:

Address: 7236 120 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale - PN6766A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	48
<b>Protected Trees to be Removed</b>	8
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	40
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 8 X two (2) = 16</li> </ul>	16
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	16
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0

Off-Site Trees	Number of Trees
<b>Protected Trees Identified</b>	3
<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b>	3
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	-
<b>Replacement Trees in Deficit</b>	-

Summary, report and plan prepared and submitted by:

*Terry Thrale*

July 30, 2019

(Signature of Arborist)

Date

**Note**

Tree barrier of City-owned trees (#ci1-ci10) to be installed to dripline

**Legend**

- ← N →
- = approximate location
  - x = remove tree
  - ▭ = tree barrier
  - (with dot) = no build zone
  - (with center dot) = center of tree
  - (with diameter line) = DBH x 6 + 1/2 of DBH
- 1m 1:300 10m

