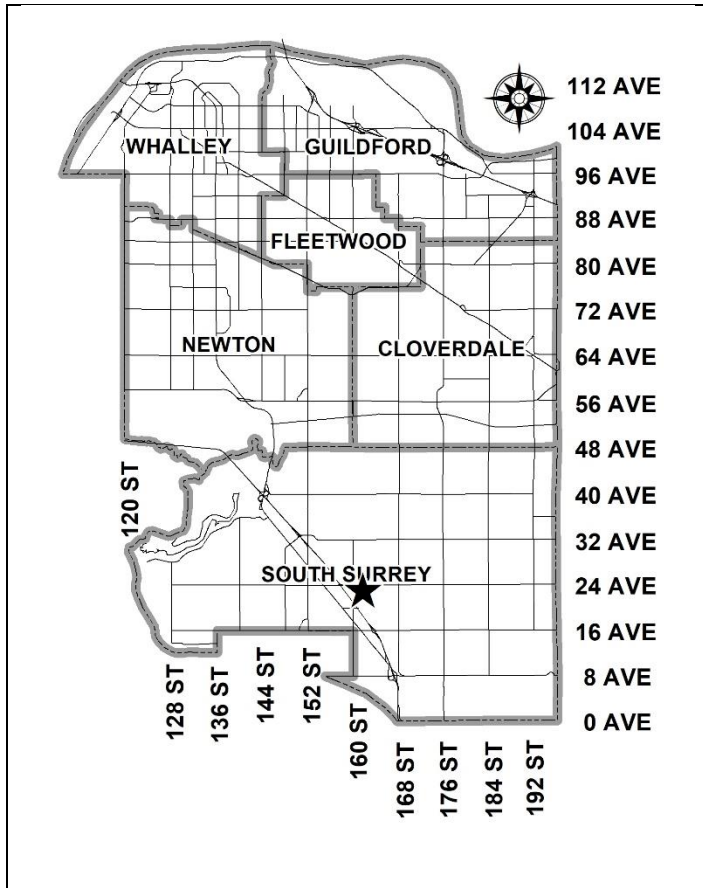


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0138-00

Planning Report Date: June 24, 2024



**PROPOSAL:**

- Temporary Use Permit
- Development Variance Permit

to permit the development of a temporary display and brand centre for a duration not to exceed 6 months and to permit temporary fascia signs for the proposed building.

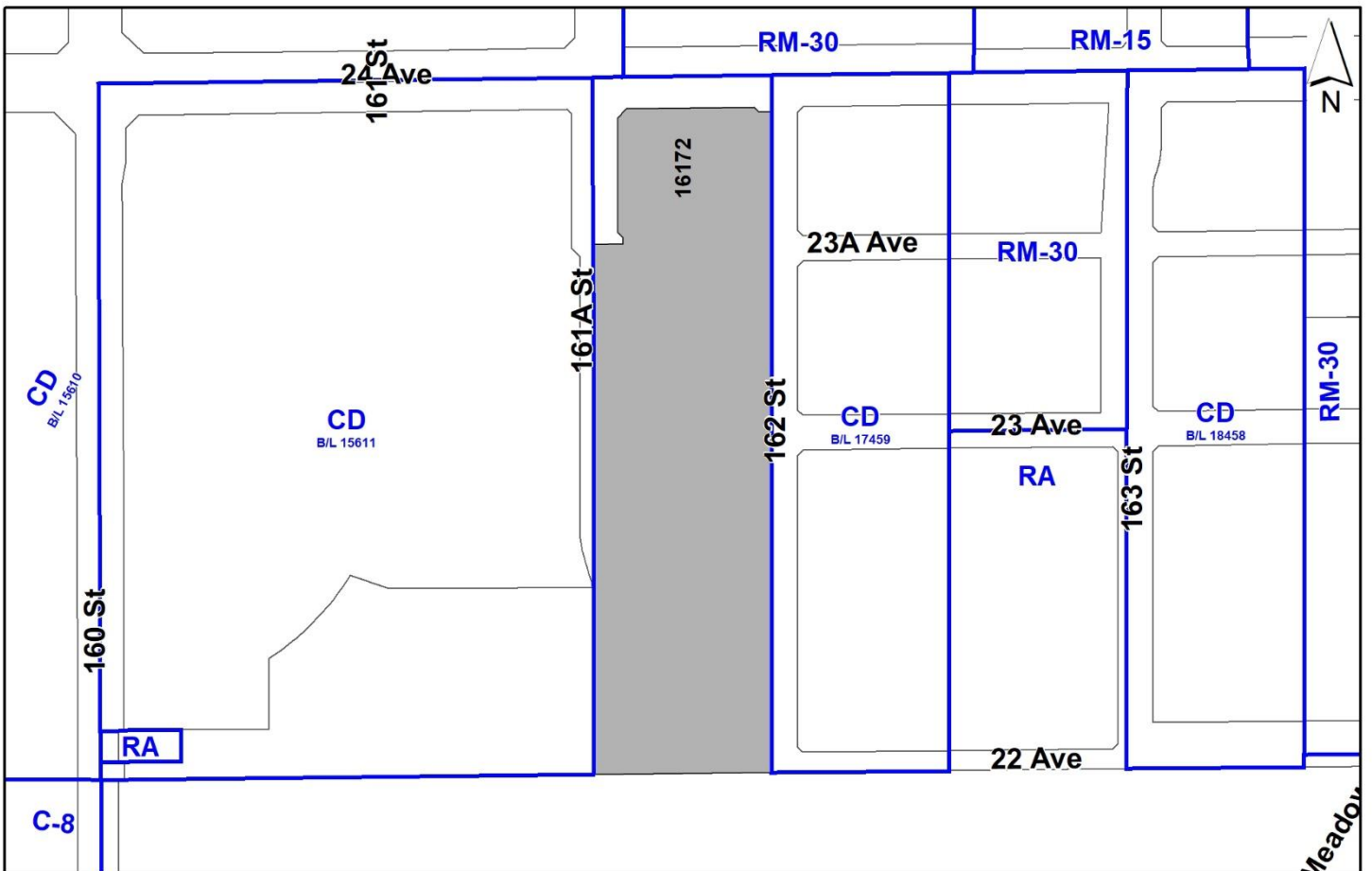
**LOCATION:** 16172 24 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Multiple Residential

**NCP/TCP/LAP DESIGNATION:** Multiple Residential 30-45

u.p.a/Riparian Protection Area



**RECOMMENDATION SUMMARY**

- Approval for Temporary Use Permit (TUP) to proceed to Public Notification.
- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Seeking a variance for the use of temporary signs under Sign Bylaw, Part 1 Introductory Provisions, Section 14, to permit four (4) temporary fascia signs, each not exceeding an area of 2.3 square metres, to advertise a marketing event for a business for a period not exceeding six months.

**RATIONALE OF RECOMMENDATION**

- The proposed TUP will allow for the construction of a temporary display and brand centre from which the applicant will be able to display and advertise Porsche's new electric vehicles.
- The proposed display centre will be on the subject site for a period not exceeding six months.
- This temporary display and brand centre will draw potential customers to the City of Surrey, encouraging economic activities for the local business.
- The applicant will post a bond to ensure the removal of the temporary building in the future.
- The proposed signage is of a high-quality design. By installing fascia signs around the roof line of the building, the aesthetic appearance of the display centre will be enhanced.
- The proposed fascia signs on the exterior rooftop will assist in marketing the project and allow people to understand the purpose of the temporary use/building.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7924-0138-00 (Appendix VII) to proceed to Public Notification.
2. Council approve Development Variance Permit No. 7924-0138-00 (Appendix VI) varying the Sign By-law to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (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) resolution of urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized fire access plan to the satisfaction of City Staff;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the Planning and Development Department; and
  - (e) submission of a security to ensure the building is removed and the site is brought into compliance with the Zoning By-law following the expiration of the Temporary Use Permit.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant parcel, under Development Application No. 7916-0225-00, at Third Reading, proposing a mixed-use building, two apartment buildings and 74 townhouse units	Multiple Residential 30-45 upa	RA
North (Across 24 Avenue):	Townhouse complex	20-30 upa Medium-High Density	RM-30
East (Across 162 Street):	Townhouse complex	Multiple Residential 30-45 upa and Multiple Residential 15-25 upa	CD By-law No. 17459
South:	Agricultural parcel	Multiple Residential 30-45 upa	RA
West:	Commercial retail complex and a detention pond	Buffers and Commercial	CD By-law No. 15611

**Context & Background**

- The subject site is located at 16172 – 24 Avenue in the Sunnyside Heights NCP. The subject site is approximately 3.8 hectares (9.5 acres) in size and is currently vacant.
- The parcel is zoned "One-Acre Residential Zone (RA)" and is designated "Multiple Residential" in the Official Community Plan (OCP) and "Multiple Residential 30-45 upa" in the Sunnyside Heights NCP.
- There is a Class B ditch located near the southwest property line and a Green Infrastructure Corridor (GIN) along the south property line. No development under the TUP is proposed on the middle and south portions of the subject site, and all trees are proposed to be retained under this TUP application.
- The subject development site is bordered to the east by a townhouse development and to the south by an agricultural parcel. To the west is the Grandview Heights Superstore and associated commercial retail and also a City-owned detention pond.
- This project primarily involves installing a prefabricated display building at the northwestern corner of the site, with surface parking provided immediately south of the proposed display centre with a driveway from 161A Street. The proposed TUP will alter a total area of approximately 2,012 square meters, which includes the proposed regraded area, and the total paved area for the proposed prefabricated building and surface parking lot will be around 826

square meters. The affected portion of the site is currently disturbed with no on-site bylaw-sized trees identified within 10 metres of proposed construction.

- On the subject property, Development Application No. 7916-0225-00, which received Third Reading at the Regular Council -Public Hearing meeting on January 29, 2024, proposes an OCP Amendment, a rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", Development Permits for Form and Character and Sensitive Ecosystems, in order to allow for the future development of a mixed-use building, two apartment buildings and 74 townhouse units.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is seeking a TUP to allow a temporary display and brand centre on the subject site and a DVP to permit four (4) temporary fascia signs.
- The proposed building has an approximately 84-square metre floor area that includes a display suite and a car port.
- An asphalt surface parking lot with six (6) regular parking stalls will be provided on-site for customers with access from 161A Street to the west, which exceeds the Zoning Bylaw requirement of two (2) parking stalls.
- Only a small northwest portion of the overall site will be developed under the TUP proposal. The portion of the site affected is currently disturbed and not treed.
- The TUP is proposed to be in effect for six months, which the applicant indicated will be sufficient time for Porsche to advertise their new electric vehicles and their global business campaign. This temporary display and brand centre will draw potential customers to the City of Surrey, encouraging economic activities for local businesses.
- The developer is seeking a variance for the use of temporary signs outlined in Part 1, Introductory Provisions of the Sign By-law for the proposed four (4) fascia signs on the roofline of the proposed building.
- The arborist report identifies eight (8) bylaw-sized trees off-site and no bylaw-sized trees on-site within the affected portion of the site. All these trees are proposed to be retained under the subject TUP application.

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

## Transportation Considerations

- The subject site will be accessed from a driveway via 161A Street to the west.
- The nearest bus stop is located directly north of the site on 24 Avenue. This stop is served by the 531 (White Rock/Langley) bus route.

## POLICY & BY-LAW CONSIDERATIONS

### Sign By-law

#### Signage Variances

- The Sign Bylaw permits temporary signs advertising a special event for a community cause or charitable fund-raising campaign not exceeding an area of 2.3 square metres.
- The applicant is requesting the following variance to the Surrey Sign By-law (By-law No. 1999, No. 13656):
  - to vary the use of temporary signs outlined in Part 1, Introductory Provisions, to allow the use of temporary signs advertising a marketing event for businesses.

#### Signage Assessment

- The proposed fascia signs consist of a white background, black text, and channel-lit sign for the logo, depicting the name of the business "Porsche" (see Appendix IV).
- The proposed signage is of a high-quality design.
- The proposed fascia signage along the exterior roofline will be highly visible and assist in marketing the project and allow people to understand the temporary use of the building.
- Installing fascia signs improves the aesthetic appearance of the proposed prefabricated building.
- The proposed signage design has been reviewed by staff and found to be generally acceptable.
- Staff support the requested variance to proceed for consideration.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 10, 2024, and the Development Proposal Sign was installed on June 12, 2024. Staff has not received any responses from neighbouring landowners.

## TREES

- Rhythm Batra, ISA Certified Arborist of Mike Fadum and Associates Ltd, prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

The Arborist Assessment states that there are a total of eight (8) mature off-site trees and no on-site bylaw-sized trees identified within the affected portion of the site based on the proposed building footprint, and no Alder and Cottonwood trees. The applicant proposes to retain all eight (8) off-site trees as part of this proposed temporary use of the site. As part of the subsequent development of the site, tree removal and tree replacement are outlined in the land use report for the associated Development Application 7916-0225-00.

- No additional landscaping is proposed in association with this temporary use.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

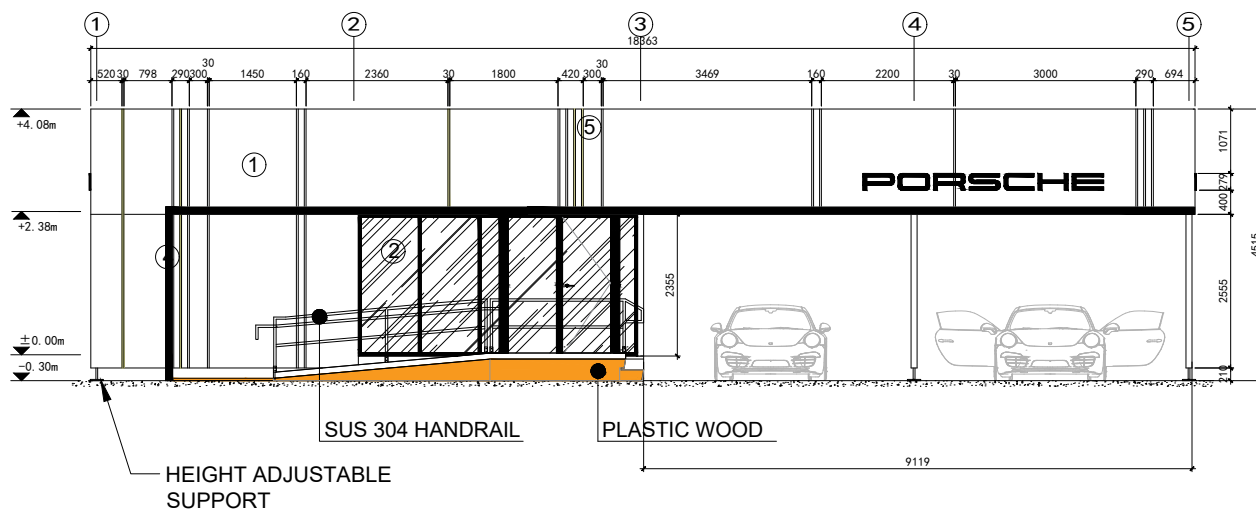
Appendix I.	Site Plan and Building Elevations
Appendix II.	Aerial Photo
Appendix III.	Engineering Summary
Appendix IV.	Tree Management Plan
Appendix V.	Sign Drawings
Appendix VI.	Development Variance Permit No. 7924-0138-00
Appendix VII.	Temporary Use Permit No. 7924-0138-00

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development







**1 SOUTH ELEVATION**  
**A106 1:1000**

- ① 4mm ALUMINUM PLATE, RAL9016
- ② TRIPLE GLAZING WINDOWS: 5+12A+5+12A+5, LOW E, BLACK FRAME RAL9005
- ③ 4MM ALUMINUM PLATE, WOOD GRAIN
- ④ 3MM ALUMINUM PLATE, WOOD GRAIN
- ⑤ OUTDOOR STRIP LIGHTS, PROVENCE N3

Revisions yy-mm-dd

Sign & Seal

Project Title

**PORSCHE NOW LANGLEY**

16172 24 Ave Surrey BC V3Z 0B9

Project No. 24-005

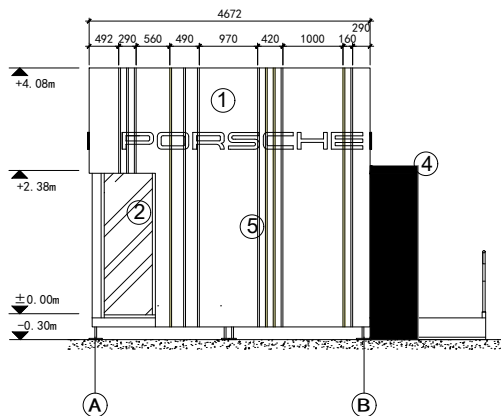
Project Start Date FEB 16 2024

Sheet Title 1:1000

South Elevation



**A106**



**1 WEST ELEVATION**  
**A107 1:1000**

- ① 4mm ALUMINUM PLATE, RAL9016
- ② TRIPLE GLAZING WINDOWS: 5+12A+5+12A+5, LOW E, BLACK FRAME RAL9005
- ③ 4MM ALUMINUM PLATE, WOOD GRAIN
- ④ 3MM ALUMINUM PLATE, WOOD GRAIN
- ⑤ OUTDOOR STRIP LIGHTS, PROVENCE N3

Revisions yy-mm-dd

Sign & Seal

Project Title

**PORSCHE NOW LANGLEY**

16172 24 Ave Surrey BC V3Z 0B9

Project No. 24-005

Project Start Date FEB 16 2024

Sheet Title 1:1000

**West Elevation**



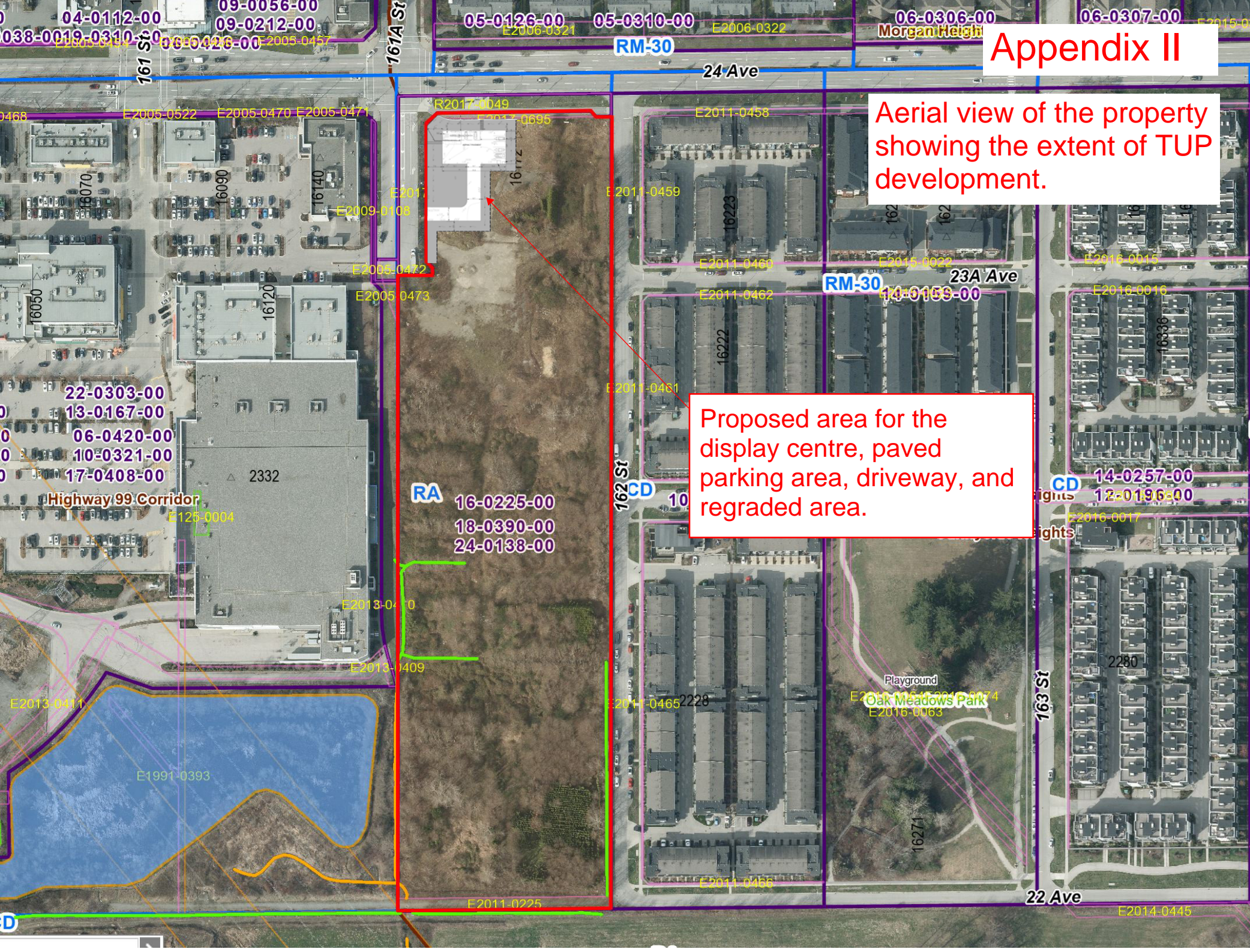
**A107**



# Appendix II

Aerial view of the property showing the extent of TUP development.

Proposed area for the display centre, paved parking area, driveway, and regraded area.





# INTER-OFFICE MEMO

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TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **June 17, 2024**

PROJECT FILE: **7824-0138-00**

---

RE: **Engineering Requirements (Commercial/Industrial)**  
**Location: 16172 24 Ave**

## TEMPORARY USE PERMIT

The following requirements are to be addressed as a condition of the Temporary Use Permit:

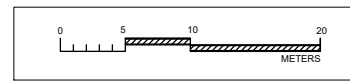
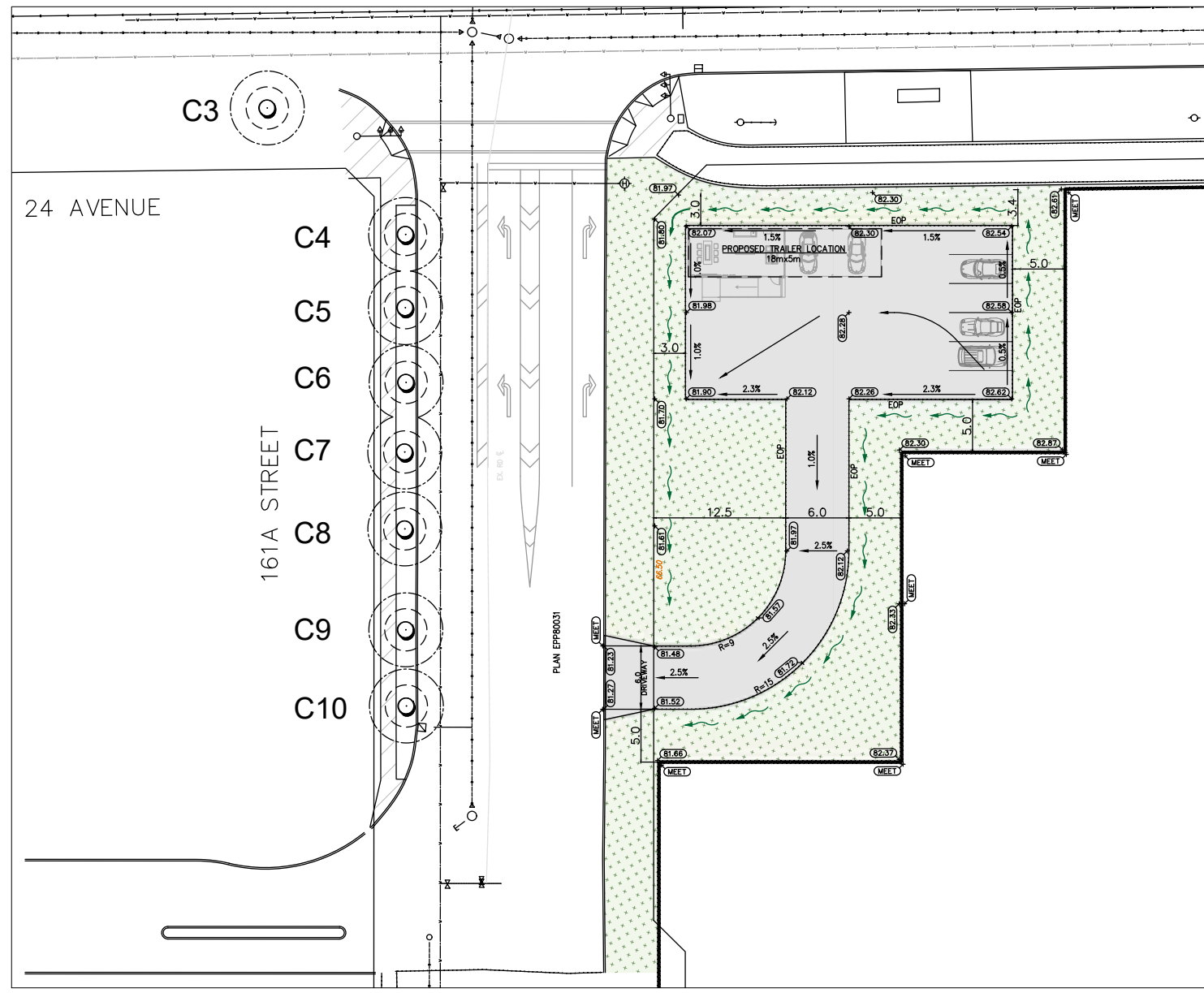
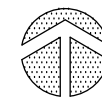
- Construct asphalt driveway access on 161A Street.
- Construct water, storm and sanitary service connections if required.
- Construct on-lot stormwater mitigation features and complete lot grading to capture all runoff. No uncontrolled runoff is permitted onto City lands.
- Provide on-lot stormwater quality treatment.

A Servicing Agreement is not required for this Temporary Use Permit.



Daniel Sohn, P.Eng.  
Development Process Manager

DS



LEGEND	
	TREE TO BE RETAINED
	1.5m NO-BUILD ZONE
	MINIMUM NO DISTURBANCE ZONE

STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: mfadum@fadum.ca

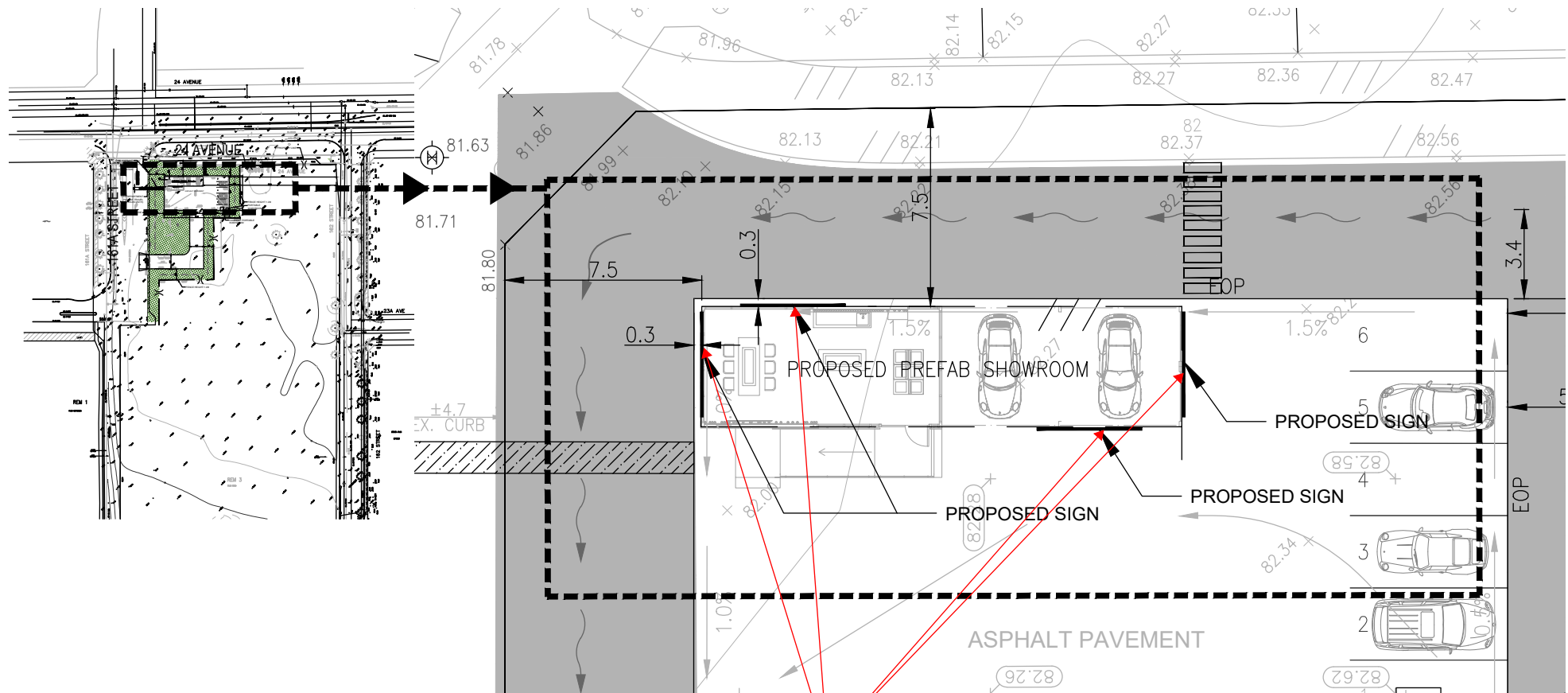
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PROJECT TITLE  
**16172 - 24 AVENUE (PORSCHE)**  
 SURREY, B.C.

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**  
 CLIENT  
 \_\_\_\_\_

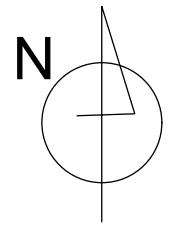
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 SCALE AS SHOWN  
 DATE JUNE 17, 2024

**T-1**  
 SHEET 1 OF 1

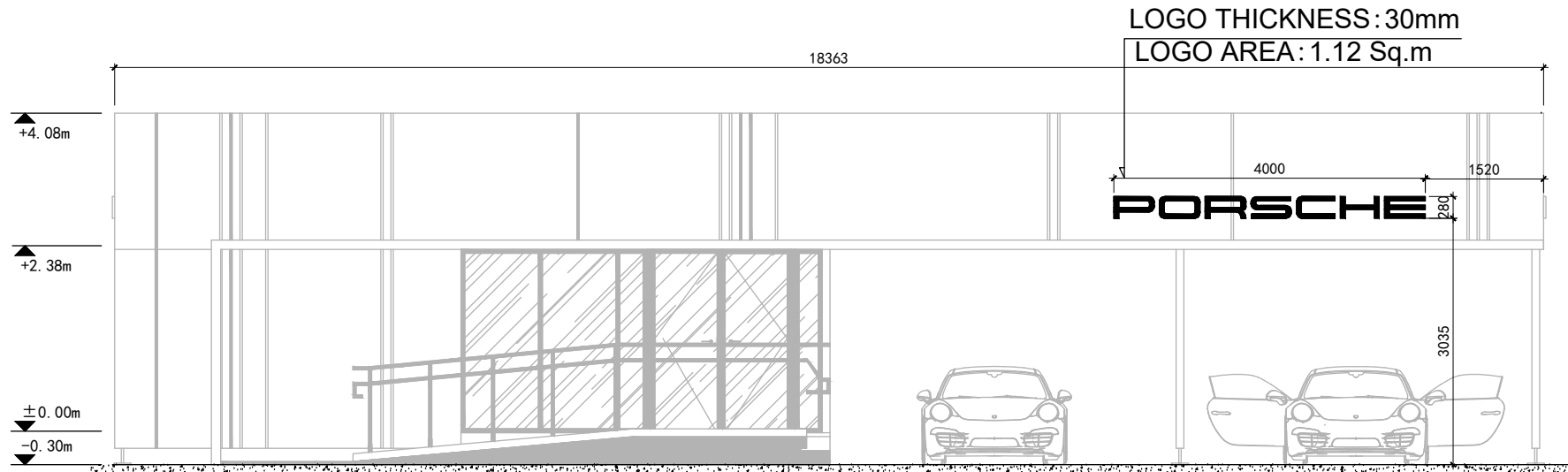


Proposed Development Variance Permit to vary the use of temporary signs under Sign Bylaw, Part 1, Section 14, to permit four temporary fascia signs, each not exceeding an area of 2.3 sq. m., to advertise a marketing event for a business for a period not exceeding six months.

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VISION		DATE
1		
2		
3		
DRAWING TITLE: PORSCHE NOW LANGLEY		ID1
SITE PLAN		PROJECT NO.: 24-005
DRAWN	Zora. Y	
SCALE	NTS	
CONTROL NO.	DCC-DWG-24-005-ID0001	



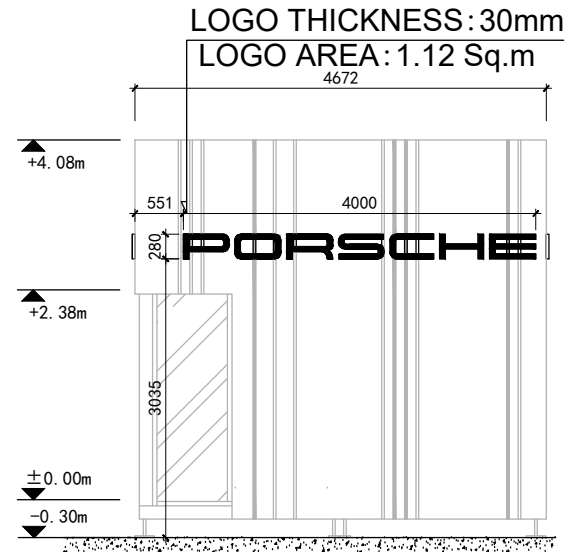
# SOUTH ELEVATION

1:1500

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1	CITY COMMENTS	JUNE 14TH 2024
2		
3		
DRAWING TITLE: PORSCHE NOW LANGLEY		ID4
SOUTH ELEVATION		PROJECT NO.: 24-005
DRAWN	Zora. Y	
SCALE	1:1500	
CONTROL NO.	DCC-DWG-24-005-ID0001	



**WEST ELEVATION**  
 1:1500

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VISION		DATE
1	CITY COMMENTS	JUNE 14TH 2024
2		
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DRAWING TITLE: PORSCHE NOW LANGLEY		<b>ID5</b>
WEST ELEVATION		PROJECT NO.: 24-005
DRAWN	Zora. Y	
SCALE	1:1500	
CONTROL NO.	DCC-DWG-24-005-ID0001	





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VISION		DATE
1	CITY COMMENTS	JUNE 14TH 2024
2		
3		
DRAWING TITLE: PORSCHE NOW LANGLEY		ID9 PROJECT NO.: 24-005
3D RENDERING-SOUTH		
DRAWN	Zora. Y	
SCALE	NTS	
CONTROL NO.	DCC-DWG-24-005-ID0001	



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2		
3		
DRAWING TITLE: PORSCHE NOW LANGLEY		ID10
3D RENDERING-WEST		PROJECT NO.: 24-005
DRAWN	Zora. Y	
SCALE	NTS	
CONTROL NO.	DCC-DWG-24-005-ID0001	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0138-00

Issued To:

("the Owner")

Address of Owner:

Issued To:

("the Owner")

Address of Owner:

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: 002-633-795

LOT 3 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 5524  
EXCEPT PART IN PLAN EPP80031

16172 24 Ave

(the "Land")

4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) In Part 1, Section 14, the use of temporary sign is varied to allow for advertising a marketing event for a business.
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.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF       , 20 .

ISSUED THIS    DAY OF       , 20 .

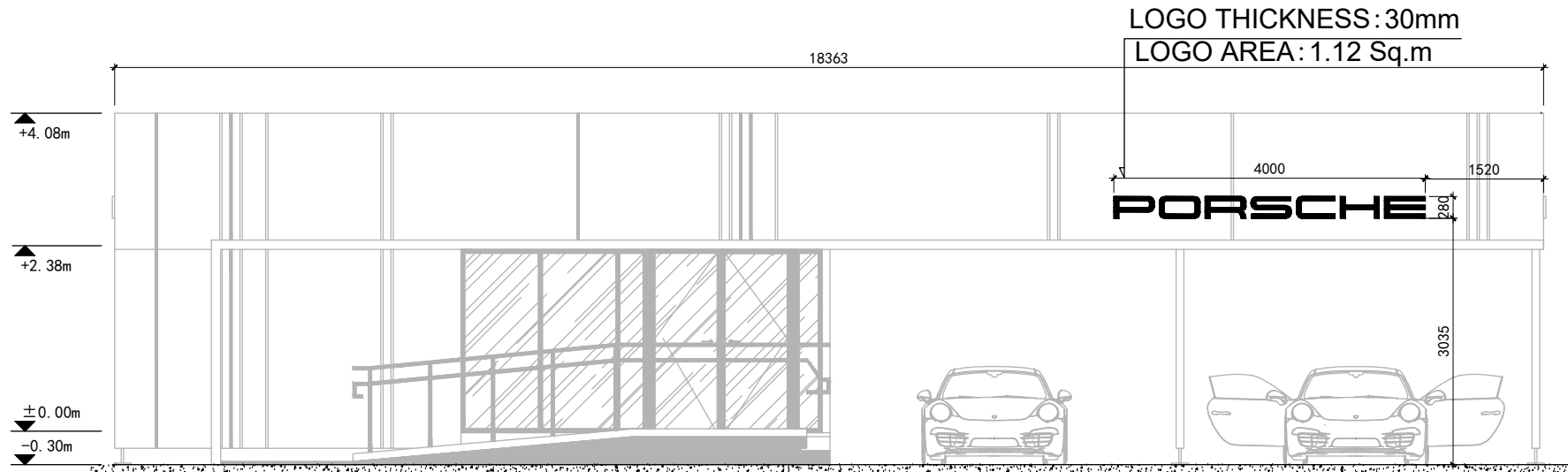
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Mayor – Brenda Locke

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City Clerk and  
Director of Legislative Services  
Jennifer Ficocelli





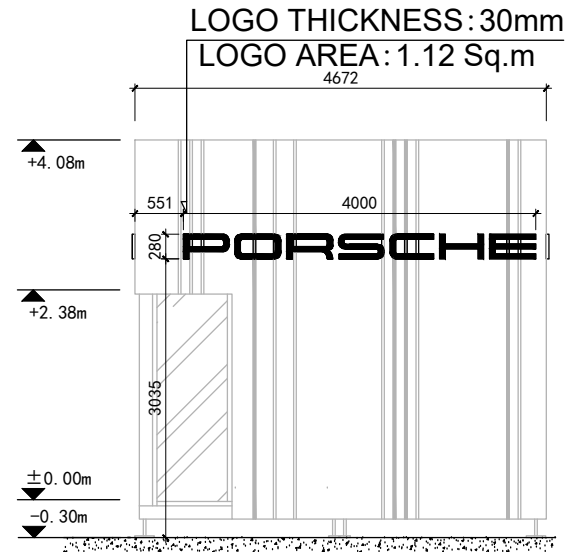
# SOUTH ELEVATION

1:1500

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VISION		DATE
1	CITY COMMENTS	JUNE 14TH 2024
2		
3		
DRAWING TITLE: PORSCHE NOW LANGLEY		ID4
SOUTH ELEVATION		PROJECT NO.: 24-005
DRAWN	Zora. Y	
SCALE	1:1500	
CONTROL NO.	DCC-DWG-24-005-ID0001	



WEST ELEVATION  
 1:1500

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VISION		DATE
1	CITY COMMENTS	JUNE 14TH 2024
2		
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DRAWING TITLE: PORSCHE NOW LANGLEY		<b>ID5</b>
WEST ELEVATION		PROJECT NO.: 24-005
DRAWN	Zora. Y	
SCALE	1:1500	
CONTROL NO.	DCC-DWG-24-005-ID0001	



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VISION		DATE
1	CITY COMMENTS	JUNE 14TH 2024
2		
3		
DRAWING TITLE: PORSCHE NOW LANGLEY		<b>ID9</b>
3D RENDERING-SOUTH		PROJECT NO.: 24-005
DRAWN	Zora. Y	
SCALE	NTS	
CONTROL NO.	DCC-DWG-24-005-ID0001	





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VISION		DATE
1	CITY COMMENTS	JUNE 14TH 2024
2		
3		
DRAWING TITLE: PORSCHE NOW LANGLEY		<b>ID10</b>
3D RENDERING-WEST		PROJECT NO.: 24-005
DRAWN	Zora. Y	
SCALE	NTS	
CONTROL NO.	DCC-DWG-24-005-ID0001	

CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7924-0138-00

Issued To:

("the Owner")

Address of Owner:

Issued To:

("the Owner")

Address of Owner:

Issued To:

("the Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use 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: 002-633-795

LOT 3 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 5524  
EXCEPT PART IN PLAN EPP80031

16172 24 Ave

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for a display and brand centre and associated surface parking lot.
5. The temporary use permitted on the Land shall be in accordance with:
  - (a) The appearance and location of the buildings, access and parking as shown on Schedule A which is attached hereto and forms part of this permit.
6. The temporary use shall be carried out according to the following conditions:
  - (a) Parking is restricted to vehicles less than 5,000 kilograms GVW;
  - (b) The parking surface shall be of a dust-free material such as crushed gravel;
  - (a) Parking is restricted to vehicles for use by visitors and staff of the display and brand centre; and
  - (c) Upon termination of this Temporary Use Permit, the real estate centre and temporary parking shall be removed, and the land restored to its original condition.
7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash in the amount of \$5,000.00
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
10. This temporary use permit is not transferable.
11. This temporary use permit shall lapse on or before 6 months from the date of issuance.

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

ISSUED THIS      DAY OF      , 20 .

---

Mayor – Brenda Locke

---

City Clerk and  
Director of Legislative Services  
Jennifer Ficocelli

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

\_\_\_\_\_  
Authorized Agent: Signature

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

OR

\_\_\_\_\_  
Owner: Signature

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

TO THE CITY OF SURREY:

I, \_\_\_\_\_ (Name of Owner)

being the owner of \_\_\_\_\_  
(Legal Description)

known as \_\_\_\_\_  
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

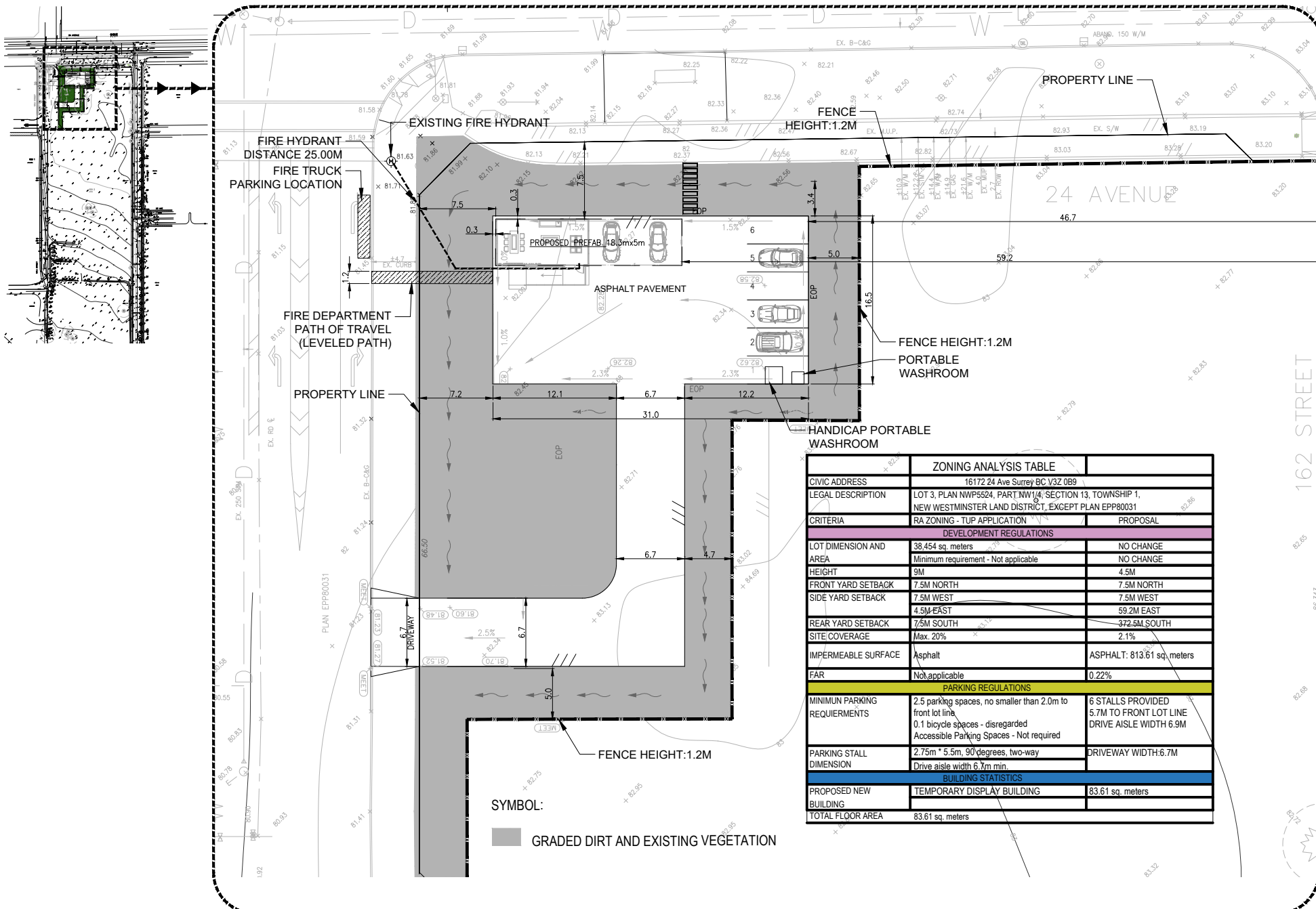
all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)



ZONING ANALYSIS TABLE		
CIVIC ADDRESS	16172 24 Ave Surrey BC V3Z 0B9	
LEGAL DESCRIPTION	LOT 3, PLAN NWP5624 PART NW1/4, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP80031	
CRITERIA	RA ZONING - TUP APPLICATION	PROPOSAL
DEVELOPMENT REGULATIONS		
LOT DIMENSION AND AREA	38,454 sq. meters	NO CHANGE
	Minimum requirement - Not applicable	NO CHANGE
HEIGHT	9M	4.5M
FRONT YARD SETBACK	7.5M NORTH	7.5M NORTH
SIDE YARD SETBACK	7.5M WEST	7.5M WEST
	4.5M EAST	59.2M EAST
REAR YARD SETBACK	7.5M SOUTH	372.5M SOUTH
SITE COVERAGE	Max. 20%	2.1%
IMPERMEABLE SURFACE	Asphalt	ASPHALT: 813.61 sq. meters
FAR	Not applicable	0.22%
PARKING REGULATIONS		
MINIMUM PARKING REQUIREMENTS	2.5 parking spaces, no smaller than 2.0m to front lot line 0.1 bicycle spaces - disregarded Accessible Parking Spaces - Not required	6 STALLS PROVIDED 5.7M TO FRONT LOT LINE DRIVE AISLE WIDTH 6.9M
PARKING STALL DIMENSION	2.75m * 5.5m, 90 degrees, two-way Drive aisle width 6.7m min.	DRIVEWAY WIDTH 6.7M
BUILDING STATISTICS		
PROPOSED NEW BUILDING	TEMPORARY DISPLAY BUILDING	83.61 sq. meters
TOTAL FLOOR AREA	83.61 sq. meters	

SYMBOL:  
 GRADED DIRT AND EXISTING VEGETATION

Revisions yy-mm-dd

Sign & Seal

Project Title

**PORSCHE NOW LANGLEY**

16172 24 Ave Surrey BC V3Z 0B9

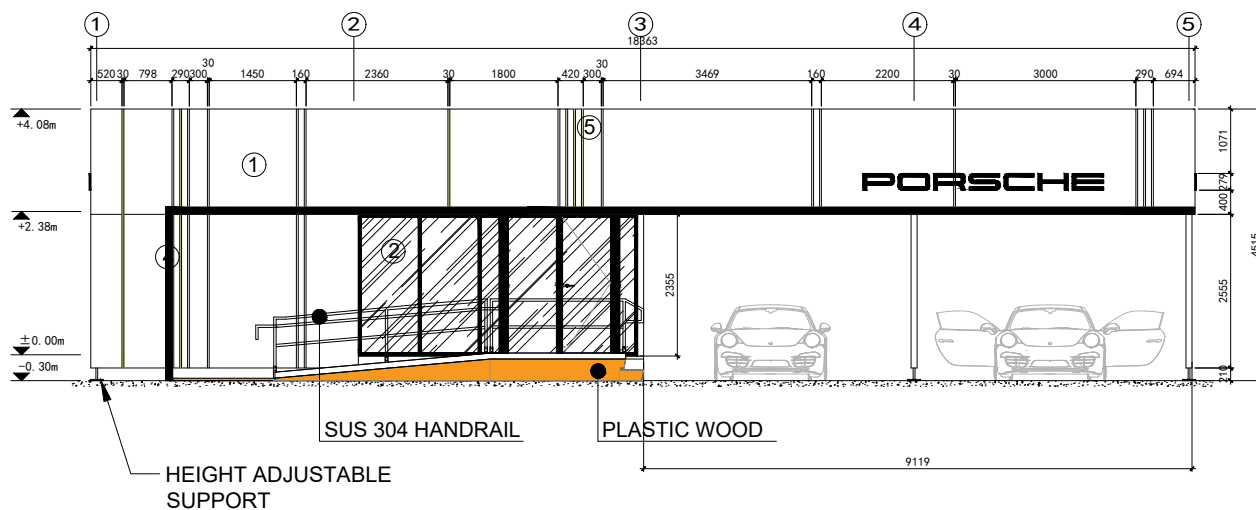
Project No. 24-005

Project Start Date FEB 16 2024

Sheet Title NTS

Site Plan - 1





1 SOUTH ELEVATION  
A106 1:1000

- ① 4mm ALUMINUM PLATE, RAL9016
- ② TRIPLE GLAZING WINDOWS: 5+12A+5+12A+5, LOW E, BLACK FRAME RAL9005
- ③ 4MM ALUMINUM PLATE, WOOD GRAIN
- ④ 3MM ALUMINUM PLATE, WOOD GRAIN
- ⑤ OUTDOOR STRIP LIGHTS, PROVENCE N3

Revisions yy-mm-dd

Sign & Seal

Project Title

**PORSCHE NOW LANGLEY**

16172 24 Ave Surrey BC V3Z 0B9

Project No. 24-005

Project Start Date FEB 16 2024

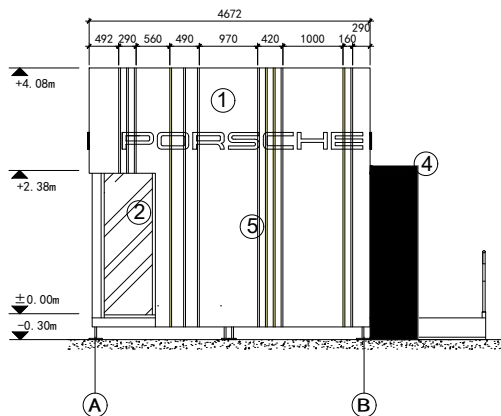
Sheet Title 1:1000

South Elevation



**A106**





**1 WEST ELEVATION**  
**A107 1:1000**

- ① 4mm ALUMINUM PLATE, RAL9016
- ② TRIPLE GLAZING WINDOWS: 5+12A+5+12A+5, LOW E, BLACK FRAME RAL9005
- ③ 4MM ALUMINUM PLATE, WOOD GRAIN
- ④ 3MM ALUMINUM PLATE, WOOD GRAIN
- ⑤ OUTDOOR STRIP LIGHTS, PROVENCE N3

Revisions yy-mm-dd

Sign & Seal

Project Title

**PORSCHE NOW LANGLEY**

16172 24 Ave Surrey BC V3Z 0B9

Project No. 24-005

Project Start Date FEB 16 2024

Sheet Title 1:1000

**West Elevation**



**A107**