PROPOSAL:
- Development Permit
- Development Variance Permit
to allow for the development of a one-storey industrial warehouse building. A variance is requested to reduce the minimum side yard (south) setback requirement as well as the minimum landscape requirement along the west lot line.

LOCATION: 11350 - Bridgeview Drive
ZONING: IL
OCP DESIGNATION: Industrial
RECOMMENDATION SUMMARY

• Approval to draft Development Permit.

• Approval for Development Variance Permit to proceed to Public Notification.

DEVIAITION FROM PLANS, POLICIES OR REGULATIONS

• The applicant is requesting a variance in order to reduce the minimum side yard (south) building setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.).

• The applicant is requesting a variance in order to reduce the minimum landscape requirement along the west lot line from 1.5 metres (5 ft.) to 0 metre (0 ft.).

RATIONALE OF RECOMMENDATION

• The proposal complies with the "Industrial" designation in the Official Community Plan (OCP).

• The proposal is consistent with OCP policies and the City’s Employment Lands Strategy.

• The proposal complies with the Metro Vancouver Regional Growth Strategy designation.

• The proposed variance to reduce the minimum side yard (south) setback requirement will have a negligible impact on the adjacent southerly properties which have the potential to re-develop in the future and would likely result in light-impact industrial buildings with loading and storage activities taking place along the shared lot line with the subject site. In addition, the proposed setback will allow for greater efficiencies of truck turning movements on the subject property.

• The proposed reduction in the minimum landscape requirement along the west lot line is considered reasonable given the site constraints and presence of a Class B (yellow-coded) watercourse located in the unopened road allowance along the west lot line. In addition, the applicant proposes a lock block retaining wall along the western boundary of the subject site in order to address grade changes. Since the west lot line abuts a protected riparian area, that is proposed to be enhanced with new native plant material as part of the subject development proposal, waiving the requirement for an additional landscape strip on the subject site, at this location, is considered to have merit.
RECOMMENDATION

1. Council authorize staff to draft Development Permit No. 7917-0592-00 for Form and Character as well as Hazard Lands (Flood Prone Areas) generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7917-0592-00 (Appendix V) varying the following, to proceed to Public Notification:

   (a) to reduce the minimum side yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.); and

   (b) to reduce the minimum landscape requirement along the west lot line from 1.5 metres (5 ft.) to 0 metre (0 ft.).

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) input and approval from the Ministry of Transportation & Infrastructure;

   (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

   (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

   (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

   (f) registration of a Section 219 Restrictive Covenant to ensure the minimum building elevation is 5.0 metres geodetic, in compliance with Provincial Flood Control Level (FCL) requirements;

   (g) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site;

   (h) registration of a combined statutory right-of-way/restrictive covenant over the 2.3 metre (8 ft.) wide streamside setback area, located along the west lot line, for the Class B (yellow-coded) watercourse; and

   (i) submission of a finalized Ecosystem Development Plan to the satisfaction of the Planning and Development Department.
REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): Ministry of Transportation and Infrastructure (MOTI) comments are pending. The applicant will be required to address any MOTI requirements prior to final approval.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant parcel

Adjacent Area:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>OCP Designation</th>
<th>Existing Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North (Across Bridgeview Drive)</td>
<td>Central City Brewery</td>
<td>Industrial</td>
<td>CD (By-law No. 17422)</td>
</tr>
<tr>
<td>East</td>
<td>Trucking &amp; cartage business</td>
<td>Industrial</td>
<td>IL</td>
</tr>
<tr>
<td>South</td>
<td>Vacant parcels, outdoor storage and unauthorized truck park facility</td>
<td>Industrial</td>
<td>I-4 (By-law No. 5942)</td>
</tr>
<tr>
<td>West</td>
<td>Vacant parcel</td>
<td>Industrial</td>
<td>IL</td>
</tr>
</tbody>
</table>

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is designated "Industrial" in the Official Community Plan (OCP) and in the Metro Vancouver Regional Growth Strategy as well as zoned "Light Impact Industrial Zone (IL)".

- As part of a previous Development Application (No. 7902-0174-00), the subject site was one of several properties rezoned from I-4 and A-1 to IL and RF in April 2003, in order to permit further industrial subdivision and facilitate future development within Bridgeview.

- The subject property and adjacent property at 11398 Bridgeview Drive were created as part of a two-lot industrial subdivision in December 2015 (Development Application No. 7912-0353-00).

- Although the subject site was previously pre-loaded with soil, the property remains vacant.
Current Proposal

- The applicant is proposing to construct a one-storey industrial warehouse building with ancillary mezzanine space on the subject site.

- The proposed building conforms, in all respects, to the IL Zone with the exception of the minimum landscape setback along the west (rear) lot line and minimum side yard (south) building setback requirement.

- The Ministry of Transportation and Infrastructure (MOTI) is unable to provide comments on the proposed development at this time. Given the time constraints, the applicant has elected to move forward with the proposal and acknowledges that Development Application No. 7917-0592-00 is proceeding to Council without input or approval from MOTI and will be required to address any MOTI requirements prior to final DP approval.

DESIGN PROPOSAL AND REVIEW

Proposed Building

- The applicant is proposing a 6,144 square metre (66,136 sq. ft.) industrial warehouse building with mezzanine space and rear loading bays. At present, the applicant has not identified any prospective future tenant(s). As such, the large-format floor plan has been designed to include knock-out walls to accommodate a large-scale industrial tenant and/or several tenants which provides greater flexibility.

- The proposed industrial warehouse building conforms to the Floor Area Ratio (FAR), lot coverage, maximum building height and minimum setback requirements of the IL Zone with the exception of the minimum landscape requirement along the west lot line as well as minimum side yard (south) building setback (as discussed later in this report).

- The building materials consist of insulated concrete tilt-up panels with reveals, black anodized aluminum storefront windows, insulated exit doors and metal sectional overhead doors, steel frame canopies, pre-finished metal flashing as well as wall mounted non-polluting, full cut-off and non-glare light fixtures.

- The concrete tilt-up building is attractive, well-designed and establishes a high-standard with respect to the form, design and character of future industrial buildings within the surrounding neighbourhood.

Proposed Signage

- The applicant is proposing one upper-storey fascia sign along the northern building façade to identify the name and/or address of the proposed industrial warehouse building. The sign will comply with the maximum allowable combined sign area, per linear foot of premise frontage, and will not extend more than 0.5 metre (1.6 ft.) from the building façade, in keeping with the Sign By-law.

- The fascia sign will consist of prefinished brushed aluminum LED back-lit individual channel letters that are pin mounted onto the concrete tilt-up panel.
• The applicant further proposes a free-standing sign along Bridgeview Drive. The free-standing sign is 3.5 metres (12 ft.) in height and comprised of a cast-in-place reinforced concrete base as well as black anodized aluminum cladded sign cabinet with 0.05 metre (2 inch) divider reveals and light cedar longboard metal cladding cabinet trim.

• The proposed free-standing sign will comply with the minimum 2 metre (6.5 ft.) setback requirement from Bridgeview Drive. In addition, the proposed sign area is 7 square metres (75 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.

Driveway Access, On-Site Parking and Pedestrian Connectivity

• The ground-floor layout includes warehouse space with overhead roller doors and loading bays along the southern façade. All truck turning movements and loading activities are to take place at the rear of the proposed building with truck access provided from 130 Street/113 Avenue at the southeast corner of the site.

• Vehicle access to the proposed building from Bridgeview Drive is provided through a reciprocal access easement registered on title between the subject property and 11398 Bridgeview Drive to the east.

• Customer and employee vehicle parking is provided along the northern and western building façades with access to/from Bridgeview Drive. Additional vehicle parking will be available along the eastern building façade. No truck access is permitted to/from Bridgeview Drive. In order to restrict truck access, the applicant is proposing to install several speed bumps at the northeast corner of the proposed building.

• The Zoning By-law requires a total of 78 parking spaces on-site based upon a combination of ground-floor industrial warehouse and limited second-floor mezzanine space.

• The applicant is proposing to provide one parking space per 100 square metres (1,075 sq. ft.) of gross floor area for the ground-floor industrial warehouse as well as 2.5 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area for second-floor mezzanine space. A total of 80 parking stalls will be provided on-site which exceeds the minimum parking requirement under the Zoning By-law.

• Given the lack of available on-site parking, the applicant proposes to register a Section 219 Restrictive Covenant on title to ensure any future mezzanine space will not exceed 20% of total ground-floor area (i.e. 1,024 square metres [11,023 sq. ft.]).

• A sidewalk is provided along the northern building façade to the adjacent public sidewalk on Bridgeview Drive in order to encourage pedestrian connectivity.
Proposed Landscaping

- The applicant is proposing a 3 metre (10 ft.) wide landscape setback along Bridgeview Drive that consists of shade trees, ornamental grasses, flowering shrubs and a low evergreen hedge.

- Given the site constraints, the applicant is proposing to provide two landscape islands within the surface parking area (one located along the northern elevation and another located along the western building façade). According to the Official Community Plan (OCP), a landscaped island is typically required every 6 parking spaces.

- A 1.5 metre (5 ft.) wide landscape setback is proposed along the eastern and southern property lines which consist of small trees and evergreen hedging. Additional groundcover is proposed at the top and bottom of the concrete retaining wall located along the south lot line.

- The applicant is proposing to reduce the minimum landscape setback requirement along the west lot line from 1.5 metres (5 ft.) to 0 metre (0 ft.). At present, the western boundary of the subject property is located directly adjacent to a Class B (yellow-coded) ditch that requires a minimum streamside setback area of 7 metres (23 ft.), measured from top-of-bank, per Part 7A of the Zoning By-law.

- The applicant is proposing a 1.4 metre (5 ft.) high lock block retaining wall along the west and south lot lines. The retaining wall proposed along the west lot line is approximately 2.3 metres (8 ft.) from the western boundary of the subject property. At the bottom of the proposed wall, the applicant proposes to install native plant material in an effort to assist with the long-term remediation of the streamside setback area. The applicant will register a Restrictive Covenant/Statutory Right-of-Way document on title, complete with maintenance provisions, to protect the portion of the streamside setback area located on the subject site.

- A variety of small trees are proposed on the subject site consisting of Red Maple, Nootka Cypress, Pacific Dogwood, Ash and Western Red Cedar.

- An outdoor employee amenity space is provided on the subject site consisting of picnic tables.

- A pad-mounted transformer is proposed at the northwest corner of the subject site that includes additional landscape screening.

- Decorative paving materials are proposed at the driveway entrance off Bridgeview Drive.

- No additional fencing or security gates are proposed on the subject property.
TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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>
<thead>
<tr>
<th>Tree Species</th>
<th>Existing</th>
<th>Remove</th>
<th>Retain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deciduous Trees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kousa Dogwood</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Red Maple</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>3</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Total Replacement Trees Proposed</td>
<td></td>
<td></td>
<td>19</td>
</tr>
<tr>
<td>(excluding Boulevard Street Trees)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Retained and Replacement Trees</td>
<td></td>
<td></td>
<td>22</td>
</tr>
<tr>
<td>Contribution to the Green City Fund</td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

- The Arborist Assessment states that there are a total of 3 protected trees on the site. It was determined that all 3 trees can be retained as part of this development proposal. In addition, the applicant is proposing to retain the 5 off-site trees located within 5 metres (16 ft.) of the eastern property line. Given that the applicant proposes an additional 19 replacement trees, the number of retained and replacement trees exceeds City requirements and no financial contribution to the Green City Fund.

- In summary, a total of three on-site trees and 5 off-site trees are proposed to be retained. In addition, the applicant proposes 19 replacement trees. As such, the total number of retained and replacement trees on the subject site exceeds the City’s requirements.

STREAMSIDE SETBACK AREA

- The applicant submitted an Ecosystem Development Plan (EDP), prepared by Envirowest Consulting Inc. and dated March 29, 2019, which confirms the subject property is located directly adjacent to a Class B (yellow-coded) ditch. According to Part 7A of Zoning By-law No. 12000, the minimum streamside setback requirement for a Class B ditch is 7 metres (23 ft.) measured from top-of-bank.

- The site plan indicates that approximately 2.3 metre (8 ft.) of the streamside setback area required for the Class B (yellow-coded) ditch is located on the subject site, just west of an existing 1 metre (3 ft.) high retaining wall installed along the west lot line.
• As part of the minimum safeguarding requirement, the applicant proposes to protect the 2.3 metre (8 ft.) wide portion of the streamside setback area, located on the subject property, by registering a combined Restrictive Covenant/Statutory Right-of-Way over this area.

• In addition, the applicant proposes to install native plant material within the streamside setback area, complete with 5-year maintenance provisions, in an effort to assist with remediation efforts.

PRE-NOTIFICATION

The Development Proposal Sign was installed on the subject site on May 9, 2019. To date, staff have not received any comments with respect to the proposed development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 1, 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.

<table>
<thead>
<tr>
<th>Sustainability Criteria</th>
<th>Sustainable Development Features Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Site Context &amp; Location (A1-A2)</td>
<td>• The proposal complies with the &quot;Industrial&quot; designation in the Official Community Plan (OCP) and Metro Vancouver Regional Growth Strategy.</td>
</tr>
<tr>
<td>2. Density &amp; Diversity (B1-B7)</td>
<td>• Not applicable.</td>
</tr>
<tr>
<td>3. Ecology &amp; Stewardship (C1-C4)</td>
<td>• The proposed development will preserve and enhance the 2.3 metre (8 ft.) wide portion of the streamside setback area for the adjacent Class B (yellow-coded) watercourse located along the west lot line. • The proposed development will have recycling pick-up made available.</td>
</tr>
<tr>
<td>4. Sustainable Transport &amp; Mobility (D1-D2)</td>
<td>• The subject site is adjacent to a transit route on Bridgeview Drive.</td>
</tr>
<tr>
<td>5. Accessibility &amp; Safety (E1-E3)</td>
<td>• None proposed.</td>
</tr>
<tr>
<td>6. Green Certification (F1)</td>
<td>• None proposed.</td>
</tr>
<tr>
<td>7. Education &amp; Awareness (G1-G4)</td>
<td>• Information regarding the proposed development is provided to adjacent property owners through the standard pre-notification process.</td>
</tr>
</tbody>
</table>
ADVISORY DESIGN PANEL

The proposed development has been reviewed internally by City staff and is generally acceptable in terms of form, design and character. No referral to the Advisory Design Panel (ADP) is required.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard (south) setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.).

- To reduce the minimum landscape requirement along the west lot line from 1.5 metres (5 ft.) to 0 metre (0 ft.).

Applicant’s Reasons:

- The subject site was previously preloaded with soil in 2016 to facilitate re-development. The proposed variance to the side yard (south) building setback would allow for the construction of an industrial warehouse building that matches the current pre-load footprint.

- The proposed side yard (south) setback relaxation allows for a functional building envelope while providing two additional rear loading bays without compromising truck turning movements on-site.

- In response to floodplain requirements, the applicant is proposing a finished floor elevation of 5.2 metres (17 ft.) which exceeds the minimum Provincial Flood Control Level (FCL). The estimated elevation of Bridgeview Drive is roughly 3.2 metres (11 ft.). In order to address this grade change, the applicant proposes to install a 1.4 metre (5 ft.) high lock block retaining wall along the south and west lot line. Given that the subject site is directly adjacent a Class B (yellow-coded) watercourse that is located within unopened road allowance, an additional landscaped setback at the top of the retaining wall is not required as there is no need to provide additional visual screening of the surface parking area.

- Furthermore, additional on-site landscaping at the top of the existing retaining wall along the west lot line would make it difficult to achieve the vehicle parking that is proposed on-site, along the western building façade, for employees and customers. Given the site constraints, the applicant is challenged to provide the minimum on-site parking required under the Zoning By-law while ensuring a functional building envelope and space for truck turning movements.
Staff Comments:

- The proposal to reduce the minimum side yard (south) building setback requirement is considered reasonable given that it will have a negligible impact on the adjacent southerly properties which, if re-developed, would likely have similar industrial warehouse buildings with truck maneuvering areas and additional landscaping, located within the rear yard setback, directly adjacent to the shared lot line.

- The applicant is proposing a 1.5 metre (5 ft.) landscape setback and 1.85 metre (6 ft.) high modular block retaining wall, along the south lot line, which provides visual screening and reduces the overall impact of the proposed side yard (south) setback relaxation for the proposed warehouse building on the adjacent southerly properties.

- The subject property is located adjacent a Class B (yellow-coded) watercourse. Given that the applicant is proposing to install native plant material within the streamside setback area as part of this development application, the riparian planting will screen the adjacent surface parking areas and an additional landscape strip is not required as the site is adjacent to unopened road allowance.

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. Summary of Tree Survey and Tree Preservation
Appendix V. Development Variance Permit No. 7917-0592-00

INFORMATION AVAILABLE ON FILE


original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

MRJ/cm
# DEVELOPMENT DATA SHEET

Existing Zoning: IL

<table>
<thead>
<tr>
<th>Required Development Data</th>
<th>Minimum Required / Maximum Allowed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA* (in square metres)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Total</td>
<td>N/A</td>
<td>14,130 sq. m.</td>
</tr>
<tr>
<td>Road Widening area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Undevelopable area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net Total</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>LOT COVERAGE (in % of net lot area)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buildings &amp; Structures</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Paved &amp; Hard Surfaced Areas</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Total Site Coverage</td>
<td>60%</td>
<td>37%</td>
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<tr>
<td>SETBACKS (in metres)</td>
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</tr>
<tr>
<td>Front (South)</td>
<td>7.5 m.</td>
<td>65.5 m</td>
</tr>
<tr>
<td>Rear (West)</td>
<td>7.5 m.</td>
<td>16.7 m</td>
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<tr>
<td>Side (South)</td>
<td>7.5 m.</td>
<td>2.5 m.</td>
</tr>
<tr>
<td>Side (East)</td>
<td>7.5 m.</td>
<td>9 m.</td>
</tr>
<tr>
<td>Side Flanking (North)</td>
<td>7.5 m.</td>
<td>16.4 m.</td>
</tr>
<tr>
<td>BUILDING HEIGHT (in metres/storeys)</td>
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<tr>
<td>Principal</td>
<td>18 m.</td>
<td>11.5 m.</td>
</tr>
<tr>
<td>Accessory</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>NUMBER OF RESIDENTIAL UNITS</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>FLOOR AREA: Residential</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>FLOOR AREA: Commercial</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>FLOOR AREA: Industrial</td>
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<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>N/A</td>
<td>5,121.1 sq. m.</td>
</tr>
<tr>
<td>Mezzanine</td>
<td>N/A</td>
<td>1,024 sq. m.</td>
</tr>
<tr>
<td>Total</td>
<td>N/A</td>
<td>6,145.3 sq. m.</td>
</tr>
<tr>
<td>FLOOR AREA: Institutional</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>TOTAL BUILDING FLOOR AREA</td>
<td>N/A</td>
<td>6,145.3 sq. m.</td>
</tr>
</tbody>
</table>

*If the development site consists of more than one lot, lot dimensions pertain to the entire site.*
<table>
<thead>
<tr>
<th>Required Development Data</th>
<th>Minimum Required / Maximum Allowed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>DENSITY</td>
<td></td>
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</tr>
<tr>
<td># of units/ha /# units/acre (gross)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td># of units/ha /# units/acre (net)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>FAR (gross)</td>
<td>1.0</td>
<td>0.43</td>
</tr>
<tr>
<td>FAR (net)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>AMENITY SPACE (area in square metres)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Indoor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARKING (number of stalls)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>50 spaces</td>
<td>52 spaces</td>
</tr>
<tr>
<td>Mezzanine</td>
<td>26 spaces</td>
<td>26 spaces</td>
</tr>
<tr>
<td>Accessible</td>
<td>2 spaces</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Total</td>
<td>78 spaces</td>
<td>80 spaces</td>
</tr>
<tr>
<td>Residential</td>
<td>N/A</td>
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<tr>
<td>Institutional</td>
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<td>N/A</td>
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<tr>
<td>Total Number of Parking Spaces</td>
<td>N/A</td>
<td>80 spaces</td>
</tr>
<tr>
<td>Number of accessible stalls</td>
<td>2 spaces</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Number of small cars</td>
<td>28 spaces</td>
<td>17 spaces</td>
</tr>
<tr>
<td>Tandem Parking Spaces</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Size of Tandem Parking Spaces</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Heritage Site</td>
<td>NO</td>
<td></td>
</tr>
<tr>
<td>Tree Survey/Assessment Provided</td>
<td>YES</td>
<td></td>
</tr>
</tbody>
</table>
BRIDGEVIEW INDUSTRIAL WAREHOUSE
WESGROUP PROPERTIES

Appendix II
RE-ISSUED FOR DEVELOPMENT PERMIT
2019.09.11

ARCHITECTURAL
David Nairne + Associates Ltd.
Suite 300 - 65 Richmond Street | New Westminster, BC | V3L 5P5
Contact: BRIAN ROONEY | brian.rooney@wsp.com | 604-527-6065

CIVIL
WSP Canada Inc.
Suite 206 - 16055 Fraser Highway | Surrey, BC | V4N 0G2
Contact: SEAN COSTELLO | sean@cameronlandsurveying.com | 604-597-3777

LANDSCAPE
LandSpace Design Inc.
142 Garden Drive | Vancouver, BC | V5L 4P4
Contact: AL TANZER | landspace@telus.net | 604-252-9500

SURVEY
Cameron Land Surveying Ltd.
Suite 250 - 171 W Esplanade | North Vancouver, BC | V7M 3J9
Contact: JOE TRIGOS | jtrigos@davidnairne.com | 604-984-3503

APPENDIX II
ZONING DESIGNATION

DNA

152,092 SF 14,129.8 m²

planners

PERMITTED / REQUIRED PROPOSED

FAR: 1.0 0.43

LOT COVERAGE:

171 West Esplanade
60 FT 18.0 m 37'-8" 11.5 m

North Vancouver BC
CANADA   V7M 3J9

SIDE YARD (S LOT LINE):

E dna@davidnairne.com

GFA SUITE: 54,739 SF 5,085.4 m²

C

SANITARY LIFT STATION

12 m CL RADIUS

11,025 SF 1,024.2 m²

POTENTIAL FUTURE MEZZANINE: (20%)

INGRESS / EGRESS

FIR

POTENTIAL TOTAL w/ 20 % MEZZANINE:

"CITY STANDARD"

YARD SETBACK

7.5 m SIDE

CROSSING FINISH

REQUIRED PARKING DATA

= 1.5 m LANDSCAPE SETBACK

20% ONLY = 26 SPACES(5,228.8 m² x 20% / 100 m²) x 2.5  - 2.5 SPACES PER 100 m² | 1,076 SF

= EW

78 SPACESTOTAL PARKING REQUIRED

ACCESSIBLE PARKING SPACES REQUIRED:

1 B

2 SPACES2% OF REQUIRED PARKING - IF > 25 PARKING SPACES ARE REQUIRED =

FIR

BRIDGE

EVCS

CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS

EASEMENT

ELECTRONIC  OR  DIGITAL AND OTHER REPRODUCIBLE  COPIES,

(ETO)

RADIUS

PREVENTO

TIO

ELECTR

ALTERATIONS TO THE   PROJECT   OR   ON   ANY   OTHER

PROJECT   WITHOUT  A WRITTEN LICENCE FROM  THE

ARCHITECT FOR THE LIMITED OR REPEAT USE OF THE

PROJECT   WITHOUT  A WRITTEN LICENCE FROM  THE

ARCHITECT.    EXCEPT    FOR    REFERENCE    PURPOSES,

THE ARCHITECT'S   INSTRUMENTS    OF    SERVICE,   INCLUDING

SPECIFICATIONS,     COMPUTER    GENERATED    DESIGNS    AND

TIME USE, ON THE SAME SITE, AND FOR THE SAME PROJECT, BY

THIS  CLIENT ONLY  AND  MAY  NOT  BE  OFFERED FOR SALE

OR TRANSFER  WITHOUT THE EXPRESS WRITTEN CONSENT OF

THE ARCHITECT.    EXCEPT    FOR    REFERENCE    PURPOSES,

THE ARCHITECT'S   INSTRUMENTS    OF    SERVICE,   INCLUDING

PIXIE AI

TO BE AMENDED

ALK

ASPHALT S

TYP

EVCS

GENERAL SERVICE USE:

HC

PARKING

VCS) ROUGH-IN

E ACCESS ROUTE

SRW

VAN

PROPERTY LIN

E EVCS

WC

2400

SRW PLAN

D

DATE

5500

550018' - 0"

19.09.1119.08.28

TYP

- SECURE BICYCLE SPACE:

GARBAGE / RECYCLE AREA PROVIDED - COMMON AREA USE & INDIVIDUAL TENANTS LOCATED INSIDE SUITES

2400

PROPERTY LIN

W

19.07.25

19.06.25

19.05.02

1

5500

2 SPACES2% OF REQUIRED PARKING - IF > 25 PARKING SPACES ARE REQUIRED =

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DATE

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2400

PROPERTY LIN

W

19.07.25

19.06.25

19.05.02

1

5500
ROOF SYSTEM SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR / INSTALLER ONLY.

PROVIDE ROOF OVERFLOW SCUPPERS AS REQUIRED BY CURRENT BC PLUMBING CODE.

CONTRACTOR TO CONFIRM ALL ASPECTS OF ROOFING SYSTEM AND DESIGN WITH QUALIFIED ROOFING CONSULTANT / CONTRACTOR.

ROOFING MEMBRANE

PROVIDE ROOFING SYSTEM c/w 5 YEAR SYSTEM INSTALLATION AND 20 YEAR MANUFACTURER MEMBRANE WARRANTY.

WARRANTY FOR ROOFING SYSTEM INSTALLATION AND MEMBRANE TO BE PROVIDED BY MANUFACTURER w/ A COPY TO THE ARCHITECT.
TO:  Manager, Area Planning & Development  
     - North Surrey Division  
     Planning and Development Department  

FROM:  Development Services Manager, Engineering Department  

DATE:  Aug 28, 2019  

PROJECT FILE:  7817-0592-00  

RE:  Engineering Requirements (Commercial/Industrial)  
     Location:  11350 Bridgeview Drive  

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT  

There are no engineering requirements relative to the Development Permit or Development Variance Permit.  

BUILDING PERMIT  

The following are to be addressed prior to issuance of the Building Permit (BP):  
  • The site has been serviced through Surrey Project 7812-0353-00. The applicant must 
    evaluate the adequacy of the existing services (i.e. driveways, water/sanitary/drainage 
    service connections) and relocate/modify/abandon as required through the BP process;  
    and  
  • Design/Construct offsite/onsite infiltration and water treatment features as described in 
    servicing plans under Surrey Project 7812-0353-00 and Restrictive Covenants on title.  

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting the building permit application.  

Tommy Buchmann, P.Eng.  
Development Services Manager  

SC
# Tree Preservation Summary

**Surrey Project No:**
**Address:** 11350 Bridgeview Dr. Surrey  
**Registered Arborist:** Glenn Murray

## On-Site Trees

<table>
<thead>
<tr>
<th>Protected Trees Identified</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</td>
<td>3</td>
</tr>
</tbody>
</table>

| Protected Trees to be Removed | 0 |
| Protected Trees to be Retained | 3 |

(Excluding trees within proposed open space or riparian areas)

**Total Replacement Trees Required:**

- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio
  - 0 X one (1) = 0
- All other Trees Requiring 2 to 1 Replacement Ratio
  - 0 X two (2) = 0

**Replacement Trees Proposed:**

**Replacement Trees in Deficit:**

**Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]**

## Off-Site Trees

| Protected Off-Site Trees to be Removed | 0 |

**Total Replacement Trees Required:**

- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio
  - 0 X one (1) = 0
- All other Trees Requiring 2 to 1 Replacement Ratio
  - 0 X two (2) = 0

**Replacement Trees Proposed:**

**Replacement Trees in Deficit:**

Summary, report and plan prepared and submitted by:

---

(Signature of Arborist) 7-Feb-19  
Date
APPENDIX 3
TREE REMOVAL AND RETENTION PLAN

TREE INVENTORY

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>Action</th>
<th>DBH</th>
<th>TPZ</th>
<th>NBZ</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Red Maple</td>
<td>Retain</td>
<td>7cm</td>
<td>1.0m</td>
<td>2.5m</td>
</tr>
<tr>
<td>2</td>
<td>Walnut</td>
<td>Retain</td>
<td>5cm</td>
<td>1.0m</td>
<td>2.5m</td>
</tr>
<tr>
<td>3</td>
<td>Red Maple</td>
<td>Retain</td>
<td>6cm</td>
<td>1.0m</td>
<td>2.5m</td>
</tr>
<tr>
<td>4</td>
<td>Kousa Dogwood</td>
<td>Retain</td>
<td>4cm</td>
<td>1.0m</td>
<td>2.5m</td>
</tr>
<tr>
<td>5</td>
<td>Kousa Dogwood</td>
<td>Retain</td>
<td>4cm</td>
<td>1.0m</td>
<td>2.5m</td>
</tr>
<tr>
<td>6</td>
<td>Excelsa</td>
<td>Retain</td>
<td>4cm</td>
<td>1.0m</td>
<td>2.5m</td>
</tr>
<tr>
<td>7</td>
<td>Excelsa</td>
<td>Retain</td>
<td>4cm</td>
<td>1.0m</td>
<td>2.5m</td>
</tr>
<tr>
<td>8</td>
<td>Kousa Dogwood</td>
<td>Retain</td>
<td>4cm</td>
<td>1.0m</td>
<td>2.5m</td>
</tr>
</tbody>
</table>

DBH = trunk diameter, TPZ = protection zone, NBZ = no build zone

TREE PROTECTION FENCING
Minimun Radial Distance from outside of trunk

<table>
<thead>
<tr>
<th>#</th>
<th>Type</th>
<th>DBH</th>
<th>Metres</th>
<th>Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Red Maple</td>
<td>7cm</td>
<td>1.0m</td>
<td>3.3ft</td>
</tr>
<tr>
<td>4</td>
<td>Kousa Dogwood</td>
<td>4cm</td>
<td>1.0m</td>
<td>3.3ft</td>
</tr>
<tr>
<td>5</td>
<td>Kousa Dogwood</td>
<td>4cm</td>
<td>1.0m</td>
<td>3.3ft</td>
</tr>
</tbody>
</table>

NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. ALL MEASUREMENTS ARE METRIC
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0592-00

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: 029-763-398
   Lot 1 Section 9 Block 5 North Range 2 West New Westminster District Plan EPP47772
   11350 - Bridgeview Drive

   (the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

   (a) In Section F. of Part 48, Yards and Setbacks, the minimum side yard (south) setback of the IL Zone is reduced from 7.5 metres (25 ft.) to 2.5 metres (8 ft.); and

   (b) In Section I., Sub-Section 2., of Part 48, Landscaping, the minimum landscape requirement along the west lot line is reduced from 1.5 metres (5 ft.) to 0 metre (0 ft.).

4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

ISSUED THIS DAY OF , 20 .

____________________________________
Mayor – Doug McCallum

____________________________________
City Clerk – Jennifer Ficocelli