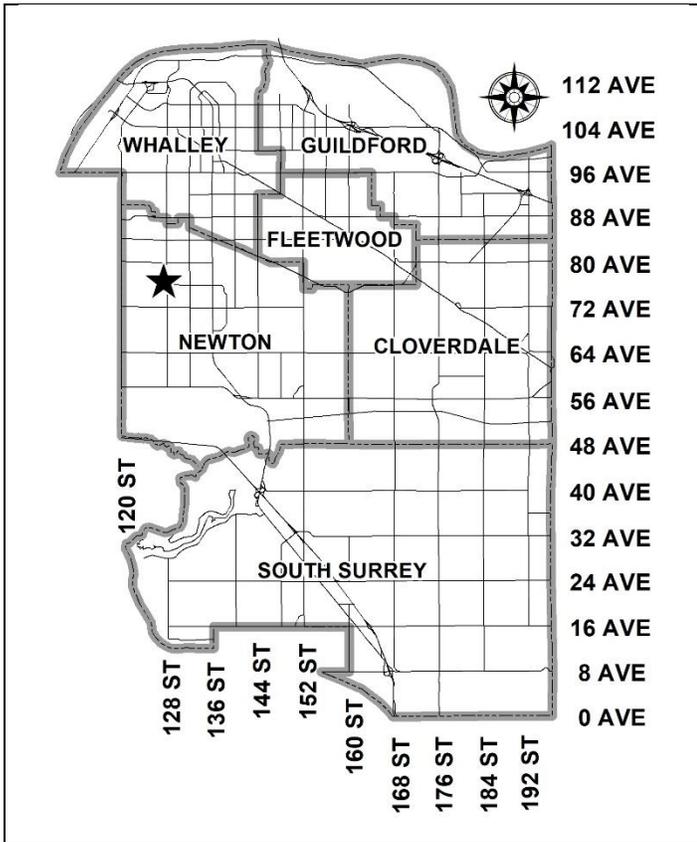


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7916-0493-00

Planning Report Date: March 6, 2023



PROPOSAL:

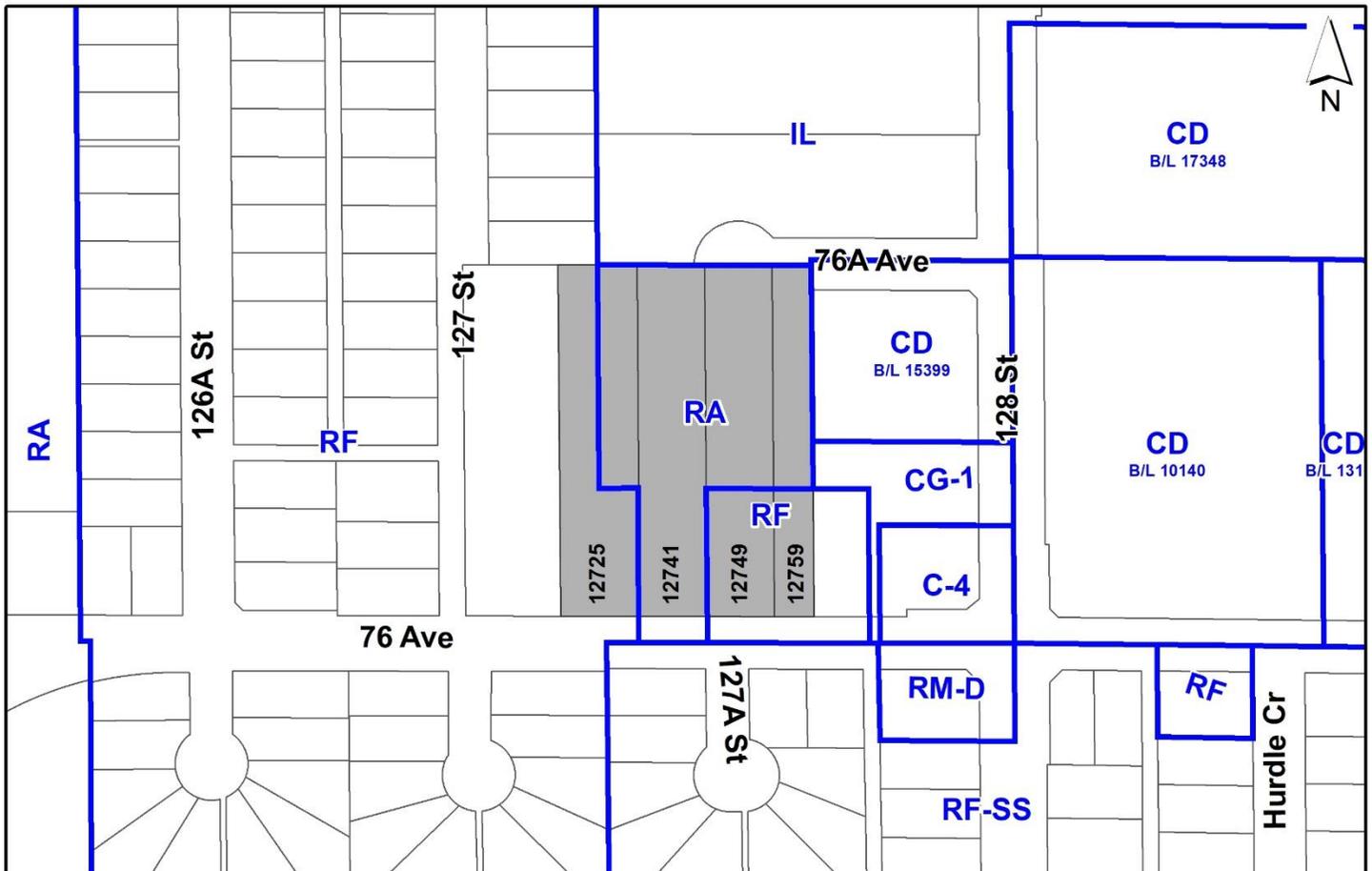
- **Rezoning** of portions from RA and RF to CD and RA to IL
- **Development Permit**
- **Development Variance Permit**

to permit the development of industrial and commercial buildings and a remnant RF lot for future development with adjacent land.

LOCATION: 12759 - 76 Avenue
 12725 - 76 Avenue
 12749 - 76 Avenue
 12741 - 76 Avenue

ZONING: RA & RF

OCB DESIGNATION: Industrial & Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban and Industrial designations in the Official Community Plan (OCP).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- Council previously reviewed this application in 2019. A Planning & Development Report was forward to Council for its consideration on July 22, 2019 (Appendix VI). Staff expressed concern regarding the conversion of industrial land to allow for commercial development, and indicated that there are ample opportunities for commercial development in other areas of Newton, such as the Central Newton Cultural Commercial District. At the Regular Council – Land Use meeting on July 22, 2019, Council agreed with staff's recommendation by passing a resolution (Res.R19-1366) to refer the application back to staff to work with the applicant to consider major revisions to the proposal that are consistent with the intent of the OCP and RGS.
- At the Regular Council – Land Use meeting on September 16, 2019, A Notion of Motion was submitted to rescind resolution Res.R19-1366 and reconsider the subject application, including the commercial buildings on 76 Avenue. At the September 16, 2019 meeting, Council directed staff to work with the applicant to review the proposed project in detail (including for issues related to site planning, tree retention, building design, impacts to road networks, etc.), and once all issues are resolved, bring the project back to Council for consideration (RES.R19-1574).
- Staff have been working with the applicant to resolve the issues, as directed by Council in September 2019. Since the time that the application was originally considered by Council, the applicant has made modifications that ensure that the proposal is now compliant with the Regional Growth Strategy (RGS) and Official Community Plan (OCP) and thus plan amendments are no longer required.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone proposed Blocks A and B as shown on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" and "One Acre Residential Zone (RA) to "Comprehensive Development Zone (CD)".
2. A By-law be introduced to rezone proposed Block C as shown on the attached Survey Plan (Appendix I) from "One Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)".
3. Council authorize staff to draft Development Permit No. 7916-0493-00 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7916-0493-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north setback of the IL Zone from 7.5 metres to 4.6 metres.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 3 until future development with the lot to the west of the subject site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	1 single family home and vacant land	Industrial & Urban	RA & RF
North:	Industrial	Industrial & Urban	IL & RF
East:	Industrial	Industrial & Urban	CD (Bylaw No. 15399), CG-1, RF & C-4
South (Across 76 Avenue):	Single Family Residential	Urban	RF-SS
West	Single Family Residential	Urban	RF

Context & Background

- The four subject properties are 1.1-hectare (2.74 acre) in total area and located at 12725, 12741, 12749 and 12759 76 Avenue. The site is zoned "Single Family Residential (RF)" and "One Acre Residential (RA) Zone" and designated Industrial and Urban in the Official Community Plan (OCP). The site is designated General Urban and Industrial in Metro Vancouver's Regional Growth Strategy (RGS).
- The site is located in a transitional area, with industrial development to the north and east, and residential development to the south and west. There is a current development application to the immediate east of the subject site, Development Application No. 7920-0041-00. This application is for a mixed-use building at the corner of 76 Avenue and 128 Street, with commercial at the ground level and three (3) levels of rental apartments above. This application has not yet been considered by Council.
- Council previously reviewed this application in 2019. A Planning & Development Report was forward to Council for its consideration on July 22, 2019 (Appendix VI). Staff expressed concern regarding the conversion of industrial land to allow for commercial development, and indicated that there are ample opportunities for commercial development in other areas of Newton, such as the Central Newton Cultural Commercial District. At the Regular Council – Land Use meeting on July 22, 2019, Council agreed with staff's recommendation by passing a resolution (Res.R19-1366) to refer the application back to staff to work with the applicant to consider major revisions to the proposal that are consistent with the intent of the OCP and RGS.
- At the Regular Council – Land Use meeting on September 16, 2019, A Notion of Motion was submitted to rescind resolution Res.R19-1366 and reconsider the subject application, including the commercial buildings on 76 Avenue. At the September 16, 2019 meeting, Council directed staff to work with the applicant to review the proposed project in detail (including for issues related to site planning, tree retention, building design, impacts to road networks, etc.), and once all issues are resolved, bring the project back to Council for consideration (RES.R19-1574).

- Staff have been working with the applicant to resolve the issues, as directed by Council in September 2019.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - to rezone proposed Blocks A and B as shown on the Survey Plan attached as Appendix I from “One-Acre Residential Zone (RA)” and “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” (based on “Neighbourhood Commercial Zone (C-5)” and “Light Industrial Zone (IL)”);
 - to rezone proposed Block C as shown on the Survey Plan attached as Appendix I from “One-Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)” (based on “Light Industrial Zone (IL)”);
 - a Form & Character Development Permit to facilitate the development of three (3) industrial buildings and two (2) commercial buildings;
 - a Development Variance Permit (DVP) to reduce the front yard setback (north) of the IL Zone for proposed Building 5 on proposed Lot 2; and
 - a subdivision from 4 existing lots to 3 new proposed lots in a different configuration.

- Proposed Lot 3 will remain zoned “Single Family Residential Zone (RF)”. The intention is for this linear lot along the western property line to be consolidated with the property abutting to the west, at 12711 76 Avenue, and subdivided into single family lots. A No Build Section 219 Restrictive Covenant is required to be registered on proposed Lot 3 in order to facilitate this future consolidation and redevelopment.

Proposed Industrial Uses

- There are three industrial buildings proposed on the subject site (Buildings 3, 4 and 5). These buildings are located on the north portion of the property, and are proposed as multi-tenant warehouses. The industrial uses proposed on this portion of the site are consistent with the Industrial land use designation in both the OCP and RGS.

Proposed Residential Use

- The site plan proposes one residential remnant lot along the west property line (proposed Lot 3), which would ultimately be consolidated with the lands to the west for future development into single family lots. The residential use proposed on this portion of the site is consistent with the Urban land use designation in the OCP and with the General Urban designation in the RGS.

Proposed Commercial Uses

- The commercial/office uses would be contained within Buildings 1 and 2 on proposed Lot 1, which are located at the southern portion of the site along 76 Avenue and include uses such as a sweet shop and restaurant, coffee shop, pharmacy, walk-in clinic, dentist’s office and lawyer’s office. These uses are proposed within an area that is designated Industrial in both the City’s OCP and the RGS (Metro Vancouver).
- In the previous proposal, which is shown in the Planning & Development Report dated July 22, 2019 (Appendix VI), the commercial buildings were setback approximately 23 metres from 76 Avenue, and surface parking was proposed along the street. In the updated proposal, these buildings have been relocated further south along the frontage so that they activate and have a better interface with the street. The surface parking is proposed on the north side of the building away from the public realm. By moving the buildings further south, they are fully contained within the portion of the site that is designated Urban in the OCP.
- The proposed commercial uses are consistent with those permitted within the C-5 Zone, which is allowed in the Urban designation. Therefore, OCP and RGS amendments are not required, and the proposal is compliant with both.

Proposed Lot 1	Proposed
Lot Area	
Gross Site Area:	9,023 m ²
Road Dedication:	661 m ²
Net Site Area:	8362 m ²

Proposed Lot 1	Proposed
Building Height:	Building 1: 13.2 m Building 2: 13.5 m Building 3: 11.5 m Building 4: 12.8 m
Floor Area Ratio (FAR):	0.6
Floor Area	
Commercial:	2,733.6 m ²
Industrial:	2,301.6 m ²
Total:	5,035.2 m ²

Proposed Lot 2	Proposed
Lot Area	
Gross Site Area:	2,054 m ²
Road Dedication:	31 m ²
Net Site Area:	2,023 m ²
Building Height:	Building 5: 13.8 m
Floor Area Ratio (FAR):	0.59
Floor Area	
Industrial:	1,177.83
Total:	1,177.83

Proposed Lot 3	Proposed
Lot Area	
Gross Site Area:	2,057 m ²
Road Dedication:	30 m ²
Net Site Area:	2,028 m ²

Referrals

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

Surrey Fire Department: No concerns.

Advisory Design Panel: The commercial portion of the proposal was considered at the ADP meeting on August 25, 2022 and was supported. The applicant has resolved the outstanding items from the ADP review as outlined in the Development Permit section of this report.

Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The subject site is located between 76 Avenue (Collector road) and 76A Avenue (Local road). Approximately 1.9 metres width of dedication is required on 76 Avenue, and dedication on 76A Avenue is required in order to complete the partially existing cul-de-sac.
- The proposal has vehicular site access from both 76 Avenue to the south and 76A Avenue to the north.
- The nearest transit route is Route No. 323 – Newton Exchange / Surrey Central, on 128 Street, approximately 75 metres from the subject site.
- 76 Avenue is a bike route with bike lanes.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban and Industrial designations in the RGS.

Official Community Plan

Land Use Designation

- The proposal complies with the Urban and Industrial designations in the OCP.

Themes/Policies

- Theme E: Economy – Policy E1.1: Ensure a sufficient supply of employment lands in Surrey, including designated industrial lands, to meet the current and future needs of the local and regional economy.

The proposal is consistent with the Industrial and Urban designations in the OCP and will generate employment.

Site Zoning

- The applicant proposes to rezone proposed Blocks A and B from RA and RF to CD (based on C-5 and IL), and proposed Block C from RA to IL. Proposed Lot 3 will retain its existing RF zoning.

Lot 1

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed buildings and uses on proposed Lot 1. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Light Impact Industrial Zone (IL)" and the "Neighbourhood Commercial Zone (C-5)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone, IL Zone and the proposed CD By-law is illustrated in the following table:

Zoning	C-5 Zone (Part 35)	IL Zone (Part 48)	Proposed CD Zone
Floor Area Ratio:	0.5	1.0	0.6
Lot Coverage:	50%	60%	50%
Yards and Setbacks	7.5 m from all lot lines	7.5 m from all lot lines, or 0.0 m for one side yard setback	South: 4.0 m North: 6.0 m or 0.0 m East: 3.0 m or 0.0 m West: 7.5 m
Principal Building Height:	9.0 m	18.0 m	14.0 m
Permitted Uses:	Neighbourhood commercial uses (see C-5 Zone for details)	Light Industrial uses (see IL Zone for details)	C-5 uses in Block A IL uses in Block B
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		71	71
Industrial:		32	32
Total:		103	103

- The proposed FAR is slightly higher than what is permitted in the C-5 Zone, but substantially lower than what is permitted in the IL Zone.
- The proposed lot coverage is according to the C-5 Zone.
- The permitted uses are consistent with the C-5 Zone for Block A, and the IL Zone for Block B. For the commercial portion (Block A), neighbourhood pubs have been excluded, and eating establishments have been restricted to a maximum of 150 square metres per individual business. This is because the parking requirements are higher for larger eating establishments and neighbourhood pubs, and the site cannot accommodate the increased parking requirements.

Lot 2

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)" and parking requirements.

IL Zone (Part 48)	Permitted and/or Required	Proposed
Floor Area Ratio:	1.0	0.59
Lot Coverage:	60%	39%
Yards and Setbacks		
North:	7.5 m	4.6 m
East:	7.5 m	14.0 m
South:	7.5 m or 0.0 m	0.0 m
West:	7.5 m	7.5 m
Height of Buildings		
Principal buildings:	18.0 m	13.8 m
Parking (Part 5)	Required	Proposed
Number of Stalls		
Industrial:	16	16
Total:	16	16

Setback Variance

- The applicant is requesting the following variance:
 - to reduce the minimum north setback of the IL Zone from 7.5 metres to 4.6 metres to the principal building face.
- This proposed variance is supportable given the industrial interface to the north. The setback from the street (the 76A Avenue cul-de-sac) is 14.0 metres.
- Staff support the requested variance to proceed for consideration.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.25% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 9, 2022, and the Development Proposal Signs were installed on May 5, 2022. Staff received nine (9) responses from surrounding neighbourhood residents.
- Two (2) respondents inquired about road improvements on 127 Street and cited traffic concerns, especially at the intersection of 76 Avenue and 127 Street.

(This application includes an RF lot (proposed Lot 3). The intention is that this lot will be consolidated with 12711 127 Street and developed into single family residential lots. Road dedication and completion of 127 Street would be required as part of that future application.)

- Nine (9) respondents indicated opposition to the proposal, citing concern with the proposed commercial and industrial uses in a residential area.

(The proposed industrial portion of the site is designated Industrial in the OCP and the RGS. The portion on 76 Avenue is designated Urban, and the proposed commercial buildings comply with this designation. The site is along a main road and close to an industrial area. Further, proceeding with commercial development at this location was previously supported by Council in September 2019, as discussed in the Background section of this report.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The proposal includes five buildings: two (2) commercial buildings on 76 Avenue, and three (3) industrial buildings in the northern portion of the property.
- The applicant has worked with staff to move the proposed commercial buildings on 76 Avenue up to the street, providing good street frontage and public realm interface.
- The commercial buildings are proposed to be constructed of high-quality materials, mostly comprised of tilt-up concrete panels, storefront glazing, steel framed structure with composite metal siding, grey brick veneer facades and metal shading canopies.
- The main entry is at the corner of each of the commercial buildings, composed of a double volume glazed lobby.
- The industrial buildings are proposed to be constructed of tilt-up concrete panels, glazing, and vertical aluminum siding.

Landscaping

- The landscape design emphasizes pedestrian routes, and extensive landscaped space.
- The landscape addresses best practices by providing large planting areas to ameliorate heat sink, and limit water use requirements.
- Plants have been selected to provide year-round interest through all seasons.
- Three exterior amenity spaces for employees are provided which include bike racks, paving and benches.
- There is a 6 metre wide landscape buffer along the west side of the site in order to provide a sensitive interface to the future single family lots to the west.

Outstanding Items

- The only outstanding Urban Design item that remains outstanding is the relocation of the gas meter along the east side to ensure an unobstructed 1.8 metre sidewalk along the building.
- The applicant has been notified of this required revision and has agreed to resolve it prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	33	33	0
Cottonwood	9	9	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bitter Cherryl	7	6	1
English Holly	4	4	0
Birch	1	1	0
Ash	1	1	0
Maple	1	1	0
Cherry Plum	1	1	0
Willow	1	1	0
Black Poplar	1	1	0
Coniferous Trees			
Douglas Fir	36	23	13
Western Red Cedar	11	5	6
Lawson Cypress	4	4	0
Total (excluding Alder and Cottonwood Trees)	68	48	20
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		89	
Total Retained and Replacement Trees		109	
Contribution to the Green City Program		\$19,600	

- The Arborist Assessment states that there are a total of 68 mature trees on the site, excluding Alder and Cottonwood trees. 42 existing trees, approximately 38% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 20 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 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 138 replacement trees on the site. Since only 89 replacement trees can be accommodated on the site, the deficit of 49 replacement trees will require a cash-in-lieu payment of \$19,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Palo Alto Sweet Gum, Skyrocket Oak, Weeping Nootka Cypress, Paperbark Maple, and Red Shine Maple.
- In summary, a total of 109 trees are proposed to be retained or replaced on the site with a contribution of \$19,600 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	ADP Comments and Response
Appendix V.	Development Variance Permit No. 7916-0493-00
Appendix VI.	Initial Planning Report No. 7916-0493-00, dated July 22, 2019

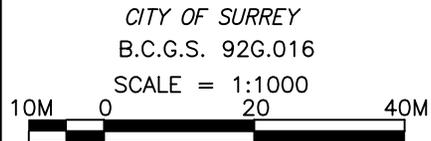
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HK/ar

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
OF LOTS 1 & 2 SECTION 19 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN EPP _____**

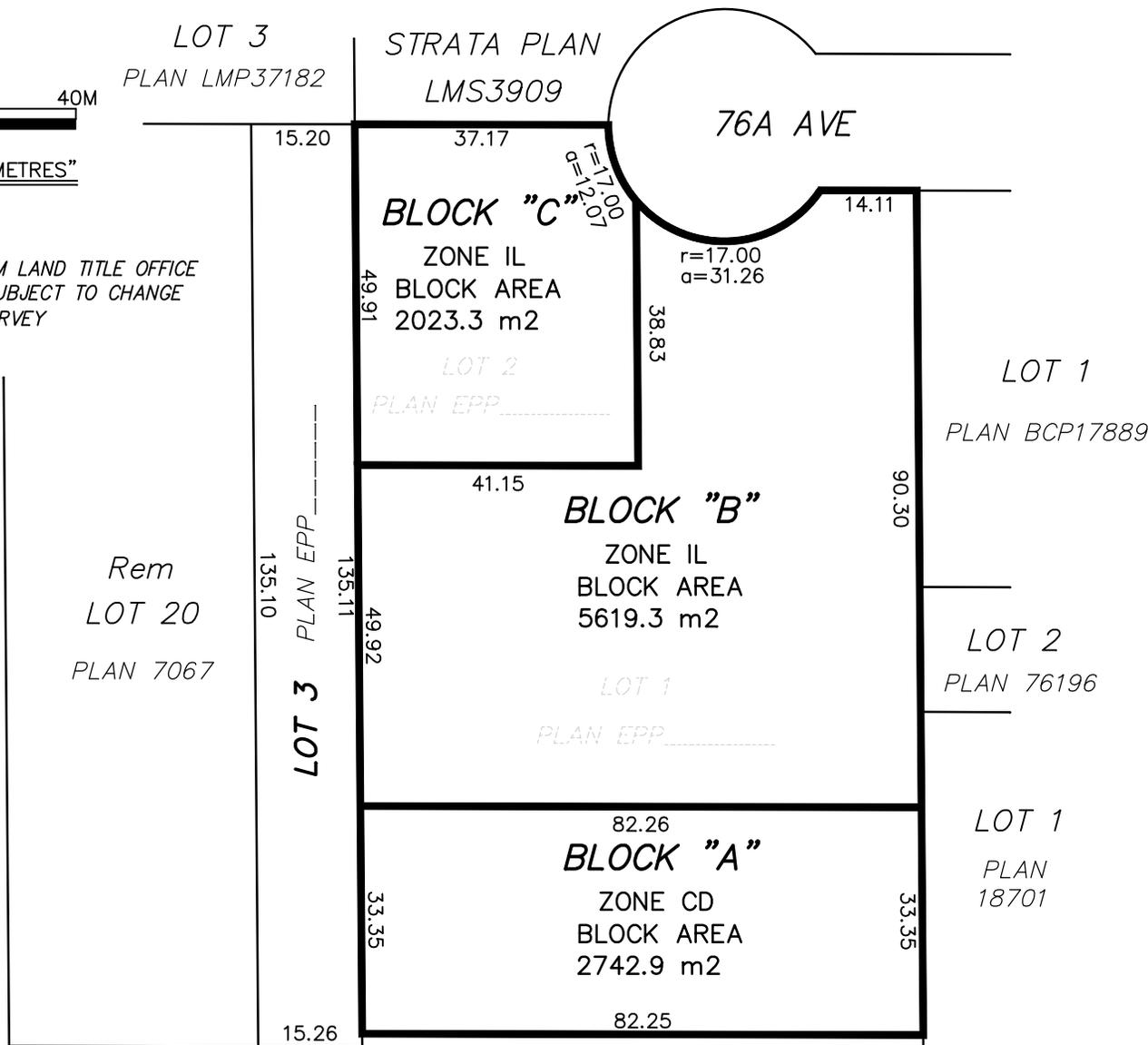
Appendix I



"ALL DISTANCES ARE IN METRES"

NOTE: LOT DIMENSIONS FROM LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE UPON FINAL FIELD SURVEY

127th STREET



SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 15995ZONE

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

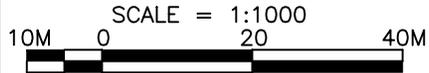
CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 23rd DAY OF FEBRUARY 2023

Gene Paul N. Kula
GENE PAUL N. KULA B.C.L.S. (803) 15995-ZONE

**PRELIMINARY SUBDIVISION PLAN OF LOTS 21 & 22 PLAN 25918
AND THE EAST 50 FEET OF LOT 19 AND EAST 100 FEET LOT 20
PLAN 7067 ALL IN SECTION 19 TOWNSHIP 2 NEW WESTMINSTER DISTRICT**

PRELIMINARY

CITY OF SURREY
B.C.G.S. 92G.016



"ALL DISTANCES ARE IN METRES"

NOTE: LOT DIMENSIONS FROM LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE UPON FINAL FIELD SURVEY

**Sec. 19
Tp. 2**

Rem
LOT 20
PLAN 7067

127th STREET

LOT 3
PLAN LMP37182

STRATA PLAN
LMS3909

76A AVE

15.20

37.17

45.11

9.50

ROAD
AREA
568.9 m²

r=17.00
a=31.26

**PROPOSED
LOT 2**

AREA
0.202 ha

49.91

r=17.00
a=12.07

38.83

14.11

41.15

LOT 1
PLAN BCP17889

LOT
22

LOT
21

PLAN 25918

E 50 FT PLAN 7067
LOT 19

LOT 2
PLAN 76196

135.10

135.11

**PROPOSED
LOT 3**

AREA
0.206 ha

83.27

**PROPOSED
LOT 1**

AREA
0.836 ha

123.65

LOT 1
PLAN 18701

15.26

1.94

82.25

82.25

1.94

ROAD
AREA
159.7 m²

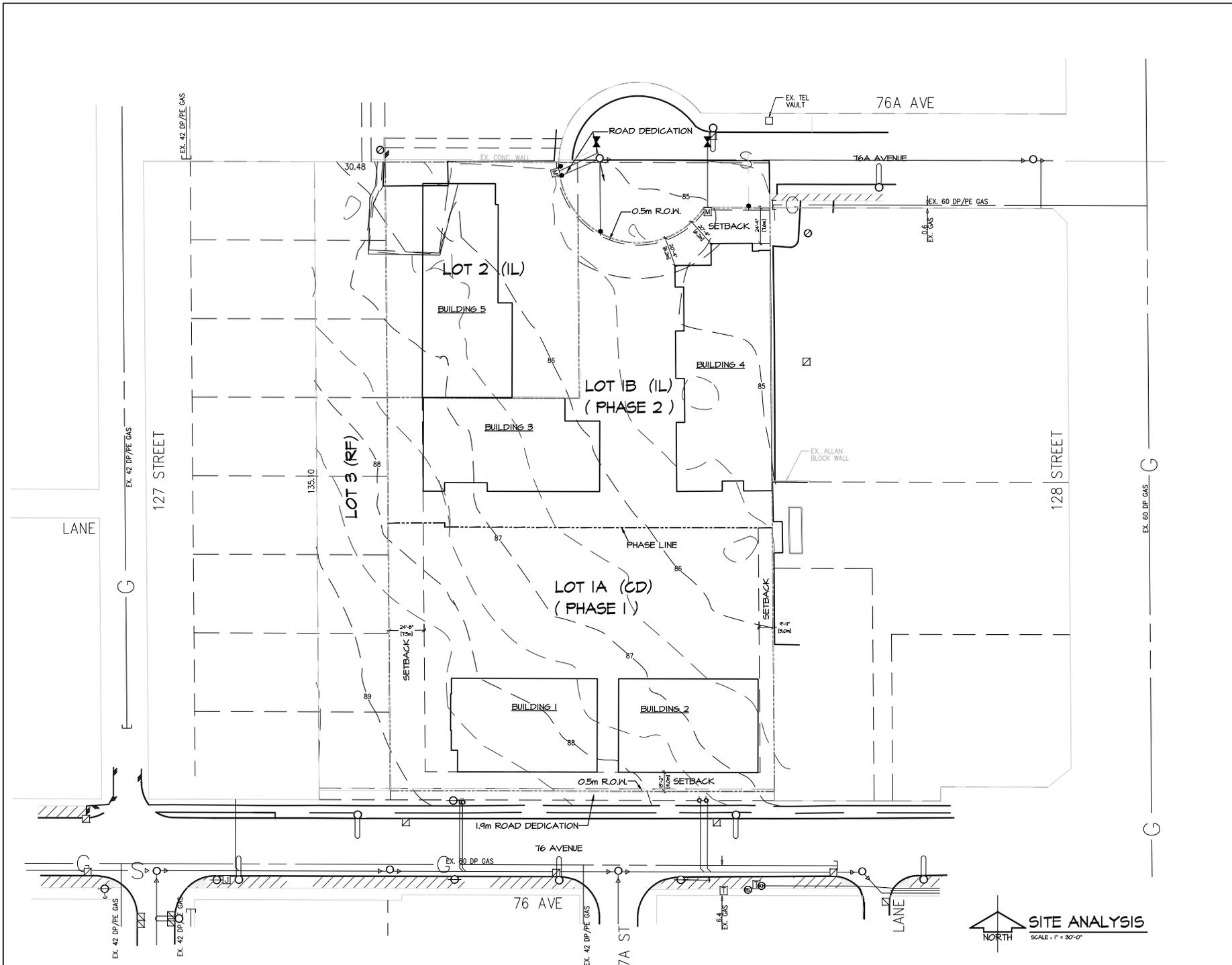
76th AVE



SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 15995ZONE-SD

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

THIS 23rd DAY OF FEBRUARY 2023 15995ZONE-SD



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REV#	DATE	BY	ISSUED FOR
		105	PERMISSION TO ADP
		105	RE-APPROVAL TO ADP
		105	RE-APPROVAL TO ADP
		105	RE-APPROVAL TO ADP
		105	RE-APPROVAL TO ADP



DESIGN :	IFB/AB/2 B.C. LTD. (LOT 1)
L.P.F. :	
DRAWN :	
DATE :	Nov. 09 22
SCALE :	1" = 30'-0"
CLIENT :	IFB/AB/2 B.C. LTD. (LOT 1)
PROJECT :	FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
SHEET CONTAINS :	INDUSTRIAL DEVELOPMENT 12714-127194 - 76th AVENUE SITE ANALYSIS

barnett dembok

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@barnett-dembok.com

CLIENT NO. SHEET NO.
PROJECT NO. 16014A AC-103
REV. NO.

LOT 2 (1L) (PHASE 3)

PHASE 3 (ZONING: 1L)
INDUSTRIAL / OFFICE

PARKING: REQUIRED: 15.54 SPACES
PROVIDED: 16 SPACES

REFER TO SHEET AC-U FOR DETAILED PARKING CALCULATIONS

T6A AVENUE

LOT 1B (PHASE 2)

PHASE 2 (ZONING: 1L)
INDUSTRIAL

PARKING: REQUIRED: 31.6 SPACES
PROVIDED: 32 SPACES

REFER TO SHEET AC-U FOR DETAILED PARKING CALCULATIONS

LOT 1A (PHASE 1)

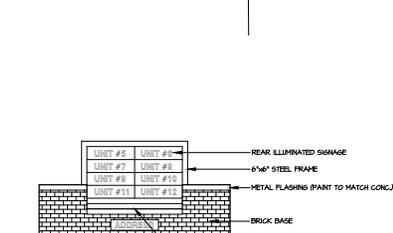
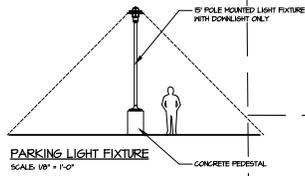
PHASE 1 (ZONING: CD)
COMMERCIAL / OFFICE

PARKING: REQUIRED: 71.3 SPACES
PROVIDED: 71 SPACES

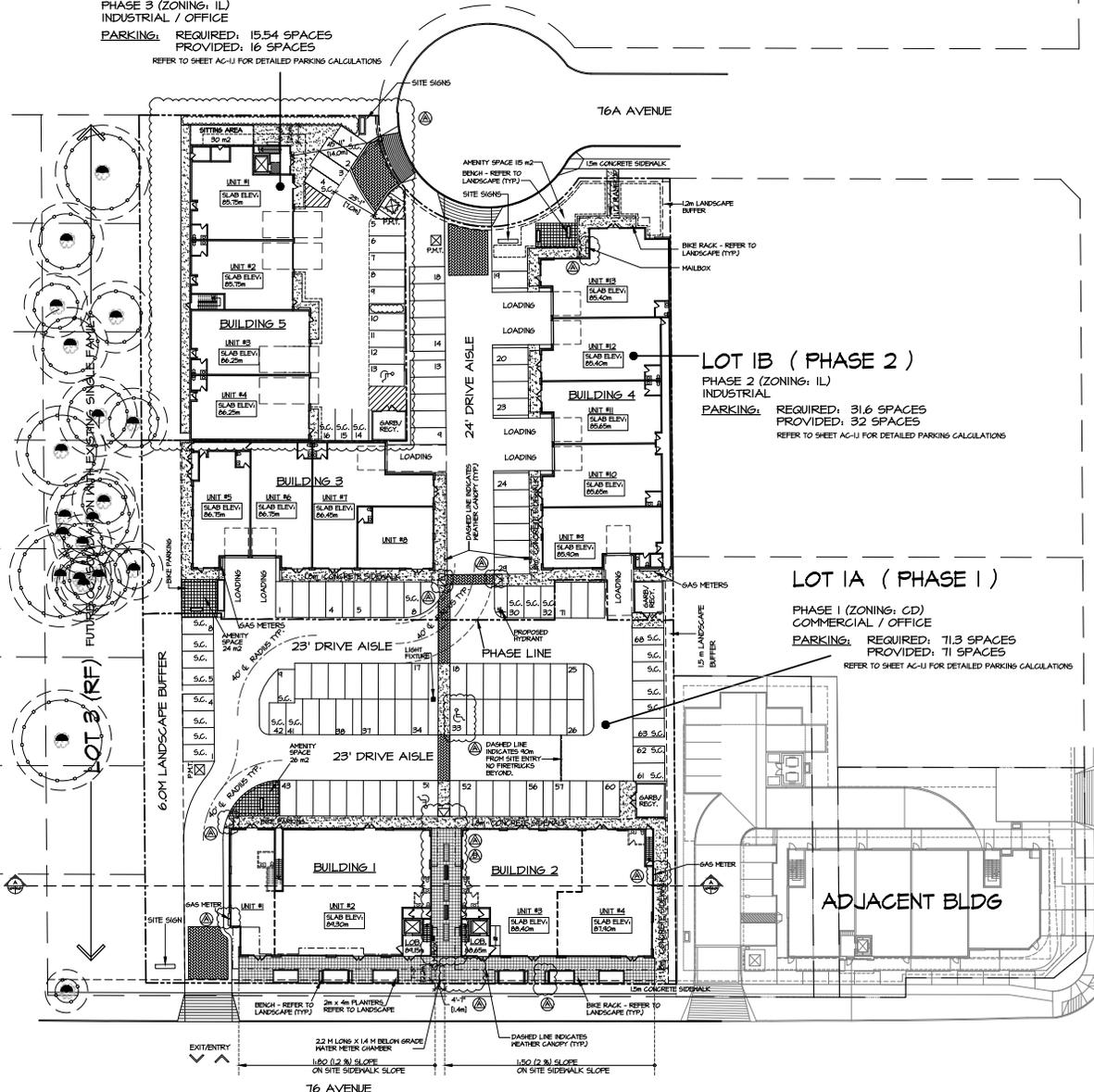
REFER TO SHEET AC-U FOR DETAILED PARKING CALCULATIONS

ADJACENT BLDG

128 STREET



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



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ISSUE	DATE	BY	ISSUED FOR
A	NOV 18, 2022	MS	APPROVAL TO ADP
B	DEC 08, 2022	MS	RE-APPROVAL TO ADP
C			
D			
E			
F			
G			
H			
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J			
K			
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M			
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O			
P			
Q			
R			
S			
T			
U			
V			
W			
X			
Y			
Z			

C14-C.dwg

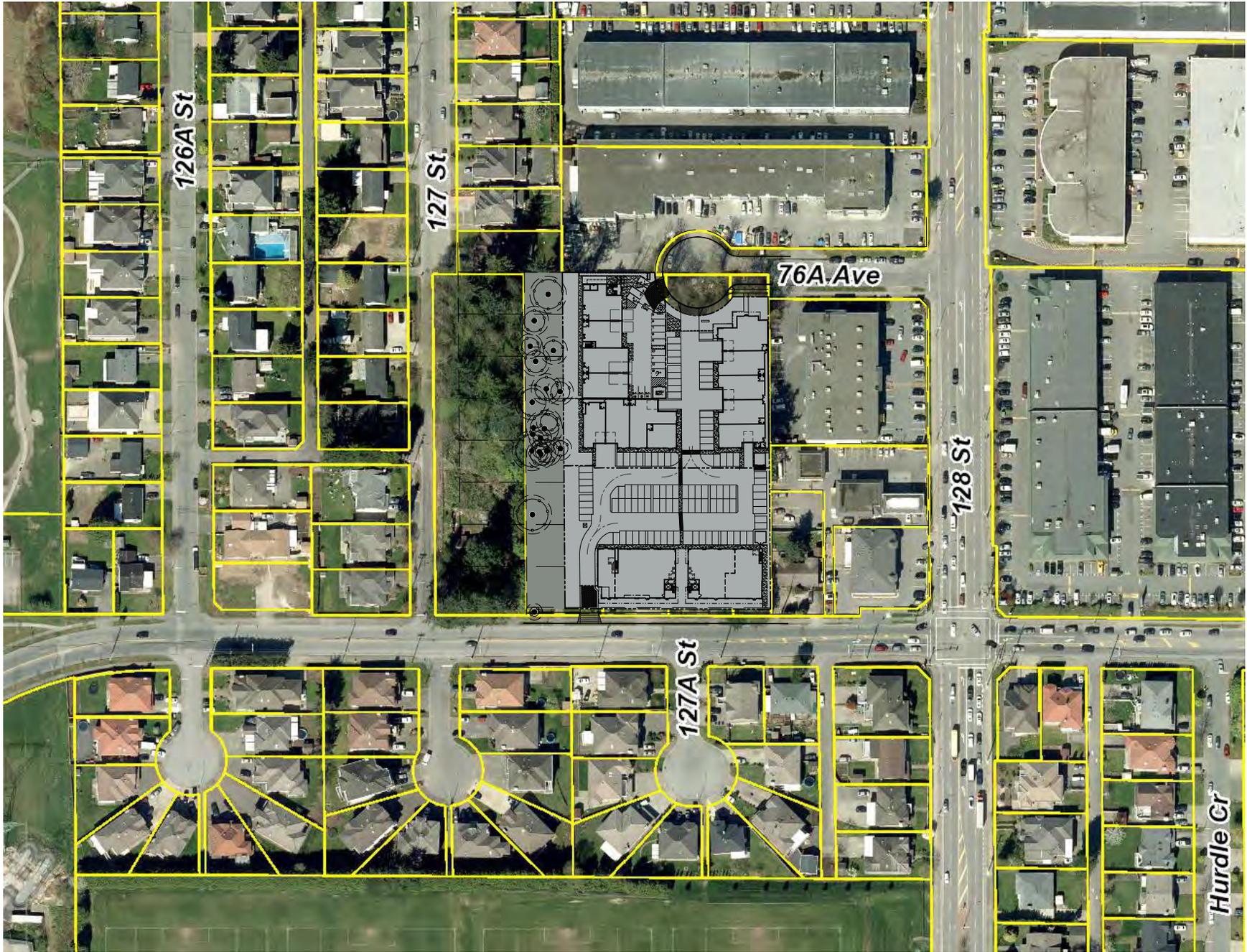
DESIGN :	1056482 B.C. LTD. (LOT 1)
CLIENT :	FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
PROJECT :	INDUSTRIAL DEVELOPMENT 12714-127194 - T6A AVENUE
SHEET CONTAINS :	CONCEPTUAL SITE PLAN
DATE :	NOV. 18, 22
SCALE :	1" = 30'-0"
DRAWN :	

barnett dembck

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett-dembck.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-1.04
16014A	



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ISSUE	DATE	BY	ISSUED FOR
1	NOV 13 2013	NO	AS SHOWN TO DATE
2	NOV 13 2013	NO	NO MODIFICATIONS TO DATE
3	NOV 13 2013	NO	NO MODIFICATIONS TO DATE
4	NOV 13 2013	NO	NO MODIFICATIONS TO DATE
5	NOV 13 2013	NO	NO MODIFICATIONS TO DATE
6	NOV 13 2013	NO	NO MODIFICATIONS TO DATE
7	NOV 13 2013	NO	NO MODIFICATIONS TO DATE
8	NOV 13 2013	NO	NO MODIFICATIONS TO DATE
9	NOV 13 2013	NO	NO MODIFICATIONS TO DATE
10	NOV 13 2013	NO	NO MODIFICATIONS TO DATE



GH-COMTEXT.dwg

DESIGN :	1069482 B.C. LTD. (LOT 1)
L.P.A. :	FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
DRAWN :	
DATE :	NOV. 09 22
SCALE :	1" = 40'-0"

CLIENT : 1069482 B.C. LTD. (LOT 1)
 FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
 PROJECT : INDUSTRIAL DEVELOPMENT
 12714-12715A - 76th AVENUE
 SHEET CONTAINS :
 CONTEXT PLAN

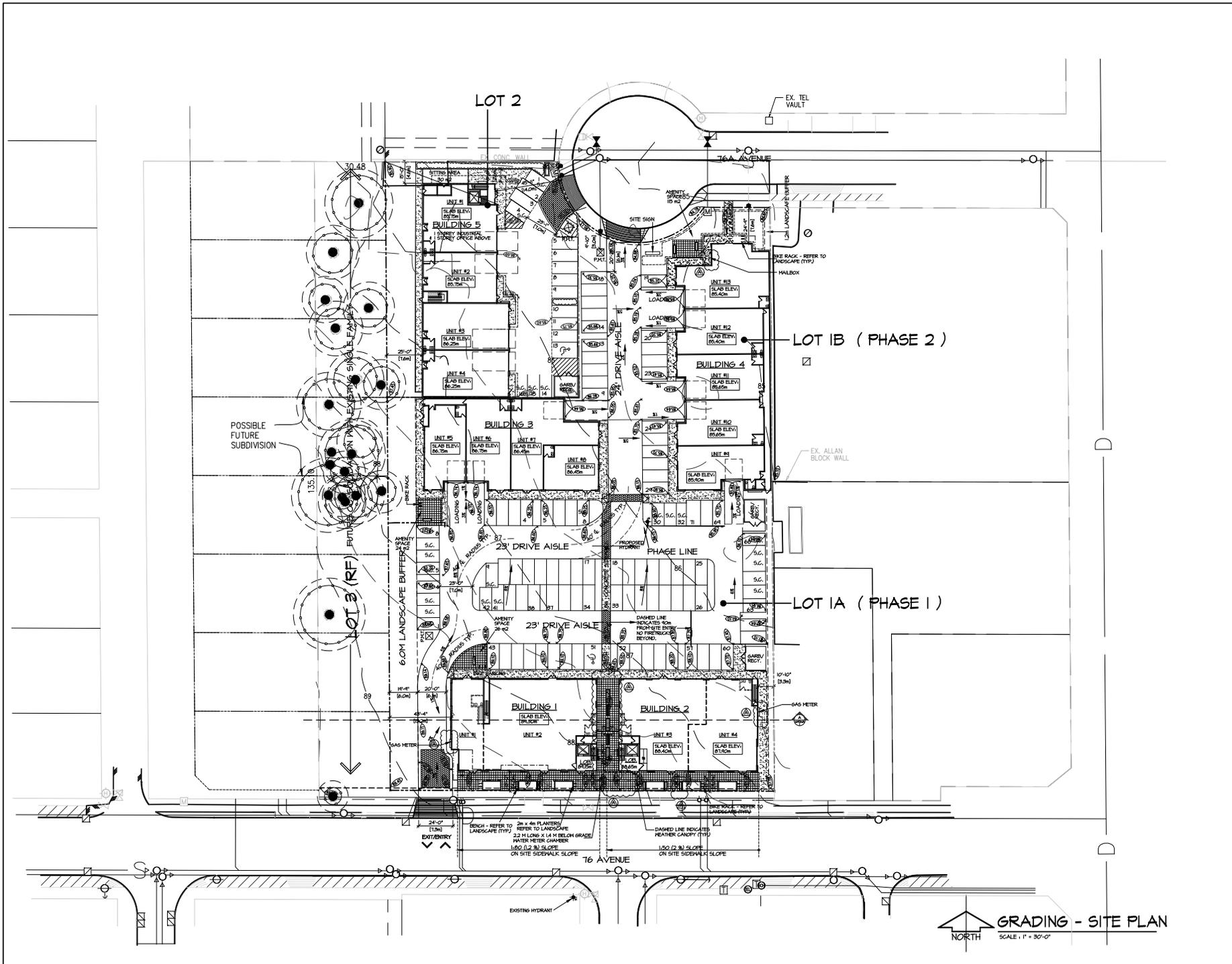
barnett dembek

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16014A	AC-1.05





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ISSUE	DATE	BY	ISSUED FOR
1	NOV 14, 2022	MS	PERMANENT TO ACP
2	NOV 14, 2022	MS	RE-APPROVAL TO ACP

REV#	DATE	DRN	OXD
A	02/14/2023	NA	

04-C-OVERALL.dwg
 DESIGN: LPS6482 B.C. LTD. (LOT 1)
 L.P.R.
 DRAWN: DATE: NOV. 9, 22
 SCALE: 1" = 30'-0"
 CLIENT: LPS6482 B.C. LTD. (LOT 1)
 FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
 PROJECT: INDUSTRIAL DEVELOPMENT
 12714-12719A - 76th AVENUE
 SHEET CONTENTS: GRADING - SITE PLAN

barnett dembec
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@barnett.com

CLIENT NO.	SHEET NO.
	AC-1.06

PROJECT NO.	REV. NO.
16014A	

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

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ISSUE NO.	DATE	BY	ISSUED FOR
01	NOV 14, 2023	YAS	CONCEPT TO AIP
02	NOV 14, 2023	YAS	PERMISSION TO AIP
03	NOV 28, 2023	YAS	PERMISSION TO AIP
04	NOV 28, 2023	YAS	PERMISSION TO AIP



PERSPECTIVE (ALONG 76 AVE FROM SOUTH WEST)



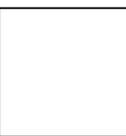
PERSPECTIVE (ALONG 76 AVE FROM SOUTH EAST)



PERSPECTIVE (ON SITE FROM NORTH WEST)



PERSPECTIVE (ON SITE FROM NORTH EAST)



04-101 PERSPECTIVE.dwg

DESIGN :	CLIENT :
L.P.R.	16894892 B.C. LTD. (LOT 1)
DRAWN :	FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
DATE :	PROJECT :
NOV. 9, 22	INDUSTRIAL DEVELOPMENT
SCALE :	12714-12754 - 76th AVENUE
	SHEET CONTENTS :
	PERSPECTIVE VIEWS

barnett dembek
ARCHITECTURE INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darklitex.com

CLIENT NO.	SHEET NO.
	AC-1,07
PROJECT NO.	REV. NO.
16014A	



PERSPECTIVE (ALONG 76 AVE FROM SOUTH WEST)



PERSPECTIVE (ALONG 76 AVE FROM SOUTH EAST)



PERSPECTIVE (ON SITE FROM NORTH WEST)



PERSPECTIVE (ON SITE FROM NORTH EAST)

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ISSUE	DATE	BY	ISSUED FOR
1	APR 14, 2022	US	CONSTRUCTION TO ACP
2	MAY 14, 2022	US	PERMISSION TO ACP
3	MAY 14, 2022	US	PERMISSION TO ACP
4	MAY 14, 2022	US	PERMISSION TO ACP
5	MAY 14, 2022	US	PERMISSION TO ACP
6	MAY 14, 2022	US	PERMISSION TO ACP
7	MAY 14, 2022	US	PERMISSION TO ACP
8	MAY 14, 2022	US	PERMISSION TO ACP
9	MAY 14, 2022	US	PERMISSION TO ACP
10	MAY 14, 2022	US	PERMISSION TO ACP

04-101 PERSPECTIVE.dwg

CLIENT :	1689482 B.C. LTD. (LOT 1)	DESIGN :	
CLIENT :	FUTURE 2000 DEVELOPMENT LTD. (LOT 2)	L.P.R. :	
PROJECT :	INDUSTRIAL DEVELOPMENT 12714-12754 - 76th AVENUE	DRAWN :	
SHEET CONTAINS :	PERSPECTIVE VIEWS	DATE :	Nov. 9, 22
		SCALE :	

barnett dembek
 ARCHITECTURE INC.
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100	
FAX: (604) 597-2099	
EMAIL: mail@darkitex.com	

CLIENT NO.	SHEET NO.
	AC-1.08
PROJECT NO.	REV. NO.
16014A	

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 BARNETT DEMBEK ARCHITECTURE INC.
 12714-12754 - 16th AVENUE
 VANCOUVER, BC V6V 1R9

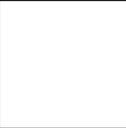
ISSUE	DATE	BY	ISSUED FOR
1	NOV 14, 2022	US	CONSTRUCTION TO ACP
2	NOV 14, 2022	US	PERMISSION TO ACP
3	NOV 14, 2022	US	PERMISSION TO ACP
4	NOV 14, 2022	US	PERMISSION TO ACP
5	NOV 14, 2022	US	PERMISSION TO ACP
6	NOV 14, 2022	US	PERMISSION TO ACP
7	NOV 14, 2022	US	PERMISSION TO ACP
8	NOV 14, 2022	US	PERMISSION TO ACP
9	NOV 14, 2022	US	PERMISSION TO ACP
10	NOV 14, 2022	US	PERMISSION TO ACP



PERSPECTIVE (ALONG 76 AVE LOOKING NORTH)



PERSPECTIVE (ALONG 76 AVE LOOKING NORTH)



04-L01 PERSPECTIVE.dwg

DESIGN :	L.F.B.
DRAWN :	NOV 19, 22
DATE :	NOV 19, 22
SCALE :	

CLIENT : 1069482 B.C. LTD. (LOT 1)
 FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
 PROJECT : INDUSTRIAL DEVELOPMENT
 12714-12754 - 16th AVENUE
 SHEET CONTENTS : PERSPECTIVE VIEWS & ELEVATIONS



UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@darkitex.com

STREET-SCAPE ELEVATION

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16014A	AC-1,09



① ⑦ ⑪ ⑧ ① ② ① ⑤ ②

SCHEDULE OF FINISHES

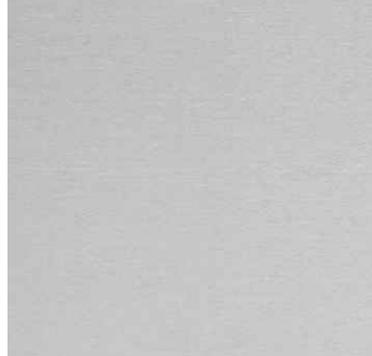
- ① TILT-UP CONCRETE WALL W/ 2" REVEAL JOINTS
BENJAMIN MOORE 201-20 "STEEL WOOL"
- ② VERTICAL ALUMINUM SIDING (VICENT DR 36)
BENJAMIN MOORE 219-60 "SILVER LINING"
BENJAMIN MOORE 2042-30 "BLUE DANUBE"
- ③ LUX HORIZONTAL METAL SIDING - CEDAR FINISH
- ④ BRICK VENEER
METAL MATERIALS "MIDNIGHT SKY"
- ⑤ CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING
- ⑥ METAL FRAMED WINDOWS
CLEAR ANODIZED ALUMINUM
- ⑦ STEEL FRAMED CANOPY WITH TEMPERED GLAZING PANELS
BENJAMIN MOORE 2121-10 "GRAY"
- ⑧ STEEL LOUVERED SOLAR SHADING
BENJAMIN MOORE 2121-10 "GRAY"
- ⑨ FLAT METAL PANEL SIDING
BENJAMIN MOORE 219-60 "SILVER LINING"
- ⑩ 12" METAL PANEL FASCIA AT ROOF
BENJAMIN MOORE 2121-10 "GRAY"
- ⑪ 1/8" POWDER COATED STEEL SIGNAGE
- ⑫ EXTERIOR WALL MOUNTED LIGHT FIXTURE
- ⑬ LUX SMOOTH V-GROOVE SOFFIT - CEDAR FINISH
- ⑭ 6" HIGH WHITE DECAL UNIT NUMBER ON GLASS OVER DOOR



⑮ ⑧ ③ ⑮ ⑤ ⑥ ⑪ ④ ⑦ ⑥ ② ⑧



④ BRICK VENEER
METAL MATERIALS "MIDNIGHT SKY"



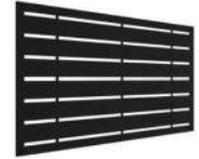
⑤ CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING
⑥ METAL FRAMED WINDOWS
CLEAR ANODIZED ALUMINUM



⑦ STEEL FRAMED CANOPY
BENJAMIN MOORE 2121-10 "GRAY"
⑧ STEEL LOUVERED SOLAR SHADING
BENJAMIN MOORE 2121-10 "GRAY"
⑩ 12" METAL PANEL FASCIA AT ROOF
BENJAMIN MOORE 2121-10 "GRAY"



⑫ EXTERIOR WALL MOUNTED LIGHT FIXTURE



PEAK SCREEN PANEL



① TILT-UP CONCRETE WALL
BENJAMIN MOORE 201-20 "STEEL WOOL"



② VERTICAL ALUMINUM SIDING
BENJAMIN MOORE 2042-30 "BLUE DANUBE"



② VERTICAL ALUMINUM SIDING
BENJAMIN MOORE 219-60 "SILVER LINING"
④ FLAT METAL PANEL SIDING
BENJAMIN MOORE 219-60 "SILVER LINING"



③ LUX HORIZONTAL METAL SIDING - CEDAR FINISH
⑬ LUX SMOOTH V-GROOVE SOFFIT - CEDAR FINISH



② VERTICAL ALUMINUM SIDING - PROFILE

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ISSUE	DATE	BY		ISSUED FOR	
		DESIGNER	DRAWN	APPROVED TO DATE	RE-APPROVED TO DATE
1	NOV 08 2023	NO	NO	NO	NO
2	NOV 08 2023	NO	NO	NO	NO
3	NOV 08 2023	NO	NO	NO	NO
4	NOV 08 2023	NO	NO	NO	NO
5	NOV 08 2023	NO	NO	NO	NO
6	NOV 08 2023	NO	NO	NO	NO
7	NOV 08 2023	NO	NO	NO	NO
8	NOV 08 2023	NO	NO	NO	NO
9	NOV 08 2023	NO	NO	NO	NO
10	NOV 08 2023	NO	NO	NO	NO
11	NOV 08 2023	NO	NO	NO	NO
12	NOV 08 2023	NO	NO	NO	NO
13	NOV 08 2023	NO	NO	NO	NO
14	NOV 08 2023	NO	NO	NO	NO

CM - AGG MATERIAL BOARD.dwg

REV	DATE	BY	CHK

DESIGN :
L.P.A.
DRAWN :
DATE :
NOV 08 23
SCALE :
1/4"

CLIENT : ICES482 B.C. LTD. (LOT 1)
FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)

PROJECT : INDUSTRIAL DEVELOPMENT
12744-12759A - 76th AVENUE

SHEET CONTAINS : MATERIAL BOARD

barnett dembek
ARCHITECTS INC.

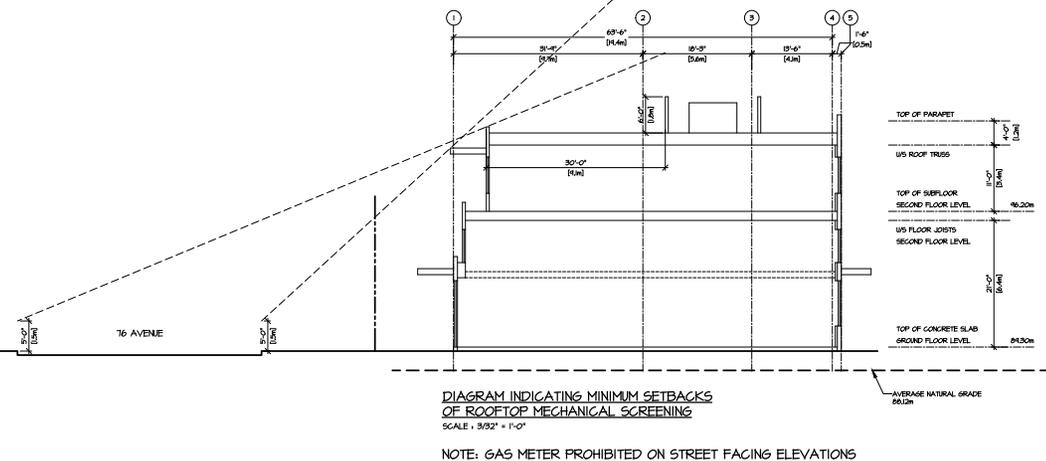
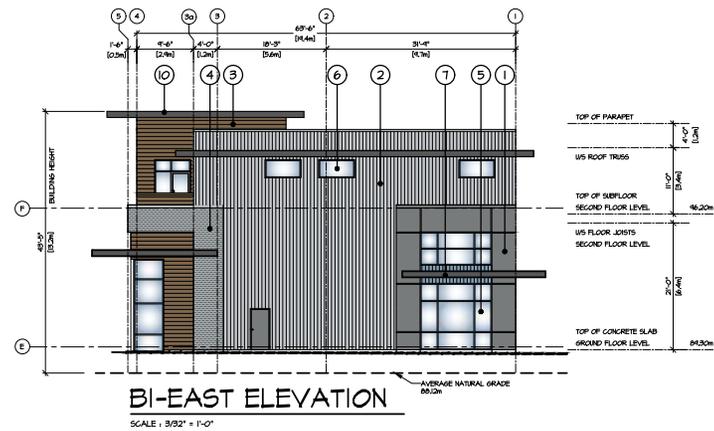
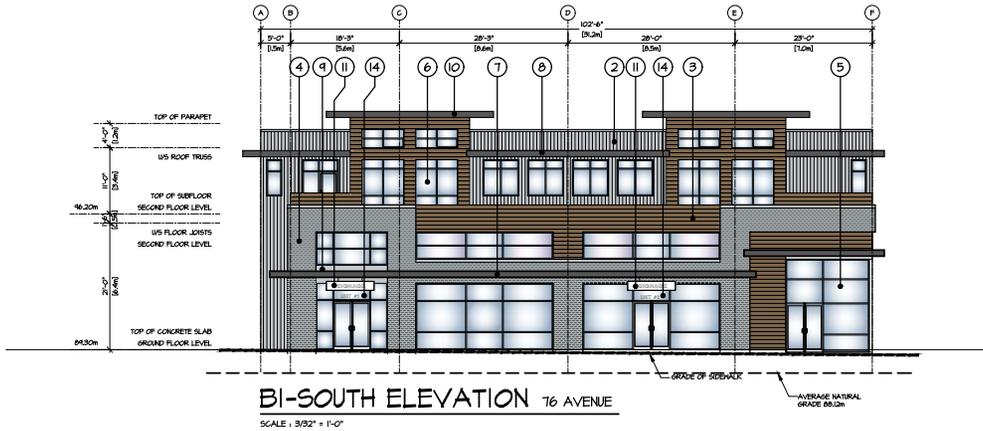
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@barnitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16014A	AC-1.12

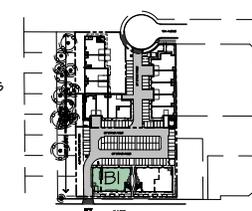
MATERIAL BOARD

SCALE : NTS



SCHEDULE OF FINISHES

- ① TILT-UP CONCRETE WALL W/ 2" REVEAL JOINTS
BENJAMIN MOORE 20-22 STEEL HOOL
- ② VERTICAL ALUMINUM SIDING (VICWEST DR 36)
BENJAMIN MOORE 21H-40 "SILVER LINEN"
BENJAMIN MOORE CG-710 "DENIM WASH"
- ③ LUX HORIZONTAL METAL SIDING - CEDAR FINISH
- ④ BRICK VENEER
METAL MATERIALS "MIRAGE" 50"
- ⑤ CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING
- ⑥ METAL FRAMED WINDOWS
CLEAR ANODIZED ALUMINUM
- ⑦ STEEL FRAMED CANOPY WITH TEMPERED GLAZING PANELS
BENJAMIN MOORE 21H-10 "GREAT"
- ⑧ STEEL LOUVERED SOLAR SHADING
BENJAMIN MOORE 21H-10 "GREAT"
- ⑨ FLAT METAL PANEL SIDING
BENJAMIN MOORE 21H-40 "SILVER LINEN"
- ⑩ 12" METAL PANEL FASCIA AT ROOF
BENJAMIN MOORE 21H-10 "GREAT"
- ⑪ 1/8" POWDER COATED STEEL SIGNAGE
- ⑫ EXTERIOR WALL MOUNTED LIGHT FIXTURE
- ⑬ LUX SMOOTH V-GROOVE SOFFIT - CEDAR FINISH
- ⑭ 6" HIGH WHITE DECAL UNIT NUMBER ON GLASS OVER DOOR



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ISSUE	NO.	DATE	BY	ISSUED FOR
1	1	APR 14 2023	NO	PERMISSION TO ADP
2	2	MAY 16 2023	NO	PERMISSION TO ADP
3	3	MAY 16 2023	NO	PERMISSION TO ADP

REV.	DATE	BY	DESCRIPTION
1	10/14/2022	NA	RESPONSE TO RFP COMMENTS

NO.	DATE	DRN	CKD
1	10/14/2022	NA	

DESIGN: 1056482 B.C. LTD. (LOT 1)
L.P.F.

CLIENT: 1056482 B.C. LTD. (LOT 1)
FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)

PROJECT: INDUSTRIAL DEVELOPMENT
12714-1275A - 76th AVENUE

SHEET CONTENTS: ELEVATIONS BUILDING 1

DRAWN: []
DATE: Aug 29 22
SCALE: 3/32" = 1'-0"

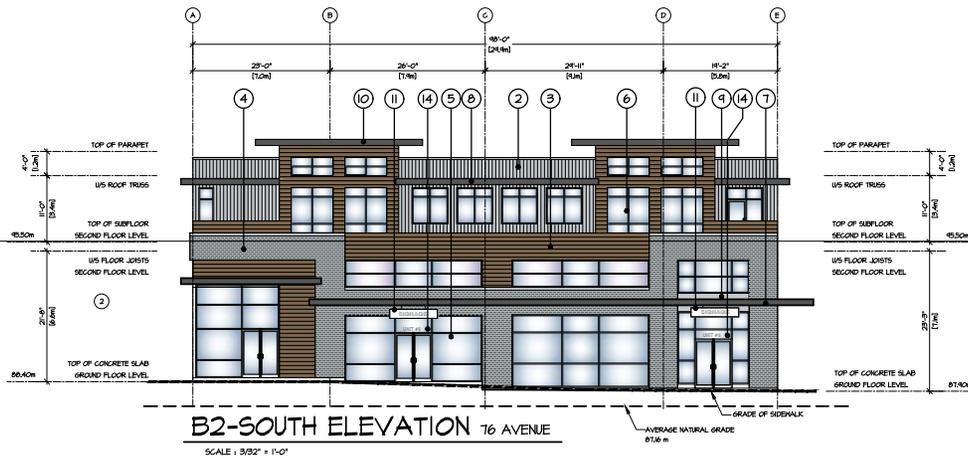
barnett dembok

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett-dembok.com

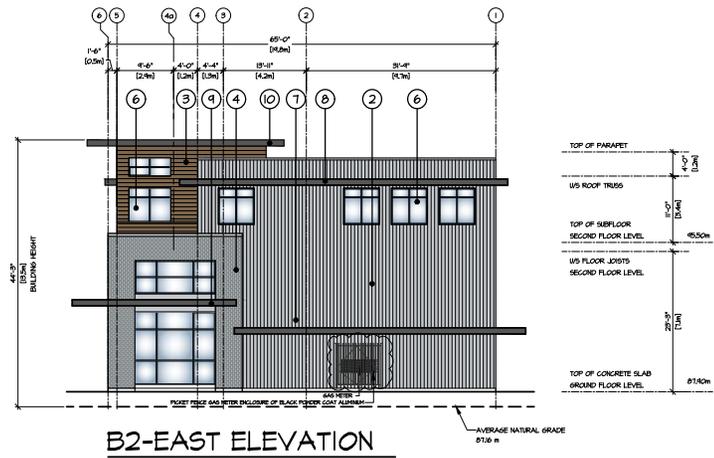
CLIENT NO. [] SHEET NO. AC-3.01
PROJECT NO. 16014A REV. NO. []

BUILDING 1



B2-SOUTH ELEVATION 76 AVENUE

SCALE : 3/32" = 1'-0"



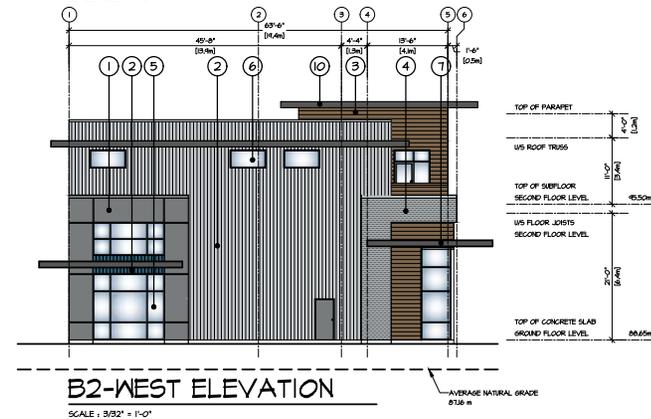
B2-EAST ELEVATION

SCALE : 3/32" = 1'-0"



B2-NORTH ELEVATION

SCALE : 3/32" = 1'-0"

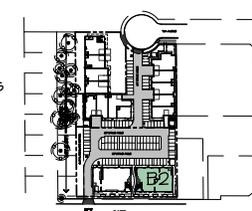


B2-WEST ELEVATION

SCALE : 3/32" = 1'-0"

SCHEDULE OF FINISHES

- 1 TILT-UP CONCRETE WALL W/ 2" REVEAL JOINTS
BENLJAHN MOORE 20-20 STEEL MESH
- 2 VERTICAL ALUMINUM SIDING (VICWEST DR 36)
BENLJAHN MOORE 208-40 'SILVER LINER'
BENLJAHN MOORE CG-710 'DENIM WASH'
- 3 LUX HORIZONTAL METAL SIDING - CEDAR FINISH
- 4 BRICK VENEER
METAL MATERIALS 'MESHKIT S67'
- 5 CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING
- 6 METAL FRAMED WINDOWS
CLEAR ANODIZED ALUMINUM
- 7 STEEL FRAMED CANOPY WITH TEMPERED GLAZING PANELS
BENLJAHN MOORE 212-10 'GRAT'
- 8 STEEL LOUVERED SOLAR SHADING
BENLJAHN MOORE 212-10 'GRAT'
- 9 FLAT METAL PANEL SIDING
BENLJAHN MOORE 208-40 'SILVER LINER'
- 10 12" METAL PANEL FASCIA AT ROOF
BENLJAHN MOORE 212-10 'GRAT'
- 11 1/8" POWDER COATED STEEL SIGNAGE
- 12 EXTERIOR WALL MOUNTED LIGHT FIXTURE
- 13 LUX SMOOTH V-GROOVE SOFFIT - CEDAR FINISH
- 14 6" HIGH WHITE DECAL UNIT NUMBER ON GLASS OVER DOOR



KEY PLAN

SCALE : NTS

BUILDING 2

DIAGRAM INDICATING MINIMUM SETBACKS OF ROOFTOP MECHANICAL SCREENING

SCALE : 3/32" = 1'-0"

NOTE: GAS METER PROHIBITED ON STREET FACING ELEVATIONS

ISSUE	DATE	BY	ISSUED FOR
1	NOV 14 2022	MS	REVISIONS TO ACP
2	NOV 14 2022	MS	REVISIONS TO ACP
3	NOV 14 2022	MS	REVISIONS TO ACP
4	NOV 14 2022	MS	REVISIONS TO ACP
5	NOV 14 2022	MS	REVISIONS TO ACP
6	NOV 14 2022	MS	REVISIONS TO ACP
7	NOV 14 2022	MS	REVISIONS TO ACP
8	NOV 14 2022	MS	REVISIONS TO ACP
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11	NOV 14 2022	MS	REVISIONS TO ACP
12	NOV 14 2022	MS	REVISIONS TO ACP
13	NOV 14 2022	MS	REVISIONS TO ACP
14	NOV 14 2022	MS	REVISIONS TO ACP

REV	DATE	BY	CHK	DESCRIPTION
1	02/14/2023	MS		RESPONSE TO RFP COMMENTS

DESIGN :	1089482 B.C. LTD. (LOT 1)	DATE :	Aug 22 22
L.P.F. :	FUTURE 2000 DEVELOPMENT	SCALE :	3/32" = 1'-0"
PROJECT :	INDUSTRIAL DEVELOPMENT		
	12714-1275A - 76th AVENUE		

CLIENT :	1089482 B.C. LTD. (LOT 1)	PROJECT :	INDUSTRIAL DEVELOPMENT
	FUTURE 2000 DEVELOPMENT		12714-1275A - 76th AVENUE
SHEET CONTAINS :	ELEVATIONS		
	BUILDING 2		

barnett dembek

UNIT 135
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mo@barnett-dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16014A	AC-3.02

GOOPRINT: ALL DESIGN AND THE MODIFIED LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT PERMISSIONS INCLUDE REAS GAINED AND CONVERSION FROM DIGITAL INTO ANALOG FROM CANADA COPYRIGHT ACT R.S.C. 1970.

ISSUE	DATE	BY	ISSUED FOR
1	APR 14 2022	YUS	REVISION TO CAP
2	MAY 16 2022	YUS	RE-APPROVAL TO CAP
3	DEC 04 2022	YUS	RE-APPROVAL TO CAP

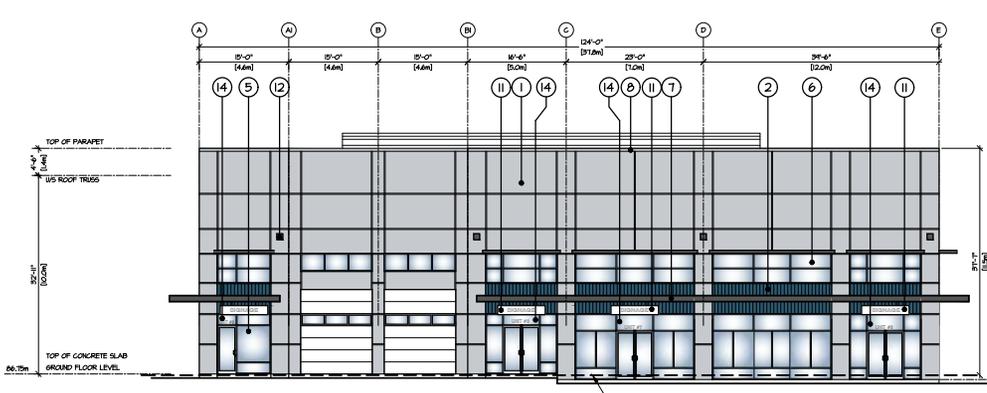
REV	DATE	DRN	CRD

C:\A-E11.dwg

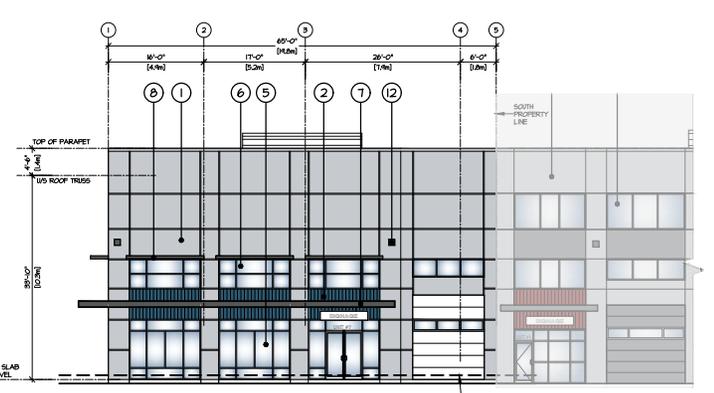
DESIGN	DATE	SCALE
1056482 B.C. LTD. (LOT 1) FUTURE 2000 DEVELOPMENTS LTD. (LOT 2) PROJECT : INDUSTRIAL DEVELOPMENT 12714-1275A - 76th AVENUE	Aug 29 22	3/32" = 1'-0"

barnett dembok
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@barnett-dembok.com

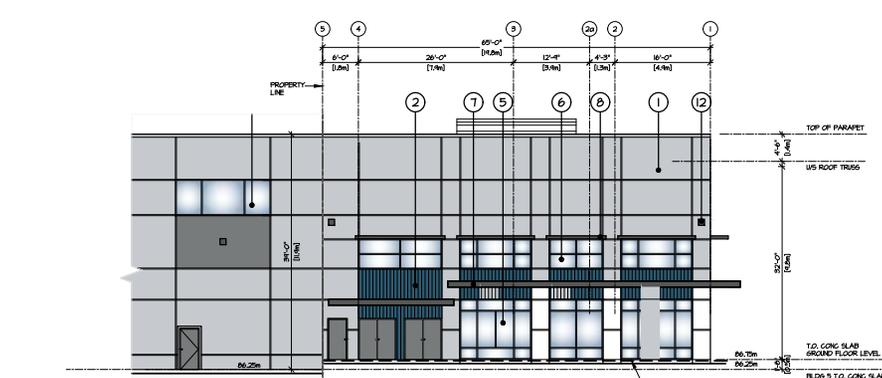
CLIENT NO.	SHEET NO.
16014A	AC-3.03



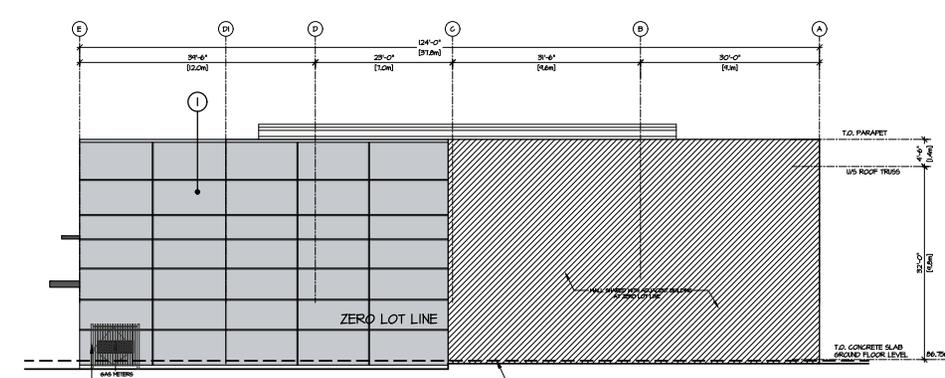
B3-SOUTH ELEVATION
SCALE : 3/32" = 1'-0"



B3-EAST ELEVATION
SCALE : 3/32" = 1'-0"



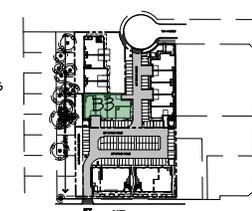
B3-WEST ELEVATION
SCALE : 3/32" = 1'-0"



B3-NORTH ELEVATION
SCALE : 3/32" = 1'-0"

SCHEDULE OF FINISHES

- ① TILT-UP CONCRETE WALL W/ 2" REVEAL JOINTS
BENJAMIN MOORE 231-02 "STEEL HOOL"
- ② VERTICAL ALUMINUM SIDING (VICWEST DR 36)
BENJAMIN MOORE 218-40 "SILVER LINEN"
BENJAMIN MOORE CC-T10 "DENIM WASH"
- ③ LUX HORIZONTAL METAL SIDING - CEDAR FINISH
- ④ BRICK VENEER
NATURAL MATERIALS "MIDNIGHT SKY"
- ⑤ CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING
- ⑥ METAL FRAMED WINDOWS
CLEAR ANODIZED ALUMINUM
- ⑦ STEEL FRAMED CANOPY WITH TEMPERED GLAZING PANELS
BENJAMIN MOORE 231-02 "GRAY"
- ⑧ STEEL LOUVERED SOLAR SHADING
BENJAMIN MOORE 231-02 "GRAY"
- ⑨ FLAT METAL PANEL SIDING
BENJAMIN MOORE 218-40 "SILVER LINEN"
- ⑩ 12" METAL PANEL FASCIA AT ROOF
BENJAMIN MOORE 231-02 "GRAY"
- ⑪ 1/8" POWDER COATED STEEL SIGNAGE
- ⑫ EXTERIOR WALL MOUNTED LIGHT FIXTURE
- ⑬ LUX SMOOTH V-GROOVE SOFFIT - CEDAR FINISH
- ⑭ 6" HIGH WHITE DECAL UNIT NUMBER ON GLASS OVER DOOR



KEY PLAN
SCALE : N.T.S.

BUILDING 3

NOTE: GAS METER PROHIBITED ON STREET FACING ELEVATIONS

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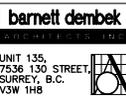
ISSUE NO.	DATE	BY	ISSUED FOR
1	APR 14 2022	N.S.	ISSUANCE TO O.P.
2	MAY 16 2022	N.S.	RE-APPROVAL TO O.P.
3	DEC 04 2022	N.S.	RE-APPROVAL TO O.P.

REV.	DATE	BY	DESCRIPTION



DESIGN :	IP69482 B.C. LTD. (LOT 1)
L.P.F. :	FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
DRAWN :	INDUSTRIAL DEVELOPMENT
DATE :	Aug 29 22
SCALE :	3/32" = 1'-0"

CLIENT : IP69482 B.C. LTD. (LOT 1)
 FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
 PROJECT : INDUSTRIAL DEVELOPMENT
 12714-12715A - 76th AVENUE
 SHEET CONTENTS :
 ELEVATIONS
 BUILDING 4



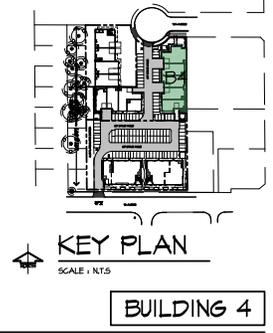
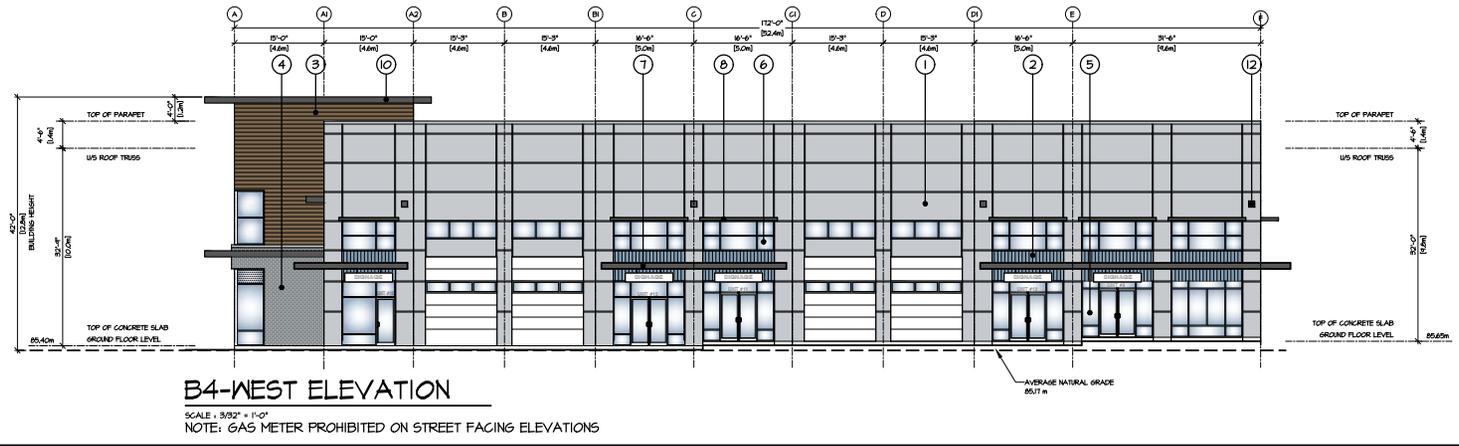
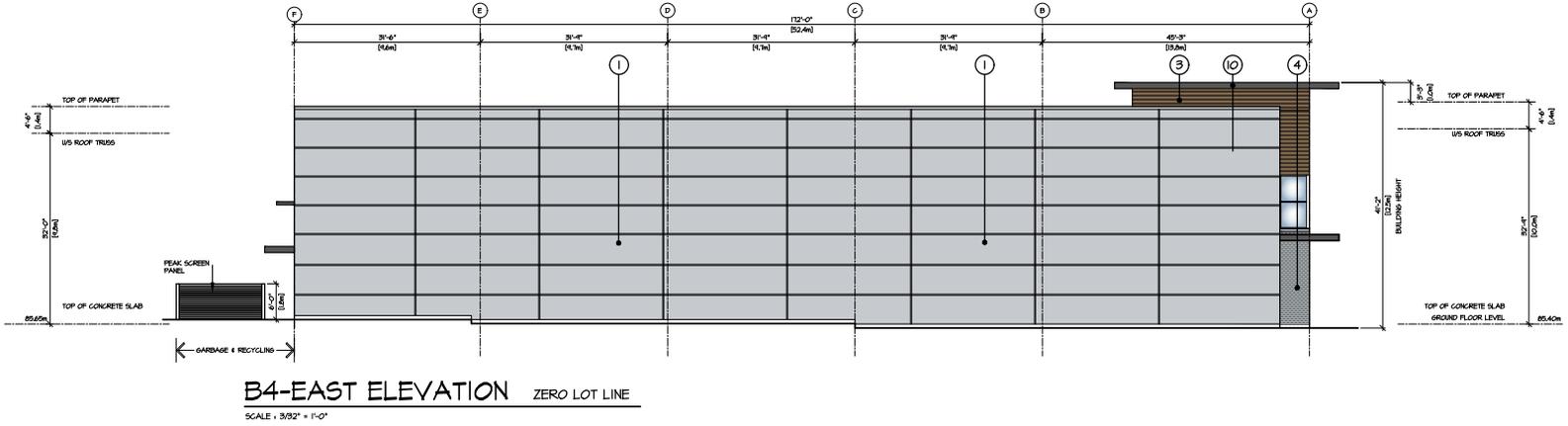
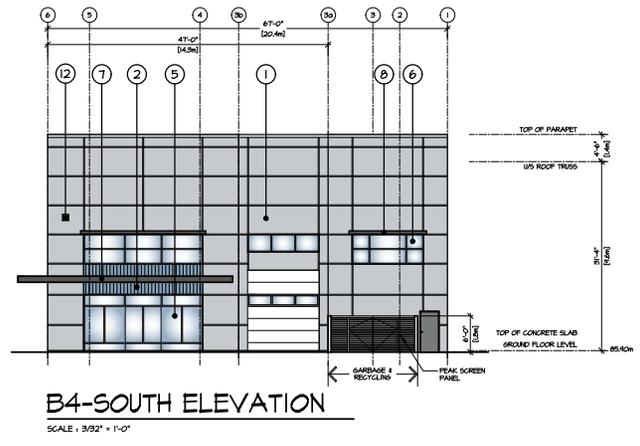
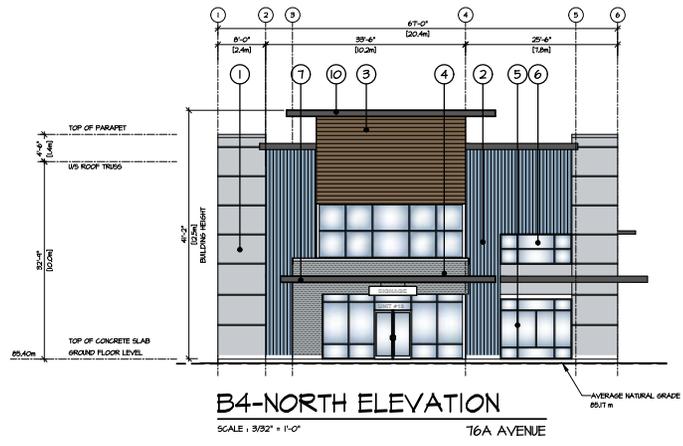
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@barnett-dembok.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

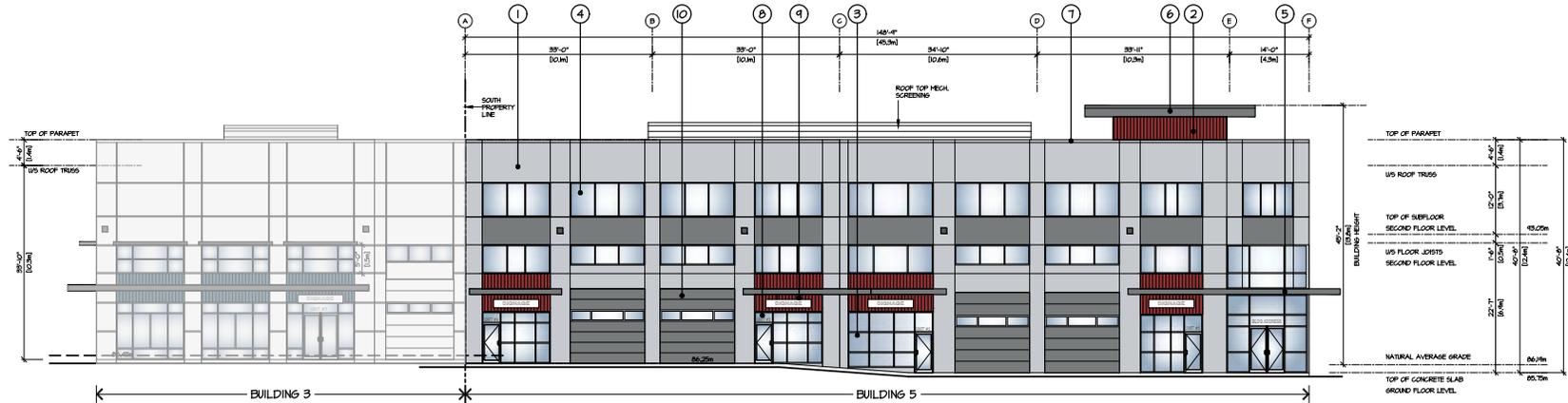
SCHEDULE OF FINISHES

- ① TILT-UP CONCRETE WALL W/ 2" REVEAL JOINTS
BENJAMIN MOORE 219-40 "STEEL WOOD"
- ② VERTICAL ALUMINUM SIDING (VICWEST DR 36)
BENJAMIN MOORE 219-40 "STEEL WOOD"
BENJAMIN MOORE CC-TD "DENIM HAZE"
- ③ LUX HORIZONTAL METAL SIDING - CEDAR FINISH
- ④ BRICK VENEER
METAL MATERIALS "THRESHOLD SKY"
- ⑤ CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING
- ⑥ METAL FRAMED WINDOWS
CLEAR ANODIZED ALUMINUM
- ⑦ STEEL FRAMED CANOPY WITH TEMPERED GLAZING PANELS
BENJAMIN MOORE 221-10 "SILVER"
- ⑧ STEEL LOUVERED SOLAR SHADING
BENJAMIN MOORE 221-10 "SILVER"
- ⑨ FLAT METAL PANEL SIDING
BENJAMIN MOORE 219-40 "STEEL WOOD"
- ⑩ 12" METAL PANEL FASCIA AT ROOF
BENJAMIN MOORE 221-10 "SILVER"
- ⑪ 1/8" POWDER COATED STEEL SIGNAGE
- ⑫ EXTERIOR WALL MOUNTED LIGHT FIXTURE
- ⑬ LUX SMOOTH V-GROOVE SOFFIT - CEDAR FINISH
- ⑭ 6" HIGH WHITE DECAL UNIT NUMBER ON GLASS OVER DOOR



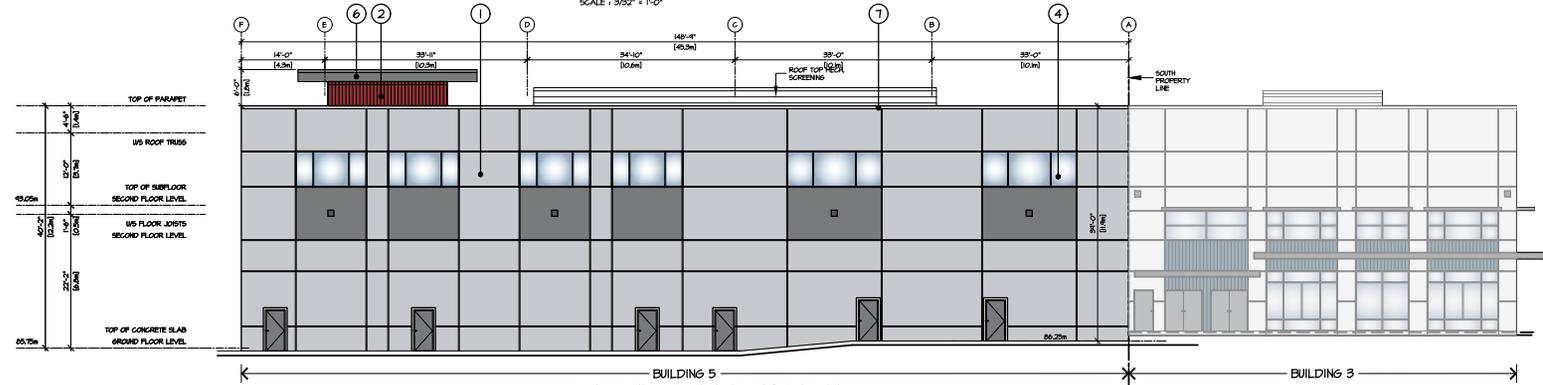
BUILDING 4

DISPROPRIATE. ALL RIGHTS AND THE UNREGISTERED ARCHITECTS OF BRITISH COLUMBIA. ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THE WRITTEN PERMISSION OF BARNETT DEMBOK ARCHITECTS INC. WITHOUT LICENSE BEING PURCHASED. COPYRIGHT 2020. ALL RIGHTS RESERVED. IDEAS, DESIGN AND CONSTRUCTION THEREIN ARE AN ORIGINAL WORK OF BARNETT DEMBOK ARCHITECTS INC. CANADA COPYRIGHT ACT R.S.C. 1970.



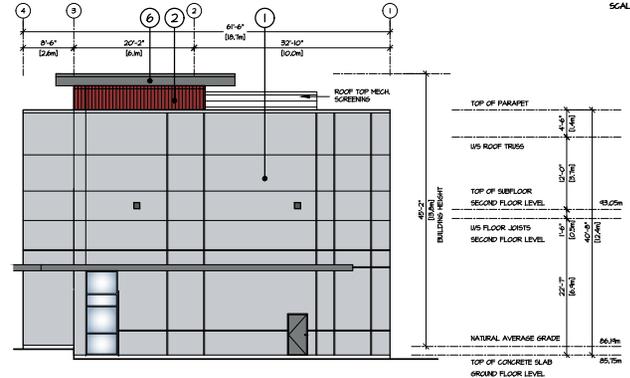
B5-EAST ELEVATION

SCALE: 3/32" = 1'-0"



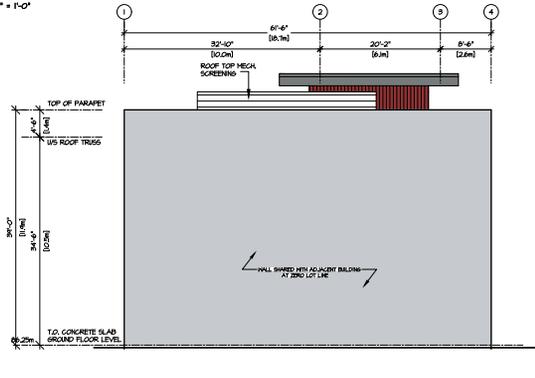
B5-WEST ELEVATION

SCALE: 3/32" = 1'-0"



B5-NORTH ELEVATION

SCALE: 3/32" = 1'-0"

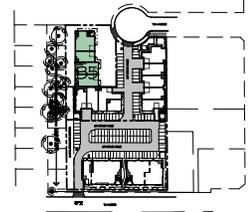


B5-SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

SCHEDULE OF FINISHES

- ① TILT-UP CONC. WALL W/ 2" REVEAL JOINTS
PRIMARY COLOUR - BM 210-60 "SILVER LINING"
SECONDARY COLOUR - BM 205-20 "STEEL HOOD"
- ② VERTICAL ALUMINUM SIDING
PRE-FINISHED - SUGAR TRIMM RED
- ③ CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING
- ④ METAL FRAMED WINDOWS
CLEAR ANODIZED ALUMINUM
- ⑤ STEEL FRAMED CANOPY WITH TEMPERED GLAZING PANELS
BENJAMIN MOORE 201-10 "GRAY"
- ⑥ 12" METAL PANEL FASCIA AT ROOF
PRE-FINISHED - TO MATCH ADJACENT BUILDING AT ZERO LOT LINE
- ⑦ PREFINISHED METAL FLASHING
PRE-FINISHED - TO MATCH ADJACENT BUILDING AT ZERO LOT LINE
- ⑧ 6" HIGH WHITE DECAL UNIT NUMBER ON GLASS OVER DOOR
- ⑨ 1/8" POWDER COATED STEEL SIGNAGE
- ⑩ OVERHEAD DOORS (PRE-FINISHED)
PRE-FINISHED - TO MATCH PAINT COLOUR BM 205-20 "STEEL HOOD"



KEY PLAN

BUILDING 5

ISSUE NO.	DATE	BY	NO.	ISSUED FOR
1	NOV 18, 2020	NO.	NO.	ISSUED FOR
2	NOV 18, 2020	NO.	NO.	ISSUED FOR

DESIGN :	FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
L.P.F. :	1055482 B.C. LTD. (LOT 1)
DRAWN :	
DATE :	Nov 4, 19
SCALE :	3/32" = 1'-0"
PROJECT :	INDUSTRIAL DEVELOPMENT 12714-12754 - 76th AVENUE
SHEET CONTENTS :	ELEVATIONS BUILDING 5

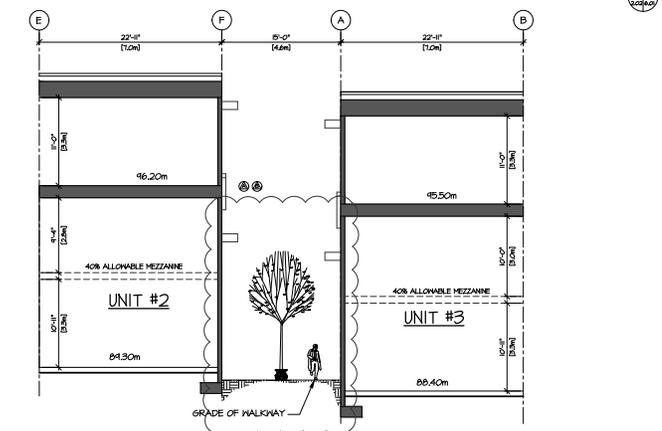
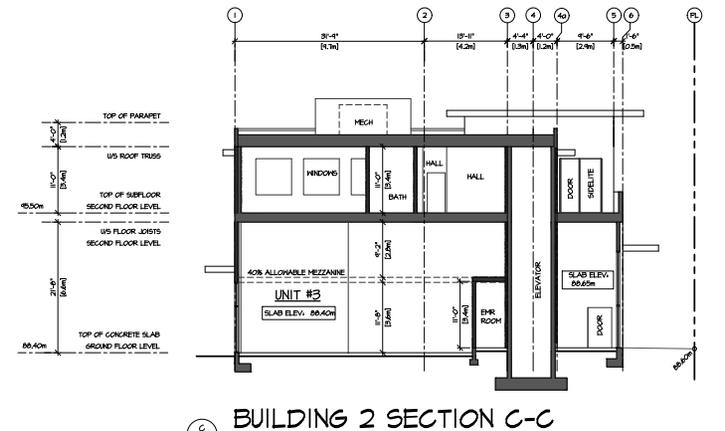
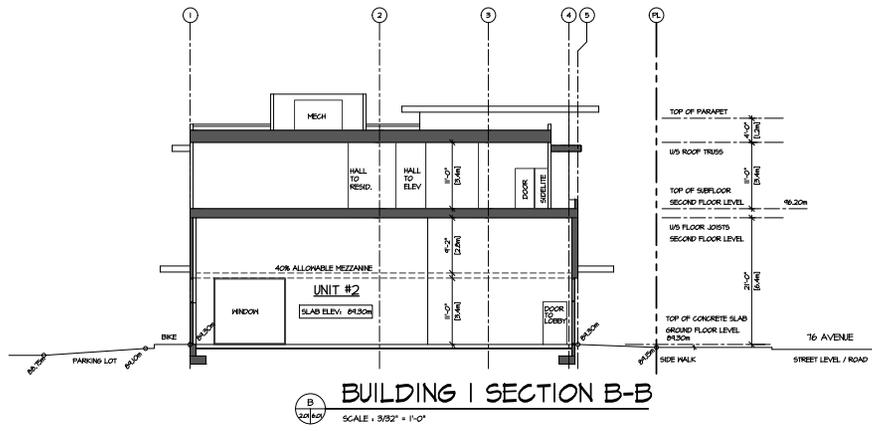
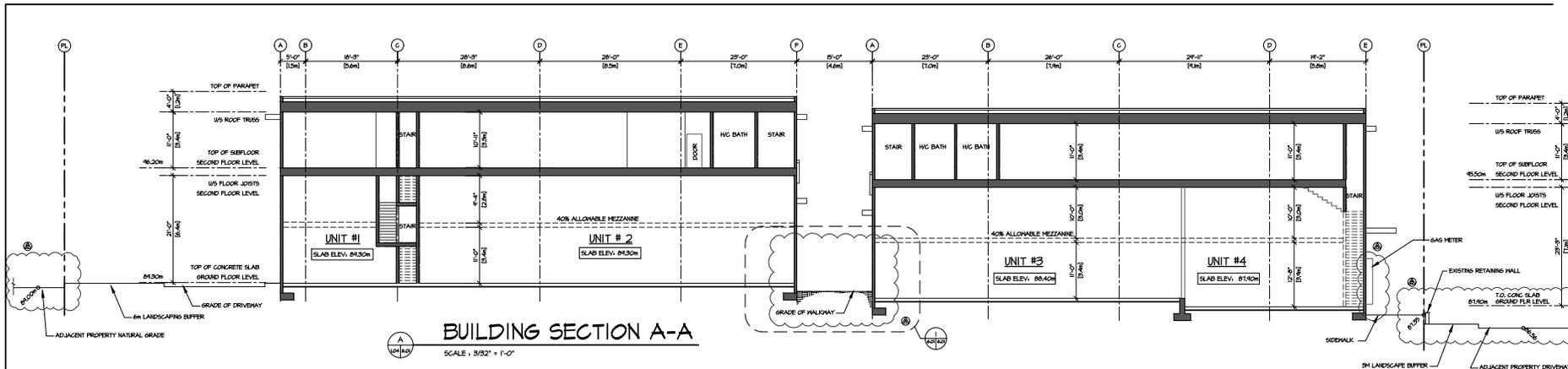
barnett dembok

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett-dembok.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

16014A AC-3.05



REV	DATE	BY	ISSUED FOR
1	NOV 16 2022	NO	ISSUED FOR PERMITS
2	NOV 16 2022	NO	ISSUED FOR PERMITS
3	NOV 16 2022	NO	ISSUED FOR PERMITS
4	NOV 16 2022	NO	ISSUED FOR PERMITS
5	NOV 16 2022	NO	ISSUED FOR PERMITS
6	NOV 16 2022	NO	ISSUED FOR PERMITS
7	NOV 16 2022	NO	ISSUED FOR PERMITS
8	NOV 16 2022	NO	ISSUED FOR PERMITS
9	NOV 16 2022	NO	ISSUED FOR PERMITS
10	NOV 16 2022	NO	ISSUED FOR PERMITS

DESIGN :	1056482 B.C. LTD. (LOT 1)
L.P.F. :	FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
DRAWN :	INDUSTRIAL DEVELOPMENT
DATE :	NOV 16 22
PROJECT :	12714-127154 - 16th AVENUE
SHEET CONTAINS :	BUILDING SECTIONS
SCALE :	AS SHOWN

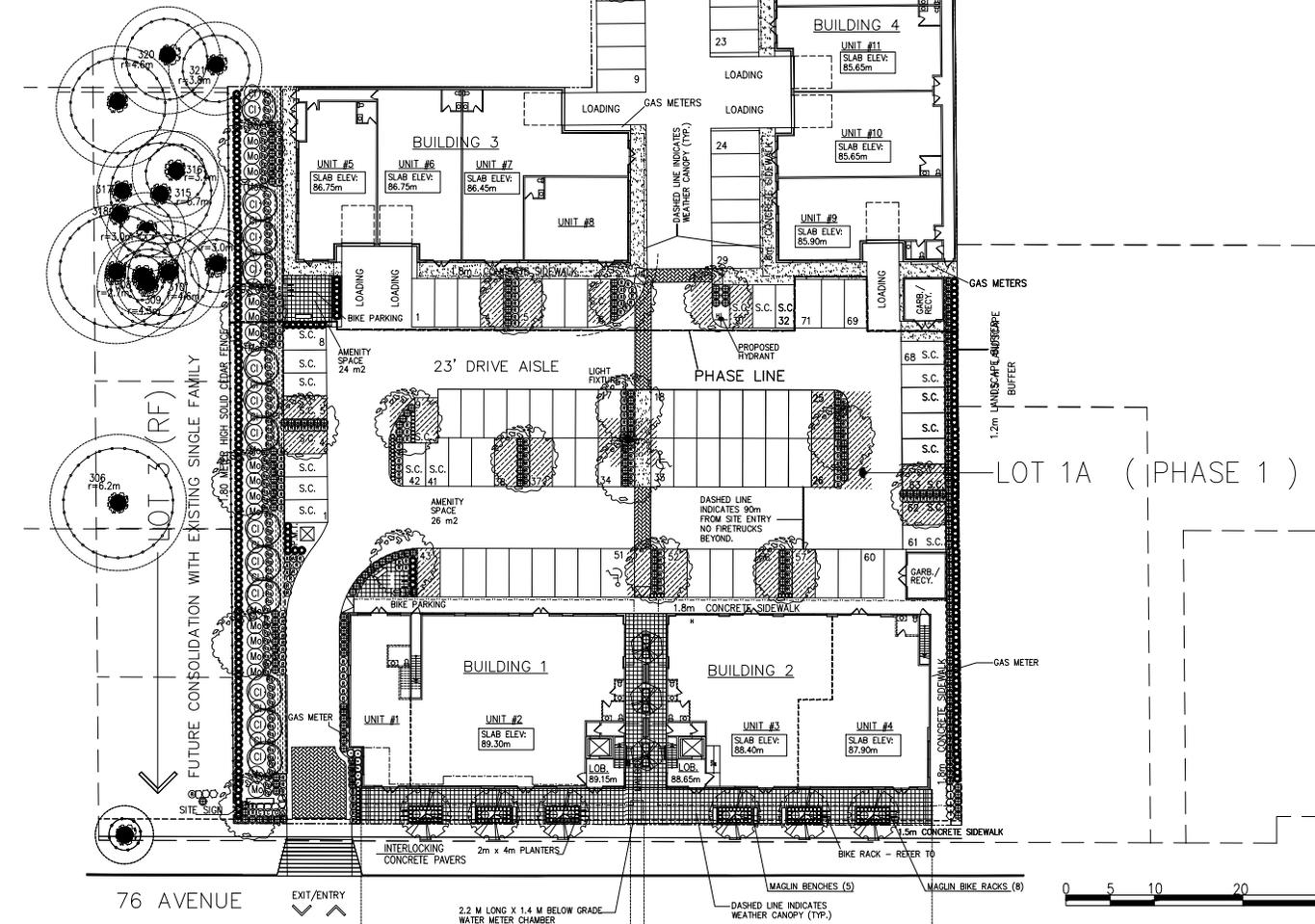
barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
16014A	AC-6.01
PROJECT NO.	REV. NO.
16014A	2

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	LIQUIDAMBAR STYRA 'PALO ALTO'	PALO ALTO SWEET GUM	23	6 CM. CAL.	AS SHOWN	B. & B.
○	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK	13	6 CM. CAL.	AS SHOWN	B. & B.
○	CHAMAECYPARIS NOOTKATENSIS PENDULA	WEeping Nootka Cypress	3	3.00 METERS	AS SHOWN	B. & B.
○	ACER GRiseum	PAPERBARK MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
○	ACER CAMPESTRIS 'RED SHINE'	RED SHINE MAPLE	3	6 CM. CAL.	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRAMON'	CRAMON AZALEA	20	43 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	2	43 POT	90 CM. O.C.	
○	HYDRANGEA MACROPHYLLA 'WIKO BLUE'	HYDRANGEA	11	43 POT	90 CM. O.C.	
⊕	ROSA EXPLORER HENRY HUDSON	EXPLORER ROSE	163	43 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCEARUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	278	43 POT	90 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	38	43 POT	90 CM. O.C.	
○	HYDRANGEA MACROPHYLLA 'WIKO BLUE'	HYDRANGEA	21	43 POT	90 CM. O.C.	
⊕	SPIRAEA JAPONICA SNOWMOUND	SNOWMOUND SPIRAEA	6	43 POT	90 CM. O.C.	
⊕	MEDINA RHODODENDRON (VARIOUS)	RHODODENDRON	32	43 POT	90 CM. O.C.	
⊕	TRILIA OCCIDENTALIS 'SARAKO'	EMERALD ARBORVITAE	227	2.50 METERS	70 CM. O.C.	STRUCTURAL SOIL REQUIRED
○	GAULTHERIA SHALLOON	SALAL	138	43 POT	90 CM. O.C.	
⊕	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	68	1# POT	45 CM. O.C.	
⊕	RUBUS PARVIFLORUS	THIMBLE BERRY	46	43 POT	90 CM. O.C.	WELL BRANCHED
⊕	RUBUS SPECTABILIS	SALMONBERRY	45	43 POT	90 CM. O.C.	WELL BRANCHED
○	CEANOTHUS 'PUGET BLUE'	CALIFORNIA LILAC	22	45 POT	170 CM. O.C.	
⊕	CHOSTYA TERNATA	MEXICAN ORANGE	20	45 POT	170 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	170	43 POT	45 CM. O.C.	



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	NO.
nov/22	breezeway	9
oct/22	revised site plan	8
oct/22	city comments	8
may/22	revised site plan	7
apr/22	city comments	6
apr/22	city comments	6
mar/22	city comments	5
mar/22	city comments	5
jan/22	revised site plan	4
apr/21	revised site plan	4
apr/21	city comments	3
may/20	revised site plan	2
may/20	city comments	2
may/19	revised site plan	1

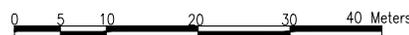
C. KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JOURNAL COURT
ABBOTSFORD, B.C.
V3S 3E8
PHONE (604) 857-2376

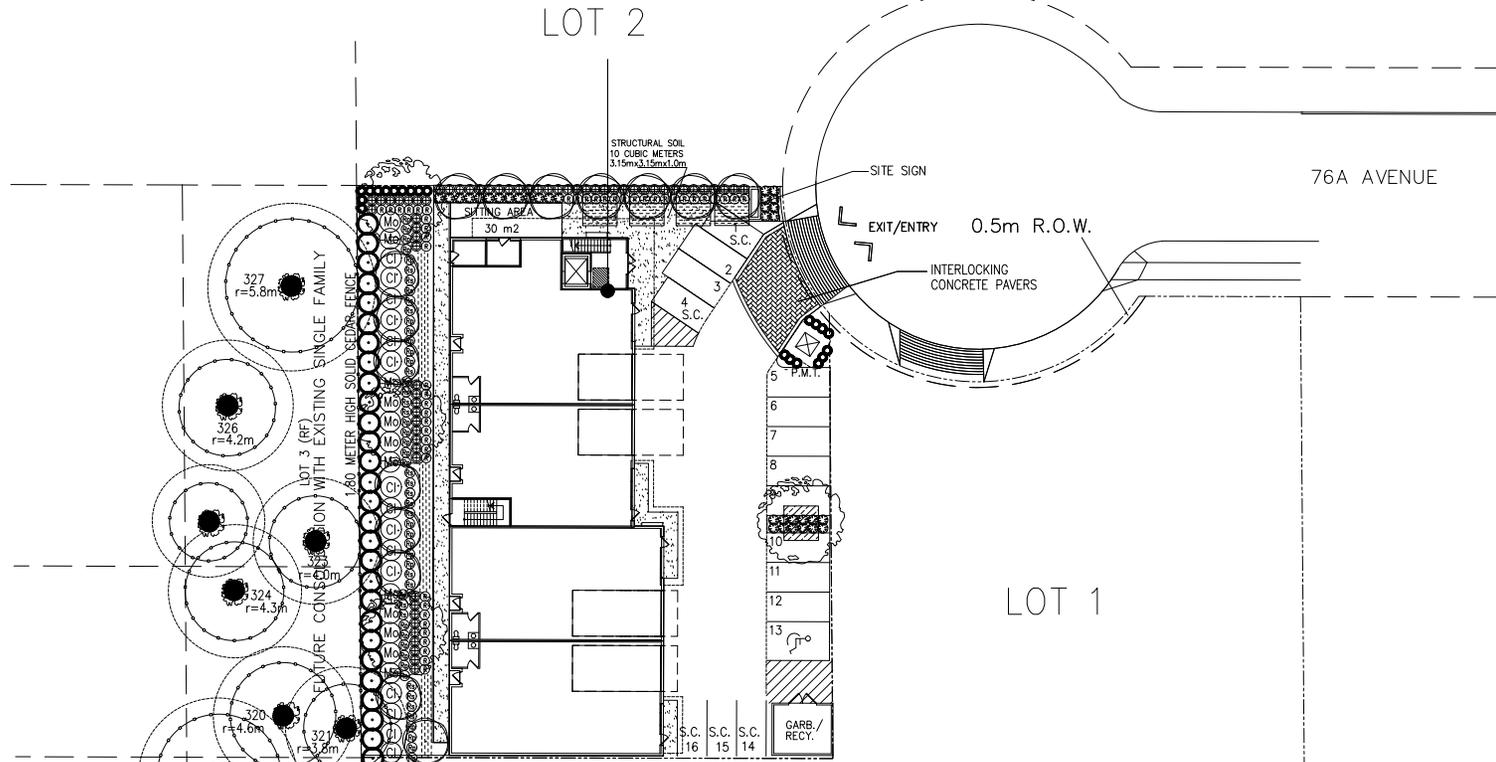
CLIENT
105942 BC LTD.
c/o BARNETT DESIGN ARCHITECTS
SUITE #135
7536 - 130 STREET
SURREY, B.C.
V3M 1H8
604-597-7100

TITLE
PLAN VIEW
**LOT 1
LANDSCAPE PLAN
INDUSTRIAL DEVELOPMENT**
12741 12749 & 12759 - 76th AVENUE
SURREY, B.C.

SCALE: 1:250	DATE: AUG/20
DRAWN: DWD	CHECKED: DWD
DATE: DWD	DATE: DWD
APPROVED: AS BUILT	

PRINTED: JOB NO. DRAWING NO. L-1 of 2





LEGEND

- = TREES TO BE RETAINED
 - ⊗ = TREES TO BE REMOVED
 - = PROTECTION BARRIER
- | | | |
|---------|---------------------------------------|-----|
| feb/23 | revised site plan | 4 |
| july/22 | revisions | 3 |
| nov/20 | revised site plan
and construction | 2 |
| may/19 | revised site plan | 1 |
| DATE | REVISION | NO. |

C. KAVOLINAS & ASSOCIATES INC
 BCSLA CSLA
 2462 JUNGAL COURT
 ABbotsFORD, B.C.
 V3G 2E8
 PHONE (604) 857-2376

CLIENT
 FUTURE 2000 DEVELOPMENTS LTD.
 c/o BARNETT DEMBEK ARCHITECTS
 SUITE #135
 7536 - 132 STREET
 SURREY, B.C.
 V3W 1A8
 604-597-7100

TITLE
 PLAN VIEW
 LOT 2
 LANDSCAPE PLAN
 INDUSTRIAL DEVELOPMENT
 12741 12749 & 12759 - 76th AVENUE
 SURREY, B.C.

SCALE	1:200	DATE	APR/18
DRAWN	CHW	DATE	
ENG.	CHW	DATE	
APPROV	AS BUILT	DATE	

PRINTED: _____ JOB No. _____
 DRAWING No. _____
 L-1 of 2

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	LIQUIDAMBAR STYRA. PALO ALTO	PALO ALTO SWEET GUM	4	6 CM. CAL.	AS SHOWN	B. & B.
○	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK	15	6 CM. CAL.	AS SHOWN	B. & B.
○	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	28	3.00 METERS	AS SHOWN	B. & B.
○	ROSA EXPLORER HENRY HUDSON	EXPLORER ROSE	52	#3 POT	90 CM. O.C.	
○	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	60	#3 POT	90 CM. O.C.	
○	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	21	1.50 METERS	70 CM. O.C.	
○	JUNIPERUS HORIZONTALIS HUGHES	HUGHES JUNIPER	39	#3 POT	90 CM. O.C.	
○	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	152	#1 POT	45 CM. O.C.	
○	RUBUS PARVIFLORUS	THIMBLE BERRY	29	#3 POT	90 CM. O.C.	WELL BRANCHED
○	RUBUS SPECTABILIS	SALMONBERRY	25	#3 POT	90 CM. O.C.	WELL BRANCHED
○	CEANOTHUS 'PUGET BLUE'	CALIFORNIA LILAC	15	#5 POT	170 CM. O.C.	
○	CHOISYA TERNATA	MEXICAN ORANGE	12	#5 POT	170 CM. O.C.	



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

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

DATE: **February 27, 2023** PROJECT FILE: **7816-0493-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12725 76 Avenue**

OCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment except for the requirements listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approx. 1.942 m on 76 Avenue.
- Dedicate approximately 9.5 m and R=17m for 76A Avenue Cul-De-Sac.
- Register 0.5 m SRW at 76 Avenue and 76A Avenue property line.

Works and Services

- Construct north side of 76 Avenue.
- Construct south side of 76A Avenue, including 76A Avenue Cul-De-Sac bulb.
- Confirm downstream storm drainage system capacity; upgrade the system as required.
- Construct drainage system to service the proposed development and fronting roads.
- Provide onsite storm water source control measures to meet the Cruikshank and Grenville ISMP requirements.
- Provide Water quality treatment for surface runoff from parking and driving areas.
- Provide water meter and water service connection sizing calculation for the proposed lots.
- Upgrade the existing sanitary sewers on 76 Avenue and 76A Avenue to 250mm sewers.
- Confirm downstream sanitary system capacity via sanitary flow analysis up to existing MH on 78A Avenue (NE of property 13090 78A Avenue), using scenario: Existing zoning + Instream applications.
- Construct adequately-sized storm, water and sanitary service connections for each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

IK

NOTE: Detailed Land Development Engineering Review available on file

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 12725, 12741, 12749, 12749 76th Avenue, Surrey

Registered Arborist Max Rathburn

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	110
Protected Trees to be Removed	91
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	20
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 42 X one (1) = 42 - All other Trees Requiring 2 to 1 Replacement Ratio 48 X two (2) = 96	138
Replacement Trees Proposed	89
Replacement Trees in Deficit	49
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

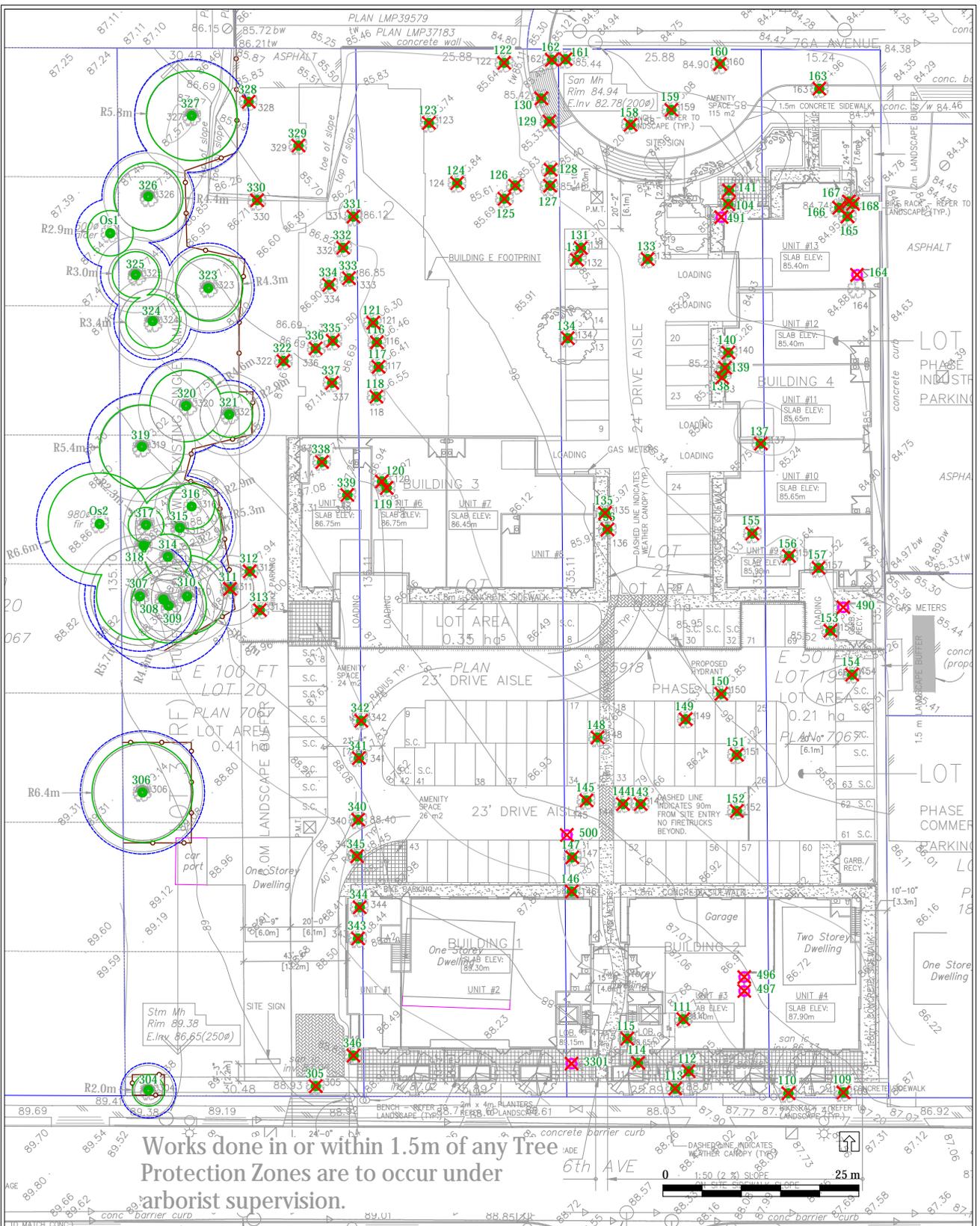
Summary, report and plan prepared and submitted by



Signature of Arborist

February 28, 2023

Date



Works done in or within 1.5m of any Tree Protection Zones are to occur under arborist supervision.

	CRITICAL ROOT ZONE		NO BUILD ZONE		UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
	TREE PROTECTION ZONE AND FENCING		SURVEYED TREE TO BE RETAINED		TREE TO BE REMOVED

REFERENCE DRAWINGS
 1. Base Survey by: South Fraser Land Surveying Ltd. (May 2015)

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET
 VANCOUVER BC V5N 4E8
 T 604.733.4886

Drawing title: Tree Management Plan
 Project address: 12725, 12741, 12749, & 12759 76th Avenue, Surrey
 Client: Oviedo Developments

Drawing No: 001
 Date: 2022/06/06
 Drawn by: CW
 Page Size: TABLOID 11"x17"

Page #
 1 of 1

Point-by-Point Response to the ADP Comments

Date: 2023-02-14

MIN ADP 2022-08-25

Key Points

- Confirm all functional aspects of the project work such as mail delivery, PMT, etc.
 - BDA: confirmed, and mailboxes added, see AC-1.04 Site Plan.
- Bring more prominence to the walkway (or activate the walkway) between the buildings.
 - BDA: The walkway between the buildings has been redesigned, see AC-1.04 Site Plan and AC-1.09.
- Provide more design development to read more as a commercial plaza rather than residential mews.
 - BDA: Because of only 15' overall distance limitation between the buildings as discussed with Landscape Architect, the idea is to activate the space through minimal elements to avoid overcrowding. We believe the inclusion of canopy wrapped around the edge and benches with trees allows a prominent link through the buildings and still allows enough openness for pedestrian movement.
- Consider reducing the amount of vegetation in the mews and increase measures to activate that space.
 - BDA: noted and revised, see AC-1.04 Site Plan and AC-1.09.
- Consider relocating the gas meters away from the mews.
 - BDA: gas meters had been relocated, see AC-1.04 Site Plan.
- Consider spanning the paving from lobby to lobby before transitioning into softer landscaping.
 - BDA: noted and revised, see AC-1.04 Site Plan and AC-1.09.
- Consider finding a location for a larger outdoor amenity space.
 - BDA: we've maximized the outdoor amenity spaces taking into consideration complying with the parking requirements of the zoning bylaw.
- Consider energy modelling to inform design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
 - BDA: noted, an energy consultant will be involved with the drawings' preparation for building permit.

Site

- Consider bringing more prominence and design celebration to the walkway between the two buildings.
 - BDA: Noted, the walkway between the buildings had been redesigned.

Form and Character

- Scale, materials and architectural elements is a good transition to the context.
- Consider adding details and elements on the elevations of the lobbies that would help break up the scale to the lobby glazing to help connect the scale to the residential surrounding buildings and residence in the building on the one side.
 - BDA: Most of the building façade facing 76 Ave. is designed to read as residential by massing articulation and materiality through the decks at the corners, stepping back the upper level and by using brick veneer with Cedar sidings. However, our intent is to highlight the second storey entrances as focal elements and differentiate them from at grade CRUs entrances. It adds interest to the elevation of the building by breaking the skyline.

Landscape

- Consider reconciling or rationalizing the placement of trees in the parking lot.
 - C. Kavolinas & Associates: Architect.
 - BDA: Considered, we've relocated one tree from the front of the commercial buildings to the parking area, we've maximized the number of trees at the parking area taking into consideration complying with the parking requirements of the zoning bylaw.
- Consider shifting the group of four trees on 76 Avenue to the east to open up views to building lobby entrance.
 - C. Kavolinas & Associates: Completed.
- Consider extending the paver treatment along 76 Avenue into the open space between the two lobbies to create a more open shared hard scape space between the lobbies and transition to the concrete sidewalk at that point.
 - C. Kavolinas & Associates: Completed.
- Consider changing hedge along the west side from Thuja occidentalis to a smaller hedge form of Cedar that requires less maintenance and pruning.
 - C. Kavolinas & Associates: Completed.
- Consider measures to activate the space between the buildings with benches, bike racks for visitors, etc.
 - C. Kavolinas & Associates: Want this space to remain as a pedestrian corridor, not a place for people to hang out.
- Consider weather protection for one or more exterior amenity spaces.
 - C. Kavolinas & Associates: Considered, but not implemented.

CPTED

- No specific issues were identified.

Sustainability

- Provide structural soil volumes to ensure adequate volumes for mature growth of trees.
 - C. Kavolinas & Associates: See cross section details on landscape plan.
- Consider providing separated cyclist pathway away from vehicular movement.

- BDA: Considered, providing separated cyclist pathway will reduce the number of parking stalls and will not comply with the zoning bylaw.
- Give priority to transit users, pedestrians and cyclists that will come from surrounding areas considering there is a park, single family homes, transit nearby, etc.
 - BDA: Done.

Accessibility

- Consider creating a wider pathway between the buildings that is more accessible.
 - BDA: Noted, the walkway between the buildings had been redesigned with minimum 5' width.
- Ensure that the central walkway through parking is coordinated with civil consultant to provide curb drops to ensure HC access. It is an important asset to the site.
 - BDA: Noted, curb drops had been added to the central walkway.
- Provide more dedicated parking space for people with disabilities (handicap parking) or even having family friendly spaces by using larger spaces that are shown on the plans and adjacent to the walkways.
 - BDA: Provided, dedicated parking #33.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0493-00

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: 001-655-248

The East 50 Feet Of Lot 19 Section 19 Township 2 New Westminster District Plan 7067

12759 76 Ave

Parcel Identifier: 011-219-009

East 100 Feet Lot 20 Section 19 Township 2 New Westminster District Plan 7067

12725 76 Ave

Parcel Identifier: 003-687-104

Lot 21 Section 19 Township 2 New Westminster District Plan 25918

12749 76 Ave

Parcel Identifier: 008-829-373
Lot 22 Section 19 Township 2 New Westminster District Plan 25918

12741 76 Ave

(the "Land")

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

Parcel Identifier:

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

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

In Subsection F. Yards and Setbacks of Part 48 Light Industrial Zone (IL), the minimum north yard setback is reduced from 7.5 metres to 4.6 metres.

5. This development variance permit applies to only the 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. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

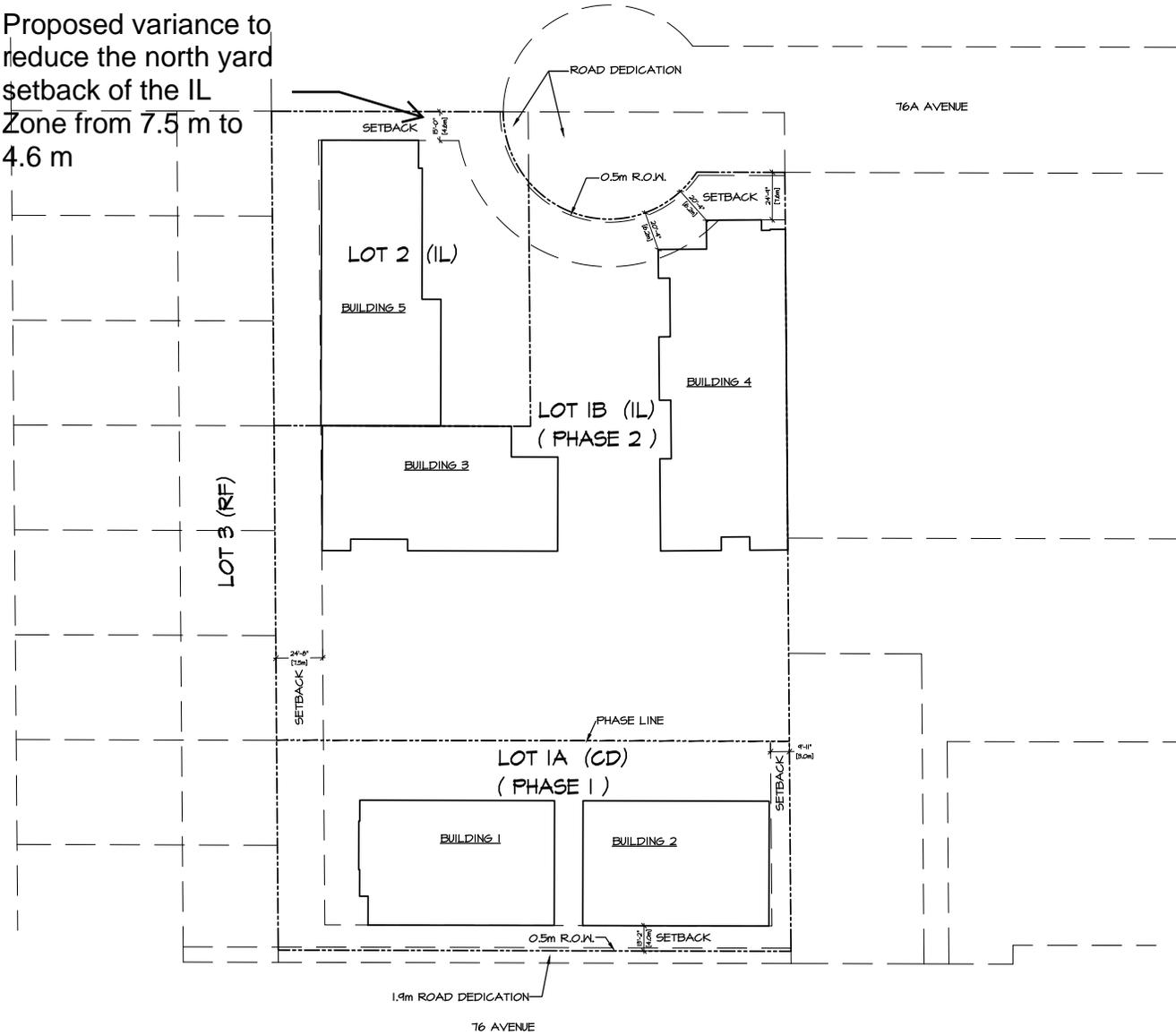
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A

Proposed variance to reduce the north yard setback of the IL Zone from 7.5 m to 4.6 m



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ISSUE	DATE	BY	ISSUED FOR
1	NOV 18 2022	MS	REVISION TO AIP
2	NOV 18 2022	MS	REVISION TO AIP
3	DEC 08 2022	MS	REVISION TO AIP

REV#	DATE	DRN	DD

DESIGN :	IFB482 B.C. LTD. (LOT 1)
L.F.B. :	
DRAWN :	
DATE :	Nov. 0 22
SCALE :	1" = 30'-0"

CLIENT :	IFB482 B.C. LTD. (LOT 1)
PROJECT :	FUTURE 2000 DEVELOPMENTS LTD. (LOT 2)
SHEET CONTAINS :	INDUSTRIAL DEVELOPMENT 12741-12754 - 76th AVENUE SITE ANALYSIS



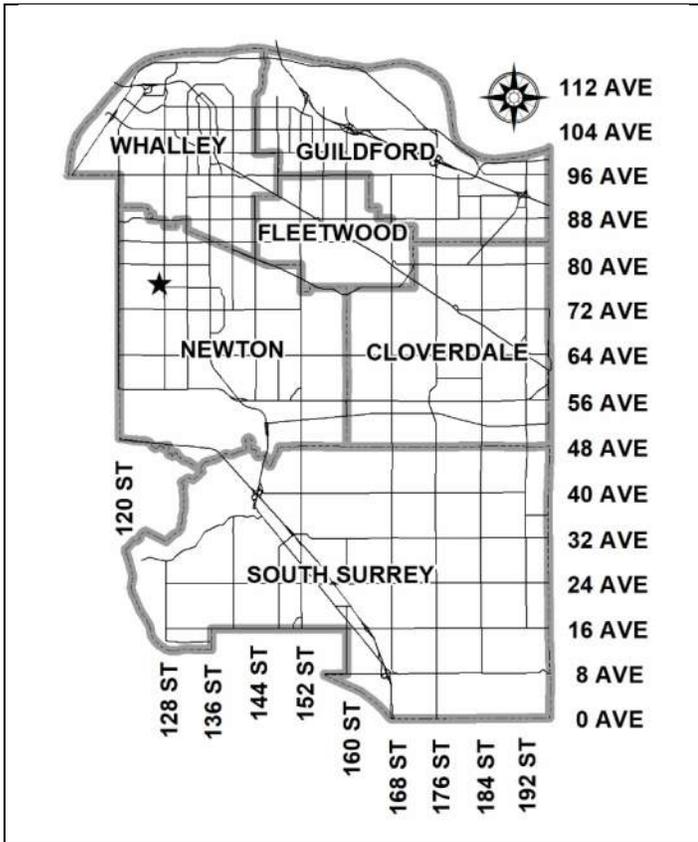
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com



CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16014A	AC-1.03

Planning Report Date: July 22, 2019



PROPOSAL:

- **OCP Amendment** of a portion from Urban and Industrial to Commercial
- **Rezoning** from RA and RF to CD and RF to permit the development of industrial and commercial buildings and a remnant RF lot for future development with adjacent land.

LOCATION:

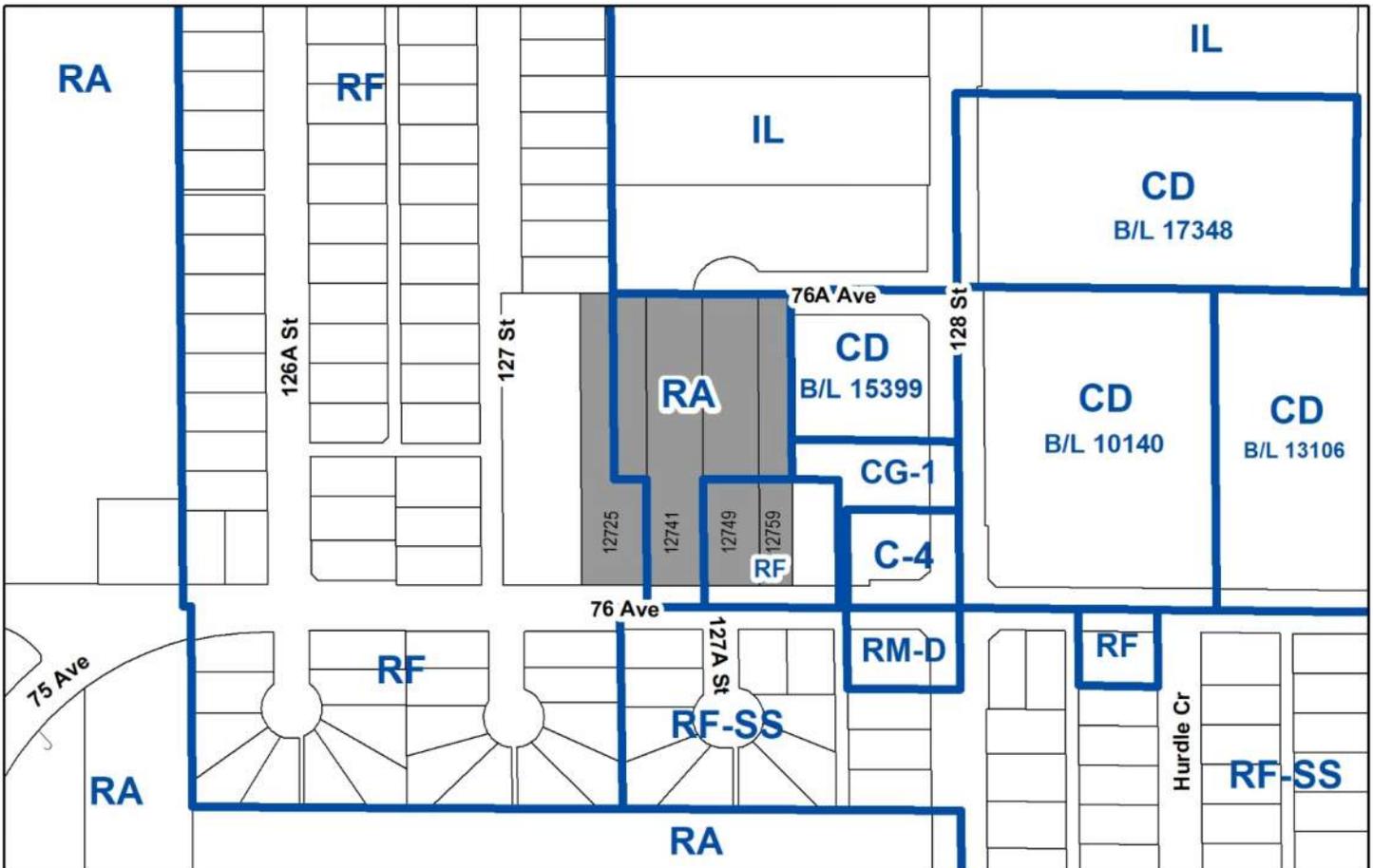
12759 - 76 Avenue
 12725 - 76 Avenue
 12749 - 76 Avenue
 12741 - 76 Avenue

ZONING:

RA & RF

OCP DESIGNATION:

Industrial & Urban



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be referred back to staff to work with the applicants to consider major revisions to the proposal that are consistent with the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed commercial component of the proposal is a significant departure from existing City of Surrey policies and plans and does not comply with Metro Vancouver's Regional Growth Strategy.

RATIONALE OF RECOMMENDATION

- The applicant proposes commercial and office uses which does not comply with the site's Industrial designation in the Official Community Plan (OCP), nor the site's Industrial designation in Metro Vancouver's Regional Growth Strategy (RGS).
- There are limited employment lands available within Surrey and elsewhere in the Metro Vancouver region that can support the continued growth and health of the local economy. The preservation of these lands for employment purposes is important given the lack of existing supply in the City and regionally within Metro Vancouver.
- There are ample opportunities for commercial development in more appropriately designated areas of Newton, most notably within the Central Newton Cultural Commercial District (CNCCD). The CNCCD was approved by Council in 2012 through Corporate Report No. 157 with the intent of providing a defined precinct where commercial and office uses could be supported to benefit the Newton area, while safeguarding other industrial lands in Newton against further commercial intrusion.
- The proposed development, if approved, could result in other similar proposals on other Industrial designated lands that would propose to introduce additional commercial uses in the local area at the expense of employment lands.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant to consider major revisions to the proposal that are consistent with the intent of the Official Community Plan (OCP), and Metro Vancouver's Regional Growth Strategy (RGS).

REFERRALS

Engineering: The Engineering Department has not completed a detailed review of the proposal yet given that the proposed land use is not supported. If the application proceeds to the detailed planning stage, detailed Engineering Comments will be provided to ensure necessary infrastructure is provided to service the site, including road dedication and access requirements.

SITE CHARACTERISTICSExisting Land Use:Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Industrial	Industrial & Urban	IL & RF
East:	Industrial	Industrial & Urban	CD (Bylaw No. 15399), CG-1, RF & C-4
South (Across 76 Avenue):	Single Family Residential	Urban	RF-SS
West	Single Family Residential	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject properties are 1.1-hectare (2.74 acre) in area and located at 12725, 12741, 12749 and 12759 76 Avenue. The site is zoned "Single Family Residential (RF)" and "One Acre Residential (RA) Zone" and designated Industrial and Urban in the Official Community Plan (OCP). The site is designated General Urban and Industrial in Metro Vancouver's Regional Growth Strategy (RGS).

Proposed Development

- The applicant is proposing to rezone the site from One-Acre Residential Zone (RA) and Single Family Residential (RF) Zone to Comprehensive Development (CD) and Single Family Residential (RF) to facilitate the development of three industrial buildings, two commercial/office buildings and one residential lot for future consolidation with adjacent lands, as shown in Appendix I.

Proposed Industrial Uses

- There are three industrial buildings proposed on the subject site (Building C, D and E). These buildings are located on the north portion of the property, and are proposed as multi-tenant warehouses. The industrial uses proposed on this portion of the site are consistent with the Industrial land use designation in both the OCP and RGS.

Proposed Residential Uses

- The site plan proposes one residential remnant lot along the west property line, which would ultimately be consolidated with the lands to the west for future development into single family lots. The residential use proposed on this portion of the site is consistent with the Urban land use designation in the OCP and with the General Urban designation in the RGS.

Proposed Commercial Uses

- The commercial/office uses would be contained within Building A and B which are located along the southern portion of the site along 76 Avenue and include uses such as a sweet shop and restaurant, coffee shop, pharmacy, walk-in clinic, dentist's office and lawyer's office. These uses are proposed within an area that is designated Industrial in both the City's OCP and the RGS (Metro Vancouver).
- To facilitate this portion of the proposed development, an OCP Amendment is required from Industrial and Urban to Commercial, as shown in Appendix II. In addition, the Metro Vancouver RGS designation would need to be amended from Industrial to General Urban.
- Amendment to the Industrial designation of the RGS must come from the affected municipal government and requires an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and the granting of Third Reading to the associated by-laws should the proposal be supported by Council.
- The proposed OCP amendment and Rezoning are being presented for Council's consideration at this time. Given the significant departure from the City's plans, policies and practices that the proposed commercial and office uses entails, it was deemed appropriate to consult Council on the larger land use issue before proceeding further to detailed development planning of the site, which typically is done through a Development Permit application.

Policy Considerations

- There are a number of City and Metro Vancouver policies that must be considered as part of the review of the proposed OCP amendments to redesignate the subject site from Industrial and Urban to Commercial. These policies are considered below.

Surrey Official Community Plan (OCP)

- The site's Industrial OCP designation does not permit commercial uses, except for a coffee shop. The Industrial designation is intended to support a mix of industrial, business and office uses that are not suited for locations within Town Centres or commercial centres. The Industrial designation is intended to support the growth and maintenance of employment lands within the City.
- The protection of employment lands is a key objective of the City of Surrey. Surrey's OCP contains policies that are designed to "prohibit the conversion of industrial, business park or mixed-employment lands to residential or other non-employment uses" (Policy E1.13). These policies seek to "encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare" (Policy E1.5).
- The Urban designation in the Official Community Plan is intended for residential uses, and other complementary uses such as small-scale daycare facilities, live-work units and small-scale neighbourhood service shops. The proposed professional office uses and medical clinics are beyond the scope of what is permitted within the Urban designation, and therefore, a redesignation to Commercial would also be required for this portion of the site along 76 Avenue.

Surrey Employment Lands Strategy (2008)

- Surrey's Employment Lands Strategy, adopted by Council in 2008, outlines the City's commitment to maintaining employment lands for employment uses, as the strategy recommends that "conversion from an employment use to a non-employment use is only supported where development will align with the City's objectives to create thriving, transit oriented, mixed-use centres and corridors" (page 12). The subject site is not located within an existing or proposed transit-oriented mixed use area.

Metro Vancouver Regional Growth Strategy (RGS)

- The RGS identifies the protection of industrial land as a key goal in maintaining and enhancing the region's economic well-being. Preservation of industrial lands in the region and within Surrey provides the land base needed to support the local economy and employment.
- The subject site is designated Industrial and General Urban in Metro Vancouver's Regional Growth Strategy (RGS) (2010). The Industrial designation is intended for industrial, and other employment related uses. Commercial uses are not intended in Industrial areas.
- The applicant's proposal would trigger an application to Metro Vancouver to amend the RGS designation from "Industrial" to "General Urban" for a portion of the site. Amendments to the RGS are initiated by the affected municipal government and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would

occur subsequent to Council holding a Public Hearing and Council's granting of Third Reading to the by-laws associated with the proposed development.

PROJECT EVALUATION

- The commercial/office component of the proposed development is a significant departure from the City's existing plans, policies and practices. Specifically, the proposed development is not consistent with the site's OCP and RGS designation for industrial uses.
- There are limited employment lands available within Surrey or Metro Vancouver region that can support the continued growth and health of the local economy. The preservation of these lands for employment purposes is important given the lack of existing supply in the City and elsewhere in the Metro Vancouver region.
- There are ample opportunities for commercial development in more appropriately designated areas of Newton, most notably within the existing Central Newton Cultural Commercial District. The establishment of the Central Newton Cultural Commercial District (CNCCD) was approved by Council in 2012 through Corporate Report No. R157 with the intent of providing a defined precinct where commercial and office uses could be supported to benefit the Newton area, while safeguarding other industrial lands in Newton against further commercial intrusion.
- The proposed development, if approved, could result in other similar proposals on other Mixed Employment or Industrial designated lands that would propose to introduce additional commercial uses in the local area at the expense of employment lands.

CONCLUSION

- Based on the preceding, the Planning & Development Department recommends that this application be referred back to staff to work with the applicants to consider revisions to remove the commercial and office uses, and propose a development plan that is consistent with the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy.
- Should Council feel that there is merit to the proposal, Council may direct staff to work with the applicant to review the proposed project in detail (including for issues related to site planning, tree retention, building design, impacts to road network, etc.), and once all issues are resolved, bring the project back to Council for consideration.

INFORMATION ATTACHED TO THIS REPORT

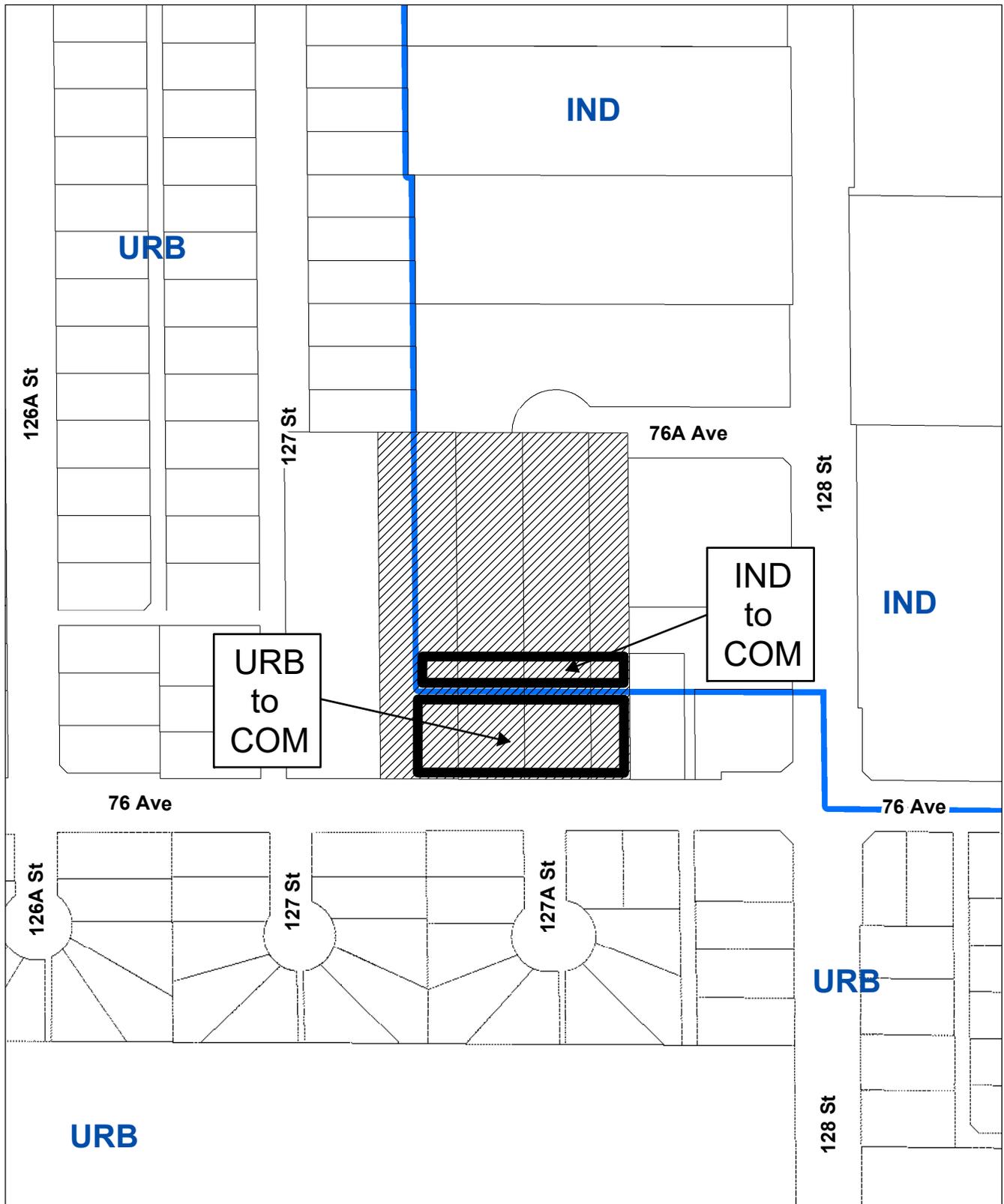
The following information is attached to this Report:

- Appendix I. Proposed Site Plan & Elevations
- Appendix II. OCP Redesignation Map
- Appendix III. Metro Vancouver Regional Growth Strategy Map

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/cm



OCP Amendment 7916-0493-00

Proposed amendment from Urban to Commercial
& Industrial to Commercial



