

## PROPOSAL:

- Development Permit
- Development Variance Permit
to permit the development of three multi-tenant industrial warehouse buildings on three separate lots. A variance is requested to reduce the minimum front yard and rear yard setback requirements under the IL Zone.

| LOCATION: | $9697-190$ Street |
| :--- | :--- |
|  | $9779-190$ Street |
| ZONING: | IL |
| OCP DESIGNATION: | Industrial |



## RECOMMENDATION SUMMARY

- 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

- The applicant is requesting a variance in order to reduce the minimum front yard (east) building setback from 7.5 metres to 2.5 metres and rear yard (west) building setback from 7.5 metres to 0.3 metre, under the IL Zone, for Lots A, B and C.


## RATIONALE OF RECOMMENDATION

- The proposal complies with the "Industrial" designation in the Official Community Plan.
- The proposal complies with the Metro Vancouver Regional Growth Strategy designation.
- The proposal is consistent with OCP policies and the City's Employment Lands Strategy.
- The proposed variance to reduce the minimum east (front) yard and west (rear) yard building setbacks is a response to existing site constraints (i.e., a long, narrow property) and allows the applicant to achieve a functional building envelope that will help to attract a wider array of tenants while still providing an attractive streetscape along 190 Street.
- The proposed industrial buildings are attractive, well-designed and establish a higher-standard in terms of the form, design, and character for future industrial warehouse buildings within the surrounding area.


## RECOMMENDATION

The Planning \& Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-oo96-oo generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7921-oo96-oo (Appendix IV) varying the following, to proceed to Public Notification:
(a) to reduce the minimum front yard (east) setback of the IL Zone from 7.5 metres to 2.5 metres to the principal building face for Lots A, B and C; and
(b) to reduce the minimum rear yard (west) setback of the IL Zone from 7.5 metres to 0.3 metre to the principal building face for Lots A, B and C.
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) submission of a subdivision layout to the satisfaction of the Approving Officer;
(c) final approval from the Ministry of Transportation \& Infrastructure;
(d) final approval from Kinder Morgan Canada (Trans Mountain Pipeline);
(e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
(f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
(g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
(h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
(i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
(j) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site; and
(k) registration of a reciprocal access and reciprocal parking easement between Lot A and Lot B as well as Lot B and Lot C.

## SITE CONTEXT \& BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
| :--- | :--- | :--- | :--- |
| Subject Site | Trucking/cartage businesses | Industrial | IL |
| North <br> (Across 98 Avenue and <br> Golden Ears Way): | Canadian National Railway <br> and outdoor storage of raw <br> lumber materials | Industrial | IL |
| East <br> (Across 190 Street): | Multi-tenant industrial <br> buildings and wood product <br> manufacturers with outdoor <br> storage | Industrial | IL |
| South: | Truck parking facility and <br> Trans Mountain Pipeline | Industrial | IL |
| West: | Multi-tenant industrial <br> building consisting of a metal <br> fabricator and wood product <br> manufacturer with outdoor <br> storage | Industrial | IL |

## Context \& Background

## Background

- The subject site consists of two properties (9697-190 Street and 9779-190 Street) which are both designated "Industrial" in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)".
- The property located at 9779-190 Street was recently purchased from the City of Surrey.
- The subject site is significantly constrained due to its long, narrow lot configuration and the previous site contamination at 9697-190 Street. In 2017, the applicant obtained a Certificate of Compliance ( CoC ) from the Ministry of Environment that further restricts the amount of landscaping permitted on-site to a total combined area of 1,000 square metres. The CoC also places additional restrictions on future redevelopment by requiring the applicant maintain a "cap" over the subject site to prevent water from infiltrating into contaminated areas.


## DEVELOPMENT PROPOSAL

## Planning Considerations

- The applicant is proposing to consolidate 9697-190 Street and 9779-190 Street in order to construct three multi-tenant industrial warehouse buildings on three separate new lots. The buildings will provide a total of 14,937 square metres of industrial warehouse and office space.
- The proposed buildings comply with all aspects of the IL Zone, with the exception of the front yard and rear yard setbacks. As such, the applicant requests a variance to reduce the minimum front yard and rear yard setbacks, under the IL Zone, in order to provide a functional building envelope.

|  |  |
| :--- | :--- |
| Proposed |  |
| Gross Site Area: | 24,295 sq. m. |
| Road Dedication: | N/A |
| Undevelopable Area: | N/A |
| Net Site Area: | 24,295 sq. m. |
| Number of Lots: | 3 |
| Building Height: | 11.5 metres |
| Unit Density: | N/A |
| Floor Area Ratio (FAR): | o.62 |
| Floor Area |  |
| Residential: | N/A |
| Industrial: | 14,864 sq. m. |
| Total: | 14,864 sq. m. |

## Referrals

Engineering

Parks, Recreation \& Culture:

Ministry of Transportation
\& Infrastructure (MOTI):
Surrey Fire Department: No concerns. Proposal must comply with the BC Building Code.
Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Kinder Morgan Canada No concerns.
(Trans Mountain Pipelline):

## Transportation Considerations

- The subject properties will obtain driveway access from 98 Avenue and 190 Street. All trucks will access the proposed buildings from 190 Street for loading/unloading purposes with each individual unit having access to overhead roller doors as well as loading bays.
- The proposed buildings will share on-site parking and driveway access to/from 190 Street, in order to maximize efficiencies. As a result, the applicant will be required to register on title a reciprocal parking and reciprocal access easement between Building A and Building B as well as Building B and Building C to secure this shared parking and driveway access arrangement.
- The subject site is located within roughly 125 metres of a bus stop along 96 Avenue.


## 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 property is designated "Industrial" in the Regional Growth Strategy (RGS).
- The proposed development complies with the Industrial RGS designation.


## Official Community Plan

## Land Use Designation

- The subject site is designated "Industrial" in the Official Community Plan (OCP).
- The proposed development complies with the Industrial OCP designation.


## Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
- Policy B6.6 - Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces.
- Policy E1. 6 - Support the infill and redevelopment of under-utilized properties within Industrial land designations.
- Policy E1. 8 - Ensure a positive interface between employment lands and accompanying industrial activities and uses.
- Policy E1.10 - Ensure sufficient, convenient, and appropriate access to employment lands, including supply and goods movement routes as well as access to employment opportunities for Surrey's workforce.


## Proposed Setback Variances

- The applicant is requesting the following variances:
- to reduce the minimum front yard (east) setback of the IL Zone from 7.5 metres to 2.5 metres to the principal building face for $\operatorname{Lot} \mathrm{A}, \mathrm{B}$ and C ; and
- to reduce the minimum rear yard (west) setback of the IL Zone from 7.5 metres to 0.3 metre to the principal building face for $\operatorname{Lot} \mathrm{A}, \mathrm{B}$ and C .
- The requested variances will have a negligible impact on adjacent properties which, similarly, are zoned "Light Impact Industrial Zone (IL)". In addition, the variances will improve overall efficiencies and ensure the proposed development is economically feasible by maximizing the building footprint.
- The proposed variance to reduce the minimum front yard (east) and rear yard (west) building setbacks is a response to existing site constraints (i.e., a long, narrow property) and allows the applicant to achieve a functional building envelope that will help to attract a broader range of tenants while still providing an attractive streetscape along 190 Street.
- Staff support the requested variances to proceed for consideration.


## PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on the subject site on May 6, 2021. To date, staff have not received any responses from area residents or business owners.


## DEVELOPMENT PERMITS

## Form and Character Development Permit Requirement

## Proposed Building

- The proposed development is subject to a Development Permit for Form and Character given its proximity to Golden Ears Way.
- The proposed buildings will provide a total of 14,937 square metres of industrial warehouse and office space with approximately 13 units ranging in size from 339 square metres to 1,293 square metres.
- Each unit will have access to overhead roller doors and loading bays.
- The proposed buildings conform with all aspects of the IL Zone, except for the front yard (east) and rear yard (west) setbacks. As such, the applicant requests a variance in order to reduce the minimum building setback requirements under the IL Zone.
- The building materials include concrete tilt-up panels, pre-finished aluminum flashing, shop front glazing, overhead roller doors, fluted metal canopies as well as coloured gypsum board and metal wall cladding accent materials around the entry doors to enhance visual interest.
- The concrete tilt-up buildings are attractive, well-designed and establish 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 eastern façade, to identify the address of each of the proposed industrial warehouse buildings (i.e., Building A, B and C).
- In addition, each individual unit will have one fascia sign located above the principal entrance.
- All tenant signage is limited to the ground-floor. No upper-storey tenant signage is permitted.
- All signage proposed on-site will consist of individual channel letters and will comply with all aspects of the Sign By-law.
- No free-standing signs are proposed on the subject site.
- If additional signage is required in future, it will be considered through a separate application.


## On-Site Parking

- Under the Zoning By-law, a total of 195 parking spaces are required on-site to accommodate the current proposal which includes a combination of industrial warehouse and office uses.
- The applicant proposes to provide 1 parking space per 100 square metres of gross floor area for industrial warehouse purposes and 2.5 parking spaces per 100 square metres of gross floor area for office uses. As such, the applicant is required to provide a total of 195 parking spaces on the subject site under the Zoning By-law.
- The applicant proposes to provide 195 parking spaces on-site which complies with the Zoning By-law. However, given the lack of available parking, the applicant will also register a Section 219 Restrictive Covenant on title to restrict the amount of mezzanine space permitted on-site unless additional parking is provided, per the minimum parking requirements under Zoning By-law No. 12000.


## Landscaping

- As noted above, the applicant obtained a Certificate of Compliance (CoC) from the Ministry of Environment that restricts the maximum allowable landscaping on-site to $\mathbf{1}, \mathrm{ooo}$ square metres.
- As such, the applicant is focusing on installing landscaping around the perimeter of the subject property in order to provide an attractive streetscape. The applicant proposes a 2.5 metre wide landscape setback along 98 Avenue and 2.5 metre wide landscape setback along 190 Street that consists of shade trees, ornamental grasses, flowering shrubs, and low-lying groundcover.
- Given the site constraints imposed by the CoC , the applicant is proposing limited landscaping within the surface parking areas. A landscape island is typically required every 6 parking stalls, per the Official Community Plan (OCP).
- Outdoor employee amenity space is provided on the subject site which consists of raised planters and bench seating. Staff will continue to work with the applicant to provide shade trees and additional low-level planting adjacent the outdoor amenity space(s).
- Decorative paving materials are proposed at the driveway entrances.


## Outstanding Items

- City staff will continue to work with the applicant to resolve the following staff-identified design-related issues prior to Final Approval:
- The applicant should continue to work with staff to address interface and landscaping issues which includes maximizing the amount of landscaping provided around the site edges.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.


## TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd prepared an Arborist Assessment for the subject property. The table below provides a summary of the 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/Cottonwood | 5 | 5 | 0 |
| Deciduous Trees <br> (excluding Alder and Cottonwood Trees) |  |  |  |
| Lombardy Poplar | 33 | 33 | 0 |
| Maple | 4 | 1 | 3 |
| Coniferous Trees |  |  |  |
| Austrian Pine | 1 | 1 | 0 |
| Douglas Fir | 8 | 5 | 3 |
| Pine | 1 | 1 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 47 | 41 | 6 |


| Total Replacement Trees Proposed <br> (excluding Boulevard Street Trees) | 99 |
| :--- | :---: |
| Total Retained and Replacement Trees | 105 |
| Contribution to the Green City Program | N/A |

- The Arborist Assessment states that there is a total of 47 mature trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately $10 \%$ of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 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 87 replacement trees on the site. The applicant is proposing 99 replacement trees, thereby exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Stripe Bark Maple, Columnar Red Maple, Pyramidal European Hornbeam, Slender Hinoki Cypress, White Wonder Dogwood, Dawyck Beech, Purple Fastigiate Beech, Japanese Stewartia, Mt. Fuji Flowering Cherry and Blue Totem Columnar Spruce.
- In summary, a total of 105 trees are proposed to be retained or replaced on the site which meets City requirements.


## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:
Appendix I. Proposed Subdivision Plan, Building Elevation Drawings and Landscape Plans Appendix II. Engineering Summary
Appendix III. Summary of Tree Survey and Tree Preservation
Appendix IV. Development Variance Permit No. 7921-0096-oo
approved by Ron Gill

Rémi Dubé
Acting General Manager
Planning and Development
MRJ/cm
mome



LEGENO:


$=1=$


96th AVENUE


9607 \& 9779 190th Street, Surrey, BC ISSUED FOR DEVELOPMENT PERMIT

Beedie/
9697 \& 9779
$9697 \& 9779$
190th Street

| Cover |
| :---: |
| plot onte |

A000


TKA+D
ZONING SUMMARY:
 LEGAL DESCRIPTION: $\quad 9697190$ LOT 22 SECTIO 4 TOWNSHI 9 PLA

$\qquad$ SECTION 4 TOWNSHIP 9 PLAN LMP P 1053
NWD PARCEL A.PART SE1/4
$\qquad$



BLDG B - NW View DP


BLDG B - NE View DP



BLDG C-View From East DP


BLDG C - NE View DP


BLDG C - NW View DP


## Beedie/



TKA + D B $\quad \square$
ZONING SUMMARY: PROJECT ADDRESS:
9697 \& $9779-190 \rightarrow t$ Street, Surrey,
BC LEGAL DESCRIPTION: 9697 190th LOT 22 SECTION 4 TOWNSHP 9 PLAN
 SECTION 4 TOWNSHIP 9 PLAN LLLP 1033
NWD PARCEL A.PART SE1/4

$$
\begin{array}{lr}
\text { AUTHORITY: } & \text { CITY OF SURREY } \\
\text { ZoNE: } & \text { I } \\
\text { USES: } & \text { Light impact industrial }
\end{array}
$$ Total Existing Site

$\qquad$ ${ }^{24,295 \mathrm{sm})}$ Pernited Total Ste Coverage- $6 \% \%$
Proposed Total Site Coverage - $51.6 \%$

AREA SUMMARY - BY BUILDING


 GENERaL NOTES:
 (49.2 tt).


Beedie/


(1) BLDG A - Level 2 Floor Plan
$1 / 16^{\prime \prime}=1^{1}-0^{\prime \prime}$

TKA+D
KEy PLAN

AREA SUMMARY-BULLDING A

Levil 1 nustrial L2 Industria
$\begin{array}{lll}\text { Level } 11 & \text { Ofice } & \text { Office } \\ \text { Level2 } \\ \text { Office L2 } \\ \text { Office }\end{array}$

${ }_{5}^{3935 \text { SF }}$
REQUIRED PARKING - BULILING A


Beedie/



TKA+D
$\underset{\substack{\text { KEY PLAN } \\ \text { Biga }}}{ }$


KEYNOTELEGEND

SKL SKYLIGHT


| 9697 \& 9779 190th Street | $\theta$ |
| :---: | :---: |
| BLDG A Roof Plan <br>  |  |
| $A 103$ |  |



(1) BLDG B - Level 2 Floor Plan

Rea sumenar


evel Description Occupanco | Level 1 | Warehouse Industrial | $\begin{array}{c}\text { Area (SF) } \\ 53698 \text { SF }\end{array}$ |
| :--- | :--- | :--- |
| Le |  |  | Evel 1 office Office

Level2 Office office

${ }_{72951}{ }^{404 \mathrm{SF}}$
BULIING B - REQUIRED PARKII


Beedie/



TKA +D

KEYNote LeGend

| $\begin{array}{ll}\text { RD } \\ \text { RFH }\end{array}$ | $\begin{array}{l}\text { ROOF ORAIN } \\ \text { ROOF HATCH }\end{array}$ |
| :--- | :--- |

RFH
SKL

Beedie/

$9697 \& 9779$
190th Street
$\underset{\text { ploto }}{\text { BLTE }}$
A106.


TKA +D

AREA SUMMARY-BULLINGC
Level
Level 1




## bulloing c - required parking



Beedie/


TKA+D


BLDG C - Level 2 Floor Plan
(1) $1 / 16^{\prime \prime}=1^{1}-0^{\prime \prime}$

## Beedie/


9697 \& 9779
190th Street

BLDG C Roof Plan
(1) ${ }^{1 / 1 / 6^{\prime \prime}=1} \mathbf{1 - 0 "}$ C - Roof Plan DP
$1 / 16^{\prime \prime}=1^{\prime}-0 "$

in

A109.




TKA+D


## Beedie <br>  <br> 


(1) $1: 400$ Street Elevation










## M

LANISCAPE ARCHITECTURE L220-26 Lorne Mews
New Westminster, British Columbia V3M: 3L7.
Tel: 64.553 .00 Fax: 604.553 .0045
Email: office@m2la.
(3) TYP. DRIP STRIP DETAIL

(4) 6FT HIGH BLACK VINYL CHAINLINK FENCE

(2) SHRUB PLANTING DETAIL

9697 \& 9779-190TH STREET
SURREY, BC

| $\mathrm{p}_{\text {pawng tire: }}$ |  |
| :---: | :---: |
| LANDSCAPE details sheet |  |
| DAAE: \|oftr 2021 | gumber: |
| Scale: As stome |  |
| dakwn 55 | 15 |
| Destick 55 |  |
| Chko: M M |  |

the future lives here.

TO: Manager, Area Planning \& Development

- North Surrey Division

Planning and Development Department

FROM: Development Engineer, Engineering Department
DATE: July 6, $\mathbf{2 0 2 1} \quad$ PROJECT FILE: $\mathbf{7 8 2 1 - 0 0 9 6 - 0 0}$
RE: Engineering Requirements (Industrial)
Location: 9697, 9735, 9765 \& 9779190 Street

## REZONE/SUBDIVISION

## Property and Right-of-Way Requirements

- Dedicate 6.0 mx 6.0 m corner cut at 98 Avenue and 190 Street intersection.
- Register 0.5 m Statutory Right-of-Way (SRW) along 98 Avenue and 190 Street frontage.
- Register minimum 5.0 m drainage SRW along existing main at southwest corner of lot.


## Works and Services

- Construct west side of 190 Street and south side of 98 Avenue.
- Construct adequately sized water, sanitary and storm service connections to each lot.
- Provide onsite stormwater source controls to meet pre-development flows.
- Register a Restrictive Covenant on title for all lots for onsite storm mitigation features as determined through detailed design.
- Register a Restrictive Covenant on title for all lots for water quality/sediment control chamber maintenance.
- Register a reciprocal access easement for shared access letdowns between the lots.

A Servicing Agreement is required prior to Subdivision. A processing fee of $\$ 7,785.75$ is required.
DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT
There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit other that those stated above.


Jeffery Pang, P.Eng. Development Engineer

AY

## Tree Preservation Summary

## Surrey Project No: TBD

Address: 9697190 Street, Surrey, BC
Registered Arborist: Tim Vandenberg

| On-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Trees Identified <br> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 52 |
| Protected Trees to be Removed | 46 |
| Protected Trees to be Retained <br> (excluding trees within proposed open space or riparian areas) | 6 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) $=5$ <br> - All other Trees Requiring 2 to 1 Replacement Ratio 41 X two (2) $=82$ | 87 |
| Replacement Trees Proposed | TBD |
| Replacement Trees in Deficit | TBD |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | NA |


| Off-Site Trees | Number of Trees |
| :---: | :---: |
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: <br> - Alder \& Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times$ one (1) $=0$ <br> - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times$ two (2) $=0$ | 0 |
| Replacement Trees Proposed | NA |
| Replacement Trees in Deficit | NA |

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

| Signature of Arborist: | Date: December 7, 2020 |
| :--- | :--- |





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS
\#105, 8277129 St.
Surrey, British Columbia V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302 Email: mfadum@fadum.ca

CLIENT
FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

9697-190 STREET SURREY, B.C

## REVISIONS:

| NO. | DATE | BY | REVISION |
| :--- | :--- | :--- | :--- |

SHEET TITLE
T1B - TREE PRESERVATION AND REMOVAL PLAN SOUTH

| © Copyright Reserved. This <br> drawing and design is the property <br> of Mike Fadum and Associates Ltd. <br> and may not be reproduced or <br> used for other projects without their <br> permission. |
| :--- |
| DRAWN |
| MCALE |
| ASATE SHOWN |
| OCTOBER 27, 2020 |
| SHEET 3 OF 5 |




# DEVELOPMENT VARIANCE PERMIT 

NO.: 7921-0096-oo
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: 010-996-125
Lot 22 Except: Firstly; Part Subdivided by Plan 11440 Secondly; Part Dedicated Road on Plan BCP27865 Section 4 Township 9 New Westminster District Plan 3736

9697-190 Street
Parcel Identifier: 017-424-593
Parcel A Section 4 Township 9 New Westminster District Reference Plan LMP1053
9779-190 Street
(the "Land")
3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:
(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
(a) In Section F. of Part 48, Light Impact Industrial Zone (IL), the minimum front yard (east) setback is reduced from 7.5 metres to 2.5 metres to the principal building face for Lot A, B and C; and
(b) In Section F. of Part 48, Light Impact Industrial Zone (IL), the minimum rear yard (west) setback is reduced from 7.5 metres to 0.3 metre to the principal building face for Lot A, B and C.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Schedule A KEY PLAN


PROJECTADRRESS:
9697 9779 -100th Stret, Surey, BCLOT 22 SECTION 4 TOWNSHIP 9 PAN


$$
\begin{aligned}
& \text { AUTHoRITY: CITY OF SURREY } \\
& \text { ZONE: }
\end{aligned}
$$

## Total Existing Site

$\frac{261687 \text { SFF: } 6.008 \mathrm{fac}}{\text { (24312SM } 2.231 \text { tha) }}$
$\underset{(24,295 \mathrm{sm})}{\mathrm{Gross} \text { Sit }}$
Pemited Total Stit Coverage- $60 \%$
Proposed Total Site Coverage $-51.6 \%$

AREA SUMMARY-BY BULLING

