

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0144-00

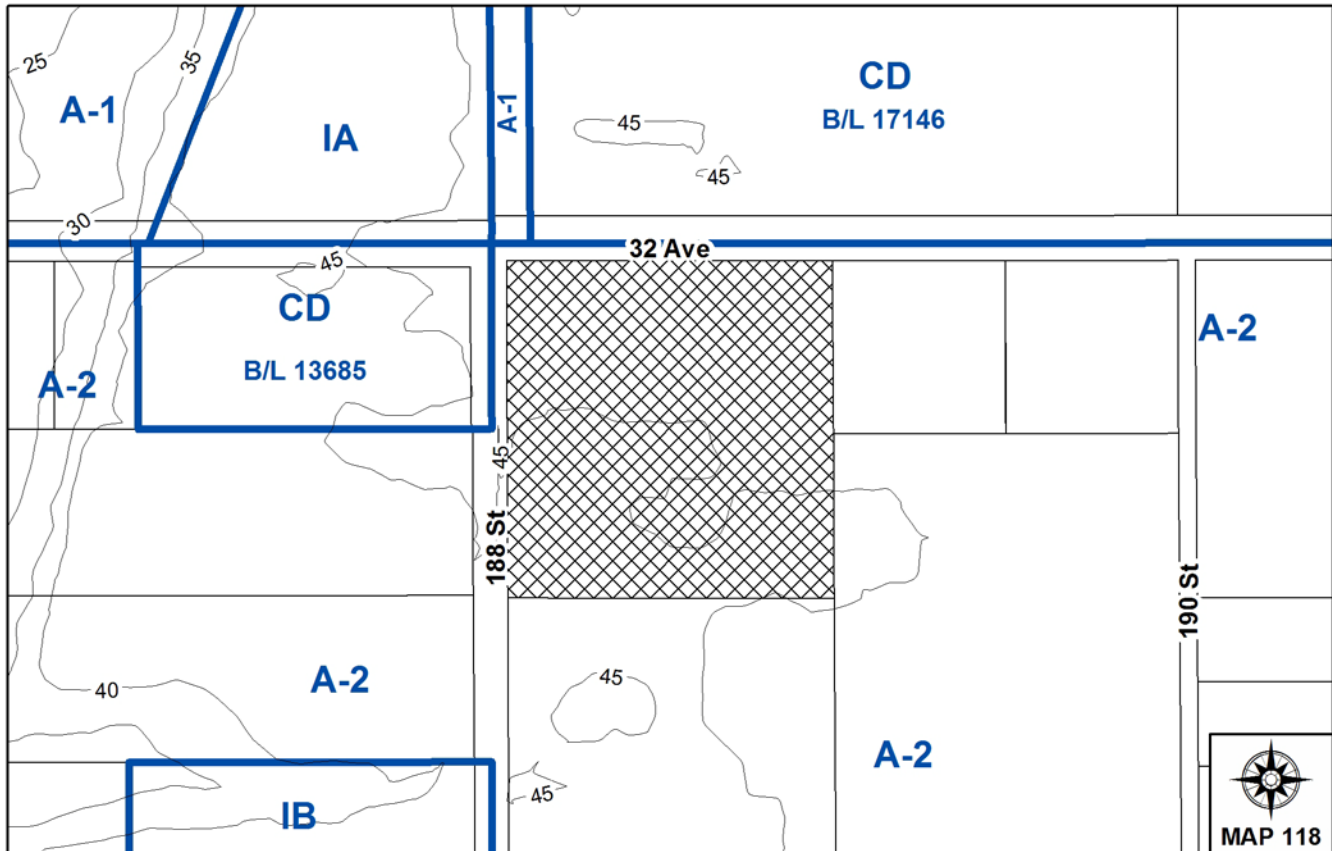
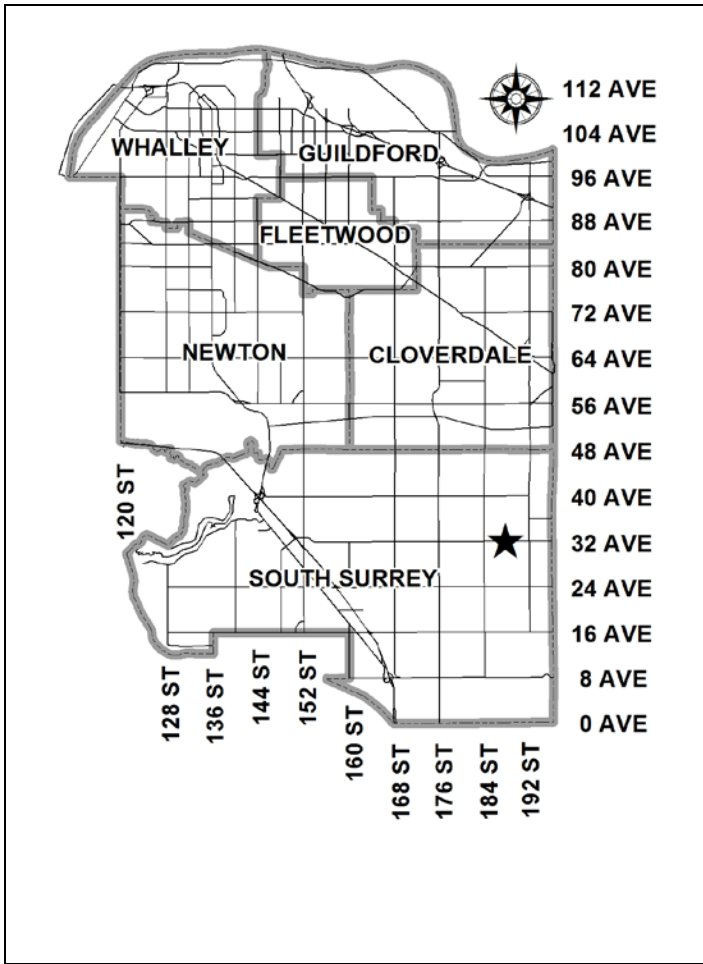
Planning Report Date: January 24, 2011

PROPOSAL:

- **Rezoning** from A-2 to IB-1
- **Development Permit**
- **Development Variance Permit**

to permit the development of cold storage facility in the Campbell Heights area. A DVP is needed to vary off-street parking requirement.

LOCATION: 18866 – 32 Avenue
OWNER: Never Idle Holdings Ltd., Inc. No. BC0458799
ZONING: A-2
OCP DESIGNATION: Industrial
LAP DESIGNATION: Business Park and Business Park (Office)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required to vary the number of required parking stalls for the proposed facility.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) and the Campbell Heights Local Area Plan (LAP) and is consistent with the established land use patterns in the Campbell Heights area.
- The form and character of the proposed cold storage warehouse facility meets the Campbell Heights Development Design Guidelines. The design of the facility has been reviewed by the Advisory Design Panel.
- The development will incorporate LEED and Green Building features including green construction method (construction waste management), on-site storm water management, energy efficiency and drought resistant landscaping.
- The proposed variance to vehicle parking is supportable given the nature of the facility. The applicant has demonstrated that the parking stalls provided on site will accommodate more than double the number of parking stalls required by employees during peak period shifts.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" (By-law No. 12000) to "Business Park 1 Zone (IB-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0144-00 in accordance with the attached drawings.
3. Council approve Development Variance Permit No. 7910-0144-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on site parking spaces from 206 to 78.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, access from 188 Street and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision plan for road dedication to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of Section 219 Restrictive Covenant to require the full parking requirements should the use change in the future.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Agricultural use with residence.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Cleared land, under development.	Industrial/Business Park	CD
East:	Residential/agricultural uses, including large scale greenhouse operations.	Industrial/Business Park and Business Park "Office"	A-2
South:	Agricultural use with residence and greenhouse operations.	Industrial/Business Park	A-2
West:	Industrial cold storage facility and fish processing plant.	Industrial/Business Park	CD and A-2

DEVELOPMENT CONSIDERATIONSBackground

- The development site is located in a prominent corner of Campbell Heights at the intersection of 188 Street and 32 Avenue. The site is approximately 37,238 m² (9.2 acres) in area and is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" and "Business Park- Office" in the Campbell Heights Local Area Plan (LAP).
- The site is zoned for Intensive Agricultural (A-2) development. A few buildings, including a house, a barn and several small rural sheds and structures, are located onsite.

Proposal

- The applicant is proposing to rezone the site from "Intensive Agricultural" (A-2) to "Industrial Business Park One" (IB-1) to permit the development of a large 20,598 sq.m. (221,715 sq.ft.) cold storage warehouse facility. The use is in keeping with the OCP and the Campbell Heights LAP which envision the area as a future industrial business park. A Development Permit is required to regulate the form and character of the cold storage warehouse facility.
- A Development Variance Permit (DVP) is also required to vary the number of on-site parking spaces required under the Zoning Bylaw from 206 to 78.
- This is the third cold storage warehouse facility built in the Campbell Heights by the same developer. The first warehouse, approved in 2000, is located adjacent to the current development site on the southwest corner of 32 Avenue and 188 Street. The second facility, approved in 2010, is situated approximately 2 lots to the south on the west side of 188 Street and received a DVP to vary on-site parking.

Site Facility

- The proposed warehouse facility will be comprised of two small office areas, a loading dock area, two large deep freezers (operating at -30° C) and additional rooms for mechanical and electrical equipment.
- The shipping office/reception room will act as the primary public entry to the building at the northwest corner of 32 Avenue and 188 Street. Another small shipping office is located at the southwest corner of the building. The freezers, located on the east side of building, will be accessed internally by the loading docks on the west side of the building. In all, 21 loading bays, facing 188 Street, will allow for the refrigerated storage, distribution and shipment of goods.
- Under this rezoning application, the applicant will be required to dedicate and construct half of a new 189 Street along the eastern portion of the site to industrial standards. Additional road dedications will also be required along arterial roads of 32 Avenue and 188 Street.

Tree Retention

- An updated arborist report and tree preservation/replacement plan for the site was submitted to the City's Landscape Division on January 13, 2011.
- The report identifies that out of the 48 mature trees protected on-site under the City's Bylaw, 16 trees may be retained, while 32 trees will need to be removed as a result of the construction. Accordingly, the applicant is required to replace the trees on a two to one basis and plant all 64 replacement trees onsite.
- The table below provides a preliminary summary of tree retention and removal. The arborist report and tree placement plan will need to be reviewed and approved by the City's Landscape Architect, prior to final Bylaw adoption.

<i>Tree Species</i>	<i>Total No. of Trees</i>	<i>Trees Proposed to be Retained</i>	<i>Trees Proposed to be Removed</i>
Acacia, False	4	0	4
Western Redcedar	4	1	3
Horse Chestnut	6	2	4
Elm	2	1	1
Falsecypress	2	0	2
Douglas Fir	8	2	6
Western Hemlock	1	0	1
Holly	2	0	2
Norway Maple	2	0	2
English Oak	1	0	1
Purple Leaf Plum	1	0	1
Lombardy Poplar	13	10	3
Spruce	1	0	1
Walnut	1	0	1
Total	48	16	32

DESIGN PROPOSAL AND REVIEW

Site Design

- The form and character of the proposed facility meets the intent of the Campbell Heights Development Design Guidelines and conforms to the City's Zoning Bylaw. The applicant has worked closely with staff to bring the building and site design into conformance with the standards set for the industrial business park area. Attention has also been given to the building's orientation and relationship to 32 Avenue and the use of glazing and windows to break up the overall scale and massing of the building.
- In particular, the cold storage facility has been designed to face 32 Avenue and incorporate high quality finishes to complement the surrounding developments. The key gateway feature to the site, at the intersection of 32 Avenue and 188 Street, consists of a plaza like entrance which will provide a welcoming and animated entry point to the warehouse's main office/public reception room.
- The paved entrance way is further enhanced and accentuated by landscaping, decorative paving, and a 12-foot high metal trellis that provides a type of archway to both the project and the Campbell Heights area. The key feature is also complimented by a secondary trellis feature at the corner of 32 Avenue and the new 189 Street. An attractive free-standing sign along 32 Avenue comprised of concrete cast block with reveals and black metal lettering matches the building.
- The primary office area, adjacent to the intersection at 32 Avenue and 188 Street, is comprised of higher quality finishes and includes a large number of windows and spandrel glass looking out to the street. The office area also has a lower height in relation to rest of the warehouse which provides a human-scaled entry to the building. At the same time, the office is sited in a manner which helps screen the loading bays off of 188 Street and eliminates the view of trucks and trailers from 32 Avenue.
- The scale of building facade along 188 Street is further minimized by landscaping and the large 40+ metre side yard setback from the property line. In addition to the loading bays, the western portion of the site contains the parking lot, equipped with bio-swailes to collect and manage storm water and surface runoff. In all, three vehicular entrances are proposed off 188 Street to the site. These are gated and finished with raised paving.
- Additional decorative lighting is proposed to help minimize light pollution and maintain security on site. The large roof top mechanical units required for the facility will be screened with metal panels matching the building.

Design Review

- The proposed facility is finished in pre-fabricated, insulated, metal wall panels in varying shades of grey and green. Other building materials on the site include glazing, spandrel glass, concrete and aluminum metal flashing and other finishing fixtures.
- The metal wall panels are broken up by horizontal features that articulate the façade and break up the roof line. Portions of the building facade are also broken up with vertical projecting elements and features. In particular, reflective glazed towers, bordered by concrete wing panels, have been added along the facades (especially on the freezer walls) to create visual interest and reflect the changing sky and landscape. These vertical towers will be lit internally during the evenings.

- The applicant intends to construct the facility in two phases. The first phase of the building will include the primary office, freezer and the supporting rooms facing the north side of the site (roughly 60% of the building's total footprint or 12, 239 square metres). Phase II of the building will complete the building and include the second office and freezer area.
- In the interim, the applicant is proposing to finish the 'temporary' south wall in Phase I in a manner consistent with the final south elevation (without the two reflective glazed towers). The empty building area will be levelled and grassed as a temporary measure. The applicant will also bond for the site's landscaping and construct the parking lot prior to construction.

Landscaping

- An attractive landscaped area is proposed along 32 Avenue in keeping with the area's LAP which calls for a landscaping strip along 32 Avenue, west of 188 Street. This area, included in the 21 metre front yard setback, provides a grassed lawn planted with shrubs and foliage, along with several small seating areas for employees and visitors.
- The landscaping plan identifies the 16 mature trees which will be retained on site along 32 Avenue, as well as a delineated pedestrian pathway along the north, east and west sides of the lot. Landscaping is also provided along the perimeters of the building to further soften and break up the massing and scale of the industrial storage facility. In all, a mix of 170 deciduous and coniferous trees (including Japanese snowbell, Autumn blaze maple, Katsura, Serbian spruce and Douglas firs) are to be planted on-site, along with a variety of shrubs, grasses and groundcover. An aluminum lattice with climbing plants is to be attached to the building's north face to provide for greater differentiation.

Sustainability

- The development will make use of some sustainable building technologies; including elements of the LEED (Leadership in Energy & Environmental Design) and Green Building programs. Together, the following features are proposed for the site:
 - Green construction methods (construction waste management)
 - On-site storm water management
 - Energy efficient mechanical and lighting systems
 - Low volume plumbing fixtures
 - Low maintenance/drought resistant landscaping and permeable paving
 - Green materials (FSC Certified wood)
 - Pre-wiring for future electric car charging stations, and
 - Designated carpool parking stalls and on-site bicycle racks

PRE-NOTIFICATION

- A development sign was posted on the site on August 31, 2010 and pre-notification letters were sent out on September 1, 2010. In response to the development sign, staff received one written submission from a resident living in the townhouse project at 3355 Morgan Creek Way.
- The Morgan Creek townhouse project lies nearly 6 kilometres west of the development site, north of 32 Avenue, above a small City Park. The resident states that the level of noise along 32 Avenue (a major road network/truck route), has risen to an unacceptable level, negatively impacting the quality of life and limiting use of the complex and outdoor areas.

- The resident objects to the current development application unless a sound barrier can be constructed along 32 Avenue to help minimize the additional truck and traffic noise which will be generated by the new facility. Specifically, the resident is asking that the City or developer construct a twelve (12) foot sound barrier extending 300 metres west of the intersection at 32 Avenue and Morgan Creek Way to reduce sound generated by the Campbell Heights development.

(In 2007, the developer of Phase I of Campbell Heights funded the construction of the existing sound attenuation wall on the north side of 32 Avenue. That wall currently extends from 154 Street to 156A Street and includes sections near the Morgan Place Care Facility and the Morgan Creek Golf Course. While a wall section was initially proposed on the north side of 32 Avenue, west of Morgan Creek Way, for the benefit of the adjacent townhouse residents, it was never completed due to resident concerns.

The City does not typically construct or require developers to construct sound attenuation walls as there are concerns with their aesthetics, safety and effectiveness. The resident at the Morgan Creek Townhouse site has previously approached the Engineering Department and asked them to review this issue. The item is still under investigation.)

ADVISORY DESIGN PANEL

- The project was reviewed by the City's Advisory Design Panel (ADP) on January 19, 2011. The ADP comments noted support for the project's vehicular circulation, landscaping, tree retention and natural surveillance but did not indicate any major concerns with the project. The ADP also provided comments regarding the improvement of the landscape materials, building articulation and colour and sustainability features which can be resolved with staff prior to Council adoption.

BY-LAW VARIANCES AND JUSTIFICATION

The following variance to Zoning Bylaw 12000 is requested to accommodate the proposed warehouse facility:

- (a) Decrease the minimum required number of car parking stalls from 206 to 78.

Applicants Reasons:

- The 78 vehicle parking spaces provided onsite will accommodate more than double the parking requirements of any one employee shift and allow more of the site to be landscaped.

Staff Comments:

- The applicant has provided an analysis of parking spaces required for this site based on the maximum number of employees working at the plant at one time (on a peak shift basis). The 78 car parking spaces proposed on-site will accommodate more than two shifts of employees during shift changes (approximately 20 people), while providing sufficient visitor parking.
- A Restrictive Covenant is required to be registered against the property to ensure that any changes to the layout, use and operation of this facility are reviewed in conjunction with the parking provided onsite.

- Any significant amendments to the use or design of the facility will likely require additional on-site parking and require the DVP registered on title to be discharged or amended.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan and Building Elevations
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7910-0144-00

Original Signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/dlg

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Oleg Verbenkov, Pacific Land Group
 Address: Suite 101, 7485 – 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-501-1624

2. Properties involved in the Application
 - (a) Civic Address: 18866 – 32 Avenue

 - (b) Civic Address: 18866 – 32 Avenue
 Owner: Never Idle Holdings Ltd., Inc. No. BCo458799
 PID: 009-725-946
 Lot "B" Section 21 Township 7 New Westminster District Plan 12724

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7910-0144-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		37,237 sq.m.
Road Widening area		
Undevelopable area		3,723 sq.m.
Net Total		
	2,000 sq.m. (min)	33,514 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	58.7%
SETBACKS (in metres)		
Front	16 m	21 m
Rear	7.5 m	7.7 m – 7.8 m
Side #1 (188 Street)	9 m	25.6 m (min) to 48.9 m (max.)
Side #2 (189 Street)	7.5 m	9.4 m – 10 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	9.5 m – 13.5 m
Accessory	6 m	-
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		20,598 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	206	78
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		78
Number of disabled stalls		2
Number of small cars		-
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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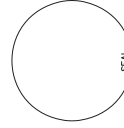
188th Street Elevation (West Elevation)



32nd Ave Elevation (North Elevation)



189th Street Elevation (East Elevation)



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/20
2	ISSUED FOR PERMIT	08/15/20
3	ISSUED FOR PERMIT	08/15/20
4	ISSUED FOR PERMIT	08/15/20
5	ISSUED FOR PERMIT	08/15/20
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7	ISSUED FOR PERMIT	08/15/20
8	ISSUED FOR PERMIT	08/15/20
9	ISSUED FOR PERMIT	08/15/20
10	ISSUED FOR PERMIT	08/15/20

BROCK CROOME ARCHITECTS
 1850-32 Ave. Surrey, B.C.
 (604) 839-9360

PROPOSED FACILITY FOR CLOVERDALE COLD STORAGE

DATE: 08/15/20
 DRAWING NO: 1850-32-01

COVER SHEET

DP1

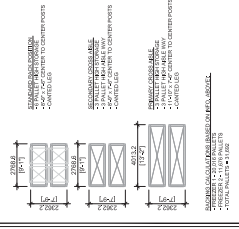
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cloverdale cold storage - cold storage warehouse

32nd Ave, Surrey, BC

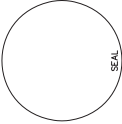


RACKING DESIGN INFORMATION



SCHEMATIC AREA USE

- OFFICE / WELFARE**
 - OFFICE
 - WELFARE
 - RESTROOM
 - LOCKER ROOM
 - CHANGE ROOMS
 - REST ROOM
 - WATER
 - WATER WASTE
- COLD STORAGE**
 - WELFARE
 - WATER
- SUPPORT AREA**
 - LOADING DOCK
 - ELECTRICAL ROOM
 - BATTERY CHARGE
- FUTURE ADDITION**



NO.	DATE	DESCRIPTION
1	10/15/2020	ISSUED FOR PERMIT
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3	10/15/2020	ISSUED FOR PERMIT
4	10/15/2020	ISSUED FOR PERMIT
5	10/15/2020	ISSUED FOR PERMIT
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50	10/15/2020	ISSUED FOR PERMIT

BROCK CROOME ARCHITECT
 10000 KENNEDY BLVD, SUITE 1000
 DALLAS, TEXAS 75243
 (214) 343-1111 FAX (214) 343-1112

PROPOSED FACILITY FOR CLOVERDALE COLD STORAGE

MAIN FLOOR PLAN

DATE: 10/15/2020

DP3

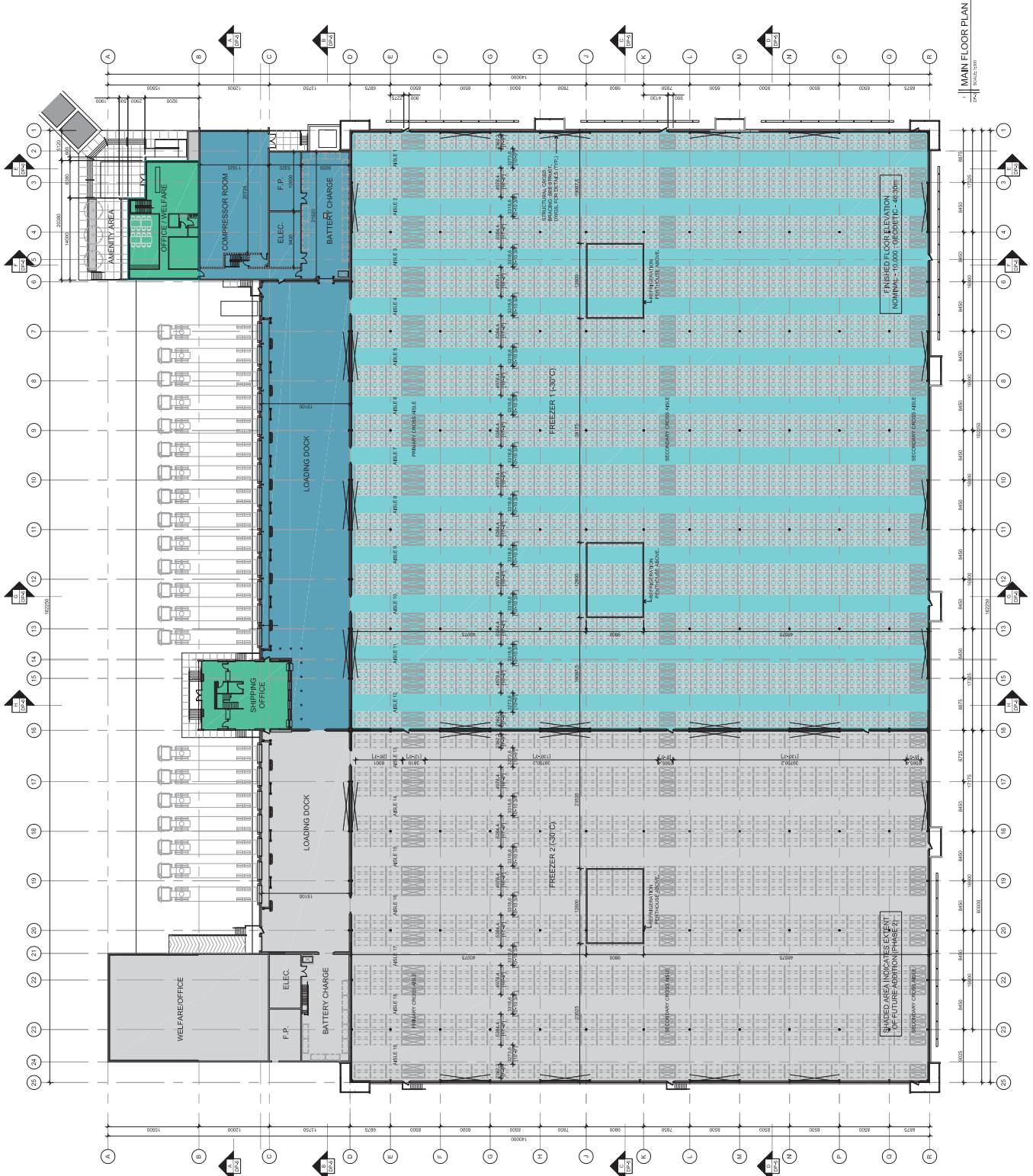
PROJECT NO: 2020-001

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

DATE: 10/15/2020

PROJECT NO: 2020-001

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



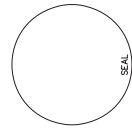
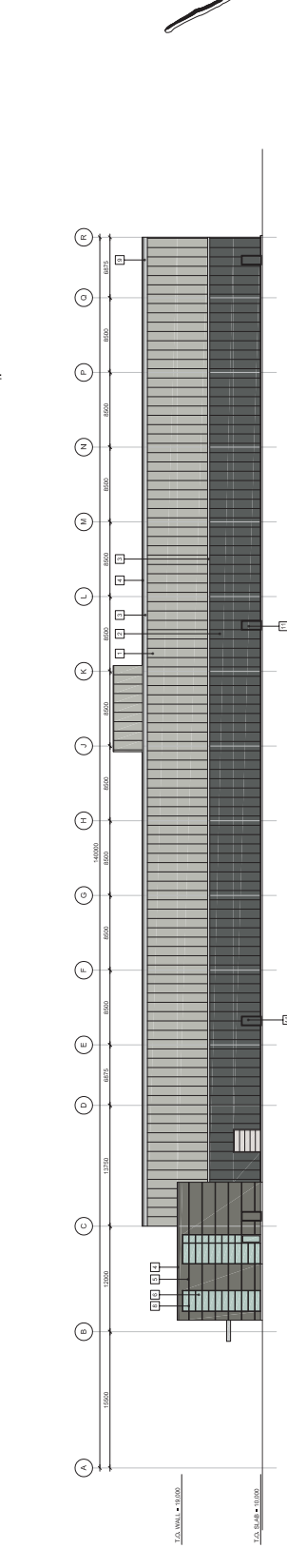
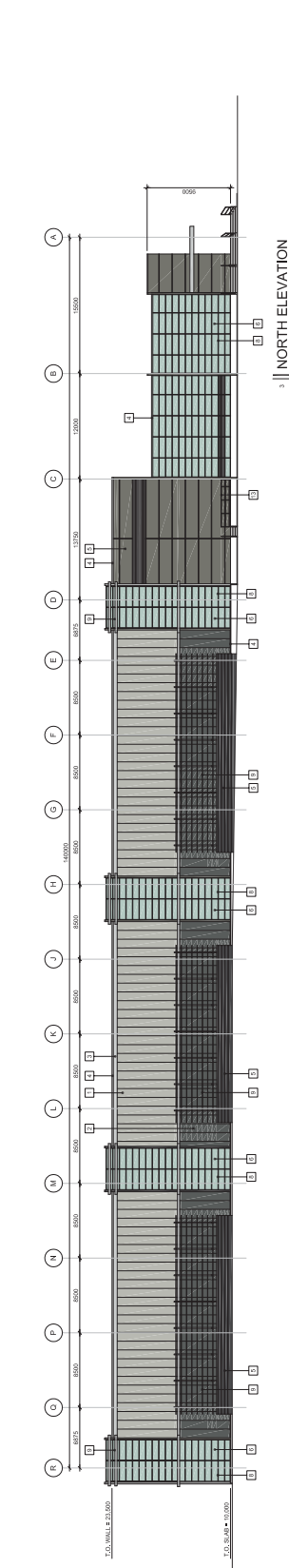
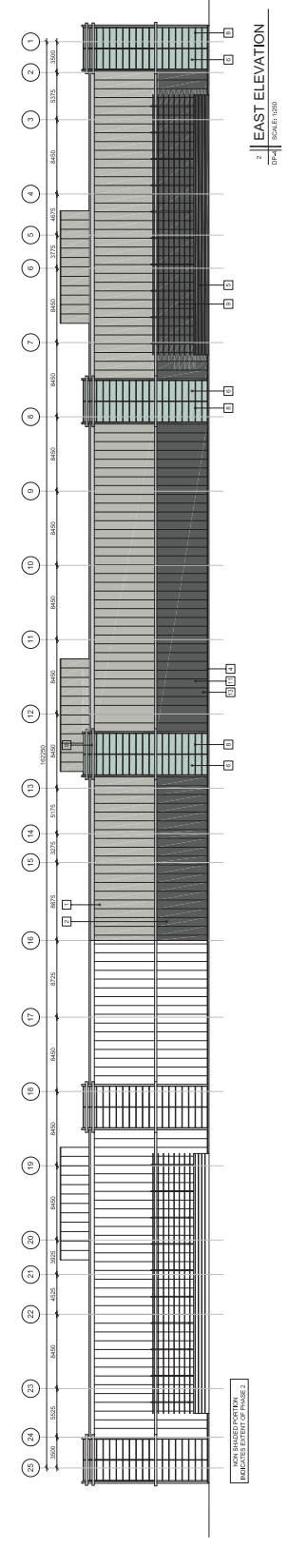
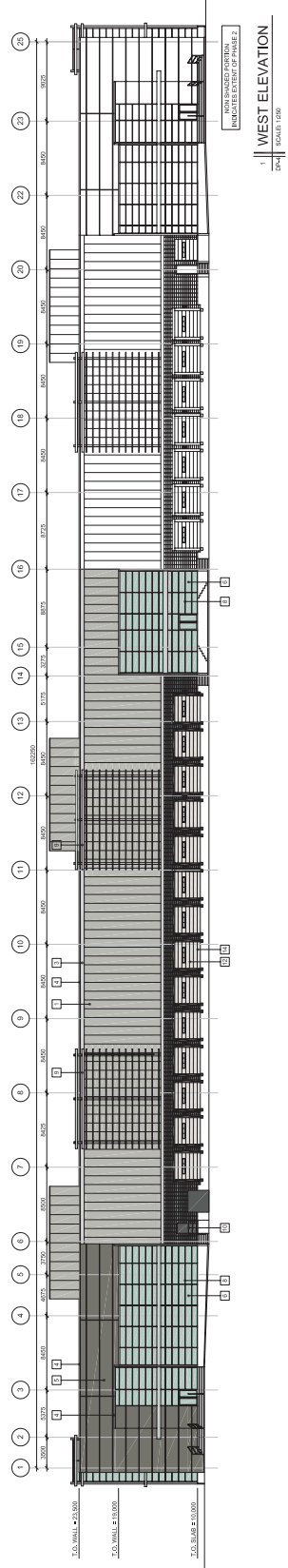
MAIN FLOOR PLAN

EXTERIOR FINISH SCHEDULE

1	INSULATED METAL WALL	MASONRY SHOWN PER EPS
2	PANELS PER FINISH SCHEDULE C-1	
3	PANELS PER FINISH SCHEDULE C-2	
4	PANELS PER FINISH SCHEDULE C-3	
5	PANELS PER FINISH SCHEDULE C-4	
6	PANELS PER FINISH SCHEDULE C-5	
7	PANELS PER FINISH SCHEDULE C-6	
8	PANELS PER FINISH SCHEDULE C-7	
9	PANELS PER FINISH SCHEDULE C-8	
10	PANELS PER FINISH SCHEDULE C-9	
11	PANELS PER FINISH SCHEDULE C-10	
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PROJECT COLORS

1	WALDBARK	DRYWOOD
2	WALDBARK	WEATHERED PINE
3	WALDBARK	RICED - AMBIENT GRAY
4	BENJAMIN MOORE	7128-10 - WINDUP PIN
5	BENJAMIN MOORE	2128-10 - WINDUP PIN
6	GLAZING	PPG SOLARCOOL ALUMINA
7	GLAZING	CLEAR ANODIZED
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BROCK CROOME ARCHITECT
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: (303) 733-1111 FAX: (303) 733-9900

PROPOSED FACILITY FOR CLOVERDALE COLD STORAGE
 18038-32 AVE. Sunny, B.C.

ELEVATIONS - PHASE

DATE: 11/16/18

PROJECT NO: 18038-32

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

DP41

PROVIDED AS PART OF THE ARCHITECTURAL RECORD SET FOR THE PROJECT. THIS SET OF DRAWINGS IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BROCK CROOME ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF BROCK CROOME ARCHITECT.

INTER-OFFICE MEMO

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

FROM: Acting Development Services Manager, Engineering Department

DATE: January 10, 2011 **PROJECT FILE: 7810-0144-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 18866 - 32 Avenue**

REZONE***Property and Right-of-Way Requirements***

- dedicate by-law road West 33 feet Legal Sub 15 Sec 21 TP7
- dedicate 4.942 metres fronting 32 Avenue.
- dedicate 5.0m x 5.0m corner cut at the intersection of 188 Street and 32 Avenue.
- dedicate 0.942 metres fronting 188 Street to match the dedication provided on the west side of 188 Street from 32 Avenue for approximately 100 m.
- dedicate 13.5 metre fronting 189 Street.
- dedicate 3.0m x 3.0m corner cut at the intersection of 189 Street and 32 Avenue.

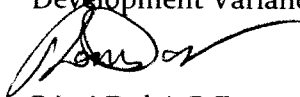
Works and Services

- construct the east side of 188 Street.
- construct the west side of 189 Street.
- construct watermain on 189 Street.
- construct a sanitary sewer on 189 Street.
- construct road drainage on 189 Street.
- provide service connections to the lot.
- provide a water quality Restrictive covenant.
- pay 100% water DCCFA for 8109-0065-00-01.

A Servicing Agreement is required prior to rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

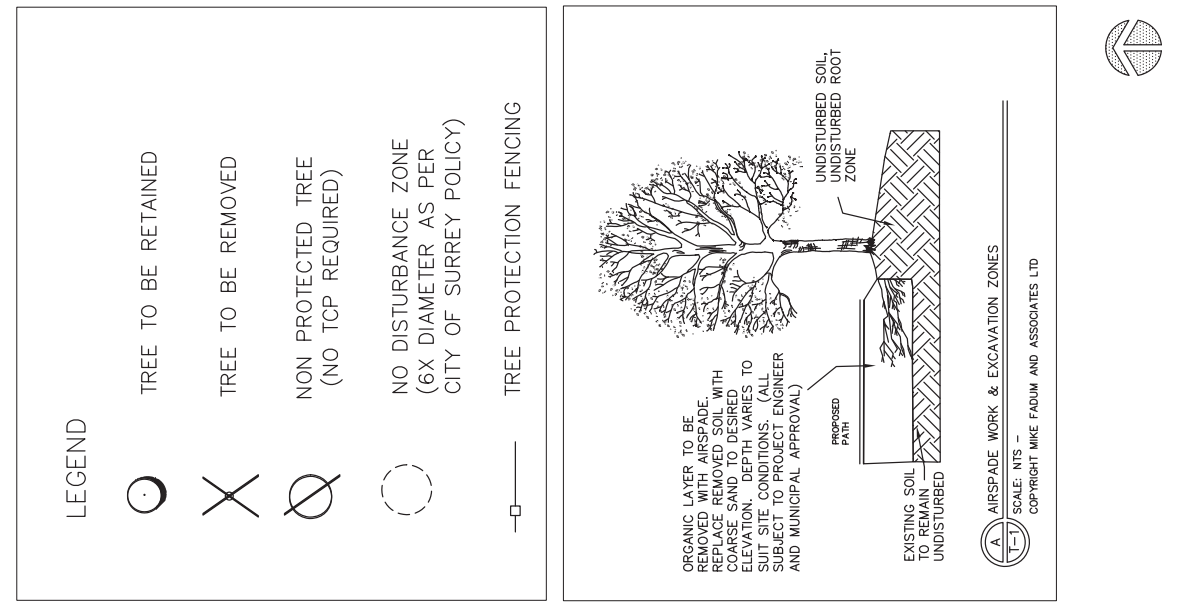
There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit.



Rémi Dubé, P.Eng.
Acting Development Services Manager

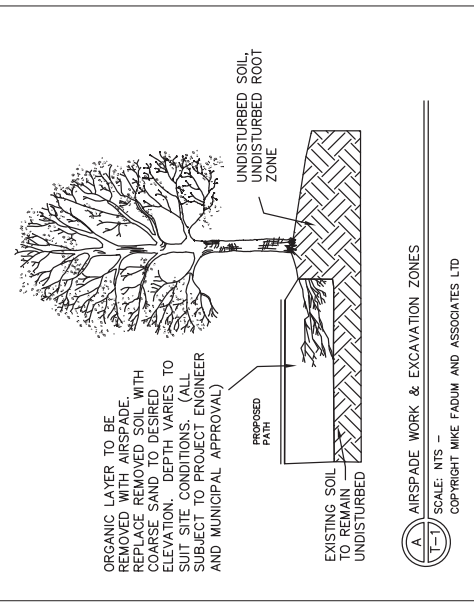
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NOTE: Detailed Land Development Engineering Review available on file



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON PROTECTED TREE (NO TCP REQUIRED)
- NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- TREE PROTECTION FENCING



W. 1/2 "A"
PLAN 5278

REM. E. 6
LS 1

STAMP	RECORD OF REVISION		NO.	DATE	BY	SL	DESCRIPTION
	NEW SITE PLAN						
<p>11140 - 92A Avenue Delta, British Columbia V4C 3L6 Ph: (604) 582-0309 Fax: (604) 583-2688 Email: m.fadum@fadum.ca</p>							
<p>MIKE FADUM AND ASSOCIATES LTD VEGETATION CONSULTANTS</p>							
<p>PROJECT TITLE 18835-32 AVE SURREY, B.C.</p>							
<p>SHEET TITLE T1 - TREE REMOVAL AND PRESERVATION PLAN</p>							
<p>CURRENT C/O KL TECH</p>							
DRAWN BY		SCALE		DATE		SHEET OF 1	

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0144-00

Issued To: NEVER IDLE HOLDINGS LTD., INC. NO. BC0458799
(the "Owner")

Address of Owner: 18145 - 20 Avenue
Surrey, BC
V3S 5J9

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: 009-725-946
Lot "B" Section 21 Township 7 New Westminster District Plan 12724

18866 - 32 Avenue

(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 C.3 of Part 5 Off-Street Parking, the number of required off-street parking spaces is reduced from 206 to 78.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction within two (2) years after Development Permit No. 7910-0144-00 is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan