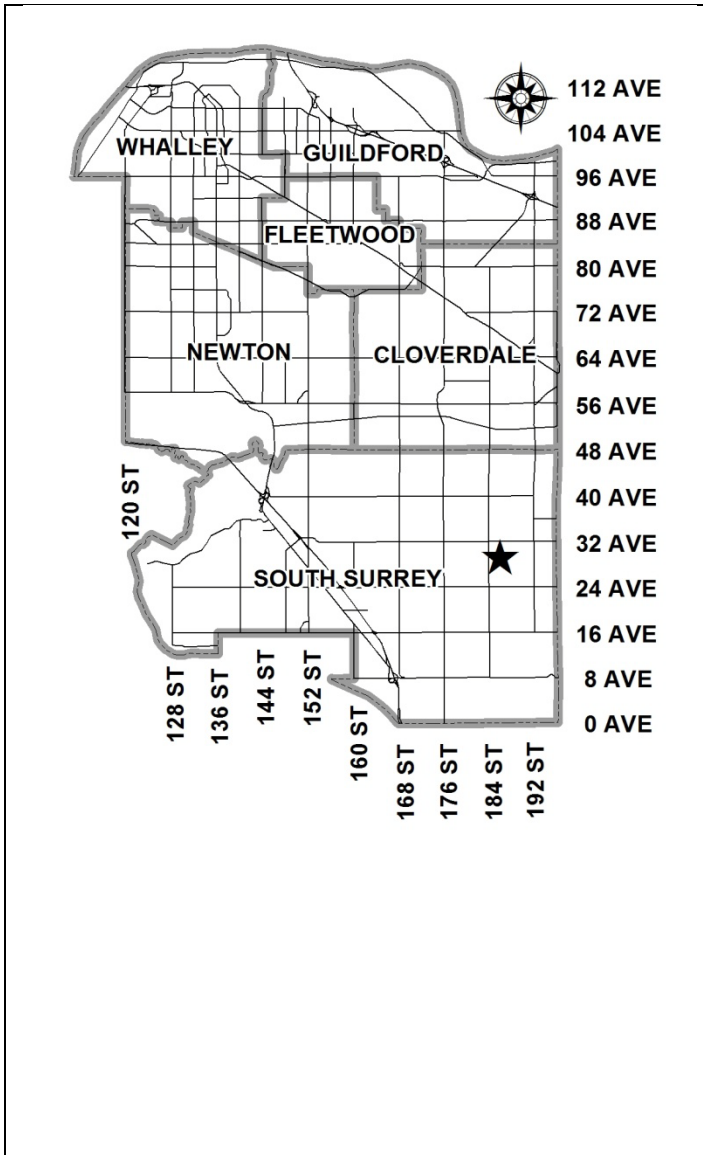


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0174-00

Planning Report Date: July 9, 2012

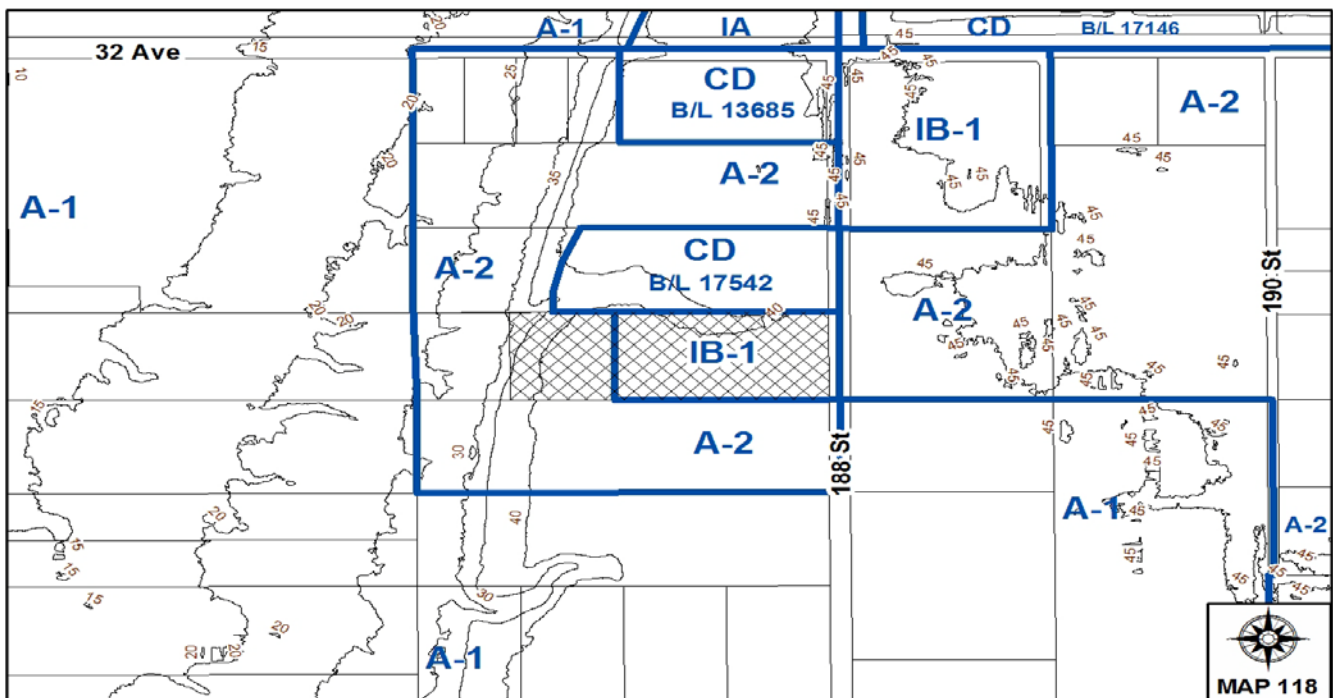


PROPOSAL:

- **Partial OCP amendment** from "Agriculture" to "Industrial"
- **LAP Amendment** to adjust the boundaries of the "Open Space/Buffers" and "Business Park" designations
- **Rezoning** from "Intensive Agriculture Zone (A-2)" and "Business Park 1 Zone (IB-1)" to "Business Park 1 Zone (IB-1)"
- **Development Permit**
- **Development Variance Permit**

to allow a 4,492 sq.m (48,351 sq.ft) addition to the existing cold storage facility. A DVP is required to vary the rear and south side yard setback and parking requirements.

LOCATION: 3023 - 188 Street
OWNER: Trojan Holdings Ltd., Inc. No. 430062
ZONING: A-2, IB-1
OCP DESIGNATION: Agricultural and Industrial
LAP DESIGNATION: "Open Space/Buffers" and "Business Park"



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An OCP Amendment is required to re-designate a portion of land at the rear of the property from "Agricultural" to "Industrial" to allow for the proposed cold storage expansion. A partial amendment to the Campbell Heights Local Area Plan is also required to adjust the boundaries of the "Open Space/Buffers" and "Business Park" designations.
- A Development Variance Permit is required to vary on-site parking and to relax the rear and south side yard setbacks for the cold storage addition.

RATIONALE OF RECOMMENDATION

- The proposed OCP and LAP amendments are largely housekeeping (mapping) amendments reflecting the site's natural features and functions, including a wooded escarpment area, a defunct ravine and the location of Class B watercourses; each amendment is required to facilitate the development of the site.
- The DVP allowing for parking and setback variances is also be supported given the plant's small workforce, the mechanized nature of cold storage facilities, the rear location of the cold storage addition and the site's existing building footprint.
- Overall the development will result in 0.2895 ha (0.7 acres) of riparian area being conveyed to the City for the ongoing protection and preservation of a portion of a significant ecological hub.
- The new cold storage addition complies with OCP Development Permit Guidelines and the Campbell Heights Design Guidelines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by re-designating a portion of the subject site from Agricultural to Industrial and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. A By-law be introduced to rezone the site from "Intensive Agriculture Zone (A-2)" and "Business Park 1 Zone (IB-1)" (By-law No. 12000) to "Business Park 1 Zone (IB-1)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7910-0174-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance No. 7910-0174-00 (Appendix VIII) varying the IB-1 Zone as follows to proceed to Public Notification:
 - (a) Part 47A, Section F. Yards and Setbacks is varied to reduce the minimum southerly side yard setback from 3.6 metres (12 ft.) to 3.0 metres (10 ft.);
 - (b) Part 47A, Section F. Yards and Setbacks is varied to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft); and
 - (c) Part 47 A. Section H. Off -Street Parking and Loading/Unloading is varied to reduce the required parking spaces from 175 to 83 for a cold storage facility.
6. Council instruct staff to resolve the following issue 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) input from Senior Government Environmental Agencies;
 - (d) discharge of the Section 219 no-build covenant on the property;
 - (e) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (h) the applicant address the shortfall in tree replacement;
 - (i) registration of a Section 219 Restrictive Covenant to require the full parking requirements should the use change in the future;
 - (j) completion of a P-15 agreement with the City for maintenance and planting of riparian area; and
 - (k) approval of the detailed retaining wall drawings by the Engineering ERC to ensure adequate water infiltration, no point discharge and geotechnical stability.
7. Council pass a resolution to amend the Campbell Heights Local Area Plan by adjusting the boundaries of the "Open Space/Buffers" and "Business Park" designations when the project is considered for final adoption.

REFERRALS

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

Parks, Recreation & Culture: Parks has no objection to the proposed development. A P-15 agreement will be required to plant and restore the riparian area west of the retaining wall.

Department of Fisheries and Oceans (DFO): Several yellow coded watercourses are located near the natural wooded escarpment. On November 15, 2011, DFO approved-in-principle a variance to the 30-metre setback from the top of the slope (headwaters of the creek), subject to the riparian area being dedicated to the City as 'Park'. Further details of the DFO decision are included in the context of this report.

Agricultural and Food Safety Advisory Committee (AFSAC): On June 14, 2012, the AFSAC received a memo on the proposed project for information. No particular concerns were identified.

SITE CHARACTERISTICS

Existing Land Use: The west portion of the subject site is currently undeveloped and undisturbed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	B&B warehouse facility under construction (Application #7910-0113-00)	Agriculture/ Industrial; Business Park/Open Space Corridors/Buffers	CD

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 188 Street):	Agricultural use.	Industrial; Business Park	A-2
South :	Agricultural use.	Agriculture/Industrial; Open Space Corridors/ Buffers, Business Park	A-2
West:	Agricultural property	Agriculture; Property outside LAP Boundaries	A-2

JUSTIFICATION FOR PLAN AMENDMENT

- An OCP amendment is required at the west portion of the site to allow for the cold storage expansion. The amendment from "Agriculture" to "Industrial" is largely a housekeeping (mapping) amendment.
- While the Campbell Heights LAP recognizes the site's natural topography by designating the wooded escarpment and area west as 'open space corridor/buffer', the OCP does not distinguish this feature or correspond to the LAP.
- Instead the OCP designates the physically isolated portion of land, atop of the escarpment, for agricultural use, even though it is a natural extension of site's developable industrial area and is too small to be of agricultural use.
- An amendment adjusting the 'Business Park' and "Open Space Corridors/Buffers" designations in the Campbell Heights LAP is also required. In particular, a remnant portion of land along the northern property line, near the west corner of the site, designated as "Open Space corridors/Buffers" needs to be amended to allow for 'Business Park' use.
- The remnant designation reflects the fact that a dry ravine once straddled the border of development property and the property to the north. In 2009, however, the northern and eastern portions of the ravine were filled in on the neighbouring properties after the LAP was amended for industrial use. Through the present application, the width of the "Open Space Corridors/Buffers" designation is also to be enlarged to reflect the actual riparian area being conveyed to the City for ongoing protection.

DEVELOPMENT CONSIDERATIONS

Site Context and History

- The development site is located at 3023- 188th Street in Campbell Heights. In 2010, the original site (then 2.02 ha (5 acres) in area), was rezoned and re-designated to allow for the development of a 12,074 m² (39,613 sq.ft) cold storage facility under application 7909-0065-00.
- In March 2011, the owner purchased and consolidated the rear portion of the property at 3018 184 Street (9,800 sq.m. (2.42 acres in area), with the original parcel on 188 Street.
- The consolidation made sense as the rear portion of the property lies atop of the natural escarpment and is physically isolated from the remainder of the parcel at 3018- 184 Street and the agricultural lowlands below.

- As a result the development site, which now measures a 30,047 m² (7.42 acres) in area, is split designated "Agriculture" and "Industrial" under the OCP; and zoned as "Intensive Agricultural (A-2)" and "Business Park 1 (IB-1)". The rear of the site is also designated "Business Park" and "Open Space Corridors/Buffers" in the Campbell Heights Local Area Plan (LAP). Prior to rezoning, a no build covenant was also registered on the rear of the property.

Proposal

- Pacific Land Group Inc. has applied to expand the existing cold storage facility at 3023 188 Street by developing the rear west portion of the property. As noted, the rear portion of the property measuring 9,800 sq.m. (2.42 acres) was initially subdivided from the property at 3018 184 Street and consolidated with the subject property in March 2011.
- Consequently the rear portion of the property is designated 'Agriculture' under the OCP; 'Open Space/Buffers' and 'Business Park' under the Campbell Heights LAP and is zoned A-2 (Intensive Agriculture).
- In contrast, the rest of the property containing the existing cold storage warehouse is designated 'Industrial' under the OCP, 'Business Park' under the LAP and is zoned IB-1 (Business Park 1 Zone).
- The applicant has therefore applied to re-designate and rezone the rear of the property to bring it into the compliance with the rest of the parcel in order to develop a 4,492 sq.m (48,351 sq.ft) addition to the existing cold storage facility.
- The application involves amending the OCP from 'Agriculture' to 'Industrial'; adjusting the boundaries of the 'Open Space/Buffer' and 'Business Park' LAP designations; and rezoning the site from A-2 and IB-1 to IB-1. A Development Permit is also required to regulate the form and character of the industrial building.
- Through the rezoning, the applicant will convey a portion of the site to the City for riparian and environmental protection. This area, measuring 0.3 ha (0.7 acres) in size, is part of the treed escarpment at the rear of the property, overlooking a number of Class B streams, and forms part of a larger important terrestrial hub identified by the City's Ecosystem Management Study (EMS).

Agricultural Interface

- To promote the viability of the local agricultural economy, the OCP includes distance requirements and policies encouraging the use of buffers and appropriate landscaping between differing land uses.
- For *Areas at the Outside Edge of the Agricultural Designation*, industrial buildings are to be located 30 metres (98.5 feet) from the edge of the Agricultural Land Reserve (ALR): while continuous 15 metre (49 feet) landscaped or natural/open space buffers are required between differing land uses.
- On June 14, 2012 the proposal was taken the AFSAC for information. The building addition will be located 120 metres from the ALR edge and the riparian area (to be conveyed to the City) will form a natural 26 metre vegetated buffer between the development site and the ALR.

Watercourses

- On November 16, 2011, the ERC and DFO also reviewed the proposal and granted a variance to the 30 metre (98.5 ft) setback required for Class B watercourses in industrial areas, provided that the applicant convey the riparian area to the City for ongoing protection and stewardship.
- DFO approved an average 16.4 metre (54 ft) setback from the top of bank. This was in keeping with the variance recently granted to the northern property at 3075 188 Street (B&B Contracting). As per the development to the north, a substantial lock block retaining wall will be required at the west end of the site to fill and build out the development area.
- At the ERC, it was specified that the retaining wall should have no negative impacts on the creeks and the hydrology of the riparian area. As such, the final engineering design of the site's drainage and retaining wall is to be reviewed and approved at the City's Engineering Environmental Review Committee (ERC). Parks has also asked that the developer enter into a P-15 agreement to ensure any riparian vegetation disturbed as a result of the retaining wall will be replanted and restored.

Environment Management System (EMS)

- The undeveloped rear portion of the development site is identified as part of the Campbell Heights West Hub (#80). This hub is noted to have ecological significance under the City's Ecosystem Management Study (EMS) and ranks 2nd out of 88 hubs for ecological significance in the Surrey. The conveyance of the riparian area on the site will preserve 29% (2,895 sq.m.) of this hub.

Tree Retention

- On June 22, 2012, a revised arborist report and tree preservation/replacement plan was submitted for the site. The report states that of the 105 mature trees identified on-site, 16 trees will be retained, while 89 trees will require removal. Of the trees to be removed, 17 are located directly north of the existing building and will need to be removed to complete the internal drive accessing the back of the property. The table below provides a preliminary summary of tree retention and removal on the development site only. All of the mature protected trees in riparian area to be conveyed to the City are not included.

Tree Species	Total No. of Trees*	Trees Proposed to be Retained	Trees Proposed to be Removed
Bigleaf Maple	20	3	17
Douglas Fir	58	11	47
Paper Birch	8	1	7
Red Alder	13	1	12
Western Red Cedar	6	0	6
Total	105	16	89

** Trees in the riparian zone to be conveyed to the City are not included.*

- Of the 89 trees to be removed from the site, 12 trees are to be replaced on a 1:1 basis, while 77 trees are to be replaced on a 2:1 basis for a total of 166 replacement trees. In lieu of this, the applicant is proposing to plant 44 trees on-site and provide cash-in-lieu for the shortfall.
- The final arborist report and tree placement plan will need to be reviewed and approved by the City's Landscape Architect, prior to Bylaw adoption.

PRE-NOTIFICATION

- Pre-notification letters for this project were sent out on September 1, 2010 and December 16, 2011. To date, staff have received a few inquiries asking about the extent of the development and the OCP amendment, however, there have been no real concerns expressed to date.
- On June 28, 2012, the Planning Department received a letter from the Little Campbell Watershed Society. The letter notes that while the proposal is not perceived to have an impact on the integrity of the Little Campbell River or its multiple tributaries, greater setbacks from streams should be considered when "Intensive Agriculture zoned (A-2)" lands are rezoned.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 879 of the Local Government Act, it was determined it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process. This decision was made due to the fact the OCP amendment for this area is largely a housekeeping (mapping) amendment.

DESIGN PROPOSAL AND REVIEW

- The form and character of the proposed 4,492 sq.m (48,351 sq.ft) addition to the cold storage facility will complement the finish of the existing building and be treated with a pre-fabricated insulated metal panel system in vertical and horizontal strips above grey spilt face concrete block.
- The extension, largely comprised of additional cold storage and freezer space, with 5 new additional loading docks, will provide for 20 new car stalls on site, for a total of 83 car parking stalls on site.
- The landscaped plan for the site calls for some shrub and groundcovers and planting at the rear of the property, with additional trees along the property line to the north. No retaining wall will be required along the northern property line as the adjacent B&B site will already be filled up to the same grade.
- The proposed retaining wall along the rear west property line, which is to meet up and extend from the retaining wall on the B& B site, is projected to reach a maximum of 23 feet in height. The applicant has confirmed, however, that the rear retaining wall will not be visible from the low lying properties along 184th Street. The wall will be blocked by dense vegetation on the lands to be conveyed to the City. Further, it has been determined that the retaining wall along the south side property line will not be visible from 188th street given the location, fill and screening provided by the proposed landscaping.

Sustainability

- The proposed cold storage addition will also be designed to an equivalent LEED standard as per the original building, which met a LEED certified standard. In particular, the new addition is to include the following features:
 - Site Siltation Control;
 - Bioswales and groundwater recharge;
 - Drought resistant landscaping;
 - Stormceptre- pollutant filter;
 - Energy efficient mechanical and lighting systems;

- Low-flow plumbing fixtures;
- On-site recycling bins and area;
- Local materials; and
- Low E windows.

ADVISORY DESIGN PANEL

- The proposed extension to the cold storage facility was not submitted to the Advisory Design Panel given the quality of the original building design (reviewed and approved by the ADP in 2010). The extension which will be treated as per the original building is also not easily visible from 188 Street.

BY-LAW VARIANCES AND JUSTIFICATION

The following variances to Zoning By-law No. 12000 are requested to accommodate the development:

(a) Requested Variance

- Relaxation of the required vehicle on-site parking spaces from 175 to 83 stalls.

Applicant's Reasons:

- The proposed 83 stalls will accommodate more than double the parking requirements of any one shift at the cold storage facility, which is highly mechanized operation, run by a small crew.
- In 2010, under the original application (7909-0065-00), the City granted a variance to relax parking on the site. As such, a total of 63 parking stalls for a 12,074 m² (39,613 sq.ft) facility (or a ratio of 1 car parking stall per 200 m² of floor space) was provided.
- The present application will provide another 5-6 employees (jobs) and 20 additional parking stalls and maintain the original parking ratio of 1 stall per 200 m² of industrial floor space.

Staff Comments:

- Staff are satisfied that the requested parking variance will adequately meet the employee and visitor parking needs of the site.
- The applicant has also demonstrated by plan that the site can accommodate the total standard number of cars required under the Zoning Bylaw for the proposed building size. As a condition of rezoning a restrictive covenant will be registered on title to ensure any change in use will necessitate the conversion of surplus area to parking.

(b) Requested Variance

- Vary the south side yard setback from 3.6 metres (12 ft.) to 3.0 metres (10 ft.);

Applicant's Reasons:

- A DVP allowing for a 3.0 m south side yard setback was approved for the previous cold storage facility under application (79109-0065-00). The variance was granted to accommodate the interim retention of trees at the original northwest corner of the site, prior to the site west of the cold storage facility developing.

Staff Comments:

- The variance providing for a 3.0 m minimum south side yard setback will enable the proposed cold storage addition to be built in-line and flush with the existing building.
- To address CPTED issues an enclosed employee sidewalk with cameras and lighting will extend the length of the south side of the building.

(c) Requested Variance

- Vary the west rear yard setback from 7.5 metres (25 ft) to 5.5 metres (18 ft).

Applicant's Reasons:

- The requested variance will enable the owner to maximize the efficiency of the site.

Staff Comments:

- The requested variance will allow for a larger building envelope on the site. The reduced setback at the rear of the property is adjacent to the proposed riparian area to be conveyed to the City; consequently it will have little impact on the surrounding neighbours.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	OCP Re-designation Map
Appendix VI	LAP Re-designation Map
Appendix VII	Development Variance Permit

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/kms

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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 Resource Group Inc.
 Address: Unit 101 7485 130 St
 Surrey BC V3W 1H8
 Tel: 604-501-1624 - Work

2. Properties involved in the Application
 - (a) Civic Address: 3023 - 188 Street

 - (b) Civic Address: 3023 - 188 Street
 Owners: Trojan Holdings Ltd., Inc. No. 430063
 PID: 028-610-024
 Lot 1 Section 21 Township 7 New Westminster District Plan BCP48343

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to re-designate the property.

 - (b) Introduce a By-law to rezone the property.

 - (c) Proceed with Public Notification for Development Variance Permit No. 7910-0174-00

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3 ha
Road Widening area		
Undevelopable area		
Net Total	.2 ha	2.72 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	59%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0 m	16.0m
Rear	5.5 m	5.5 m
Side #1 (N)	7.5 m	19 m
Side #2 (S)	3.0 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	14m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		16,566 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)	1.00	.5
FAR (net)	1.00	.6
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	83	83
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
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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SUBDIVISION PLAN OF LOT 1
SECTION 21 TOWNSHIP 7
NWD PLAN BCP48343

PURSUANT TO SECTION 67 LAND TITLE ACT

BCGS MAP SHEET 92G.007

CITY OF SURREY

SCALE = 1:2000



"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 559mm (22") in width
by 432mm (17") in height when plotted at a scale of 1:2000

INTEGRATED SURVEY AREA NO. 1 (SURREY)
NAD83 CSRS (GVRD2005)

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS #5170 AND #5876

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES,
EXCEPT WHERE OTHERWISE NOTED.
TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL
DISTANCES BY COMBINED FACTOR 0.99960355

LEGEND

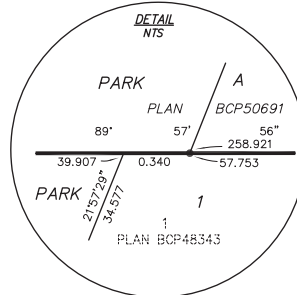
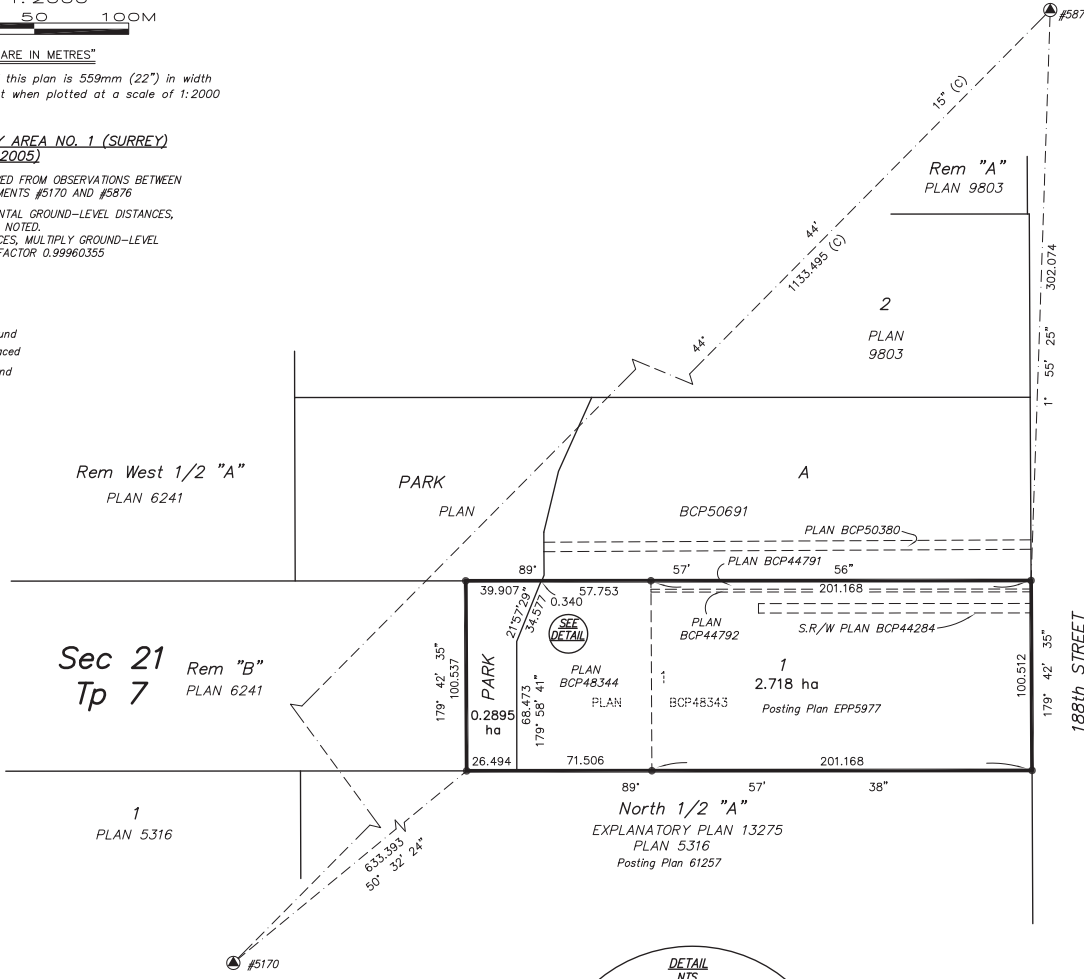
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- standard iron post placed
- ⊙ Control Monument found
- (C) Denotes Calculated

PLAN BCP_____

DEPOSITED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER, B.C.
THIS ____ DAY OF _____, 2012

REGISTRAR

PRELIMINARY



MORTGAGEE:
ROYAL BANK OF CANADA

OWNER:
TROJAN HOLDINGS LTD.
(INC. NO. 430063)

AUTHORIZED SIGNATORY
(Print name clearly near signature)

AUTHORIZED SIGNATORY
(Print name clearly near signature)

AUTHORIZED SIGNATORY
(Print name clearly near signature)

AUTHORIZED SIGNATORY
(Print name clearly near signature)

WITNESS TO BOTH SIGNATURES
(Print name clearly near signature)

WITNESS TO BOTH SIGNATURES
(Print name clearly near signature)

ADDRESS OF WITNESS

ADDRESS OF WITNESS

ADDRESS OF WITNESS

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

OCCUPATION OF WITNESS

APPROVED UNDER THE LAND TITLE ACT.
THIS ____ DAY OF _____, 2012.

APPROVING OFFICER FOR
CITY OF SURREY

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 101 - 7485 130th STREET
SURREY, B.C. V3W 1H8
TELEPHONE: 604 599-1886
FILE: 03089SD-2012

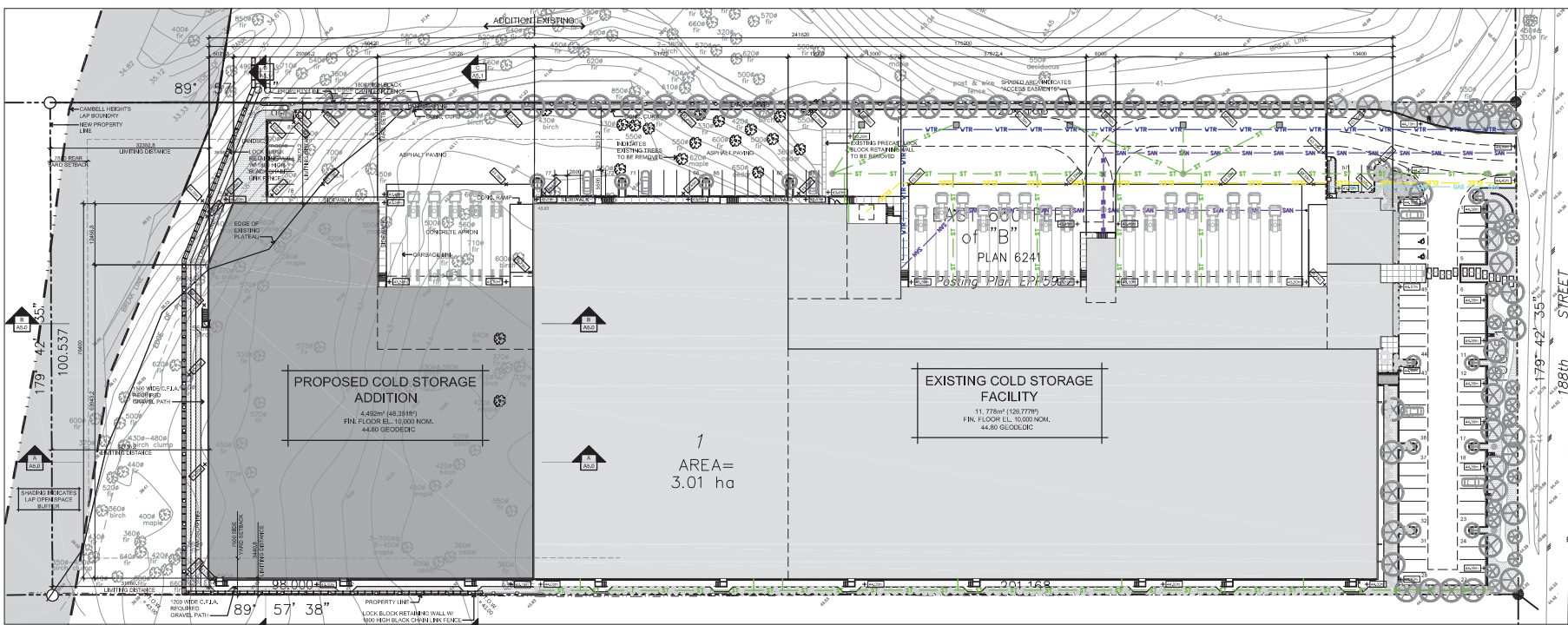
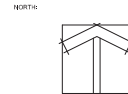
THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

I, D. J. DYCK, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY
THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDING
THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE
SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS
COMPLETED ON THE 18th DAY OF JUNE, 2012.

THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST
FILED UNDER # _____, ON THE 18th DAY OF JUNE, 2012.

SIGNATURE OF B.C.L.S.

03089SD-2012



1 SITE PLAN
A2.0 SCALE: 1:500

PROJECT DATA

<p>EXIST. ADDRESS: 3023 - 188B, SURREY BRITISH COLUMBIA</p> <p>LEGAL DESCRIPTION: EAST 660 WY, SECTION 21, TOWNSHIP 7 HEAD, PLAN 6241</p> <p>ZONING: B1 - BUSINESS PARK (20M)</p> <p>EXISTING SITE AREA: 30,001 sq. m. EXISTING SITE COVERAGE: 30.00% = 9,178 sq. m. PROPOSED SITE COVERAGE: 64.32% = 19,276 sq. m. SITE COVERAGE MAX ALLOWABLE: 60%</p> <p>GROSS FLOOR AREA: FLOOR AREA - GROSS EXISTING: 12,136 sq. m. FLOOR AREA - GROSS PROPOSED: 4,452 sq. m. FLOOR AREA - GROSS TOTAL: 16,588 sq. m. FLOOR AREA - GROSS PERCENTAGE: 54.31%</p> <p>MAX PERMISSIBLE BUILDING HEIGHT: 16M</p> <p>SETBACKS: 16.0M FRONT YARD 7.5M REAR YARD 7.5M SIDE YARD</p> <p>PARKING DESIGN REQUIREMENTS (PER TABLE CAPMT 2 OF B/LAW) 1 STALL PER 100 sq. m. OF GROSS FLOOR AREA STANDARD STALL SIZE: 2.8M x 5.5M WITH 75M WHEEL HANDICAPPED STALL SIZE: 3.0M x 6.0M WITH 75M WHEEL</p> <p>PARKING CALCULATIONS: GROSS SQUARE FOOTAGE: 17,440 sq. m. / 100 = 174.4 STALLS TOTAL PARKING REQUIRED: 175 STALLS TOTAL PARKING PROVIDED: 175 STALLS # B3 STALLS</p>	<p>OFF STREET LOADING SPACES: 4.5M WIDE x 5.2M LONGS WITH 4.2M VERTICAL CLEARANCE</p> <p>LANDSCAPING PER SIDE: SIDES ADJUTING HIGHWAYS: 3.0M LANDSCAPE STRIP SIDE OF LANE: 1.5M LANDSCAPE STRIP LOADING AREA SCREENING: TO A 2.5M HEIGHT BY BUILDING, LANDSCAPING OR A SOLID DECORATIVE FENCE OR COMBINATION THEREOF</p> <p>SPECIAL REGULATIONS: MOUSE LEVEL MAX. 10' 0" MEASURED AT ANY POINT ALONG BOUNDARY OF LOT, WAGES A PROPERTY RESULTS A LOT OTHER THAN INDUSTRIAL NOISE LEVEL TO NOT EXCEED 60dB</p>
--	---

LEGEND

- ▭ 4.5x10M - PROPOSED FINISHED GRACES
- ▭ 4.5x10M - EXISTING GRACES
- 65 - EXISTING TREES TO REMAIN
- 65 - LANE CUT-OFF-BARRIER SEE CML DRAWINGS FOR DETAILS
- 65 - CHAMBER LINES
- 65 - ELECTRICAL SANIT
- 65 - WATER MAIN
- 65 - SANITARY MAIN
- 65 - STORM SEWER
- 65 - GAS MAIN

DRAWING NOTES

1. TREE REMOVAL FOR LANDSCAPE DRAWINGS AND ARBORIST REPORT.
2. FINAL CONTRACTOR TO VERIFY LOCATION SHALL NOT EXCEED 45MM TO THE NEAREST TREE VERTICAL OR TO THE NEAREST 1800 STREET RECORDATION FOR CLOVERDALE RECORDING DRAWINGS.

NOT FOR ISSUED FOR DEVELOPMENT PERMIT
DATE: DESCRIPTION:



201-3400 OLIVER ROAD 210-1011 ROOFTOP ST.
ABERFORD, BC CANADA VANCOVER, BC CANADA
V6E 2E1 VAN471 TEL: 604.265.1556
FAC: 604.265.1569 FAX: 604.265.1568

PROJECT:
CLOVERDALE COLD STORAGE: PHASE 2

PROJECT ADDRESS:
3023 - 188th STREET, SURREY, BC

SITE PLAN

PROJECT NO: KL10016

DRAWN BY: MB / MA CHECKED BY: PL

DATE: JUNE 29 - 2012

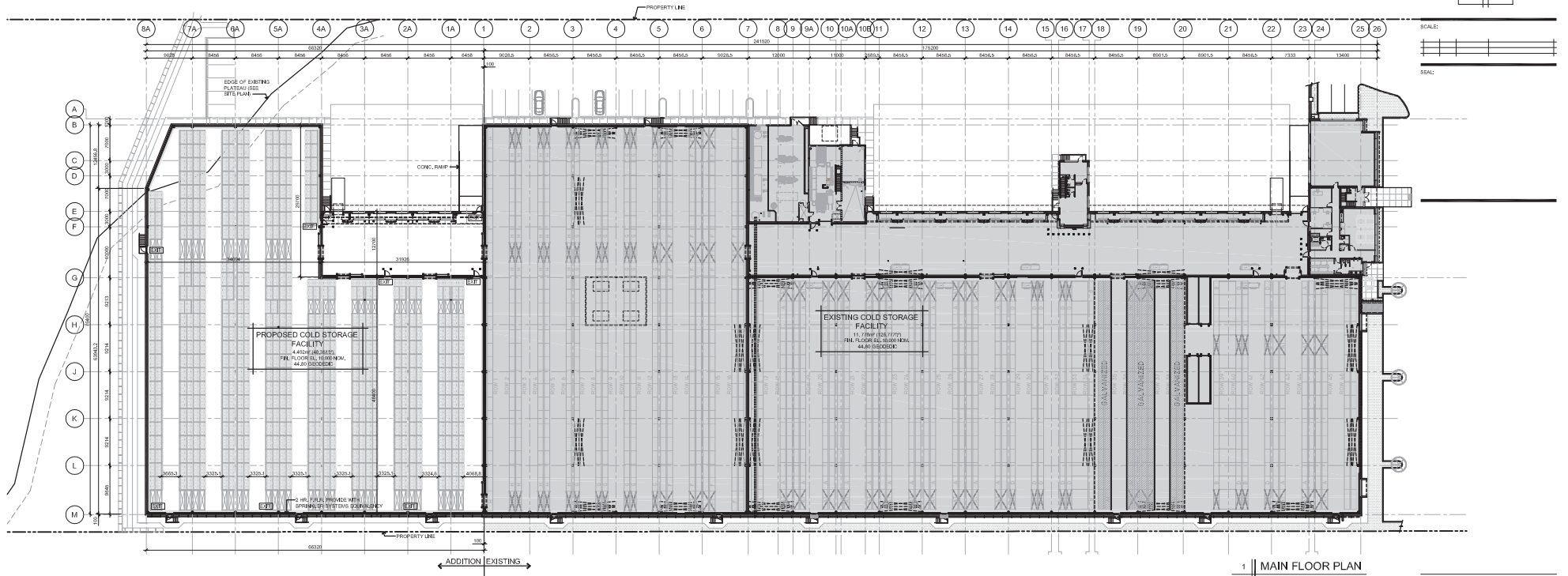
SCALE: AS NOTED

REVISIONS: DRAWINGS:

1 A2.0

PRELIMINARY - NOT FOR CONSTRUCTION

NORTH



1 MAIN FLOOR PLAN
A3.0 SCALE: 1/8" = 1'-0"

DATE: ISSUED FOR DEVELOPMENT PERMIT
DESCRIPTION:



251-3400 DIXIE ROAD 210-1111 MOFFATT ST.
MIRAMICHI, BC CANADA VANCOUVER, BC CANADA
V2C 2E1 V6V 4T1
TEL: 604.883.8331 TEL: 604.255.1556
FAX: 604.883.1569 FAX: 604.255.1588

PROJECT:
**CLOVERDALE
COLD STORAGE:
PHASE 2**

PROJECT ADDRESS:
3023 - 188th STREET, SURREY, BC

DRAWING TITLE:
**OVER-ALL MAIN
FLOOR PLAN**

PROJECT NO: KL10016

DRAWN BY: MB / MA CHECKED BY: PL

DATE: JUNE 29 - 2012

SCALE: AS NOTED

REVISIONS: DRAWING NO.:

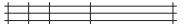
1 A3.0

PRELIMINARY - NOT FOR CONSTRUCTION

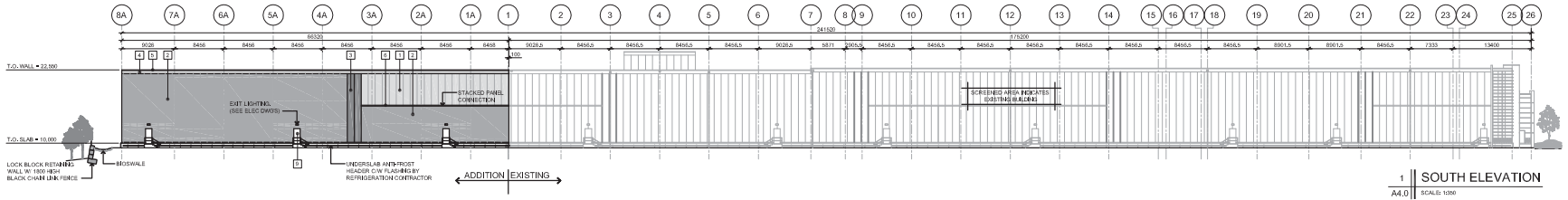
NOTE:



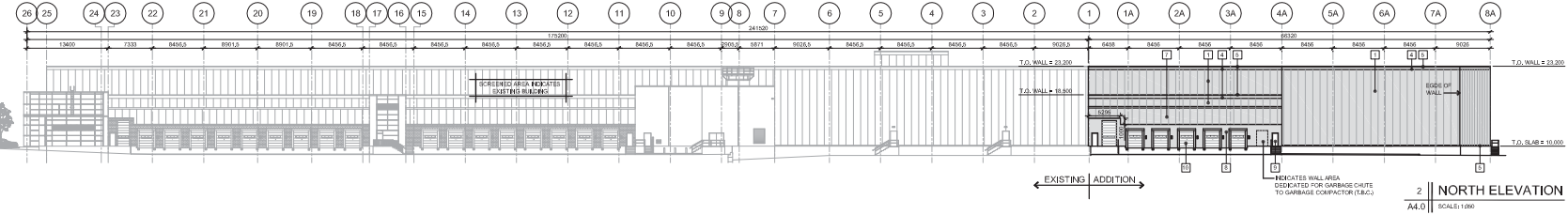
SCALE:



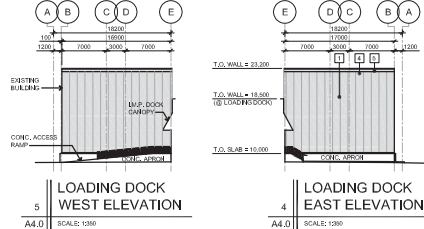
SEAL:



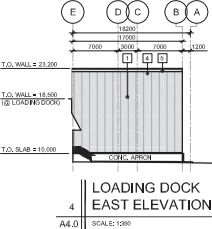
1 | SOUTH ELEVATION
A4.0 | SCALE: 1/80'



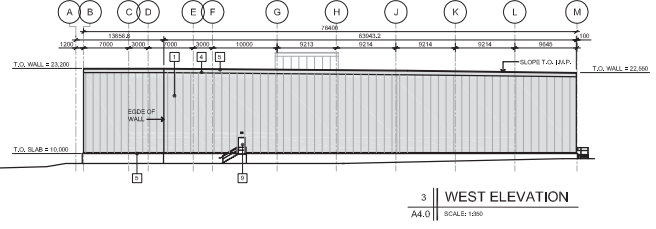
2 | NORTH ELEVATION
A4.0 | SCALE: 1/80'



5 | LOADING DOCK WEST ELEVATION
A4.0 | SCALE: 1/80'



4 | LOADING DOCK EAST ELEVATION
A4.0 | SCALE: 1/80'



3 | WEST ELEVATION
A4.0 | SCALE: 1/80'

EXTERIOR FINISHES SCHEDULE		
1	INSULATED METAL WALL PANEL	KINGSFANE 6" SHADOWLINE EPS PANELS PRE-FINISH: COLOR C-1
2	INSULATED METAL WALL PANEL	KINGSFANE 6" K&AL SHADOWLINE PRE-FINISH: COLOR C-2
3	INSULATED METAL WALL PANEL	KINGSFANE 6" K&E SHADOWLINE PRE-FINISH: COLOR C-3
4	METAL PANEL FACIA	PRE-FINISH: METAL COLOR C-1
5	METAL FLASHING	PRE-FINISH: METAL COLOR C-1
6	METAL FLASHING	PRE-FINISH: METAL COLOR C-2
7	INSULATED METAL PANEL DOCK CANOPY	KINGSFANE 6" SHADOWLINE EPS PANELS PRE-FINISH: COLOR C-1
8	CONC. BLOCK (2" MIN THICK) STANDING JOINT JOISTS (ALSO SEE PLANS FOR THE DETAILS)	PAINTED: COLOR C-3
9	INSULATED DOORS	PAINTED: COLOR C-1
10	INSULATED OVERHEAD DOOR	PRE-FINISH: WHITE
11	RAIN WATER LEADER	PRE-FINISH: COLOR A3 METAL

PROJECT COLORS	
C1	KINGSFANE - IMPERIAL WHITE COLOR OR EQUAL
C2	KINGSFANE - DRIFTWOOD COLOR OR EQUAL
C3	KINGSFANE - PEWTER COLOR OR EQUAL
C4	MANH METALS - WEATHERED ZINC OR EQUAL
C5	SENAIR METALS - 21 18600 FROM MOUNTAIN OR EQUAL
C6	CLEAR ANODIZED ALUMINUM

DATE: ISSUED FOR DEVELOPMENT PERMIT
DESCRIPTION:



210-3400 COLLEGE ROAD
ABERFORD, BC, CANADA VANCOVER, BC, CANADA
V2C 2E1
TEL: 604.255.1556
FAX: 604.255.1588

PROJECT:
CLOVERDALE COLD STORAGE PHASE 2

PROJECT ADDRESS:
3023 - 188th STREET, SURREY, BC

DRAWING TITLE:
ELEVATIONS

PROJECT NO:
KL10016

DRAWN BY:
MB / MA

CHECKED BY:
PL

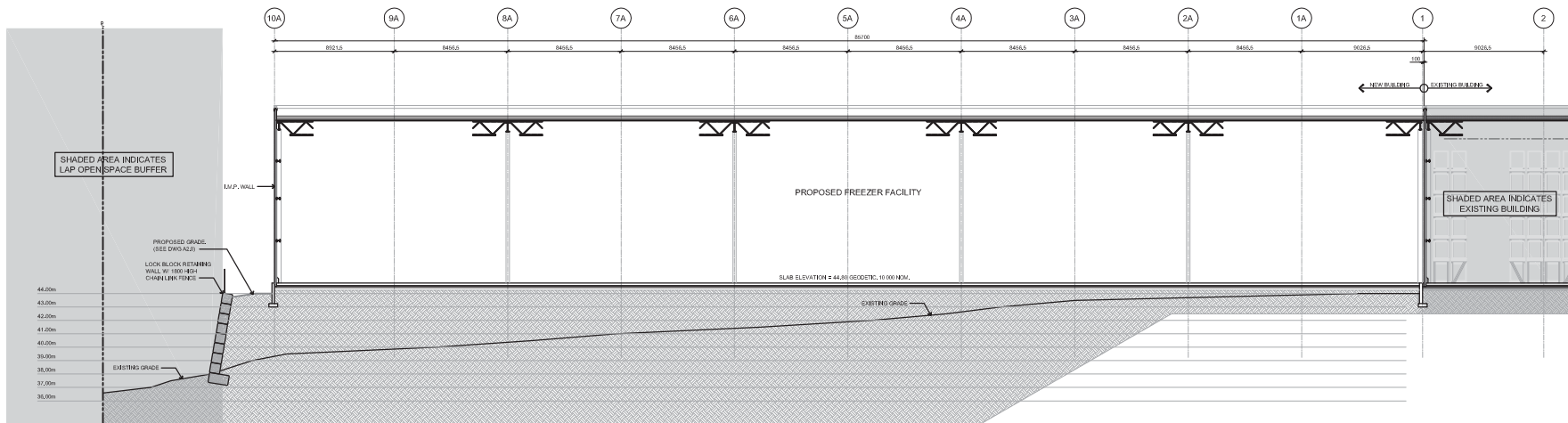
DATE:
JUNE 29 - 2012

SCALE:
AS NOTED

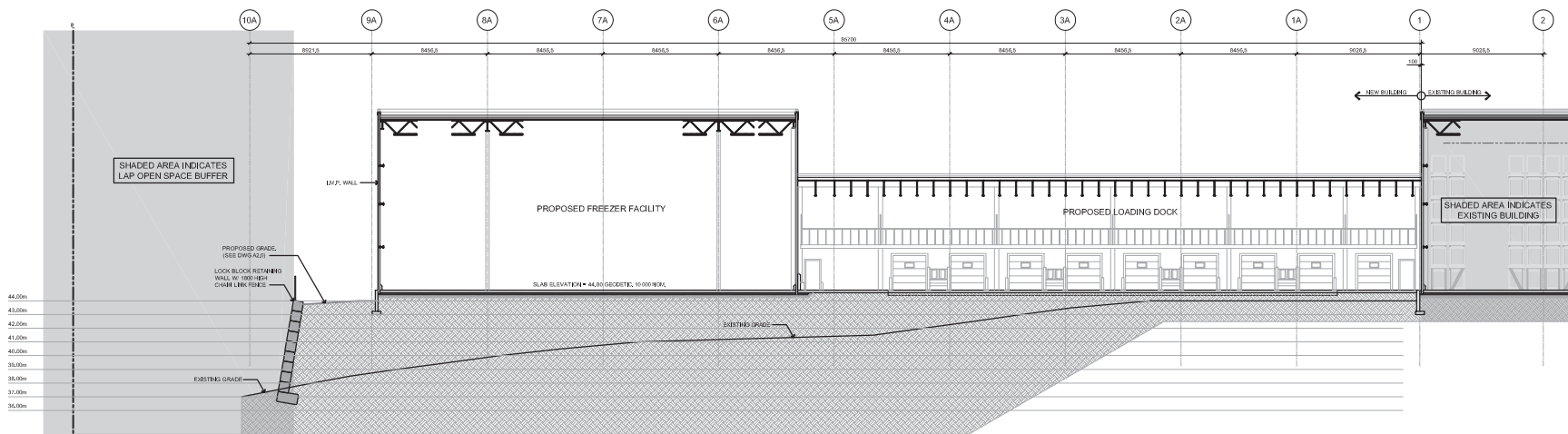
REVISIONS:
DRAWING NO.:

1 | A4.0

PRELIMINARY - NOT FOR CONSTRUCTION



1 SECTION A-A
A5.0 SCALE: 1/50



2 SECTION B-B
A5.0 SCALE: 1/50

SCALE: _____

SCALE: _____

SCALE: _____

DATE: _____

DESCRIPTION: _____



215-3400 DILKE ROAD 210-1311 ROOFTOP ST.
 ABERTSFORD, BC CANADA VANCOUVER, BC CANADA
 V0L2E1 VAN470
 TEL: 604.255.1556 TEL: 604.255.1556
 FAX: 604.255.1569 FAX: 604.255.1588

PROJECT: _____

**CLOVERDALE
 COLD STORAGE:
 PHASE 2**

PROJECT ADDRESS:
 3023 - 188th STREET, SURREY, BC

DRAWING TITLE:

ELEVATIONS

PROJECT NO: KL10016

DRAWN BY: MB / MA CHECKED BY: PL

DATE: JUNE 29 - 2012

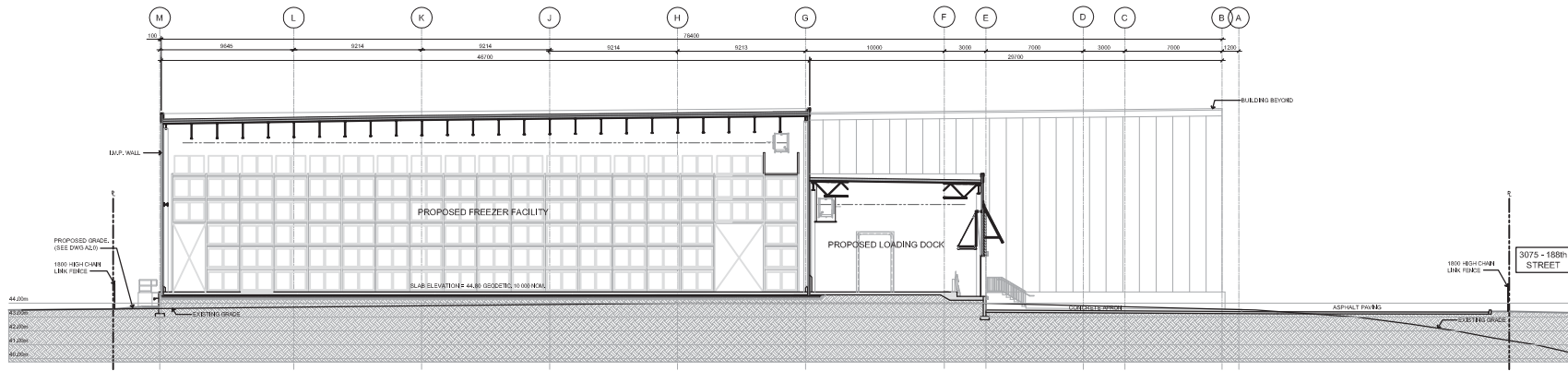
SCALE: AS NOTED

REVISIONS: _____ DRAWING NO: _____

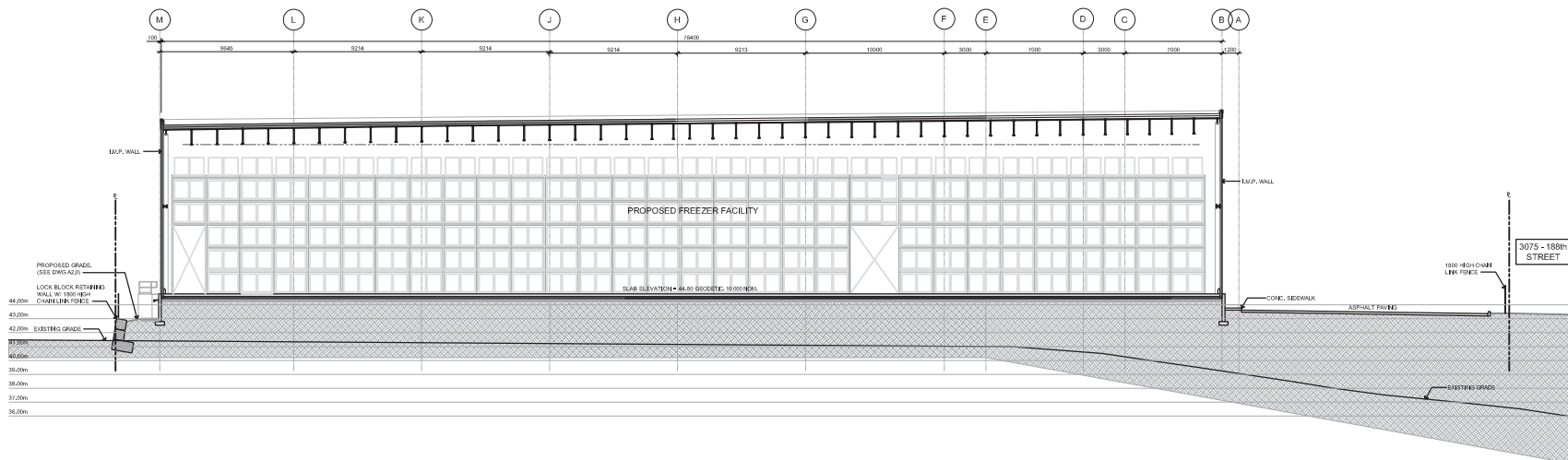
1 A5.0

PRELIMINARY - NOT FOR CONSTRUCTION

NORTH



C SECTION C-C
A5.1 SCALE: 1/100



D SECTION D-D
A5.1 SCALE: 1/100

SCALE: _____
SEAL: _____

APPLICANT ISSUED FOR DEVELOPMENT PERMIT
DATE: _____ DESCRIPTION: _____



215-3400 DOLAN ROAD 210-3111 MOODYWAY ST.
ABERFORD, BC CANADA VANCOUVER, BC CANADA
V6L2E1 TEL: 604.625.1596
V6L2E1 TEL: 604.625.1596 FAX: 604.263.1588

PROJECT:

**CLOVERDALE
COLD STORAGE:
PHASE 2**

PROJECT ADDRESS:
3023 - 188th STREET, SURREY, BC

DRAWING TITLE:

SECTIONS

PROJECT NO: KL10016

DRAWN BY: MB / MA CHECKED BY: PL

DATE: JUNE 29 - 2012

SCALE: AS NOTED

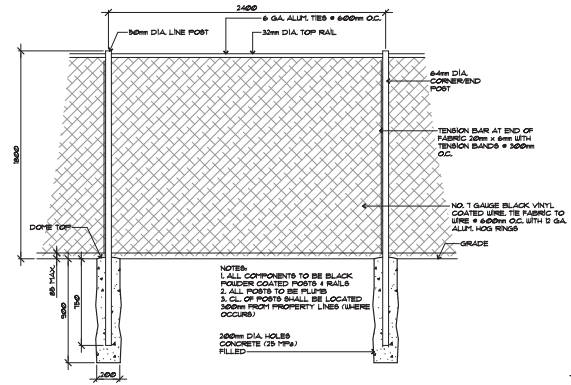
REVISIONS: DRAWN BY:

1 A5.1

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE SPECIFICATIONS:

- FINISH GRADING**
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND SERVICES.
 - SUBGRADE TO BE COMPACTED TO 85% STANDARD PROCTOR DENSITY.
 - SUBGRADE SHALL BE SCARIFIED TO 6" MINIMUM DEPTH PRIOR TO PLACEMENT OF TOPSOIL.
 - REMOVE ALL MISCELLANEOUS ROCKS AND STONES OVER 2" IN DIAMETER.
 - GRADE ALL GRASS AREAS TO SLOPE MINIMUM 5%.
- TOPSOIL AND PLANTING MEDIUM**
 - PLANTING MEDIUM FOR PLANTINGS SHALL BE PRO MIX AS SUPPLIED BY THE AMENOR GARDEN PRODUCTS (404-884-8333).
 - SPREAD TOPSOIL AND PLANTING MEDIUM TO THE FOLLOWING DEPTHS:
 - 8" FOR GRASS AREAS
 - 12" FOR SHRUB BEDS
 - TREES AS PER DETAILS.
 - FERTILIZER AND CHEMICAL ADDITIVES SHALL BE AS REQUIRED TO OBTAIN THE STANDARDS FOR GROUND MEDIUM AND TOPSOIL AS SET OUT IN THE B.C. LANDSCAPE STANDARDS, 2007A, 2008A, LATEST EDITION.
- PLANT MATERIALS**
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN CONTAINER STOCK AND COMPLY WITH THE STANDARDS OF THE B.C. LANDSCAPE STANDARDS, 2007A, 2008A, LATEST EDITION WITH RESPECT TO SIZE, GRADING AND QUALITY.
 - TREES SHALL BE GUNED AS PER DETAILS.
 - PRUNING SHALL BE DONE AS REQUIRED TO REMOVE DEAD OR INURED BRANCHES ONLY.
 - ALL SHRUBS ARE TO BE PLANTED IN A CONTINUOUS BED WITH A MINIMUM OF 3" BANK CHIP MULCH UNDER TREES AND SHRUBS AND 2" UNDER GROUND COVERS.
 - LANDSCAPE ARCHITECT TO NOTIFY OF FIRE INJECTION OF TREES AT NURSERY PRIOR TO SHIPPING. LANDSCAPE ARCHITECT MAY WAIVE THIS INJECTION AT THEIR DISCRETION BUT THAT DOES NOT WAIVE THE LANDSCAPE ARCHITECTS RIGHT TO REJECT PLANTS AT SITE.



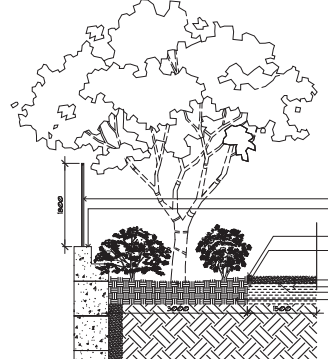
2 FENCE DETAIL
L-4 SCALE: 1:50

SHRUB PERENNIAL AND GROUND COVER PLANT LIST

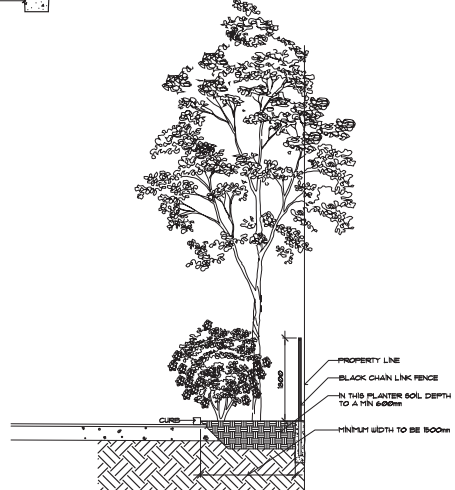
NOTE: PLANT LIST COUNTS ARE FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN WILL GOVERN.

NOTE: NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIAL IS TO BE LOWER MAINLAND AND FRASER VALLEY.

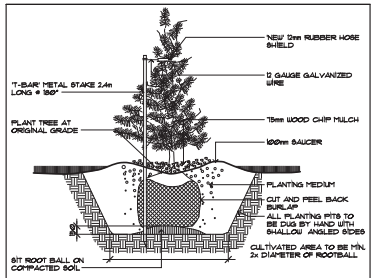
QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	ROOTS	REMARKS
SHRUBS				
32	ABELLIA EDWARD GOUCHER / EDWARD GOUCHER ABELIA	No. 2 POT		
8	CORNUS SERICEA / REDTUNG DOGWOOD	No. 3 POT		
7	ELONITUS ALATUS COMPACTA / DWARF BURNING BUSH	No. 2 POT		
39	MAHONIA NEROSA / OREGON GRAPE 'B'	No. 2 POT		
32	ROSA WOODRILL / WOOD'S ROSE	No. 2 POT		
76	RIBES SANGUINEUM / RED-FLOWERING CURRANT	No. 2 POT		
24	SPIREA BIMALDA GOLD FLAME / SPIREA	No. 2 POT		
47	TAXUS OCCIDENTALIS / BRANSON CEDAR	18" HT		
33	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	No. 2 POT		
59	VIBURNUM OPULIS ROSEUM / EUROPEAN SNOWBALL	No. 5 POT		
PERENNIALS AND GROUND COVER				
101	GALL THYMIA SHALLEN / SAILOR	10 CM POT		
33	POLYTAICHUM PLANTUM / SACRED FERN	No. 1 POT		



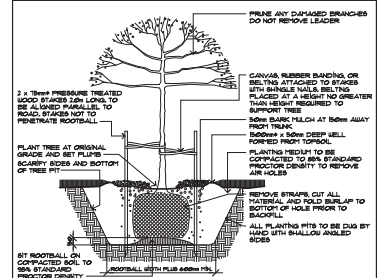
1 WEST RETAINING WALL SECTION
L-4 SCALE: 1:50



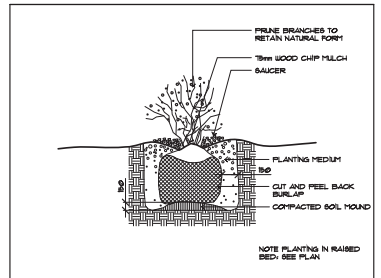
3 NORTH PLANTER SECTION
L-4 SCALE: 1:50



CONIFEROUS PLANTING DETAIL
SCALE: N.T.S.

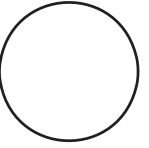


CITY OF SURREY DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.



SHRUB PLANTING DETAIL
SCALE: N.T.S.

CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445



CLOVERDALE COLD STORAGE ADDITION (LANDSCAPE)
3022 - 188 STREET, SURREY, B.C.

PROJECT NUMBER: 1162

SCALE: AS NOTED

DATE: JUNE 2012

DATE: ALL DIMENSIONS TO BE UNLESS OTHERWISE NOTED

NO.	REVISIONS / COMMENTS	DATE
1	ISSUED FOR BID	12.08.10
2		
3		
4		

PROJECT NUMBER: 1162

SCALE: AS NOTED

DATE: JUNE 2012

DATE: ALL DIMENSIONS TO BE UNLESS OTHERWISE NOTED

NO.	REVISIONS / COMMENTS	DATE
1	ISSUED FOR BID	12.08.10
2		
3		
4		





INTER-OFFICE MEMO

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

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

DATE: **June 28, 2012** PROJECT FILE: **7810-0174-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: Street, 3023 – 188 Street**

REZONE***Works and Services***

- complete works and services required under project 7809-0065-00.
- comply with Environmental Review Committee (ERC) requirements.

A Servicing Agreement is not required prior to Rezone/Subdivision.

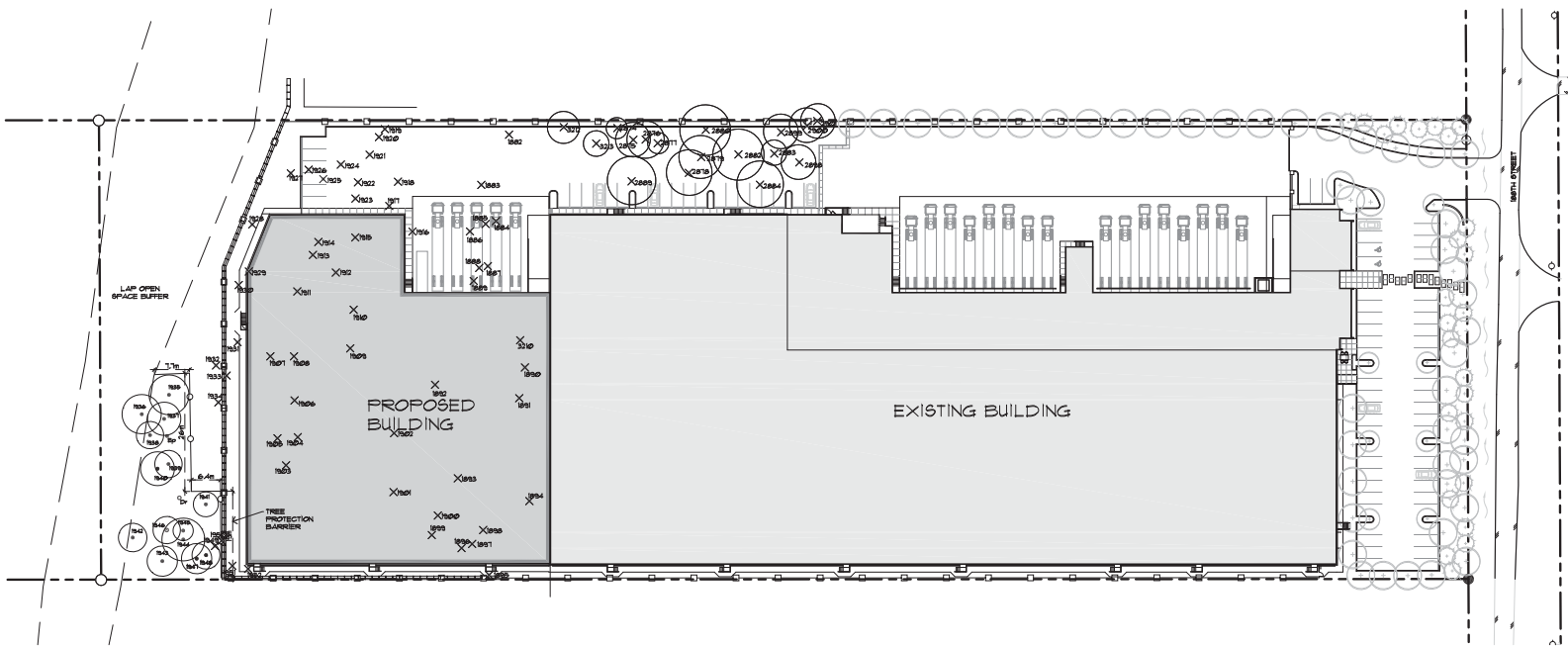
DEVELOPMENT PERMIT

All on-site works such as service connections and Low Impact Development features must be addressed through the Building Permit Process to meet Campbell Heights Servicing criteria as well as restrictive covenants currently registered on title.

Rémi Dubé, P.Eng.
Development Services Manager

LR

TREE RETENTION AND REMOVAL PLAN
SCALE: 1:500



LEGEND

- (+) RETAINED DECIDUOUS TREE FROM PHASE ONE
- (+) RETAINED CONIFEROUS TREE FROM PHASE ONE
- (X) PHASE ONE TREE TO BE REMOVED
- (○) TREE TO BE RETAINED SHOWING ROOT PROTECTION ZONE
- (X) TREE TO BE REMOVED

INFORMATION FOR THIS DRAWING IS AS RECEIVED FROM DIAMOND HEAD CONSULTING JUNE 2012

L.2
2 OF 4

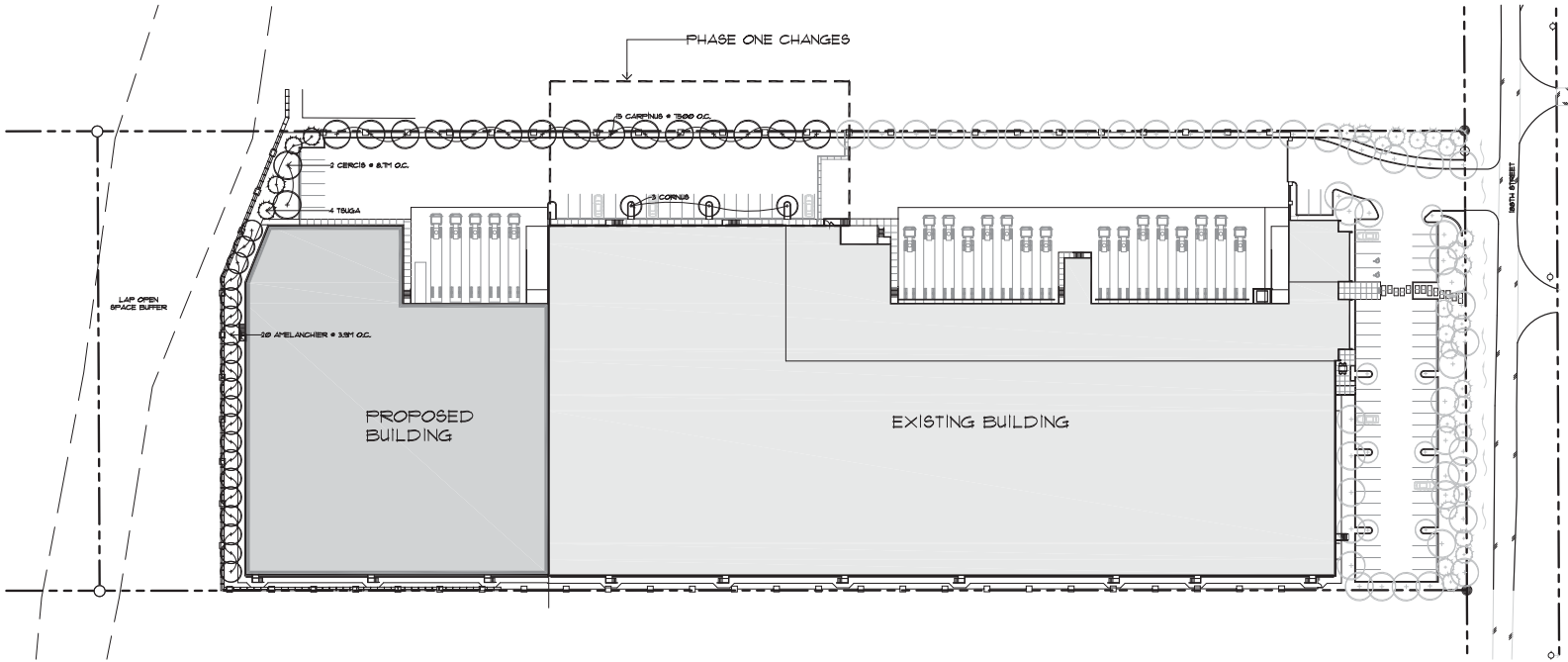
DATE: 12/06/12
SCALE: 1:500
PROJECT NUMBER: 1162

NO.	REVISIONS / ISSUES	DATE
1	ISSUED FOR ITP	12/06/12
2		
3		
4		

PROJECT NAME:
**CLOVERDALE
COLD STORAGE ADDITION
(LANDSCAPE)**
3023 - 188 STREET,
SURREY, B.C.

TREE REPLACEMENT PLAN

SCALE: 1:500



TREE PLANT LIST

NOTE: PLANT LIST COUNTS ARE FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN WILL GOVERN.
 NOTE: NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIAL IS TO BE LOWER MAINLAND AND FRASER VALLEY.

QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	ROOTS	REMARKS
TREES				
20	APELANCHER GRANDIFLORA / AUTUMN BRILLIANCE / BERRYBERRY	8.0m CAL	UB	
10	CARPINUS-BETULUS PARTIATA / PYRAMIDAL EUROPEAN HORSEBEAN	8.0m CAL	UB	
2	CERCIS CANADENSIS / EASTERN REDBUD	8.0m CAL	UB	
3	CORNUS FLORIDA / EASTERN FLOURENING DOGWOOD	8.0m CAL	UB	
4	TRUSA METROPOLITANA / WESTERN HEPTLOCK	3.0m HIGH	UB	

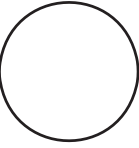
TREE PRESERVATION SUMMARY

TOTAL NO. OF PROTECTED TREES	2
NO. OF PROTECTED TREES DECLARED HIGH RISK DUE TO NATURAL CAUSES	0
NO. OF PROTECTED TREES TO BE REMOVED	0
NO. OF PROTECTED TREES TO BE RETAINED	2
NO. OF REPLACEMENT TREES REQUIRED	26
NO. OF REPLACEMENT TREES PROPOSED	26
NO. OF REPLACEMENT TREES IN DEFICIT	0
TOTAL NO. OF PROTECTED & PROPOSED TREES ON SITE	28
AVG. NO. OF TREES PER LOT	6.0

REMOVED TREES AND SHALLOWS NOT PHASE ONE MAY BE REPLACED IF THEY COMPLY WITH CURRENT TRADE STANDARDS.

LEGEND
 ○ PROPOSED DECIDUOUS TREE
 ○ PROPOSED CONIFER TREE

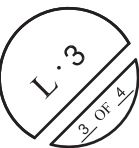
CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445

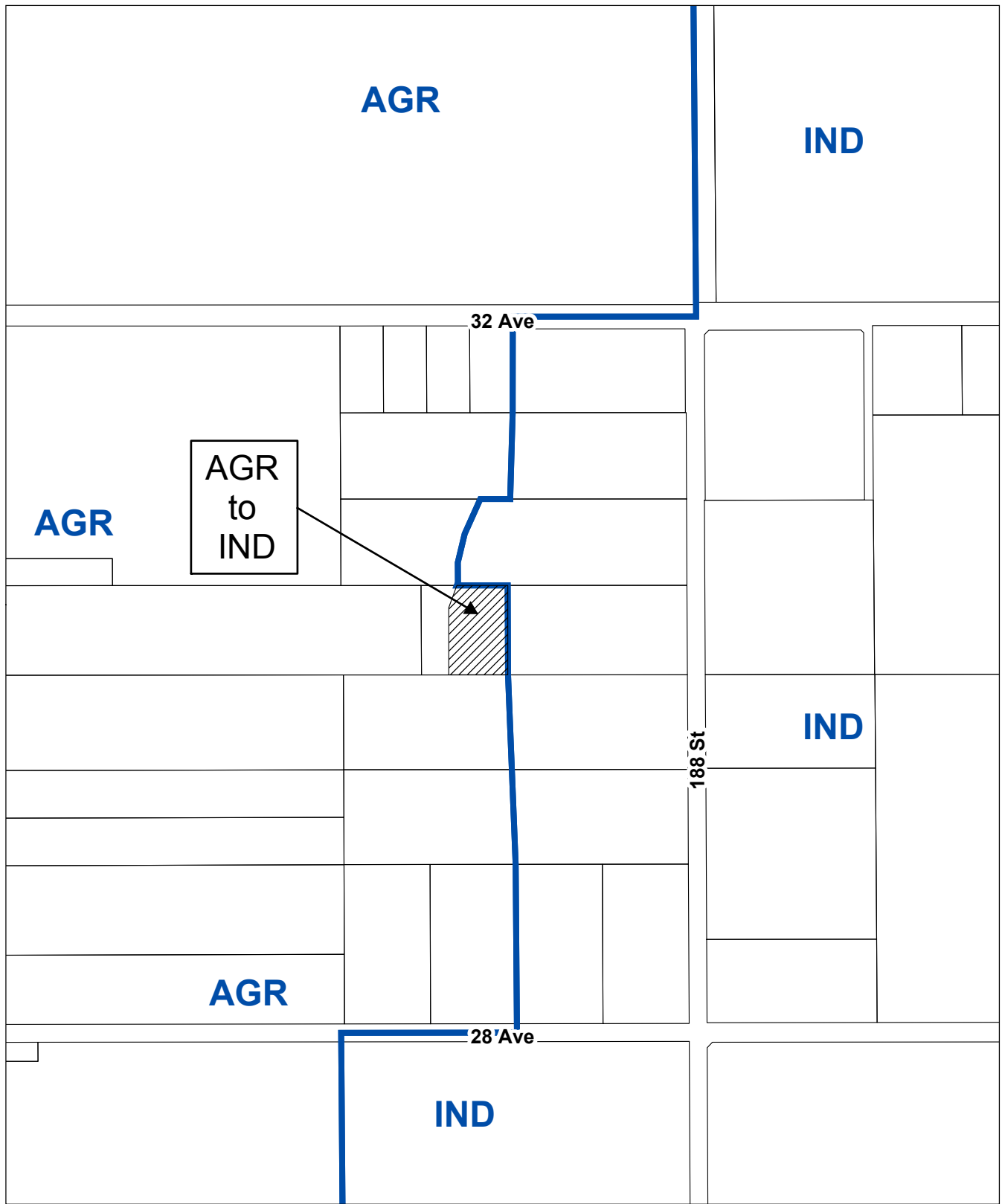


PROJECT NAME:
**CLOVERDALE
 COLD STORAGE ADDITION
 (LANDSCAPE)**
 3023 - 188 STREET,
 SURREY, B.C.

DATE: 12.06.15
 DRAWN BY: J. HUSTON
 CHECKED BY: J. HUSTON
 ALL DIMENSIONS TO BE VERIFIED ON SITE
 TREE REPLACEMENT PLAN
 NO. OF DIVISIONS: 15/21/15
 NO. OF SHEETS: 3
 SHEET NO. FOR SET: 3
 SHEET NO. FOR SET: 3

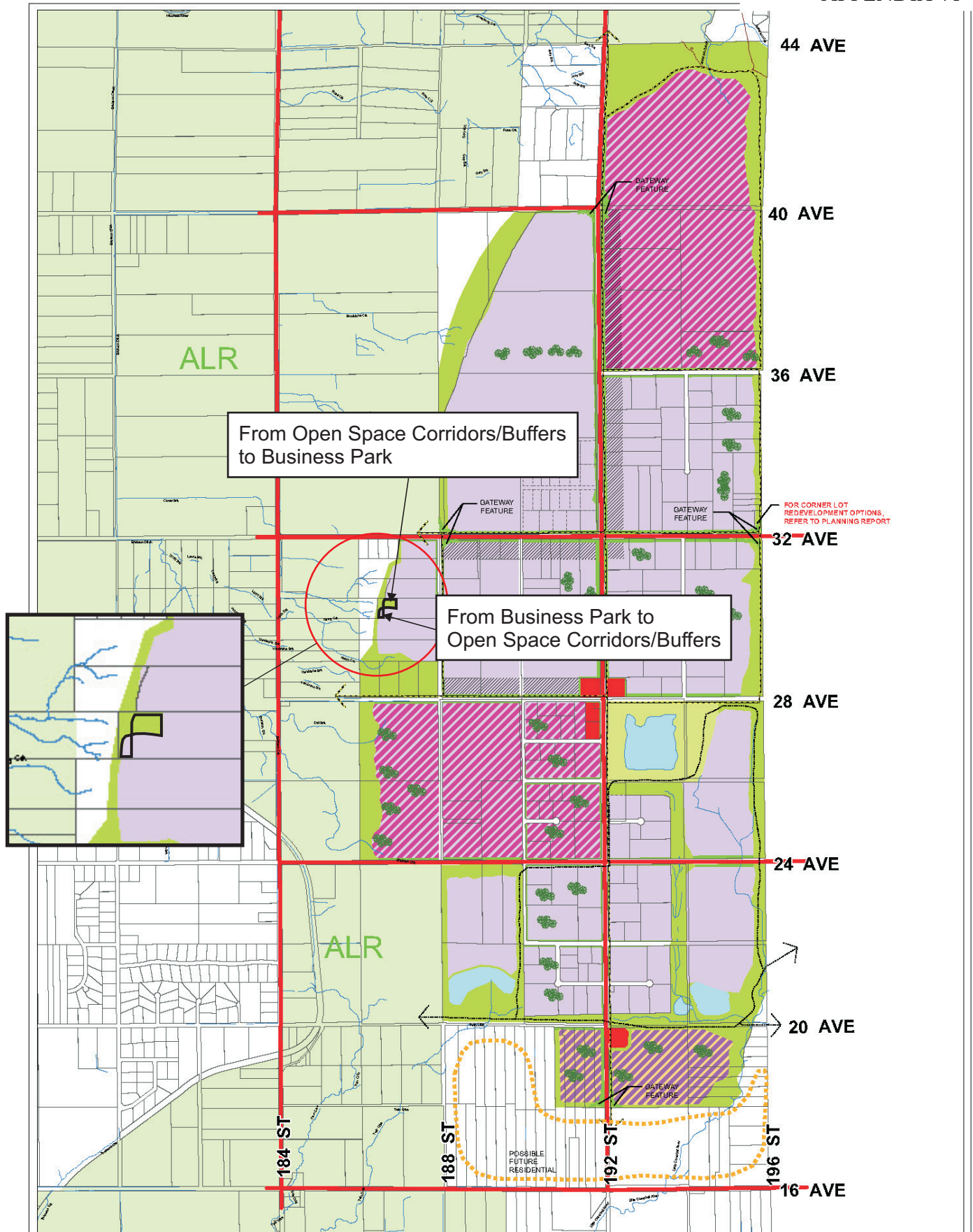
PROJECT NUMBER: 1162
 SCALE: 1:500
 DATE: JUNE 2012
 OPERATED IN ACCORDANCE WITH THE BRITISH COLUMBIA PROFESSIONAL SOCIETY OF LANDSCAPE ARCHITECTS (PLSA) REGULATIONS AND THE PROFESSIONAL SOCIETY OF ARCHITECTS (PSA) REGULATIONS.





OCP Amendment
Proposed amendment from Agricultural to
Industrial



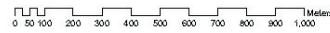


**CAMPBELL HEIGHTS
LAND USE PLAN**

City of Surrey Planning & Development Department

Legend

- Campbell Heights Local Area Plan
- Business Park (Office)
- Business Park
- Technology Park or Business Park
- Business Park or Live/Work in Cluster Housing Form
- Commercial
- Campbell Heights Local Area Plan, City Park
- Open Space Corridors/Buffers
- Landscaping Strips
- Stormwater Management Facilities
- Creeks and Rivers
- ALR Boundary
- Tree Preservation Opportunities
- Multi-Use Trail (Walking, Cycling and Horseback Riding)
- Walking and Cycling Pathways
- Arterial Roads



Approved by Council, December 11, 2009
 Amended 12 June 2012

This map is provided as general reference only. The City of Surrey makes no warranty, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0174-00

Issued To: TROJAN HOLDINGS LTD., INC. NO. 430063
(the "Owner")

Address of Owner: 18145 - 20 Avenue
Surrey BC
V3S 9V8

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: 028-610-024
Lot 1 Section 21 Township 7 New Westminster District Plan BCP48343

3023 - 188 Street

(the "Land")

3. DVP No. 7909-0065-00, issued November 30, 2009 by Council resolution R10-683 is amended by deleting Section 3 (varying parking, setbacks and lot coverage) and Section 4 (containing Schedule A).
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section H.1 of Part 47A "Business Park 1 Zone (IB-1)" the number of required off-street parking spaces is reduced from 175 to 83 for an industrial cold storage warehouse use;
 - (b) In Section F. of Part 47A "Business Park 1 Zone (IB-1)" the minimum south side yard setback is reduced from 3.6 metres (12 ft.) to 3.0 metres (10 ft.); and
 - (c) In Section F. of Part 47A "Business Park 1 Zone (IB-1)" the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).

5. The siting of buildings and structures shall be in accordance with the drawing numbered DVP 7910-0174-00 (A) (the "Drawing") 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 – Dianne L. Watts

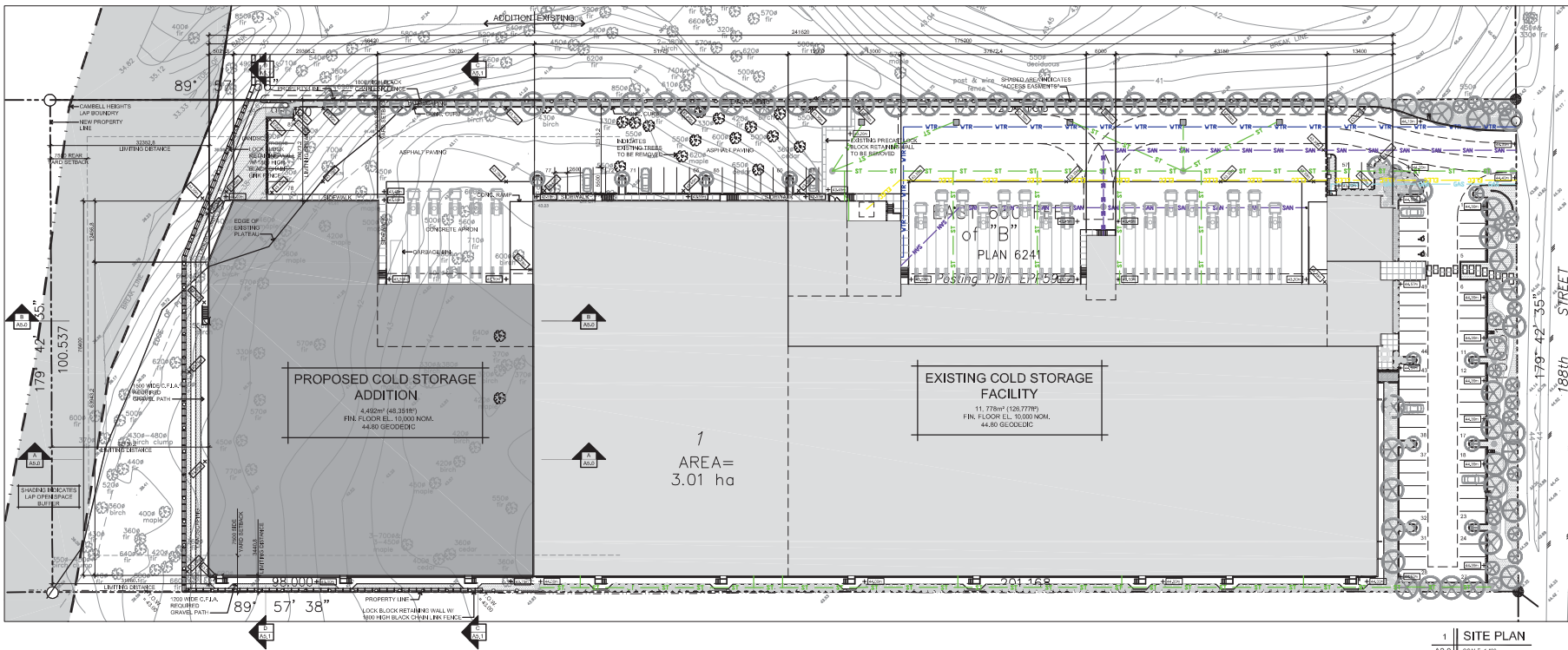
City Clerk – Jane Sullivan

PORT:



SCALE:

SCALE:



1 SITE PLAN
A2.0 SCALE: 1:500

PROJECT DATA

<p>OWNER ADDRESS: 3023 - 188th STREET, BRITISH COLUMBIA</p> <p>LEGAL DESCRIPTION: EAST 660 WY, SECTION 21, TOWNSHIP 7 NORTH, RANGE 641</p> <p>ZONING: B1 - BUSINESS PARK (20M)</p> <p>EXISTING SITE AREA: 30,000 sq. m.</p> <p>EXISTING SITE COVERAGE: 30.00% = 9,000 sq. m.</p> <p>PROPOSED SITE COVERAGE: 64.32% = 19,276 sq. m.</p> <p>SITE COVERAGE (MAX ALLOWABLE): 60%</p> <p>GROSS FLOOR AREA: 12,136 sq. m.</p> <p>FLOOR AREA - GROSS EXISTING: 4,852 sq. m.</p> <p>FLOOR AREA - GROSS TOTAL: 16,988 sq. m.</p> <p>FLOOR AREA - GROSS PERCENTAGE: 62.9%</p> <p>MAX PERMISSIBLE BUILDING HEIGHT: 16M</p> <p>SETBACKS: 16.0M FRONT YARD, 7.5M REAR YARD, 7.5M SIDE YARD</p> <p>PARKING DESIGN REQUIREMENTS (PER TABLE CAPMT 2 OF B1.640): 1 STALL PER 100 sq. m. OF GROSS FLOOR AREA</p> <p>STANDARD STALL SIZE: 2.8M x 5.5M WITH 750M WHEEL</p> <p>HANDICAPPED STALL SIZE: 3.0M x 6.0M WITH 750M WHEEL</p> <p>PARKING CALCULATORS: GROSS SQUARE FOOTAGE: 17,440 sq. m. / 100 = 174.4 STALLS</p> <p>TOTAL PARKING REQUIRED: 175 STALLS</p> <p>TOTAL PARKING PROVIDED: 175 STALLS</p>	<p>OFF STREET LOADING SPACES: 4.5M WIDE x 5.2M LONGS WITH 4.2M VERTICAL CLEARANCE</p> <p>LANDSCAPING PER SIDE SIDES ADJUTING HIGHWAYS: 1.5M LANDSCAPE STRIP TO A 2.5M HEIGHT BY BUILDING, LANDSCAPING OR A SOLID DECORATIVE FENCE OR COMBINATION THEREOF</p> <p>3.0M LANDSCAPE STRIP TO A 2.5M HEIGHT BY BUILDING, LANDSCAPING OR A SOLID DECORATIVE FENCE OR COMBINATION THEREOF</p> <p>ORIGINAL REGULATIONS: MOSE LEVEL MAX. 10' 0" MEASURED AT ANY POINT ALONG BOUNDARY OF LOT, WAGES A PROPERTY RESULTS A LOT OTHER THAN INDUSTRIAL NEEL LEVEL TO NOT EXCEED 60"</p>
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LEGEND

- PROPOSED FINISHED GRADES
- EXISTING GRADES
- EXISTING TREES TO REMAIN
- LAWN CATCH-BASIN SEE CIVIL DRAWINGS FOR DETAILS
- CHAMBER MANHOLE
- ELECTRICAL MANHOLE
- WATER MANHOLE
- SANITARY MANHOLE
- STORM SEWER
- GAS MAIN

DRAWING NOTES

1. TREE REMOVAL FOR LANDSCAPE DRAWINGS AND ARBORIST REPORT.
2. FINAL CONTRACTOR TO VERIFY LOCATION SHALL NOT EXCEED 45MM TO THE NEAREST TREE VERTICAL OR TO THE NEAREST 1800 STREET RECORDATION FOR CROWN HEIGHTS DRAWINGS.

NOT FOR DEVELOPMENT PERMIT
DATE: DESCRIPTION:



201-3400 OLIVER ROAD, SUITE 201, 3011 ROOFTOP ST, ABERTSFORD, BC, CANADA, VANCOUVER, BC, CANADA
V2E 2E1 VAN 471 TEL: 604.255.1556 FAX: 604.255.1569

PROJECT: CLOVERDALE COLD STORAGE: PHASE 2
PROJECT ADDRESS: 3023 - 188th STREET, SURREY, BC

SITE PLAN

PROJECT NO: KL10016

DRAWN BY: MB / MA CHECKED BY: PL

DATE: JUNE 29 - 2012

SCALE: AS NOTED

REVISIONS: DRAWINGS:

1 A2.0

PRELIMINARY - NOT FOR CONSTRUCTION