

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0246-00

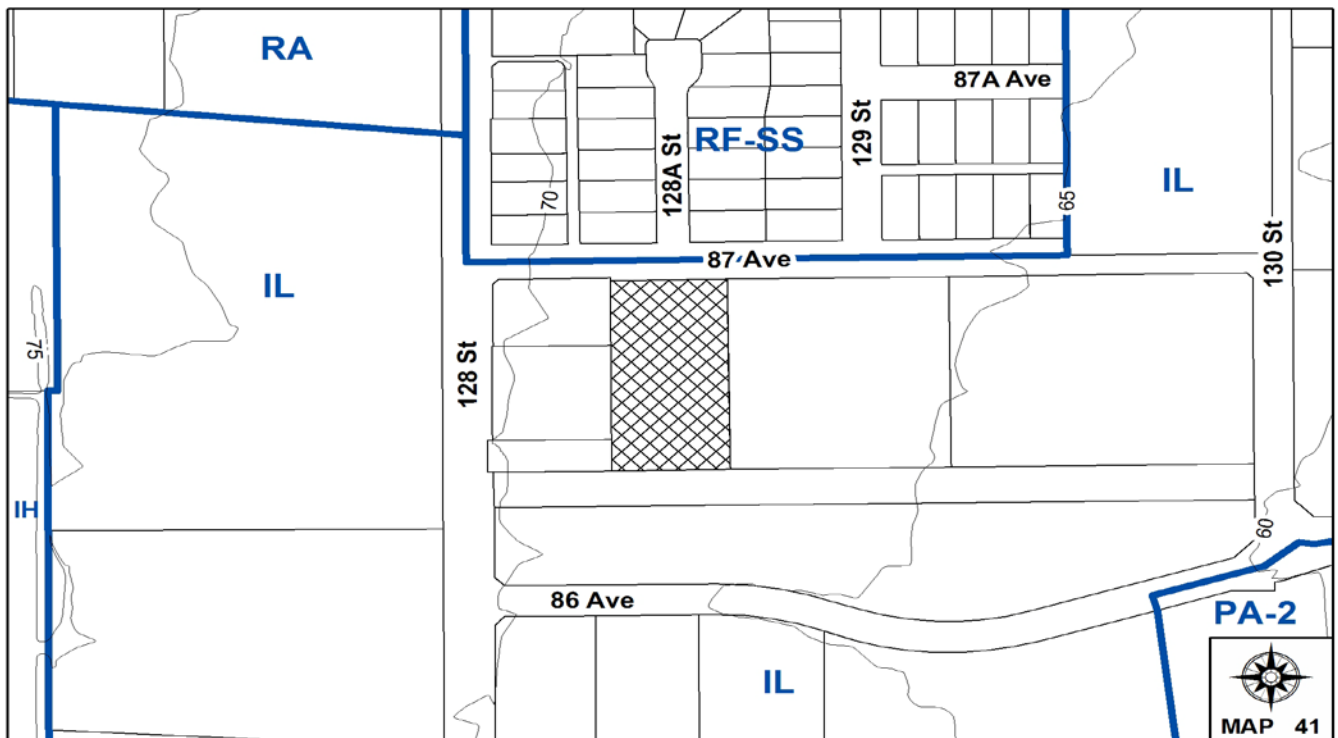
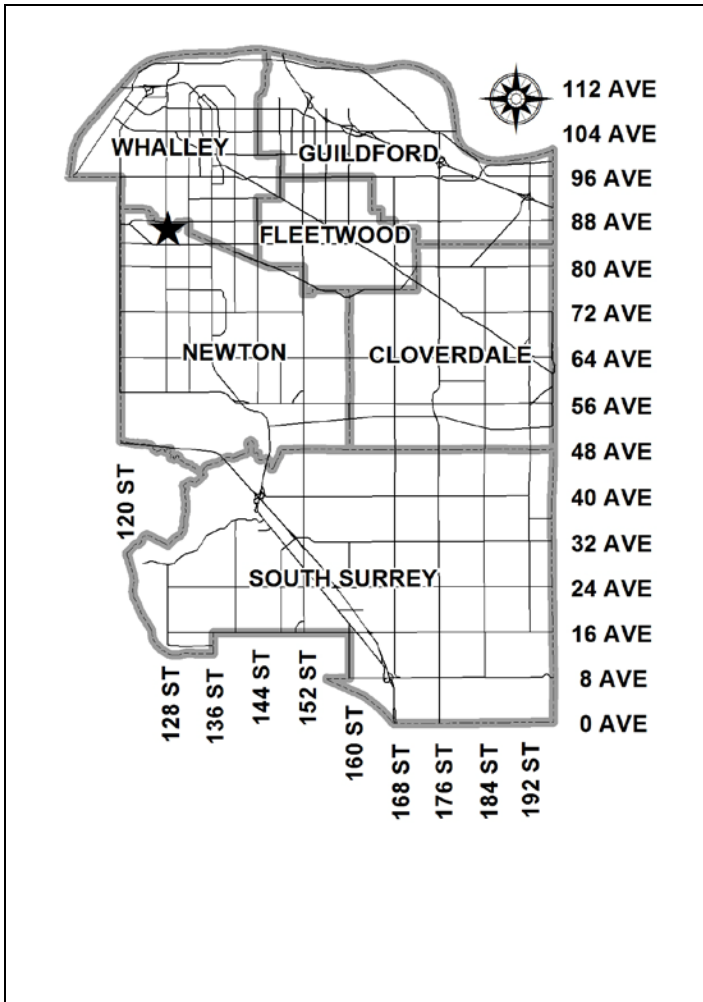
Planning Report Date: January 24, 2011

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to relax the minimum side yard and rear yard setback thereby permitting an addition to an existing building and construction of another industrial building on-site.

LOCATION: 12850 - 87 Avenue
OWNER: o875519 B.C. Ltd., Inc. No. BC0875519
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit in order to reduce the minimum side yard and rear yard setback thereby allowing an addition to an existing building on-site as well as permitting the construction of another industrial building for storage purposes.

RATIONALE OF RECOMMENDATION

- The applicant has demonstrated the proposed addition and industrial storage building will conform to the minimum requirements of the existing IL Zone in terms of lot coverage, floor area ratio, building height and on-site parking.
- The applicant is proposing significant landscaping along 87 Avenue to enhance the streetscape and reduce the visual impact of this existing industrial building.
- The proposed setback relaxation will result in the removal of several tent structures and enable the owner to expand the existing powder-coating operation as well as provide an additional 892 square metres (9,600 sq. ft.) of floor space for storage purposes within permanent industrial buildings.
- The reduced building setbacks to 0.3 metre (1 ft.) are needed to allow on-site circulation and reduce opportunities for criminal activity.
- The requested setback variances will have a negligible impact on future industrial buildings on adjacent properties because it is anticipated that the adjacent narrow lots will have buildings requiring similar reduced setbacks.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7910-0246-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0246-00, (Appendix IV) varying the following setback provisions of the IL Zone, to proceed to Public Notification:
 - (a) reduce the minimum side yard setback from 7.5 metres (25 ft.) to 0.3 metres (1 ft.); and
 - (b) reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0.3 metres (1 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) the applicant is required to discharge the Section 219 Restrictive Covenant (BK 194151) currently registered on title which prevents access/egress of commercial vehicles onto 87 Avenue.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Fire Department:	No concerns. All powder-coating operations shall conform to BC Fire Code regulations and a separate Building Permit is required for the installation of powder-coating equipment.
B.C. Hydro	No concerns

SITE CHARACTERISTICS

Existing Land Use: Industrial complex.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 87 Avenue):	Single family residential.	Urban/Urban Residential	RF-SS
East:	Industrial complex.	Industrial/General Industrial	IL
South & West:	Industrial complex and truck park facility.	Industrial/General Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property located at 12850 – 87 Avenue is designated “Industrial” in the Official Community Plan (OCP) and “General Industrial” in the Central Newton Local Area Plan (LAP). The property is currently zoned “Light Impact Industrial (IL)” and presently occupied by an industrial powder-coating business specializing in automatic control flow valve manufacturing.
- The property was originally created through subdivision in November, 2006 under Development Application No. 6093-0376-00 which created three smaller industrial properties from the original parent parcel (12850 – 87 Avenue, 12900 – 87 Avenue and 8625/8655/8675 – 130 Street).
- The subject property contains two one-storey industrial buildings with 2,076 square metres (22,346 sq. ft.) of total floor space and three tent structures which provide roughly 722 square metres (7,772 sq. ft.) of industrial storage space located within the rear yard. The existing industrial building located adjacent to 87 Avenue was originally constructed prior to 1972. The current owner later constructed an additional powder-coating building at the southeast corner of the subject property in July, 2001 which offered a further 553 square metres (5,952 sq. ft.) of total floor space thereby allowing the current business to expand its operations.

Current Proposal

- The applicant is proposing to construct an addition to the existing powder-coating building at the southeast corner of the subject property to accommodate future expansion and construct another industrial building for on-site storage purposes. The proposed addition and industrial storage building will enable the owner to remove three large tent structures, previously erected on-site, in favour of permanent industrial buildings.
- The applicant is requesting a Development Variance Permit (DVP) to vary the minimum side yard and rear yard setbacks in order to construct the proposed industrial storage building. The requested variance will permit additional industrial floor area which accommodates future expansion without compromising traffic circulation. In addition, the requested variance will utilize available rear yard space and reduce potential criminal activity by reducing the amount of “dead” space located within the rear yard.

DESIGN PROPOSAL AND REVIEW

Proposed Buildings

- The proposed addition to the existing powder-coating building located at the southeast corner of the subject property will provide a further 228.8 square metres (2,463 sq. ft.) of floor space. The building materials are architecturally co-ordinated with the existing building façade and include pre-painted metal cladding and galvanized metal roofing supported by individual steel beams. A new loading bay is proposed for the western elevation in order to facilitate movement between the powder-coating operation and proposed industrial storage building.
- The new industrial building is proposed in the southwest corner of the subject property and will provide an added 891.8 square metres (9,599 sq. ft.) of floor area for storage purposes. The building materials similarly include pre-painted metal cladding and galvanized metal roofing supported by individual steel beams. The applicant is proposing a total of four loading bays with two loading doors along the northern elevation and two loading doors along the eastern elevation to facilitate movement between the industrial storage building and powder-coating building, and to accommodate commercial transport vehicles. The proposed building height is 7.3 metres (24 feet) in order to permit a future 10 tonne crane which could assist staff with storing and loading products manufactured on-site.
- The subject property will retain driveway access from 87 Avenue. A reciprocal access easement was previously registered on title which grants access to emergency service vehicles from a shared driveway located between the subject property and 12900 – 87 Avenue. In addition, the applicant will relocate the existing tandem parking stalls located along the western boundary of the subject property. New parking stalls will be created along the western façade of the proposed addition as well as northern façade of the industrial storage building.
- The Surrey Zoning By-law No. 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses. Therefore, the industrial storage building and proposed addition to the existing powder-coating building will require the owner to provide an additional eleven (11) parking stalls for employees and customers over the parking required for the current business. As the applicant is proposing eleven (11) parking spaces, the proposed addition and industrial storage building will comply with the zoning by-law.
- A total of 32 parking spaces will be provided on-site which includes one space for persons with disabilities. The amount of parking meets the minimum requirements under Zoning By-law No. 12000 (32 stalls) based on a combination of light impact industrial as well as limited office uses.

Landscaping

- The applicant is proposing significant landscaping along 87 Avenue which includes a roughly 3 metre (9.8 ft.) wide landscape area separating the boulevard, existing office building and parking spaces located along the northern boundary of the subject property. The additional landscaping will be achieved by relocating the disabled parking stall located within the front yard setback.
- In order to reduce the overall visual impact of the existing office building on 87 Avenue which is oriented in an east-west direction, the applicant is proposing to install low profile planting and several medium-sized trees which further conceal the building façade.

- The applicant will remove the existing razor-wire atop the fence along the northwest boundary of the subject property, paint the fence and entry gate as well as install additional landscaping along either side of the western driveway access to 87 Avenue.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum side yard setback from 7.5 metres (25 ft.) to 0.3 metres (1 ft.).
- To vary the minimum rear yard setback from 7.5 metres (25 ft.) to 0.3 metres (1 ft.)

Applicant's Reasons:

- The proposed addition and industrial storage building will permit the future expansion of powder-coating operations currently located on-site as well as permit the owner to remove several large tents used for storage and replace these structures with a permanent building.
- The proposed variance will improve on-site circulation, increase the usable rear yard space and reduce concerns regarding future criminal activity taking place on-site by reducing the amount of "dead" space located within the rear yard.

Staff Comments:

- The industrial storage building and proposed addition will permit the future expansion of powder-coating operations as well as provide much needed on-site storage.
- The proposed side and rear yard setback relaxations are needed to allow for on-site truck movement amongst various buildings on-site.
- The proposed variance to 0.3 metres (1 ft.) will limit access and reduce the amount of "dead" space located within the rear yard which will help reduce opportunities for criminal activity, in keeping with Crime Prevention Through Environmental Design (CPTED) principles.
- The requested variance will have a negligible impact on the future industrial buildings on adjacent properties because it is anticipated that the adjacent narrow lots will have buildings requiring similar reduced setbacks.

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.	Site Plan, Buildings Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7910-0246-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Rodney C. Lyons Architect and Harry Lee Haggard, Landscape Architect respectively, dated September 2010 and January 19, 2011.

Original Signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

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. 3/7/11 8:59 AM

Information for City Clerk

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

1. (a) Agent: Name: Rodney C. Lyons of Rodney C. Lyons Architect
 Address: Suite 205, 3991 Henning Drive
 Burnaby, BC V5C 6N5
 Tel: 604-299-1807

2. Properties involved in the Application

- (a) Civic Address: 12850 – 87 Avenue
- (b) Civic Address: 12850 – 87 Avenue
 Owner: 0875519 B.C. Ltd., Inc. No. BC0875519
 Director Information:
 Brian David Blann
 Brad Clarke

No Officer Information Filed

PID: 023-477-784
Lot 1 Except: Part Dedicated Road on Plan LMP28843 Section 29 Township 2
New Westminster District Plan LMP28842

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7910-0246-00.

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		6,514m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	45%
SETBACKS (in metres)		
Front	7.5 m	See Multiple
Rear	7.5 m	Buildings Data
Side #1 (N,S,E, or W)	7.5 m	Sheet
Side #2 (N,S,E, or W)	7.5 m	
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	5.6 m-7.3 m
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		3,196.4 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,196.4 m ²

** 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	32 stalls	32 stalls
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	32 stalls	32 stalls
Number of disabled stalls		1 stall
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	NO
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MULTIPLE BUILDINGS DATA SHEET

Existing Zoning IL

Required Development Data	Proposed Addition	Industrial Storage Building
SETBACK (in metres)		
Front	+ 7.5 m	+ 7.5 m
Rear	+ 7.5 m	0.3 m
Side #1 (E)	0.3 m	+7.5 m
Side #2 (W)	+ 7.5 m	0.3 m
Building Height (in metres/storeys)	5.6m	7.3m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE		
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +		
TOTAL FLOOR AREA	229 m ²	892m ²

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REVISIONS

No.	Date	Details	By
A	SEP 29/10	ISSUED FOR DP & DWP R/L	
B	DEC 29/10	PERMITS/LANDSCAPING R/L	
		REVISED	
C	JAN 09/11	PARKING: REVISED	
		REVISED	

RODNEY C. LYONS
 ARCHITECT

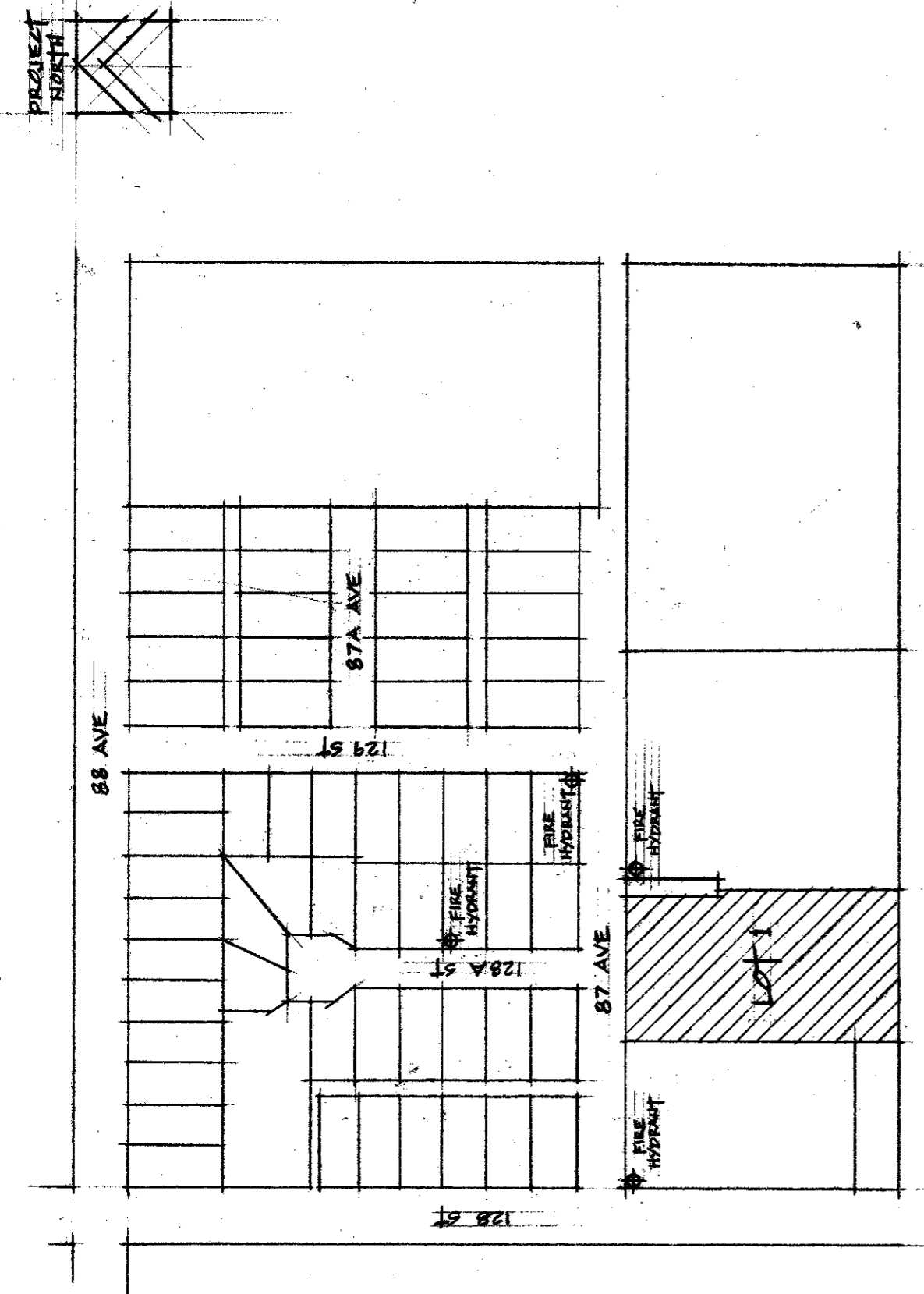
Suite 205 - 3991 Henning Drive
 Burnaby, B.C. V5C 6N5
 Tel. (604) 299-1807
 Fax (604) 299-1249
 File No.

Project
SINGER VALVE
 NEW BUILDING AND ADDITION
 12850 - 87TH AVENUE
 SURREY, BC

Appendix II

Date:	SEP / 10	Project No.	10009
Scale:	1" = 20'	Drawing No.	
Drawn By:	R/L		
Approved By:			10009 - A1

Drawing Title
SITE PLAN



KEY PLAN SCALE: 1" = 200'

GENERAL INFORMATION

SINGER VALVE HAS BEEN MANUFACTURING VALVES FOR USE IN THE WATER WORKS INDUSTRY FROM ITS SURREY LOCATION SINCE 1968 (42 YEARS). MORE THAN 90% OF PRODUCTION IS EXPORTED AND THE COMPANY HAS BEEN RECOGNIZED BY THE SURREY CHAMBER OF COMMERCE AS THE CITY'S EXPORT AWARD WINNER IN 2009.

LACK OF SPACE WHICH CREATES POOR EFFICIENCY, IS HINDERING SINGER VALVE'S ABILITY TO COMPETE ON A GLOBAL SCALE. IT IS IMPERATIVE THAT THE COMPANY EXPAND ITS 87TH AVENUE FACILITIES TO REMAIN VIABLE IN SURVEY.

AS A RESULT, THIS PROPOSED PROJECT THE CONSTRUCTION OF A NEW 9,600 SQ FT STORAGE BUILDING PLUS A 2,463 SQ FT ADDITION TO AN EXISTING POWDER ZONE BUILDING TOGETHER WITH ENHANCED LANDSCAPING PROMINENT ON 87TH AVENUE. A DEVELOPMENT VARIANCE PERMIT TO RELOCATE REAR AND SIDE YARD SETBACK REQUIREMENTS IS NECESSARY TO ALLOW THE NEW STORAGE BUILDING TO BE PLACED AT THE SOUTH WEST CORNER OF THE PROPERTY.

THIS LOCATION IS THE RESULT OF COMPREHENSIBLE RESEARCH AS TO HOW BEST TO UTILIZE THE SITE AND MAXIMIZE DENSITY AND SPACE EFFICIENCY. THE PROPOSED DEVELOPMENT WILL ALSO REMOVE THE EXISTING BUILDINGS AND TRAILER WILL ALSO REMOVE THE EXISTING TRAILER AND TRAILER AREA. THE BUILDING CREATION OF A PAVED AREA THAT CAN GROW SECURE, AND CONTRIBUTE TO SEEING SINGER VALVE REMAIN VISIBLY FOR MANY YEARS.

CIVIC ADDRESS

12850 - 87TH AVENUE, SURREY, BC
 LOT 1, EXACT: PART DEDICATED ROAD ON PLAN DWP 28823, SECTION 24, TOWNSHIP 2, NAD PLAN LHP 28842

LEGAL DESCRIPTION

IL LIGHT IMPACT INDUSTRIAL ZONE
 LIGHT IMPACT INDUSTRY

SITE ZONING

PERMITTED USES
 LOT AREA
 BUILDING AREA

EXISTING SHOP & OFFICE BUILDING
 79,118 SQ FT (6,514 SQ M)
 EXISTING POWDER ZONE BUILDING
 13,401 SQ FT (1,245.0 SQ M)
 NEW STORAGE BUILDING
 5,100 SQ FT (472.8 SQ M)
 NEW OFFICE BUILDING
 2,463 SQ FT (226.6 SQ M)
 TOTAL BUILDING AREA
 91,600 SQ FT (8,458.4 SQ M)

PERMITTED LOT COVERAGE = 50%
 PROPOSED LOT COVERAGE = 45%

FLOOR AREA

EXISTING SHOP & OFFICE BUILDING - GROUND FLOOR
 2,493 SQ FT (228.0 SQ M)
 EXISTING POWDER ZONE BUILDING - MEZZANINE
 5,950 SQ FT (552.8 SQ M)
 EXISTING POWDER ZONE BUILDING - ADDITION
 2,463 SQ FT (226.6 SQ M)
 NEW STORAGE BUILDING
 5,100 SQ FT (472.8 SQ M)
 TOTAL FLOOR AREA
 16,006 SQ FT (1,480.2 SQ M)

DENSITY

MAXIMUM FLOOR AREA RATIO = 1.00
 PROPOSED FLOOR AREA RATIO = 0.49

FRONT YARD

NOT APPLICABLE

SIDE YARD

24.6 FT (7.5 M) REQUIRED
 1.0 FT (0.3 M) PROPOSED (ZERO LOT LINE)

REAR YARD

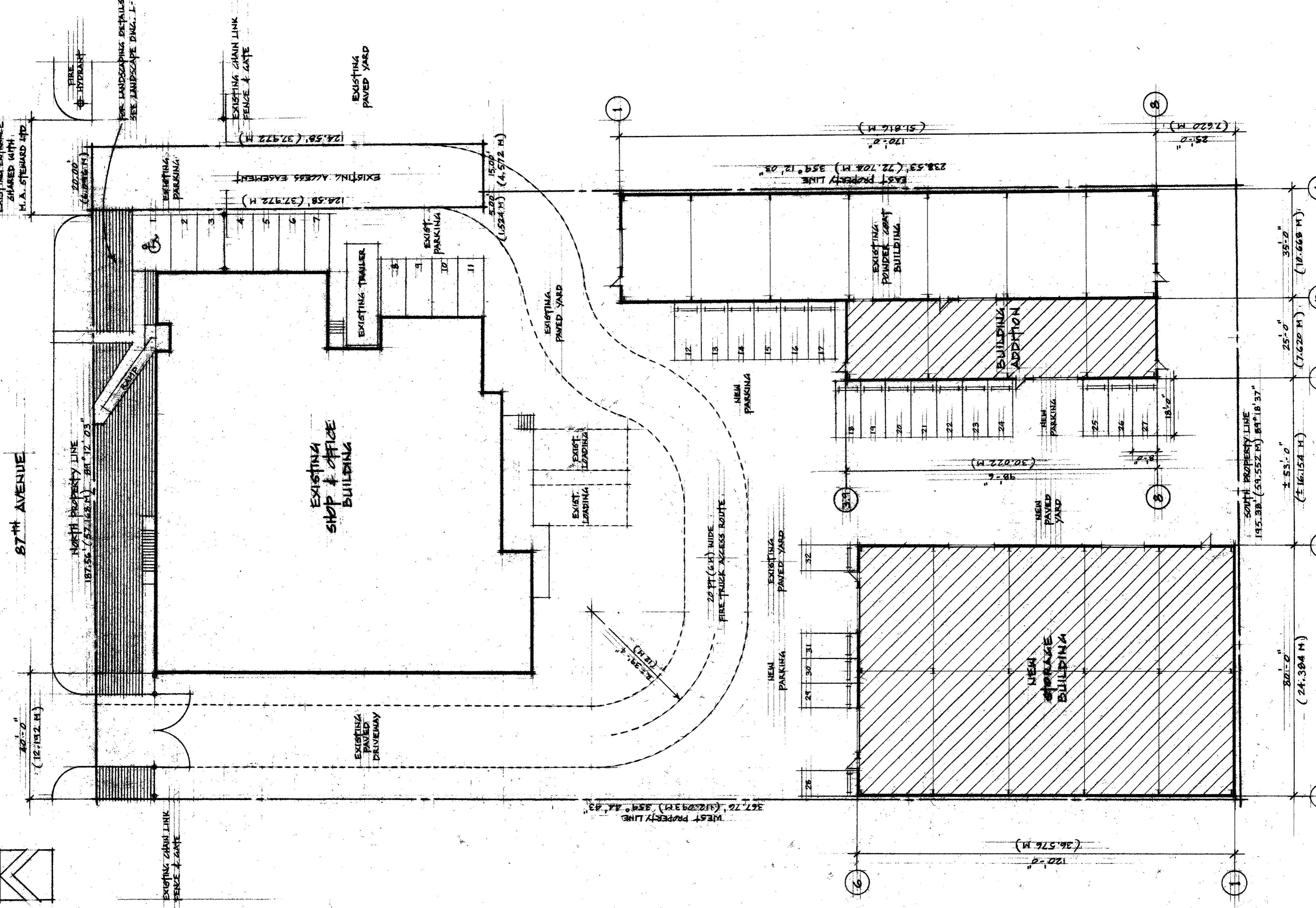
24.6 FT (7.5 M) REQUIRED
 1.0 FT (0.3 M) PROPOSED (ZERO LOT LINE)

HEIGHT OF BUILDINGS

MAXIMUM BUILDING HEIGHT = 59.0 FT (18.0 M)
 PROPOSED BUILDING HEIGHT = 16.3 FT (5.0 M)
 MAXIMUM BUILDING HEIGHT = 29.0 FT (7.3 M)
 PROPOSED BUILDING HEIGHT = 1.0 FT (0.3 M)

AT STREET PARKING

SPACES REQUIRED = 34,427 SQ FT ± 1,076 (3,196.4 SQ M ± 100)
 SPACES PROVIDED = 32 SPACES





INTER-OFFICE MEMO

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

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

DATE: **January 18, 2011** PROJECT: **7810-0246-00**
FILE:

RE: **Engineering Requirements (Industrial)
Location: 12850 87 Avenue**

DEVELOPMENT PERMIT

Adequate vehicle movement through the site and adjacent easterly lands is to be demonstrated, together with confirmation of sufficient shared access easement area on the neighbouring property.

DEVELOPMENT VARIANCE PERMIT

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

Rémi Dubé, P.Eng.
Acting Development Services Manager

KH

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0246-00

Issued To: o875519 B.C. LTD., INC. NO. BCo875519
(the "Owner")

Address of Owner: 12850 – 87 Avenue
Surrey, BC
V3W 3H9

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: 023-477-784
Lot 1 Except: Part Dedicated Road on Plan LMP28843 Section 29 Township 2 New
Westminster District Plan LMP 28842

12850 - 87 Avenue

(the "Land")

3. 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 side yard setback is reduced from 7.5 metres (25 ft.) to 0.3 metres (1 ft.).

(b) In Section F of Part 48 Light Impact Industrial Zone (IL) the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 0.3 metres (1 ft.).

4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7910-0246-00 (A) through to and including 7910-0246-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.

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 within two (2) years after Development Permit No. 7910-0246-00 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

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REVISIONS	No.	Date	Details	By
A	SEP 29/10	ISSUED FOR DP & DWP	RCL	
B	DEC 28/10	PERMITS/LANDSCAPING	RCL	
		REVISED		
C	JAN 09/11	PARKING	REVISED	RCL

RODNEY C. LYONS
ARCHITECT

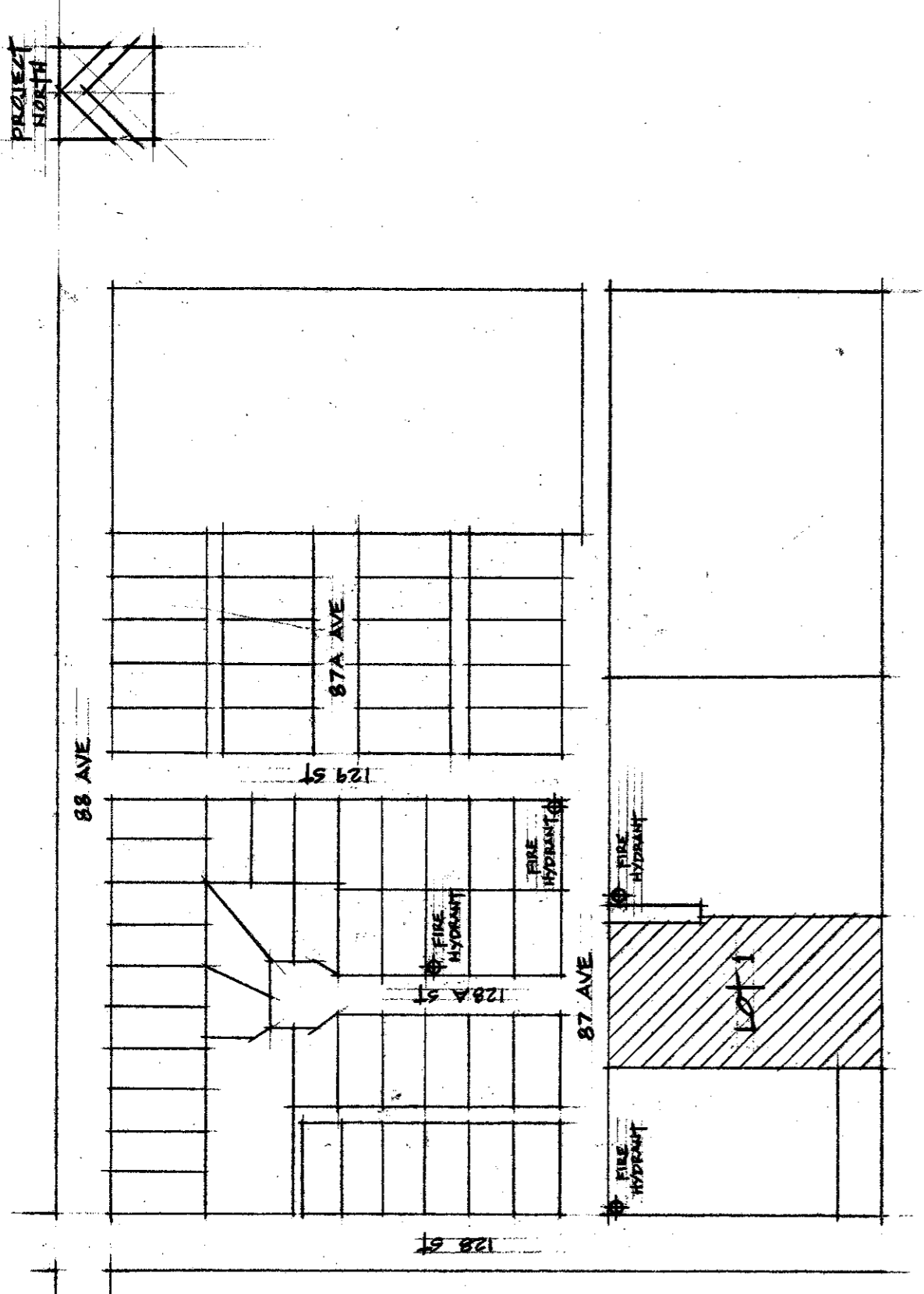
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Tel. (604) 299-1807
Fax (604) 299-1249
File No.

Project
SINGER VALVE
NEW BUILDING AND ADDITION
12850 - 87TH AVENUE
SURREY, BC

Schedule A

Drawing Title
SITE PLAN

Date:	SEP / 10	Project No.:	10009
Scale:	1" = 20'	Drawing No.:	
Drawn By:	RCL		
Approved By:			10009 - A1



KEY PLAN SCALE: 1" = 200'

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LACK OF SPACE WHICH CREATES POOR EFFICIENCY IS HINDERING SINGER VALVE'S ABILITY TO COMPETE ON A GLOBAL SCALE. IT IS IMPERATIVE THAT THE COMPANY EXPAND ITS 87TH AVENUE FACILITIES TO REMAIN VIABLE IN SURVEY.

AS A RESULT, THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW 9,600 SQ FT STORAGE BUILDING PLUS A 2,463 SQ FT ADDITION TO AN EXISTING POWDER ZONE BUILDING TOGETHER WITH ENHANCED LANDSCAPING PROMINING ON 87TH AVENUE. A DEVELOPMENT VARIANCE PERMIT TO RELOCATE REAR AND SIDE YARD SETBACK REQUIREMENTS IS NECESSARY TO ALLOW THE NEW STORAGE BUILDING TO BE PLACED AT THE SOUTH WEST CORNER OF THE PROPERTY.

THIS LOCATION IS THE RESULT OF COMPREHENSIBLE RESEARCH AS TO HOW BEST TO UTILIZE THE SITE AND MAXIMIZE DENSITY AND SPACE EFFICIENCY. THIS RESEARCH CONSIDERS VARIOUS TYPES OF BUILDINGS AND LAYOUTS WILL ALSO REVEAL THE BEST WAY THAT ARCHITECTS ON THE SITE, BUILDING THE CREATION OF A FLEXIBLE AREA THAT CAN GROW, SECURE, AND CONTRIBUTE TO SEEING SINGER VALVE REMAIN GLOBALLY VISIBLE FOR MANY YEARS.

CIVIC ADDRESS
12850 - 87TH AVENUE, SURREY, BC
LEGAL DESCRIPTION
LOT 1, EXCEPT PART DEDICATED ROAD ON PLAN DTP 28823, SECTION 24, TOWNSHIP 2, NAD PLAN LHP 28842

SITE ZONING

PERMITTED USES
LIGHT IMPACT INDUSTRIAL ZONE

LOT AREA
79,118 SQ FT (6,514 SQ M)

BUILDING AREA
EXISTING SHOP & OFFICE BUILDING
13,461 SQ FT (1,245.0 SQ M)

EXISTING POWDER ZONE BUILDING
5,100 SQ FT (472.8 SQ M)

NEW STORAGE BUILDING - ADDITION
9,600 SQ FT (887.8 SQ M)

EXISTING POWDER ZONE BUILDING
2,463 SQ FT (226.5 SQ M)

TOTAL BUILDING AREA
31,414 SQ FT (2,918.4 SQ M)

MAXIMUM LOT COVERAGE = 50%

PROPOSED LOT COVERAGE = 45%

FLOOR AREA
EXISTING SHOP & OFFICE BUILDING - GROUND FLOOR
2,493 SQ FT (228.0 SQ M)

EXISTING SHOP & OFFICE BUILDING - MEZZANINE
5,950 SQ FT (552.8 SQ M)

EXISTING POWDER ZONE BUILDING - ADDITION
2,463 SQ FT (226.5 SQ M)

NEW STORAGE BUILDING
9,600 SQ FT (887.8 SQ M)

TOTAL FLOOR AREA
34,407 SQ FT (3,176.4 SQ M)

DENSITY
MAXIMUM FLOOR AREA RATIO = 1.00

PROPOSED FLOOR AREA RATIO = 0.43

NOT APPLICABLE

FRONT YARD
24.6 FT (7.5 M) REQUIRED

SIDE YARD
1.0 FT (0.3 M) REQUIRED (ZERO LOT LINE)

REAR YARD
24.6 FT (7.5 M) REQUIRED (ZERO LOT LINE)

HEIGHT OF BUILDINGS
MAXIMUM BUILDING HEIGHT = 59.0 FT (18.0 M)

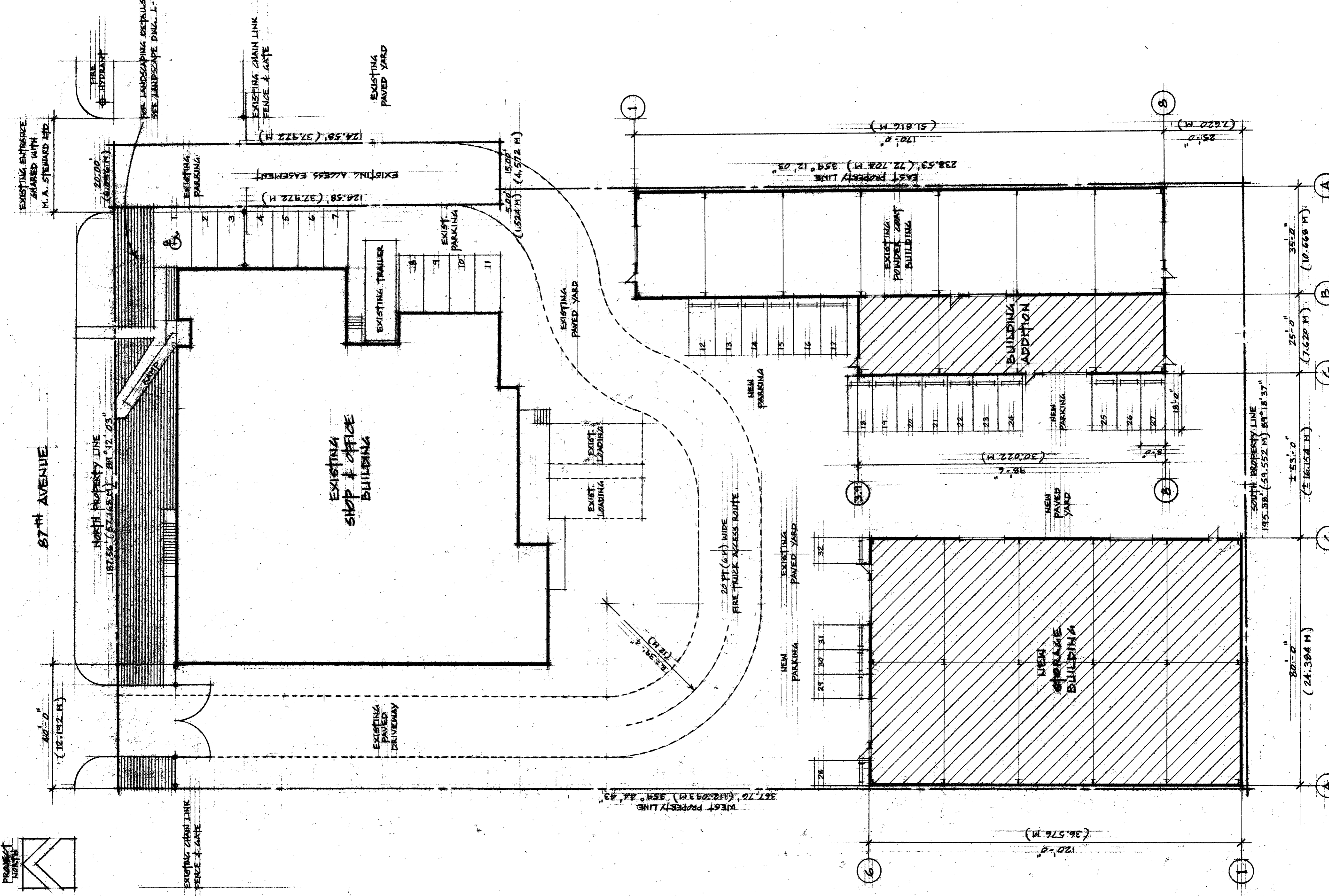
PROPOSED BUILDING HEIGHT = 16.3 FT (5.0 M)

EXISTING EXISTING POWDER ZONE BUILDING
MAXIMUM BUILDING HEIGHT = 29.0 FT (7.3 M)

NEW STORAGE BUILDING
PROPOSED BUILDING HEIGHT = 10.76 FT (3.196 M)

FT STREET PARKING
SPACES REQUIRED = 34,407 SQ FT ÷ 1,076 = 32 SPACES

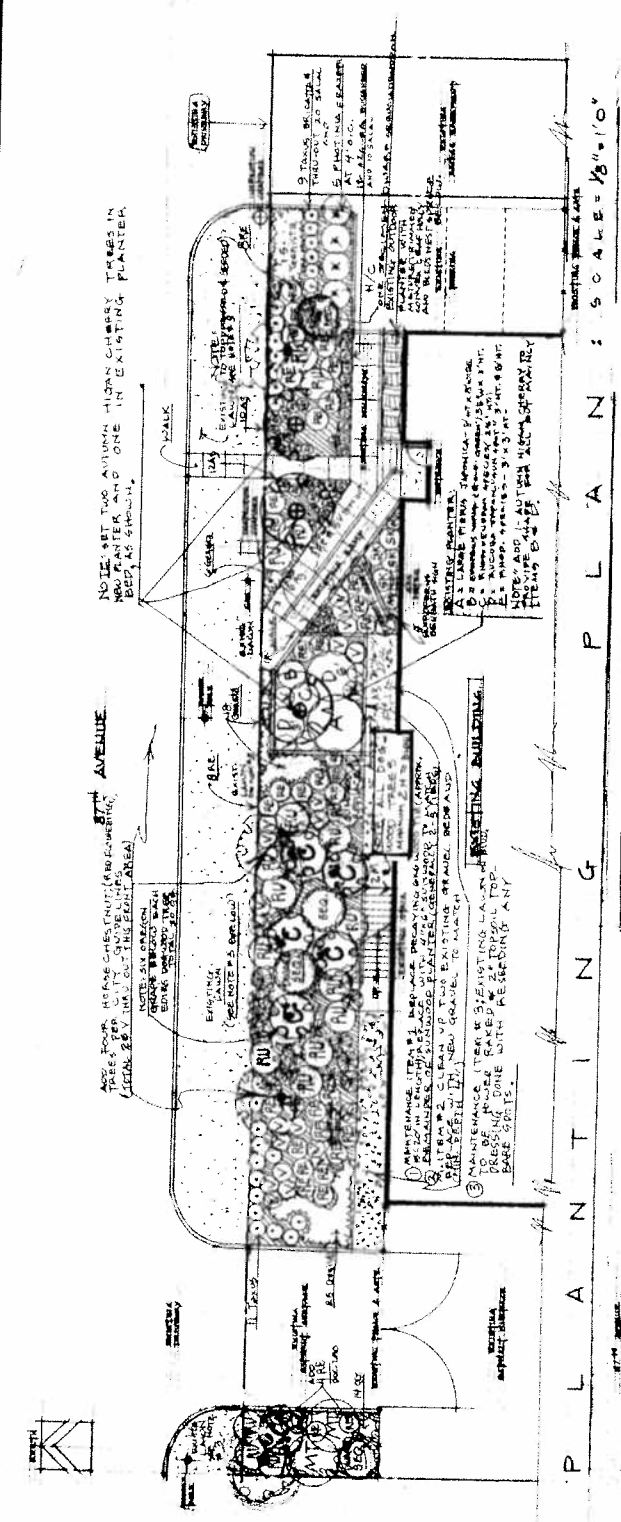
SPACES PROVIDED = 52 SPACES



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CITY FILE # 7910-0276-00
 PROJECT # 14-000-00-00-00
 SHEET # 1 OF 2
 DATE: 11/15/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 TITLE: PLANTING PLAN
 SCALE: 1/8" = 1'-0"

PLANTING PLAN
 PLANT LIST AND
 MAINTENANCE SCHEDULE
 L. 0004
 SHEET # 1 OF 2
 DATE: 11/15/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

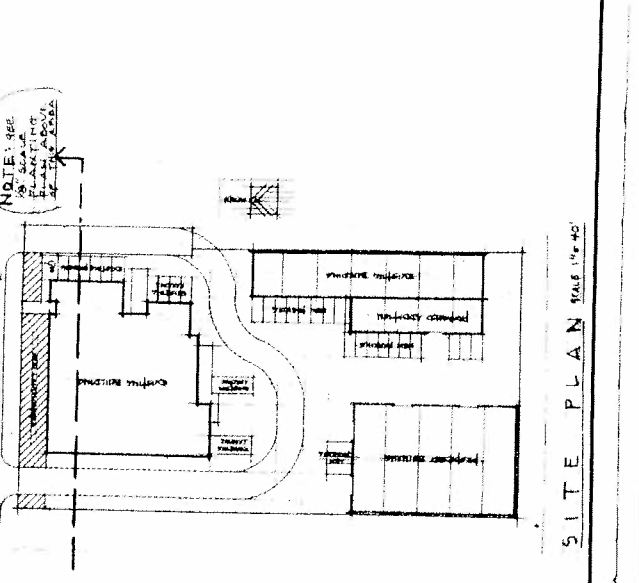


PLANT LIST

Plant Name	Quantity	Notes
1. [Plant Name]	1	[Notes]
2. [Plant Name]	2	[Notes]
3. [Plant Name]	3	[Notes]
4. [Plant Name]	4	[Notes]
5. [Plant Name]	5	[Notes]
6. [Plant Name]	6	[Notes]
7. [Plant Name]	7	[Notes]
8. [Plant Name]	8	[Notes]
9. [Plant Name]	9	[Notes]
10. [Plant Name]	10	[Notes]
11. [Plant Name]	11	[Notes]
12. [Plant Name]	12	[Notes]

WRITTEN SPECIFICATIONS

- All work shall be in accordance with the latest B.C.S.A. and B.C.A.T.A. standards and specifications.
- Add good trees, shrubs, perennials, etc. as per B.C.S.A. and B.C.A.T.A. standards and specifications.
- All trees and shrubs shall be planted in 18" x 18" x 18" high earth retaining walls.
- Perennials shall be planted in 12" x 12" x 12" high earth retaining walls.
- All plants shall be planted in 12" x 12" x 12" high earth retaining walls.
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SITE PLAN SCALE 1/8" = 1'-0"