

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0056-00

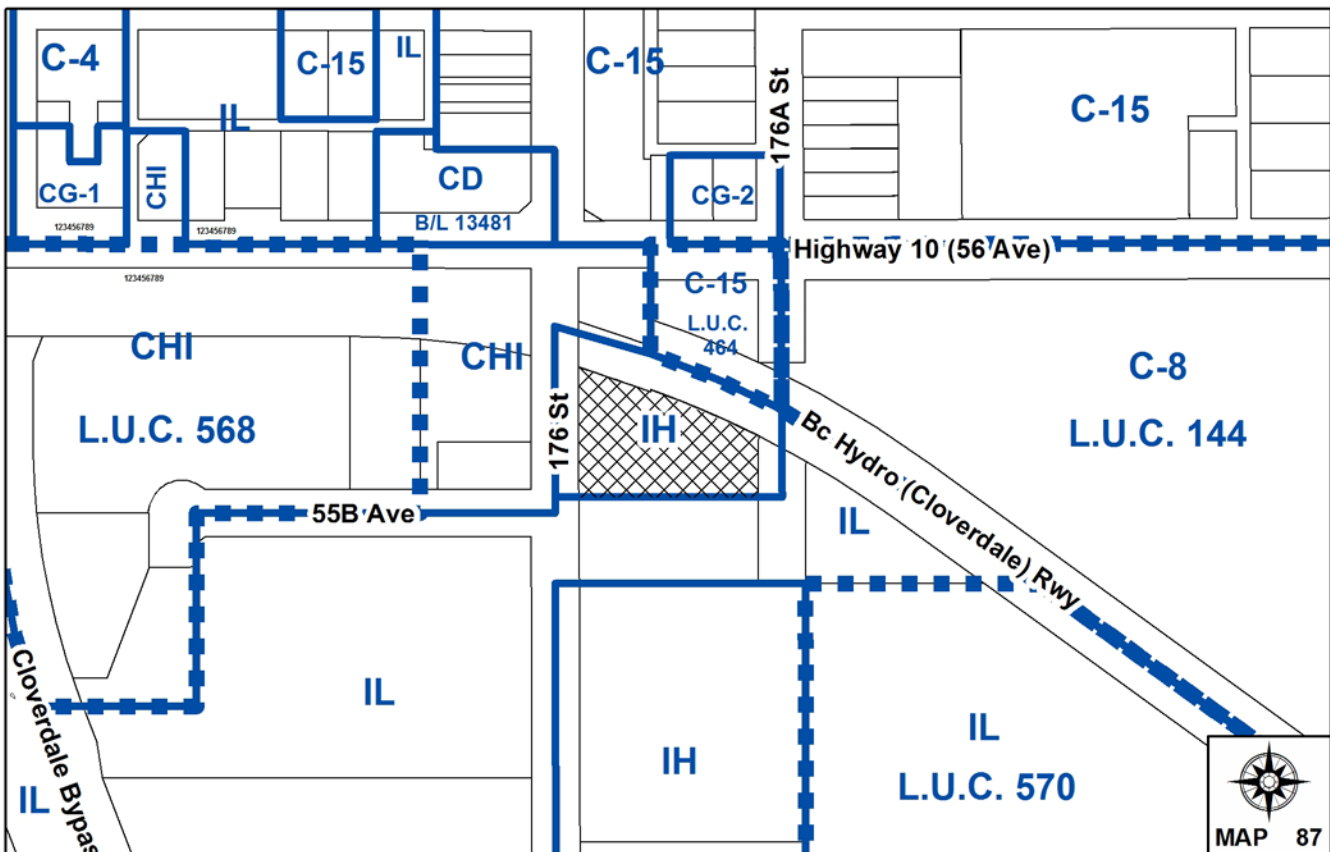
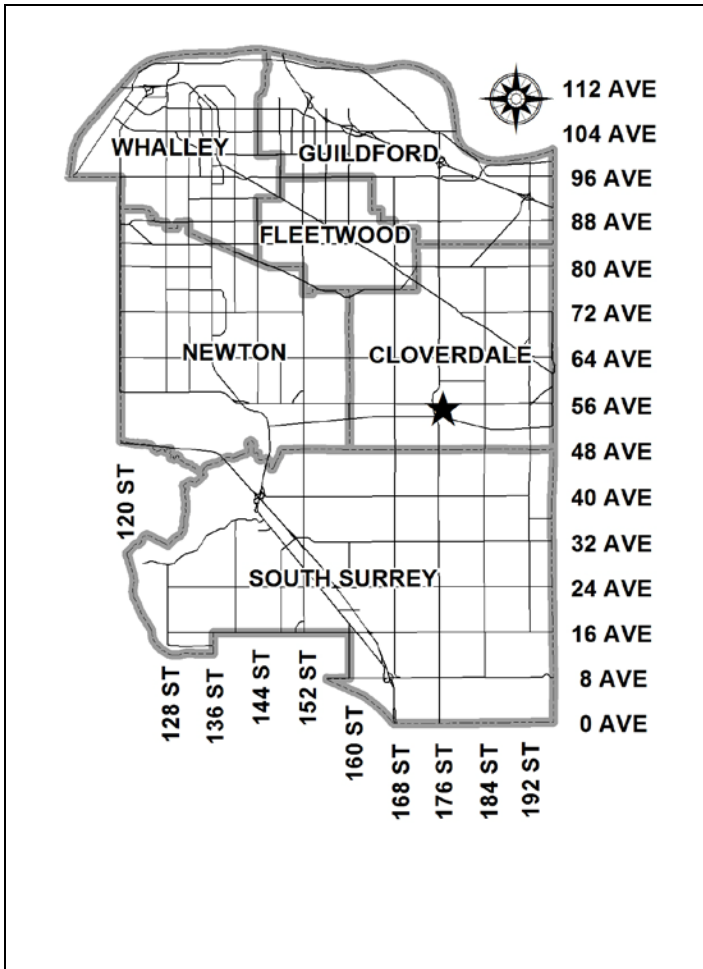
Planning Report Date: April 4, 2011

PROPOSAL:

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

in order to permit the development of a two-storey industrial building for the reconstruction and servicing of heritage rail cars.

LOCATION: 5554 - 176 Street
OWNER: City of Surrey
ZONING: IH
OCP DESIGNATION: Industrial
TCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a relaxation of landscaping requirements.
- Seeking a relaxation of parking area paving requirements.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Cloverdale Town Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0056-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0056-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to waive the landscaping requirement in the IH Zone by not providing a continuous landscaped strip of at least 1.5 metres (5 ft.) in width along the east lot line; and
 - (b) to waive the requirement in Part 5 Off-Street Parking of Zoning By-law No. 12000 to not require the parking area be surfaced with asphalt, concrete or similar pavement.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (c) issuance of Development Variance Permit No. 7911-0056-00.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Vacant land, formerly with truck and container storage.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across abandoned rail right-of-way):	Restaurant, hotel, pub and liquor store.	Commercial Retail	CHI, C-15 (LUC No. 484)

Direction	Existing Use	OCP Designation	Existing Zone
East (Across unopened 176A Street road right-of-way):	Vacant industrial land under Development Application No. 7908-0088-00 to discharge LUC No. 570 (at Third Reading).	Industrial	LUC No. 570 (underlying IL Zone)
South:	Automotive service use.	Industrial	IL
West (Across 176 Street):	Antique furniture retail store.	Industrial	CHI

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 5554 – 176 Street in Cloverdale Town Centre and is approximately 0.32 hectare (0.8 acre) in size. The property is zoned High Impact Industrial (IH), and designated Industrial in both the Official Community Plan (OCP) and the Cloverdale Town Centre Plan.
- On January 10, 2011, Council approved Corporate Report No. R007 (RES.R11-64) to allow the subject site to be the location for the Heritage Rail Demonstration Project. The Project will be operated by the Fraser Valley Heritage Rail Society (FVHRS). The proposed car barn and parking facilities support the implementation and operation of the Demonstration Project by FVHRS.
- The Fraser Valley Heritage Rail Society was established in 2001, with the goal of restoring and operating heritage Interurban rail cars on the Interurban line through Surrey and across the Fraser Valley. Currently, the Society's car barn is located at Sullivan Park at 6330 – 152 Street. The Society's operations will move permanently to the new site once the new car barn has been constructed.

Current Proposal

- The FVHRS is proposing a Development Permit to construct a two-storey 705 square metre (7,589 sq. ft.) car barn to service and operate heritage Interurban rail cars. The car barn will also include a workshop, lunch room and storage areas.
- A small area of approximately 133 square metres (1,432 sq. ft.) has also been reserved to the north of the proposed car barn, to accommodate the future location of a heritage streetcar on the site.

DESIGN PROPOSAL AND REVIEW

Architectural Design

- The proposed car barn is a two-storey industrial building that is similar in design and colour to the existing FVHRS car barn at Sullivan Park. The proposed car barn reflects the heritage style in the Cloverdale area, with its simple rectangular shape and two (2) cupolas on a gable roof.
- At the front of the car barn, there will be one (1) large sliding door for rail access to 176 Street. At the rear of the building, there will be two (2) large sliding doors for movement of rail cars on and off the site, and for future rail access to the Southern Rail main line to the east of the site.
- The primary materials and colours for the car barn include external metal cladding in dark green, metal fascia and trim in dark red, side doors in yellow, and a grey prefinished metal roof.

Vehicular Access

- There are two (2) driveways from 176 Street to access the site. The main driveway leading to the parking lot will be located in the northwest corner of the site. A secondary driveway will be located in the southwest corner of the site to accommodate flat-bed trucks moving rail cars on and off the site. Both driveway accesses will be secured by a gate along 176 Street.
- The east lot line is adjacent to an unopened portion of 176A Street, which is intended to be closed in the future. There will be no vehicular access to 176A Street from the eastern portion of the lot; however, there are plans to extend the rail tracks across 176A Street for access to the Southern Rail main line by the heritage Interurban rail cars. Two (2) security gates are proposed along the east property line in anticipation of a future access to the main rail line.

Parking

- Zoning By-law No. 12000 requires seven (7) parking spaces for the site based on one (1) space per every 100 square metres (1,076 sq. ft.) of industrial floor area. The proposed development will be providing eight (8) parking spaces which will be screened from 176 Street with trees and a planting bed.
- The proposed parking area will be covered with crushed gravel to accommodate the heavy loads and machinery needed to move and service the heritage Interurban rail cars. A Development Variance Permit is required to waive the requirements in Zoning By-law No. 12000 to surface parking areas with asphalt, concrete or other similar pavement (see By-law Variance Section).

Landscaping

- There are no existing trees on the subject site. The site will be landscaped with new trees, shrubs and grasses.
- In planting beds along 176 Street, five (5) conifers and one (1) deciduous tree will be planted near the main driveway to screen the parking area. A large Horse Chestnut tree, a species which has historical roots in the Cloverdale area, will be planted near the secondary driveway.

- A 1.5-metre (5 ft.) wide landscape strip of shrubs and grasses are proposed along the northern edge of the main driveway area. A portion of the secondary driveway will also be landscaped with a 1.5-metre (5 ft.) wide landscape strip of shrubs and grasses along the south lot line. No landscaping is proposed along the south lot line adjacent to an existing industrial building as it is not likely to survive.
- Future rail access to the Southern Rail main line to the east of the site limits the amount of landscaping that can be planted along the east lot line. No landscaping is proposed along the east lot line. A Development Variance Permit is required to waive the requirement in the IH Zone to provide a continuous strip of landscaping along frontages abutting a highway (see By-law Variance Section).
- The entire perimeter of the site will be fenced with a 1.5-metre (5 ft.) high black vinyl-coated chain-linked fence. Security gates will be provided for the two driveways along 176 Street and two future rail access points along the rear lot line.

Signage

- There are two (2) fascia signs proposed, located on either end of the building. The proposed sign will be a circular cut-out of the current logo of FVRHS. The proposed fascia signs will be green with yellow lettering and red accents, reflecting the colour scheme for the building.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To waive the landscaping requirement of the IH Zone by not providing a continuous landscaping strip of at least 1.5-metres (5 ft.) wide along the east lot line.

Applicant's Reasons:

- Future rail access to the Southern Rail main line to the east will be from the rear (east) of the lot. This will impact any landscaping along the rear lot line.

Staff Comments:

- The IH Zone requires a continuous strip of landscaping of at least 1.5-metres (5 ft.) wide along the developed sides of the lot which abut a highway. The portion of 176A Street along the east lot line of the property is considered a highway, even though it is currently unopened road right-of-way.
- The portion of 176A Street adjacent to the subject site is intended to be closed in the future. When the portion of 176A Street is closed, the east lot line of the site will no longer be considered to be fronting a road right-of-way and the landscaping provisions in the IH Zone will no longer apply.
- Any planting along the east lot line will likely be impacted by the movement of rail cars and equipment in the rear portion of the site.

- Staff support the variance.

(b) Requested Variance:

- To waive the requirement in Part 5 Off-Street Parking of Zoning By-law No. 12000 to not require the parking area to be surfaced with asphalt, concrete or similar pavement.

Applicant's Reasons:

- The heavy loads and machinery required to move and operate the heritage Interurban rail cars will likely damage any pavement in the parking area.

Staff Comments:

- The Off-Street Parking provisions in Zoning By-law No. 12000 requires all parking areas to be paved with asphalt, concrete, or similar pavement to prevent the generation of dust.
- The proposed site will not be a high traffic area that will generate a substantial amount of dust. The site will be mainly accessed by Fraser Valley Heritage Rail Society volunteers, City staff and visitors on an intermittent basis.
- The gravel parking area will be setback at least 5 metres (16 ft.) from the front property line and landscaped with trees and a planting bed, which will lessen any dust from settling along 176 Street. The dust generated from the site will have little impact on the existing rail right-of-way and 176A Street to the north and east, or on the industrial building to the south.
- The proposed crushed gravel surfacing in the parking area will create a more permeable surface for storm water drainage for the site.
- Staff support the variance.

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, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7911-0056-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LC/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: Allen Aubert, Fraser Valley Heritage Rail Society
 Address: 1085 – 165 Street
 Surrey, BC
 V4A 9A2
 Tel: 604-538-9611

2. Properties involved in the Application
 - (a) Civic Address: 5554 – 176 Street

 - (b) Civic Address: 5554 – 176 Street
 Owner: City of Surrey
 PID: 027-239-306
 Parcel 77 Section 5 Township 8 New Westminster District Plan BCP32766

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7911-0056-00.

DEVELOPMENT DATA SHEET

Existing Zoning: IH

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,190 m ²
Road Widening area		111 m ²
Undevelopable area		
Net Total	≥4,000 m ²	3,079 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	19%
SETBACKS (in metres)		
Front	7.5 m	12 m
Rear	7.5 m	22 m
Side #1 (North)	3.6 m	13 m
Side #2 (South)	3.6 m	7.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	7.3 m
Accessory	18 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	3,079 m ²	705 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,079 m ²	705 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)	1.00	0.23
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	8	8
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	8	8
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	NO
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CONSULTANTS

ARCHITECTURAL
 SITE LINES ARCHITECTURE INC.
 CONTACT: ALLA VICTOR / GORD
 KLASSEN
 1100 - 1100 CLOVER ROAD
 FORT LANGLEY, BC
 V4V 2K6
 PHONE: 604.881.7173
 FAX: 604.881.7174
 email: info@site-lines.com
 web: www.site-lines.com

PROJECT SYNOPSIS

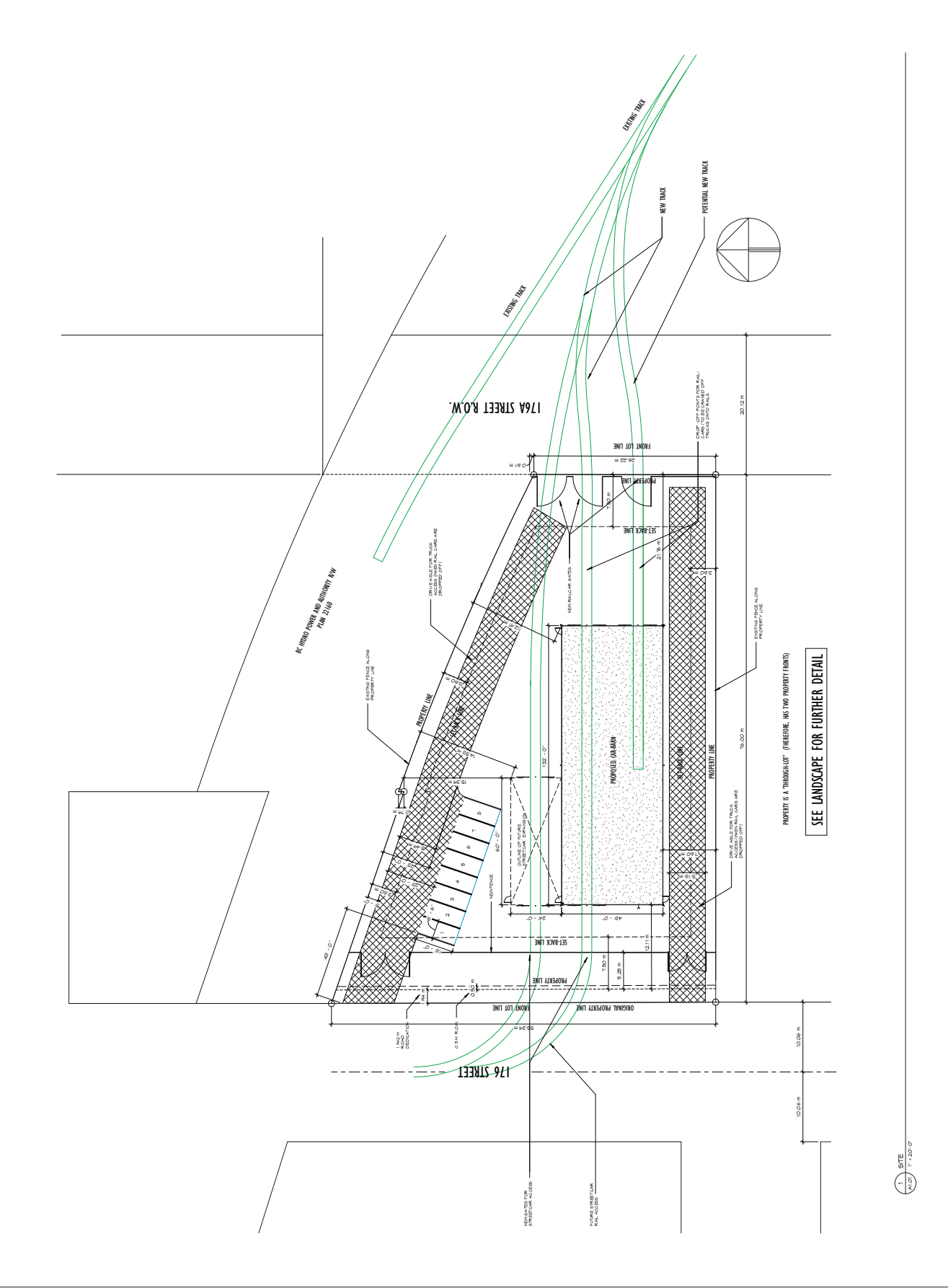
PROJECT CIVIC ADDRESS:
 5554 176 STREET
 SURREY, BC
 LEGAL DESCRIPTION:
 DESCRIPTION OF LAND:
 PARCEL T1, SECTIONS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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REVISIONS		
NO.	DATE	DESCRIPTION
1	2011.03.17	ISSUED FOR CIP
2	2011.03.17	ISSUED FOR CIP

title
CLOVERDALE CAR-BARN
 5554 176 STREET (CITY OF SURREY)
 CLOVERDALE (CITY OF SURREY)

scale 1" = 20'-0"
 date 2011.03.08
 drawn by checked -
 job no. 1107
 sheet no. **A1.00**
 consultant

Drawn by: S. B. and modified with
 other staff: P. B. and S. B. and
 Checked by: S. B. and S. B. and
 Date: 2011.03.08
 © 2011 Site Lines Inc.



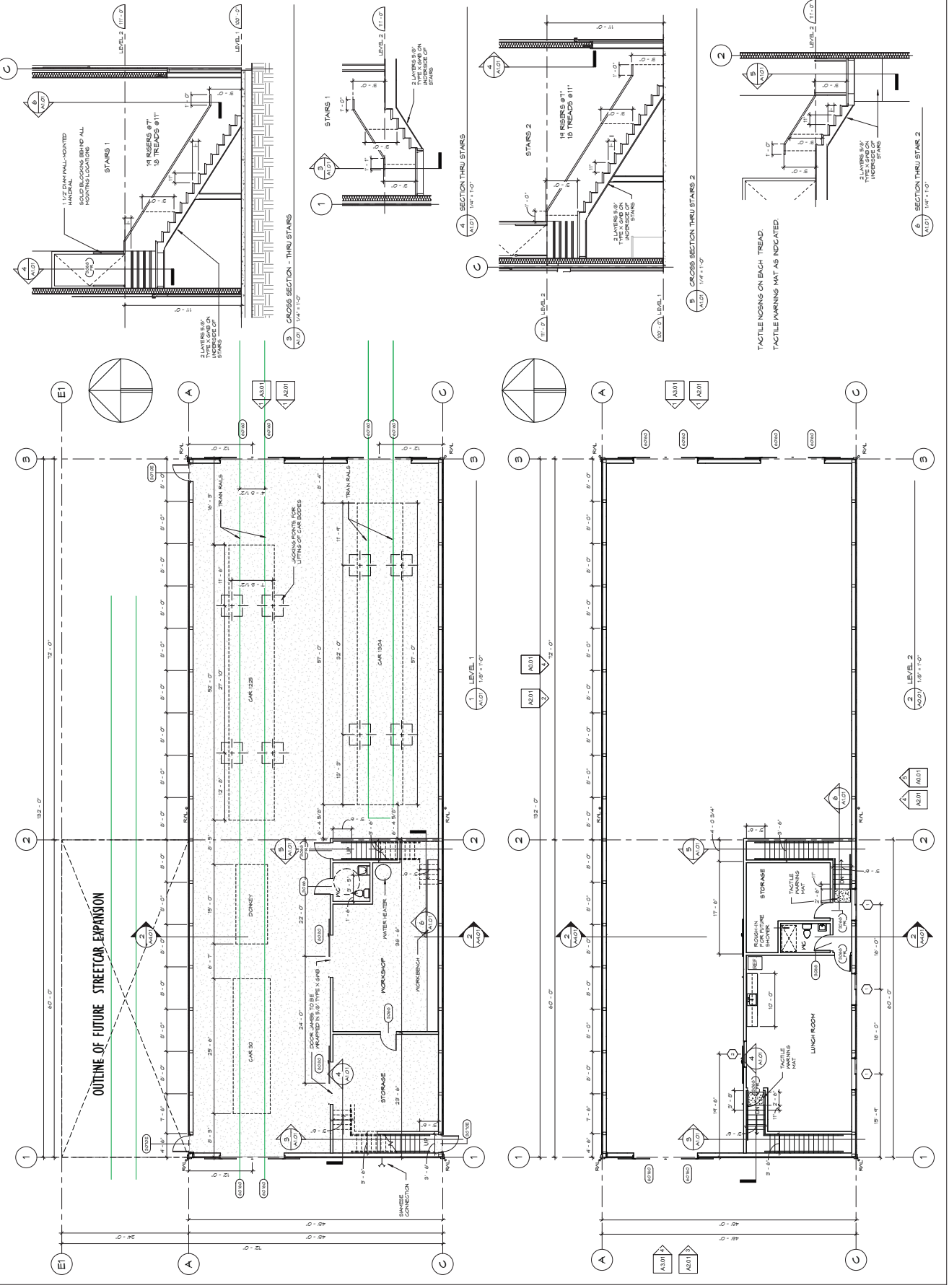
KEY VISITORS

NO.	DATE	DESCRIPTION
1	2011.03.11	ISSUES FOR CP
2	2011.03.11	ISSUES FOR OP

CLOVERDALE CAR-BARN
5554 176 STREET
CLOVERDALE (CITY OF SURREY)

title **PLAN**
scale As indicated
date 2011.03.08
drawn by checked
job no. 1107
sheet no. **A1.01**
CONSULTANT

Notes: 1. Refer to the notes on the drawings for details of construction, materials, and workmanship.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. All work shall be in accordance with the applicable building codes and standards.
4. The contractor shall be responsible for protecting all existing work and structures on the site.
5. All materials and workmanship shall be subject to inspection and approval by the architect.

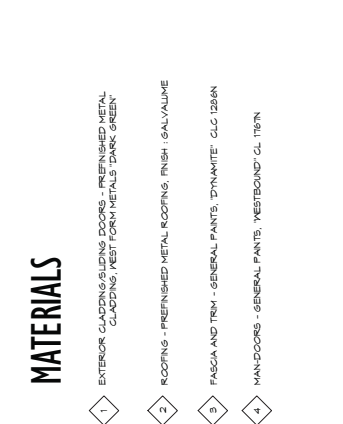
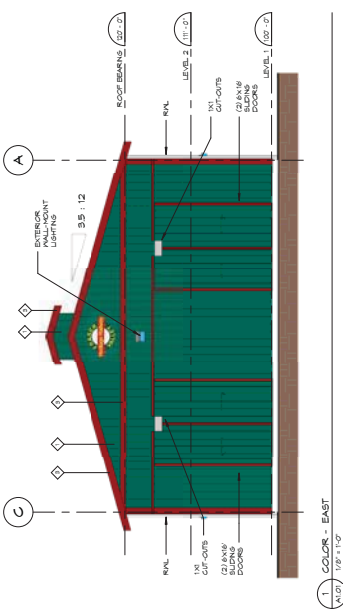


NO.	DATE	DESCRIPTION
1	2011.03.17	ISSUED FOR CIP

CLOVERDALE CAR-BARN
 5554 176 STREET
 CLOVERDALE (CITY OF SURREY)

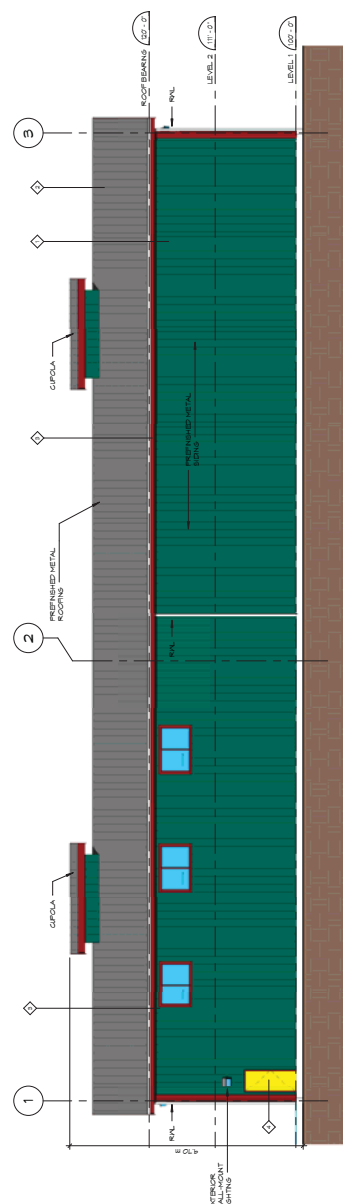
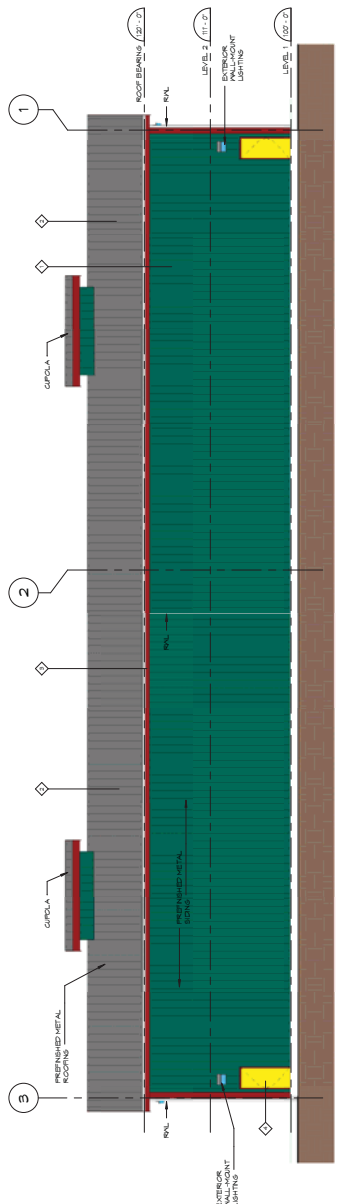
COLOURED ELEVATIONS
 scale 1/8" = 1'-0"
 date 2011.03.08
 drawn by checked
 job no. 1107
 sheet no. **A2.01**
 consultant

Noting that the client has indicated that the design is for information only and that the client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The consultant is not responsible for the design or construction of the building or for any other matters that may arise in connection with the project.



MATERIALS

- 1 EXTERIOR CLADDING/SIDING: ROOFING - PREFINISHED METAL CLADDING, WEST FORN METALS 'DARK GREEN'
- 2 ROOFING - PREFINISHED METAL ROOFING, FINISH - GALVALUME
- 3 FASCIAS AND TRIM - GENERAL PAINTS, 'DYNAMITE' G/L 1264N
- 4 HANDDOORS - GENERAL PAINTS, 'WESTBOUN'D' G/L 1167N

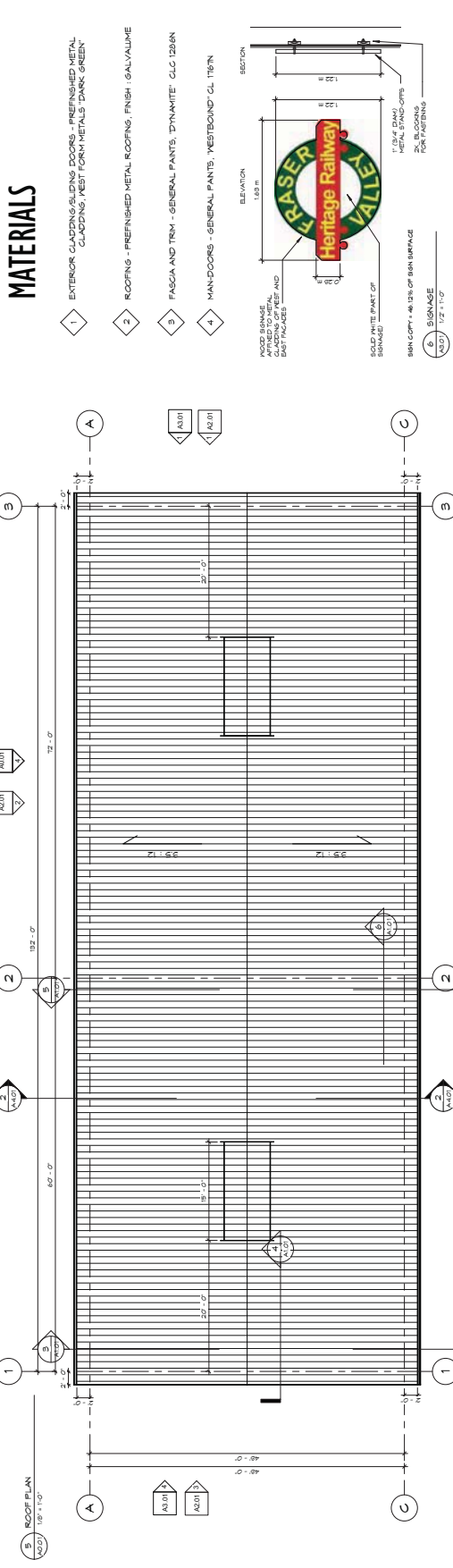


NO.	DATE	DESCRIPTION
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2	2011/03/17	ISSUES FOR BP

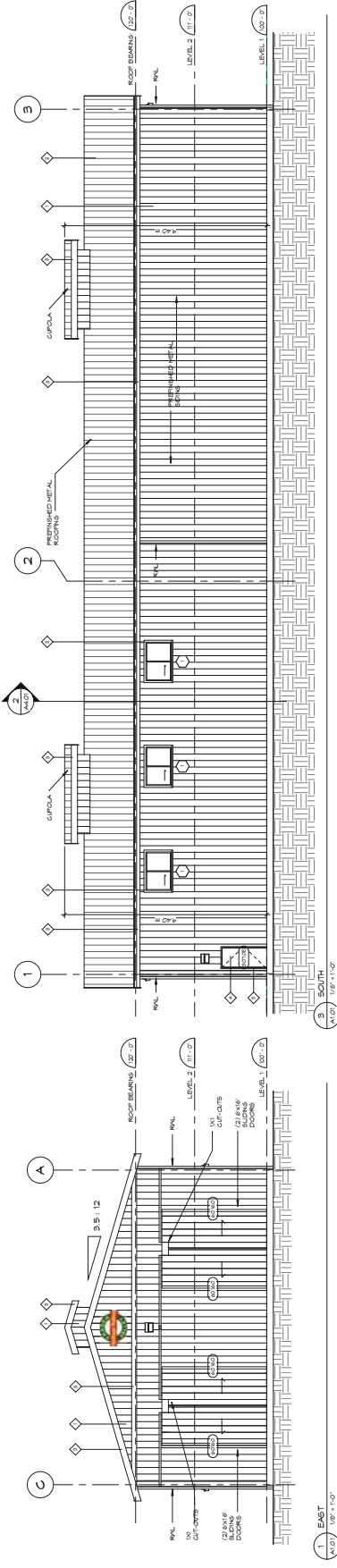
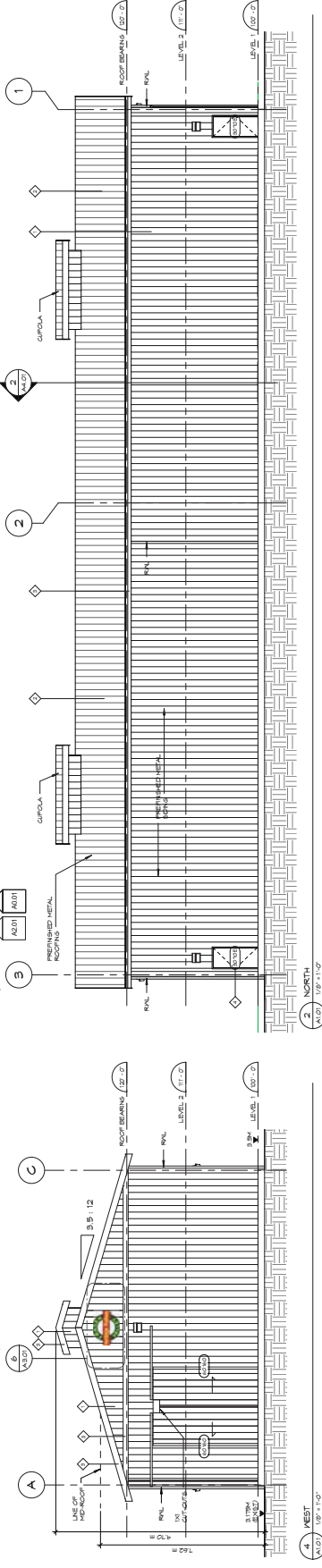
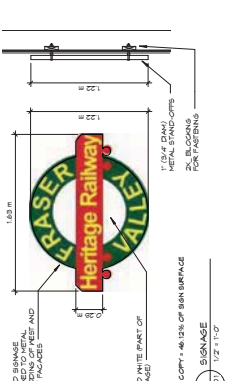
CLOVERDALE CAR-BARN
5554 176 STREET
CLOVERDALE (CITY OF SURREY)

ELEVATIONS
scale As indicated
date 2011.03.08
drawn by checked -
job no. 1107
sheet no. **A3.01**
consultant

Noting that the client has indicated that the drawings are for information only and are not to be used for construction without the approval of the relevant authorities. The client is responsible for obtaining all necessary permits and approvals for the project.
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- ### MATERIALS
- 1 EXTERIOR CLADDING/SIDING DOORS - FINISHED METAL
CLADDING, WEST FORM METALS "DARK GREEN"
 - 2 ROOFING - PREFINISHED METAL ROOFING, FINISH - GALVALUME
 - 3 FASCIA AND TRIM - GENERAL PANTS, DYNAMITE, GLC 12818A
 - 4 MAIN DOORS - GENERAL PANTS, WESTBOUND GL 1167N



KEY TO RISKS

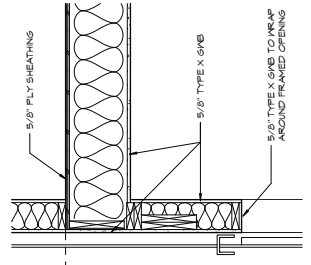
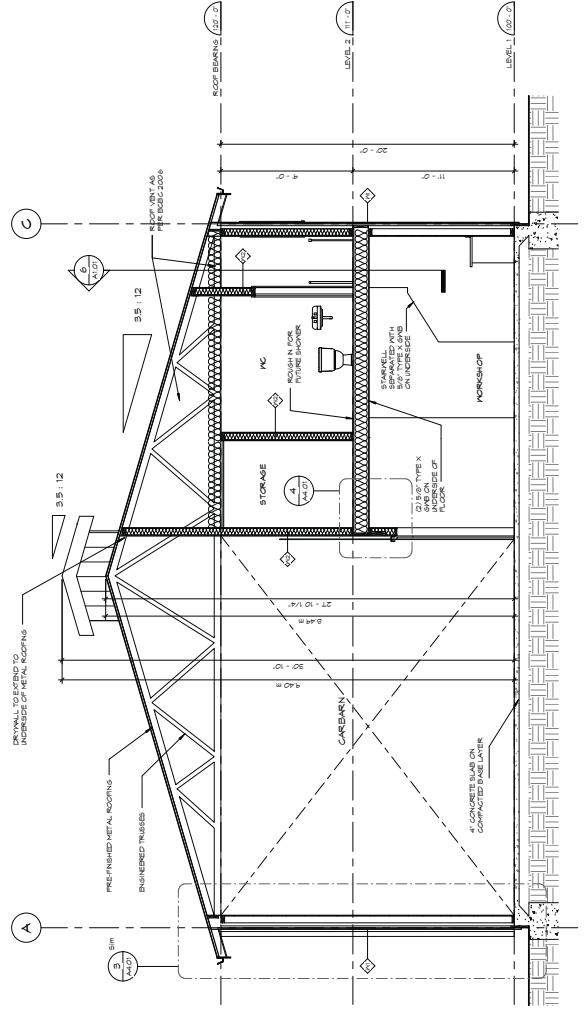
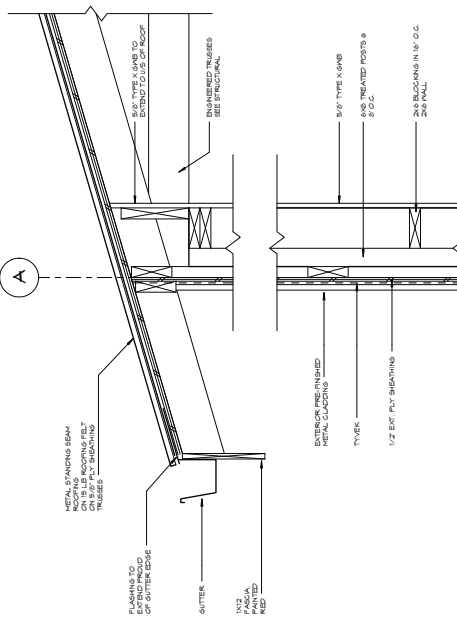
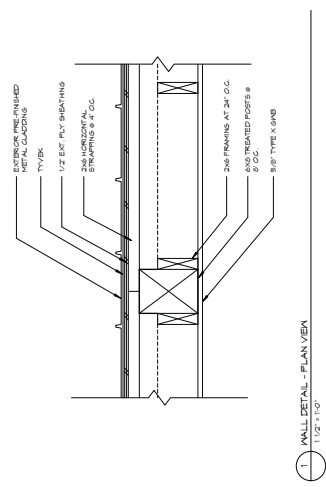
NO.	DATE	DESCRIPTION
1	2011.03.17	ISSUED FOR CP
2	2011.03.17	ISSUED FOR GP

CLOVERDALE CAR-BARN
5554 176 STREET
CLOVERDALE (CITY OF SURREY)

SECTIONS
1:11:1

Scale As Indicated
date 2011.03.08
drawn by checked
job no. 1107
sheet no. A4.01
CONSULTANT

Noting that the information on this sheet is for the design and construction of the building shown on the drawings and is not intended to be used for any other purpose. The user of this information shall be responsible for its proper use. The user shall be deemed to have accepted the information on this sheet as correct and to have agreed to the conditions herein concerning such use. The user shall be deemed to have agreed to the conditions herein concerning such use. The user shall be deemed to have agreed to the conditions herein concerning such use. © 2011 SILE LINES ARCHITECTS



LEVEL	TYPE	TYPE MARK	DOOR STYLE	DOOR	DIMENSIONS		FRAME	HARDWARE	OTHER	COMMENTS
					HEIGHT	WIDTH				
LEVEL 1	DOOR	1000	SLIDER	8'-0"	8'-0"	1'-2"	METAL FRAME OF WOOD	-	-	-
LEVEL 2	DOOR	1000	SLIDER	8'-0"	8'-0"	1'-2"	PLYWOOD FRAME	-	-	GLASS PARTIALLY OPENING
LEVEL 3	DOOR	1000	SLIDER	8'-0"	8'-0"	1'-2"	PLYWOOD FRAME	-	-	GLASS PARTIALLY OPENING
LEVEL 4	DOOR	1000	SLIDER	8'-0"	8'-0"	1'-2"	PLYWOOD FRAME	-	-	GLASS PARTIALLY OPENING
LEVEL 5	DOOR	1000	SLIDER	8'-0"	8'-0"	1'-2"	PLYWOOD FRAME	-	-	GLASS PARTIALLY OPENING
LEVEL 6	DOOR	1000	SLIDER	8'-0"	8'-0"	1'-2"	PLYWOOD FRAME	-	-	GLASS PARTIALLY OPENING
LEVEL 7	DOOR	1000	SLIDER	8'-0"	8'-0"	1'-2"	PLYWOOD FRAME	-	-	GLASS PARTIALLY OPENING
LEVEL 8	DOOR	1000	SLIDER	8'-0"	8'-0"	1'-2"	PLYWOOD FRAME	-	-	GLASS PARTIALLY OPENING
LEVEL 9	DOOR	1000	SLIDER	8'-0"	8'-0"	1'-2"	PLYWOOD FRAME	-	-	GLASS PARTIALLY OPENING
LEVEL 10	DOOR	1000	SLIDER	8'-0"	8'-0"	1'-2"	PLYWOOD FRAME	-	-	GLASS PARTIALLY OPENING

TYPE #	WINDOW OPENINGS		WINDOW SCHEDULE		HEAD HEIGHT	GLASSING	TYPE COMMENTS
	WIDTH	HEIGHT	FRAME	TYPE			
1	8'-0"	8'-0"	1'-2"	SLIDER	8'-0"	1'-2"	GLASS PARTIALLY OPENING
2	8'-0"	8'-0"	1'-2"	SLIDER	8'-0"	1'-2"	GLASS PARTIALLY OPENING

TYPE #	WALL ASSEMBLY		WALL SCHEDULE		REF	COMMENTS
	FINISH	TYPE	TYPE	TYPE		
1	EXTERIOR PRE-FINISHED METAL CLADDING	1/2" EXTERIOR PLY SHEATHING	2x4 HORIZONTAL STRAPPING	2x4 FRAMING AT 24" O.C.	1	WALL TO BE FINISHED WITH METAL CLADDING
2	EXTERIOR PRE-FINISHED METAL CLADDING	1/2" EXTERIOR PLY SHEATHING	2x4 HORIZONTAL STRAPPING	2x4 FRAMING AT 24" O.C.	1	WALL TO BE FINISHED WITH METAL CLADDING

3 WALL DETAIL - SECTION
1/2" x 1'-0"

4 FLOOR TRANSITION DETAIL
1/4" x 1'-0"

FRASER VALLEY HERITAGE RAILWAY SOCIETY - CLOVERDALE COMPOUND

LANDSCAPE DESIGN

Client/Owner:
FVHRS

Development Planner:
Lark Group
Building, Unit 101, 17824 Avenue
178 Street, Surrey, BC
Canada, British Columbia

Architect:
Site lines Architecture Inc.
Suite 204, 4888 152nd Street
Surrey, BC V4N 1V5
Canada, British Columbia

Landscape Architect:
van der Zalm & Associates Inc.
Suite 100, 1520 152nd Street
Surrey, BC V4N 1V5
Canada, British Columbia

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	SITE PLAN & TREE PLAN
L-03	PLANTING PLAN
LD-01	DETAILS

DESCRIPTION OF LAND
Parcel Number: 07-293-308
Parcel 77, Section 5, Township 8
New Westminster District Plan
BCP-24700

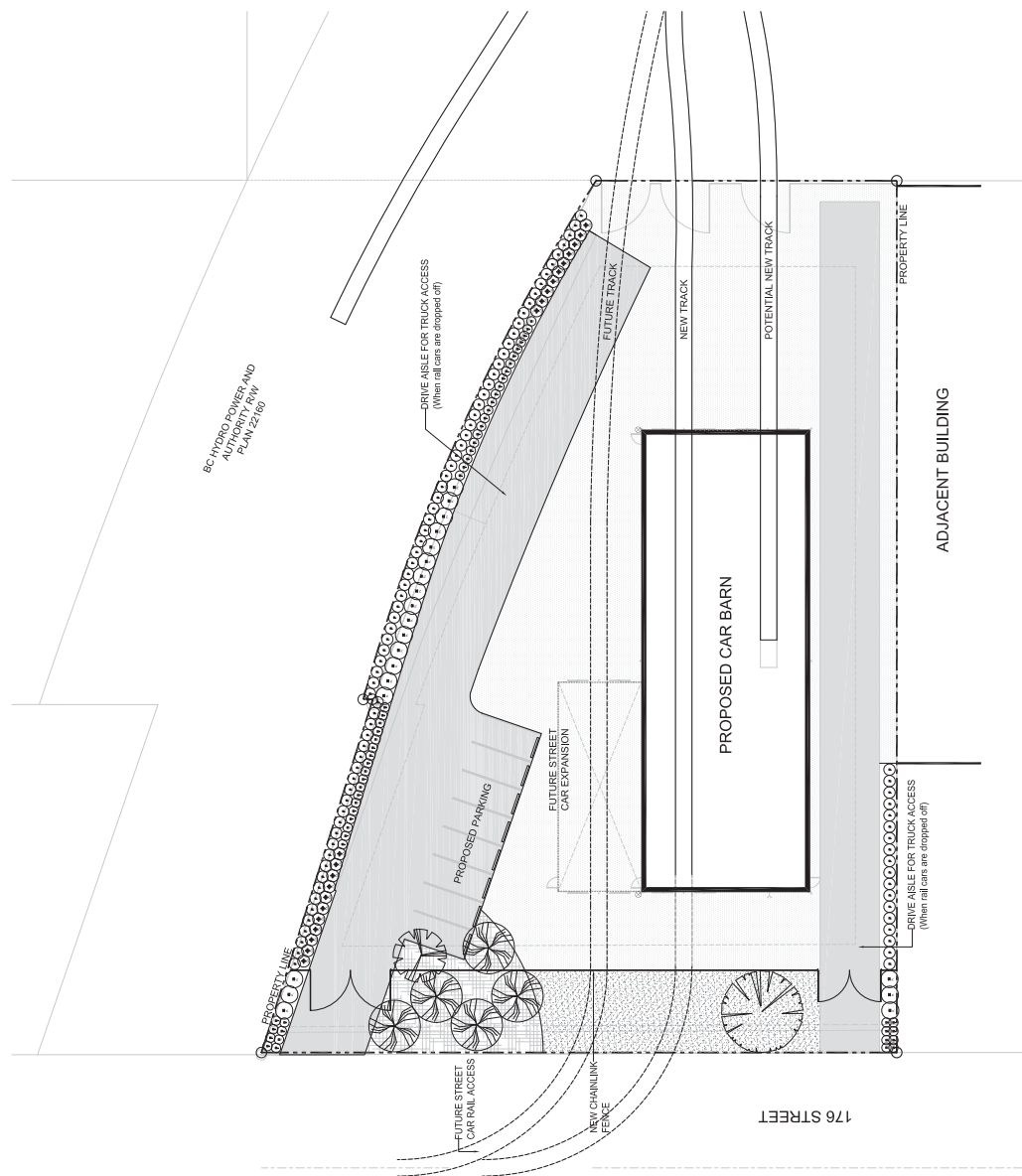
CMC ADDRESS
5554 178th Street
Surrey, BC



Site Location Map scale: NTS

GENERAL NOTES

- Notes to confirm utility and easements. Should conflict information or easements reference exist, the contractor must immediately contact the Owner/Consultant for clarification or confirmation.
- Prevent damage to all adjacent natural growth, landscaping, buildings, structures and underground and/or overhead utilities. Make good all damage to satisfaction of Owner/Consultant.
- Obtain all necessary permits for removal and disposal of all materials, stumps, stumps, and other materials that hinder site development.
- Prior to clearing, verify rights of clearing with Owner/Consultant or their representative. Clarify any restrictions and obtain necessary approvals from the appropriate authorities.
- Dispose of cleared and grubbed materials to approved off-site disposal areas. Stockpile will be designated areas. Native material is not acceptable if it contains high moisture retention characteristics or if compaction is impossible to specifications.
- Leave ground surface in condition suitable for immediate grading operations.
- Remove all debris from site and haul to approved disposal areas.
- Control dust at all times for duration of contract.
- Provide temporary utilities and construction facilities in order to execute work expeditiously. Erect site sheds and other temporary structures to protect work areas and provide necessary site security.
- Confirm work and schedule of employees in accordance with contract documents. Do not unreasonably encumber premises with products.
- Provide hoarding as shown on Contract Drawings protecting public and private property from injury or damage. Hoarding shall be maintained in good condition and shall be kept free from water. Do not discharge water containing suspended materials into watercourses or drainage systems.
- Maintain existing conditions for parking and traffic around the site throughout construction, except in the staging area or when required for construction of key park elements. Take measures to re-route traffic or warn visitors to the site with heavy equipment and work areas are operating.



SITE PLAN
SCALE: 1:200

van der Zalm & Associates Inc.
Landscape Architecture
Suite 100, 1520 152nd Street
Surrey, BC V4N 1V5
Canada, British Columbia
Tel: 604.582.0204
Fax: 604.582.0202
info@vazalm.com
vazalm.com

LARK GROUP
Landscape Architecture
Suite 204, 4888 152nd Street
Surrey, BC V4N 1V5
Canada, British Columbia
Tel: 604.582.0204
Fax: 604.582.0202
info@larkgroup.com
larkgroup.com

NOTES:

Contractor shall check all dimensions for the construction of the proposed car barn and future track. The contractor shall be responsible for the accuracy of the dimensions and shall be held liable for any errors.

No.	Description	Date
1	For I.P. Submission	Nov. 14, 2011
2	For O.P. Submission	Nov. 22, 2011
3	For I.P. Submission	Nov. 22, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS FOR THE CONSTRUCTION OF THE PROPOSED CAR BARN AND FUTURE TRACK. THE CONTRACTOR SHALL BE HELD LIABLE FOR THE ACCURACY OF THE DIMENSIONS AND SHALL BE HELD LIABLE FOR ANY ERRORS.

PROJECT:
FVHRS
Cloverdale Compound

LOCATION:
5554 176 Street
Surrey, BC

DRAWN	SH
CHECKED	RC
APPROVED	MMDZ
SCALE	1:200
DATE	March 22, 2011



van der Zahn + associates Inc.
 Consulting
 Suite 1008 105 Street
 Surrey, British Columbia
 V4N 1V5
 P: 604.882.0044
 F: 604.882.0042
 info@vza.com



NOTES:

CONTRACTOR SHALL CHECK ALL DIMENSIONS TO THE CONSTRUCTION DOCUMENTS TO THE CONSTRUCTION DOCUMENTS FOR THE CONSULTANT'S PROFESSIONAL SEAL AND STAMP AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LOCAL AUTHORITY PRIOR TO THE COMMENCEMENT OF THE WORK. THE CONSULTANT'S PROFESSIONAL SEAL AND STAMP ARE NOT VALID UNLESS THEY ARE OBTAINED AT THE COMMENCEMENT OF THE WORK.

No.	Description	Date
1	For IP Re-submission	Nov. 4, 2011
2	For IP Re-submission	Nov. 11, 2011
3	For IP Re-submission	Nov. 22, 2011

PERFORMED/IN ISSUE

DATE

PROJECT:
FVHRS
 Cloverdale Compound

LOCATION:
 5554 176 street
 Surrey, BC

DRAWN	SH
CHECKED	RC
APPROVED	MMDZ
CAD FILE	LARK-FVHRS-TREE PLAN
DATE	March 22, 2011
SCALE	1:200

SITE PLAN & TREE PLAN

7911-0056-00

L-02

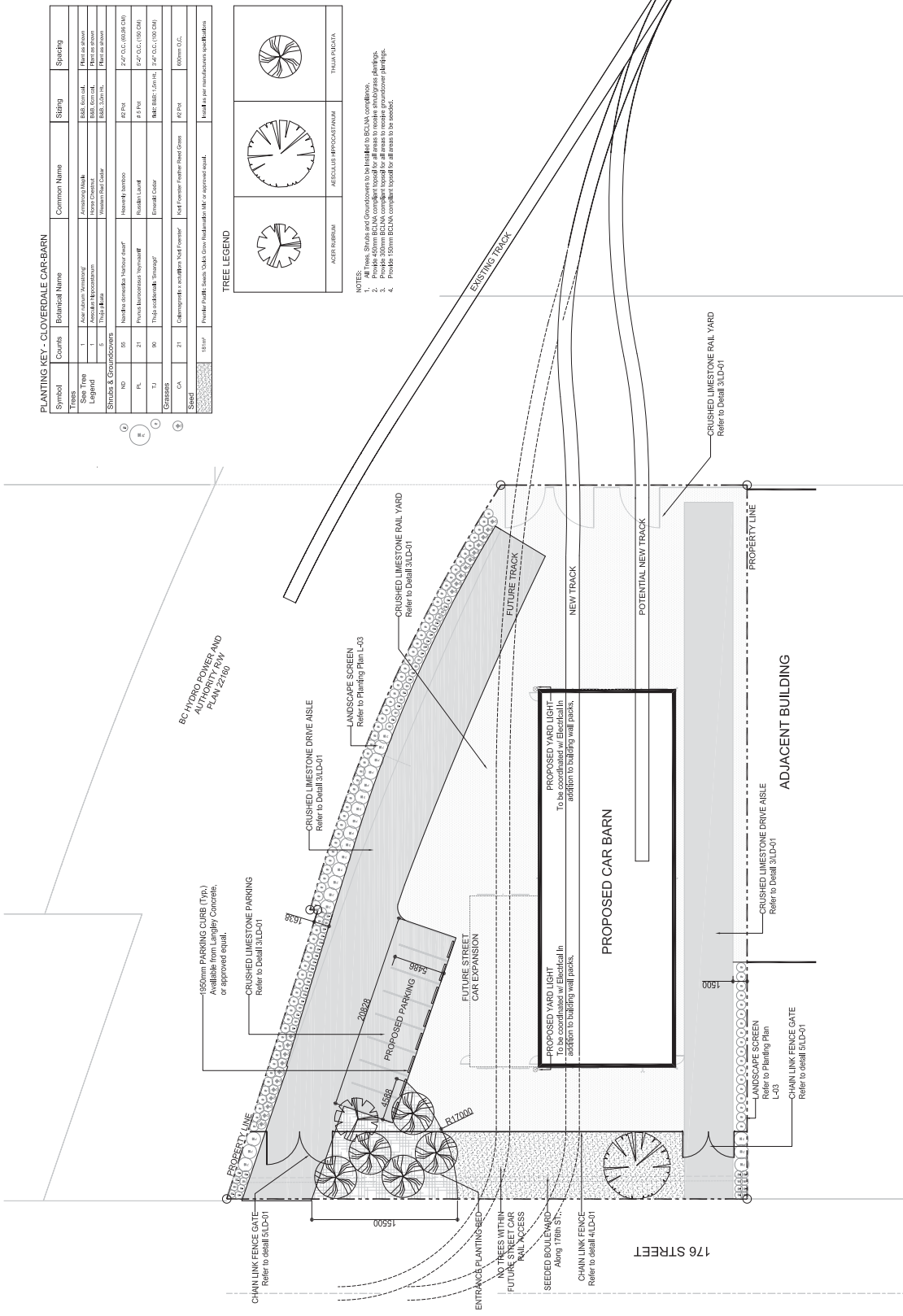
PLANTING KEY - CLOVERDALE CAR-BARN

Symbol	Counts	Botanical Name	Common Name	Spacing
Trees				
1	1	Acer glabrum 'Winter King'	American Maple	10m x 10m
2	1	Acacia saligna	Black Wattle	10m x 10m
3	1	Acacia melanocoryna	Black Wattle	10m x 10m
4	1	Acacia saligna	Black Wattle	10m x 10m
5	1	Acacia saligna	Black Wattle	10m x 10m
6	1	Acacia saligna	Black Wattle	10m x 10m
7	1	Acacia saligna	Black Wattle	10m x 10m
8	1	Acacia saligna	Black Wattle	10m x 10m
9	1	Acacia saligna	Black Wattle	10m x 10m
10	1	Acacia saligna	Black Wattle	10m x 10m
11	1	Acacia saligna	Black Wattle	10m x 10m
12	1	Acacia saligna	Black Wattle	10m x 10m
13	1	Acacia saligna	Black Wattle	10m x 10m
14	1	Acacia saligna	Black Wattle	10m x 10m
15	1	Acacia saligna	Black Wattle	10m x 10m
16	1	Acacia saligna	Black Wattle	10m x 10m
17	1	Acacia saligna	Black Wattle	10m x 10m
18	1	Acacia saligna	Black Wattle	10m x 10m
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TREE LEGEND

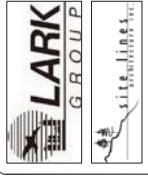
				TRIAL PLANTS
				REGULAR REPLACEMENT
				TRIAL PLANTS

NOTES:
 1. All trees shown are groundcovers to be installed to BCLMA conditions.
 2. All trees shown are groundcovers to be installed to BCLMA conditions.
 3. Provide 30mm BCLMA compliant board for all areas to receive groundcover plantings.
 4. Provide 150mm BCLMA compliant board for all areas to be seeded.



1 SITE PLAN AND TREE PLAN
 SCALE: 1:200

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 F: 604.582.0262
 info@vanzahn.com
 www.vanzahn.com



NOTES:

PLANTING PLAN

DRAWING TITLE



7911-0056-00
 VIZ PROJECT NO. DP2011-0

L-03
 DRAWING NO.

No.	Description	Date
1	For IP Re-submittal	Nov. 4, 2011
2	For IP Re-submittal	Nov. 11, 2011
3	For IP Re-submittal	Nov. 22, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS FOR THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE WORK.

PROJECT:
FVHRS
 Cloverdale Compound

LOCATION:
 5554 176 street
 Surrey, BC

DRAWN	SH
CHECKED	RC
APPROVED	MMDZ
SCALE	1:150
DATE	March 22, 2011

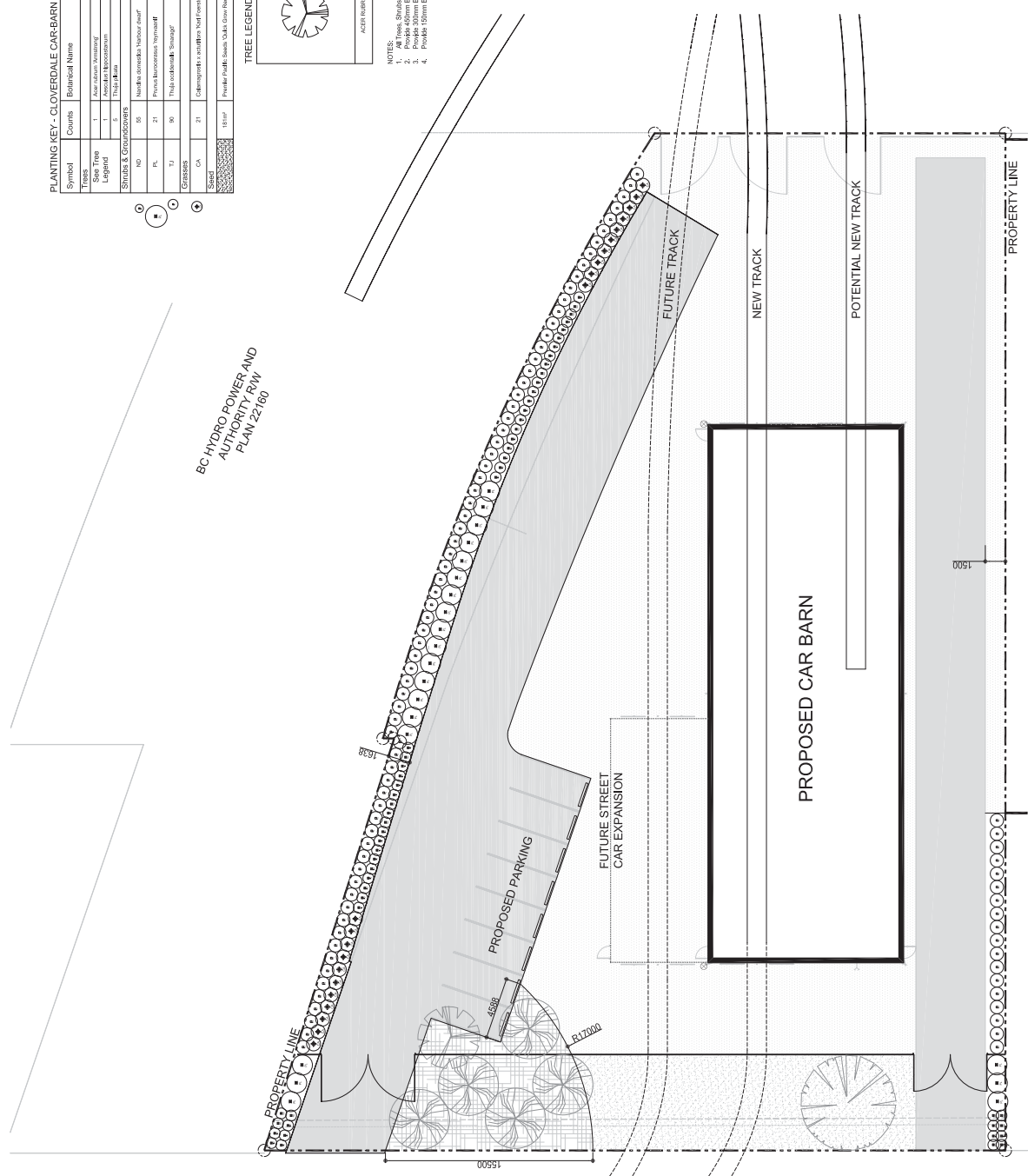
PLANTING KEY - CLOVERDALE CAR-BARN

Symbol	Counts	Botanical Name	Common Name	Spacing
	1	Acer glabrum 'Worming'	American Larch	10m x 10m
	1	Abies balsamea 'Millers'	Millers Fir	10m x 10m
	1	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	10m x 10m
	1	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	10m x 10m
	50	Neraxia canadensis 'Nectar Sweet'	Nectar Sweet	2.0m x 2.0m (60.0m DIA)
	20	Prunella americana 'Peaches'	Peaches	2.0m x 2.0m (60.0m DIA)
	30	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2.0m x 2.0m (60.0m DIA)
	20	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2.0m x 2.0m (60.0m DIA)
	20	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2.0m x 2.0m (60.0m DIA)
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TREE LEGEND

	ACER GLABRUM	AMERICAN LARCH
	ABIES BALSAMEA	MILLERS FIR
	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE
	NERAXIA CANADENSIS	NECTAR SWEET
	PRUNELLA AMERICANA	PEACHES
	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE
	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE
	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE
	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE
	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE
	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE
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	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE
	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE
	THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE

NOTES:
 1. All trees and groundcovers to be installed to BCLM conditions.
 2. Provide 300mm BCLM compliant board for all areas to receive groundcover plantings.
 3. Provide 150mm BCLM compliant board for all areas to be seeded.



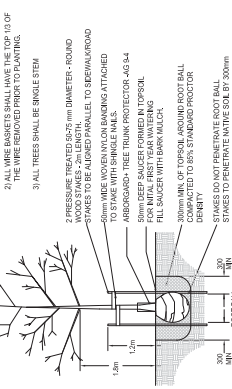
BC HYDRO POWER AND
 AUTHORITY/R/W
 PLAN 221160

PLANTING PLAN
 SCALE: 1:150

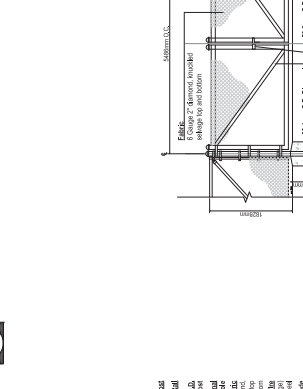

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 F: 604.882.0582
 info@vza.com
 vza.com



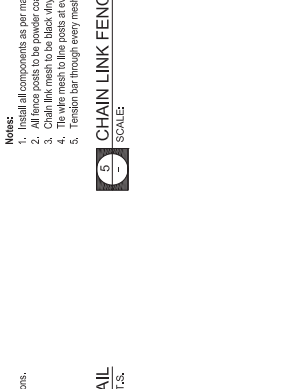
NOTES:



1 SCALE: N.T.S.



2 SCALE: N.T.S.



3 SCALE: N.T.S.

NOTES:
 1. ALL DIMENSIONS OF THE BASKETS ARE SHOWN TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC TO BE REMOVED.
 2. ALL WIRE BASKETS SHALL HAVE THE TOP 10 OF THE WIRE REMOVED PRIOR TO PLANTING.
 3. ALL TREES SHALL BE SINGLE STEM.
 4. PRESSURE TREATED 100mm DIAMETER ROUND STAKES TO BE ALIGNED PARALLEL TO SIDEWALK/ROAD TO SPACING WITH SINGLE WIRE ATTACHED TO STAKE AND SECOND WIRE ATTACHED TO STAKE DEEP SAUCER FORMER IN TOPSOIL. FILL SAUCER WITH BROWN MULCH.
 5. 100mm DIA. TOPSOIL (KINDIN) ROOT BALL SHALL BE PLACED IN HOLE TO TOP OF STAKES AND SOIL SHALL BE BACKFILLED TO TOP OF STAKES AND SOIL SHALL BE PENETRATED WITH MULCH. STAKES TO PENETRATE INTO SOIL BY 200mm.
 6. CHAIN LINK FENCE SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 7. ALL FENCE POSTS TO BE POWDER COATED BLACK.
 8. CHAIN LINK MESH TO BE BLACK VINYL COATED.
 9. THE WIRE MESH TO LIE FLAT AT EVERY SECOND MOUNTING.
 10. TENSION BAR THROUGH EVERY MESH BOP.

4 SCALE: N.T.S.



5 SCALE: N.T.S.

6 SCALE: N.T.S.

NOTES:
 CONTRACTOR SHALL CHECK ALL DIMENSIONS TO THE COMPLETION OF THE WORK. ALL DIMENSIONS TO BE TO THE COMPLETION OF THE WORK.
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PROJECT:
 FVHRS
 Cloverdale Compound
 LOCATION:
 55654 176 street
 Surrey, BC

DRAWING NO. LD-01
 VZD PROJECT NO. DP2011-10
 7911-0056-00

REVISIONS

No.	Description	Date
1	For I.P. Submittals	Nov. 14, 2011
2	For I.P. Submittals	Nov. 14, 2011
3	For I.P. Submittals	Nov. 14, 2011

DRAWING TITLE:
 DETAILS

DRAWN: SH
 CHECKED: RC
 APPROVED: MMDZ
 SCALE: As Noted
 DATE: March 22, 2011

CADD FILE: LD-01 DETAILS.DWG

CONTRACTOR SHALL CHECK ALL DIMENSIONS TO THE COMPLETION OF THE WORK. ALL DIMENSIONS TO BE TO THE COMPLETION OF THE WORK.

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **March 24, 2011** PROJECT FILE: **7811-0056-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 5554-176 Street**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

Property and Right-of-Way Requirements

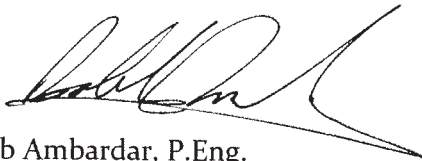
- Dedicate 1.942-metres along 176 Street; and
- Provide 0.5-metre statutory right-of-way (SRW) along the 176 Street frontage.

BUILDING PERMIT

Works and Services

- Construct east half of 176 Street to a Major Collector road standard; and
- Construct storm, water, and sanitary service connections.

A Servicing Agreement is required prior to Building Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

sk

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7911-0056-00

Issued To: CITY OF SURREY

(the "Owner")

Address of Owner: 14245 - 56 Avenue
Surrey, BC
V3X 3A2

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: 027-239-306
Parcel 77 Section 5 Township 8 New Westminster District Plan BCP32766

5554 - 176 Street

(the "Land")

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

- (a) In Section I.2 of Part 49 High Impact Industrial Zone (IH) the minimum landscaping is reduced from 1.5 metres (5 ft.) to 0 metre along the east lot line; and
- (b) In Sub-section A.5(a) of Part 5 Off-Street Parking and Loading /Unloading, the requirement for all parking areas to be surfaced with an asphalt, concrete or similar pavement is waived.

4. This development variance permit applies to only the portion of the Land.

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. 7911-0056-00 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

REVISITONS

NO.	DATE	DESCRIPTION
1	2011.03.17	ISSUED FOR CIP
2	2011.03.17	ISSUED FOR DP

SCHEDULE A

CLOVERDALE CAR-BARN
 5554 176 STREET
 CLOVERDALE (CITY OF SURREY)

title SITE PLAN
 scale 1" = 20'-0"
 date 2011.03.08
 drawn by checked -
 job no. 1107
 sheet no. A1.00
 consultant

Drawn by S. Li and modified with
 other staff. Prepared under the supervision of
 a registered professional engineer with
 the appropriate registration with
 the Board of Engineers, Architects,
 and Geoscientists of British Columbia.
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