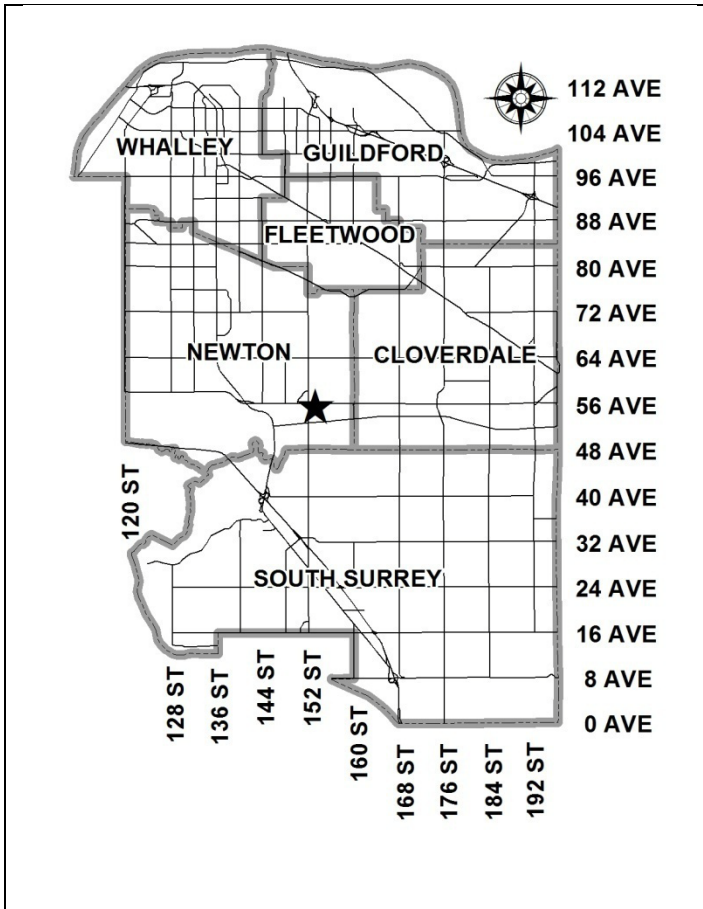


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0114-00

Planning Report Date: June 27, 2011

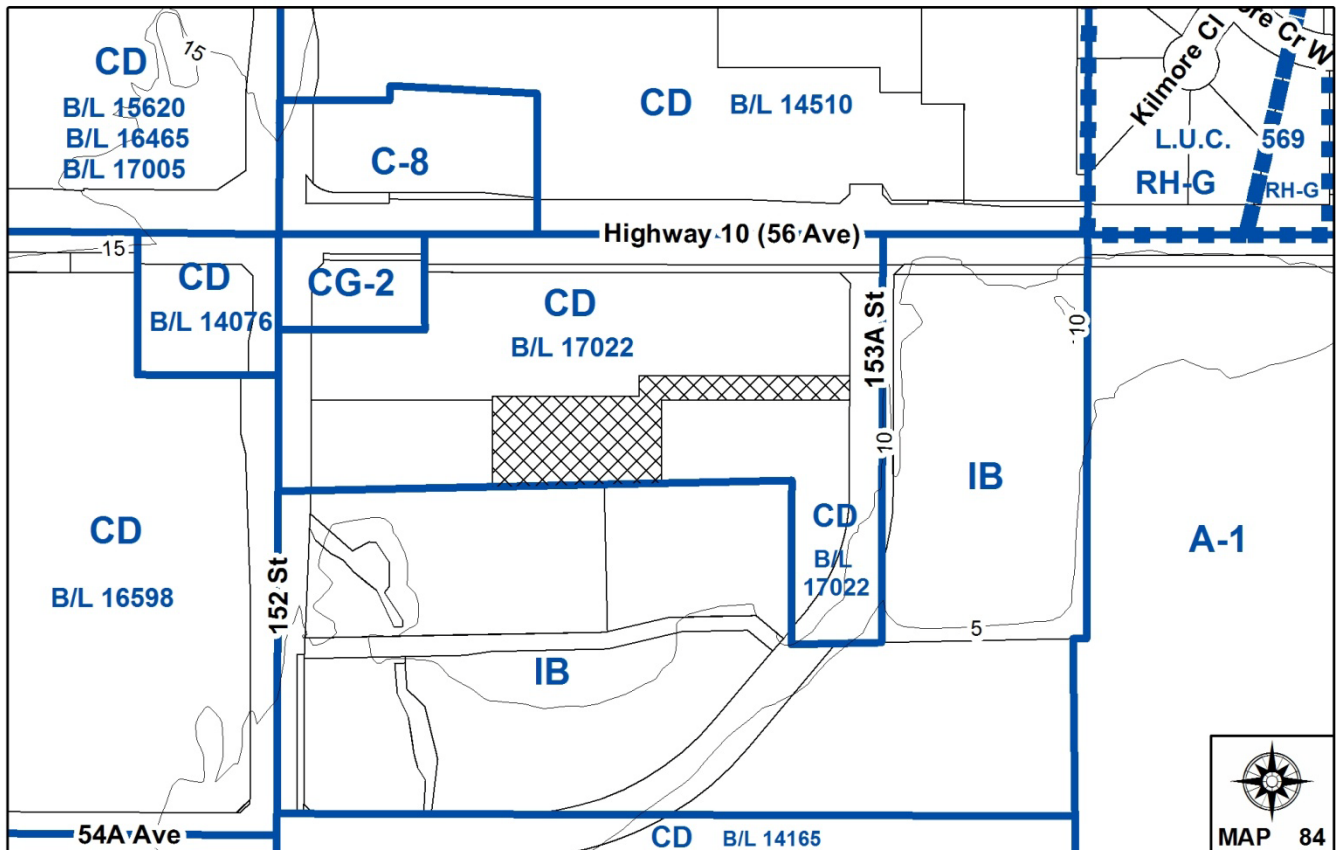


PROPOSAL:

- **Text Amendment to Small-Scale Drug Store Definition in Surrey Zoning By-law, 1993, No. 12000**
- **Development Variance Permit**

in order to vary the minimum 400 metre separation requirement between a small-scale drug store and drug store.

LOCATION: 15240 – No. 10 Highway (56 Avenue)
OWNER: Panorama Park Investments Ltd.
ZONING: CD (By-law No. 17022)
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending Surrey Zoning By-law, 1993, No. 12000.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to construct a pharmacy as part of a larger medical complex which offers a broad range of medical services including doctors, dentists, physiotherapists and life lab. To accommodate the pharmacy, the applicant is proposing to vary the minimum separation requirement under Part 4, General Provisions, Section 28 of Surrey Zoning By-law No. 12000 which requires a 400 metre separation between the proposed pharmacy and existing drug store at 15157 – 56 Avenue (Shoppers Drug Mart).

RATIONALE OF RECOMMENDATION

- City staff are proposing a text amendment to eliminate a "loophole" in Surrey Zoning By-law, 1993, No. 12000 to ensure a minimum separation of 400 metres (1,312 ft.) is required between a pharmacy and small-scale drug store, drug store or methadone dispensary. Under the Zoning By-law, a pharmacy is currently not categorized as a "Small-Scale Drug Store" given that 65% of the gross floor area is not devoted exclusively to retail sales of health/beauty products or general merchandise. As a result, City staff proposes to redefine "Small-Scale Drug Store" by eliminating the minimum requirement for retail sales on 65% of the gross floor area. In addition, the revised definition will, in essence, categorize small-scale drug stores as pharmacies or commercial establishments which fill a broad range of pharmaceutical prescriptions but exclude methadone dispensaries.
- The proposed variance would expand the range of medical-related services provided on-site by permitting a pharmacy within the larger medical complex. The addition of a pharmacy would allow a registered pharmacist to dispense prescribed medication on-site which is more convenient for clientele and allows medical staff to better monitor overall patient health.
- Under the existing CD Zone (By-law No. 17022), retail stores are permitted on-site provided the total gross floor area for all retail stores not exceed 2,500 square metres (26,910 sq. ft.). The applicant is proposing a pharmacy with a total floor area of 140 square metres (1,500 sq. ft.). In addition, By-laws & Licensing Division records indicate that City staff have issued business licenses for retail uses on-site which occupy a combined gross floor area of 224 square metres (2,405 sq. ft.). Therefore, the proposed pharmacy will not exceed the gross retail floor space currently permitted under the CD Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the text of Surrey Zoning By-law, 1993, No. 12000, as described in this report, and a date set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0114-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) In Section 28 of Part 4 General Provisions the minimum separation requirement between a small-scale drug store and existing drug store is varied from 400 metres (1,300 ft.) to 170 metres (558 ft.).
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) approval from the Ministry of Transportation & Infrastructure.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Ministry of Transportation & Infrastructure (MOTI): No comments.

SITE CHARACTERISTICS

Existing Land Use: Industrial business complex.

Adjacent Area:

Direction	Existing Use	OCP/NCP/LAP Designation	Existing Zone
North (Across Highway No. 10):	Commercial buildings and single family dwellings	Commercial/Urban Residential	C-8 & CD (B/L 14510)
East and south:	Industrial Business Park and greenbelt	Industrial	IB
West:	Industrial Business Park and Gas Station	Industrial/Business Park and Gas Station	CD (B/L 16598 & 14076) and CG-2

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is 0.5 hectare (1.25 acres) in area and located on the south side of 56 Avenue (No. 10 Highway) between 152 Street and 153A Street.
- The property is designated "Industrial" in the Official Community Plan (OCP) and currently regulated by a "Comprehensive Development (CD)" Zone (By-law No. 17022) which allows a broad range of light impact industrial uses, general service uses and limited commercial uses.
- A Development Permit (No. 7908-0181-00) was issued by Council on November 3, 2008 for a two-phase industrial project which included nine buildings with a gross floor area of 12,355.5 square metres (132,994 sq. ft.). Several buildings on the subject property originally constructed during Phase I are presently occupied by commercial, industrial or retail uses including A&W Restaurant, Scotia Bank and Big Ridge Brewing Company.
- The proposed pharmacy will occupy the ground floor of Building H, a three-storey mixed-retail/office building with a total floor area of 4,335 square metres (46,700 sq. ft.) proposed during Phase II (Appendix II).

CD By-law (No. 17022)

- Under the existing CD Zone (By-law No. 17022), retail stores are permitted on-site provided the gross floor area for all retail stores not exceed 2,500 square metres (26,910 sq. ft.). The applicant is proposing a pharmacy with a total floor area of 140 square metres (1,500 sq. ft.).
- City staff have issued several business licenses for retail uses on-site which occupy a combined gross floor area of 224 square metres (2,410 sq. ft.). Therefore, the proposed pharmacy would not exceed the gross retail floor space currently permitted under the existing CD Zone.

Proposed Text Amendment to Surrey Zoning By-law, 1993, No. 12000

- A "Drug Store" is defined as a commercial establishment with a gross floor area of 600 square metres (6,450 sq. ft.) or greater which fills a broad range of pharmaceutical prescriptions and which includes the display for sale of health and beauty products and general merchandise on at least 65% of its gross floor area.
- A "Small-Scale Drug Store" is defined as a commercial establishment with a gross floor area of less than 600 square metres (6,450 sq. ft.) which fills prescriptions and which includes the display for sale of health and beauty products and general merchandise on at least 65% of its gross floor area.
- A "Methadone Dispensary" is defined as a business selling or filling methadone prescriptions for customers as the primary activity of the business and which does not display for sale health and beauty products and general merchandise on at least 65% of its gross floor area, but excludes a drug store or a small-scale drug store.

- However, a small pharmacy which primarily dispenses medication but does not have 65% gross floor area devoted to general merchandise is considered "Retail Store" use.
- In order to include a small pharmacy into the definition of "Small-Scale Drug Store" and eliminate this loophole in the Zoning By-law, the following text amendment to the definition of "Small-Scale Drug Store" in the Zoning By-law is recommended.
 - Eliminate the requirement for retail sales on 65% of the gross floor area;
 - Classify small-scale drug stores as commercial establishments which fill a broad range of pharmaceutical prescriptions, in keeping with the existing definition of "Drug Store"; and
 - Exclude methadone clinics

Proposal

- The applicant is proposing to construct a pharmacy as part of a larger medical complex which offers a broad range of medical services including doctors, dentists, physiotherapists as well as life lab. The proposed pharmacy is 140 square metres (1,500 sq. ft.) and typically employs one registered pharmacist. The larger medical complex will occupy roughly 1,305 square metres (14,047 sq. ft.) of gross floor area.
- The applicant is requesting a Development Variance Permit (DVP) in order to permit a small-scale drug store within 400 metres (1,312 ft.) of an existing drug store (Shoppers Drug Mart) at 15157 – 56 Avenue. The existing separation is roughly 170 metres (558 ft.).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is proposing to vary the minimum separation requirement of 400 metres (1,312 ft.) between a small-scale drug store and existing drug store as outlined in Part 4, General Provisions, Section 28 of Surrey Zoning By-law, 1993, No. 12000.

Applicant's Reasons:

- The proposed variance would expand the range of medical-related services provided on-site thereby allowing a registered pharmacist to dispense prescribed medication which is more convenient for clientele and allows medical staff to better monitor the overall health of individual patients.

Staff Comments:

- The proposed pharmacy will occupy a relatively small floor area (140 square metres/ 1,500 sq. ft.) within the larger medical complex and will not function primarily as a methadone dispensary.
- A minimum separation of 170 metres (558 ft.) is maintained between the proposed pharmacy and existing drug store located at 15157 – 56 Avenue (Shoppers Drug Mart).

- The proposed pharmacy is designed to provide medical services primarily to existing patients and focuses largely on prescription medications as well as offering a broader range of unique services (e.g. diabetic supplies, compounding or vaccinations) which minimizes competition and ensures the long-term economic viability of the existing drug store located at 15157 – 56 Avenue.

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 and Building Elevation Drawings
Appendix III.	Proposed Text Amendment to Surrey Zoning By-law, 1993, No. 12000
Appendix IV.	Development Variance Permit No. 7911-0114-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/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 Group
 Address: 7485 – 130 Street, Unit #101
 Surrey, BC
 V3W 1H8
 Tel: 604-501-1624

2. Properties involved in the Application
 - (a) Civic Address: 15240 – No. 10 Highway (56 Avenue)

 - (b) Civic Address: 15240 – No. 10 Highway (56 Avenue)
 Owner: Panorama Park Investments Ltd., Inc. No. 0806551
 PID: 028-045-050
 Lot C Section 2 Township 2 New West Minster District Plan BCP42333 Except Phases
 One, Two, Three, Four and Five Strata Plan BCS3598

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend Surrey Zoning By-law, 1993, No. 12000.

 - (b) Application is under the jurisdiction of MOTI.

 MOTI File No. 2011-03085

 - (c) Proceed with Public Notification for Development Variance Permit No. 7911-0114-00 and
 bring the Development Variance Permit forward for issuance and execution by the Mayor
 and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law 17022)

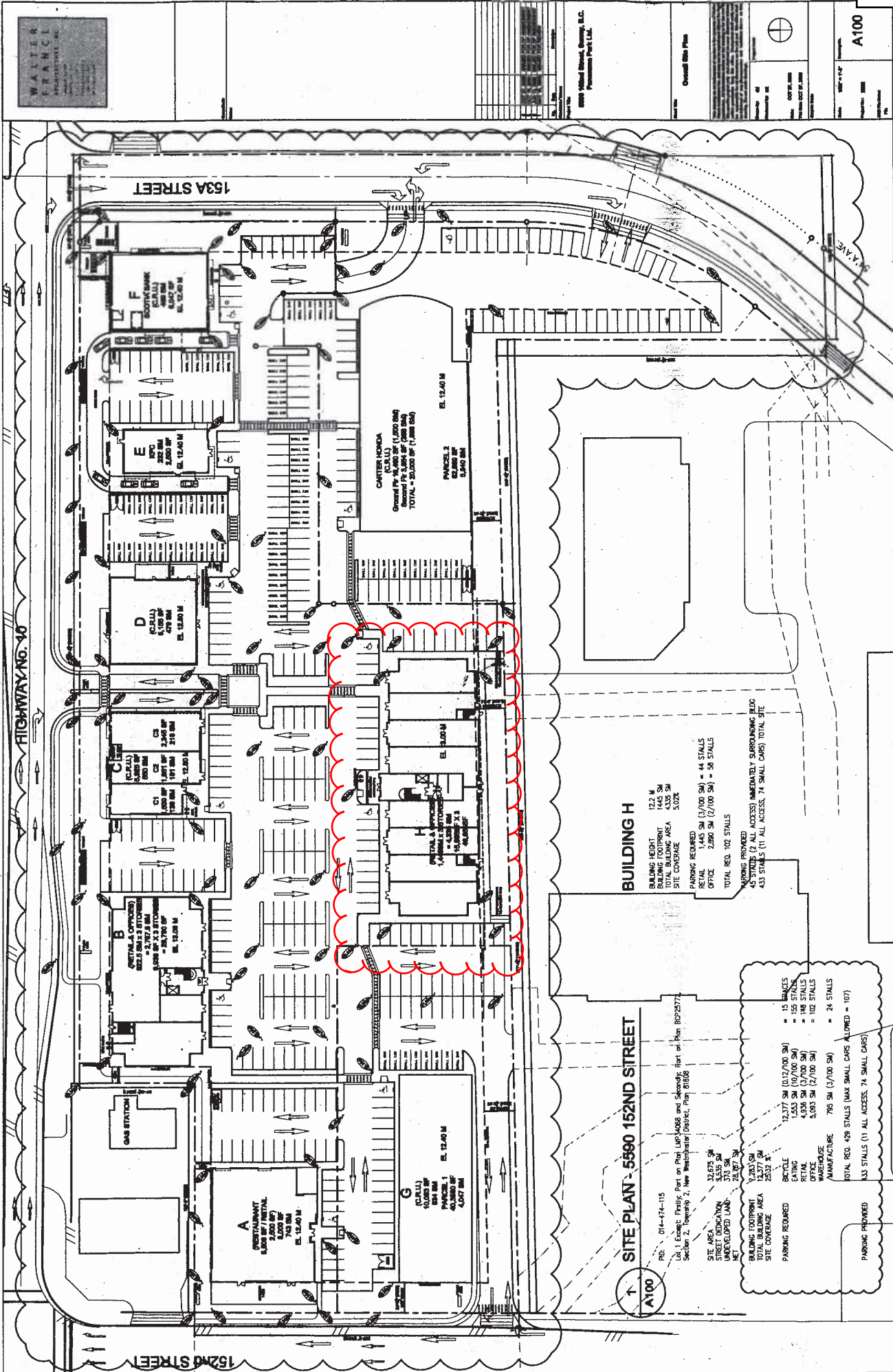
Required Development Data	Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		5,058 m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	28.6%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m.	7.5 m.
Rear	6.4 m.	6.4 m.
Side #1 (N,S,E, or W)	4 m.	4 m.
Side #2 (N,S,E, or W)	4 m.	4 m.
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m.	12 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		1,445 m ²
Office		2,890 m ²
Total		4,335 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,335 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	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)		
Office	58 stalls	+58 stalls
Commercial	44 stalls	+44 stalls
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	102 stalls	+102 stalls
Number of disabled stalls	2 stalls	2 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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WALTER FRANCHI ARCHITECTURE INC.

A100

153A STREET

HIGHWAY NO. 10

153A STREET

152ND STREET

F
RESTAURANT
5,150 SQ. FT.
743 SM.
EL. 12.40 M

E
RESTAURANT
5,150 SQ. FT.
743 SM.
EL. 12.40 M

D
RESTAURANT
5,150 SQ. FT.
743 SM.
EL. 12.40 M

C
RESTAURANT
5,150 SQ. FT.
743 SM.
EL. 12.40 M

B
RESTAURANT
5,150 SQ. FT.
743 SM.
EL. 12.40 M

A
RESTAURANT
5,150 SQ. FT.
743 SM.
EL. 12.40 M

G
RESTAURANT
5,150 SQ. FT.
743 SM.
EL. 12.40 M

H
RESTAURANT
5,150 SQ. FT.
743 SM.
EL. 12.40 M

CARTER HONDA (CARLU)
General Pk. 1,100 SM
General Pk. 1,100 SM
General Pk. 1,100 SM
TOTAL = 3,300 SQ. FT. (1,100 SM)

PARCEL 2
82,400 SQ. FT.
2,380 SM

PARCEL 1
40,200 SQ. FT.
1,180 SM

BUILDING H
BUILDING HEIGHT 12.2 M
TOTAL BUILDING AREA 4333 SM
TOTAL ALLOWING AREA 5,072 SM
SITE COVERAGE 5.072%
PARKING REQUIRED 102 STALLS
OFFICE 2,890 SM (2/100 SM) = 58 STALLS
TOTAL REQ. 102 STALLS

WORKING PROVIDED
45 STALLS (2 ALL ACCESS) IMMEDIATELY SURROUNDING BLDG
433 STALLS (11 ALL ACCESS, 74 SMALL CARS) TOTAL SITE

WORKING PROVIDED
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WORKING PROVIDED
433 STALLS (11 ALL ACCESS, 74 SMALL CARS)

SOUTH ELEVATION A-F
P.L.



BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BUILDING A

BUILDING B

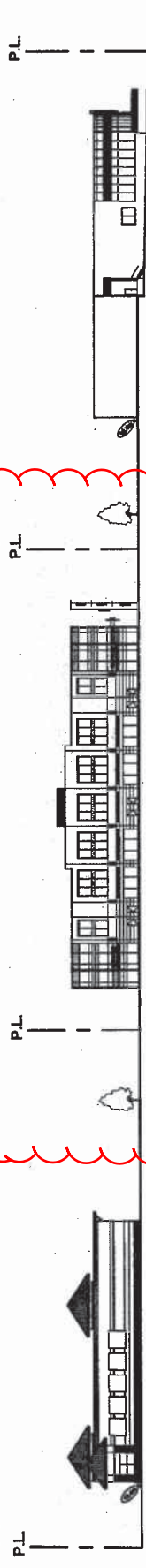
BUILDING C

BUILDING D

BUILDING E

BUILDING F

SOUTH ELEVATION G & I
P.L.



BUILDING G

BUILDING H

BUILDING I

NORTH ELEVATION
P.L.



BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BUILDING G

BUILDING H

BUILDING I

BUILDING A

BUILDING B

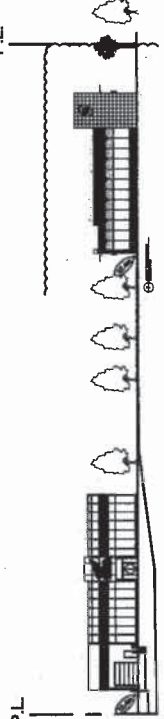
BUILDING C

BUILDING D

BUILDING E

BUILDING F

EAST ELEVATION
P.L.



BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BUILDING G

BUILDING H

BUILDING I

WEST ELEVATION
P.L.



BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BUILDING G

BUILDING H

BUILDING I



©1999 Edward Albert, George & C. Partnership P.C., Ltd.

Sheet Description	
Project No.	
Drawn by	
Checked by	
Date	
Scale	
Notes	
1. All dimensions are in feet and inches unless otherwise specified.	
2. All elevations are shown in black ink.	
3. All elevations are shown in black ink.	
4. All elevations are shown in black ink.	
5. All elevations are shown in black ink.	
6. All elevations are shown in black ink.	
7. All elevations are shown in black ink.	
8. All elevations are shown in black ink.	
9. All elevations are shown in black ink.	
10. All elevations are shown in black ink.	

Sheet No. A101

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
.....

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended as follows:

(a) Part 1 Definitions is amended by deleting the definition of "Small-Scale Drug Store" in its entirety and inserting the following in its place:

means a commercial establishment with a *gross floor area* of less than 600 square metres [6,450 square feet] which fills a broad range of pharmaceutical prescriptions and excludes *methadone dispensary*.

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2011, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0114-00

Issued To: PANORAMA PARK INVESTMENTS LTD., INC. NO. 0806551
("the Owner")

Address of Owner: 1959 – 152 Street, Unit #300
Surrey, BC
V4A 9E3

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: 028-045-050
Lot C Section 2 Township 2 New West Minster District Plan BCP42333 Except Phases
One, Two, Three, Four and Five Strata Plan BCS3598

15240 – No 10. Highway (56 Avenue)

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section 28 of Part 4 General Provisions the minimum separation requirement between a small-scale drug store and existing drug store is varied from 400 metres (1,300 ft.) to 170 metres (558 ft.).
4. This development variance permit applies to only the portion of 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.
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 with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit 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

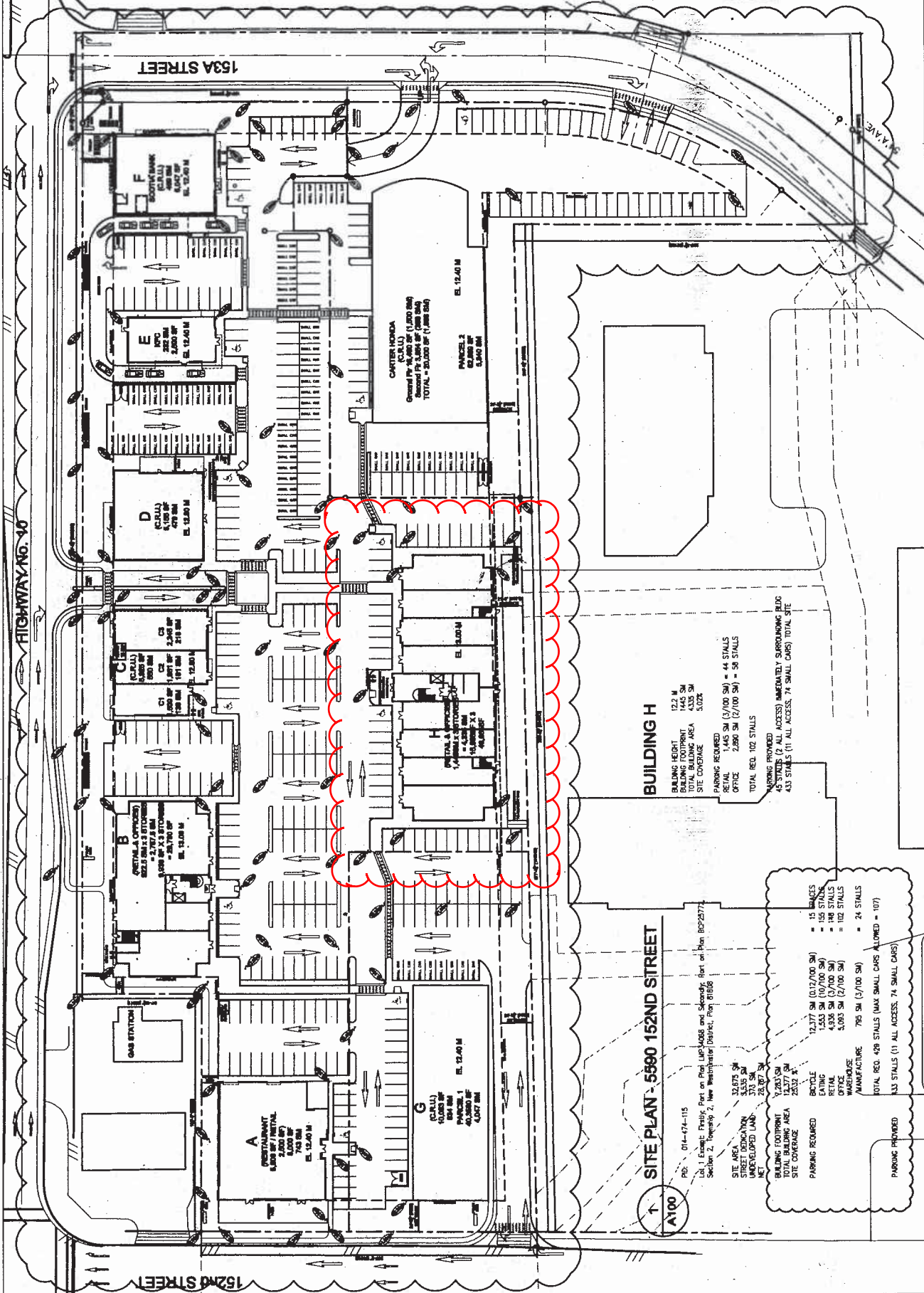
City Clerk – Jane Sullivan

WALTER FRANCES ARCHITECTURE, INC.
 1000 West 15th Street, Suite 200
 Fort Lauderdale, Florida 33311
 Telephone: (305) 556-1111
 Fax: (305) 556-1112

5590 152nd Street, S.W.
 Pompano Beach, FL 33068

Overall Site Plan

Project No.	A100
Scale	1" = 10' - 0"
Date	03/25/08
Drawn by	[Signature]
Checked by	[Signature]
Approved by	[Signature]



CARTER HONDA (CELL)
 General Pk. 1, 4, 5, 6, 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, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

BUILDING H

BUILDING HEIGHT 12.2 M
 TOTAL BUILDING AREA 4335 SM
 TOTAL ALLOWING AREA 5,026
 SITE COVERAGE 5.02%
 PARKING REQUIRED 44 STALLS
 OFFICE 2,890 SM (2/100 SM) = 58 STALLS
 TOTAL REQ. 102 STALLS
 WORKING PROVIDED 45 STALLS (2 ALL ACCESS) IMMEDIATELY SURROUNDING BLDG
 433 STALLS (11 ALL ACCESS, 74 SMALL CARS) TOTAL SITE

SITE PLAN - 5590 152ND STREET

PROJ: 014-474-115
 L&L 1: Excav. Finalty Plan on Plot LUP#04088 and Secondary Plan on Plot R022772
 Section 2, Township 2, New Waterheater District, Plan B1808
 SITE AREA 32,675 SM
 STREET DEMONSTRATION 5,536 SM
 UNDEVELOPED LAND 373 SM
 BUILDING FOOTPRINT 12,233 SM
 TOTAL BUILDING AREA 22,377 SM
 SITE COVERAGE 68.5%
 PARKING REQUIRED 433 STALLS (11 ALL ACCESS, 74 SMALL CARS)
 BICYCLE 15 STALLS
 EATING 155 STALLS
 RETAIL 188 STALLS
 WAREHOUSE 102 STALLS
 MANUFACTURE 24 STALLS
 TOTAL REQ. 429 STALLS (11 ALL ACCESS, 74 SMALL CARS) ALLOWED = 107
 433 STALLS (11 ALL ACCESS, 74 SMALL CARS)

HIGHWAY NO. 10

153A STREET

152ND STREET

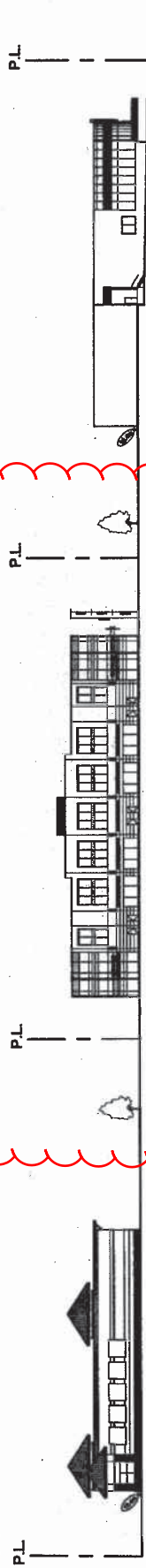
154 AVE.

A100

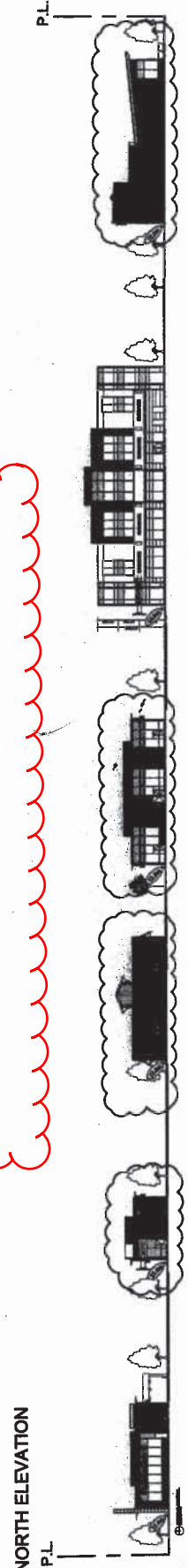
SOUTH ELEVATION A-F
P.L.



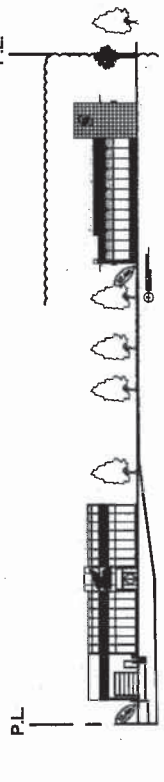
BUILDING A
SOUTH ELEVATION G & I
P.L.



BUILDING G
NORTH ELEVATION
P.L.



BUILDING F
BUILDING E
BUILDING D
BUILDING C
BUILDING B
BUILDING A



BUILDING F
EAST ELEVATION
P.L.



BUILDING G
WEST ELEVATION
P.L.

BUILDING A
BUILDING B
BUILDING C



6888 Old Wood Branch, Orange, B.C. Penarth Park, Ltd.																			
<table border="1"> <tr><th>NO.</th><th>DATE</th><th>REVISIONS</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	REVISIONS																Project No. _____ Drawing No. _____ Scale _____ Date _____ Project Name _____ Client Name _____ Architect Name _____
NO.	DATE	REVISIONS																	

6888 Old Wood Branch, Orange, B.C.
 Penarth Park, Ltd.
 Project No. _____
 Drawing No. _____
 Scale _____
 Date _____
 Project Name _____
 Client Name _____
 Architect Name _____

Drawing No. **A101**
 Project Name _____
 Client Name _____
 Architect Name _____