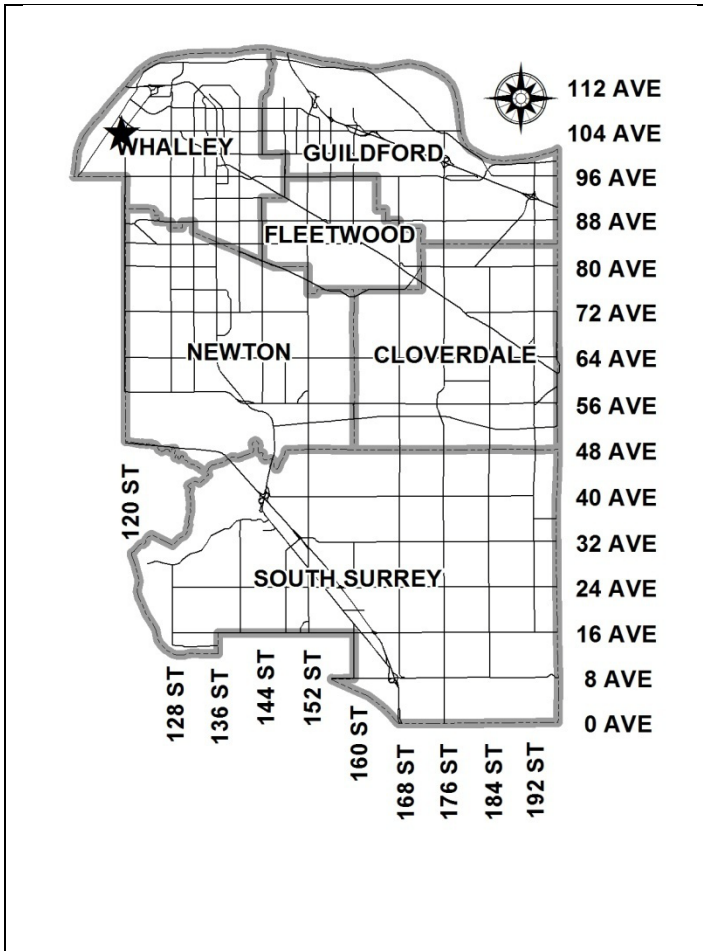


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0128-00

Planning Report Date: July 25, 2011



PROPOSAL:

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

in order to allow the construction of a distribution warehouse for Fed Ex.

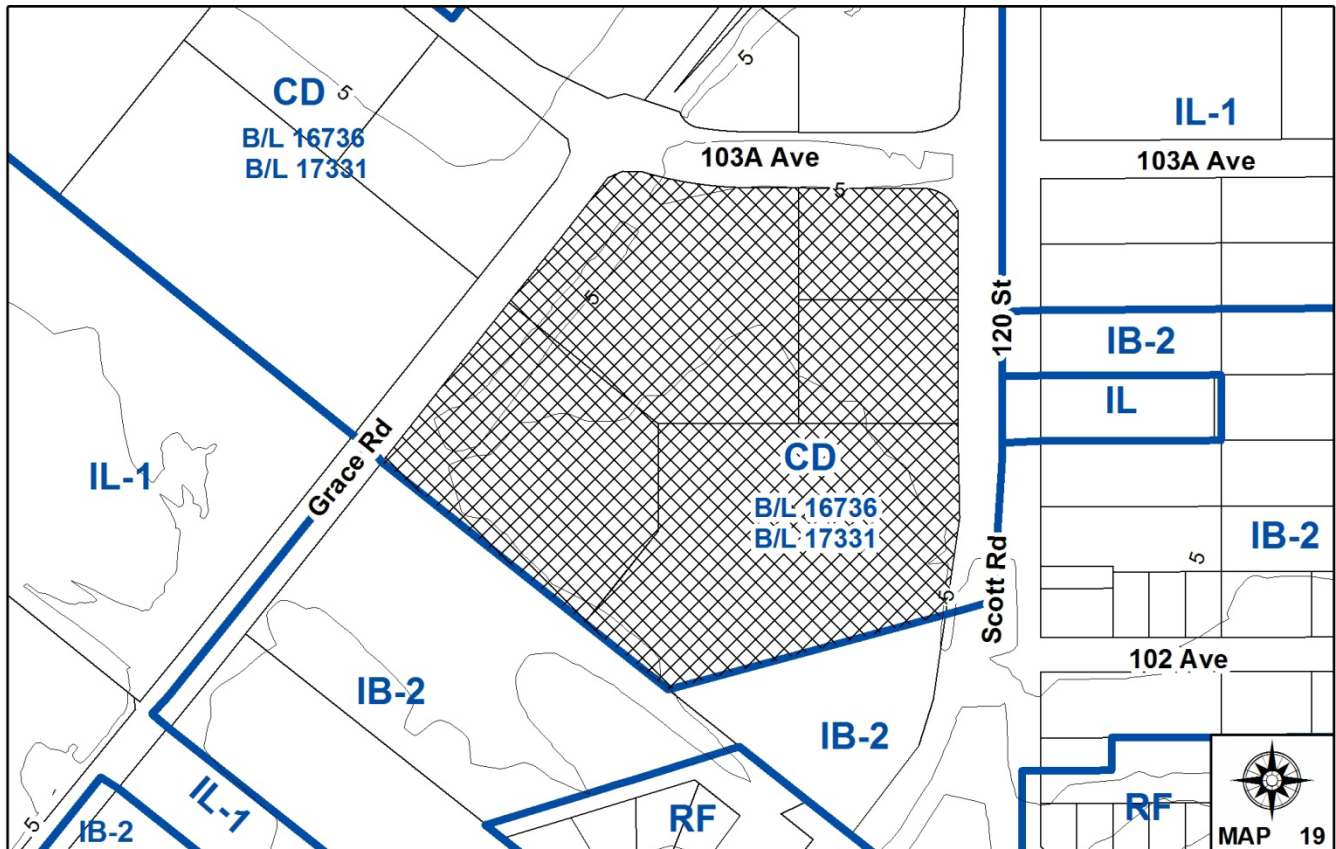
LOCATION: 10225, 10279 and 10321 – 120 Street, 11966 – 103A Avenue, 10278 Grace Road

OWNER: Pacific Link Industrial Park Ltd.

ZONING: CD (By-law No. 16736 as amended by By-law No. 17331)

OCP DESIGNATION: Industrial

NCP DESIGNATION: Highway Commercial and Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

Request variance to the Sign By-law to allow for the fascia sign to extend above the roofline

RATIONALE OF RECOMMENDATION

- Complies with Industrial designation in the Official Community Plan (OCP).
- Complies with the South Westminster Neighbourhood Concept Plan (NCP).
- Supports the City's Economic Development and Employment Land Strategies.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0128-00 generally in accordance with the attached drawings (Appendix II)
2. Council approve Development Variance Permit No. 7911-0128-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to allow two fascia signs to extend above the roof line.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way, where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a consolidation plan to the satisfaction of the Approving Officer;
 - (c) discharge of joint access agreements except for 10175 Scott Road;
 - (d) improve views from higher lands including Scott Road by providing a green roof and additional site landscaping to the satisfaction of the Planning & Development Department;
 - (e) improve the interface of the building to the street by minimizing building setbacks and transitioning grades to the sidewalk level without retaining walls to the satisfaction of the Planning & Development Department;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 103A Avenue):	Vacant site with approved Development Permit No. 7910-0249-00 for Lordco and a multi-tenant commercial complex.	Business Park	CD By-law Nos. 16736 as amended by By-law No. 17331
East (Across Scott Road/120 Street):	Mixed industrial and vacant land.	Business Park and Light Impact Industrial	IB-2, IL-1 and IL
South (Across Scott Creek):	Vacant land under Development Application 7911-0133-00 for a building for an industrial equipment business.	Business Park	Proposed CD based on IB-2
West (Across Grace Road):	Vacant land, and multi-tenant industrial building	Light Impact Industrial	CD By-law Nos. 16736 and 17331

DEVELOPMENT CONSIDERATIONSBackground:

- The subject 6.6-hectare (16.3 acre) site, which comprises 5 properties, is located at the south-west corner of the 120 Street and 103A Avenue intersection. It is designated Industrial in the Official Community Plan (OCP), designated Highway Commercial and Business Park in the South Westminster Neighbourhood Concept Plan (NCP) and is currently zoned Comprehensive Development (CD By-law No. 16736) as amended by By-law No. 17331.
- The site is owned by Pacific Link Industrial Park Ltd. (Wesgroup). The site is part of a 23-hectare (56 acre) area that was rezoned in 2008 under Application No. 7907-0221-00 to Comprehensive Development Zone (CD By-law No. 16736) to permit development of a mixed-use business park with supporting commercial uses, called PacificLink.
- The original application also included a General Development Permit to provide an overall Master Plan and design guidelines for the larger area and an amendment to the South Westminster Neighbourhood Concept Plan (NCP) for a 3.3-hectare (8.1 ac) portion of the site from Business Park and Light Impact Industrial to Highway Commercial.

The General Development Permit and NCP Amendment were finalized as part of Application No. 7910-0249-00 which approved a General Development Permit and amended the CD By-law for the subject lands

Current Proposal

- The site is comprised of five lots, comprising a site area of 6.6 hectares (16.3 acres). Originally, this block was envisioned for smaller retail oriented buildings fronting 103A Avenue and Scott Road, with larger retail warehouses closer to Scott Creek.
- More recently, the owner has been able to secure Fed Ex as a tenant for the site and the current Development Permit application is to permit the development of a cross-dock warehouse facility for Fed Ex. A distribution warehouse is a permitted use under the CD Zone governing this site (By-law No, 16736).
- The applicant has advised this is a new facility for Fed Ex and will increase the efficiency of their service in the Lower Mainland. This facility will employ approximately 80 people.
- The proposed building has a floor area of 4,454 square metres (47,950 sq. ft.). The proposal represents a floor area ratio (FAR) of 0.65 and a lot coverage of 7% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% as permitted in CD By-law No. 17331.
- Part 5 of 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. As such, the proposed building requires a total of 45 parking spaces to be provided on site for both employees and customers of the business. The applicant has proposed a total of 100 parking spaces, which complies with the By-law.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal Sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed industrial building will be oriented north/south on the proposed lot.
- One main driveway access to the site is proposed from Grace Road. The employee parking lot is accessed from this main driveway. In accordance with security measures required by both Canada Customs and the United States Customs, access to both the main warehouse building and the employee parking will be secured with electronic controlled gates. Six parking stalls are provided along the drive aisle for customers requiring parking before being escorted into the secure area of the site.
- With the initial development applications, reciprocal access agreements were secured to provide joint accesses and promote vehicle circulation between the sites. With the consolidation of the properties, the majority of the joint access agreements can be discharged.
- Metro Vancouver subdivided the IB-2 zoned lot located at 10175 Scott Road by statutory right-of-way. Access to this site is provided through one of the subject lots located at 10225 Scott Road. The configuration of Scott Road adjacent to 10175 Scott Road precludes direct driveway access to this lot, and the vehicle access agreement over 10225 Scott Road is to be retained.

- The building is proposed to be constructed using tilt-up concrete panels with aluminum storefront glazing focused on the office component of the business. The primary colour of the building is a soft white. A dark grey metal canopy is proposed over the cross-dock loading areas. Additional dark grey panels are proposed as accents at the front of the building.
- The OCP Development Permit Guidelines recommend that overhead doors be located away from the street. The orientation of the building on the site accommodates the turning movements of the large trucks associated with the business. Furthermore the site fronts three road frontages, making it impossible to locate the overhead doors away from the street frontages. The applicant has proposed that the overhead doors be the same colour as the building.
- The applicant has requested a 2.7 metre (9-ft.) high free-standing sign which is incorporated into the fence element at 103A Avenue and Scott Road.
- A stylized concrete panel with the company name is proposed adjacent to the front doors of the building to the office building. Channel letter signs identifying the tenant are proposed. This concrete panel extends above the roof line of the office building and requires a relaxation to the Sign By-law. This concrete panel is the same height as the remainder of the warehouse facility
- A third channel letter sign is proposed on the upper wall of the office component, facing 103A Avenue and Scott Road intersection.
- The applicant is proposing a 6.0-metre (20 ft.) wide landscape area long the Scott Road frontage, and a 3.0-metre (10 ft.) wide landscaping area along the 103A Avenue and Grace Road frontages, as required by the CD Zone. The planting incorporates evergreen and deciduous flowering and non-flowering trees and shrubs. An employee sitting area is proposed at the north side of the employee parking area and is proposed to include architectural benches and walkways.
- The applicant has indicated equipment storage areas at the ends of the truck parking aisles along Scott Road and Grace Road. These area should be revised to incorporate additional planting beds within the parking area to comply with the OCP Design Guidelines for parking lots.
- The applicant has indicated a metal screened fence along the road frontages. A chain link fence with barbed wire is proposed along the Metro Vancouver lot, and along Scott Creek. This fence is proposed to increase the security of the site along the undeveloped adjacent lots. A decorative metal picket fence with brick pilasters is proposed at the intersection with Scott Road and 103A Avenue.
- The applicant has provided a lighting plan, which indicates that the building and lot lighting all have downward cast shades to reduce the glare on the front streets and the up-lying residential area.

- The OCP Design Guidelines recommend one landscaping island per six parking spaces to break up the parking areas. This requirement can be altered for site specific constraints, however, it must be warranted and justified.
- The tenant, Fed Ex, has corporate requirements for the parking of their building and manoeuvring aisles. Their corporate standard requires a lot size of 8.1 hectares (20 acres).
- The subject site is 6.6 hectares (16.3 acres) which has constrained the Fed Ex business model. As a result of the lot being 1.5 hectares (3.7 acres) smaller, the opportunity to provide the required landscaping parking islands is negated.
- To compensate for the loss of landscaping in the parking lot, the applicant has been requested to incorporate a green roof into the building construction.
- The green roof will help in reducing the ecological footprint of the parking lot, building and the nature of the transportation industry. The incorporation of a green roof is supported by Surrey's Sustainability Charter.
- Prior to finalizing the Development Permit for Council's consideration, the applicant is to incorporate green roof elements into the design of the building.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but reviewed by Planning staff and found to be generally acceptable. However, there are a number of outstanding design issues which the applicant will be required to resolve prior to final approval as follows:

- Improve the interface of the building to the street:
 - Locate the building closer to the street at the Scott Road / 103A Avenue intersection.
 - Incorporate a 3-metre (10 ft.) wide landscaped edge along the streets.
 - Transition grades to meet the street grades, without the use of retaining walls.
- Improve the gateway image and views from higher lands including the Scott Road hill:
 - Provide a green roof on the building.
 - Provide additional landscaping in the parking lot consisting of trees and shrubs.
 - Relocate outdoor equipment storage areas.
- Incorporate a stormwater management strategy for the surface parking run-off.
- Locate hydro kiosks and garbage enclosure and screen from public views.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the Sign By-law to allow for a fascia sign to extend above the roofline.

Applicant's Reasons:

- The fascia sign is proposed on an architectural element, which is higher than the office component of the building, but is the same height as the main warehouse portion of the building. The sign identifies the tenant of the building.

Staff Comments:

- The fascia sign extends above the roof line of the office component and is lower than the warehouse component. The architectural element provides interest to the intersection of Scott Road and 103A Avenue. The requested variance can be supported.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	Development Variance Permit No. 7911-0128-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Taylor Kurtz Architecture and Design and PWL Partnership, respectively.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\19407664019.doc
. 7/21/11 4:02 PM

Information for City Clerk

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

1. (a) Agent: Name: Adam Donnelly
 Wesgroup Properties
 Address: #2000 1055 Dunsmuir Street
 Vancouver BC V7X 1L5

 Tel: 604-648-6207 - Work
 604-648-6207 - Fax

2. Properties involved in the Application

- (a) Civic Address: 10321 – 120 Street, 11966 – 103A Avenue, 10278 Grace Road,
 10225 – 120 Street and 10279 – 120 Street

- (b) Civic Address: 10321 – 120 Street
 Owner: Pacific Link Industrial Park Ltd
 PID: 027-169-812
 Lot 1 Section 25 Block 5 North Range 3 West Plan BCP31641

 Civic Address: 11966 – 103A Avenue
 Owner: Pacific Link Industrial Park Ltd
 PID: 027-160-821
 Lot 2 Section 25 Block 5 North Range 3 West Plan BCP31641

 Civic Address: 10278 Grace Road
 Owner: Pacific Link Industrial Park Ltd
 PID: 027-169-839
 Lot 3 Section 25 Block 5 North Range 3 West Plan BCP31641

 Civic Address: 10225 – 120 Street
 Owner: Pacific Link Industrial Park Ltd
 PID: 027-169-847
 Lot 4 Section 25 Block 5 North Range 3 West Plan BCP31641

 Civic Address: 10279 – 120 Street
 Owner: Pacific Link Industrial Park Ltd
 PID: 027-169-855
 Lot 5 Section 25 Block 5 North Range 3 West Plan BCP31641

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7911-0133-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the associated Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 16736, amended by Bylaw No. 17331)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		66, 438 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	8.4%
Paved & Hard Surfaced Areas		69%
Total Site Coverage	60%	77.4%
SETBACKS (in metres)		
Front	6.0m	37.5m
Rear	7.5m	74m
Side #1 (E - Scott Rd.)	7.5m	42.8
Side #2 (W- Grace Road)	7.5m	121.71m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres)		
Principal	14m	10.5m
Accessory	6.0	n/a
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		634m ²
Total		634m ²
FLOOR AREA: Industrial	66,438m ²	3,820m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	66,438m ²	4,454m 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)	1.0	.07
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Industrial - Cars	45	100
Industrial - Trucks and Trailers		249
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	45	349
Number of disabled stalls		6
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	N/A
---------------	----	---------------------------------	-----



TKA+D

FedEx
TAYLOR KURTZ
ARCHITECTS PLLC
wesgroup
Project Name
Enter Address Here
VIEW FROM SCOTT ROAD
A103

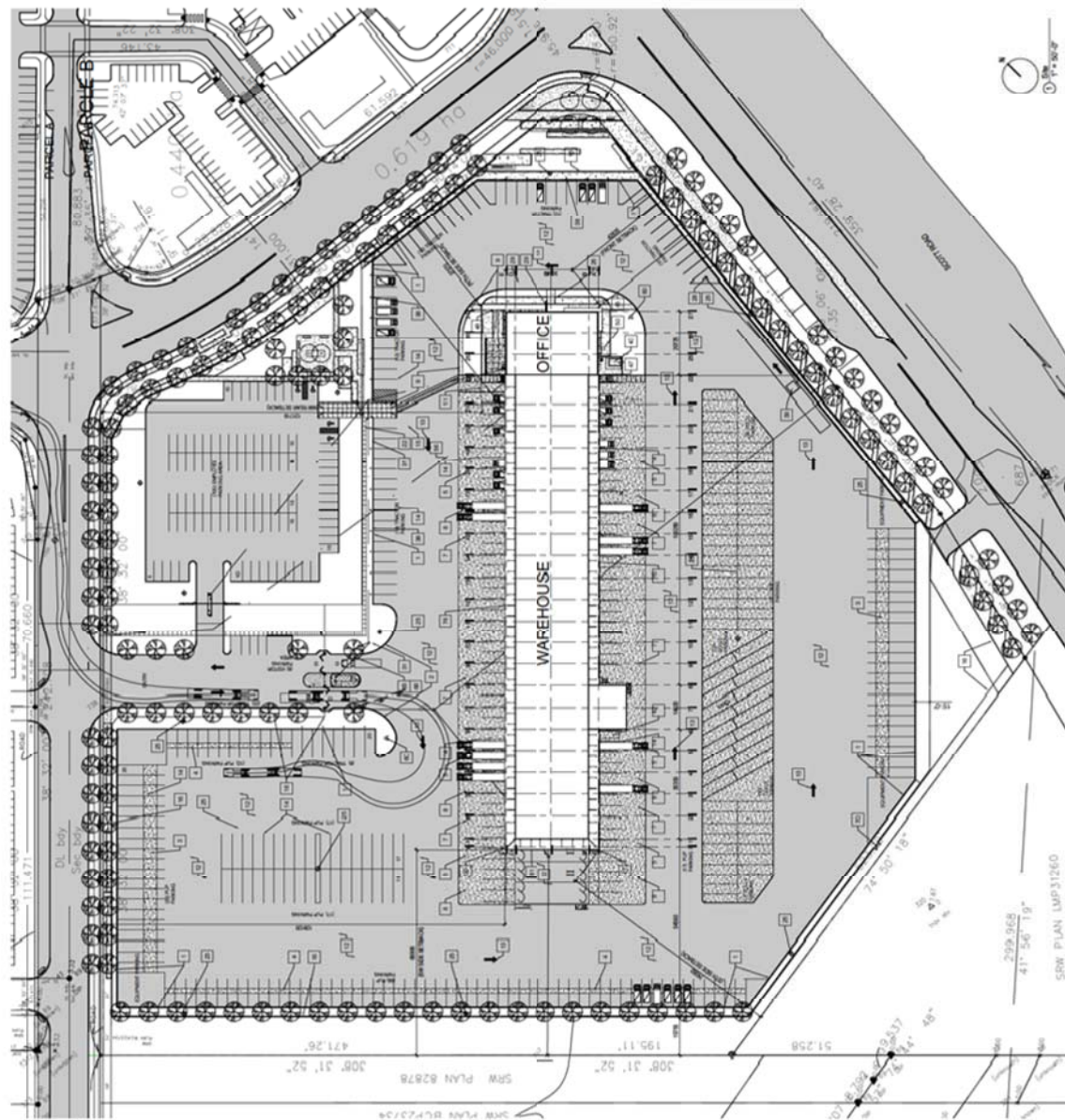
PLANNING DATA
 ZONE CD

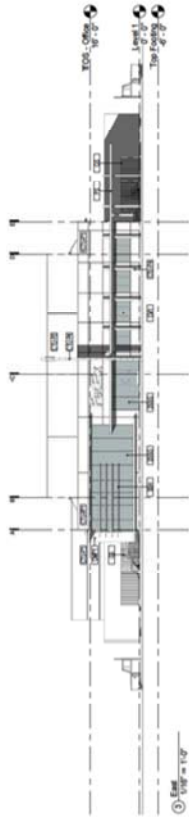
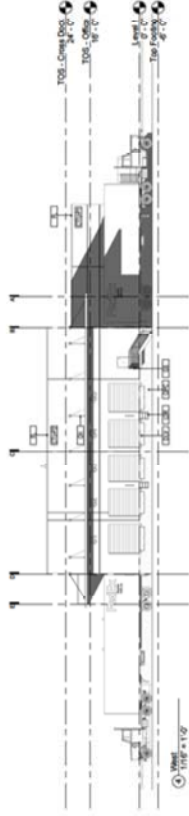
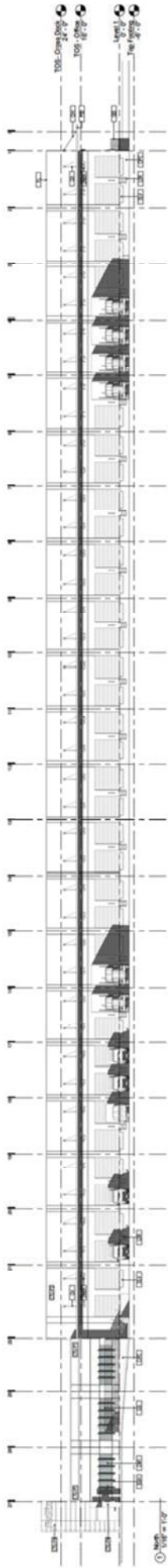
Requested Development Data	Minimums Required / Maximums Allowed	Proposed
LOT AREA - Total	Not Applicable	164,548 Sqr. Ft.
Lot Area - Minimum	Not Applicable	Not Applicable
Lot Area - Maximum	Not Applicable	Not Applicable
Lot Area - % of 100,000	Not Applicable	164.548%
LOT COVER AREA (C.A.) on lot area	8.4%	8.4%
Building Footprint	Not Applicable	13,820 Sqr. Ft.
Front Yard Setback	Not Applicable	10.00' (10.00')
Side Yard Setback	Not Applicable	5.00' (5.00')
REAR YARD SETBACK (as required)	Not Applicable	5.00' (5.00')
NUMBER OF RESIDENTIAL UNITS		
Single-Family Detached	Not Applicable	Not Applicable
Two-Family Detached	Not Applicable	Not Applicable
Three-Family Detached	Not Applicable	Not Applicable
Four-Family Detached	Not Applicable	Not Applicable
Row House	Not Applicable	Not Applicable
Town House	Not Applicable	Not Applicable
APARTMENT (as required)	Not Applicable	Not Applicable
APARTMENT - Attached	Not Applicable	Not Applicable
APARTMENT - Detached	Not Applicable	Not Applicable
APARTMENT - Mixed Use	Not Applicable	Not Applicable
APARTMENT - Other	Not Applicable	Not Applicable
FLOOR AREA - Residential	Not Applicable	Not Applicable
FLOOR AREA - Commercial	Not Applicable	Not Applicable
FLOOR AREA - Industrial	Not Applicable	Not Applicable
FLOOR AREA - Institutional	Not Applicable	Not Applicable
FLOOR AREA - Office	Not Applicable	Not Applicable
FLOOR AREA - Other	Not Applicable	Not Applicable
TOTAL BUILDING FLOOR AREA	Not Applicable	Not Applicable
# of units (if residential project)	Not Applicable	Not Applicable
# of units (if institutional)	Not Applicable	Not Applicable
FAR (as required)	Not Applicable	Not Applicable
DENSITY (as required)	Not Applicable	Not Applicable
PARKING (minimum of 400)	Not Applicable	Not Applicable
Construction	Not Applicable	Not Applicable
Residential	Not Applicable	Not Applicable
Commercial	Not Applicable	Not Applicable
Industrial	Not Applicable	Not Applicable
Institutional	Not Applicable	Not Applicable
Office	Not Applicable	Not Applicable
Other	Not Applicable	Not Applicable
Number of Residential Units	Not Applicable	Not Applicable
Number of Commercial Units	Not Applicable	Not Applicable
Number of Industrial Units	Not Applicable	Not Applicable
Number of Institutional Units	Not Applicable	Not Applicable
Number of Office Units	Not Applicable	Not Applicable
Number of Other Units	Not Applicable	Not Applicable



SITE PLAN KEYNOTE LEGEND

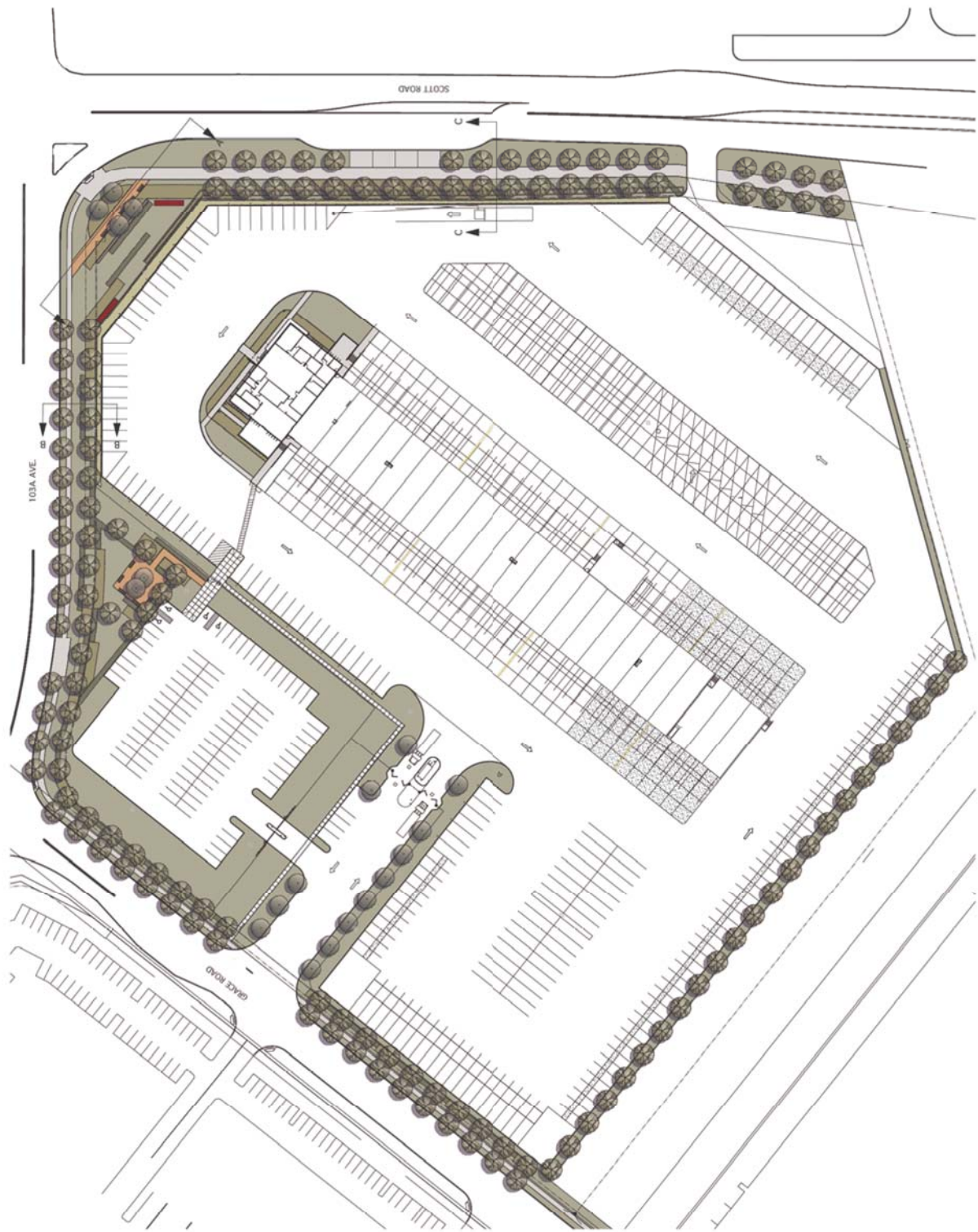
- 1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 11. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 12. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 13. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 14. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 15. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 16. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 17. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 18. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 19. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 20. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 21. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 22. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 23. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 24. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 25. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 26. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 27. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 28. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 29. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 30. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 31. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 32. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 33. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 34. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 35. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 36. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 37. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 38. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 39. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 40. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 41. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 42. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 43. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 44. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 45. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 46. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 47. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 48. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 49. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 50. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 51. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 52. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 53. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 54. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 55. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 56. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 57. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 58. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 59. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 60. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 61. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 62. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 63. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 64. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 65. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 66. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 67. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 68. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 69. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 70. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 71. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 72. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 73. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 74. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 75. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 76. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 77. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 78. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 79. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.
- 80. ALL DIMENSIONS SHALL BE TO THE FACE OF THE CONSTRUCTION UNLESS OTHERWISE NOTED.

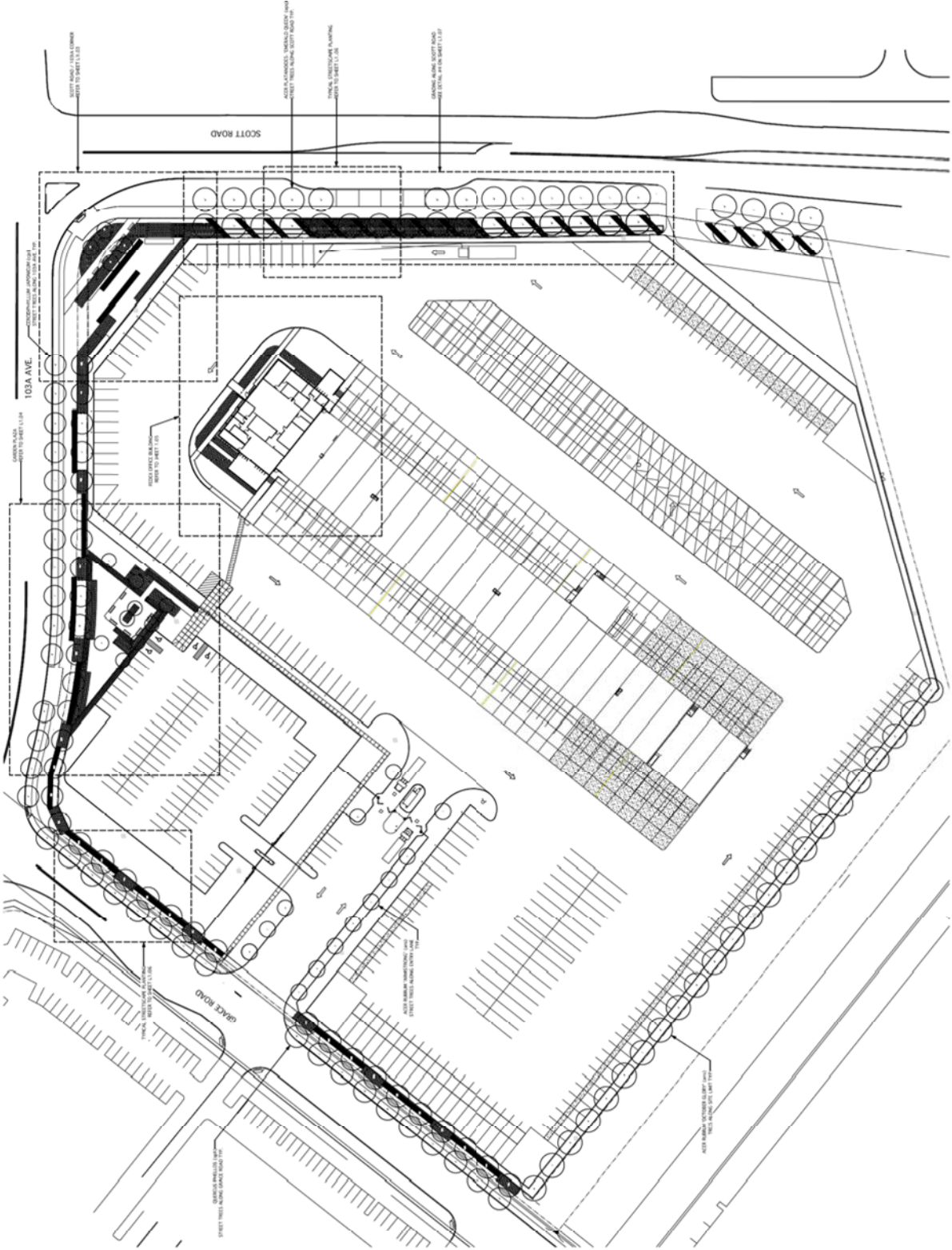


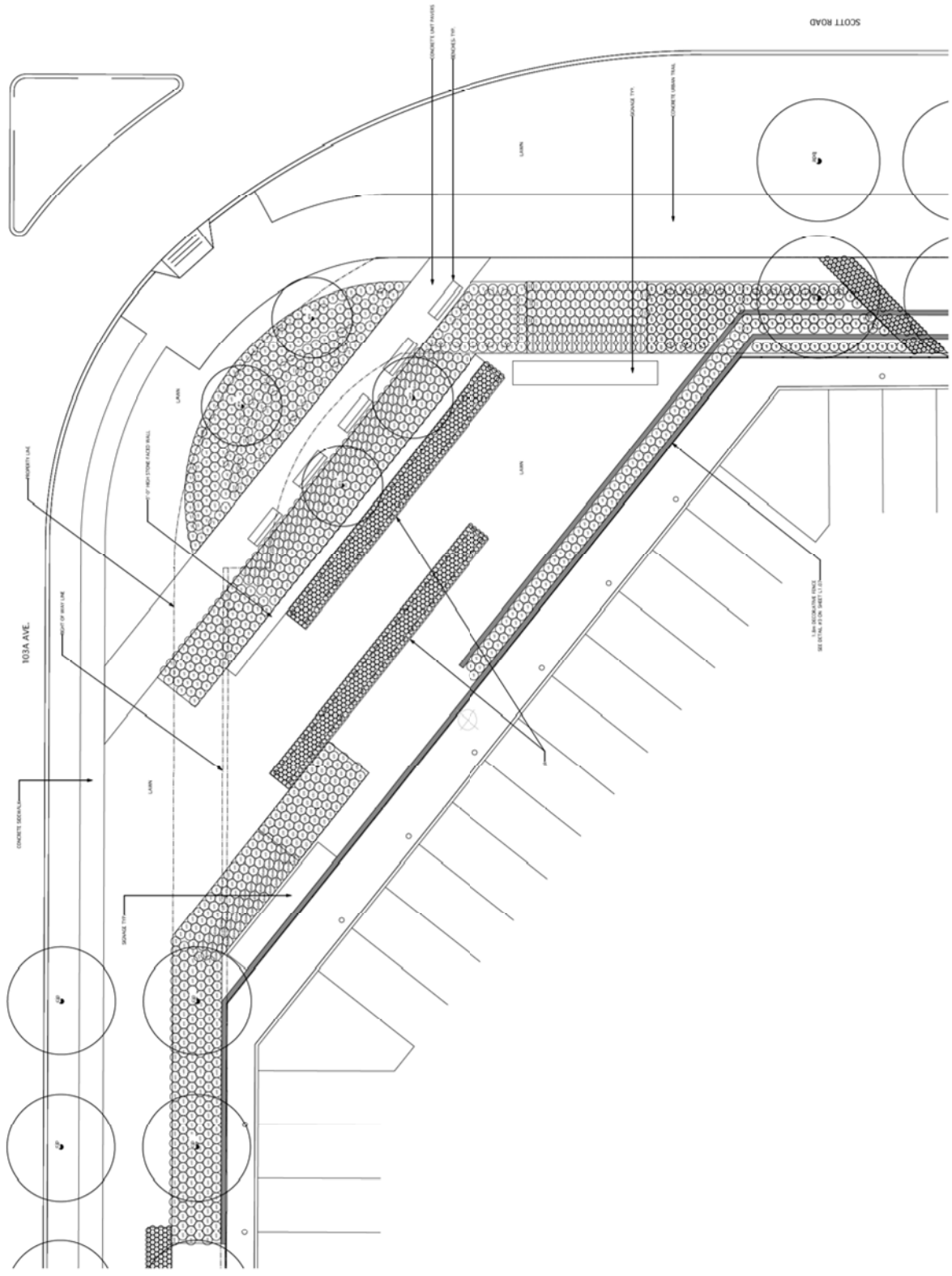


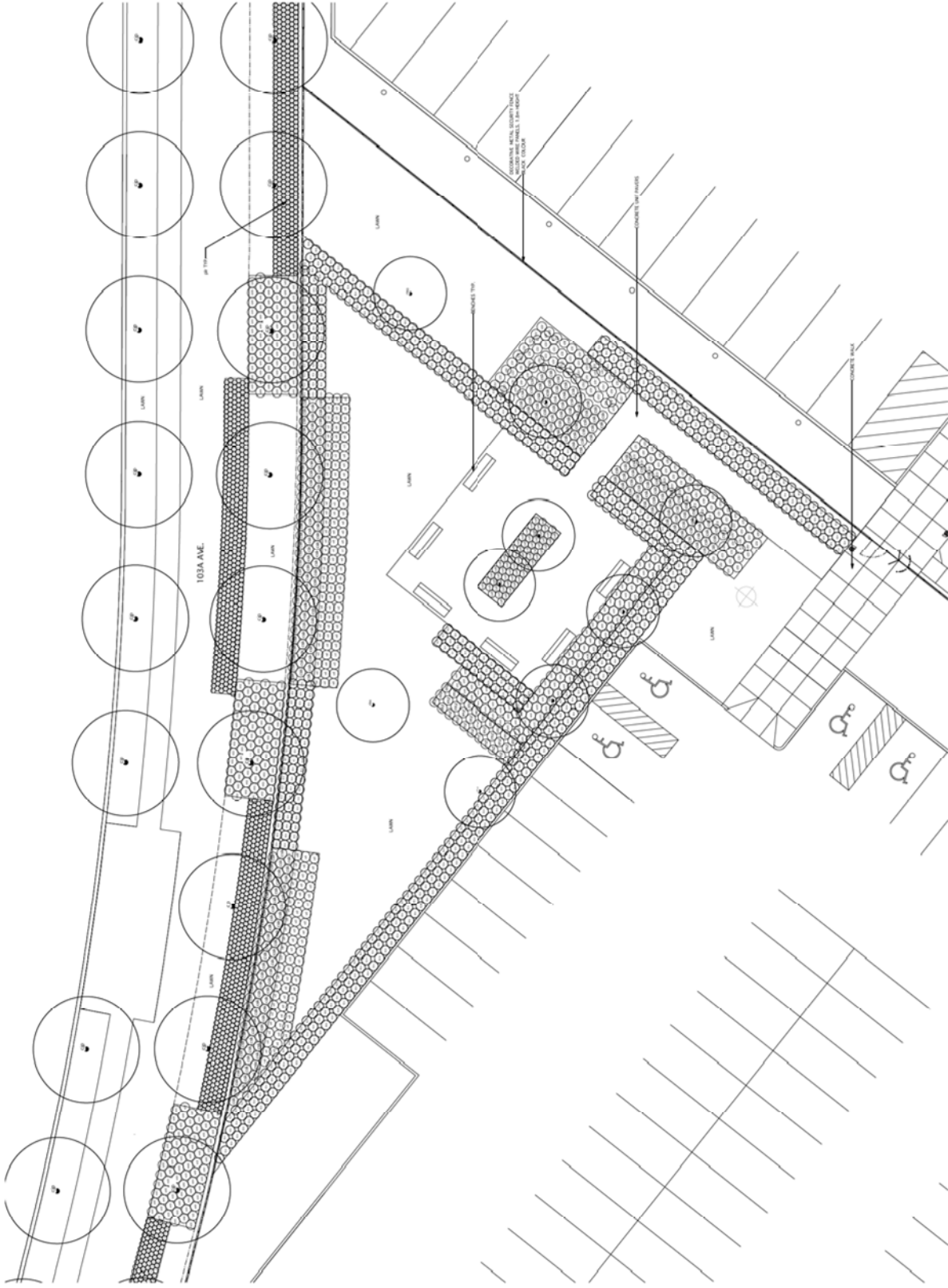
Key Symbol	Keynote Legend	Material Type
SS60	1.6060 STRUCTURAL	
GLAZING		
CH	CORROSY WANNER	
CMC	COMPOSITE CONCRETE	
CMFP1	COMPOSITE METAL PANEL	
CMFP2	CONCRETE TILT UP -	
CMFP3	CONCRETE TILT UP -	
PAINTED P2		
PAINTED P4		
CHTN	CURTAIN WALL TYPE 1	
OLV	ROCK LITE EIF	
FL	FLASHING	
GA	GALVANNEE STEEL	
CHFD	OVERHEAD DOOR	
P2	PAINTED STEEL	
SSP	SUNSPACE	

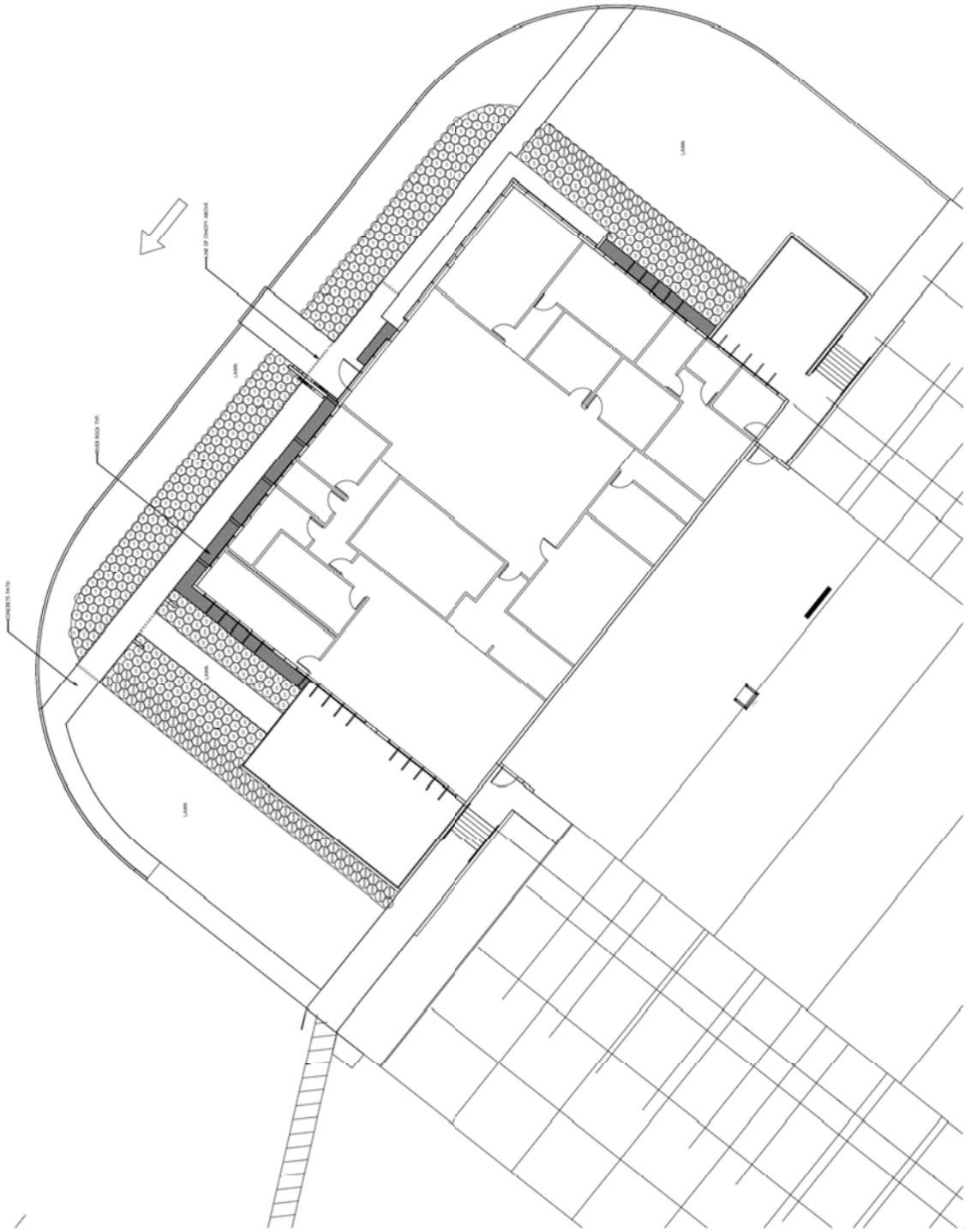
FedEx
Taylor Kurtz
 1100 S. RIVER ST. SUITE 100
 WESGROUPE
 Project Name
 Elevation
 ELEVATIONS
A101

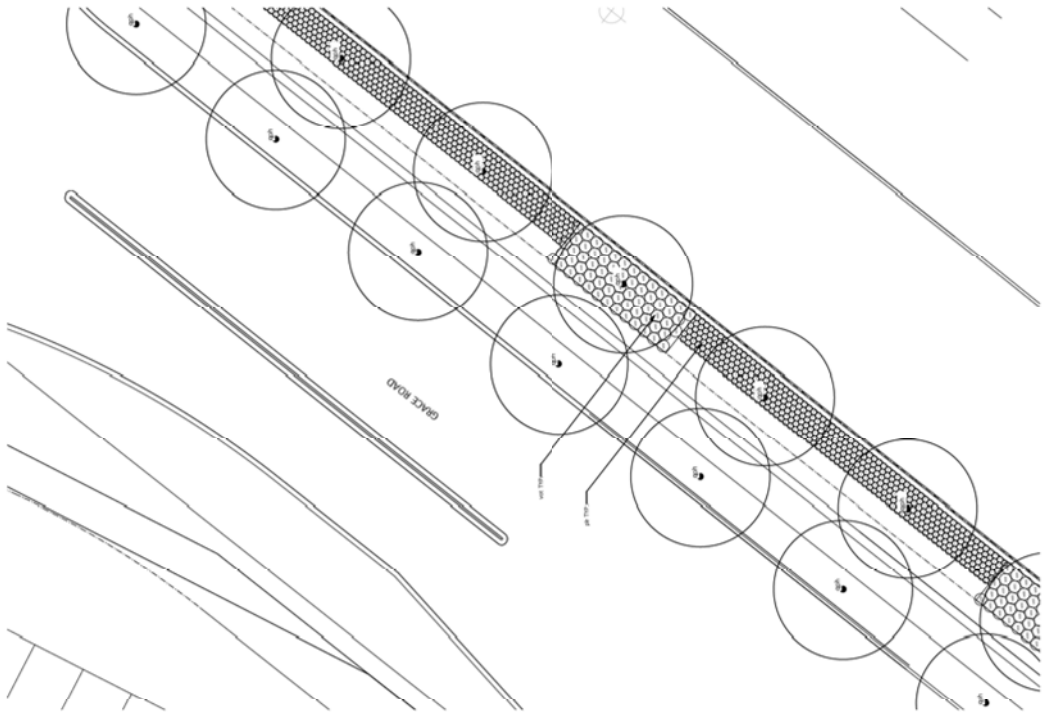




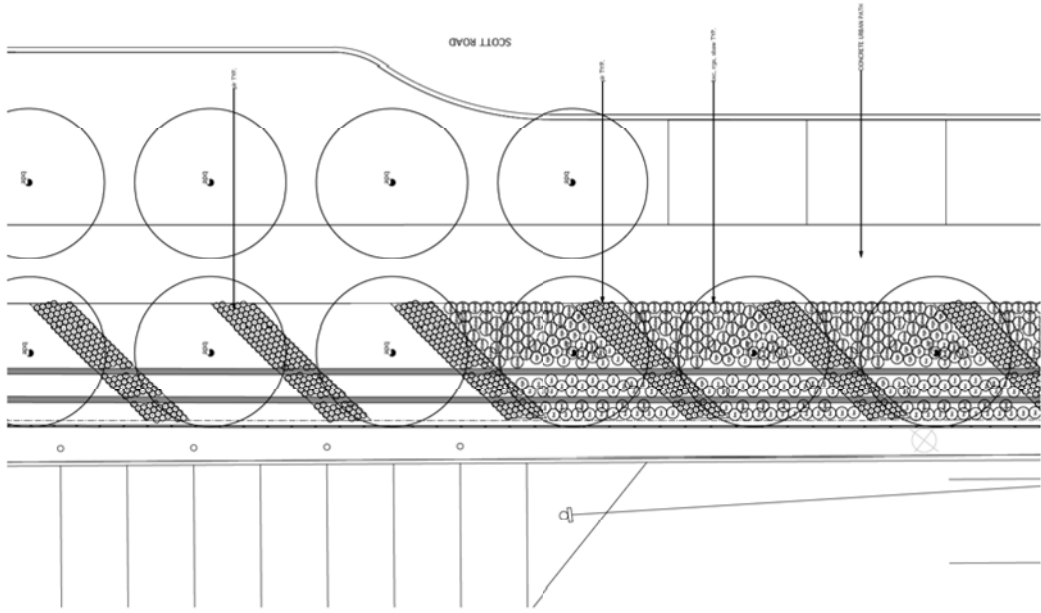




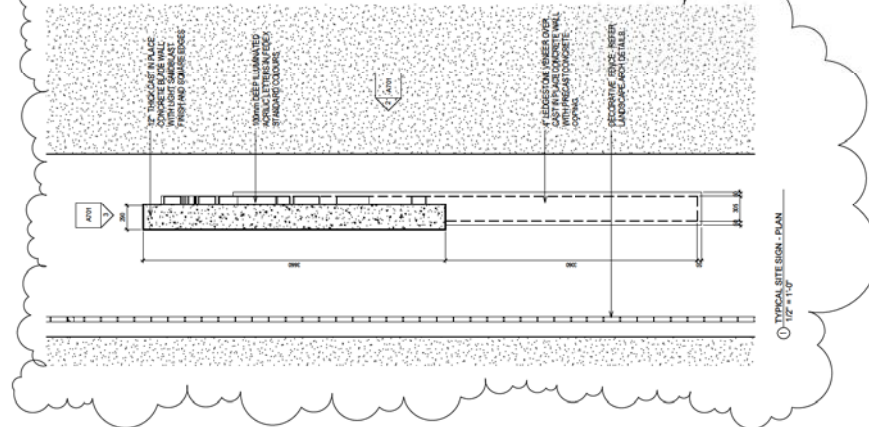
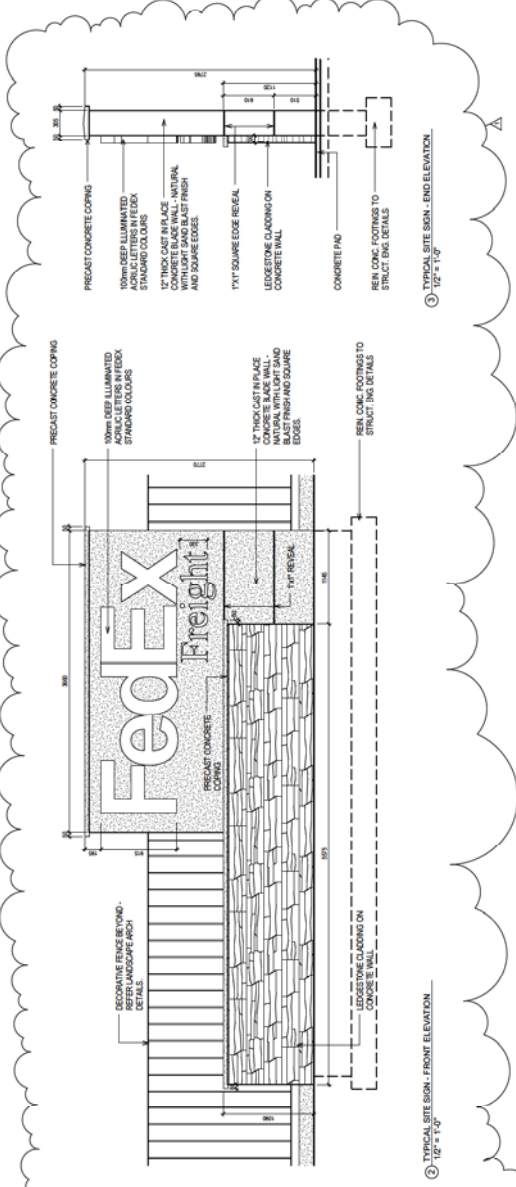




2 GRACE ROAD TYPICAL PLANTING

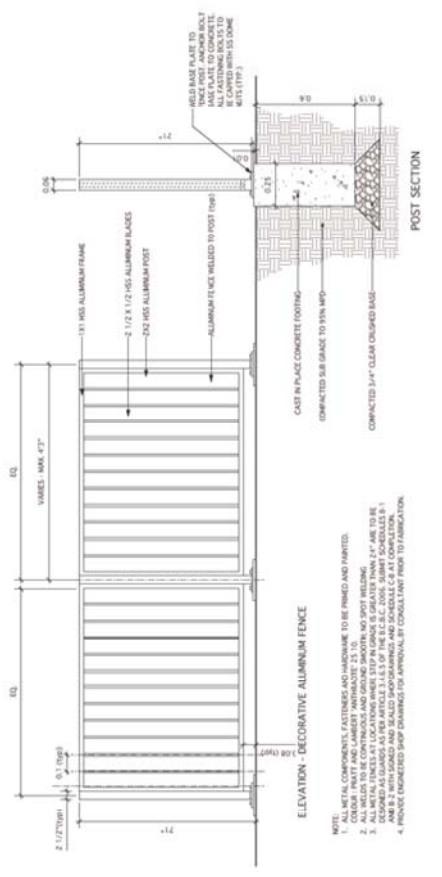
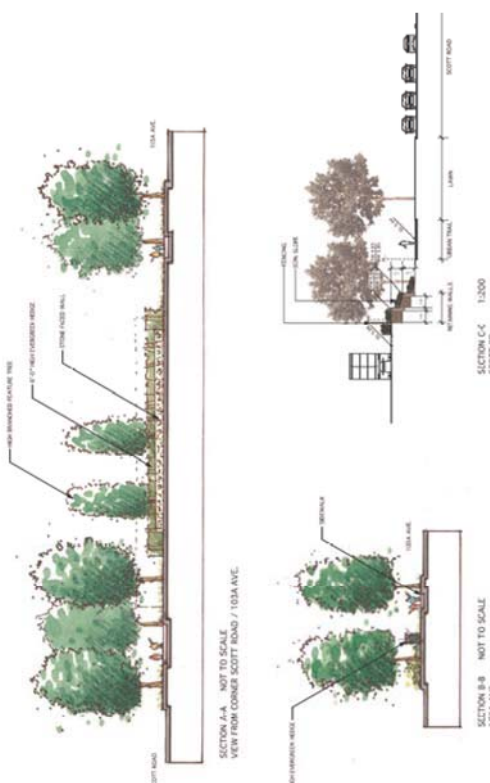
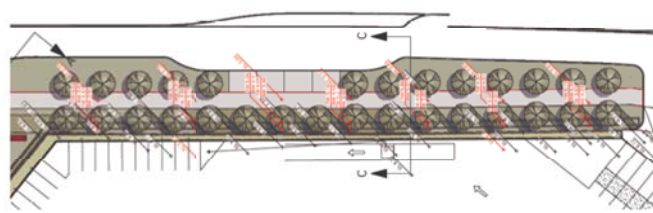


1 SCOTT ROAD TYPICAL PLANTING



Plant List

Code	Botanical Name	Common Name	Qty	Scheduled Size Spacing
Tree				
100	Alnus alpicornis 'Royal Quiet'	European Common Hornbeam	41	7' max (3.34m) tall
101	Alnus alpicornis 'Royal Quiet'	European Common Hornbeam	18	8' max (2.44m) tall
102	Alnus alpicornis 'Royal Quiet'	European Common Hornbeam	23	9' max (2.74m) tall
103	Alnus alpicornis 'Royal Quiet'	European Common Hornbeam	7	10' max (3.05m) tall
104	Alnus alpicornis 'Royal Quiet'	European Common Hornbeam	5	11' max (3.35m) tall
105	Alnus alpicornis 'Royal Quiet'	European Common Hornbeam	2	12' max (3.66m) tall
Shrub				
106	Berberis canadensis	Common Barberry	155	49 pot
107	Cornus alternifolia 'Variegata'	Alterniflor Dogwood	108	49 pot
108	Cornus amomum	Smoky Dogwood	45	49 pot
109	Cornus alternifolia 'Variegata'	Alterniflor Dogwood	45	49 pot
110	Cornus alternifolia 'Variegata'	Alterniflor Dogwood	45	49 pot
111	Hamamelis virginica	Witch Ham	45	49 pot
112	Hamamelis virginica	Witch Ham	45	49 pot
113	Hamamelis virginica	Witch Ham	45	49 pot
114	Hamamelis virginica	Witch Ham	45	49 pot
115	Hamamelis virginica	Witch Ham	45	49 pot
116	Hamamelis virginica	Witch Ham	45	49 pot
117	Hamamelis virginica	Witch Ham	45	49 pot
118	Hamamelis virginica	Witch Ham	45	49 pot
119	Hamamelis virginica	Witch Ham	45	49 pot
120	Hamamelis virginica	Witch Ham	45	49 pot
121	Hamamelis virginica	Witch Ham	45	49 pot
122	Hamamelis virginica	Witch Ham	45	49 pot
123	Hamamelis virginica	Witch Ham	45	49 pot
124	Hamamelis virginica	Witch Ham	45	49 pot
125	Hamamelis virginica	Witch Ham	45	49 pot
126	Hamamelis virginica	Witch Ham	45	49 pot
127	Hamamelis virginica	Witch Ham	45	49 pot
128	Hamamelis virginica	Witch Ham	45	49 pot
129	Hamamelis virginica	Witch Ham	45	49 pot
130	Hamamelis virginica	Witch Ham	45	49 pot
131	Hamamelis virginica	Witch Ham	45	49 pot
132	Hamamelis virginica	Witch Ham	45	49 pot
133	Hamamelis virginica	Witch Ham	45	49 pot
134	Hamamelis virginica	Witch Ham	45	49 pot
135	Hamamelis virginica	Witch Ham	45	49 pot
136	Hamamelis virginica	Witch Ham	45	49 pot
137	Hamamelis virginica	Witch Ham	45	49 pot
138	Hamamelis virginica	Witch Ham	45	49 pot
139	Hamamelis virginica	Witch Ham	45	49 pot
140	Hamamelis virginica	Witch Ham	45	49 pot
141	Hamamelis virginica	Witch Ham	45	49 pot
142	Hamamelis virginica	Witch Ham	45	49 pot
143	Hamamelis virginica	Witch Ham	45	49 pot
144	Hamamelis virginica	Witch Ham	45	49 pot
145	Hamamelis virginica	Witch Ham	45	49 pot
146	Hamamelis virginica	Witch Ham	45	49 pot
147	Hamamelis virginica	Witch Ham	45	49 pot
148	Hamamelis virginica	Witch Ham	45	49 pot
149	Hamamelis virginica	Witch Ham	45	49 pot
150	Hamamelis virginica	Witch Ham	45	49 pot
151	Hamamelis virginica	Witch Ham	45	49 pot
152	Hamamelis virginica	Witch Ham	45	49 pot
153	Hamamelis virginica	Witch Ham	45	49 pot
154	Hamamelis virginica	Witch Ham	45	49 pot
155	Hamamelis virginica	Witch Ham	45	49 pot
156	Hamamelis virginica	Witch Ham	45	49 pot
157	Hamamelis virginica	Witch Ham	45	49 pot
158	Hamamelis virginica	Witch Ham	45	49 pot
159	Hamamelis virginica	Witch Ham	45	49 pot
160	Hamamelis virginica	Witch Ham	45	49 pot
161	Hamamelis virginica	Witch Ham	45	49 pot
162	Hamamelis virginica	Witch Ham	45	49 pot
163	Hamamelis virginica	Witch Ham	45	49 pot
164	Hamamelis virginica	Witch Ham	45	49 pot
165	Hamamelis virginica	Witch Ham	45	49 pot
166	Hamamelis virginica	Witch Ham	45	49 pot
167	Hamamelis virginica	Witch Ham	45	49 pot
168	Hamamelis virginica	Witch Ham	45	49 pot
169	Hamamelis virginica	Witch Ham	45	49 pot
170	Hamamelis virginica	Witch Ham	45	49 pot
171	Hamamelis virginica	Witch Ham	45	49 pot
172	Hamamelis virginica	Witch Ham	45	49 pot
173	Hamamelis virginica	Witch Ham	45	49 pot
174	Hamamelis virginica	Witch Ham	45	49 pot
175	Hamamelis virginica	Witch Ham	45	49 pot
176	Hamamelis virginica	Witch Ham	45	49 pot
177	Hamamelis virginica	Witch Ham	45	49 pot
178	Hamamelis virginica	Witch Ham	45	49 pot
179	Hamamelis virginica	Witch Ham	45	49 pot
180	Hamamelis virginica	Witch Ham	45	49 pot
181	Hamamelis virginica	Witch Ham	45	49 pot
182	Hamamelis virginica	Witch Ham	45	49 pot
183	Hamamelis virginica	Witch Ham	45	49 pot
184	Hamamelis virginica	Witch Ham	45	49 pot
185	Hamamelis virginica	Witch Ham	45	49 pot
186	Hamamelis virginica	Witch Ham	45	49 pot
187	Hamamelis virginica	Witch Ham	45	49 pot
188	Hamamelis virginica	Witch Ham	45	49 pot
189	Hamamelis virginica	Witch Ham	45	49 pot
190	Hamamelis virginica	Witch Ham	45	49 pot
191	Hamamelis virginica	Witch Ham	45	49 pot
192	Hamamelis virginica	Witch Ham	45	49 pot
193	Hamamelis virginica	Witch Ham	45	49 pot
194	Hamamelis virginica	Witch Ham	45	49 pot
195	Hamamelis virginica	Witch Ham	45	49 pot
196	Hamamelis virginica	Witch Ham	45	49 pot
197	Hamamelis virginica	Witch Ham	45	49 pot
198	Hamamelis virginica	Witch Ham	45	49 pot
199	Hamamelis virginica	Witch Ham	45	49 pot
200	Hamamelis virginica	Witch Ham	45	49 pot



- NOTE:
- 1. ALL METAL COMPONENTS, FASTENERS AND HARDWARE TO BE FINISH AND PAINTED.
 - 2. ALL METAL SURFACES TO BE CONTINUOUS AND GALVANNEAL. NO SPOT WELDING.
 - 3. ALL METAL SURFACES TO BE CONTINUOUS AND GALVANNEAL. NO SPOT WELDING.
 - 4. ALL METAL SURFACES TO BE CONTINUOUS AND GALVANNEAL. NO SPOT WELDING.
 - 5. ALL METAL SURFACES TO BE CONTINUOUS AND GALVANNEAL. NO SPOT WELDING.
 - 6. ALL METAL SURFACES TO BE CONTINUOUS AND GALVANNEAL. NO SPOT WELDING.
 - 7. ALL METAL SURFACES TO BE CONTINUOUS AND GALVANNEAL. NO SPOT WELDING.
 - 8. ALL METAL SURFACES TO BE CONTINUOUS AND GALVANNEAL. NO SPOT WELDING.
 - 9. ALL METAL SURFACES TO BE CONTINUOUS AND GALVANNEAL. NO SPOT WELDING.
 - 10. ALL METAL SURFACES TO BE CONTINUOUS AND GALVANNEAL. NO SPOT WELDING.

3 DECORATIVE ALUMINUM FENCE DETAIL
 1" = 10"

4 SCOTT ROAD STREETScape
 1" = 80"

INTER-OFFICE MEMO

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

FROM: Development Project Engineer, Engineering Department

DATE: July 20, 2011

PROJECT FILE: 7811-0128-00

**RE: Engineering Requirements (Commercial/Industrial)
 Location: 10225, 10279 & 10321 - 120 Street,
 10278 Grace Road and 11966 - 103A Avenue**

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

- dedicate 1.0m fronting Grace Road and discharge existing 24.0m wide statutory right-of-way;
- provide reciprocal access easement with property to the south.

Works and Services

- construct low pressure sanitary system along the full frontage of 103A.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no issues to be addressed as a condition of issuance of the Development Permit / Development Variance Permit:



Bob Ambardar, P.Eng.
Development Project Engineer

RSS/brb

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0128-00

Issued To: PACIFIC LINK INDUSTRIAL PARK LTD
("the Owner")

Address of Owner: 2000-1055 Dunsmuir Street
PO Box 49150 Stn Bentall Centre
Vancouver BC V7X 1J1

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: 027-169-812

Lot 1 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641

10321 120 Street

Parcel Identifier: 027-169-821

Lot 2 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641

11966 - 103A Avenue

Parcel Identifier: 027-169-839

Lot 3 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641

10278 Grace Road

Parcel Identifier: 027-169-847

Lot 4 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641

10225 - 120 Street

Parcel Identifier: 027-169-855

Lot 5 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641

10279 - 120 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

- (a) Part 5 Section 27(2)(d) is relaxed to allow for two fascia signs to extend beyond the roofline of the building.

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