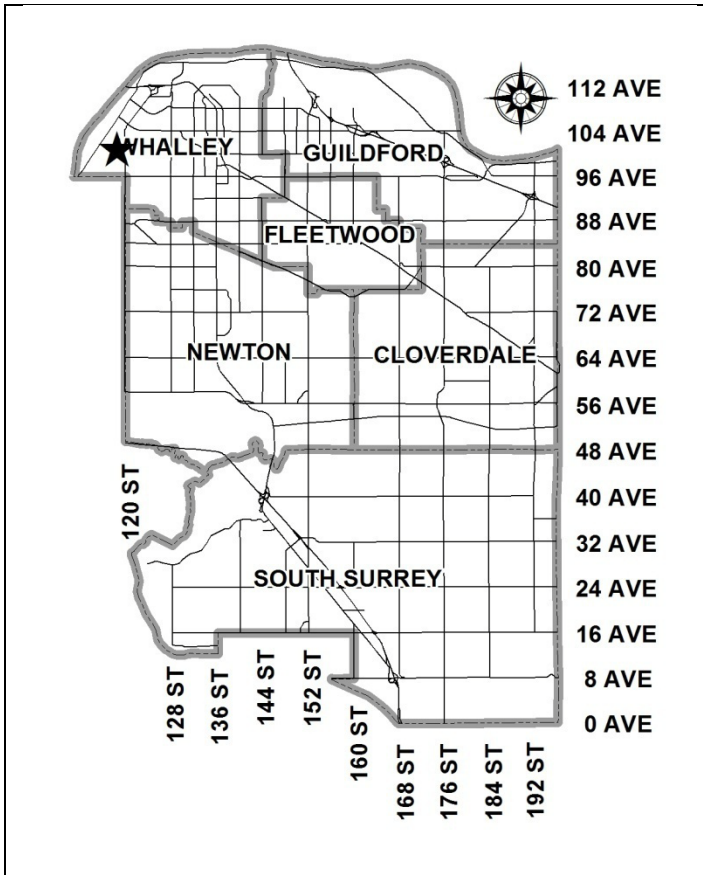


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0133-00

Planning Report Date: July 25, 2011

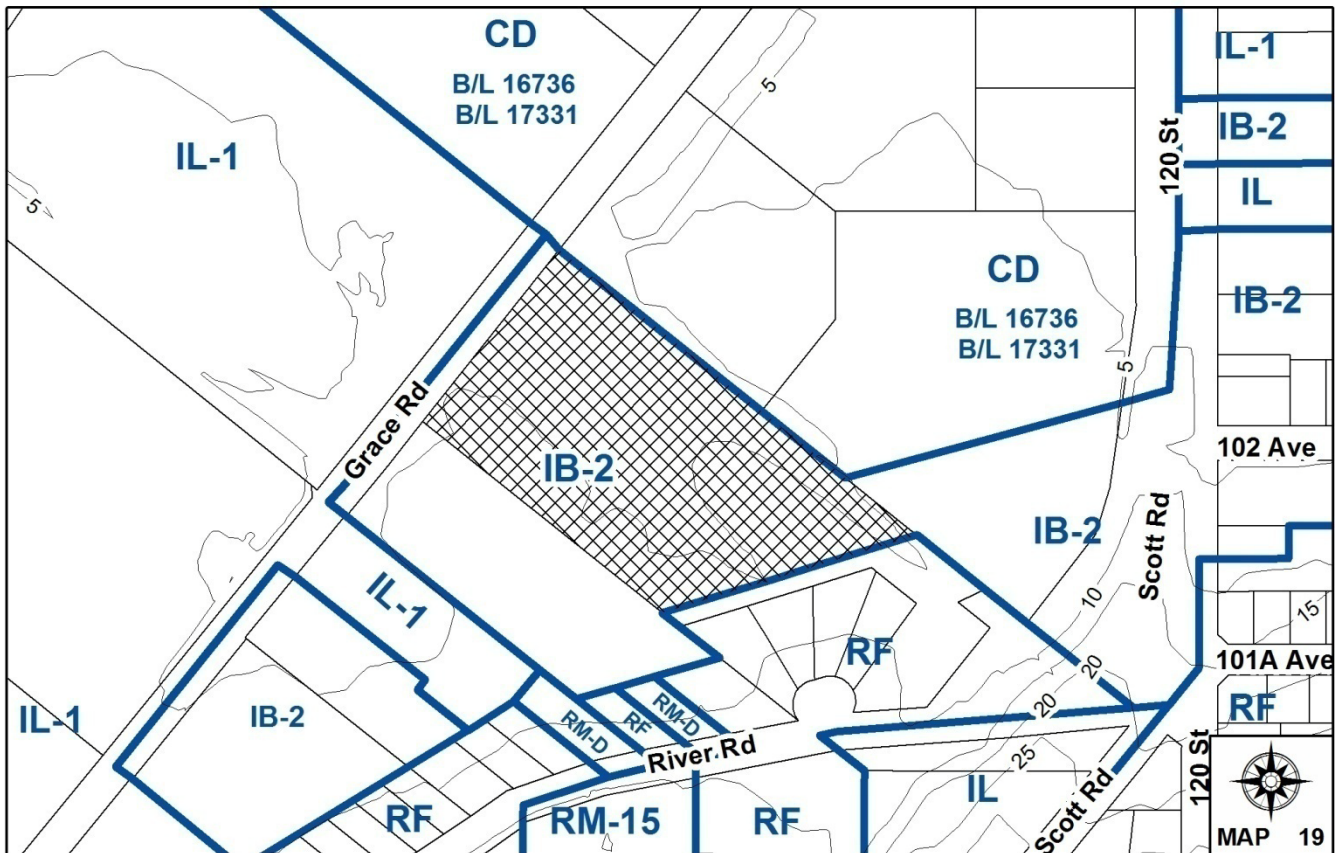


PROPOSAL:

- **Rezoning** from IB-2 to CD (based on IB-2)
- **Development Permit**
- **Development Variance Permit**

in order to allow the construction of an industrial building for a tenant that sells, leases and repairs industrial equipment.

LOCATION: 10240 Grace Road
OWNER: Pacific Link Industrial Park Ltd.
ZONING: IB-2
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to increase the number of fascia signs.

RATIONALE OF RECOMMENDATION

- Complies with the 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.
- Additional signage is supportable given the size of the proposed building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Business Park 2 Zone (IB-2)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7911-0133-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7911-0133-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the number of fascia signs from 1 to 3.
4. Council instruct staff to resolve the following issues prior to final adoption,
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from Metro Vancouver for interface landscaping along the GVS&DD sanitary sewer trunk line;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Metro Vancouver: Metro Vancouver has been referred the proposal for comments.

SITE CHARACTERISTICS

Existing Land Use: Vacant and preloaded, with GVS&DD sanitary sewer trunk line along rear lot line.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North East (Across Scott Creek)	Vacant, but under land development application No. 7911-0128-00 for a distribution warehouse for Fed Ex.	Business Park/Light Impact Industrial	CD By-law No. 16736 amended by By-law No. 17331
South West:	Truck parking under Application No. 7909-0045-00 for a TUP (at Third Reading).	Business Park	IB-2
South East (Across GVS&DD Right-of-Way and Parkland):	Single family residential dwellings.	Urban	RF
North West (Across Grace Road):	Quick X distribution warehouse	Light Impact Industrial	IL-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject property located at 10240 Grace Road is 2.59 hectares (6.4 acres) in size and designated Industrial in the Official Community Plan (OCP) and Business Park in the South Westminster Neighbourhood Concept Plan (NCP).
- Under Council initiative in 2005, the subject lot and many other lands in South Westminster were rezoned from Light Impact Industrial Zone (IL) to its current zoning of Business Park 2 Zone (IB-2). The intent of the Council-initiated rezoning was to reflect the policies of the approved South Westminster NCP and in particular, to restrict large-scale outdoor storage (see Corporate Report No. 034 from February 21, 2005).

Current Proposal

- The current proposal is requesting a rezoning from IB-2 to a Comprehensive Development Zone based on the IB-2 Zone, and a Development Permit to permit the construction of tilt-up industrial warehouse building for Williams Machinery.
- Williams Machinery specializes in the sales, lease and repair of forklifts, bobcats, industrial tractors and equipment. They are relocating their office from Richmond to Surrey. They

currently employ 52 people and are hoping to expand their business at this new location.

- The proposed development complies with the Industrial designation of the Official Community Plan (OCP) and with the Business Park designation (subject site and lands to the south) and the Highway Commercial designation (lands to the north) in the South Westminster Neighbourhood Concept Plan (NCP). The IB-2 Zone permits warehousing and associated sales (with floor area restrictions) of products warehoused on the property, which would support the warehousing and sales component of Williams Machinery. The IB-2 Zone, however, does not permit industrial equipment retail and repair and therefore CD-zoning is sought (see Proposed CD Zone Section of this Report).
- The proposed building will be sited at the rear of the property and have a floor area of 1,823 square metres (19,623 sq. ft.). The proposal represents a floor area ratio (FAR) of 0.07 and a lot coverage of 7% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IB-2 Zone.
- A second building can be accommodated at the front of the property fronting Grace Road and would be subject to a Development Permit.
- 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 18 parking spaces to be provided on site for both employees and customers of the business. The applicant has proposed 37 parking spaces, which complies with the By-law.

Proposed CD Zone (Appendix IV)

- The proposed CD Zone is based on the IB-2 Zone with some modifications to uses.
- As noted above, Williams Machinery specializes in the sales, lease and repair of forklifts, bobcats, industrial tractors and equipment. While the repair and servicing of the industrial equipment is a permitted use in the IB-2 Zone, this zone does not provide for the sales and lease of such equipment.
- The proposed CD Zone includes the sales and rental of industrial equipment as a permitted use. This use would support the various businesses in South Westminster which utilize forklifts and similar equipment in their operations.
- The proposed CD Zone restricts the amount of outside storage related to a business to not exceed the lot coverage of the principal building. The applicant has demonstrated that the outside storage required by Williams Machinery complies with this limitation.
- All other aspects of the proposed CD Zone are in keeping with the IB-2 Zone.

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 is located at the rear of the subject property.
- The site can accommodate a second building which will be located at the front of the property facing Grace Road. The applicant has proposed that the first building be sited at the rear of the property as they require some outside storage of their products, which can be accommodated near the sanitary sewer right-of-way, an area that cannot be constructed upon.
- Two driveway accesses to the site are proposed from Grace Road. The southerly driveway will be utilized by larger trucks accessing the building for deliveries, and the northerly driveway access will be utilized by employees and customers of the business.
- The building is proposed to be constructed using tilt-up concrete panels and aluminum storefront glazing. The primary colour of the building is light beige with a medium taupe between the glazing. The overhead loading doors are proposed to be painted the lighter beige colour to blend in with the main structure. These doors are located away from Grace Road, in compliance with the OCP Design Guidelines. The main office doors are accented by brick red painted panels.
- A suspended steel canopy is proposed at the north corner of the building to provide for weather protection and to accent the main office area of the structure.
- The proposed building is 10.8 metres (35.5 ft.) in height, which is lower than the maximum 14.0 metres (45 ft.) permitted in the proposed CD Zone and the existing IB-2-zoning on the site. The applicant was requested to review the impact of their development on the closest up-lying single family dwellings. The applicant has proposed metal louvered roof top screening to screen the roof top mechanical equipment from view.
- The applicant has requested a free-standing sign to be located at the northerly driveway entrance into the site. The proposed 4.6-metre (15 ft.) high sign is a stylized asymmetrical flag-pole design, with a silver cabinet and routed aluminum tenant faces. The proposed sign will be illuminated with white LED lights. The proposed sign is located more than 2.0 metres (6.6 ft.) from the front property line, which complies with the Sign By-law.
- Surrey Sign By-law permits one fascia sign for this building. The applicant has requested additional fascia signage on the building, with the name of the tenant, Williams Machinery, in channel letters mounted on the steel canopy. The Williams Machinery logo is located on the upper portion of the front of the building. Two small channel signs have been proposed on the sides of the building (see By-law Variance Section).
- The applicant is proposing landscaping along all property lines. The landscaping along Grace Road complies with the minimum 3.0-metre (10 ft.) wide landscape strip described in the OCP Design Guidelines. Additional landscaping has been provided along the interior property lines. The OCP Design Guidelines also require a minimum 7.5-metre (25 ft.) to 10-metre (33 ft.) wide landscaping buffer between industrial uses and the adjoining residential uses. The applicant has proposed a 6.1-metre (20 ft.) wide landscape buffer which combined with the parkland

adjacent the up-lying single family lots, creates an 11-metre (40 ft.) wide buffer.

- The landscaping at the rear of the site is proposed over Area A of the Greater Vancouver Sewerage and Drainage District (GVS&DD) sanitary sewer right-of-way. The right-of-way document requires minimum weight bearing and planting in this area as it may interfere with the trunk line located within the right-of-way. Prior to issuance of the Development Permit, the final landscaping details will need to be reviewed with Metro Vancouver in order to achieve an adequate buffer to the adjacent residential area but satisfy the requirements of Metro Vancouver.
- The applicant has provided details on building and site lighting. All lighting is downward cast to reduce glare on the up-lying residents.
- For site security, the applicant proposes to install a black vinyl coated chain link fence around the perimeter of the site. Two sliding gates have been proposed on each side of the proposed building to improve the security during the hours of business closure.

ADVISORY DESIGN PANEL

This application was not referred to ADP but was reviewed by Planning & Development staff and found to be generally acceptable. The applicant is required to submit final landscape plans which satisfy the requirement to screen the up-lying residential lots, and have the approval from Metro Vancouver for planting over their right-of-way.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to increase the number of fascia signs from 1 to 3.

Applicants Reasons:

- The company name identification is over the main entrance into the office component of the building. A second fascia sign is the logo of the company, and the third sign on the west elevation may contain some brand identification of the products that are carried by the company. Of the three proposed signs, only the logo will be visible from Grace Road.

Staff Comments:

- Surrey Sign By-law only permits one fascia sign for the premise frontage. As this is a larger building for a single tenant, additional signage can be supported for this building.
- The proposed fascia sign area of the three proposed signs is 16 square metres (172 sq.ft.) which complies with the maximum sign area of 34.3 square metres (369.75 sq.ft.) permitted by the Sign By-law. The sign copy area is 40 square metres (430

sq.ft.) which is less than the 50% maximum copy area permitted in the Surrey Sign By-law.

- The proposed fascia signs are located on the front and sides of the buildings. There is no signage proposed at the rear of the building. The signage as proposed should not be visible by the up-lying residents.

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, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7911-0133-00
Appendix V.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Krahn Engineering and Landscape, respectively, dated July 7, 2011.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/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: 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: 10240 Grace Road

 - (b) Civic Address: 10240 Grace Road
 Owner: Pacific Link Industrial Park Ltd., Inc. No. 605005
 PID: 027-170-381
 Lot 15 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on IB-2)

Required Development Data	Minimum Required / Maximum Allowed in IB-2 Zone	Proposed
LOT AREA* (in square metres)		
Gross Total		18,916m ²
Road Widening area		305m ²
Undevelopable area		25,879m ²
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	7%
Paved & Hard Surfaced Areas		39%
Total Site Coverage		46%
SETBACKS (in metres)		
Front	16m	93.3m
Rear	7.5m	56m
Side #1 (NE)	7.5m	43.9m
Side #2 (S W)	7.5m	40.4m
BUILDING HEIGHT (in metres/storeys)		
Principal	14m	10.8m
Accessory	6.0m	n/a
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		1,823.5m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	25,789m²	1,823.5m²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed in IB-2 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.07
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	18	37
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	18	37
Number of disabled stalls	1	1
Number of small cars	4	0
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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PROPOSED DEVELOPMENT for WESGROUP PROPERTIES

10240 Grace Road, Surrey BC



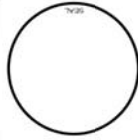
<i>CONSULTANTS LIST:</i>	
BUILDING DESIGN KRAHN ENGINEERING LTD. 142 Green Drive Vancouver, B.C. Canada, V6L 4R4 Tel: (604) 853-1800 Fax: (604) 853-1500 Contact: Berni Chakravarty	LANDSCAPE ARCHITECT LANDSPACE DESIGN INC. 142 Green Drive Vancouver, B.C. Canada, V6L 4R4 Tel: (604) 252-9500 Fax: (604) 252-9504 Contact: Kf Towner
<i>DRAWING SCHEDULE:</i>	
LANDSCAPE L-1 - SITE PLANNING PLAN	ARCHITECTURAL A 0.0 - COVER SHEET A 2.0 - SITE PLAN A 2.1 - SITE SECTIONS A 2.2 - SITE DETAILS A 3.0 - MAIN FLOOR PLANS A 4.0 - ELEVATIONS

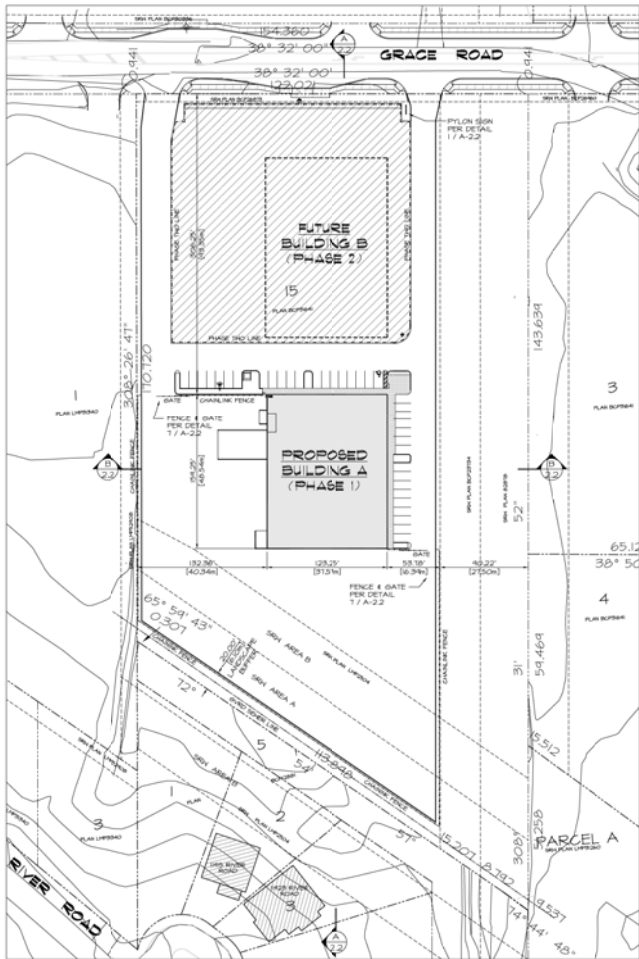
PROPOSED DEVELOPMENT for
WESGROUP PROPERTIES
10240 GRACE ROAD, SURREY, BC
LAND, LOT 5, SECTION 28, TOWN OF SURREY, PLAN R24, R40
COVER SHEET
SCALE: AS NOTED
DRAWN: BI
CHECKED: BI
PROJECT NO.: A1058
DRAWING NO.: A-01

Krahn
ENGINEERING LTD.
ARCHITECTURAL OFFICE
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 3T9
TEL: (604) 683-1800
FAX: (604) 683-1500
www.krahn.ca
REG. NO. 1111 (Professional Engineer)
REG. NO. 50004 (Architect)

Wesgroup
PacifiLink Business Park
PACIFILINK
142 GREEN DRIVE
VANCOUVER, B.C. CANADA V6L 4R4
TEL: (604) 853-1500
FAX: (604) 853-1504
www.wesgroup.ca

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR CONSTRUCTION
3		ISSUED FOR AS-BUILT

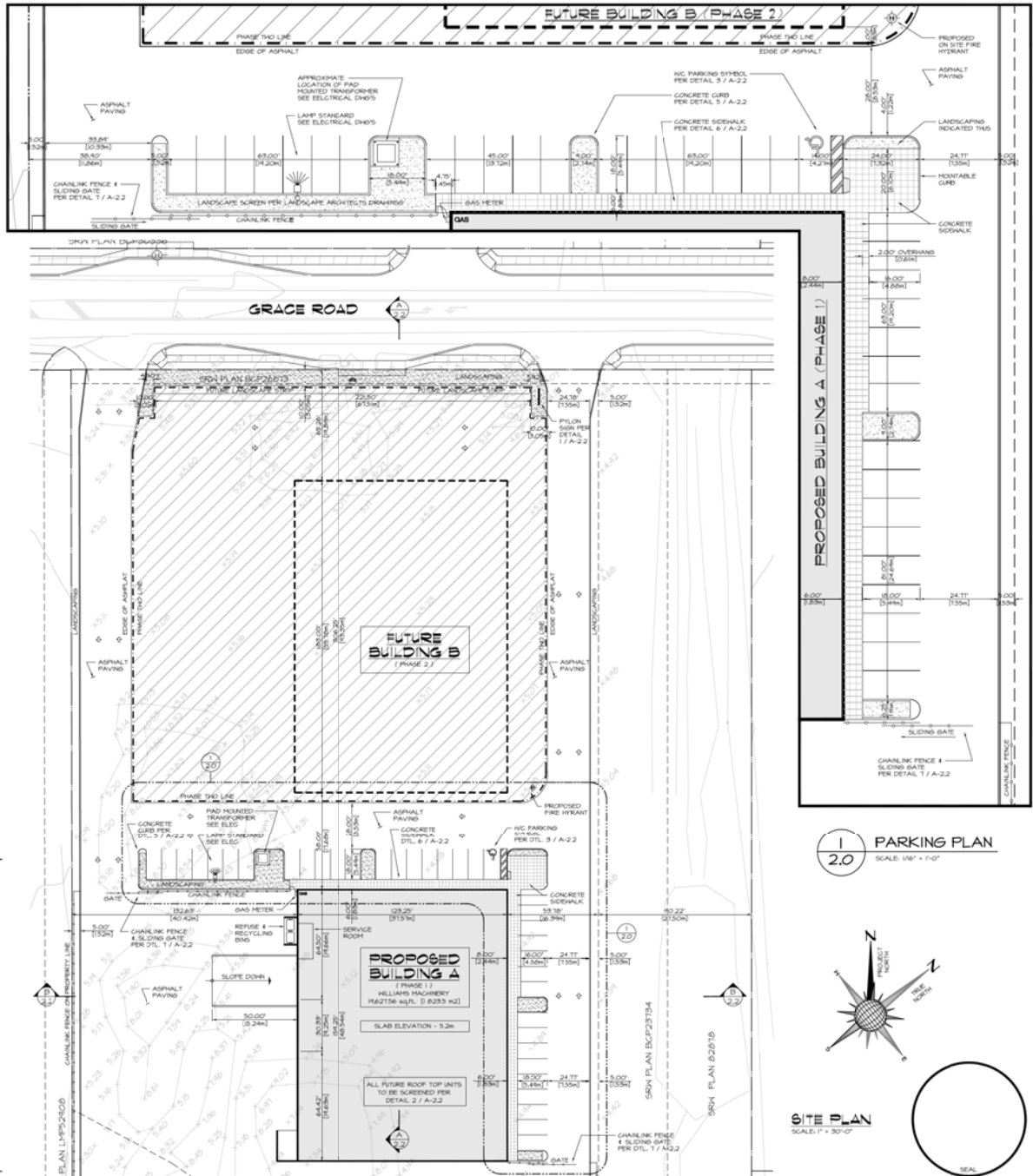




SITE KEY PLAN
SCALE: 1" = 60'-0"

ZONING BY-LAW ANALYSIS

1.	ZONING:	BUSINESS PARK ZONE 2 (B-2)
2.	SITE AREA:	2.34 ha. = 6.4 acres (2'355.861 sq.ft.) [29'138.9 m ²]
3.	SITE COVERAGE:	BUILDING A AREA = 18,275.6 sq.ft. [1,625.5 m ²] PROPOSED SITE COVERAGE = 78 PERMITTED SITE COVERAGE = 60%
4.	MAXIMUM PERMISSIBLE HEIGHT:	18.0 m [60.0 ft] ACTUAL HEIGHT = 10.8 m [35'-6"]
5.	SETBACKS:	FRONT YARD = 15 m [52 ft] REAR YARD = 15 m [52 ft] SIDE YARD = 15 m [52 ft] * ONE SIDE YARD MAY BE REDUCED TO 0.0 METER IF THE SIDE YARD ADJACENT LAND IS COMMERCIAL OR INDUSTRIAL
6.	LANDSCAPING:	ALL LANDSCAPING TO SURREY ZONING BYLAW SEE LANDSCAPING PLANS FOR DETAILS
7.	OUTSIDE STORAGE:	OUTSIDE STORAGE AREA NOT TO EXCEED 60% OF BUILDING FLOOR AREA OF 18,275.6 sq.ft. OR [1,625.5 m ²]
8.	PARKING REQUIREMENTS:	INDUSTRIAL SPACE: 1 STALL PER 107.5 sq.ft. ANGULAR OFFICE SPACE: 1 STALL PER 107.5 sq.ft. BUILDING A FLOOR AREA (18,275.6 sq.ft.) LOTS = 16.3 TOTAL REQ'D. FOR BLDG. A = 16.3 TOTAL STALLS PROVIDED = 31
	PARKING SPACE SIZES:	TYP. SPACE (23' ASIDE) = 2.8 m x 5.5 m [9'5" x 18'0"] SMALL CAR (8' TO 20') = 2.8 m x 4.8 m [9'5" x 16'0"] TYP. HC SPACE (23' ASIDE) = 5.1 m x 5.5 m [17'0" x 18'0"]



1.0 PARKING PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN
SCALE: 1" = 30'-0"

ALL INFORMATION ISSUED FOR THIS PROJECT IS UNLESS OTHERWISE SPECIFIED FOR CLIENT REVIEW ONLY.

NO. DATE DESCRIPTION

PACIFILINK
PacifiLink Business Park

wesgroup
Wesgroup Properties
1555 Summit Street
Vancouver, B.C., Canada V7X 1L5
Tel: (604) 632-1722
Fax: (604) 632-1727
www.wesgroup.ca

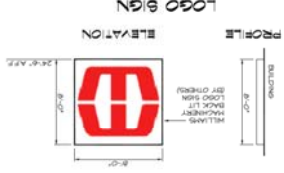
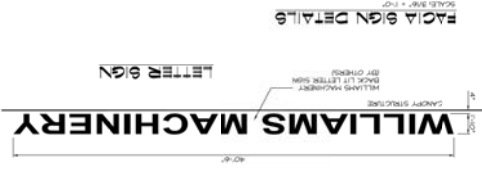
4800 STAFFORD OFFICE
10000 151ST STREET
RICHMOND, BC V7X 1G8
Tel: (604) 273-8888
Fax: (604) 273-8888
2120-1111 UNIVERSITY DRIVE
VANCOUVER, BC V6T 1W5
Tel: (604) 682-6827 Fax: (604) 682-6888

Krahn
ENGINEERING LTD.

PROPOSED DEVELOPMENT FOR
WESGROUPE PROPERTIES
LOCAL LOT 15, SECTION 26, RANGE 5, PLAN BCP 304, 1500

SITE PLAN

DATE: AS NOTED
DRAWN: SE
CHECKED: _____
PROJECT NO.: A-1016
DRAWING NO.: **A-2.0**



PROJECT: PROPOSED REPAIR OF ROOFS FOR THE ROYAL BANK OF CANADA HEAD OFFICE

CLIENT: ROYAL BANK OF CANADA

DATE: 2014.04.01

SCALE: AS NOTED

DRAWN: J. WONG

CHECKED: J. WONG

PROJECT NO: 14-01

DRAWING NO: 14-01

Krahm
ENGINEERING LTD.

ADMINISTRATIVE OFFICE:
400 JAMES STREET WEST
SUITE 1000
TORONTO, ONTARIO M5G 1R7
TEL: (416) 593-1177
WWW.KRAHMENGINEERING.COM

DESIGN OFFICE:
1050 DUNDAS STREET WEST
SUITE 1000
TORONTO, ONTARIO M6J 1G9
TEL: (416) 593-1177
WWW.KRAHMENGINEERING.COM

WEST GROUP DESIGN:
1050 DUNDAS STREET WEST
SUITE 1000
TORONTO, ONTARIO M6J 1G9
TEL: (416) 593-1177
WWW.WESTGROUP.COM

PACIFIC LINK
PACIFIC LINK BUSINESS PARK
1000 WEST 10TH AVENUE
VANCOUVER, BC V6X 1Y4
TEL: (604) 273-3333
WWW.PACIFICLINK.COM

1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION

NOTES & REVISIONS

PACIFIC LINK
PacifiLink Business Park

wesgroup

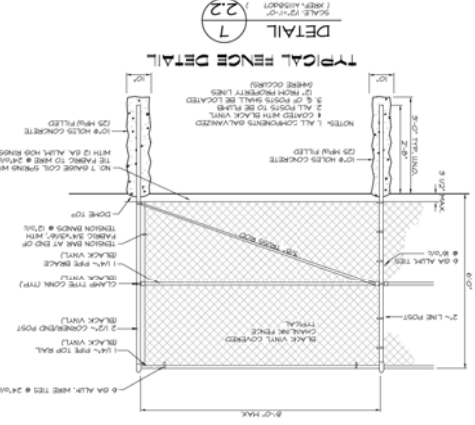
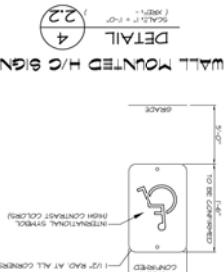
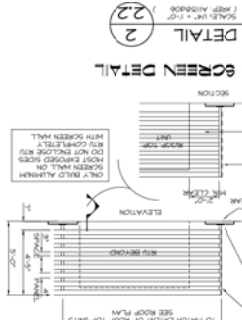
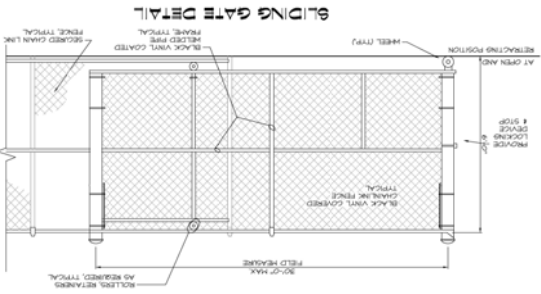
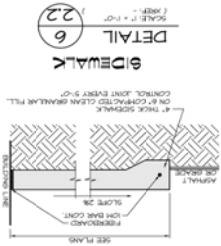
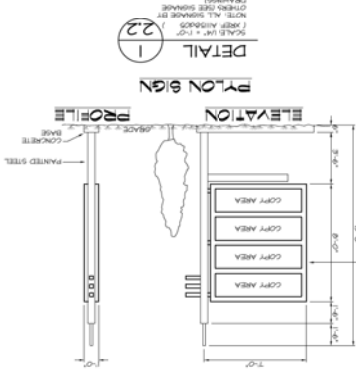
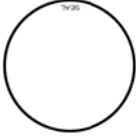
Wesgroup Properties
1500 Commercial Street
Vancouver, B.C. Canada V7X 1T5
TEL: 604-682-1777
www.wesgroup.ca

AGENCY CONTACT OFFICE
2100 - 21st Street
Vancouver, B.C. Canada V7X 1Y8
TEL: 604-682-1777
www.wesgroup.ca

Krahn
ENGINEERING LTD.

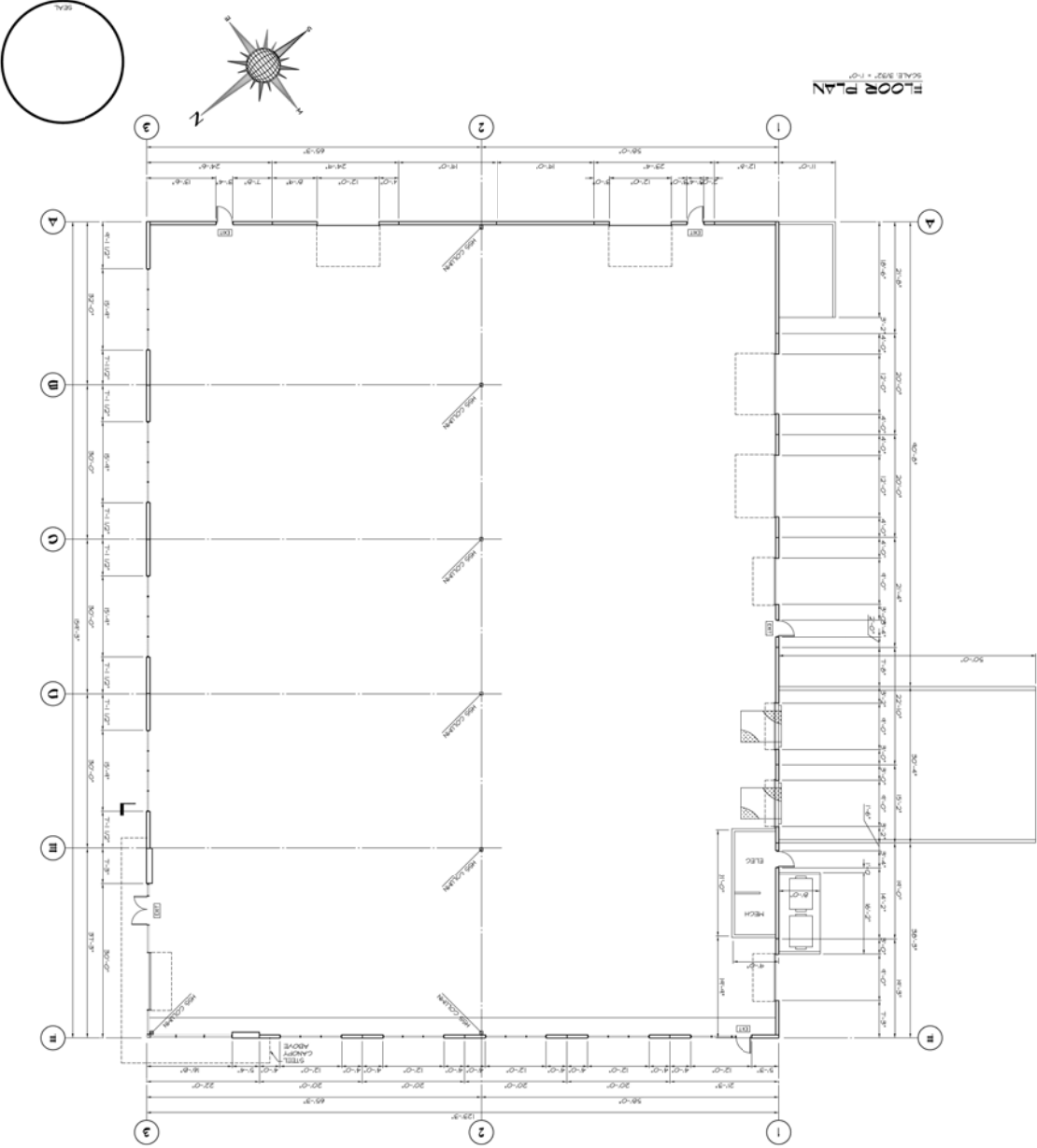
PROPOSED
LEAPROCK PROPERTIES
6001 COURT ROAD KNOX GARDEN DC
VICTORIA, BC
SITE DETAILS

SCALE	AS NOTED
DRAWN	ED
CHECKED	-
PROJECT NO.	A1550
DRAWING NO.	A-2.2



Scale: 1/4" = 1'-0"

FLOOR PLAN
SCALE 3/32" = 1'-0"

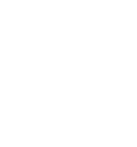


3 LINE 7' FROM EXISTING ROOM OR
 2 LINE 6' FROM EXISTING ROOM OR
 1 LINE 5' FROM EXISTING ROOM OR
 N/A DATE DESCRIPTION
 ISSUES & REVISIONS

PACIFIC LINK
 Pacific Link Business Park
wesgroup
 Vancouver, B.C. Canada V7X 1L5
 TEL: (604) 633-1737
 www.wesgroup.ca

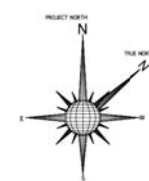
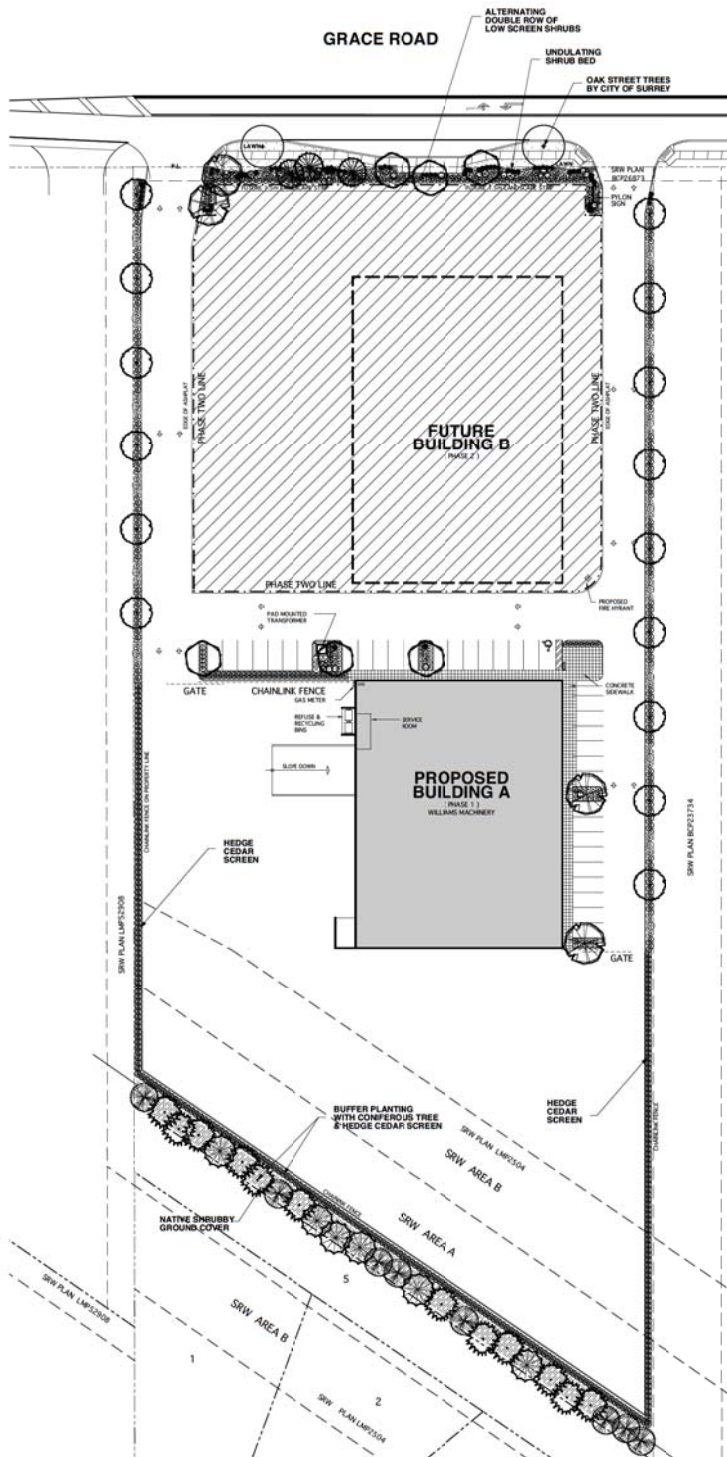
Krahn
 ENGINEERING LTD.
 ADMINISTRATIVE OFFICE
 1055 Commercial Street
 Vancouver, B.C. V6C 2E5
 TEL: (604) 683-5300
 FAX: (604) 683-5301
 www.krahn.ca

PROPOSED DEVELOPER'S PROPOSALS
 FLOOR PLAN
 SCALE: AS NOTED
 DRAWN: RE
 CHECKED: M.A.
 PROJECT No. A338
 DRAWING No. A-3-0





ABBOTSFORD OFFICE 4100 - 3407 Clarke Avenue Abbotsford, BC V2S 2E8 VANCOUVER OFFICE 4100 - 16th Street Vancouver, BC V5K 4Y3		PROJECT WEGGROUP LOT 1B													
Krahn ENGINEERING LTD.		ISSUES <table border="1"> <thead> <tr> <th>#</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>ISSUED FOR REVIEW</td> <td>JULY 7 2011</td> </tr> </tbody> </table>		#	DESCRIPTION	DATE	3			2			1	ISSUED FOR REVIEW	JULY 7 2011
#	DESCRIPTION	DATE													
3															
2															
1	ISSUED FOR REVIEW	JULY 7 2011													
DRIVING TITLE PRELIM OUTSIDE STORAGE LAYOUT		DRAWING No. A = 2.00a													
JOB NO. A11158		DATE: JULY 7 2011													
DRAWN: DC		SCALE: 1" = 60'-0"													



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
15		<i>Acer rubrum</i> 'Armstrong'	Red Maple Columnar Var.	60m cal / 1.3m std
3		<i>Chamaecyparis nootkatensis</i>	Nootka Cypress	4m H / age 6m
4		<i>Fraxinus americana</i> 'Autumn Purple'	Ash Var.	70m cal / 1.3m std
6		<i>Magnolia</i> (Pr. Var.)	Magnolia (Pr. Var.)	50m cal / 1.3m std
6		<i>Picea sibirica</i>	Norway Spruce	3m H.
12		<i>Thuja plicata</i>	Western Red Cedar	2.5m H.
8		<i>Taxus heterophylla</i>	Western Hemlock	2m H.
Shrubs				
43		<i>Asake japonica</i> 'Rosebud'	Japanese Azalea	#2 pot
7		<i>Hydrangea macrophylla</i> 'Blue Wave'	Hydrangea	#1 pot
105		<i>Ilex cornuta</i> 'Green Thumb'	Japanese Holly	#2 pot
32		<i>Paris japonica</i> 'Valley Fir'	Japanese Andromeda	#1 pot
44		<i>Prunus murgii</i> 'gambelii'	Dwarf Mugo Pine	#3 pot
21		<i>Potentilla fruticosa</i> 'Wonder'	Strawberry Creeper Var.	#2 pot
403		<i>Prunus L. 'Oiti Lyken'</i>	Oiti Lyken Laurel	#2 pot
307		<i>Thuja occidentalis</i> 'Sringway'	Emerald Green Cedar	1.5m H.
23		<i>Rhododendron</i> 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
24		<i>Rosa mediana</i> 'Sensation'	Hardy French Rose var.	#2 pot
20		<i>Spiraea x bumalda</i> 'Anthony Waterer'	Spiraea Var.	#2 pot
66		<i>Viburnum dentat</i>	David's Viburnum	#2 pot
7		<i>Wegelia</i> 'Winkal Ruby'	Wegelia	#3 pot
Ground Covers/Perennials				
158		<i>Arctostaphylos uva-ursi</i>	Vancouver Jade	100m pot / 45cm o.c.
84		<i>Erica darleyensis</i> 'Woman's Red'	Winter Heather	100m pot / 45cm o.c.
1316		<i>Gaultheria shallon</i>	Sale	100m pot / 60cm o.c.
6		<i>Hemerocallis</i> 'Sella d'Or'	Daylily Var.	#1 pot

Notes:
 1. Specification as per most recent IBC/LA/BCNA Landscape Standard and LandSpace Design Inc. 'Spec Now'.
 2. Plant material to be selected by Landscape Architect at nursery.



2 JUL 07/11 REVISION FOR DP
 1 JAN 08/11 CHECKED FOR DP
 No. DATE DESCRIPTION
 ISSUES



LOT 15 - BUILDING A
 PROJECT LINE
 BEMBY



Suite 1774, Four Boral Centre
 1055 Dunsmuir St., PO Box 493 50
 Vancouver BC Canada V7X 1J1
 Tel: 604-632-1727
 Fax: 604-632-1737
 www.wesgroup.ca

Kirwin Engineering
 A DIVISION OF KIRWIN ENGINEERING LTD.
 1100 W. 10TH AVE. SUITE 100
 VANCOUVER, BC V6H 2G6
 TEL: 604-681-1111
 FAX: 604-681-1112
 WWW.KIRWINENGINEERING.COM



PROJECT: PROPOSED DEVELOPMENT FOR WESGROUP PROPERTIES
 DRAWING NO.: LANDSCAPE PLAN

DATE: MAY 20 2011
 SCALE: 1"=30'
 DRAWN: ACT
 CHECKED: -
 PROJECT No.: A11138

L-1.0

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

FROM: Development Project Engineer, Engineering Department

DATE: July 19, 2011 **PROJECT FILE:** 7811-0133-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 10240 Grace Road

REZONE

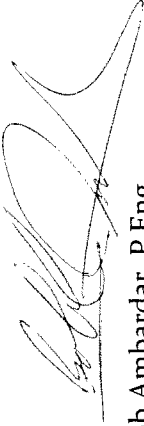
Property and Right-of-Way Requirements

- dedicate 1.0m on Grace Road.

A Servicing Agreement is not required prior to Rezone.

DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

RSS/brb

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0133-00

Issued To: PACIFIC LINK INDUSTRIAL PARK LTD. INC. NO. 605005

("the Owner")

Address of Owner: 2000-1055 Dunsmuir St
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: 027-170-381
Lot 15 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641
10240 Grace Road
(the "Land")
3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) the number of fascia signs for the building permitted under Development Permit No. 7911-0133-00 is increased from 1 to 3.
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

CITY OF SURREY

BY-LAW NO.

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

THE CITY 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, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: BUSINESS PARK 2 ZONE (1B-2)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-170-381
 Lot 15 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP31641
 10240 Grace Road
 (hereinafter referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *light impact industry, industrial equipment rental, sales, servicing and limited office and service uses.*

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry* including the wholesale and retail sale of products produced within each individual business or establishment or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the *gross floor area* for each individual business or establishment or 460 square metres [5,000 sq.ft.], whichever is less.

2. *Warehouse uses.*
3. *Distribution centres.*
4. *Industrial equipment rental, sales and servicing.*
5. Office uses excluding:
 - (a) *Social escort services;*
 - (b) *Methadone clinics;* and
 - (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.
6. *Accessory uses including the following:*
 - (a) *Coffee shops provided that the seating capacity shall not exceed 35 and the said coffee shop is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended;*
 - (b) *General service uses excluding drive-through banks;*
 - (c) *Child care centres;* and
 - (d) One *dwelling unit* provided that the *dwelling unit* is:
 - i. Contained within the *principal building*;
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum floor area of 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot*; and
 - iv. The maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 1.00.

E. Lot Coverage

The *lot coverage* shall not exceed 60%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

	<i>Setback</i>	<i>Front</i>	<i>Rear</i>	<i>Side</i>
<i>Use</i>	<i>Yard</i>	<i>Yard</i>	<i>Yard</i>	<i>Yard</i>
<i>Principal and Accessory Buildings and Structures</i>	16 m.* [52 ft.]	7.5 m [25 ft.]	7.5 m. ^{**} [25 ft.]	7.5 m. ^{**} [25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* The *front yard setback* may be reduced to 7.5 m [25 ft.] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

** One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 14 metres [45 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 feet].

H. Off-Street Parking

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

4. For purposes of Sections B.1 and B.2 of this Zone, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.
5. Garbage containers and passive *recycling containers* shall not be located within any required *front yard setback*.
6. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,800 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-2 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

2. Along the developed sides of the *lot* which abut all *highways* a continuous landscape strip of not less than 3.0 metres [10 ft.] shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. A continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest *principal building* fronting a *highway*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Land* and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 60 dB measured at any point on any boundary of the *lot* on which the use is located;
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. Area for outdoor display and storage of any goods, materials or supplies, and areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* other than the loading spaces in front of loading doors shall:
 - (a) Not be located within any *front yard* or *side yard*;
 - (b) Not exceed a total area greater than the 1.5 times *lot* area covered by the *principal building*; and
 - (c) Be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
3. Loading areas shall not be located within any required *front yard setback* within any required *setback* adjacent any *residential lot*.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-2 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20 .

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

READ A THIRD TIME 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