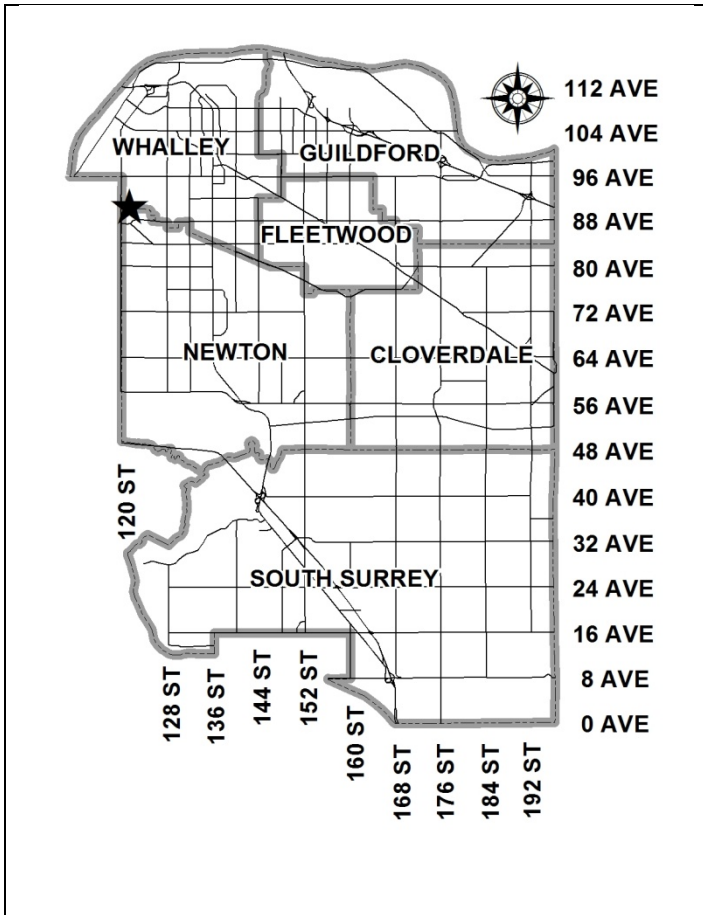


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0151-00

Planning Report Date: February 18, 2013



PROPOSAL:

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

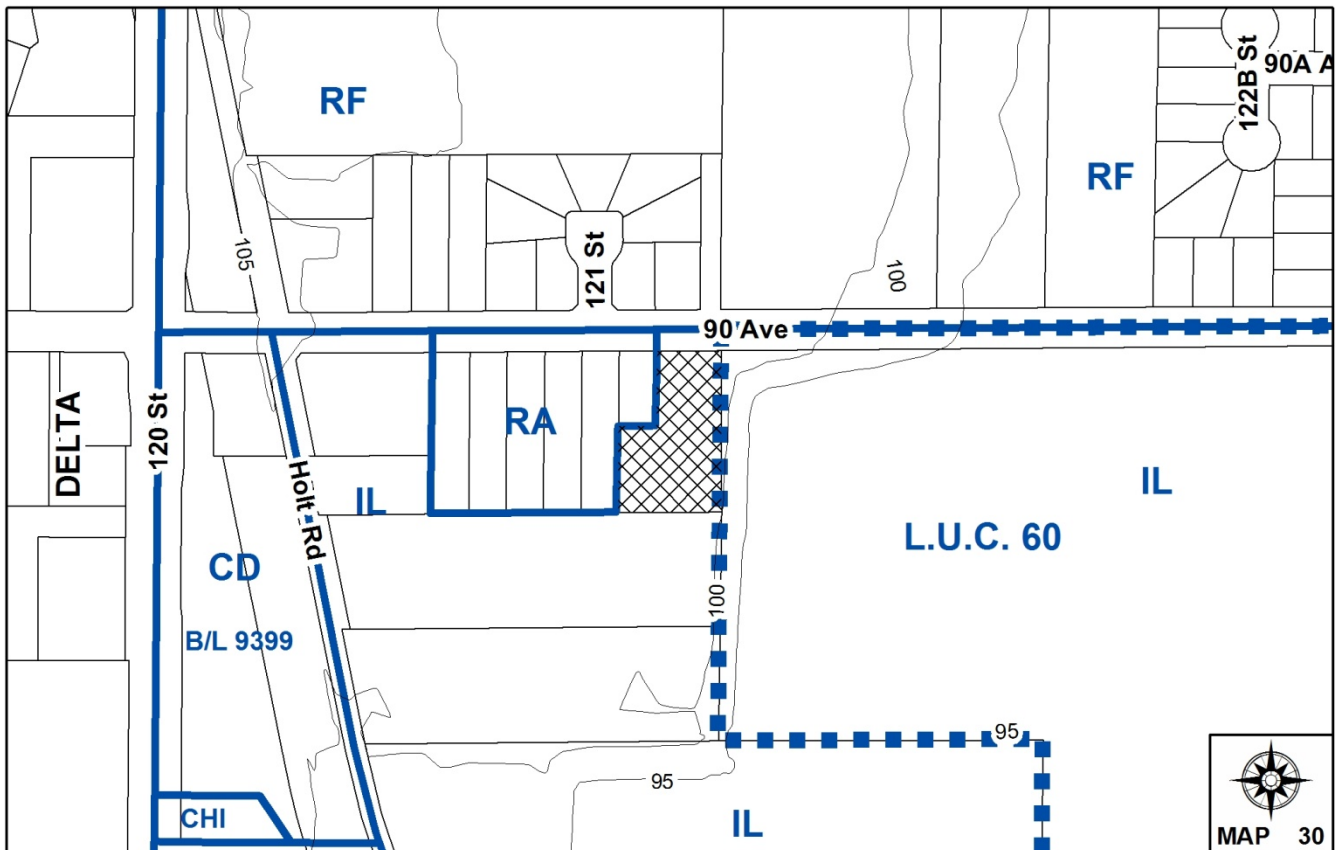
in order to permit the development of a multi-tenant industrial building as well as reduce the minimum rear yard and side yard setbacks from 7.5 metres (25 ft.) to 0 metres (0 ft.).

LOCATION: 12126 – 90 Avenue

OWNER: Ajit S. Gill
 Dilbagh S. Gill

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit to reduce the minimum rear yard and side yard setbacks from 7.5 metres (25 ft.) to 0 metres (0 ft.) to permit the construction of a multi-tenant industrial building.

RATIONALE OF RECOMMENDATION

- The proposed concrete tilt-up building is attractive, well-designed and will provide an appealing addition to 90 Avenue as well as establishes a high-standard for the form and character of future industrial buildings within the surrounding neighbourhood.
- The setback variances will make more efficient use of the site without compromising minimum setbacks along 90 Avenue across from existing single family residential dwellings while avoiding the potential for blank walls and reducing opportunities for criminal activity. Furthermore, the setback variances will have a negligible impact on future industrial buildings located on adjacent properties which City staff anticipate will require similar reduced setbacks.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0151-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0151-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.); and
 - (b) to reduce the minimum west side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.).
3. Council instruct staff to resolve the following issues prior to final 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) address the deficit in tree replacement; and
 - (e) construct the required tree protection barriers and pass the tree protection barrier inspection to the satisfaction of Planning and Development Department.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Surrey Fire Department: Fire access lane to be marked “No Parking Fire Lane” or signage posted along the internal drive aisle to prevent vehicle parking.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial property

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 90 Avenue):	Single family residential and City park	Urban	RF
East and South:	Industrial buildings and outdoor storage	Industrial	IL & L.U.C. No. 6o
West:	Single family residential and vacant land	Industrial	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject property at 12126 – 90 Avenue is currently designated "Industrial" in the Official Community Plan (OCP), zoned "Light Impact Industrial (IL) Zone" and presently vacant.
- A Development Permit (DP) and Development Variance Permit (DVP) were previously issued by Council for a similar multi-tenant industrial building under File No. 7905-0022-00. However, the DP and DVP expired in June, 2007 given that the applicant did not proceed with construction. Therefore, the applicant request another DP and DVP (File No. 7911-0151-00) in order to construct a multi-tenant industrial building that generally conforms to the original DP drawings for File No. 7905-0022-00.

Current Proposal

- The applicant proposes to construct a multi-tenant industrial building at the southeast corner of the subject property. The proposed building will provide warehouse space for nine future tenants.
- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum rear yard and west side yard setbacks in order to construct the proposed multi-tenant building. The requested variance will permit added floor area for warehouse purposes without compromising on-site traffic circulation. In addition, the requested variances will better utilize the available yard space and reduce potential criminal activity by limiting the amount of dead space located within the rear yard and west side yard setbacks.

DESIGN PROPOSAL AND REVIEWProposed Building

- The proposed multi-tenant industrial building will provide 1,721 square metres (18,529 sq. ft.) of ground-floor space for warehouse purposes plus a 136 square metre (1,460 sq. ft.) second-storey mezzanine. The building includes nine units for future tenants with the mezzanine space located above three units.

- The proposed concrete tilt-up building is attractive, well-designed and will provide an appealing addition to 90 Avenue by establishing a high-standard for the form, design and character of future industrial buildings within the surrounding neighbourhood. The building materials include metal canopies for weather protection, ground-floor storefront variety windows, semi-reflecting glass for feature box windows, spandrel panels and concrete reveals in neutral colours with darker accents.
- The subject property will retain driveway access off 90 Avenue. A reciprocal access easement was previously registered on title under File No. 7905-0022-00 and should be completed in future once the adjacent property at 12106 – 90 Avenue redevelops (File No. 7912-0150-00). A reciprocal access easement is further required for 12116 – 90 Avenue in order to complete the development pattern.
- The Surrey Zoning By-law No. 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses. Therefore, the proposed building would require the owner to provide a total of nineteen (19) parking spaces for employees and customers. As the applicant is providing 19 parking spaces which includes one (1) accessible parking stall, the proposed building complies with Zoning By-law No. 12000 based upon light impact industrial uses.

Landscaping

- The applicant proposes significant landscaping along 90 Avenue which includes a 1.5 metre (5 ft.) wide landscape buffer that separates the boulevard and parking spaces located along the northern boundary of the subject property. In order to reduce the overall visual impact of the multi-tenant industrial building and on-site parking, the applicant proposes to install low profile planting and several medium-sized trees to further conceal the proposed building and on-site parking from the adjacent residential properties. In addition, the applicant will provide an acoustic fence along the eastern and northeastern property line to assist in reducing noise generated by on-site activities.
- The Arborist Report prepared by Mike Fadum & Associates Ltd. identified two (2) on-site and four (4) off-site by-law sized trees for future retention (Appendix IV). The City Landscape Architect reviewed the Arborist Report and stamped the tree retention/replacement plans as generally acceptable. No additional replacement trees are required.

Proposed Free-standing Sign

- The proposed free-standing sign will be 3.7 metres (12 ft.) high which is lower in height than the permitted 4.5 metres (15 ft.) allowed for free-standing signs within the Surrey Sign by-law, 1999.
- The free-standing sign is 1.83 metres (8.67 ft.) wide and double-sided resulting in a total sign area of 9.66 square metres (104 sq. ft.). The Sign By-law permits a total sign area of 27.8 square metres (300 sq. ft.).
- The free-standing sign will consist of a tubular steel frame with metal cladding in natural colours to match the proposed building. The sign will include an aluminum frame sign box supported on a cultured stone foundation setback 2 metres (6.6 ft.) from the north lot line along 90 Avenue, in accordance with the Sign By-law. In addition, the sign area will have 36 individual sign channels (18 per side) and background illumination for advertisement purposes.

- The applicant proposes to introduce additional landscaping around the base of the sign in order to improve the overall appearance. The proposed landscaping will consist of low-lying shrubs as well as additional ground cover around the perimeter of the sign base.

Proposed Fascia Signage

- The proposed fascia signage is limited to one fascia sign per premise frontage, conforms to the maximum allowable combined sign area per linear foot of premise frontage and will not extend more than 0.5 metre (1.6 ft.) from the building façade, in compliance with the Surrey Sign By-law.
- The fascia signs will consist primarily of individual channel letters with background illumination. The proposed fascia signage is located directly above the storefront windows or doorway entrance to each unit along the northern and western building elevations.

ADVISORY DESIGN PANEL

The City Architect determined that further ADP review was not required given the current proposal is substantially in compliance with the DP drawings originally approved under File No. 7905-0022-00.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum west side yard setback from 7.5 metres (25 ft.) to 0 metres (0 ft.).
- To vary the minimum rear yard setback from 7.5 metres (25 ft.) to 0 metres (0 ft.).

Applicant's Reasons:

- The adjacent industrial building at 8592 Holt Road, located directly behind the subject property, is similarly located at zero lot line. Therefore, the proposed setback variances will have a negligible impact on existing industrial businesses within the neighbourhood.
- The setback variances will increase the available floor area and provide a more efficient layout for warehouse operations within the proposed multi-tenant industrial building.

Staff Comments:

- The proposed setback variances will make more efficient use of the site by increasing the available floor area as well as improving on-site circulation while reducing the potential for blank walls and restricting opportunities for criminal activity in keeping with CPTED principles. Minimum setbacks along 90 Avenue, directly across from existing single family residential, will be maintained.
- The setback variances will have a negligible impact on future industrial buildings located on adjacent properties given that City staff anticipate requests for siting at similar reduced setbacks.

- The applicant is proposing additional landscaping along 90 Avenue in order to enhance the streetscape as well as reduce the visual impact of the proposed multi-tenant building.
- The variances are identical to those previously approved under File No. 7905-0022-00.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7911-0151-00

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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DA 2/14/13 12:07 PM

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: IL

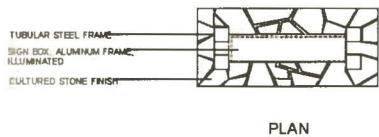
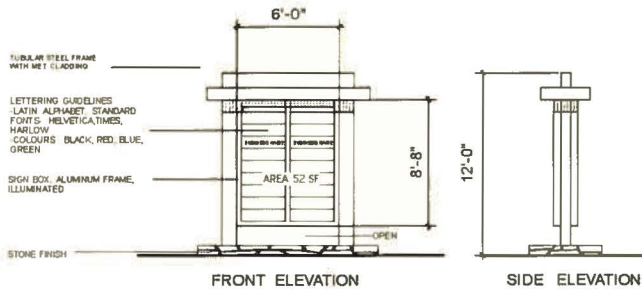
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	3,297 m ²
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	52%
SETBACKS (in metres)		
Front	7.5 m.	+7.5 m.
Rear	7.5 m.	0 m.
Side #1 (E)	7.5 m./0 m.	0 m.
Side #2 (W)	7.5 m.	0 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	9.1 m.
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	1,857 m ²
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	1,857 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

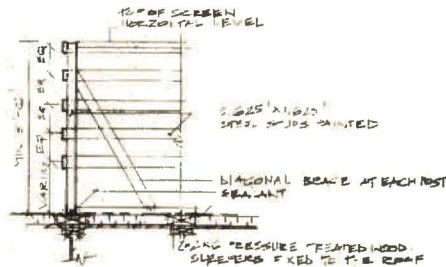
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.56
FAR (net)	N/A	N/A
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	19 stalls	19 stalls
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	19 stalls	19 stalls
Number of disabled stalls	N/A	1 stall
Number of small cars	N/A	1 stall
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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FREESTANDING SIGN FACING 130 ST.
 SCALE 1/8" = 1'0" AREA: 145.00 SF



18' HEIGH LIGHT STANDARD

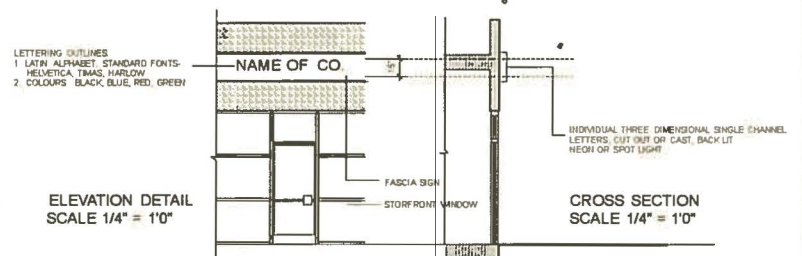


WALL MOUNTED LIGHT FIXTURE



VERTICAL SIGN FOR DISABLED PARKING SPACE

FASCIA IDENTIFICATION SIGNAGE



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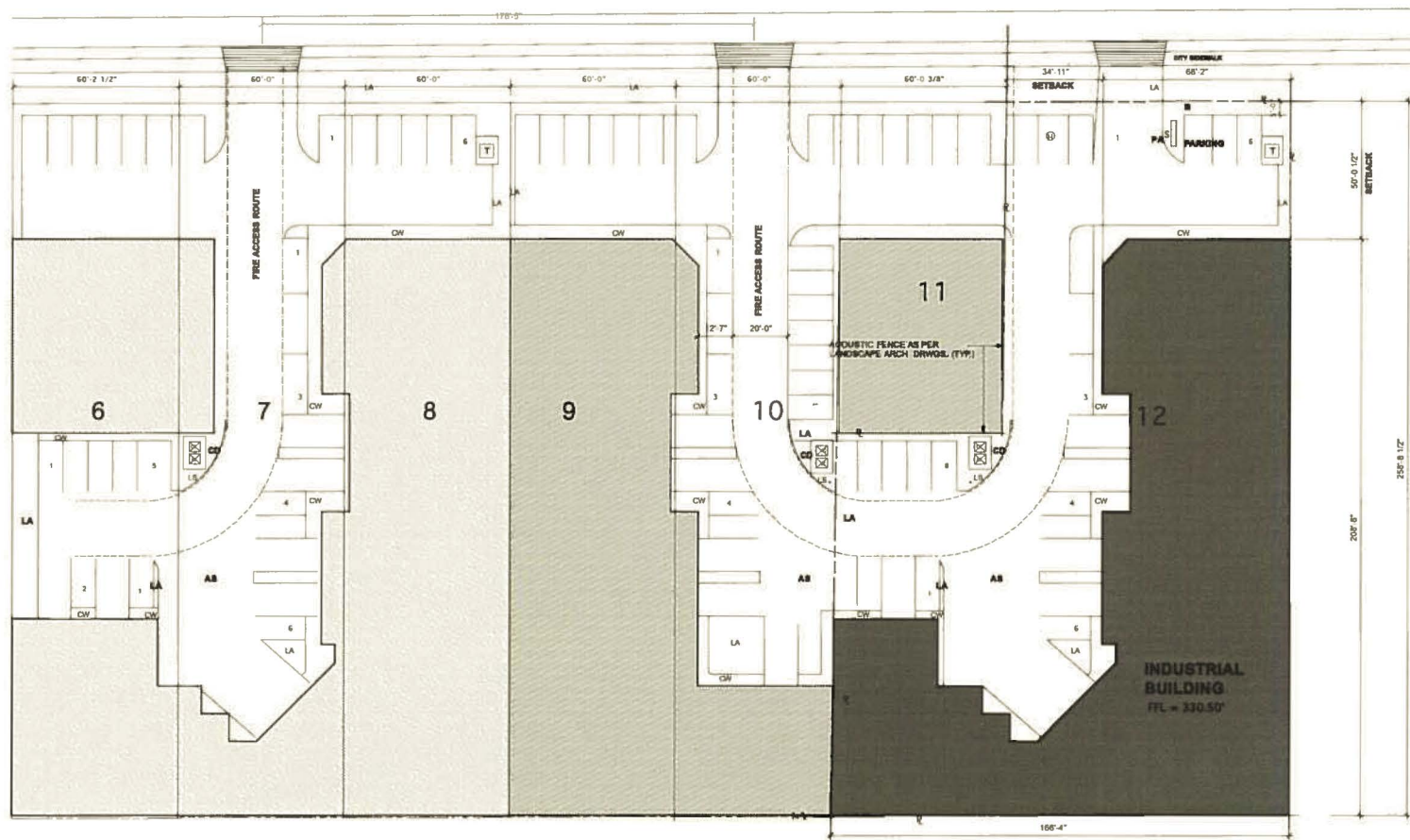
WG ARCHITECTURE INC

6700-070 WILMINGTON STREET
 WASHINGTON, D.C. 20007-7000
 TEL: (202) 779-2300
 FAX: (202) 779-2300

WAREHOUSE PROJECT
 12101 - 90 AVENUE,
 BURNLEY, B.C.

Project No: 0434
 Date: JAN 24 2005
 Drawing No: AS SHOWN
 Drawing Title: LOCATION PLAN, PROJECT SIGN, NOTES
 Prepared By: HUL

A02



SITE PLAN

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	Scale 	Drawing No. A03		Drawing Title ADJACENT SITE PLAN STUDY	Scale 	Drawing No.

90th AVENUE

PROJECT STATISTICS:

ZONING: IL
 LOT AREA: 35,487 sf.
 BUILDING AREA: 18,529 sf.
 FAR: 0.6 (MAX. 1.0)
 SITE COVERAGE: 52 %

BUILDING FLOOR AREA:
 LEVEL 1: 18,529 sf.
 MEZZANINE: 1,460 sf.
 TOTAL: 19,989 sf.

OFF STREET PARKING:
 PARKING REQUIRED: LEVEL 1: 18,529 sf : 1.075sf X 1 = 17.24 p sp
 POTENTIAL FOR MEZZANINE: 1,460 sf : 1.075sf X 1 = 1.36 p sp
 TOTAL = 19 p sp
 PARKING SPACES PROVIDED: 19 (1 H/A, 1 SMALL CAR)
 PARKING DIMENSIONS AS PER CITY BY-LAW

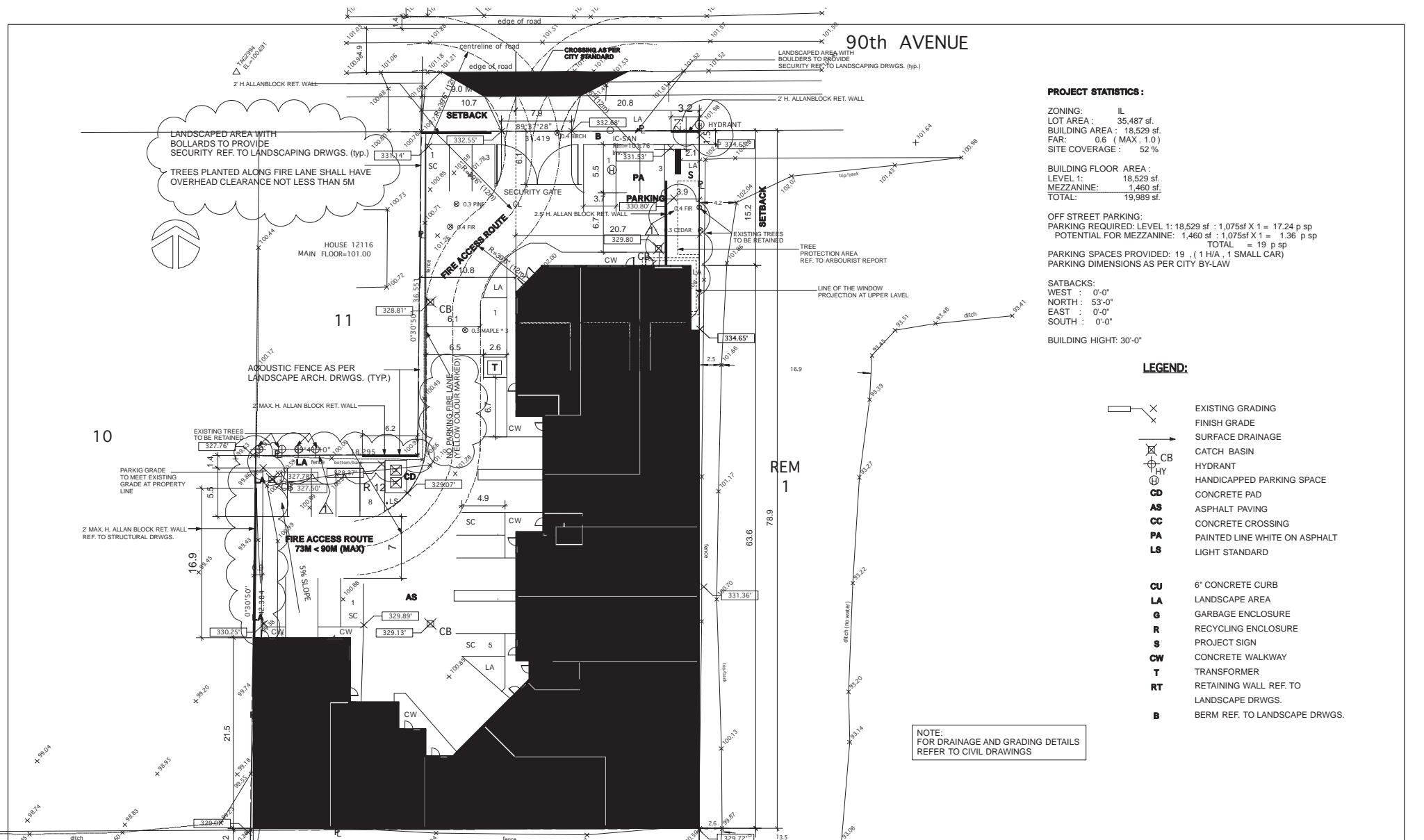
SATBACKS:
 WEST : 0'-0"
 NORTH : 53'-0"
 EAST : 0'-0"
 SOUTH : 0'-0"
 BUILDING HEIGHT: 30'-0"

LEGEND:

- EXISTING GRADING
- FINISH GRADE
- SURFACE DRAINAGE
- CATCH BASIN
- HYDRANT
- HANDICAPPED PARKING SPACE
- CONCRETE PAD
- ASPHALT PAVING
- CONCRETE CROSSING
- PAINTED LINE WHITE ON ASPHALT
- LIGHT STANDARD

- 6" CONCRETE CURB
- LANDSCAPE AREA
- GARBAGE ENCLOSURE
- RECYCLING ENCLOSURE
- PROJECT SIGN
- CONCRETE WALKWAY
- TRANSFORMER
- RETAINING WALL REF. TO LANDSCAPE DRWGS.
- BERM REF. TO LANDSCAPE DRWGS.

NOTE:
 FOR DRAINAGE AND GRADING DETAILS
 REFER TO CIVIL DRAWINGS



SITE PLAN

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No.	Date	Revision Details	No.	Date	Revision Details
1	SEPT 12	SURFACE PARKING ELEVATIONS			
2	SEP 20	REVISED TO MEET EXISTING GRADE AROUND EXISTING TREES WHICH HAVE TO BE RETAINED			

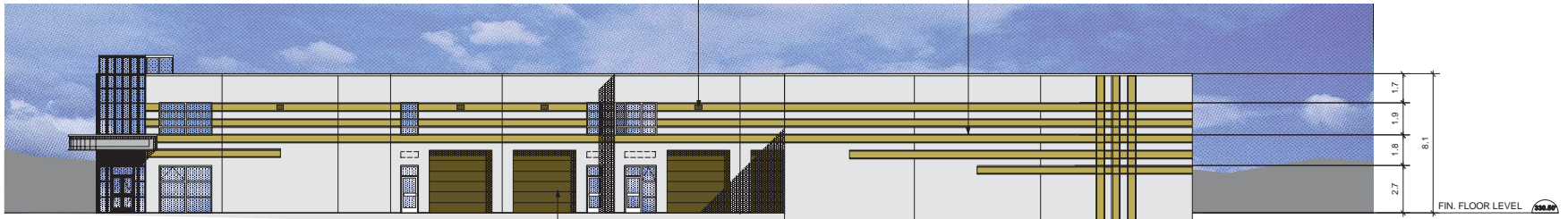
WG ARCHITECTURE INC
 6165-470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V6
 TEL: (604) 351 2378
 FAX: (604) 683 7464

Project	WAREHOUSE PROJECT 12126 - 90 AVENUE SURREY, B.C.	Date:	JUNE 23, 2011	Project No.	1116
Scale:	1/16"=10'	Drawing No.			
Drawing Title	SITE PLAN	Drawn By:	PG		
		Approved By:	WG		

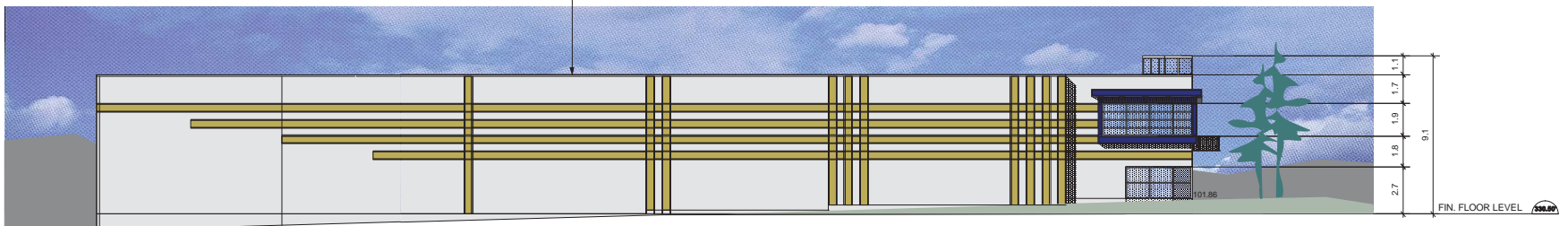
A04



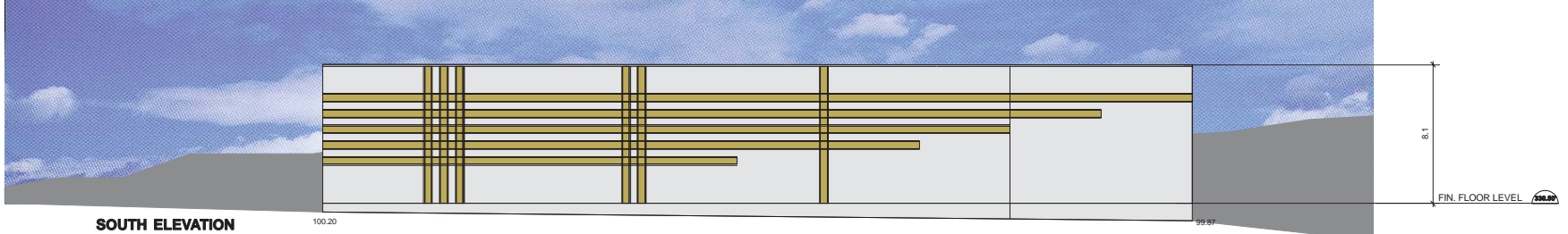
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

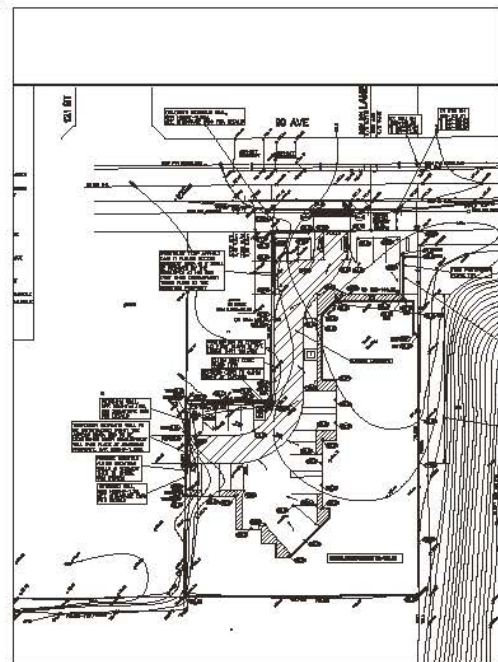
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No.	Date	Revision Details	No.	Date	Revision Details

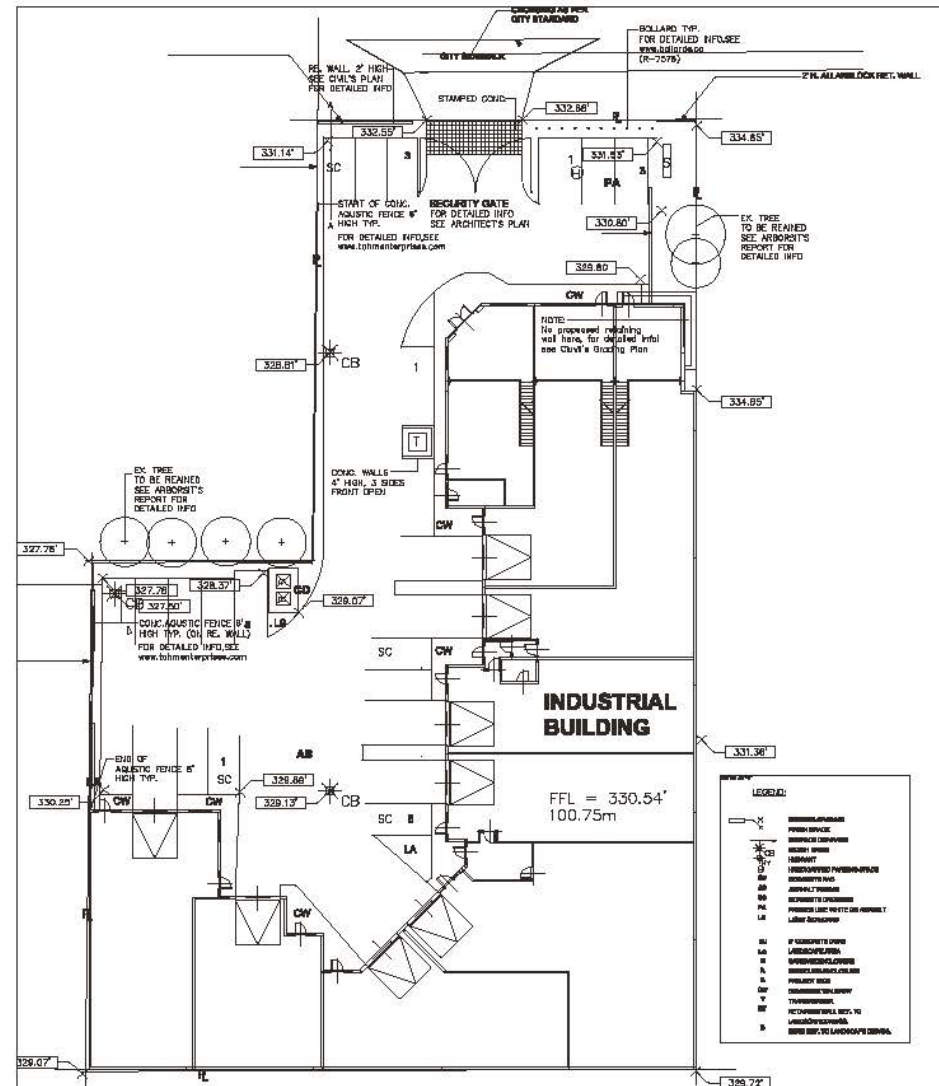
WG ARCHITECTURE INC
 888 - 658 W. PENDER STREET
 VANCOUVER, B.C. V6B 1Y9
 TEL: (604) 251 2278
 FAX: (604) 683 7484

Project	WAREHOUSE PROJECT 12128 - 80 AVENUE SURREY, B.C.	Date:	JUN. 24, 2011	Project No.	1116
Scale:	1"=10'-0"	Drawn By:		Drawing No.	A08
Drawing Title	ELEVATIONS	Approved By:	WG		

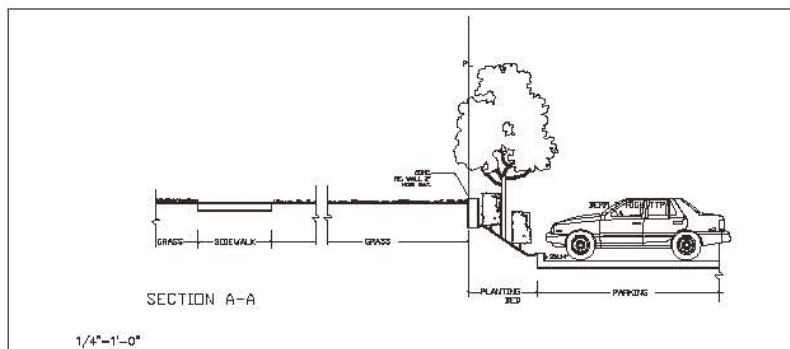


Quantity	Description	Reference Code	Contract Name	Size	Price	Notes
1	Plant Material (Mix)					
2	Plant Material (Mix)					
3	Plant Material (Mix)					
4	Plant Material (Mix)					
5	Plant Material (Mix)					
6	Plant Material (Mix)					
7	Plant Material (Mix)					
8	Plant Material (Mix)					
9	Plant Material (Mix)					
10	Plant Material (Mix)					
11	Plant Material (Mix)					
12	Plant Material (Mix)					
13	Plant Material (Mix)					
14	Plant Material (Mix)					
15	Plant Material (Mix)					
16	Plant Material (Mix)					
17	Plant Material (Mix)					
18	Plant Material (Mix)					
19	Plant Material (Mix)					
20	Plant Material (Mix)					

Landscape Cost Estimate		Date:	Nov, 2012
Address of Project Site: 12126, 90 Avenue Surrey, BC			
		City of Surrey File No.:	
1 Earthwork	Approximate Quantity	Unit/Price	
(a) Grading (lump sum)			
(b) Topsoil (on cost per m3)	116m3	24m3	
2 Stamped conc. paving	28m2	\$5m2	
3 Bollard	110	\$100/each	
4 Signage	\$1,500		
5 Sound barrier fence	68m	\$70m	
6 Garage enclosure			
7 Plant Material (Mix)			
(a) Trees			
7 cm cal.	1	\$375 (labour incl.)	
8 cm cal.	8	\$250 (labour incl.)	
(b) Shrubs & Others			
Hedge 5' high	113	\$45.00 (labour incl.)	
#2 Pot	48	\$24.00 (labour incl.)	
#3 Pot	103	\$14.00 (labour incl.)	
#1 Pot	82	\$4.25 (labour incl.)	
		Total	
		10% Contingency	
		Sub-total	
		12% HST	
		Grand Total	



- LEGEND:
- Symbol: CONCRETE DRIVE
 - Symbol: ASPHALT DRIVE
 - Symbol: ASPHALT DRIVE - CONCRETE
 - Symbol: ASPHALT DRIVE - CONC.
 - Symbol: ASPHALT DRIVE - CONC. WITH CURB
 - Symbol: ASPHALT DRIVE - CONC. WITH CURB AND CHANNEL
 - Symbol: ASPHALT DRIVE - CONC. WITH CURB AND CHANNEL - CONC.
 - Symbol: ASPHALT DRIVE - CONC. WITH CURB AND CHANNEL - CONC. WITH CURB
 - Symbol: ASPHALT DRIVE - CONC. WITH CURB AND CHANNEL - CONC. WITH CURB AND CHANNEL - CONC. WITH CURB AND CHANNEL
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DATE	REVISION

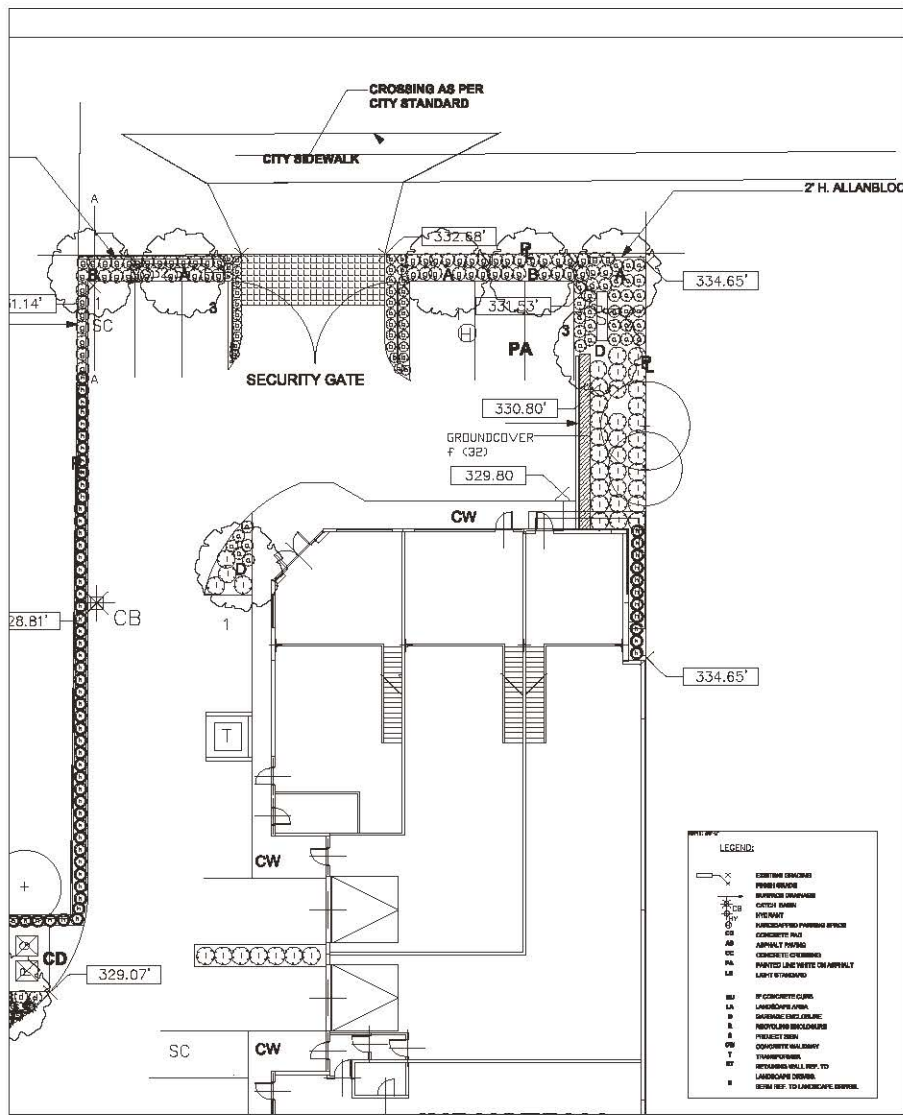


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 Tel: 604-263-0813
 Fax: 604-263-8213
 Email: jhl@jhlgroup.com

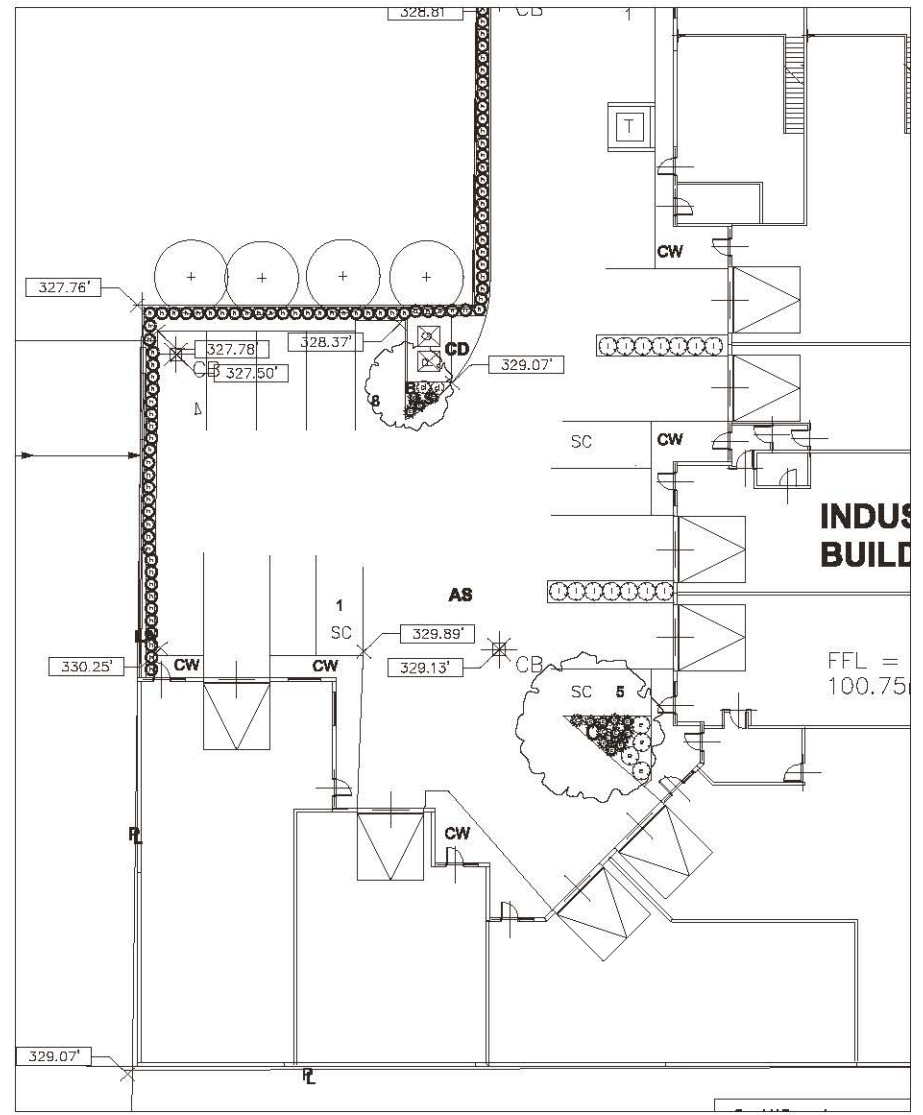
SCALE
 DATE: Nov, 12
 DRAWN: JL
 JOB NO.

PROJECT TITLE
PROPOSED INDUSTRIAL DEVELOPMENT
 12126, 90 Avenue
 Surrey, BC

DRAWING TITLE
PLANT LIST/ OVERALL REFERENCE PLAN/ HARD LANDSCAPE PLAN/ SECTION/ COST ESTIMATE



NORTH SECTION



SOUTH SECTION

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DATE	REVISIONS



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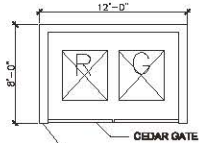
4370, Maple Street, Vancouver, BC
Tel: 604-263-8913
Fax: 604-263-3213
Email: jhl@jhlgroup.ca

SCALE: 3/32"=1'-0"
DATE: Nov, 12
DRAWN: JL
JOB NO.:

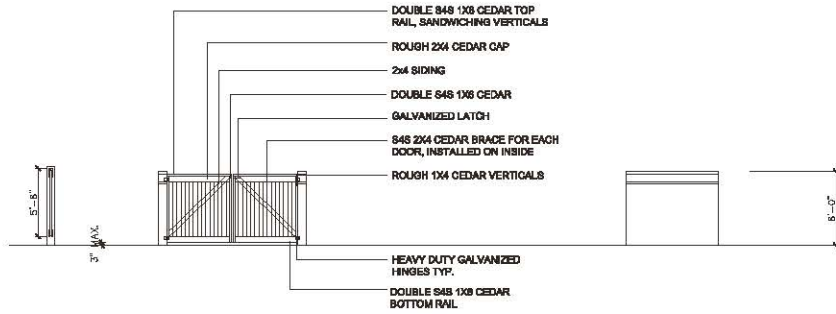
PROJECT TITLE
PROPOSED INDUSTRIAL DEVELOPMENT
12126, 90 Avenue
Surrey, BC

DRAWING TITLE
LANDSCAPE DESIGN/PLANTING PLANS
NORTH SECTION
SOUTH SECTION

L-2



CEGAR GATE
 8" THK CONC. WALL TO BE DESIGNED AND APPROVED BY ENGINEER.



DETAIL-GARBAGE ENCLOSURE NO SCALE

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DATE	REVISIONS



JHL Design Group Inc.
 Landscape Architecture + Urban Design

4370, Maple Street, Vancouver, BC
 Tel: 604-283-8513
 Fax: 604-283-8213
 Email: jhl@designgroup.co

SCALE	
DATE	Nov. 2
DRAWN	JL
JOB NO.	

PROJECT TITLE	PROPOSED INDUSTRIAL DEVELOPMENT 12126, 90 Avenue Surrey, BC
DRAWING TITLE	DETAILS

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

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

DATE: **December 3, 2012** PROJECT FILE: **7811-0151-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12126 90 Ave.**

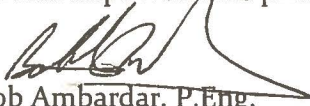
DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

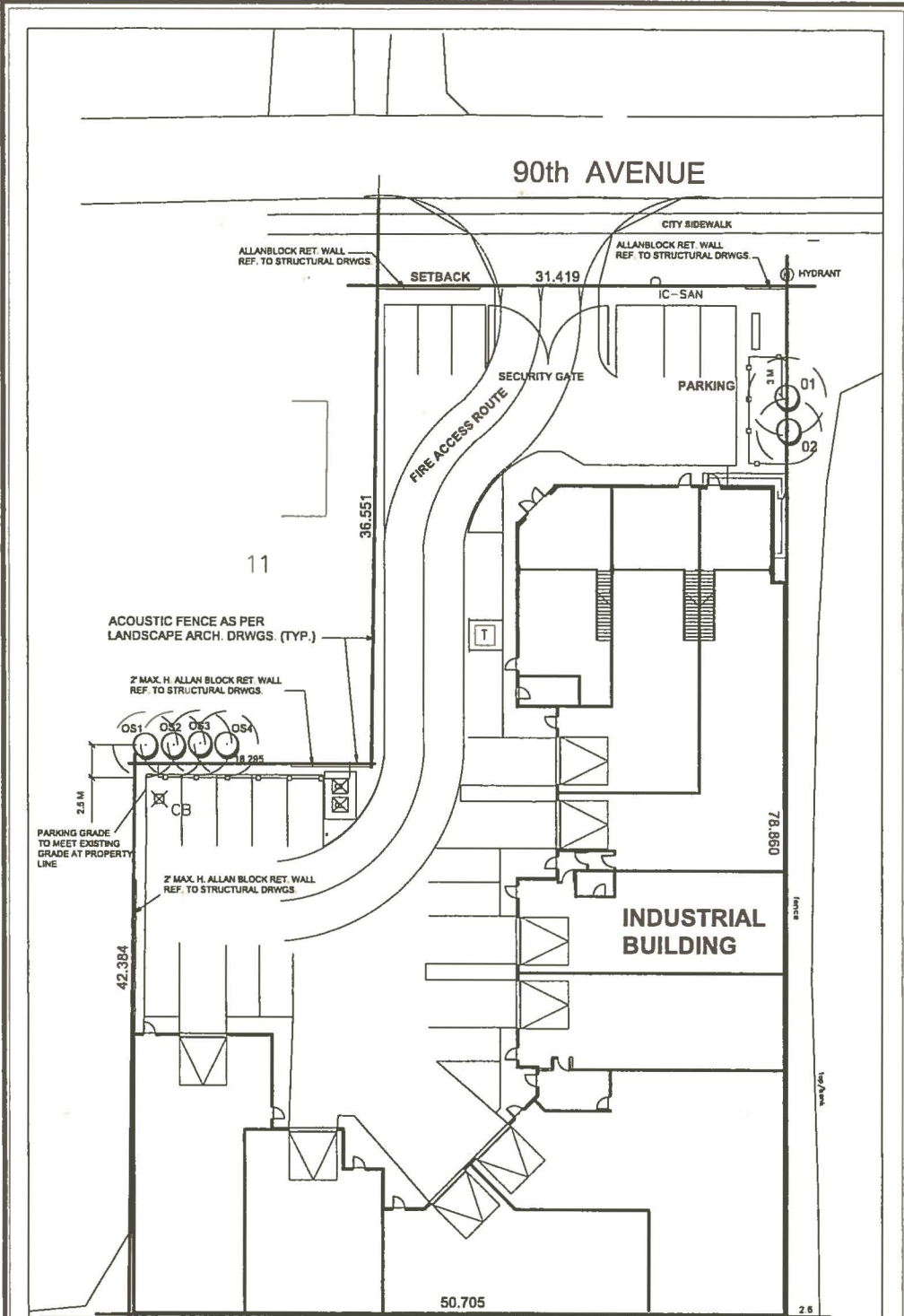
The following issues are to be addressed as a condition of issuance of the Development Permit:

- Revise driveway to meet City standards

A Servicing Agreement is not required for the Development Permit or Development Variance Permit, but will be required for the 90th Avenue frontage upgrade and any downstream storm system improvements prior to issuance of Building Permit.


Bob Ambardar, P.Eng.
Development project Engineer

BA



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 12126 90 AVE.,
 SURREY, B.C.

REVISIONS:

NO	DATE	BY	RECORD OF ISSUE
1	AUG01/12	SL	NEW SITE PLAN
2	OCT11/12	SL	NEW SITE PLAN

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN **SGL**

SCALE **AS SHOWN**

DATE **FEBRUARY 24, 2012**

T-1
 SHEET 1 OF 2

SITE PLAN

Plans checked by [Signature]
 Planning & Development, City of Surrey

Date 2012/11/08

Acceptable Not Acceptable

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- TREE PROTECTION FENCING



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0151-00

Issued To: AJIT S. GILL
DILBAGH S. GILL

("the Owner")

Address of Owner: 9116 – 139A Street
Surrey, B.C. V3W 3N6

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: 005-787-548
Lot 12 Section 31 Township 2 New Westminster District Plan 21668

12126 – 90 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 48, "Light Impact Industrial Zone (IL)", the minimum west side yard setback is reduced from 7.5 metres (25 ft.) to 0 metres (0 ft.).
 - (b) In Section F of Part 48, "Light Impact Industrial Zone (IL)", the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 0 metres (0 ft.).
4. The siting of buildings and structures shall be in accordance with the drawing numbered 7911-0151-00(A) which is attached hereto and form part of this development variance permit.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

90th AVENUE

PROJECT STATISTICS :

ZONING: IL
 LOT AREA : 35,487 sf.
 BUILDING AREA : 18,529 sf.
 FAR: 0.6 (MAX. 1.0)
 SITE COVERAGE : 52 %

BUILDING FLOOR AREA :
 LEVEL 1: 18,529 sf.
 MEZZANINE: 1,460 sf.
 TOTAL: 19,989 sf.

OFF STREET PARKING:
 PARKING REQUIRED: LEVEL 1: 18,529 sf : 1.075sf X 1 = 17.24 p sp
 POTENTIAL FOR MEZZANINE: 1,460 sf : 1.075sf X 1 = 1.36 p sp
 TOTAL = 19 p sp
 PARKING SPACES PROVIDED: 19 (1 H/A, 1 SMALL CAR)
 PARKING DIMENSIONS AS PER CITY BY-LAW

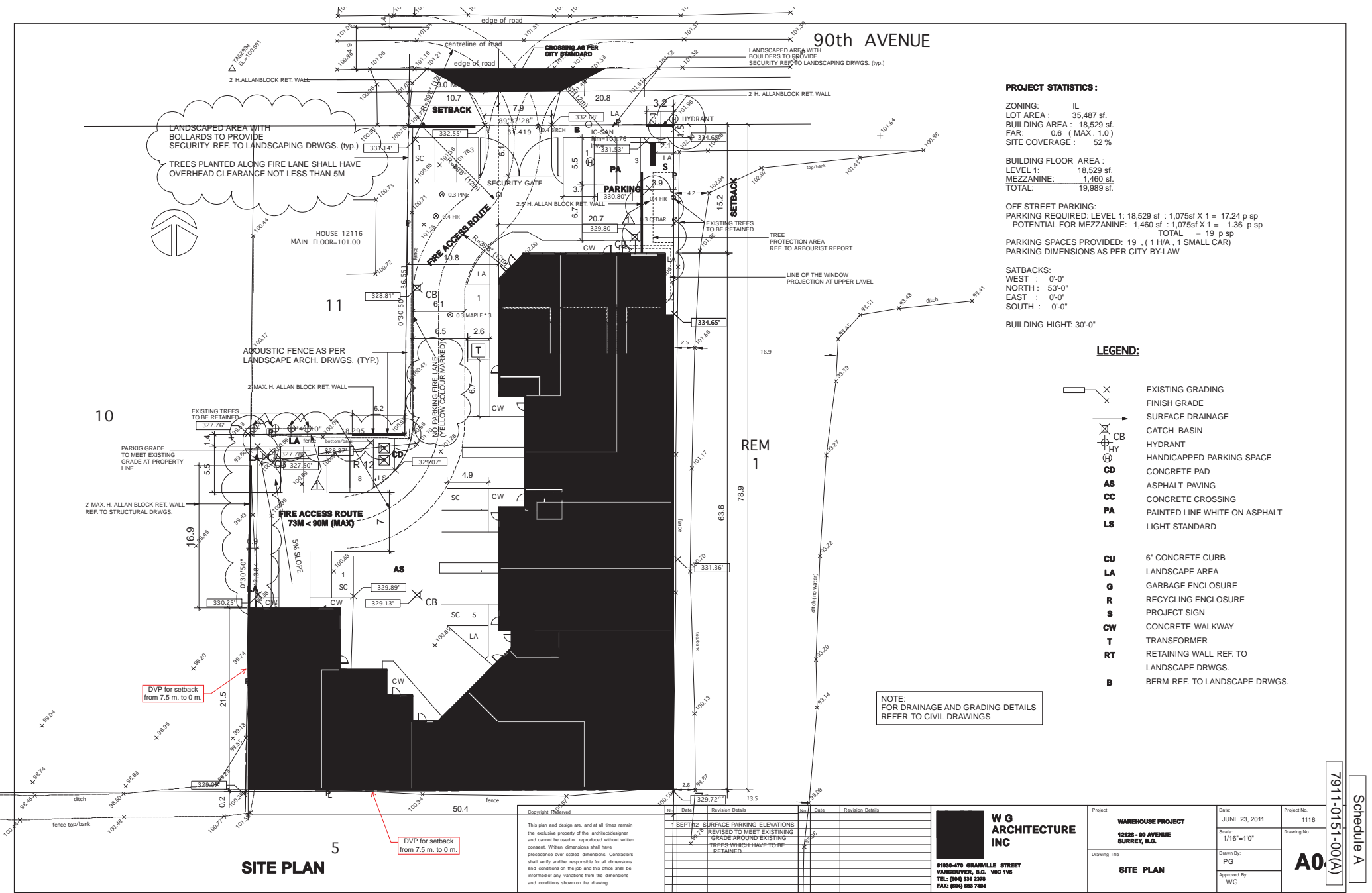
SATBACKS:
 WEST : 0'-0"
 NORTH : 53'-0"
 EAST : 0'-0"
 SOUTH : 0'-0"
 BUILDING HEIGHT: 30'-0"

LEGEND:

- EXISTING GRADING
- FINISH GRADE
- SURFACE DRAINAGE
- CATCH BASIN
- HYDRANT
- HANDICAPPED PARKING SPACE
- CONCRETE PAD
- ASPHALT PAVING
- CONCRETE CROSSING
- PAINTED LINE WHITE ON ASPHALT
- LIGHT STANDARD

- 6" CONCRETE CURB
- LANDSCAPE AREA
- GARBAGE ENCLOSURE
- RECYCLING ENCLOSURE
- PROJECT SIGN
- CONCRETE WALKWAY
- TRANSFORMER
- RETAINING WALL REF. TO LANDSCAPE DRWGS.
- BERM REF. TO LANDSCAPE DRWGS.

NOTE:
 FOR DRAINAGE AND GRADING DETAILS
 REFER TO CIVIL DRAWINGS



SITE PLAN

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No.	Date	Revision Details	No.	Date	Revision Details
1	SEPT 12	SURFACE PARKING ELEVATIONS			
2	SEP 20	REVISED TO MEET EXISTING GRADE AROUND EXISTING TREES WHICH HAVE TO BE RETAINED			

WG ARCHITECTURE INC
 6168-470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V6
 TEL: (604) 351 2378
 FAX: (604) 683 7484

Project	WAREHOUSE PROJECT 12126 - 90 AVENUE SURREY, B.C.	Date:	JUNE 23, 2011	Project No.	1116
Scale:	1/16"=1'0"	Drawn By:	PG	Drawing No.	A0
Approved By:	WG				

7911-0151-00(A)
 Schedule A