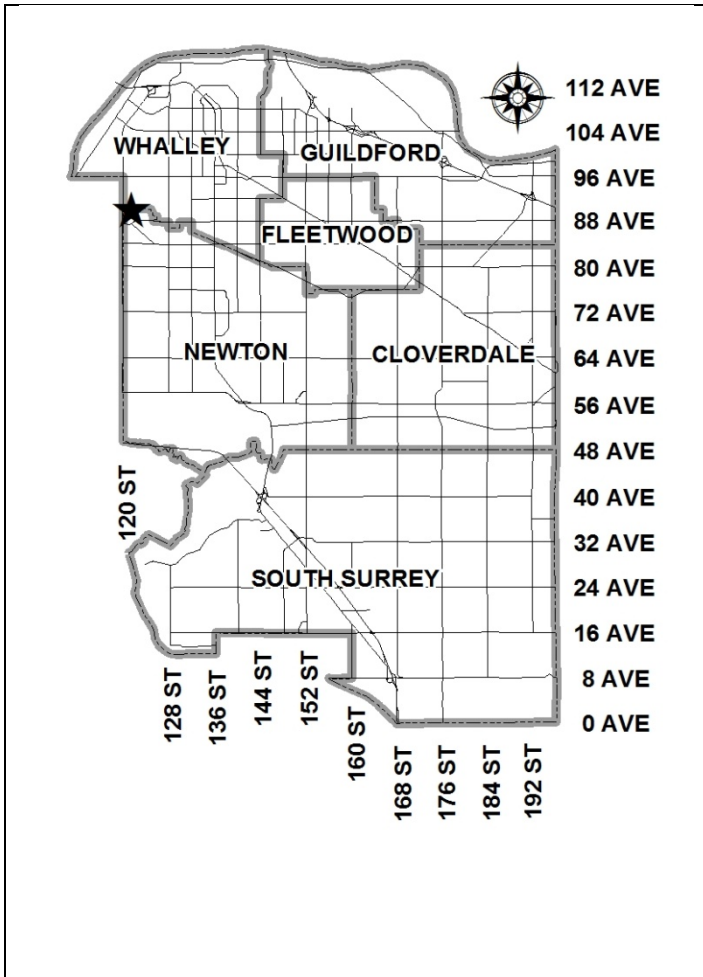


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0150-00

Planning Report Date: April 8, 2013



PROPOSAL:

- **Rezoning** from RA to IL
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of two multi-tenant industrial buildings on a consolidated site as well as reduce the minimum front yard, rear yard and west side yard setbacks.

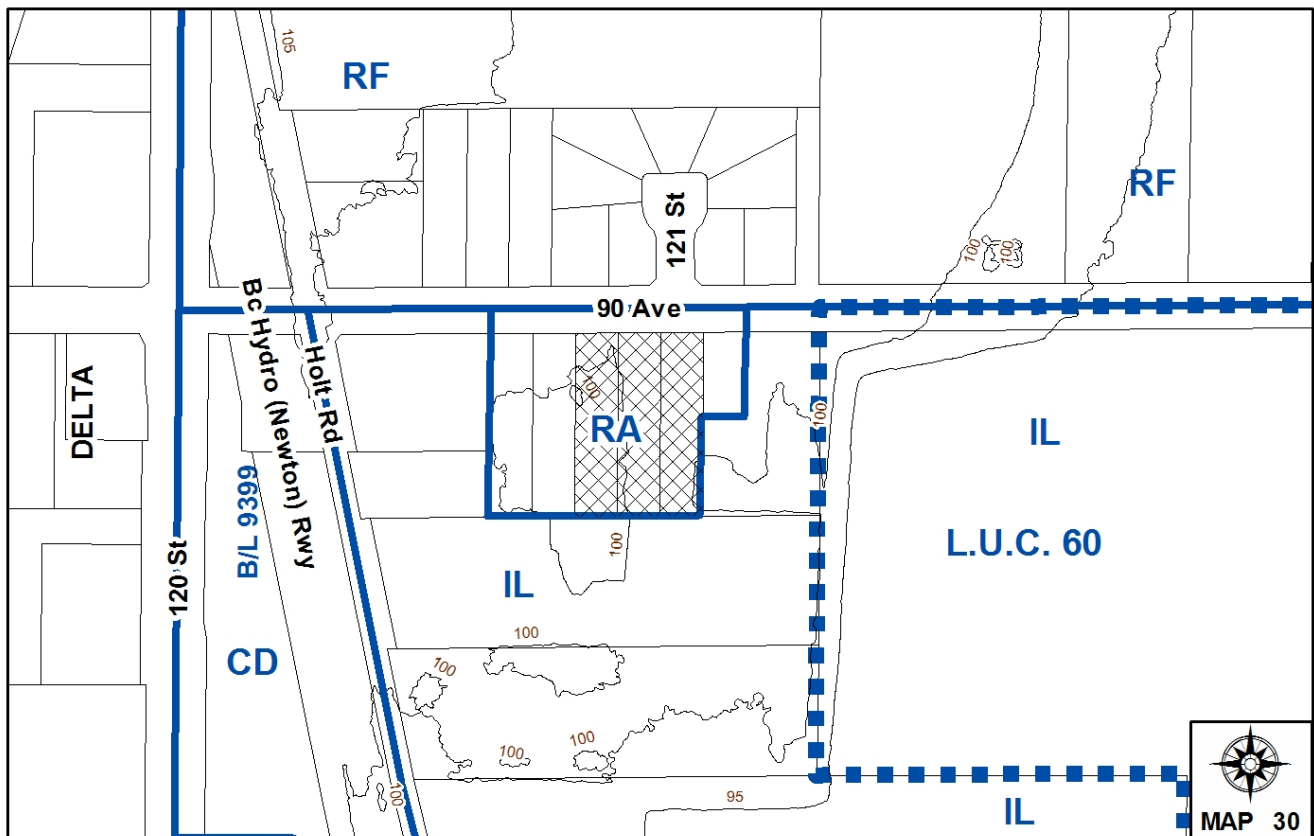
LOCATION: 12084 – 90 Avenue
 12092 – 90 Avenue
 12106 – 90 Avenue

OWNER: Malkit Singh Badyal
 Sarbjit Kaur Badyal
 0926614 B.C. Ltd.

ZONING: RA

OCP DESIGNATION: Industrial

LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends the proposed rezoning to "Light Impact Industrial Zone (IL)" be referred back to staff and the applicant to work with the neighbours and address their concerns.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) as well as rear yard and west side yard setbacks from 7.5 metres (25 ft.) to 0 metres (0 ft.).

RATIONALE OF RECOMMENDATION

- Complies with the "Industrial" OCP and LAP designations.
- Adjacent residential property owners have expressed opposition to the proposed rezoning. In particular, residents are concerned the current proposal will allow transportation industry as a permitted land-use. In addition, residents are concerned the IL Zone would permit warehouse uses on-site which could result in large trucks entering/exiting the property from 90 Avenue.
- Staff suggest the rezoning application be modified to a "Comprehensive Development Zone (CD)" (based on IL) which would permit a broad range of uses currently permitted in the IL Zone but would exclude those land-uses which are of concern to the adjacent neighbourhood. Additional requirements/measures should also be considered to address the concerns of area residents.

RECOMMENDATION

The Planning & Development Department recommends that the proposed development be referred back to staff and the applicant to work with the neighbours to address their concerns as documented in the report.

Should Council find merit in the applicant's proposal and support the full range of uses allowed in the "Light Impact Industrial Zone (IL)", Council may approve the application to proceed as follows:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0150-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7912-0150-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (b) to reduce the minimum rear side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.); and
 - (c) to reduce the minimum west side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.).
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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) the applicant addresses the shortfall in tree retention;
 - (f) submission of an acceptable lot grading plan to the satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (i) 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.

Surrey Fire Department: No concerns. All garbage container locations in Phase 1 should be relocated a minimum of 3 metres (10 ft.) from the proposed building.

SITE CHARACTERISTICS

Existing Land Use: Vacant parcels and single family residential dwelling

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 90 Avenue):	Single family residential	Urban/ Urban Residential	RF
East:	Single family residential and vacant industrial property	Industrial/ General Industrial	RA & IL
South:	Multi-tenant industrial building	Industrial/ General Industrial	IL
West:	Single family residential	Industrial/ General Industrial	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject three properties are 4,332 square metres (1.07 acres) in area and located on the south side of 90 Avenue just east of Holt Road. The properties are designated "Industrial" in the Official Community Plan (OCP), "General Industrial" in the Central Newton Local Area Plan (LAP) and presently zoned "One-Acre Residential Zone (RA)". A single family residential dwelling is currently located at 12084 – 90 Avenue while 12092 – 90 Avenue and 12106 – 90 Avenue are vacant.

- A Development Permit (DP) and Development Variance Permit (DVP) was issued by Council for a multi-tenant industrial building on the adjacent property to the east at 12126 – 90 Avenue on June 13, 2005 (File No. 7905-0022-00). The DP and DVP later expired in June, 2007. As a result, the applicant proceeded to Council in February, 2013 and was given approval for another DP and DVP for a multi-tenant industrial building which conforms to the original DP drawings (File No. 7911-0151-00).
- As part of File No. 7905-0022-00 and 7911-0151-00, the applicant was requested by City staff to provide a concept plan for the remaining undeveloped industrial designated properties on the south side of 90 Avenue west of the site (Appendix VI).

Current Proposal

- The applicant is proposing to rezone the subject properties from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" in order to construct two multi-tenant industrial buildings on a consolidated site. The proposal includes a two-unit industrial building on 90 Avenue and six-unit industrial building along the rear lot line (Appendix II).
- The proposed site layout generally reflects the concept plan developed for the area under File No. 7911-0151-00 except that the applicant proposes two east-west oriented industrial buildings with a smaller building footprint and floor area. In addition, the building proposed in Phase I was shifted toward 90 Avenue in order to provide a more pedestrian-friendly streetscape. Through proposing two separate industrial buildings, the applicant is able to phase the development thereby meeting operational requirements while reducing up-front costs associated with financing two buildings.
- At present, the applicant has not identified any possible future tenants but indicated to City staff that the proposed industrial buildings are ultimately intended for warehouse purposes.
- The applicant also requests a Development Variance Permit (DVP) to reduce the minimum rear yard and west side yard setback for the proposed industrial buildings from 7.5 metres (25 ft.) to 0 metres (0 ft.). In addition, the applicant is requesting a front yard setback relaxation along 90 Avenue from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

PRE-NOTIFICATION

- Pre-notification letters were mailed out on November 14, 2012. City staff received twelve (12) phone calls and seventeen (17) letters from residents who expressed opposition to rezoning from RA to IL. The applicant provided seven (7) form letters in support of the rezoning application. The support letters were signed by 4 individuals who collectively own seven properties in the immediate area.
- For those individuals who opposed the rezoning, the following concerns were expressed:
 - Several area residents expressed concerns that "transportation industry" would result in heavy-truck traffic and noted that 90 Avenue is not a designated truck route. In addition, current signage on 90 Avenue and Holt Road indicates no heavy-truck traffic is permitted.
 - A number of residents were concerned about insufficient truck turning movements which could result in heavy trucks backing onto 90 Avenue or entering the cul-de-sac on 121 Street.

- A number of residents were concerned about the lack of sidewalks along 90 Avenue which raised safety issues for residents as well as children in the surrounding neighbourhood.
- Several residents expressed concerns about truck parking on-site and overnight parking of heavy trucks on 90 Avenue. In addition, residents were concerned about hours of operation especially transportation industry activities that take place outside regular business hours.
- A number of residents were concerned the proposal may contribute to increased criminal activity as well as unsightly premises if not maintained thereby decreasing property values.
- Although the majority of residents understand the properties under application are designated "Industrial" in the OCP and therefore an appropriate location for industrial land-uses, residents are concerned about heavy-duty vehicles accessing the site (e.g. tractor-trailers or dump trucks) as well as "transportation industry" related uses being allowed in residential areas.
- In order to address resident concerns, City staff requested the applicant to consider rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on IL) and exclude uses related to "transportation industry". However, the applicant is not supportive of eliminating these land-uses.

DESIGN PROPOSAL AND REVIEW

- The proposed buildings will provide 2,011 square metres (21,646 sq. ft.) of ground-floor space for warehouse purposes and 267 square metres (2,870 sq. ft.) of second-floor mezzanine.
- The proposed concrete tilt-up buildings are attractive, well-designed and provide an appealing addition to 90 Avenue. The building materials include pre-finished metal canopies with tempered glazing for weather protection, ground-floor storefront variety windows, metal framed entries with aluminum siding panels and concrete reveals in neutral colours with darker accents for canopies, flashing and doors.
- The subject property will obtain driveway access from 90 Avenue and complete the reciprocal access easement previously registered against 12126 – 90 Avenue under File No. 7905-0022-00.
- 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. As a result, the buildings will require the owner to provide a total of twenty-three (23) parking spaces for employees and customers. The applicant is proposing 23 parking stalls which complies with the Zoning By-law.

Proposed Landscaping and Arborist Report

- The applicant is proposing significant landscaping along 90 Avenue which includes a 3 metre (10 ft.) wide landscape buffer that separates the boulevard and northern façade of the proposed building in Phase I. In order to reduce the overall visual impact of the industrial buildings, the applicant proposes low-profile planting and several medium-sized trees along the northern and eastern boundary to further conceal the proposed buildings from adjacent residential dwellings.

- The Arborist Report prepared by M2 Landscape Architecture identified nine (9) on-site and sixteen (16) off-site by-law sized trees for future removal (Appendix IV). Although no on-site trees are capable of being retained given the proposed building locations and on-site parking, City staff will continue to work with the applicant in order to prolong the retention of on-site trees impacted by structures in Phase II until such time as construction begins. Based upon the current proposal, a total of sixteen (16) replacement trees are required. The applicant proposes thirty-nine (39) replacement trees. Therefore, the applicant is not required to provide cash-in-lieu given there is no deficit in tree replacement under File No. 7912-0150-00.

Proposed Free-standing Sign

- The proposed free-standing sign will be 2.0 metres (6.6 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.
- The free-standing sign is 3.7 metres (12 ft.) wide and double-sided with a total sign area of 3.3 square metres (35 sq. ft.). The Sign By-law permits a sign area of 27.8 square metres (300 sq. ft.).
- The free-standing sign will consist of an aluminum frame sign box and finished architectural concrete foundation painted in neutral colours to match the proposed building. The proposed sign will be setback a minimum of 2 metres (6.6 ft.) from the north lot line, in accordance with the Sign By-law.

Proposed Fascia Signage

- The proposed fascia signage will be limited to one fascia sign per premise frontage, conform to the maximum allowable combined sign area per linear foot of premise frontage and not extend more than 0.5 metre (1.6 ft.) from the proposed building façade, as per the Surrey Sign By-law.
- The fascia signs consist of individual channel letters with background illumination. The signs are located directly above the storefront windows or doorway entrances to each individual unit.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 24, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject property is designated "Industrial" in the Official Community Plan (OCP). The proposed rezoning to "Light Impact Industrial Zone (IL)" is consistent with the current OCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density conforms with the IL Zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant proposes to install natural landscaping along the north, east and west lot lines which provides additional habitat by relying largely on native shrubs, trees as well as groundcover.

	<ul style="list-style-type: none"> The applicant proposes to reduce impervious surfaces by using gravel along the west lot line. In addition, the applicant proposes to increase tree canopy coverage by 20% through added planting.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The applicant proposes to address CPTED principles by providing clear sight lines from 90 Avenue toward building entrances as well as on-site parking areas thereby providing for natural surveillance.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

ADVISORY DESIGN PANEL

The development application was not referred for comment to the Advisory Design Panel. City staff reviewed the proposal internally and determined the proposal was generally acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum front yard (90 Avenue) setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
- To vary the minimum rear yard setback from 7.5 metres (25 ft.) to 0 metres (0 ft.).
- To vary the minimum west side yard setback from 7.5 metres (25 ft.) to 0 metres (0 ft.).

Applicant's Reasons:

- The requested front yard setback should improve turning movements for larger trucks accessing the proposed building in Phase 1 without compromising on-site parking. In addition, the variance will improve the streetscape along 90 Avenue by relocating the proposed building closer to the sidewalk and providing an attractive northern façade.
- The proposed building at 12116 – 90 Avenue (File No. 7911-0151-00) as well as existing industrial building at 8592 Holt Road, located directly behind the subject properties, are similarly located at zero lot line. Therefore, the requested variances for rear yard and west side yard setback will not negatively impact adjacent industrial buildings.

Staff Comments:

- The applicant proposes additional landscaping on 90 Avenue in order to enhance the streetscape and reduce the visual impact of the reduced front yard setback in Phase I.

- The rear yard and west side yard setbacks will have a negligible impact on industrial buildings located on adjacent properties given that City staff anticipate requests for similar relaxed setbacks. In addition, the applicant will enhance the western building façade with reveal panels to avoid blank walls for portions visible along 90 Avenue.
- The proposed setback variances will make more efficient use of the subject properties by increasing the available floor space, improving on-site circulation and reducing the potential for blank walls. In addition, the requested setbacks will restrict opportunities for criminal activity, in keeping with CPTED principles, and provide a suitable interface between the proposed industrial buildings and single family dwellings along 90 Avenue.

CONCLUSION

- The applicant proposes to rezone the subject properties from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" in order to construct two multi-tenant industrial buildings on a consolidated site. The proposal includes a two-unit industrial building on 90 Avenue and six-unit industrial building along the rear lot line which provide about 2,278 square metres (24,520 sq. ft.) of floor space. At present, the applicant has not identified any possible future tenants but indicated to City staff the proposed industrial buildings are intended for warehouse purposes.
- Several adjacent property owners have expressed opposition to the proposed rezoning to IL. In particular, residents are concerned the current proposal will allow transportation industry as a permitted land-use. Moreover, residents expressed concerns the IL Zone will permit warehouse uses on-site which could result in large trucks entering/exiting the property along 90 Avenue.
- Therefore, staff suggest the proposed rezoning be modified to a "Comprehensive Development Zone (CD)" (based on IL) which would permit a broad range of uses allowed in the IL Zone but would exclude those land-uses which generated concerns in the surrounding neighbourhood.

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 and Building Elevation Drawings
Appendix III.	Engineering Summary
Appendix IV.	Tree Preservation Plan
Appendix V.	Development Variance Permit No. 7912-0150-00
Appendix VI.	Concept Plan Submitted for File No. 7905-0022-00 and 7911-0151-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and M2 Landscape Architecture, respectively, dated February 28, 2013 and January 8, 2013.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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. 4/4/13 10:48 AM

Information for City Clerk

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

1. (a) Agent: Name: Trevor Dickson
Barnett Dembek Architects Inc.
Address: 7536 - 130 Street, Unit 135
Surrey, BC V3W 1H8
Tel: 604-597-7100

2. Properties involved in the Application

- (a) Civic Address: 12084 - 90 Avenue
12092 - 90 Avenue
12106 - 90 Avenue
- (b) Civic Address: 12084 - 90 Avenue
Owner: Malkit Singh Badyal and Sarbjit Kaur Badyal
PID: 009-893-636
Lot 8 Section 31 Township 2 New Westminster District Plan 13861
- (c) Civic Address: 12092 - 90 Avenue
Owner: 0926614 B.C. Ltd.
Director Information:
Satnam S Badyal,
Malkit S Badyal,

No Officer Information Filed
PID: 002-415-691
Lot 9 Section 31 Township 2 New Westminster District Plan 13861
- (d) Civic Address: 12106 - 90 Avenue
Owner: 0926614 B.C. Ltd.
Director Information:
Satnam S Badyal,
Malkit S Badyal,

No Officer Information Filed
PID: 002-364-646
Lot 10 Section 31 Township 2 New Westminster District Plan 13861

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Proposed Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	4,332 sq. m.
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%	46%
SETBACKS (in metres)		
Front	7.5 m.	See Multiple Buildings Data Sheet
Rear	7.5 m.	
Side #1 (E)	0 m.	
Side #2 (W)	7.5 m.	
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	7.6 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	2,278 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	2,278 sq. m.

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

Development Data Sheet cont'd

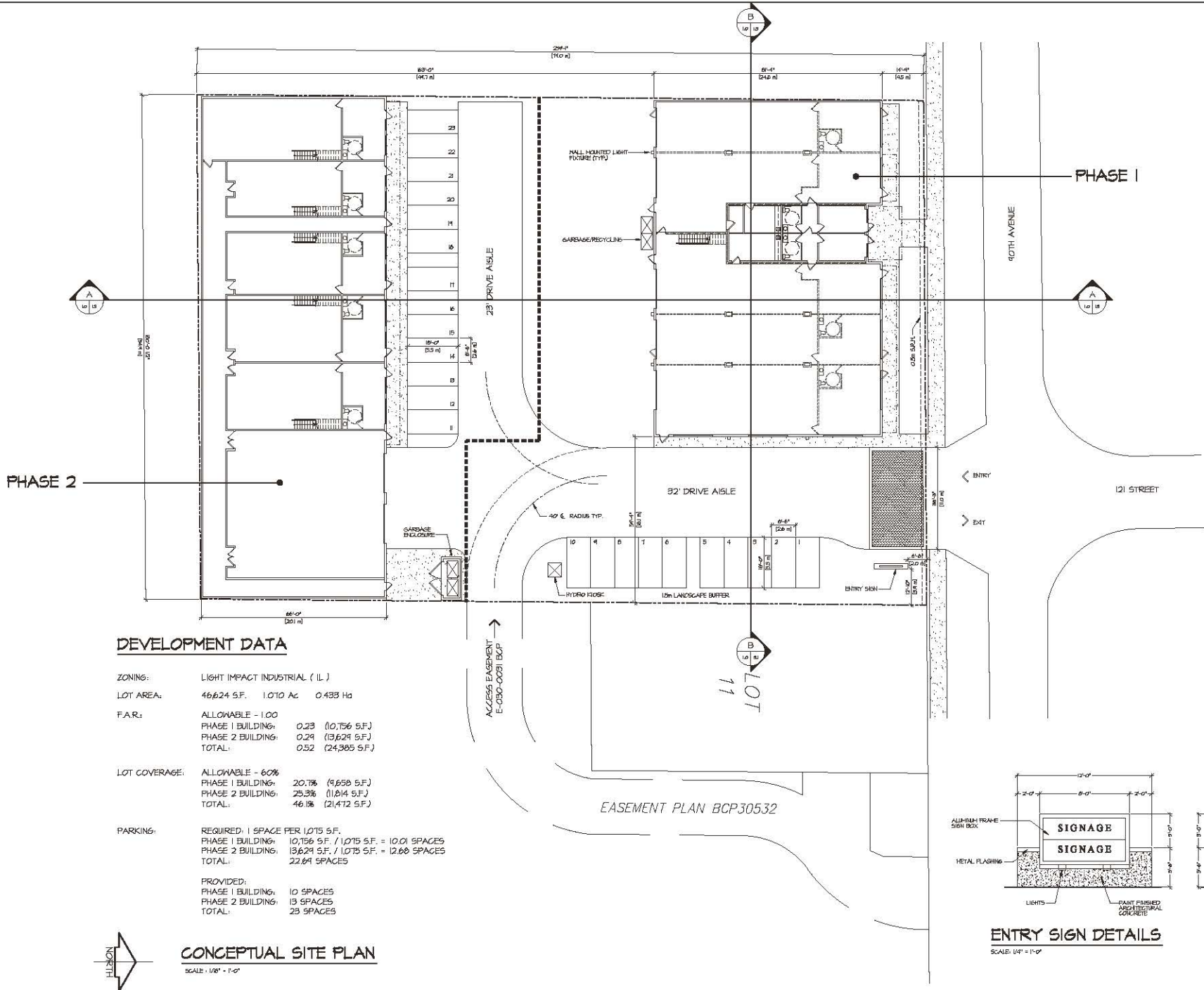
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	N/A	N/A
FAR (net)	1.0	0.53
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	23 stalls	23 stalls
Residential	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	23 stalls	23 stalls
Number of disabled stalls	N/A	N/A
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: IL

Required Development Data	Building #1	Building #2
SETBACK (in metres)		
Front	4.5 m.	58 m.
Rear	49 m.	0 m.
Side #1 (E)	18 m.	0 m.
Side #2 (W)	0 m.	0 m.
Building Height (in metres/storeys)		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +		
TOTAL FLOOR AREA	N/A	N/A



DEVELOPMENT DATA

ZONING: LIGHT IMPACT INDUSTRIAL (I.L.)

LOT AREA: 46,624 S.F. 1.070 Ac 0.433 Hd

F.A.R.: ALLOWABLE - 1.00
 PHASE 1 BUILDING: 0.23 (10,756 S.F.)
 PHASE 2 BUILDING: 0.24 (13,624 S.F.)
 TOTAL: 0.52 (24,385 S.F.)

LOT COVERAGE: ALLOWABLE - 60%
 PHASE 1 BUILDING: 20.7% (9,658 S.F.)
 PHASE 2 BUILDING: 29.3% (11,814 S.F.)
 TOTAL: 46.1% (21,472 S.F.)

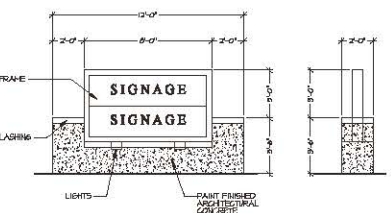
PARKING: REQUIRED: 1 SPACE PER 1,075 S.F.
 PHASE 1 BUILDING: 10,756 S.F. / 1,075 S.F. = 10.01 SPACES
 PHASE 2 BUILDING: 13,624 S.F. / 1,075 S.F. = 12.68 SPACES
 TOTAL: 22.69 SPACES

PROVIDED:
 PHASE 1 BUILDING: 10 SPACES
 PHASE 2 BUILDING: 13 SPACES
 TOTAL: 23 SPACES

CONCEPTUAL SITE PLAN
 SCALE: 1/8" = 1'-0"



EASEMENT PLAN BCP30532



ENTRY SIGN DETAILS
 SCALE: 1/4" = 1'-0"

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REV. NO.	DATE	ISSUE	BY	DESIGNED FOR



DESIGN: T.D.	DRAWN: J.
DATE: MAR 28 03	SCALE: 1/8" = 1'-0"

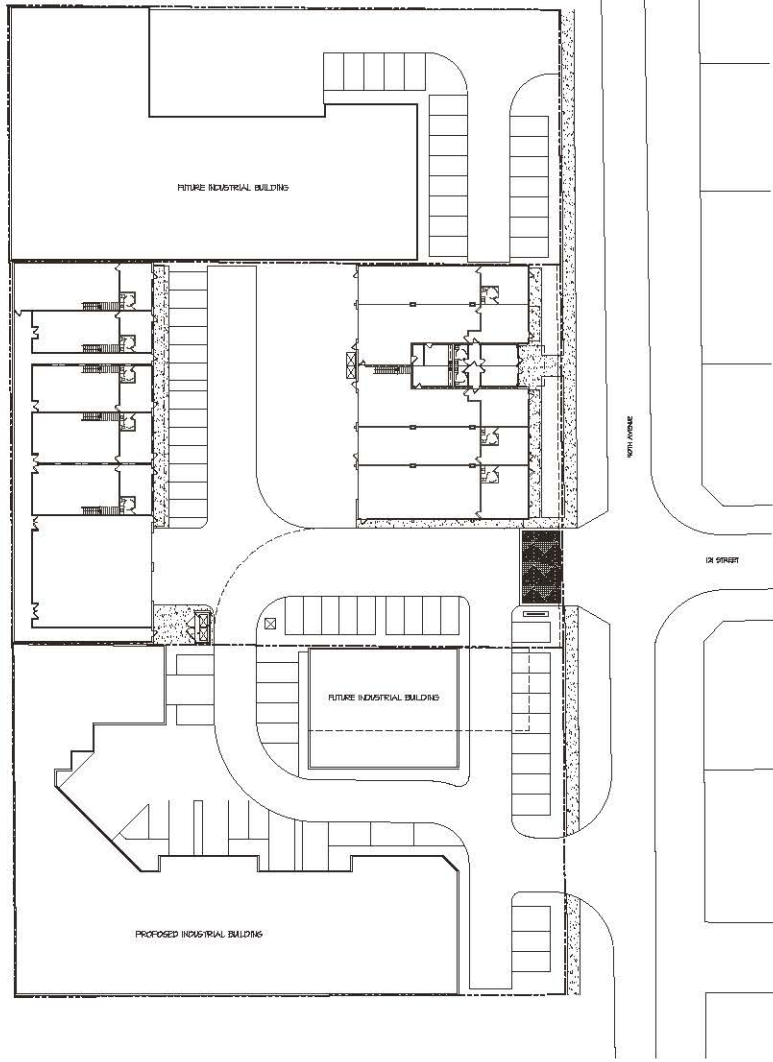
CLIENT: INDUSTRIAL DEVELOPMENT
 PROJECT: 12004, 12072 & 12106 - 90TH AVE, SURREY
 SHEET CONTAINS: CENTRAL SITE PLAN AND DEVELOPMENT DATA

barnett dembeck

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1T8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@bdarbitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-10
REV. NO.	11062



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REV	DATE	BY	CHK	ISSUED FOR



CLIENT: ...
PROJECT: INDUSTRIAL DEVELOPMENT
SHEET CONTAINS: NEIGHBORHOOD CONCEPT PLAN

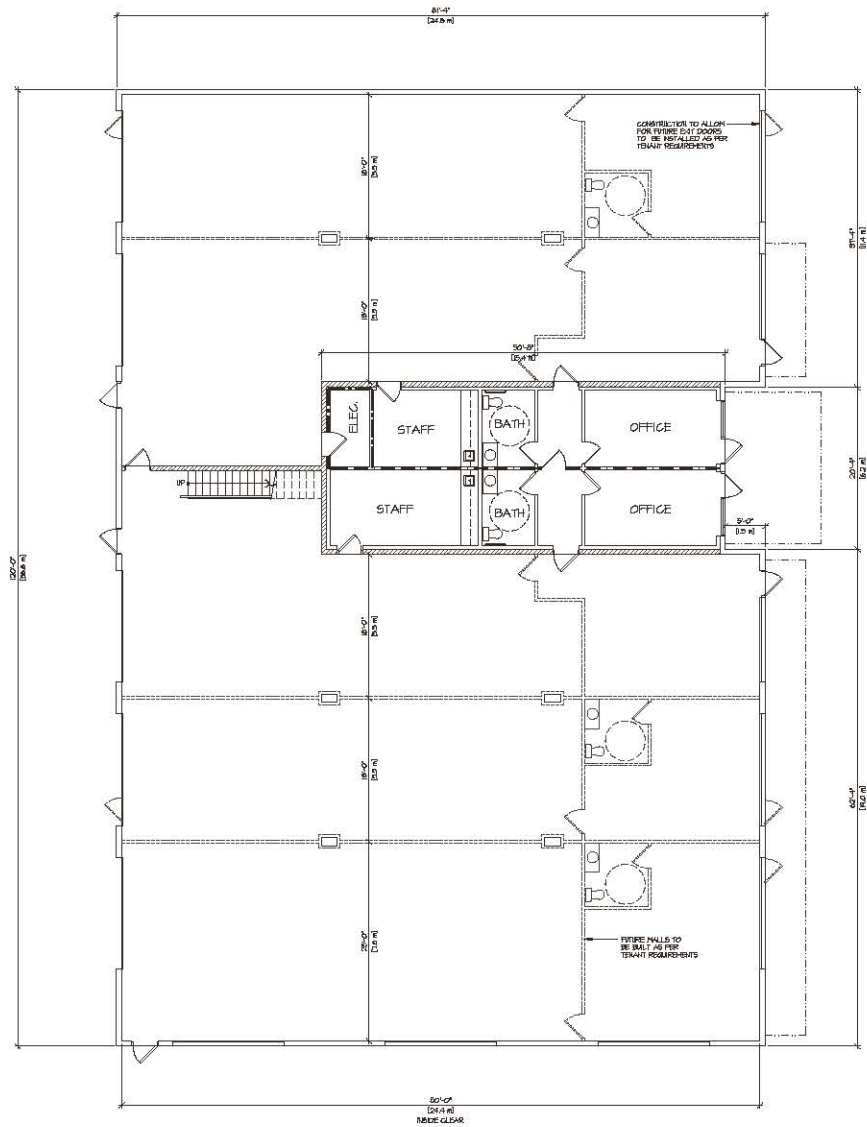
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barnett dembek

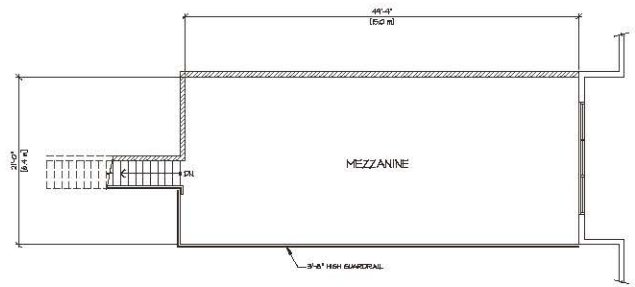
UNIT 135,
7938 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdorkitex.com

CLIENT NO.	SHEET NO.
11062	AC-L2
PROJECT NO.	REV. NO.
11062	



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 9,656 S.F.



MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0" 1,098 S.F.

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REV#	DATE	BY	CHKD	ISSUED FOR



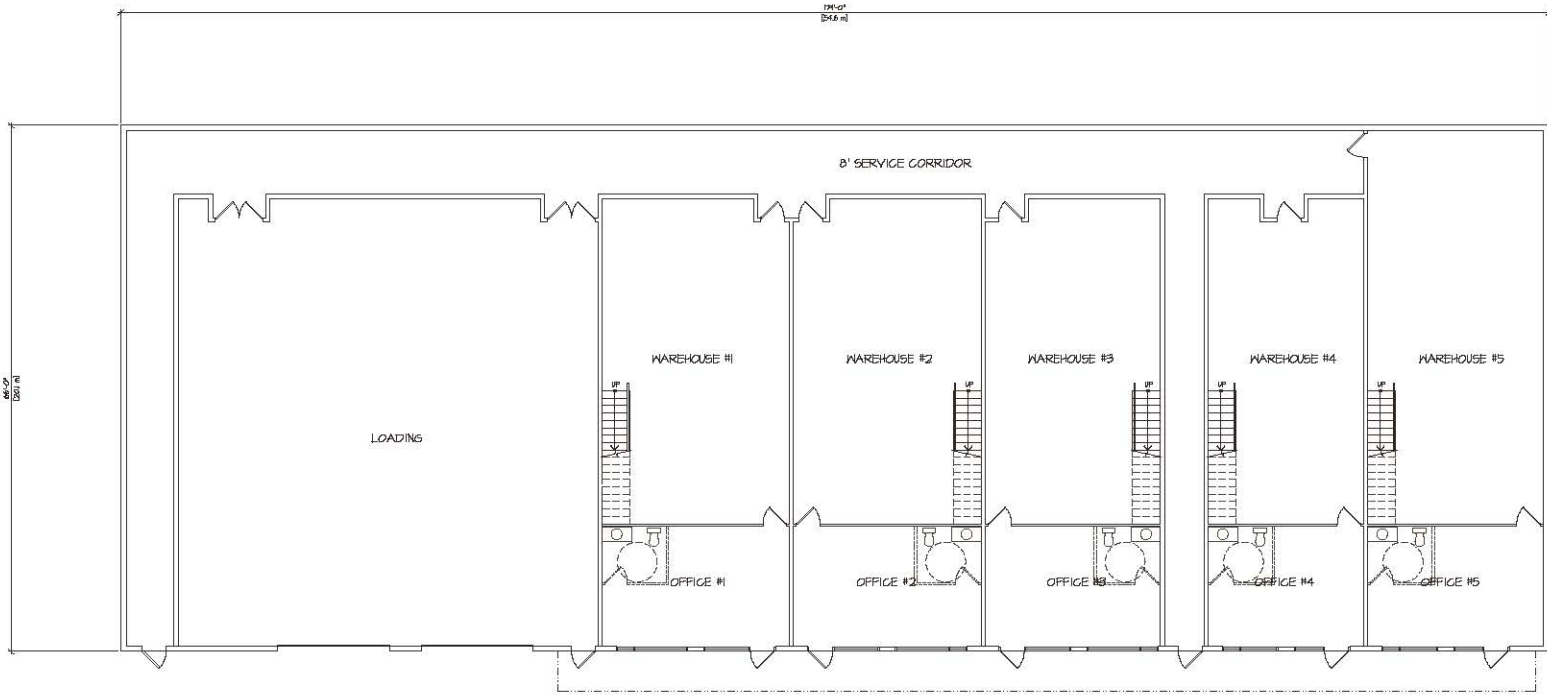
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CLIENT: INDUSTRIAL DEVELOPMENT			
PROJECT: 12094, 20712 & 12106 - 40TH AVE, SURREY			
SHEET CONTENT: BUILDING PLANS - PHASE 1			

barnett dembek
ARCHITECTS

UNIT 135,
7938 130 STREET,
SURREY, B.C.
V3W 1H8

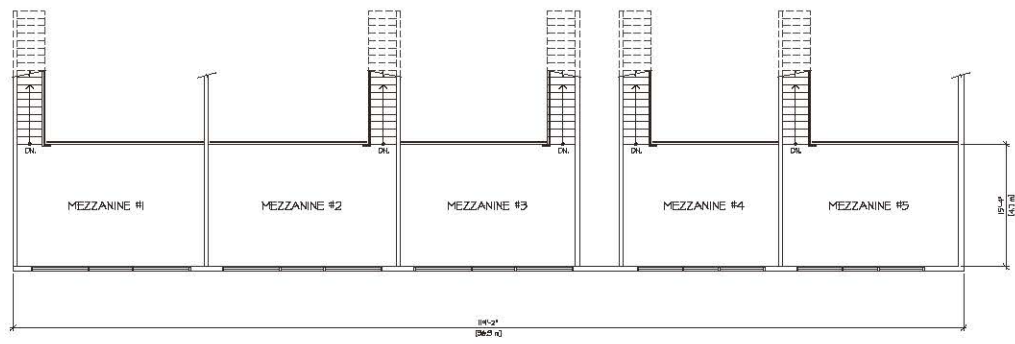
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
11062	AG-2.1
PROJECT NO.	REV. NO.
11062	



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0" 1,214 S.F.



MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0" 1,215 S.F.

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REV#	DATE	BY	ISSUED FOR



DESIGN:	DRAWN:	DATE:	PROJ. NO.:	SCALE:
CLIENT:	INDUSTRIAL DEVELOPMENT			
	12094, 12092 & 12006 - 60TH AVE, SURREY			
	BUILDING PLANS - PHASE 2			

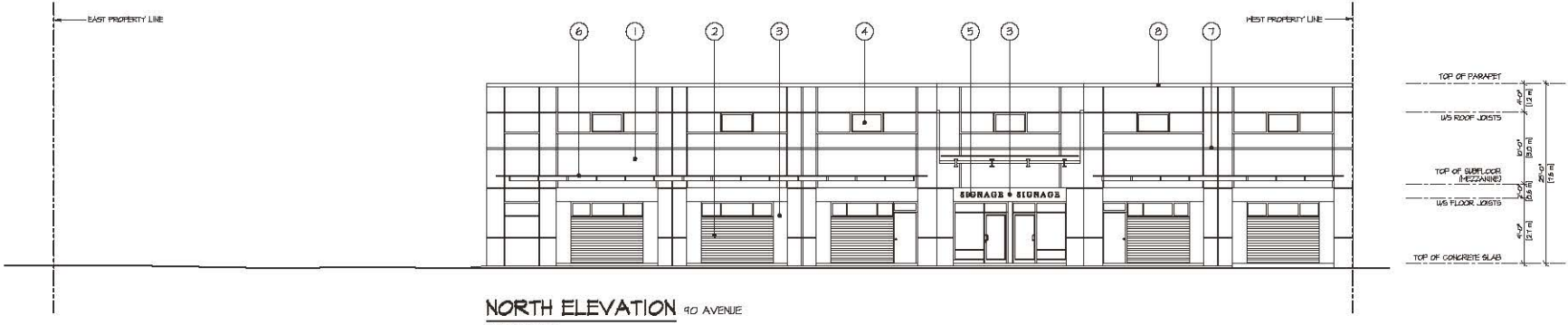
barnett dembek

UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8

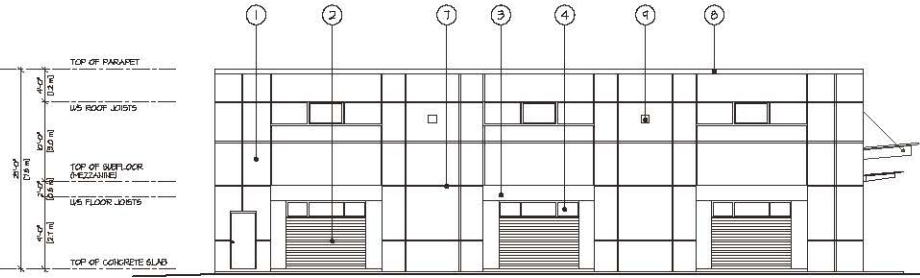
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdorkitex.com

CLIENT NO.	SHEET NO.
	AC-2.2
PROJECT NO.	REV. NO.
11062	

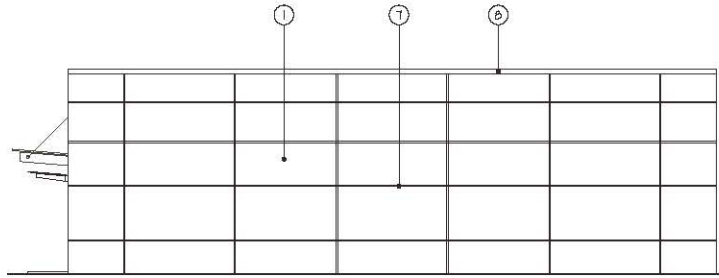
GOODPRACTICE. ALL DESIGNS AND THE WORLDWIDE. THESE ARE THE SOLE PROPERTY OF BARNETT DERMACK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THEIR WRITTEN CONSENT. ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF BARNETT DERMACK ARCHITECTS INC. IS PROHIBITED. CANADA COPYRIGHT ACT R.S.C. 1970.



NORTH ELEVATION 40 AVENUE
SCALE: 1/8" = 1'-0"



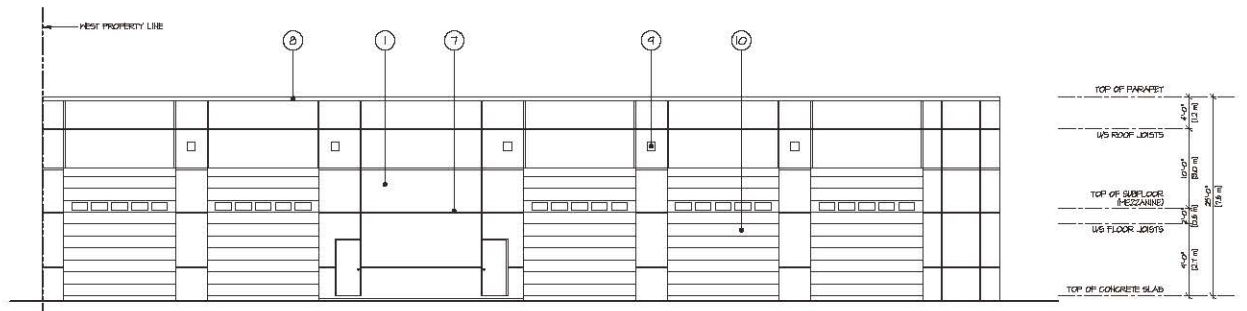
EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① TILT-UP CONCRETE WALL PANEL
- ② METAL FRAMED INFILL WALL C/W HORIZONTAL CORRUGATED METAL SIDING
- ③ METAL FRAMED INFILL WALL C/W SINGLE SKIN ALUMINUM SIDING PANELS
- ④ ANODIZED ALUMINUM STOREFRONT FRAMING C/W CLEAR GLAZING
- ⑤ INDIVIDUAL WALL MOUNTED CHANNEL LETTERS
- ⑥ PREFINISHED METAL CANOPY C/W TEMPERED GLAZING PANELS
- ⑦ REVEAL JOINT
- ⑧ PREFINISHED METAL GAP FLASHING
- ⑨ EXTERIOR WALL MOUNTED LIGHT FIXTURE
- ⑩ 16' HIGH OVERHEAD GARAGE DOOR



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISION	DATE	BY	ISSUE



045-201.dwg

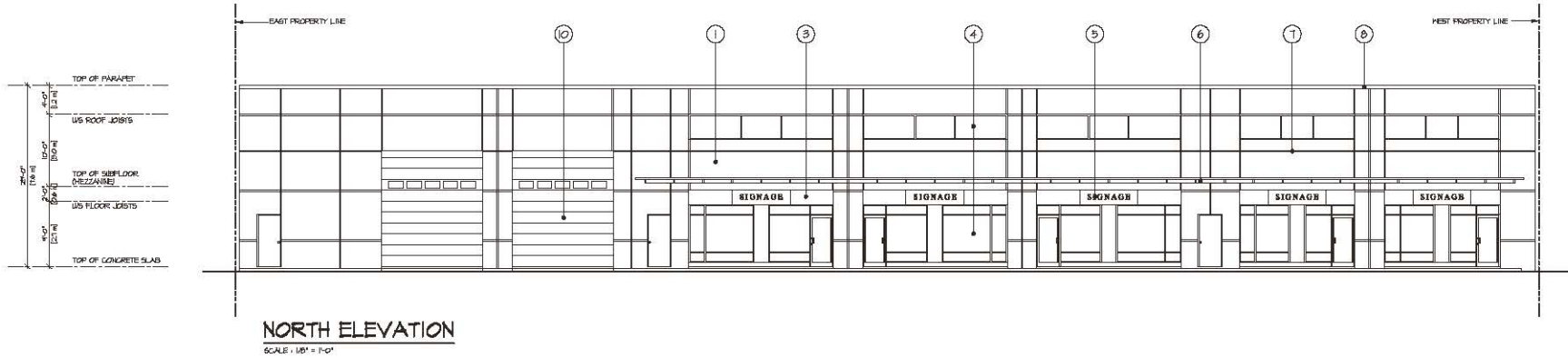
DESIGNER	DRAWN	DATE	PROJ. NO.	SCALE
CLIENT: INDUSTRIAL DEVELOPMENT				
PROJECT: 12004, 12072 & 12106 - 40TH AVE, SURREY				
SHEET CONTENTS: ELEVATIONS - PHASE I				

barnett dembeck
ARCHITECTS

UNIT 135,
7536 130 STREET,
SURREY, B.C.,
V3W 1T8

PHONE: (604) 597-7100
FAX: (604) 597-2999
EMAIL: mail@barnett-dembeck.com

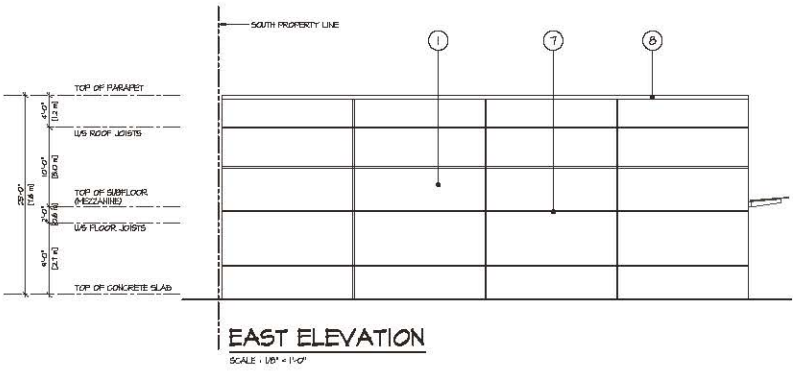
CLIENT NO.	SHEET NO.
	AC-31
PROJECT NO.	REV. NO.
11062	



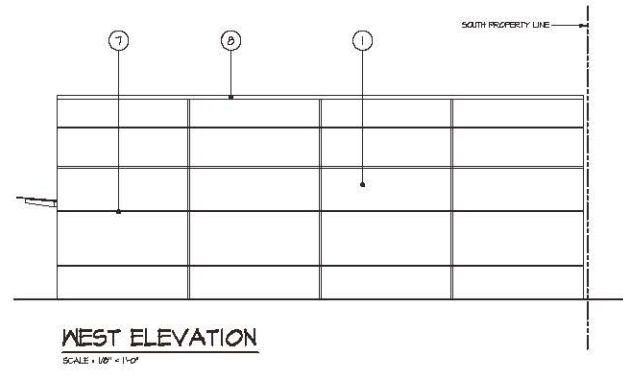
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

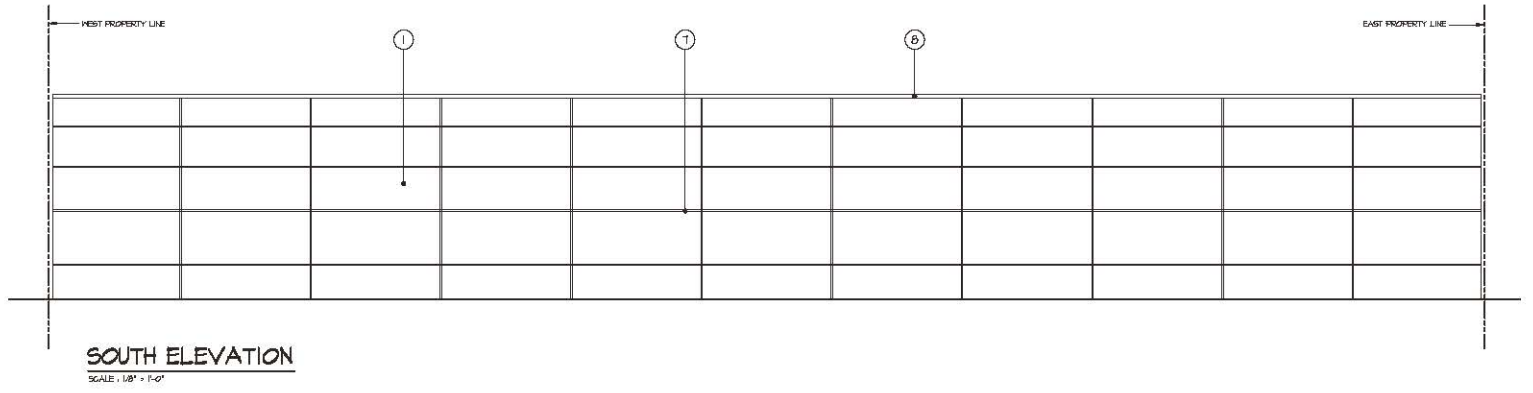
- ① TILT-UP CONCRETE WALL PANEL
- ② METAL FRAMED INFILL WALL C/M HORIZONTAL CORRUGATED METAL SIDING
- ③ METAL FRAMED INFILL WALL C/M SINGLE SKIN ALUMINUM SIDING PANELS
- ④ ANODIZED ALUMINUM STOREFRONT FRAMING C/M CLEAR GLAZING
- ⑤ INDIVIDUAL WALL MOUNTED CHANNEL LETTERS
- ⑥ PREFINISHED METAL CANOPY C/M TEMPERED GLAZING PANELS
- ⑦ REVEAL JOINT
- ⑧ PREFINISHED METAL GAP FLASHING
- ⑨ EXTERIOR WALL MOUNTED LIGHT FIXTURE
- ⑩ 16' HIGH OVERHEAD GARAGE DOOR



EAST ELEVATION
SCALE: 1/8" = 1'-0"



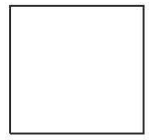
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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REVISION	DATE	BY	ISSUED FOR



DESIGNER: []	DATE: []
DRAWN: []	PROJ. NO: []
SCALE: 1/8" = 1'-0"	
CLIENT: INDUSTRIAL DEVELOPMENT	
PROJECT: 12094, 12092 & 12006 - 60TH AVE, SURREY	
SHEET CONTENTS: ELEVATIONS - PHASE 2	

barnett dembek
ARCHITECTS

UNIT 135,
7536 130 STREET,
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V3W 1T8

PHONE: (604) 597-7100
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EMAIL: mail@barnetttx.com

CLIENT NO.	SHEET NO.
11062	AC-3.2
PROJECT NO.	REV. NO.



BIRD'S EYE VIEW FROM NORTHWEST



BIRD'S EYE VIEW FROM NORTHEAST



STREET LEVEL VIEW OF PHASE 1 BUILDING FROM ACROSS 90 AVE



VIEW OF PHASE 1 BUILDING FROM SIDEWALK ALONG 90 AVE



VIEW OF PHASE 2 BUILDING FROM NORTHWEST



VIEW OF PHASE 1 BUILDING FROM SOUTHEAST

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REV#	DATE	BY	CHKD	DATE	BY	CHKD



2023.04.09

DESIGN: J.D.
DRAWN: J.D.
DATE: Feb. 28, 2015
SCALE: 1/8" = 1'-0"

CLIENT: INDUSTRIAL DEVELOPMENT
PROJECT: 1208A, 1208B & 1208C - 90TH AVE, SURREY
SHEET CONTAINS: 3D VIEWS

barnett dempsey

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V2W 1T8

PHONE: (804) 597-7100
FAX: (804) 597-2689
EMAIL: mol@barnett.com

CAD FILE NO: AC-10
PROJECT NO: 11062
REV. NO.

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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	2018-04-24	REVISED INDUSTRIAL PLAN	ML
2	2018-04-24	REVISED SITE PLAN	JL
3	2018-04-24	REVISED PLANT SCHEDULE AND LOT	JL

SEAL: _____
PROJECT: _____

INDUSTRIAL BUILDING
12044 12082, 12088 80TH AVE
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 04/24/18 DRAWING NUMBER:
SCALE: 1/8"=1'-0" DRAWN: ML
DESIGN: ML
CHECK: ML
M2LA PROJECT NUMBER: 18-058

L1

OF 1

TYPE	QTY	BOTANICAL NAME	COMMON NAME	HL#	JOB NUMBER	12088
				PLANTED		REMARKS
TR	15	DIWIDE-PINES HOOP-PINES PENNULA	KEEPEE HOOPA GYPSUM	25H	HT, DB	
TR	5	SUNSHED BILGUA PRINCESTON SEBURY	FRANCONIA SENTRY HARDENHAR	80H	CALL	
TR	11	TRILIA FLUGATA	WESTERN RED CEDAR	24H	HT, DB	
TR	14	TRILIA FLUGATA TRICOLORA	WESTERN RED CEDAR	24H	HT, DB	
SPR	17	HAWKIA ADAMSONII	OREGON BRUTE HOLLY	40	FT, SOCH	
R	7	RUDDOCKERSON GIBBIT	RUDDOCKERSON YELLOWHAW	31H		
GR	23	CALANCAWOSTIS AGATHAFLORA TARDISANT	VANDESATED HEATHER REDS GROUND	81	FT	
PER	RT	RUDDOCKERSON FLORIDA VAR BELLIVANTII	SOLDIERUS RUDDOCKERSON	41	FT	
AR	30T	ARCTOSTAPHYLOS UVA-URSINA VANDERKAMER JACOB	HEATHERLEAF	41	FT, SOCH	
PI	124	POLYSTICHUM MARITIMUM	HEATHERLEAF FERN	41	FT	

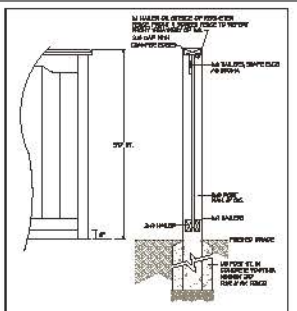
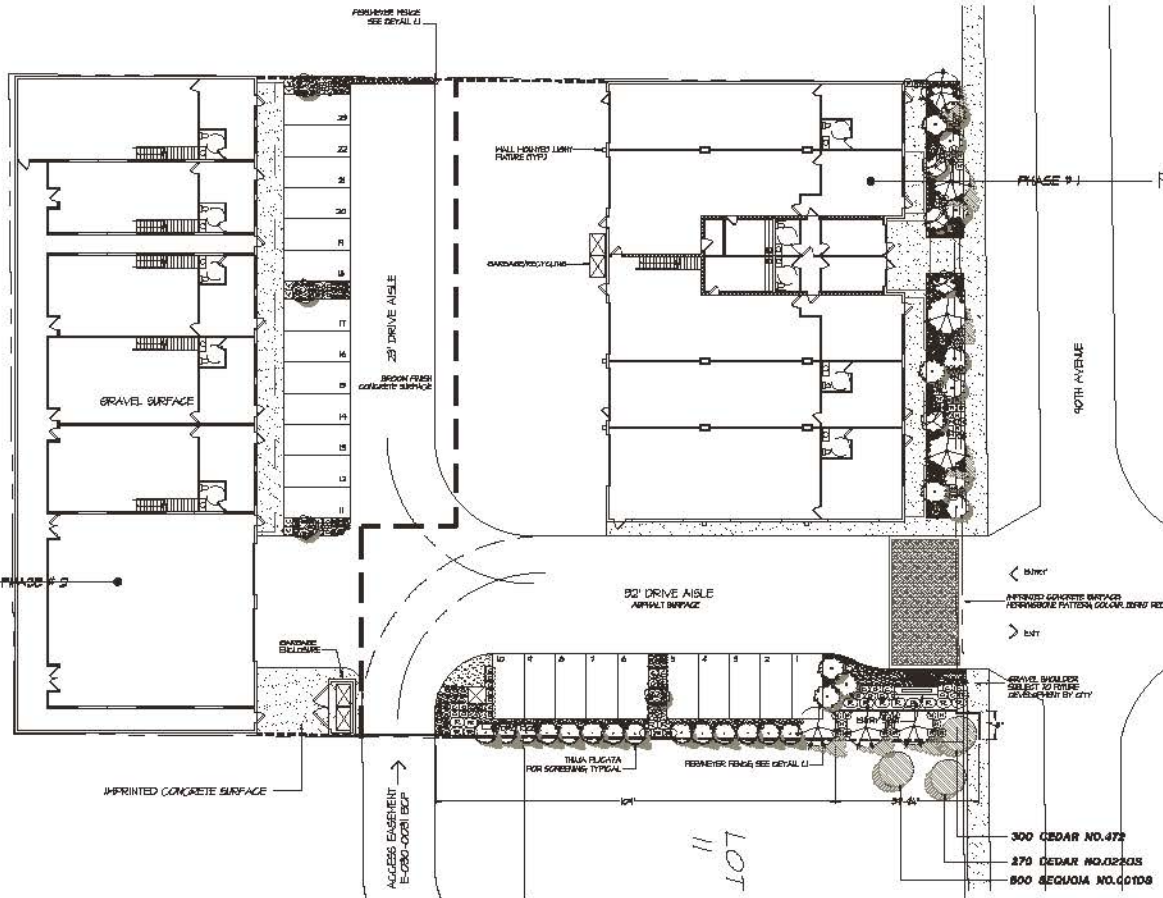
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER QTY. CONTAINER SIZES AND CONTAINER RATES ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER TYPES, MATERIALS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEPENDENT ON CATEGORIES OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM QUALIFIED SUPPLIER FROM BRITAIN. PROVIDER QUALIFICATION UPON DELIVERY.

TYPE	QTY	BOTANICAL NAME	COMMON NAME	HL#	JOB NUMBER	12088
				PLANTED		REMARKS
TR	5	ONOCIS DELICATA	WATERBURY DELICATA	40H	CALL	
SPR	8	VIOLARIA DAVIDII	DAVIDS VIOLARIA	45	FT	
GR	8	CALANCAWOSTIS AGATHAFLORA TARDISANT	VANDESATED HEATHER REDS GROUND	81	FT	
PER	RT	VIOLARIA DAVIDII	DAVIDS VIOLARIA	45	FT	
R	50	RUDDOCKERSON FLORIDA VAR BELLIVANTII	SOLDIERUS RUDDOCKERSON	41	FT	

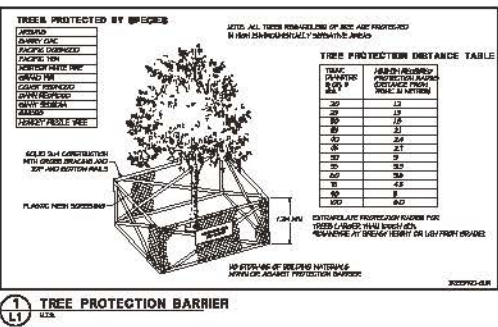
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER QTY. CONTAINER SIZES AND CONTAINER RATES ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER TYPES, MATERIALS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEPENDENT ON CATEGORIES OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM QUALIFIED SUPPLIER FROM BRITAIN. PROVIDER QUALIFICATION UPON DELIVERY.



Notes:
1. ALL FENCE POSTS REQUIRED TO BE STAINLESS STEEL AND GALV.
2. ALL FENCE POSTS TO BE 4\"/>

1 5' 0\"/>



1 TREE PROTECTION BARRIER

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

FROM: **Development Services Manager, Engineering Department**

DATE: **April 3, 2013**

PROJECT FILE: **7812-0150-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12084/ 12092/ 12106 - 90 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide 0.5-metre statutory right-of-way along 90 Avenue.

Works and Services

- construct 90 Avenue frontage,
- construct 90 Avenue from the west property line to Holt Road to address potential neighbourhood concerns;
- register access easement;
- resolve downstream sanitary capacity constraint along 90 Avenue; and
- provide adequately sized storm, water, and sanitary service connection to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

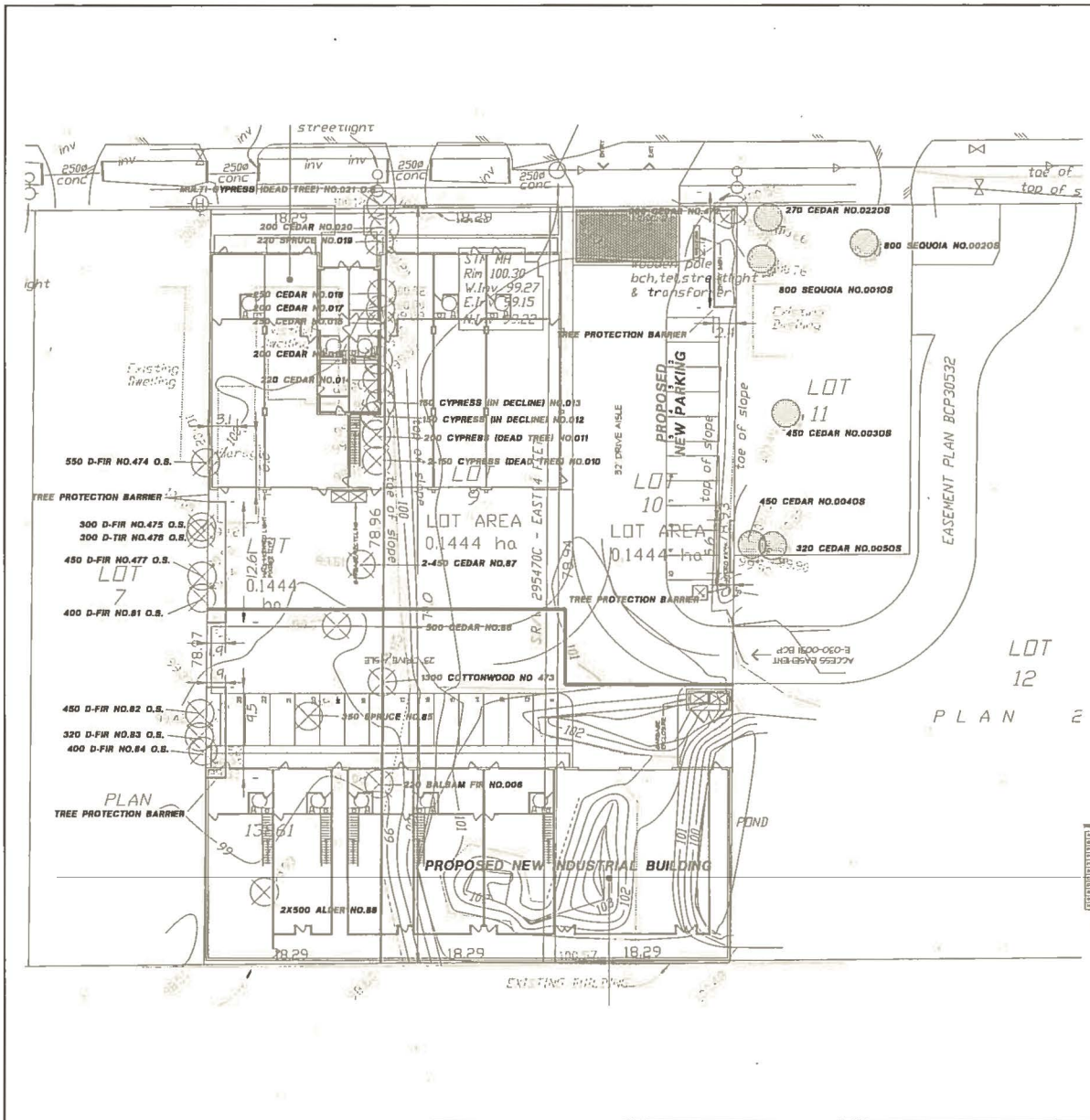
DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



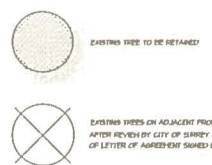
Rémi Dubé, P.Eng.
Development Services Manager

sk



B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON
 LOTS 8, 9 & 10 SECTION 11 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT PLAN 13861
 NOTE: SURVEY INFORMATION PROVIDED
 BY SOUTH PRAIRIE LAND SURVEYING LTD.
 B.C. LAND SURVEYORS.
 SPECIES & TREE SIZE HAVE BEEN MODIFIED
 BY M2LA TO REFLECT ARBORIST OBSERVATIONS.
 CURRENT CIVIC ADDRESS:
 12108 80 AVENUE
 SURREY, BC

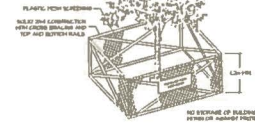
TREE REPORT REFERENCE
 R158
 3 X 250 ALDER #150
 1/2" OF TRUNK X TRUNK DIAMETER
 SPECIES, TAG #



TREES IDENTIFIED BY SPECIES

DATE	
CONDUCTED BY	
FIELD NOTES	
PHOTOGRAPHS	
ADDITIONAL NOTES	
DATE REVISION	
REVISION	
REVISION	
REVISION	

NOTE: ALL TREES MEASURED BY Girth AND PROVIDED
 IN HANDED ENVIRONMENTALLY SENSITIVE AREAS



TREE PROTECTION BARRIER TABLE

TREE	DATE	REMARKS
1	12/11/20	INSTALL PROTECTION BARRIER
2	12/11/20	INSTALL PROTECTION BARRIER
3	12/11/20	INSTALL PROTECTION BARRIER
4	12/11/20	INSTALL PROTECTION BARRIER
5	12/11/20	INSTALL PROTECTION BARRIER
6	12/11/20	INSTALL PROTECTION BARRIER
7	12/11/20	INSTALL PROTECTION BARRIER
8	12/11/20	INSTALL PROTECTION BARRIER
9	12/11/20	INSTALL PROTECTION BARRIER
10	12/11/20	INSTALL PROTECTION BARRIER
11	12/11/20	INSTALL PROTECTION BARRIER
12	12/11/20	INSTALL PROTECTION BARRIER
13	12/11/20	INSTALL PROTECTION BARRIER
14	12/11/20	INSTALL PROTECTION BARRIER
15	12/11/20	INSTALL PROTECTION BARRIER
16	12/11/20	INSTALL PROTECTION BARRIER
17	12/11/20	INSTALL PROTECTION BARRIER
18	12/11/20	INSTALL PROTECTION BARRIER
19	12/11/20	INSTALL PROTECTION BARRIER
20	12/11/20	INSTALL PROTECTION BARRIER

1 TREE PROTECTION BARRIER

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 V3M 3L7
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 Fax: 604.553.0045
 Email: office@m2la.com

REV.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
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PROJECT:
INDUSTRIAL DEVELOPMENT
 12082 & 12108 80th AVENUE
 SURREY, BC

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 22/11/20 DRAWING NUMBER:
 SCALE: 1:200H
 DRAWING: JS
 DESIGN: **L2ARB**
 CHECK: OF 2
 M2LA PROJECT NUMBER: 12-058

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0150-00

Issued To: MALKIT S. BADYAL
("the Owner")

Address of Owner: 12866 – 63B Avenue
Surrey, BC V3X 3J5

Issued To: SARBJIT K. BADYAL
("the Owner")

Address of Owner: 12866 – 63B Avenue
Surrey, BC V3X 3J5

Issued To: 0926614 B.C. LTD.
("the Owner")

Address of Owner: 12866 – 63B Avenue
Surrey, BC V3X 3J5

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: 009-893-636
Lot 8 Section 31 Township 2 New Westminster District Plan 13861

12084 – 90 Avenue

Parcel Identifier: 002-415-691
Lot 9 Section 31 Township 2 New Westminster District Plan 13861

12092 – 90 Avenue

Parcel Identifier: 002-364-646
Lot 10 Section 31 Township 2 New Westminster District Plan 13861

12106 – 90 Avenue

(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 has been issued, as follows:

Parcel Identifier:

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

4. 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 front yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 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.); and
- (c) 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.).

5. The siting of buildings and structures shall be in accordance with the drawing numbered 7912-0150-00(A) (the "Drawing") which is attached hereto and forms part of this development variance permit.

6. 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.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

8. 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.

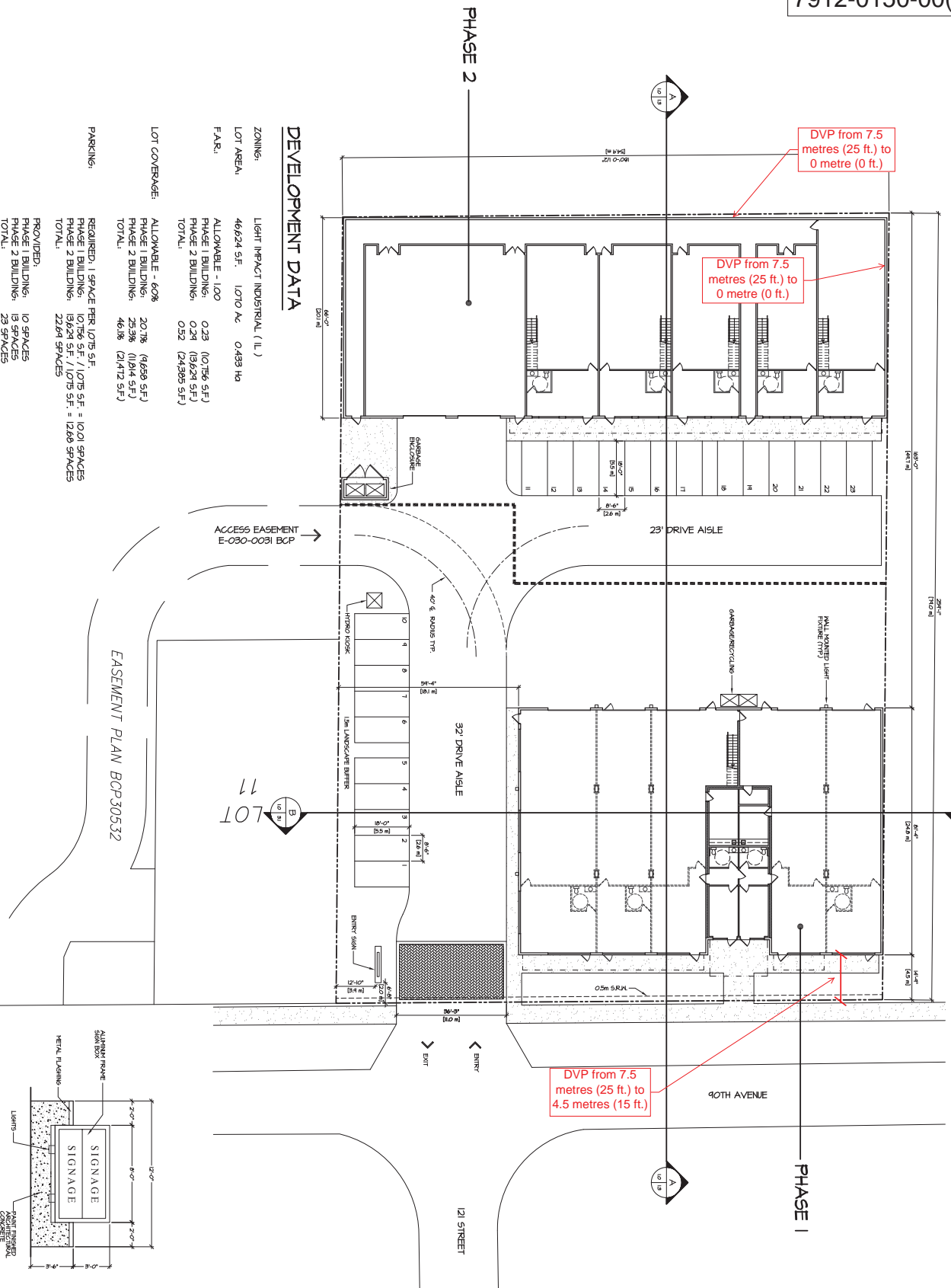
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. 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



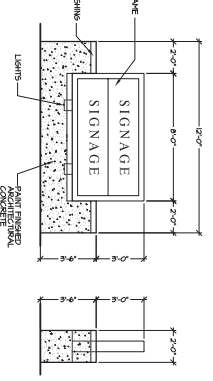
DEVELOPMENT DATA

ZONING:	LIGHT IMPACT INDUSTRIAL (LI)
LOT AREA:	46624 SF, LOT 10 AC, 0.433 HA
F.A.R.:	ALLOWABLE - 1.00
	PHASE 1 BUILDING: 0.23 (10756 SF)
	PHASE 2 BUILDING: 0.24 (10624 SF)
TOTAL:	0.52 (24380 SF)
LOT COVERAGE:	ALLOWABLE - 60%
	PHASE 1 BUILDING: 20.7% (16580 SF)
	PHASE 2 BUILDING: 25.3% (11814 SF)
TOTAL:	46.1% (21412 SF)
PARKING:	REQUIRED: 1 SPACE PER 1075 SF.
	PHASE 1 BUILDING: 10756 SF / 1075 SF = 1001 SPACES
	PHASE 2 BUILDING: 10624 SF / 1075 SF = 1268 SPACES
TOTAL:	2264 SPACES
PROVIDED:	PHASE 1 BUILDING: 10 SPACES
	PHASE 2 BUILDING: 23 SPACES
TOTAL:	33 SPACES

CONCEPTUAL SITE PLAN

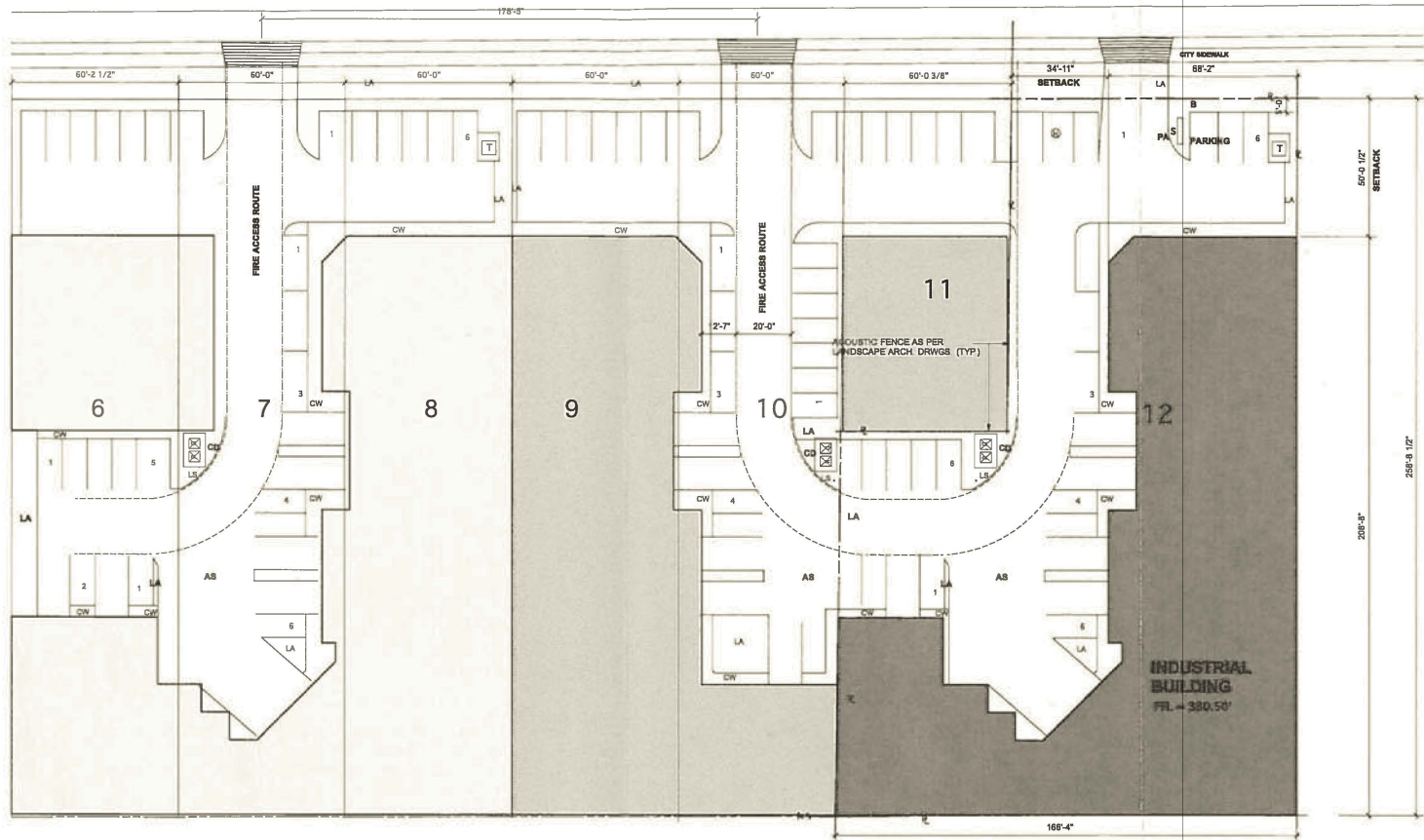
SCALE: 1/8" = 1'-0"

ENTRY SIGN DETAILS



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

UNIT 135, 2135 130 STREET, VAN TRIP PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: info@dornettdemtek.com	CLIENT: Dornett demtek	DESIGN: T.D. DRAWN: [] DATE: Feb. 26 13 SCALE: 1/8" = 1'-0"	REVISIONS REV# DATE DRN CRD	ISSUES ISSUE DATE BY ISSUED FOR	ILLUSTRATIONS DRAWN BY DATE CHECKED BY DATE APPROVED BY DATE DESIGNER'S SEAL AND SIGNATURE ARCHITECT'S SEAL AND SIGNATURE CIVIL ENGINEER'S SEAL AND SIGNATURE CONSULTANT'S SEAL AND SIGNATURE
	PROJECT: INDUSTRIAL DEVELOPMENT 12024, 12042 & 12106 - 90TH AVE, SURREY	SHEET CONTENTS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA			
	GEN# NO. AC-10 PROJECT NO. 11002 REV. NO.	DESIGNER'S SEAL AND SIGNATURE ARCHITECT'S SEAL AND SIGNATURE			



SITE PLAN

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	<small>Scale</small> AS SHOWN	<small>Drawing No.</small> A03		<small>Drawing Title</small> ADJACENT SITE PLAN STUDY	<small>Drawn By</small> PG	<small>Approved By</small> WG