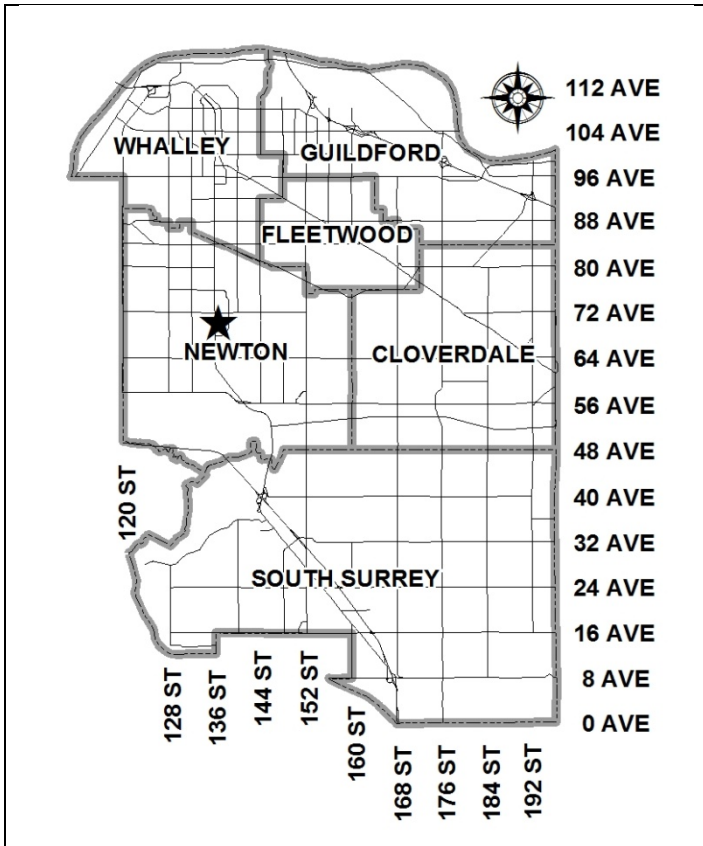


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0162-00

Planning Report Date: April 8, 2013

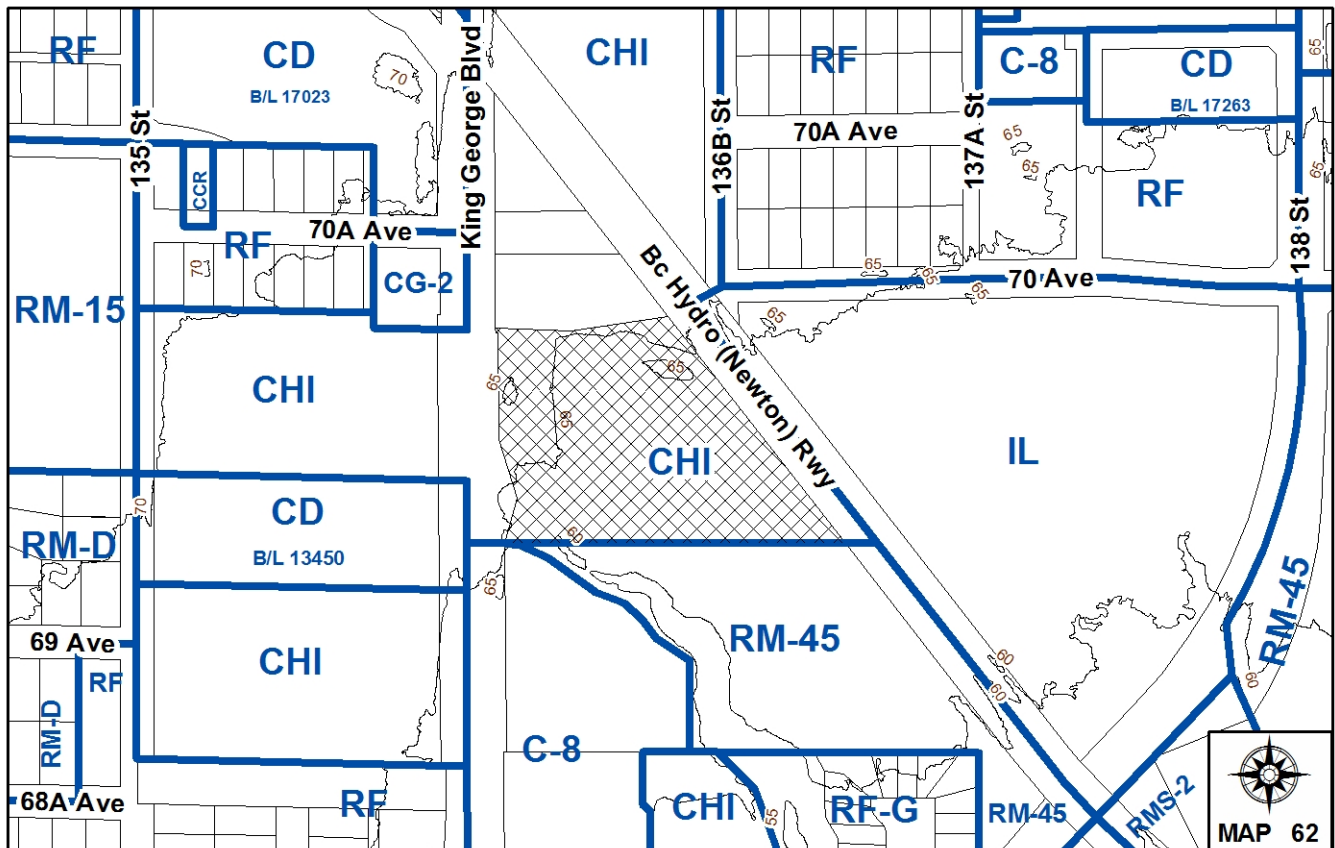


**PROPOSAL:**

- Development Permit
- Development Variance Permit

in order to permit an addition to an existing building as well as reduce the minimum landscape requirement and on-site parking required under the CHI Zone.

**LOCATION:** 6950 - King George Boulevard  
**OWNER:** Cloverdale Paint Inc.  
**ZONING:** CHI  
**OCP DESIGNATION:** Commercial & Multiple Residential  
**LAP DESIGNATION:** Highway Commercial



### 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 in order to reduce the minimum landscaping and on-site parking required under the CHI Zone thereby permitting an addition to an existing commercial building.

### RATIONALE OF RECOMMENDATION

- Complies with the Highway Commercial designation in the Newton Town Centre Plan.
- The proposed warehouse addition will conform to the minimum requirements outlined within the CHI Zone in terms of lot coverage, floor area ratio, building height and minimum setbacks.
- The proposed addition is considered attractive, well-designed and suitably integrated with the existing commercial building. In addition, the proposed warehouse expansion is carefully sited to respect the future alignment of 70 Avenue, as per the Newton Town Centre Land Use Plan (Appendix V).
- The applicant has volunteered to provide road dedication along King George Boulevard to the ultimate road standard under the current development application. As a result, a Development Variance Permit (DVP) is needed to reduce the minimum landscaping requirement under the CHI Zone given there is insufficient space available to install the required landscaping between the future property line and existing parking stalls located adjacent to King George Boulevard.
- The requested variance to reduce the minimum parking requirement is considered reasonable given the proposed addition is designed primarily for warehouse purposes and, therefore, not regarded as a parking intensive land-use. As a result, the proposed addition is not expected to generate significant increases in the number of employees or overall demand for parking on-site. In addition, the applicant will register a Section 219 Restrictive Covenant on title to ensure that future on-site parking conforms to the Zoning By-law in the event the subject property redevelops or changes in land-use take place which require more parking.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0162-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0162-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum landscaping requirements of the CHI Zone from 1.5 metres [5 ft.] to 1.2 metres (4 ft.); and
  - (b) to reduce the minimum number of on-site parking spaces to 77 stalls.
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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) final approval from the Ministry of the Environment;
  - (d) input and approval from B.C. Hydro;
  - (e) input and approval from CN Rail;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (i) submission of an acceptable lot grading plan to the satisfaction of the Planning and Development Department; and
  - (j) registration of a Section 219 Restrictive Covenant to ensure future on-site parking conforms to the minimum parking requirement in Zoning By-law No. 12000 if the subject property redevelops or changes in land-use take place on-site.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	No concerns. The Parks, Recreation & Culture Department recommends a statutory right-of-way/Restrictive Covenant document be registered on title over the riparian area. In addition, the riparian area should be secured by a black vinyl chain link fence.
Surrey Fire Department:	At Building Permit stage, a Fire Protection Engineer must review the design and submit a report confirming the building will comply with the B.C. Fire Code. Furthermore, the existing building and proposed addition must comply with the Electronic Communications Radio Amplification System By-law (By-law No. 15740) once constructed.

SITE CHARACTERISTICS

Existing Land Use: Single-storey commercial building

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Newton Animal Hospital	Commercial/ Highway Commercial	CHI
East:	B.C. Hydro (Newton) Railway and vacant land	Multiple Residential/ High Density Residential	IL
South:	Multiple residential, multi-tenant commercial building and riparian area	Commercial and Multiple Residential/ Highway Commercial and Low-Rise Residential	C-8 & RM-45
West (Across King George Boulevard):	Commercial/ Industrial Buildings	Commercial/ Highway Commercial	CHI & CD (By-law No. 13450)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is split-designated in the Official Community Plan (OCP); the front half is designated "Commercial" while the rear portion is designated "Multiple Residential". It is designated as "Highway Commercial" in the Newton Town Centre Land Use Plan. The parcel is zoned "Highway Commercial Industrial Zone (CHI)" and presently occupied by Cloverdale Paint which currently operates a retail store and warehouse facility on-site.

- The southwest corner of the subject property is presently encumbered by a red-coded (Class A) watercourse (Hyland Creek). The proposed addition does not directly impact this watercourse. However, the applicant has volunteered to register a combined legal document (statutory right-of-way/Restrictive Covenant) over the riparian area to provide interim habitat protection until such time as the existing building which is sited as close as 13 metres (43 ft.) from top-of-bank is redeveloped and complies with current setback requirements. The combined legal document will cover the entire riparian area measured to the top-of-bank mark as well as 5 metres (16 ft.) beyond the top-of-bank mark on the northern boundary of the watercourse for vehicle access.
- The subject property is located within the Newton Town Centre Land Use Plan which calls for the future extension of 70 Avenue, located along the north lot line, to King George Boulevard. As a result, the proposed addition is carefully sited to facilitate on-site vehicle circulation and obtain driveway access in future to/from the northern boundary of the subject property once the future extension of 70 Avenue is completed (Appendix V).
- The property contains a two-storey commercial/industrial building with roughly 6,726 square meters (72,398 sq. ft.) of total floor space for retail uses as well as warehouse/storage purposes.

#### Current Proposal

- The applicant proposes to construct an addition to the existing commercial building located along the northern building façade. The addition will provide much needed floor space for warehouse purposes and includes a quality control laboratory and second-floor office space.
- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum landscaping requirement and on-site parking required under Zoning By-law No. 12000. The proposed variances are discussed later in this report.

#### DESIGN PROPOSAL AND REVIEW

- The proposed addition will provide a further 3,317 square metres (35,700 sq. ft.) of floor space.
- The building materials are architecturally co-ordinated with the existing building and include pre-finished metal cladding, metal spandrel panels, second-storey windows with tinted glazing in anodized aluminum frames, metal/glass canopies for weather protection and tilt-up concrete panels in neutral colours with yellow accent materials which reflect the Cloverdale Paint brand.
- The subject property will retain two interim driveway entrances off King George Boulevard. In future, the northern driveway entrance will be removed and a separate driveway entrance that provides direct access to the subject property will be established upon completion of 70 Avenue.
- The Surrey Zoning By-law requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses and three parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for retail uses. Therefore, the proposed expansion and existing building will require the owner to provide roughly 121 parking stalls for employees and customers. As the applicant is providing 77 parking spaces which includes 3 accessible parking stalls, a Development Variance Permit is required in order to reduce the minimum number of parking stalls under Zoning By-law No. 12000 based upon light impact industrial and retail uses.

- The Engineering Department supports the requested variance to reduce the number of off-street parking stalls required under the Zoning By-law given the proposed addition is largely warehouse-related and does not typically generate significant on-site parking demand.

### Landscaping

- The applicant proposes to install additional landscaping along King George Boulevard that includes a 1.2 metre (4 ft.) wide landscape buffer that separates the boulevard and existing parking stalls located directly adjacent to the western boundary of the subject property. The existing landscaping on-site will, eventually, be located within the future road allowance but will remain intact and provide additional screening until widening of King George Boulevard.
- In order to reduce the overall visual impact of the existing building, proposed addition as well as on-site parking, the applicant proposes to install low-profile planting with several species of smaller shrubs and additional groundcover which, in addition to grade changes on-site, should further conceal activities from pedestrians and passing motorists along King George Boulevard.
- The landscape architect identified a single by-law sized tree on-site. The applicant is required to submit an Arborist Report and tree retention/replacement plan for review and approval. At present, staff have not identified the need for additional replacement trees provided the current by-law sized tree located on-site is proposed for retention.

### Existing Free-Standing Sign

- The existing free-standing sign located along King George Boulevard will be relocated outside the future road allowance and situated a minimum of 2 metres (6.6 ft.) from the future lot line. The free-standing sign was previously installed with a valid Sign Permit and complies with the minimum setback, overall height and sign area restrictions identified in the Surrey Sign By-law.
- No additional fascia signage is currently requested for the proposed addition. Therefore, all fascia signage on-site will conform to the minimum requirements of the Sign By-law, 1999.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 4, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• The proposed addition and existing building are consistent with the "Commercial" designation in the OCP and "Highway Commercial" designation in the Newton Town Centre Land Use Plan.
2. Density & Diversity (B1-B7)	• The proposal includes a mix of uses (i.e. commercial and industrial).
3. Ecology & Stewardship (C1-C4)	• The applicant proposes low impact development standards (LIDS) which include absorbent soils, roof downspout disconnection, rain barrels/cisterns, permeable surfaces and pavement materials as well

	<p>as natural landscaping, xeriscaping and oil interceptors.</p> <ul style="list-style-type: none"> <li>• The applicant proposes on-site recycling containers for paper waste, discarded glass/plastic bottles as well as cardboard materials.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The applicant is providing bike racks on-site.</li> <li>• The proposal includes connections to off-site pedestrian and multi-use pathways, covered outdoor waiting areas, direct pedestrian links to public transit stops and preferential carpool parking on-site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The applicant has addressed CPTED principles by providing well-lit surface parking areas, removing dark or hidden areas located around the building exterior and provided well-lit outdoor waiting areas.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

ADVISORY DESIGN PANEL

The development application was reviewed internally by City staff and considered acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum landscaping requirement under Zoning By-law No. 12000 from 1.5 metres (5 ft.) to 1.2 metres (4 ft.) along the western boundary of the subject property.
- To reduce the minimum off-street parking requirement in Zoning By-law No. 12000 to 77 stalls.

Applicant's Reasons:

- The applicant has volunteered to provide road dedication along King George Boulevard to the ultimate road standard under the current development application. As a result, a DVP is required to reduce the minimum landscaping requirements under the CHI Zone.
- The proposed addition is designed primarily for warehouse/storage and, therefore, will not increase parking demand given that no additional employees are required on-site.

Staff Comments:

- The current layout suggests there is insufficient space available to install the minimum landscaping requirement, as outlined in the CHI Zone, between the future property line and existing parking stalls located adjacent to King George Boulevard. In response, the applicant proposes to install a 1.2 metre (4 ft.) wide landscape buffer along the west lot line with low-profile planting and additional groundcover. The existing landscaping on-site will, eventually, be located within the future road allowance but should remain intact and provide additional screening until widening of King George Boulevard. The grade change on-site along the west lot line places the existing building and proposed

addition at a lower elevation than King George Boulevard which should further screen on-site activities from people utilizing the pedestrian sidewalk and passing motorists.

- The requested variance to reduce the minimum off-street parking requirement is considered reasonable given that the proposed addition is primarily for warehouse purposes and, therefore, not regarded as a parking intensive land-use. As a result, the proposed expansion is not expected to generate significant increases in the number of employees or overall demand for on-site parking. Moreover, the property is located on King George Boulevard, a frequent transit network and future rapid transit corridor.
- The proposed Development Variance Permit is applicable only to the proposed use.
- The applicant will register a Section 219 Restrictive Covenant on title to ensure that future on-site parking conforms to Zoning By-law No. 12000 in the event the subject property redevelops or changes in land-use take place which require more parking.
- The applicant expects to provide additional on-site parking spaces in future along the northern boundary of the subject property following extension as well as subsequent completion of 70 Avenue by acquiring a portion of the adjacent property at 7010 King George Boulevard. As a result, 101 parking spaces will eventually be provided on-site.

#### 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 Elevation Drawings and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7912-0162-00
Appendix V.	Proposed Road Network in Newton Town Centre Land Use Plan – Stage 1 Report

#### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by RKTG Consulting Engineers dated March 28, 2013 and April 3, 2013, respectively.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/da

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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:           Allan Austin  
  RKTG Consulting Engineers  
  Address:        1965 - West 4<sup>th</sup> Avenue, Unit #202  
  Vancouver, BC V6J 1M8  
  Tel:             604-736-4344
  
2.       Properties involved in the Application
  - (a)       Civic Address:        6950 - King George Boulevard
  
  - (b)       Civic Address:        6950 - King George Boulevard  
              Owner:             Cloverdale Paint Inc.  
              PID:                011-433-710  
              Lot 1 Except: Firstly: Parcel "A" (Reference Plan 15852)  
                                    Secondly: Part Within Heavy Outline Taken by Highway Statutory Right of Way Plan  
                                    63551, Section 16 Township 2 New Westminster District Plan 9708
  
3.       Summary of Actions for City Clerk's Office
  - (a)       Proceed with Public Notification for Development Variance Permit No. 7912-0162-00.

## DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	20,673 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	50%	39%
SETBACKS ( in metres)		
Front	7.5 m.	+7.5 m.
Rear	7.5 m.	+7.5 m.
Side #1 (N)	7.5 m.	+7.5 m.
Side #2 (S)	7.5 m.	+7.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m.	9 m.
Accessory	9 m.	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	498 sq. m.
FLOOR AREA: Industrial	N/A	9,545 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	10,043 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	1.0	0.49
FAR (net)	N/A	N/A
<b>AMENITY SPACE (area in square metres)</b>	N/A	N/A
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial	15 stalls	16 stalls
Industrial	95 stalls	61 stalls
Residential	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	110 stalls	77 stalls
Number of disabled stalls	2 stalls	3 stalls
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	NO
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# DEVELOPMENT APPLICATION (REVISED) CLOVERDALE PAINT PLANT EXPANSION

6950 KING GEORGE BOULEVARD, SURREY, B.C.

MARCH 28, 2013



## DRAWING LIST

SITE PLAN	1/32" = 1'-0"
INTERIM SITE PLAN	1/32" = 1'-0"
GROUND FLOOR PLAN	1/16" = 1'-0"
SECOND FLOOR PLAN	1/16" = 1'-0"
BUILDING ELEVATIONS	1/16" = 1'-0"
EXTERIOR RENDERINGS	NTS
INTERIM LANDSCAPE PLAN	1=250
ULTIMATE LANDSCAPE PLAN	1=250
LANDSCAPE DETAILS	Various
CIVIL KEY PLAN/LOT GRADING	1=500

## CONSULTANT TEAM

### PRIME CONSULTANT

**RKTG Consulting Engineers**  
Suite 202 1965 West 4th Avenue,  
Vancouver, BC, V6J 1M8  
T: 604.736.4344  
F: 604.736.8235

### ARCHITECT

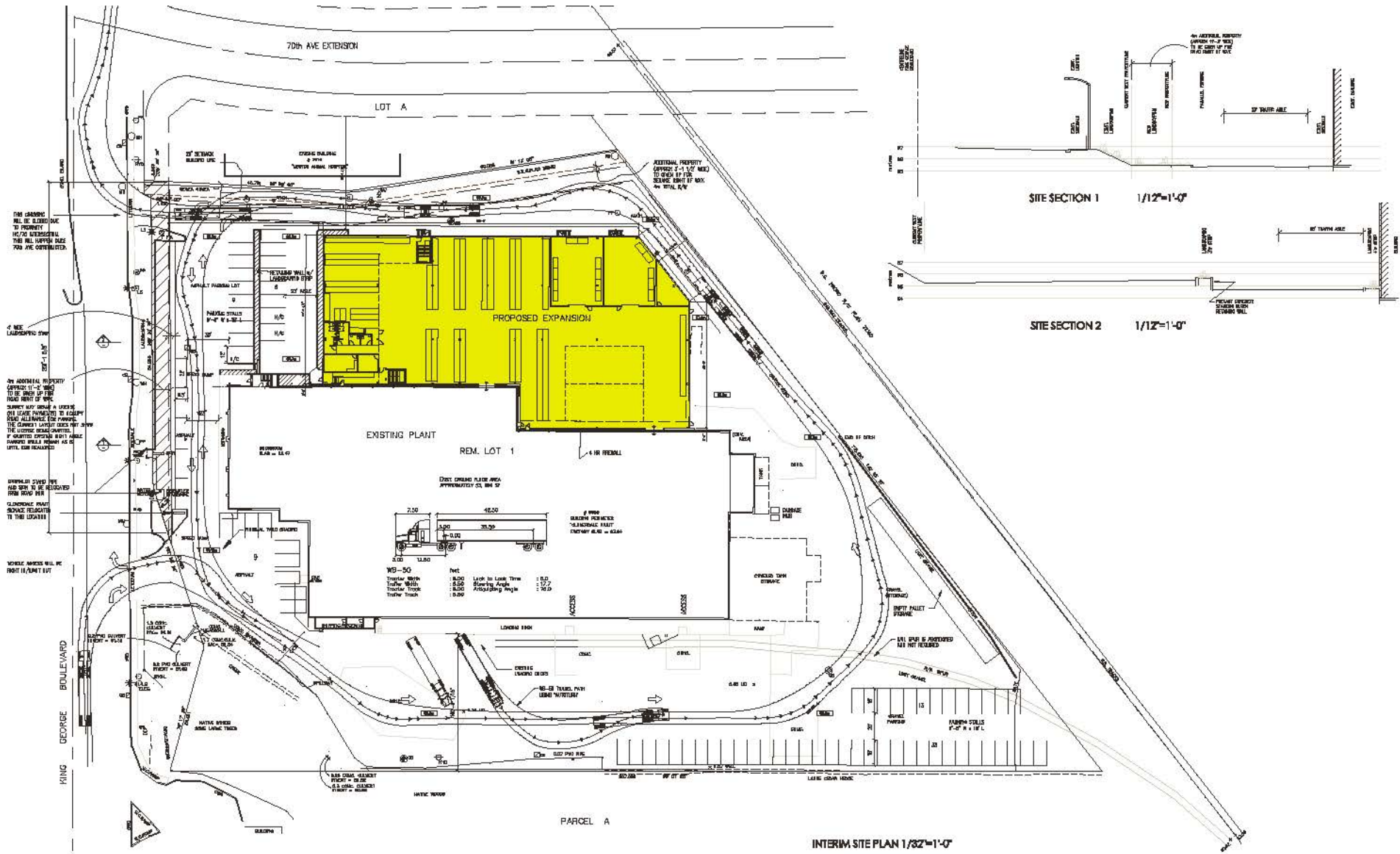
**Kasian Architecture  
Interior Design And Planning Ltd.**  
(Previously CJP Architects Ltd.)  
350 - 1555 West Pender Street  
Vancouver, BC, V6G 2T1  
T: 604.683.4145  
F: 604.683.2827

### LANDSCAPE ARCHITECT

**R.F. Binnie & Associated Ltd.**  
205 - 4946 Canada Way  
Burnaby, BC, V5G 4H7  
T: 604.420.1721  
F: 604.420.4743

### CIVIL ENGINEER

**R.F. Binnie & Associated Ltd.**  
205 - 4946 Canada Way  
Burnaby, BC, V5G 4H7  
T: 604.420.1721  
F: 604.420.4743



INTERIM SITE PLAN 1/32"=1'-0"

**RKTG**  
**ROBERTSON**  
**KOLBEINS**  
**TEEVAN**  
**GALLAHER**  
**ASSOCIATES**  
**LTD**  
 CONSULTING ENGINEERS  
 404-736-6544  
 404-736-6336  
 rktg@aol.com

**CJP**  
 801 8th St., New Smyrna Beach, FL 32909  
 888-434-6344 • FAX 888-434-6474  
 E-MAIL: cjp@cjpa.com • WWW.CJPA.COM

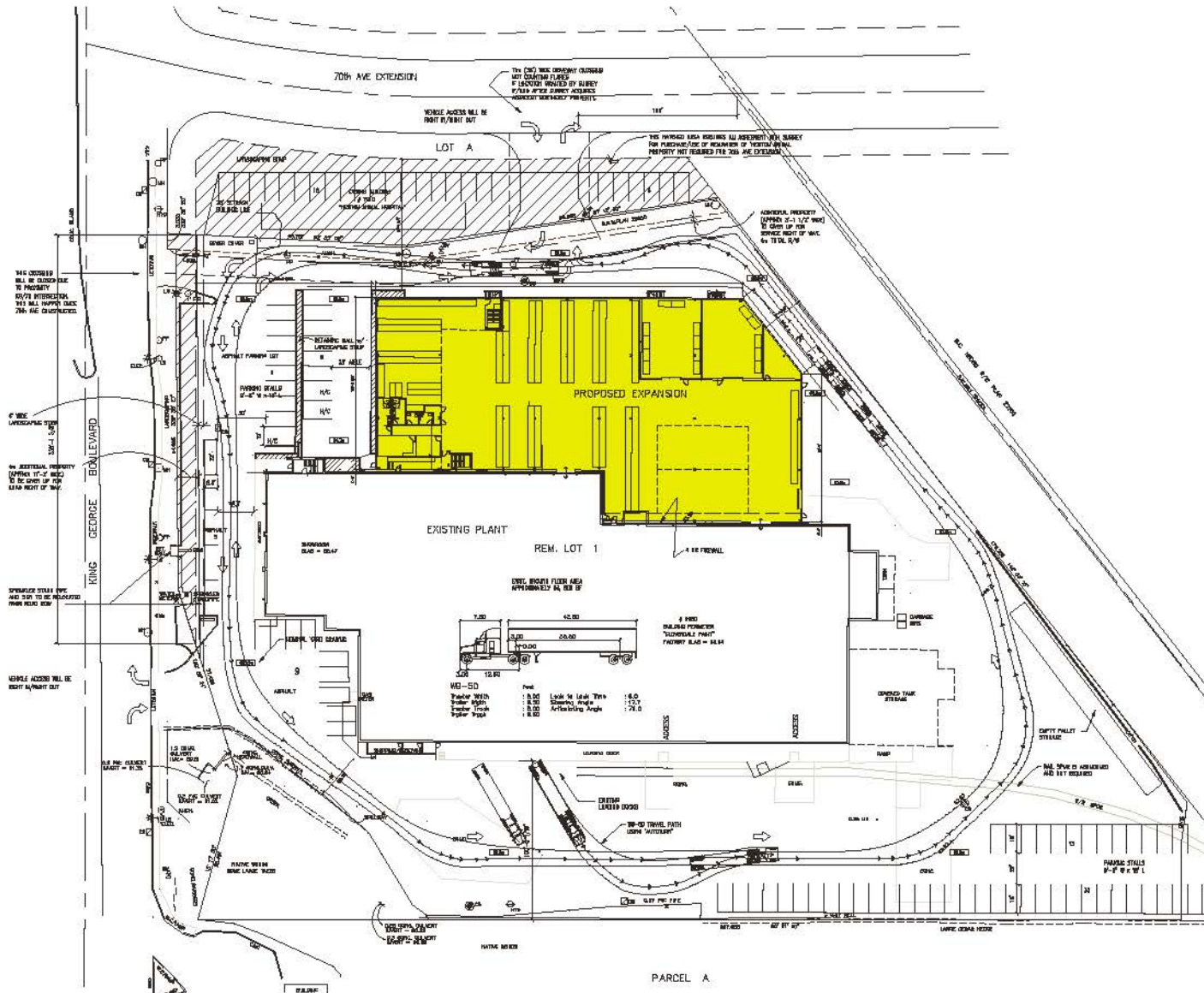
 **Cloverdale Paint**  
**CLOVERDALE PAINT PLANT EXPANSION**  
 800 KING GEORGE BOULEVARD, SUITE 100

**INTERIM SITE PLAN**  
**SITE SECTIONS**

APPLICANT	AS NAMED
DATE	08/02/12
PROJECT NO.	AA
PROJECT NAME	
FILE NUMBER	VA

DRAWING NO.	312008
REVISION	A1.01

NO.	DESCRIPTION	DATE	BY
1	REVISED DEVELOPMENT APPLICATION	08/02/12	AA
2	REVISED DEVELOPMENT APPLICATION	10/05/12	AA
3	DEVELOPMENT APPLICATION	08/02/12	AA
4	CONCEPT	08/02/12	AA



**PROJECT DATA**

Zoning	CH - Highway Commercial Industrial Zone	
Site Area	5.108 acres (222,520 sq. ft., 20473 m <sup>2</sup> )	
Building Area	Existing building: 53800 sq. ft. Expansion: 36700 sq. ft. Total: 89500 sq. ft.	
	PERMITTED	PROPOSED
Density	1	0.47
Lot Coverage	50%	39%
Setbacks	Front 7.5 m Rear 7.5 m Side 7.5 m Side on Flanking Street 7.5 m	
Building Height	9 m (30 ft)	30 ft
Parking		
Existing Building	Retail: 16 (32/1075 sq. ft.) Warehouse: 48 (11/1075 sq. ft.) Office and Lab: 26 (27/1075 sq. ft.)	
Expansion	Warehouse: 30 Administrative: 2 Future Lab: 3	
	Total	101 (variance required)
H/C Parking	1.2 (1:100)	2
Bicycle Parking	1 (0.1/100m rental)	3
Loading	1 (1 / each overhead door)	1

**RKTG**  
 ROBERTSON  
 KOLBEINS  
 TEEVAIN  
 GALLAHER  
 ASSOCIATES  
 LTD.  
 CONSULTING ENGINEERS  
 604.736.6544 •  
 604.736.6336 •  
 rktg@rktg.com

**CJP**  
 891 8th St., New Westminster, B.C. Canada V6E 3M7  
 TEL: 604-263-0734 • FAX: 604-263-0491  
 EMAIL: cjp@rktg.com • WWW.CJP.VIC.PA

 **Cloverdale Paint**  
 CLOVERDALE PAINT PLANT EXPANSION  
 899 KING STREET WEST, VANCOUVER, B.C.

**FINAL SITE PLAN**

DATE	1/28/17	DRAWN BY	
ISSUE	08/20/15	PROJECT NO.	312008
DESIGNED BY	AAAB	REVISION	A1.02
DESIGNED BY			
APPROVED BY	YN		

REVISED DEVELOPMENT APPLICATION	08/25/2015	2	
REVISED DEVELOPMENT APPLICATION	10/25/2015	2	
DEVELOPMENT APPLICATION	08/21/2015	1	
DESCRIPTION	DATE	REV	



**RKTG**  
**ROBERTSON**  
**KOLBEINS**  
**TEEVAH**  
**GALLAHER**  
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**LTD**  
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 rktg@aol.com

**CJP**  
 301 68 17, NEW WYOMING, L.C. CANADIAN SVY  
 813.854.5514 • FAX 813.854.6474  
 EMAIL: cjp@cjpa.com • WWW.CJPA.COM

 **Cloverdale Paint**  
**CLOVERDALE PAINT PLANT EXPANSION**  
 800 KING CROCKER ROLLINGWAY, SUMMIT, N.C.

**GROUND FLOOR PLAN**

SCALE	1/8"=1'-0"
DATE	05-14-2018
DESIGNED BY	MAR
DRAWN BY	SM
PROJECT NO.	312008

PROJECT NO.	312008
REVISION	A2.01

NO.	DATE	BY
1	05-14-2018	SM
2	05-14-2018	SM
3	05-14-2018	SM
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87	05-14-2018	SM
88	05-14-2018	SM
89	05-14-2018	SM
90	05-14-2018	SM
91	05-14-2018	SM
92	05-14-2018	SM
93	05-14-2018	SM
94	05-14-2018	SM
95	05-14-2018	SM
96	05-14-2018	SM
97	05-14-2018	SM
98	05-14-2018	SM
99	05-14-2018	SM
100	05-14-2018	SM



**RKTG**  
**ROBERTSON**  
**KOLBEINS**  
**TEEVAN**  
**GALLAHER**  
**ASSOCIATES**  
**LTD**  
 CONSULTING ENGINEERS  
 804.736.6544 •  
 804.736.6536 •  
 rktg@aol.com

**CJP**  
 801 68 ST., NEW WYBAMPTON, L.C. CANADIAN VALLEY SW  
 TEL: 854-23-5734 • FAX: 854-23-4974  
 E-MAIL: cjp@cjpa.com • WWW: www.cjpa.com

 **Cloverdale Paint**  
**CLOVERDALE PAINT PLANT EXPANSION**  
 800 KING CHURCH FOLLIARD, SUITE 101, N.C.

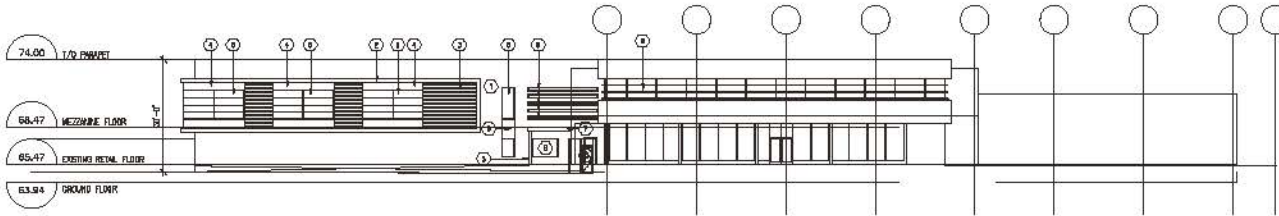
**SECOND FLOOR PLAN**

SCALE	1/8"=1'-0"
DATE	08/20/12
DESIGNED BY	AS
DRAWN BY	SH
PROJECT NO.	VA

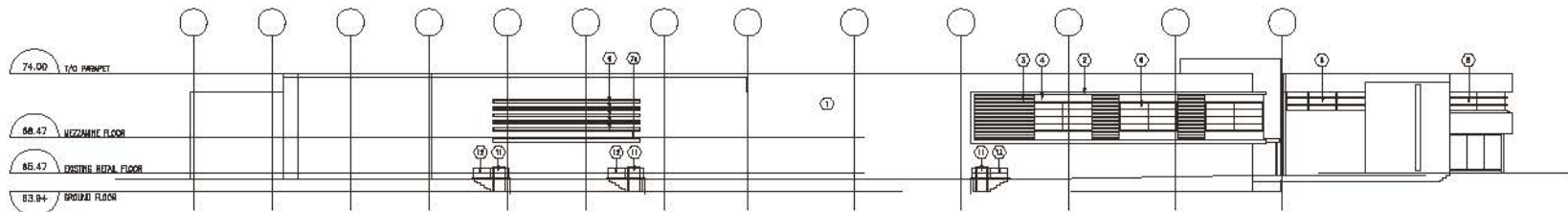
PROJECT NO.	312008
REVISION	A2.02

NO.	DESCRIPTION	DATE	BY
1	REVISED DEVELOPMENT APPLICATION	08/20/12	AS
2	REVISED DEVELOPMENT APPLICATION	10/25/12	AS
3	DEVELOPMENT APPLICATION	08/21/12	AS
4	CONSTRUCTION	08/21/12	AS

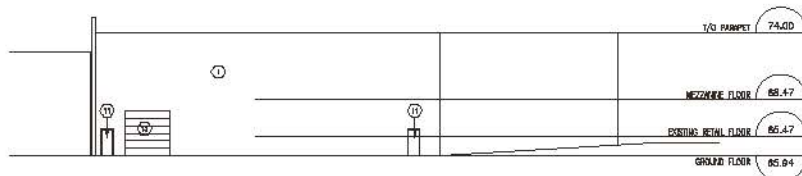




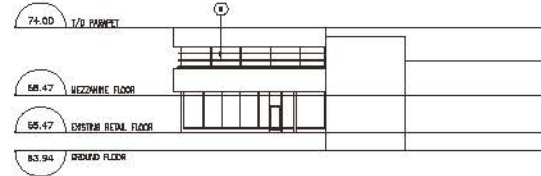
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

**ELEVATION KEYNOTES**

- ① PAINTED TILT-UP CONCRETE PANEL WITH REVEALS
- ② PREFINISHED METAL CLADDING, TYPE 1
- ③ PREFINISHED METAL CLADDING, TYPE 2
- ④ PREFINISHED METAL CLADDING, TYPE 3
- ⑤ STEEL COLUMN
- ⑥ LIGHTLY TINTED GLAZING IN CLEAR ANODIZED ALUMINUM FRAME
- ⑦ GLASS AND METAL CANOPY
- ⑧ METAL CANOPY
- ⑨ LIGHTLY TINTED GLAZING IN CLEAR ANODIZED ALUMINUM FRAME WITH EXTENDED MULLION CAP (B)
- ⑩ METAL SPANDREL PANEL
- ⑪ PREFINISHED ALUMINUM DOOR (C) W/ INSULATED GLASS UNIT.
- ⑫ METAL DOOR
- ⑬ METAL GUARDRAILS
- ⑭ PREFINISHED OVERHEAD METAL DOOR

**RKTG**  
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KOLBEINS  
TEEVAH  
GALLAHER  
ASSOCIATES  
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604.736.6544 •  
604.736.6536 •  
rktg@rktg.com

OWNER  
**CJP**  
801 88 ST., NEW WISSEMUTO, L.C. CANADA V8E 5M7  
613.854.5154 • FAX 613.854.6474  
EMAIL: info@cjp.ca • WWW: www.cjp.ca

 **Cloverdale Paint**  
CLOVERDALE PAINT PLANT EXPANSION  
800 KING CHURCH FOLLIES RD, SUITE 100, SHERBROOKE, QC

DISCIPLINE  
**ELEVATIONS**

NO.	118-407
DATE	08.08.2018
DESIGNED BY	AM
DRAWN BY	ST
APPROVED BY	YK

PROJECT NO.	312008
REVISION NO.	A3.01

NO.	DESCRIPTION	DATE	REV.
1	ISSUED DEVELOPMENT APPLICATION	08.05.2018	A
2	ISSUED DEVELOPMENT APPLICATION	10.05.2018	A
3	DEVELOPMENT APPLICATION	08.01.2019	1
4	CONSTRUCTION		



VIEW OF ENTIRE BUILDING FROM KING GEORGE BOULEVARD



BIRD'S EYE VIEW OF ENTIRE BUILDING

**RKTG**  
**ROBERTSON**  
**KOLBEINS**  
**TEEVAN**  
**GALLAHER**  
**ASSOCIATES**  
**LTD**  
 CONSULTING ENGINEERS  
 804-736-4344  
 804-736-8232  
 802@rktg.com

**CJP**  
 301 4th St., P.O. Box 1000, Norfolk, VA 23501  
 TEL: 804-626-4244 • FAX: 804-626-8976  
 E-MAIL: info@cjp.com • WWW: www.cjp.com

 **Cloverdale Paint**  
**CLOVERDALE PAINT PLANT EXPANSION**  
 4400 KING GEORGE BOULEVARD, JARRYS, VA

OVERLAP TITLE: **RENDERINGS**

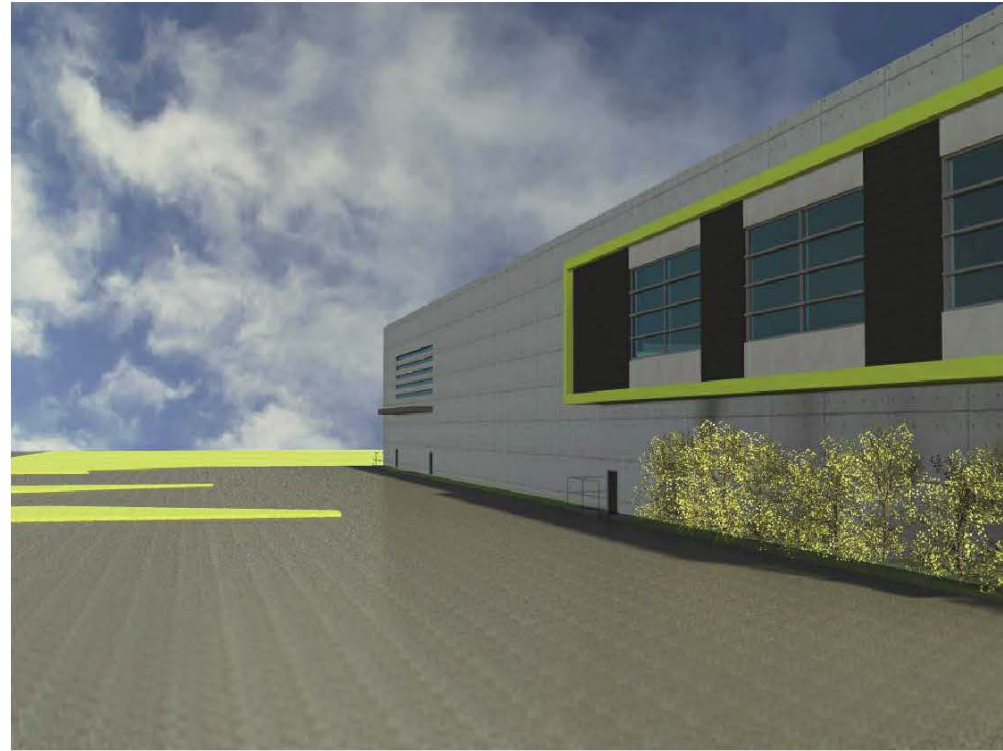
REVISED:	DATE:	BY:
	02.08.2012	
DESIGNED BY:	DATE:	BY:
PROJECT NO.:	DATE:	BY:

PROJECT NO.:	312005
DATE:	
BY:	
PROJECT NO.:	A4.01

NO.	DESCRIPTION	DATE	BY
1	REVISION DEVELOPMENT APPLICATION	02-08-2012	J
2	REVISION DEVELOPMENT APPLICATION	10-08-2012	J
3	REVISION DEVELOPMENT APPLICATION	02-01-2013	J



VIEW OF WEST FACADE OF THE EXPANSION



VIEW OF NORTH FACADE OF THE EXPANSION

**RKTG**  
**ROBERTSON**  
**KOLBEINS**  
**TEEVAN**  
**GALLAHER**  
**ASSOCIATES**  
**LTD**  
 CONSULTING ENGINEERS  
 604.756.4544 •  
 604.756.8235 F  
 rktg@rktg.ca

CONTRACTOR



301 4th St., New Westminster, B.C. Canada V3L 3A7  
 TEL: 604-261-2164 • FAX: 604-261-0798  
 EMAIL: info@cjp.ca • WWW: www.cjp.ca



**CLOVERDALE PAINT PLANT EXPANSION**

692 KING GEORGE BOULEVARD, SURREY, B.C.

DISCIPLINE

RENDERINGS

PROJECT

MTS

DATE: 08.01.2012

DRAWN BY:

NA/HT

CHECKED BY:

SH

FILE LOCATION:

Y:\

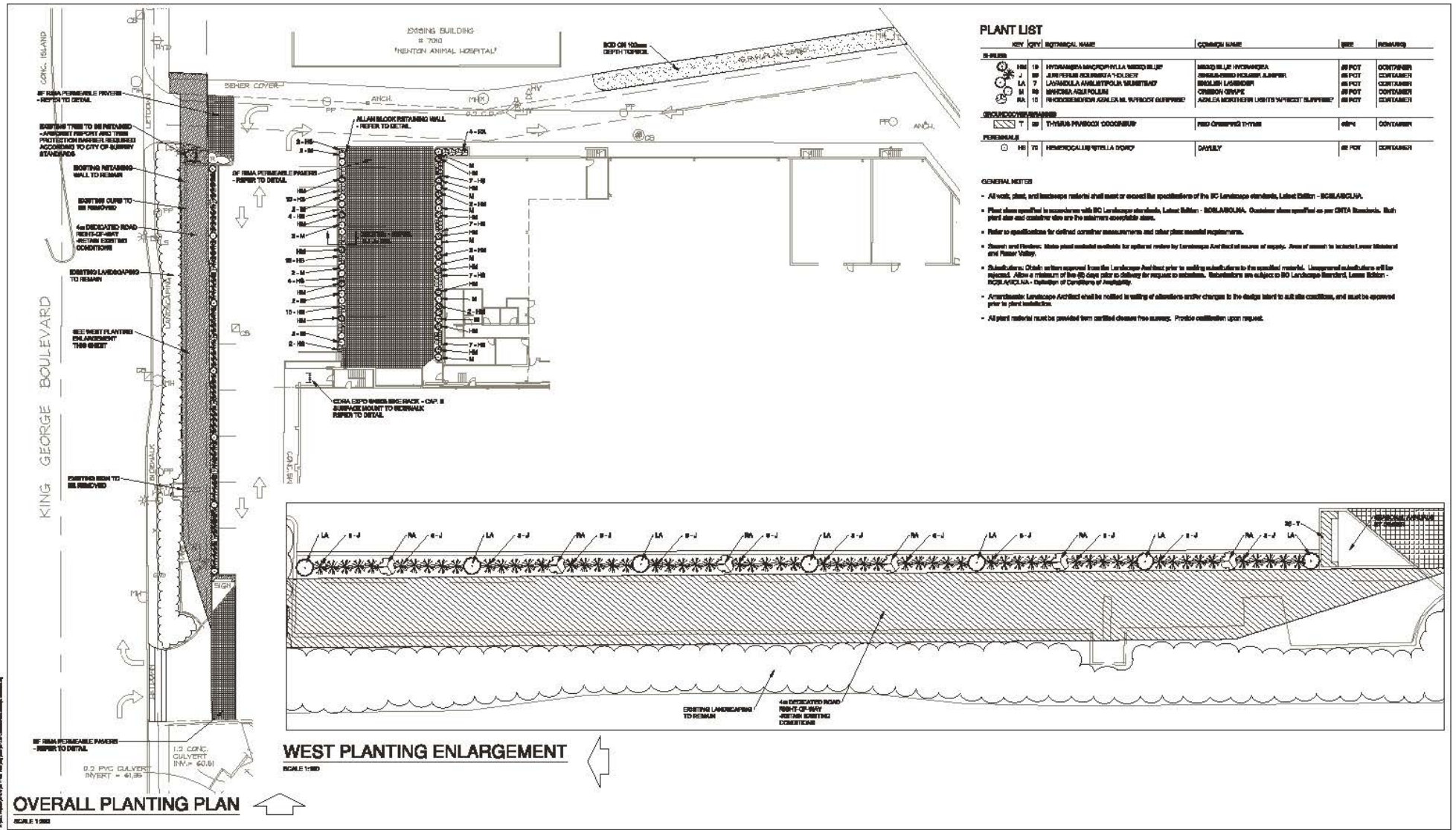
CONTRACT NO.

312005

DISCIPLINE NO.

A4.02

DESCRIPTION	DATE	REV
REVISED DEVELOPMENT APPLICATION	26-08-2012	3
REVISED DEVELOPMENT APPLICATION	10-08-2012	2
DEVELOPMENT APPLICATION	08-31-2012	1



### PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	USE	REMARKS
	19	HYDRANGEA MACROPHYLLA VIBRID BILBE	VIKING BLUE HYDRANGEA	#8 POT	CONTAINER
	18	JUNO PERSEA OLEIFOLIA 'SOLISTEY'	SHRUBBERY PEARL & AMBER	#8 POT	CONTAINER
	7	LAVANULA ANNA LITPOLA VIBRIDANT	SHRUBBY LAVENDER	#8 POT	CONTAINER
	10	IMPATIENS AQUA POLLENS	CRIMSON GEMINI	#8 POT	CONTAINER
	10	PERICORDONUM ACOLIA M. VIVIPACU GARDNER	ACOLIA MCKENZIE'S LIGHTS VIVIPACU GARDNER	#8 POT	CONTAINER
<b>GROUND COVER PLANTS</b>					
	1	THYMUS PRAECOX COCOSBUR	WILD CRESSAGED THYME	#8 P	CONTAINER
	75	HEMEROCALLIS LYELLA DEARY	DAVILY	#8 POT	CONTAINER

- #### GENERAL NOTES
- All work, plant, and landscape materials shall meet or exceed the specifications of the BC Landscape standards, Latest Edition - BCLABCLQA.
  - Plant sizes specified in accordance with BC Landscape standards, Latest Edition - BCLABCLQA. Container sizes specified as per ONTA Standards. But plant size and container size are the minimum acceptable sizes.
  - Refer to specifications for detailed container measurements and other plant material requirements.
  - Source and Finish: Make plant material available for optional review by Landscape Architect at source of supply. Area of origin to include Lower Mainland and Fraser Valley.
  - Substitutions: Obtain written approval from the Landscape Architect prior to making substitutions for the specified materials. Unapproved substitutions will be rejected. Allow a minimum of five (5) days prior to delivery for request to substitute. Substitutions are subject to BC Landscape Standards, Latest Edition - BCLABCLQA - Approval of Compliance of Acceptability.
  - Arrangements: Landscape Architect shall be notified in writing of alterations and/or changes to the design intent to suit site conditions, and must be approved prior to plant installation.
  - All plant material must be provided from certified disease free sources. Provide certification upon request.

**RKTC**  
**ROBERTSON**  
**KOLBEINS**  
**TEEVAN**  
**GALLAHER**  
**ASSOCIATES**  
**LTD**  
 CONSULTING ENGINEERS  
 604-726-4286  
 604-738-8236  
 rkg@rktc.ca

**CONSOLENT**  
  
**BINNIE**  
 ENGINEERS & ARCHITECTS LTD.  
 280-290 Columbia Street, Vancouver, BC V6C 4P7  
 P: 604-681-1971 F: 604-681-2022  
 www.binnie.ca

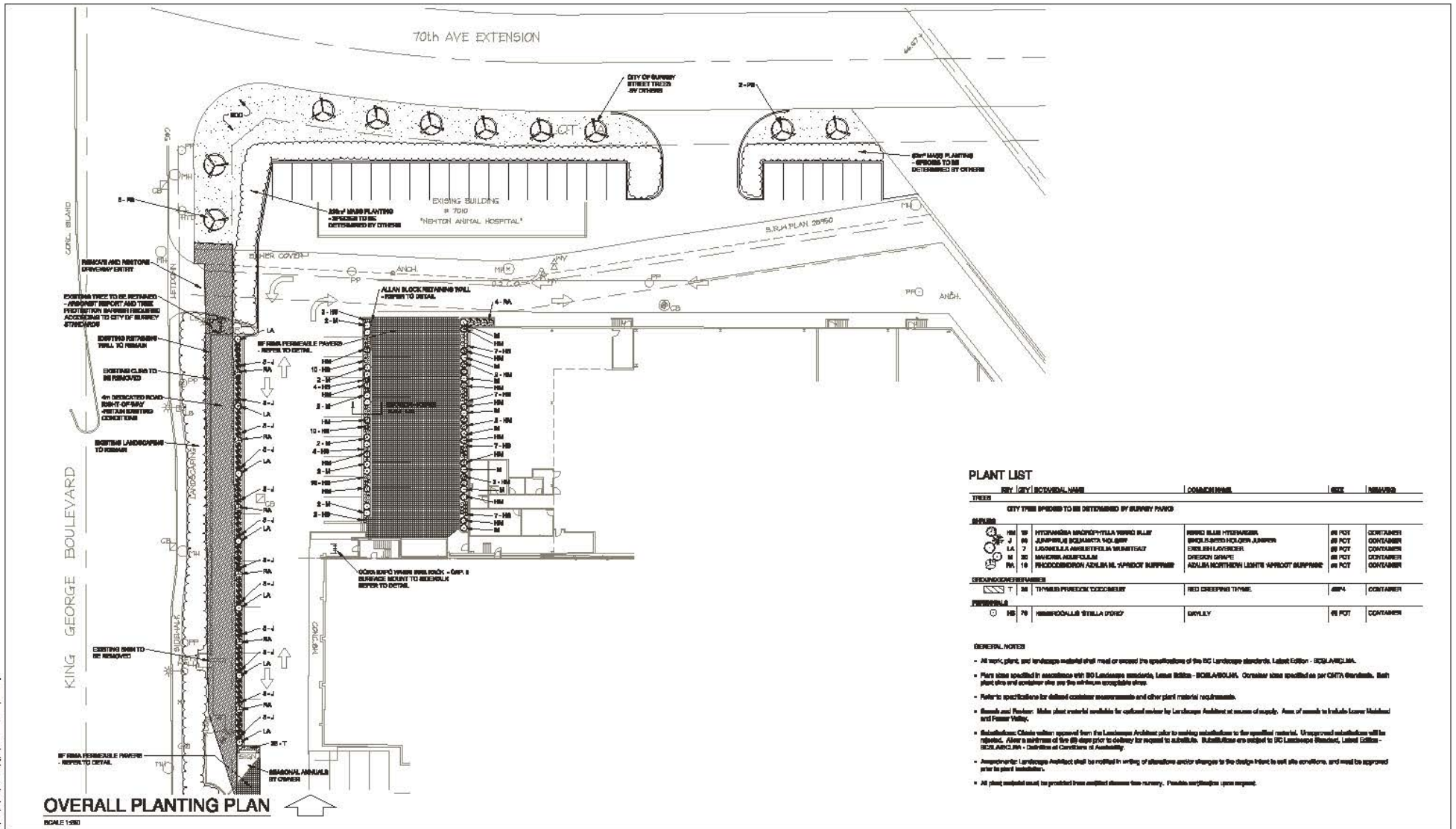
**Cloverdale Paint**  
**CLOVERDALE PAINT PLANT EXPANSION**  
 888-888-6666

**INTERM LANDSCAPE PLAN**

DATE	AS SHOWN
REV 1	JULY 28, 2015
REV 2	PT
DATE PREP	SA
PLANNING	18-09

NO.	REVISION	DATE
1.	REVISED PER CIP COMMENTS	10/04/2015
2.	REVISED PER CIP COMMENTS	11/04/2015
3.	REVISED PER CIP COMMENTS	02/07/2015
4.	REVISED PER CIP COMMENTS	06/09/2015
5.	REVISED PER CIP COMMENTS	04/08/2016

CONS. NO.  
**312005**  
 SHEET NO.  
**12-279-11**



**PLANT LIST**

TREE	KEY / QTY / BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CITY TREES SPECIFIED TO BE DETERMINED BY SURVEY PARTY				
<b>SHRUBS</b>				
1	10	HYDRANGEA PANICULATA 'LITTLE LACE' BILLET	6" POT	CONTAINER
2	10	JUNIPERUS SCAURIMONTA 'MOLLE' JUMPSON	6" POT	CONTAINER
3	7	LEONURUS SIBIRICUS 'SIBIRICUS' JUMPSON	6" POT	CONTAINER
4	30	SAUCISSUREA ADULMIA 'L' APRICOT SURPRISE	6" POT	CONTAINER
5	10	SAUCISSUREA ADULMIA 'L' APRICOT SURPRISE	6" POT	CONTAINER
<b>PERENNIALS</b>				
6	30	THYMUS PRAECOX 'COCOELESTY'	6" POT	CONTAINER
7	70	HIERACIUM STILLA 'DORIS'	6" POT	CONTAINER

**GENERAL NOTES**

- All work, plant, and landscape material shall meet or exceed the specifications of the BC Landscape standards, Latest Edition - BC/LANDSCAPE.
- Plant sizes specified in accordance with BC Landscape standards, Latest Edition - BC/LANDSCAPE. Consider sizes specified as per CHTA standards. Note plant site and container size are the minimum acceptable sizes.
- Refer to specifications for detailed container measurements and other plant material requirements.
- Source and Potting: Make plant material available for optional review by Landscape Architect at source of supply. Aim of source to include Lower Mainland and Fraser Valley.
- Substitutions: Clients within approval from the Landscape Architect prior to making substitutions to the specified material. Unapproved substitutions will be rejected. Give a minimum of two (2) days prior to delivery for request to substitute. Substitutions are subject to BC Landscape Standards, Latest Edition - BC/LANDSCAPE - Division of Caretakers of Annuity.
- Approval: Landscape Architect shall be notified in writing of alterations and/or changes to the design intent to suit site conditions, and must be approved prior to plant installation.
- All plant material must be protected from weather damage from delivery. Provide instructions upon request.

**OVERALL PLANTING PLAN**  
SCALE: 1/8"=1'-0"

**RTGC**  
ROBERTSON  
KOLBEINS  
TERRYAN  
GALLAHER  
ASSOCIATES  
LTD  
CONSULTING ENGINEERS  
604-736-4244  
604-736-8236  
rkg@rtgc.com

**CONTRACTOR**  
**B**  
**BINNIE**  
BINNIE & ASSOCIATES LTD.  
236-2040 Cornhill Street, Burnaby, BC V5C 4S7  
P: 604-463-1971 F: 604-463-4042  
www.binnie.com

**Cloverdale Paint**  
CLOVERDALE PAINT PLANT EXPANSION  
2888 WAC CORDON RD, SUITE 100, BURNABY, B.C.

**DESIGN TEAM**  
**ULTIMATE LANDSCAPE PLAN**

DATE	AS SHOWN	ISSUE	1. REVISED PER CITY COMMENTS	REVISED DATE	DATE
REVISED	JULY 26, 2014	2. REVISED PER CHANCE COMMENTS	11/04/2014	312005	
REVISED	PT	3. REVISED PER CITY COMMENTS	02/07/2015		
CONTRACT	SA	4. REVISED PER CITY COMMENTS	06/09/2015		
REVISIONS	04.09	5. REVISED PER CITY COMMENTS	04/28/2016		

---

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

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

DATE: **April 3, 2013** PROJECT FILE: **7812-0162-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 6950 King George Blvd**

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

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

- Dedicate 4.236 metres on King George Boulevard.
- Provide 0.500 metre wide statutory right-of-way along King George Boulevard.

***Works and Services***

- Enter into Highway License Agreement with the City to retain portion of site parking within road dedication.
- Provide cash-in-lieu for boulevard grading, construction of driveway letdown and removal of north access.
- Register all applicable restrictive covenants.

A Servicing Agreement is required prior to Development Permit/Development Variance Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

HB

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7912-0162-00

Issued To: CLOVERDALE PAINT INC.

("the Owner")

Address of Owner: 6950 - King George Boulevard  
Surrey, BC V3W 4Z1

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: 011-433-710

Lot 1 Except: Firstly: Parcel "A" (Reference Plan 15852)

Secondly: Part Within Heavy Outline Taken by Highway Statutory Right of Way Plan 63551,  
Section 16 Township 2 New Westminster District Plan 9708

6950 - King George Boulevard

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section I.2 of Part 39, "Highway Commercial Industrial Zone (CHI)", the minimum width of a continuous landscaping strip along the western boundary of the land that abuts King George Boulevard is reduced from 1.5 metres (5 ft.) to 1.2 metres (4 ft.).
  - (b) In Section C.3 of Part 5, Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces is varied to not less than 77 parking stalls.
4. This development variance permit is applicable only to the uses and floor area identified in Schedule A.

5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7912-0162-00(A) through to and including 7912-0162-00(B) (the "Drawings") which are attached hereto and form part of this development variance permit.
6. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
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   .

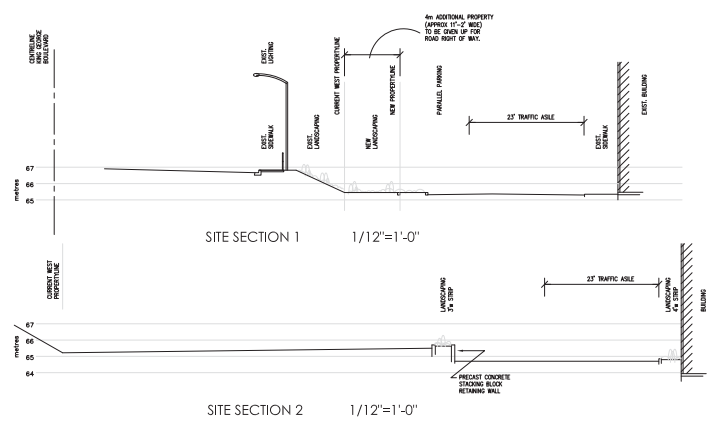
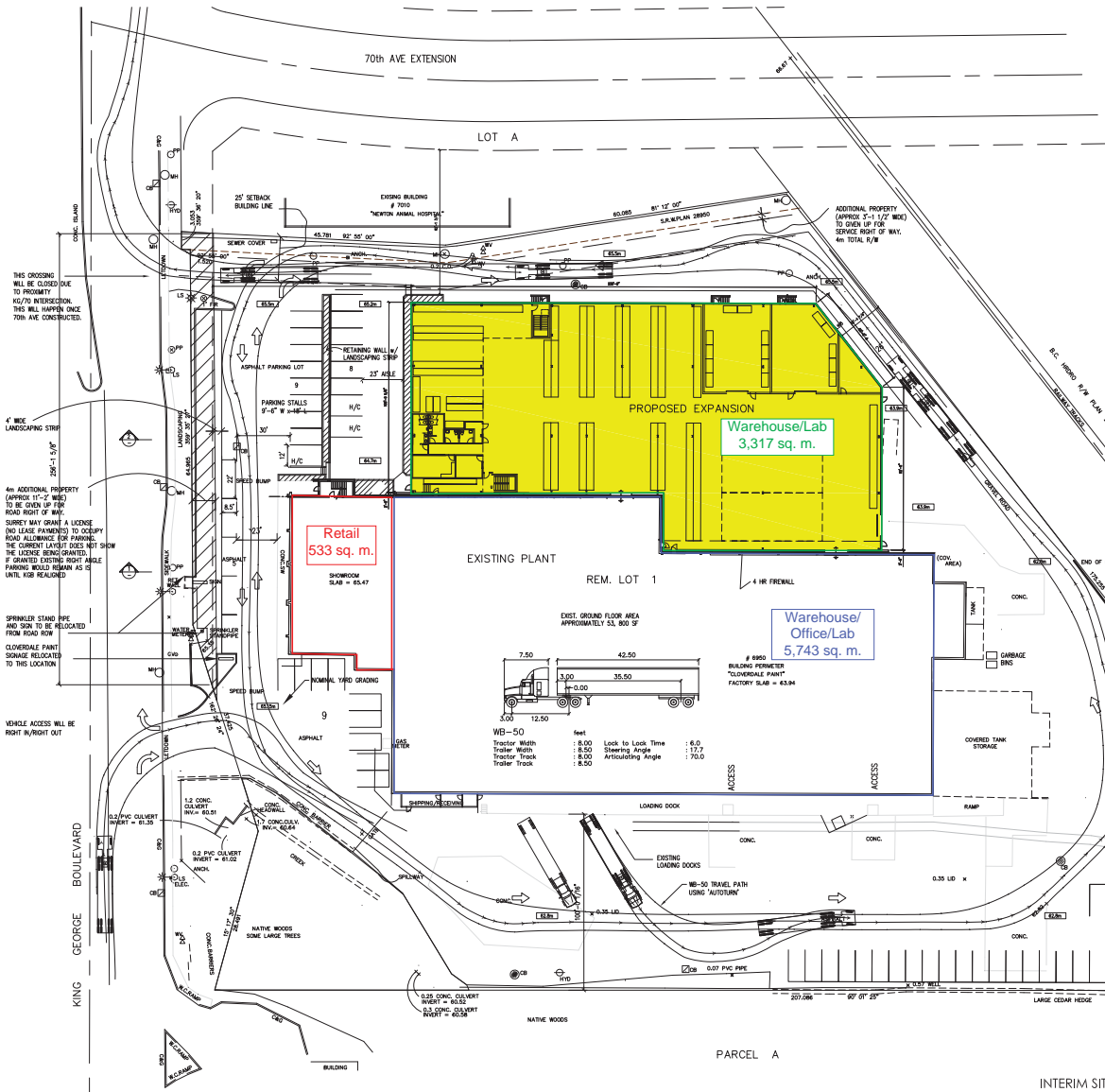
---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan





DVP to vary the minimum number of off-street parking spaces to not less than 77 stalls

**RKTG**  
ROBERTSON  
KOLBEINS  
TEEVAN  
GALLAHER  
ASSOCIATES  
LTD  
CONSULTING ENGINEERS

604.736.4344  
604.736.8235  
rktg@rktg.net

CONSULTANT:  
**CJP**

301 6th St., New Westminster, B.C. CANADA V3L 3A7  
TEL: 604-261-7144 FAX: 604-261-8915  
EMAIL: info@cjp.co Web: www.cjp.co

**Cloverdale Paint**

CLOVERDALE PAINT PLANT EXPANSION

4950 KING GEORGE BOULEVARD, SURREY, B.C.

DRAWING TITLE:  
**INTERIM SITE PLAN  
SITE SECTIONS**

SCALE: AS NOTED

DATE: 08.20.2012

DRAWING: AA

CHECKED BY:

FILE LOCATION: V/A

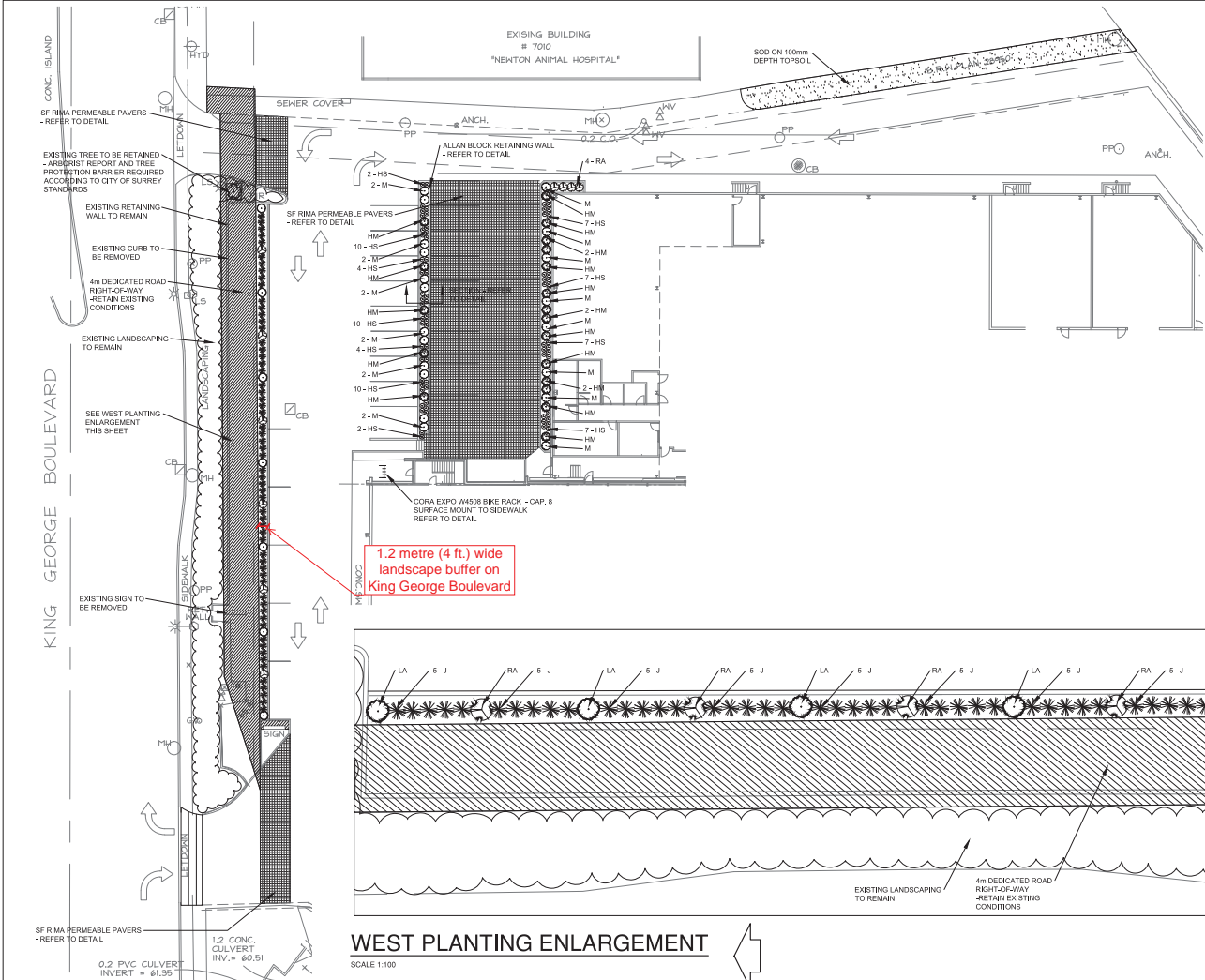
CONTRACT NO.: 312005

DRAWING NO.: A1.01

DESCRIPTION	DATE	REV
REVISED DEVELOPMENT APPLICATION		
REVISED DEVELOPMENT APPLICATION		
DEVELOPMENT APPLICATION	10-21-2012	1

**Schedule A**

**7912-0162-00(A)**



PLANT LIST

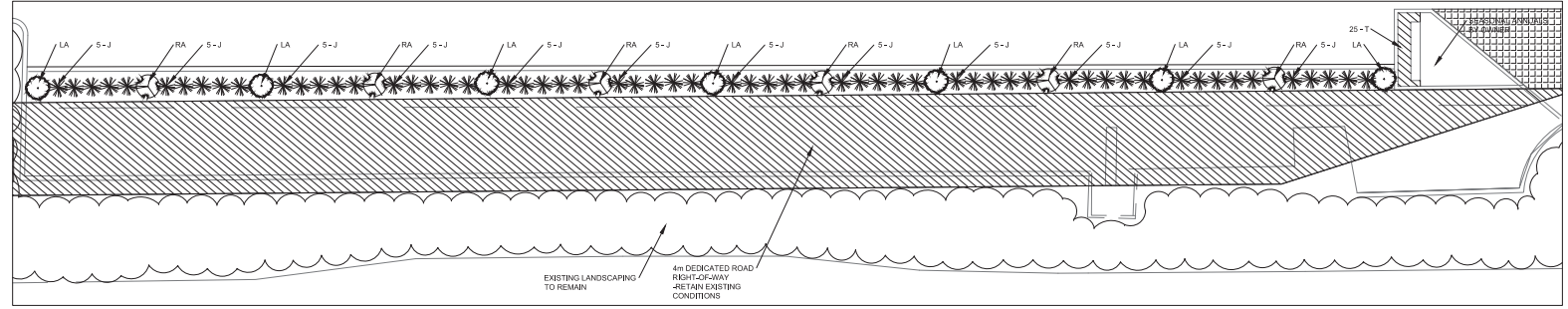
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHRUBS</b>					
HM	19	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	#5 POT	CONTAINER
J	60	JUNIPERUS SQUAMATA 'HOLGER'	SINGLE-SEED HOLGER JUNIPER	#5 POT	CONTAINER
M	7	LANANCOLA ANGIUSTIFOLIA 'WUNSTEAD'	ENGLISH LAVENDER	#5 POT	CONTAINER
RA	20	MAHONIA AQUIFOLIUM	OREGON GRAPE	#5 POT	CONTAINER
RA	10	RHOCHODENDRON AZALEA NL 'APRICOT SURPRISE'	AZALEA NORTHERN LIGHTS 'APRICOT SURPRISE'	#5 POT	CONTAINER
<b>GROUNDCOVER/GRASSES</b>					
T	20	THYMUS PRAECOX 'COCOINEUS'	RED CREEPING THYME	#SP4	CONTAINER
<b>PERENNIALS</b>					
HS	70	HEMEROCALLIS STELLA D'ORO	DAYLILY	#2 POT	CONTAINER

GENERAL NOTES

- All work, plant, and landscape material shall meet or exceed the specifications of the BC Landscape standards, Latest Edition - BC SLA/BC LNA.
- Plant sizes specified in accordance with BC Landscape standards, Latest Edition - BC SLA/BC LNA. Container sizes specified as per CNTA Standards. Both plant size and container size are the minimum acceptable sizes.
- Refer to specifications for defined container measurements and other plant material requirements.
- Search and Review: Make 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 substitutions to the specified material. Unapproved substitutions will be rejected. Allow a minimum of five (5) days prior to delivery for request to substitute. Substitutions are subject to BC Landscape Standards, Latest Edition - BC SLA/BC LNA - Definition of Conditions of Availability.
- Amendments: Landscape Architect shall be notified in writing of alterations and/or changes to the design intent to suit site conditions, and must be approved prior to plant installation.
- All plant material must be provided from certified disease free nursery. Provide certification upon request.

WEST PLANTING ENLARGEMENT

SCALE 1:100



OVERALL PLANTING PLAN

SCALE 1:250

**RKTG**  
ROBERTSON  
KOLBEINS  
TEEVAN  
GALLAHER  
ASSOCIATES  
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CONSULTING ENGINEERS  
804.726.4244  
804.726.8235  
rktg@rktg.ca

CONSULTANT:  
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209-496 Conroy Way, Burnaby, BC V5G 4W7  
P: 604-450-7721 B: 604-430-4743  
www.binnie.com

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4950 KING GEORGE HIGHWAY, SURREY, B.C.

DRAWING TITLE:  
INTERM LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: MAY 29, 2012

DRAWN BY: PT

CHECKED BY: BA

FILE LOCATION: 12-279

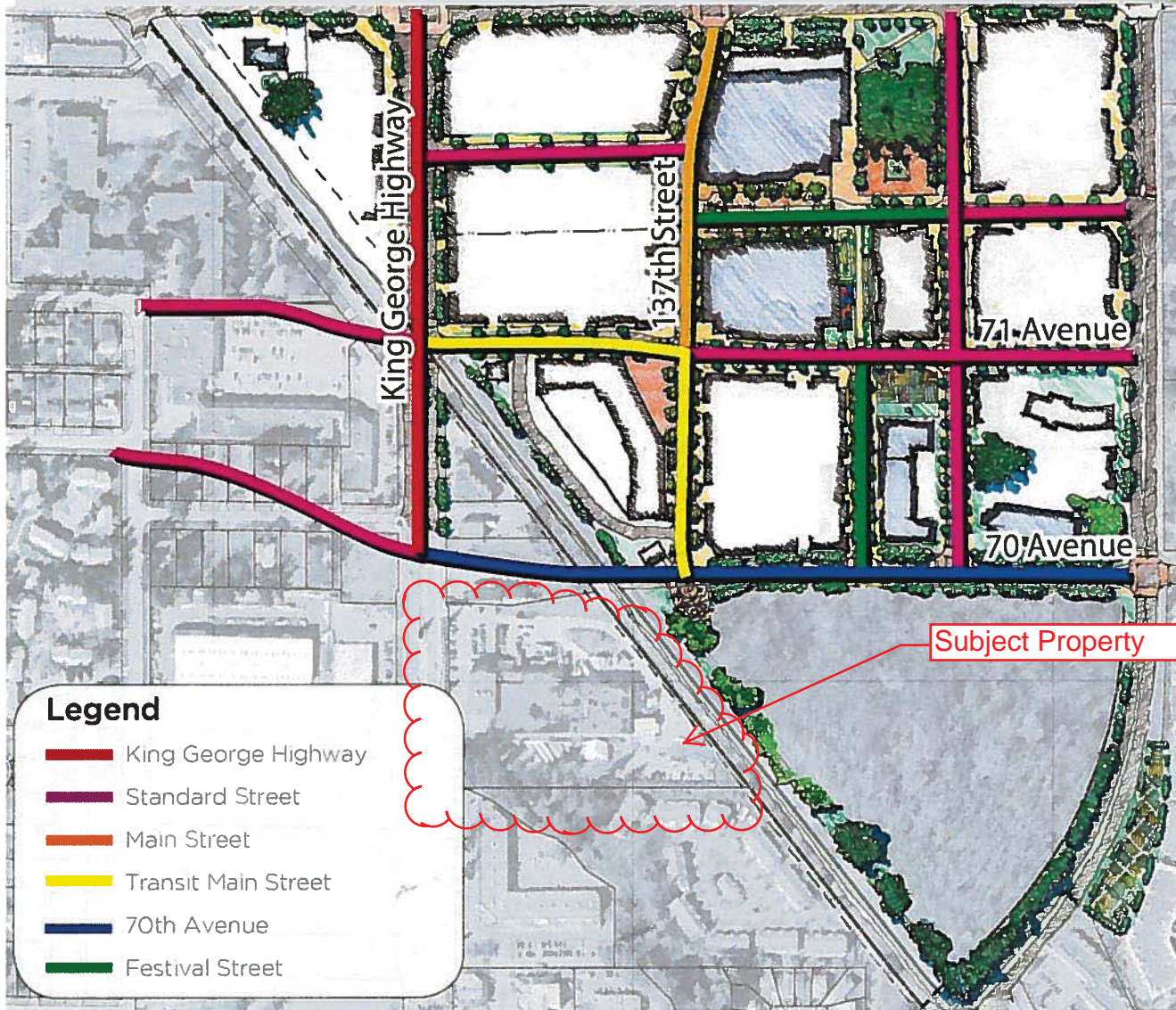
REVISION:

- REVIEWED PER DRG COMMENTS 10/04/2012
- REVIEWED PER OWNERS COMMENTS 11/06/2012
- REVIEWED PER CITY COMMENTS 02/07/2013
- REVIEWED PER CITY COMMENTS 03/28/2013
- REVIEWED PER CITY COMMENTS 04/03/2013

CONTRACT NO. 312005

DRAWING NO. 12-279-11

7912-0162-00(B)



**Legend**

- King George Highway
- Standard Street
- Main Street
- Transit Main Street
- 70th Avenue
- Festival Street

**Recommended Street Network**