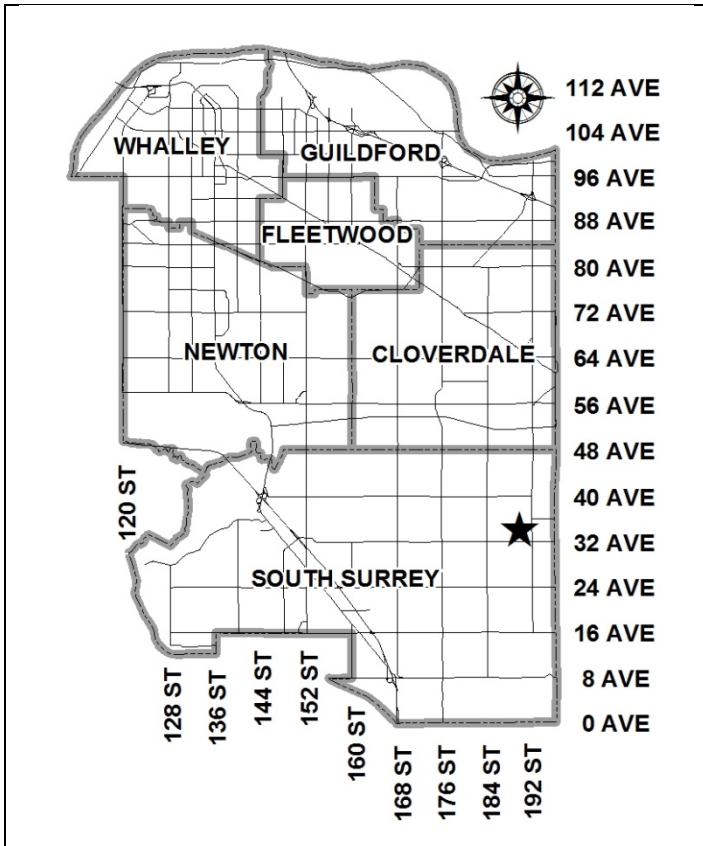


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0254-00

Planning Report Date: November 26, 2012



**PROPOSAL:**

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

in order to permit the development of a 5,041 sq.m (54,256 sq. ft) pulley manufacturing facility with an outdoor display of a conveyor pulley.

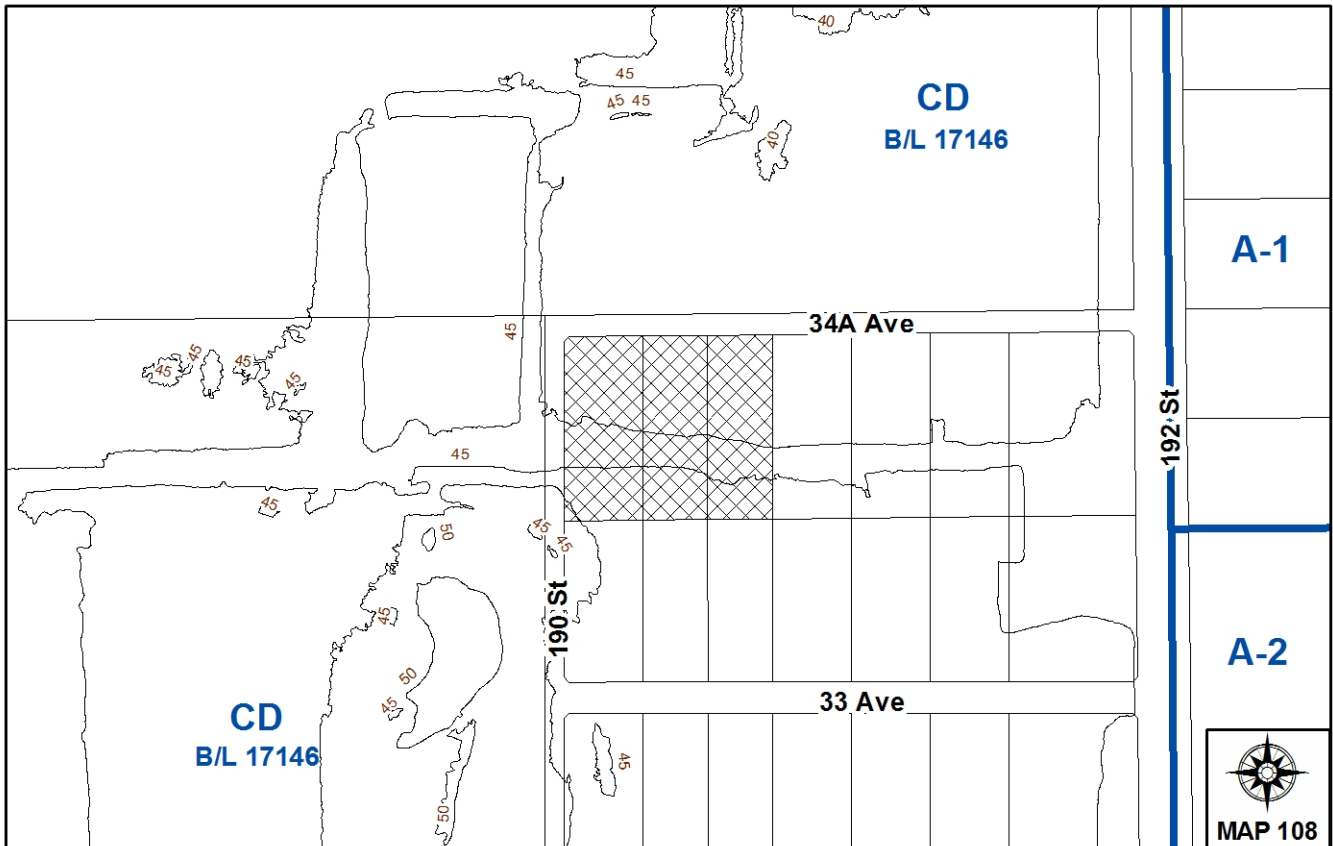
**LOCATION:** 19008, 19028 and 19040 - 34A Avenue

**OWNER:** City of Surrey

**ZONING:** CD

**OCP DESIGNATION:** Industrial

**LAP DESIGNATION:** Business Park



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS AND POLICIES

- A Development Variance Permit is required in order to allow for the conveyor pulley display within the front yard setback.
- The conveyor pulley is a product manufactured on-site and therefore not permitted to be displayed within the front yard setback.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with Campbell Heights Local Area Plan (LAP) Designation.
- The proposed development is consistent with the design guidelines outlined in the Campbell Heights LAP and the Campbell Heights North Design Guidelines.
- The pulley is integrated comprehensively into the site plan and landscaping plan and adds interest to the entry plaza space where it is proposed to be located.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0254-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7912-0254-00 (Appendix IV) varying the following to proceed to Public Notification:
  - (a) to allow for the outdoor display of a conveyor pulley display within the front yard.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

Fire: The City of Surrey's E-Comm Amplification By-law applies to buildings of this size.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped industrial land.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34A Avenue):	Under application for subdivision.	Industrial/Business Park	CD
East:	Recently subdivided, undeveloped industrial land.	Industrial/Business Park	CD

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	Recently subdivided, undeveloped industrial land.	Industrial/Business Park	CD
West (Across 190 Street):	Under application for subdivision.	Industrial/Business Park	CD

## DEVELOPMENT CONSIDERATIONS

### Context

- The subject site comprises of three (3) recently subdivided lots within the Campbell Heights North portion of the Campbell Heights Local Area Plan (LAP).
- The properties were rezoned to CD By-law No. 17146 under Development Application No. 7910-0032-00 and subdivided under Development Application No. 7910-0179-00.
- The properties are designated Business Park in the Campbell Heights LAP and Industrial in the Official Community Plan.
- Internal lot line cancellations will be completed by the applicant in order to create one parcel, approximately 15,523 sq m (167,090 sq.ft) in area.

### Proposal

- The proposed Development Permit and Development Variance Permit are to allow for RAS Industries to develop a conveyor pulley manufacturing facility.
- RAS currently owns and operates an existing facility at 8020 128 Street, in Surrey, which is approximately 2,601 sq.m (28,000 sq. ft) in area.
- The existing facility is proposed to be relocated to facilitate a significant expansion on the subject site.
- The proposal includes office space on both the first and second stories for a combined office floor area of 1,324 sq.m (14,256 sq. ft).
- The manufacturing plant area is 3,716 sq.m (40,000 sq. ft).
- The building proposes a total floor area of 5,041 sq.m (54,256 sq. ft) and a building height of 10.7m (35 ft).
- The proposed development is in compliance with the CD zone (By-law No. 17146) with the exception of the conveyor pulley display which is proposed to be located within the front yard.

- The CD zone does not permit the display of goods within the front or side yard and thus a Development Variance Permit (DVP) is required (Appendix IV). The proposed variance is discussed in the "By-law Variance and Justification" section of this report below.
- Outdoor storage is proposed within the rear yard, which is permitted in the zone.

#### Parking, Access and Circulation

- There are two (2) vehicular accesses proposed to the site. One (1) along 190 St. and one (1) along 34A Avenue.
- Accesses will allow for both truck and vehicular traffic movements.
- Employee and visitor parking is located in front of the building along both street frontages.
- The truck bays are located along the south and east elevations of the buildings and will not be visible from the street.

#### Design Proposal and Review

- The proposed building and site plan are consistent with the design guidelines outlined in the Campbell Heights LAP and the Campbell Heights North Design Guidelines document.
- As with other developments in Campbell Heights, the development concept is to support a high quality, sustainable, eco-industrial business park.
- The architectural and design elements of the building are high quality and include vertical articulation, extensive use of green tinted glazed in black anodized aluminum frames, pre-finished metal flashing and painted concrete panels.
- The colour scheme is grey with black, dark red and charcoal accents.
- The storm water management plan, reflected in the landscaping plan, demonstrates the requirement in Campbell Heights North to accommodate on-site storm water management.
- There are no trees located on the subject site.

#### Landscaping Plan

- The landscaping plan has been reviewed by staff and is generally acceptable.
- The proposed landscaping reflects the registered restrictive covenant for landscaping and storm water management along the property frontages.
- The landscaping plan includes two (2) pedestrian accesses to the building.
- The entry plaza to the site has been designed to integrate the display of the conveyor pulley and to create a meaningful public interest piece.

- The pulley is large at approximately 2.1m (7 ft) in height and 4.2m (14 ft) in length.
- The plaza area encompasses the pulley, while allowing room for pedestrian activity and seating areas.
- The base of the conveyor pulley will include wording to express information related to the history of the business, the pulley and its uses around the world.

#### Little Campbell Watershed Society

- This project was referred to the Little Campbell Watershed Society (LCWS) for review and comments.
- The LCWS has requested additional details regarding the design of the on-site oil/water separators. The project Engineers are in the process of establishing these design details.
- The details of the oil/water separators will be provided to the LCWS for follow-up.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 22, 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)	<ul style="list-style-type: none"> <li>• The subject site is located within the Campbell Heights LAP and reflective of the land use designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposal is well below the allowable FAR and proposes indoor and outdoor amenity space.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Low Impact Development Standards (LIDS) are proposed.</li> <li>• On-site storm water management is proposed.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bicycle racks are proposed.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• CPTED principles have been applied to site design.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• No</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

### ADVISORY DESIGN PANEL

- The project was not referred to the Advisory Design Panel (ADP) and was reviewed internally by staff.
- The project is felt to be of high quality design and reflective of the existing standards in Campbell Heights.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To allow for the outdoor display of a conveyor pulley within the front yard.

Applicant's Reasons:

- This specific pulley represents a major success in the history of mine engineering in British Columbia and, as such, deserves to be displayed in front of its creator's new manufacturing facility in Campbell Heights North.
- In our opinion, integrating this interpretive display into the public-accessible plaza fronting our building is an appropriate testimonial to local engineering and manufacturing prowess.

Staff Comments:

- The conveyor pulley is proposed to be displayed in the pedestrian entry plaza and within the front yard.
- The entry plaza and pulley have been designed by the Landscape Architect to present a meaningful public interest piece.
- The plaza allows for pedestrian and seated areas and the pulley display adds interest to the space.

### 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.	Engineering Summary
Appendix III	DRAFT Development Permit Drawings No. 7912-0254-00
Appendix IV	Development Variance Permit No. 7912-0254-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by John Kristianson and Al Tanzer, respectively, dated October 18, 2012.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

IM/kms

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## DEVELOPMENT DATA SHEET

**Existing Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		15,523 sq.m
Road Widening area		
Undevelopable area		
Net Total		15,523 sq.m
LOT COVERAGE (in % of net lot area)	60%	28%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	16.0m	19.1m
Rear	7.5m	38.8m
Side (North)	9.0m	19.2m
Side (South)	7.5m	28.7m
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0m	10.7m
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		
Retail	N/A	N/A
Office		1,324 sq.m
Total		1,324 sq.m
FLOOR AREA: Industrial		3,716 sq.m
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		5,040sq.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)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.60	0.28
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		73
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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## INTER-OFFICE MEMO

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

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

**DATE: November 10, 2012**                      **PROJECT FILE: 7812-0254-00**

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**RE: Engineering Requirements (Commercial/Industrial)  
Location: 19008/19028/19040 -34A Ave**

### **DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

### **BUILDING PERMIT**

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

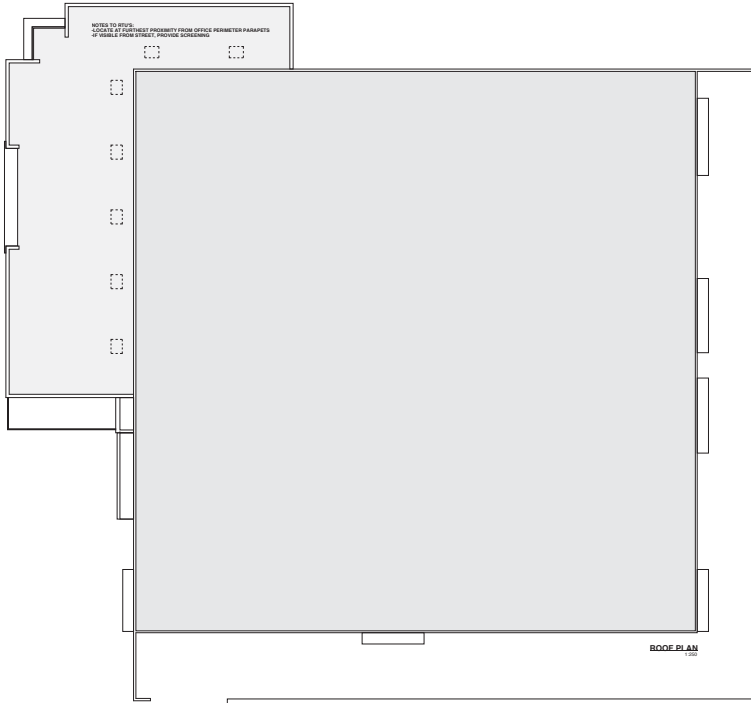
- Completion of City project 7810-0179-00;
- Relocation of service connections as required and abandonment of redundant service connections as required;
- Relocation of curb letdown to proposed new location and associated modification to drainage features if required; and
- Construction of onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7810-0179-00.

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting building permit application.



Rémi Dubé, P.Eng.  
Development Services Manager

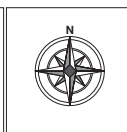
LR



REV	DATE	REMARKS
A	AUG2412	DP SUBMISSION

REV	DATE	REMARKS
A	AUG2412	DP SUBMISSION

**WM**  
**WALES McLELLAND**  
 CONSTRUCTION  
 Suite 100 - 5409 Byrne Road  
 Burnaby, BC V5J 3J1  
 T: 604.638.1212 • F: 604.638.1211  
 www.walesmcllelland.com



ARCHITECTURE & ENGINEERING  
**cta**  
 CONSULTANTS  
 2000 WEST 4TH AVENUE, SUITE 100  
 VANCOUVER, BC V6L 2K6  
 TEL: 604.733.1234  
 FAX: 604.733.1231  
 www.cta.ca

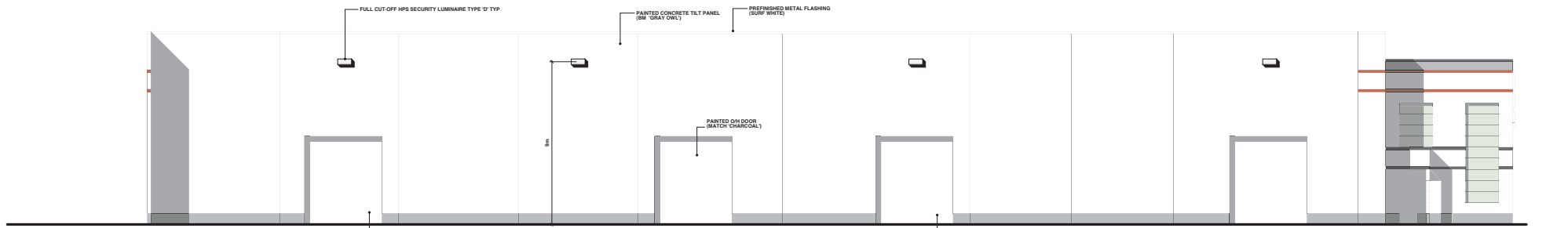
Written dimensions shall take precedence over verbal dimensions. The General Notes and Specifications shall govern. Where not shown refer to CTA Standard Drawings. All work shall be in accordance with the current edition of the BC Building Code. This drawing shall not be used for construction without the written consent of CTA Design Group. This drawing shall not be reproduced or altered without written consent of CTA Design Group.

**RAS**  
 REGISTERED TRADEMARK  
 RAS INDUSTRIES INC.

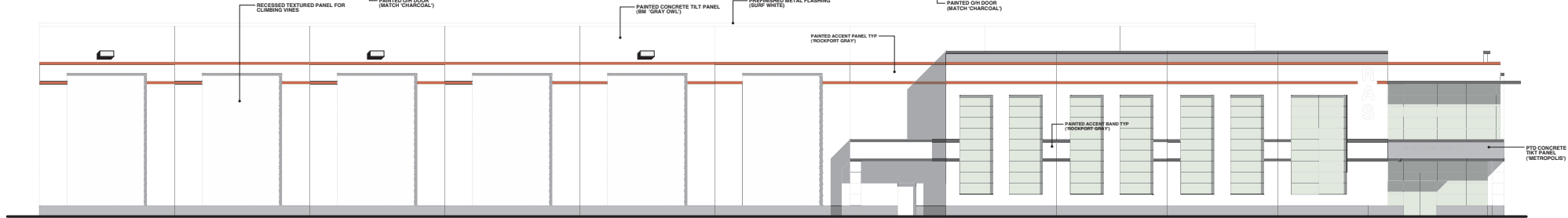
**NEW OFFICES & PLANT**  
 FOR  
**-RAS INDUSTRIES-**  
 CAMPBELL HEIGHTS NORTH  
 SOUTH SURREY  
 BC

TITLE: -TITLE SHEET			
DRAWN: JK	CHECKED: JK	SCALE: NOTED	FILE:
DRAWING NUMBER: ----	VERSION: SK0	A	

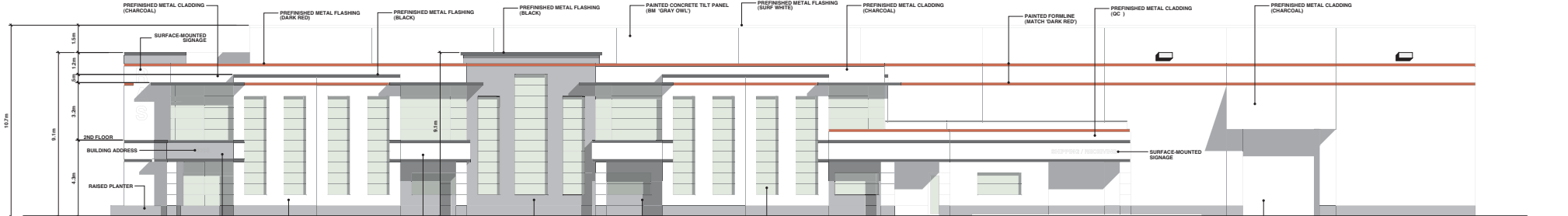




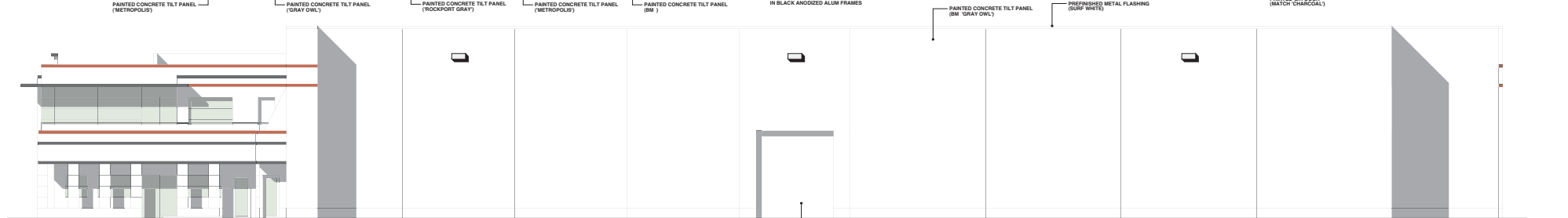
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION


REV	DATE	REMARKS
A	AUG24.12	DP SUBMISSION

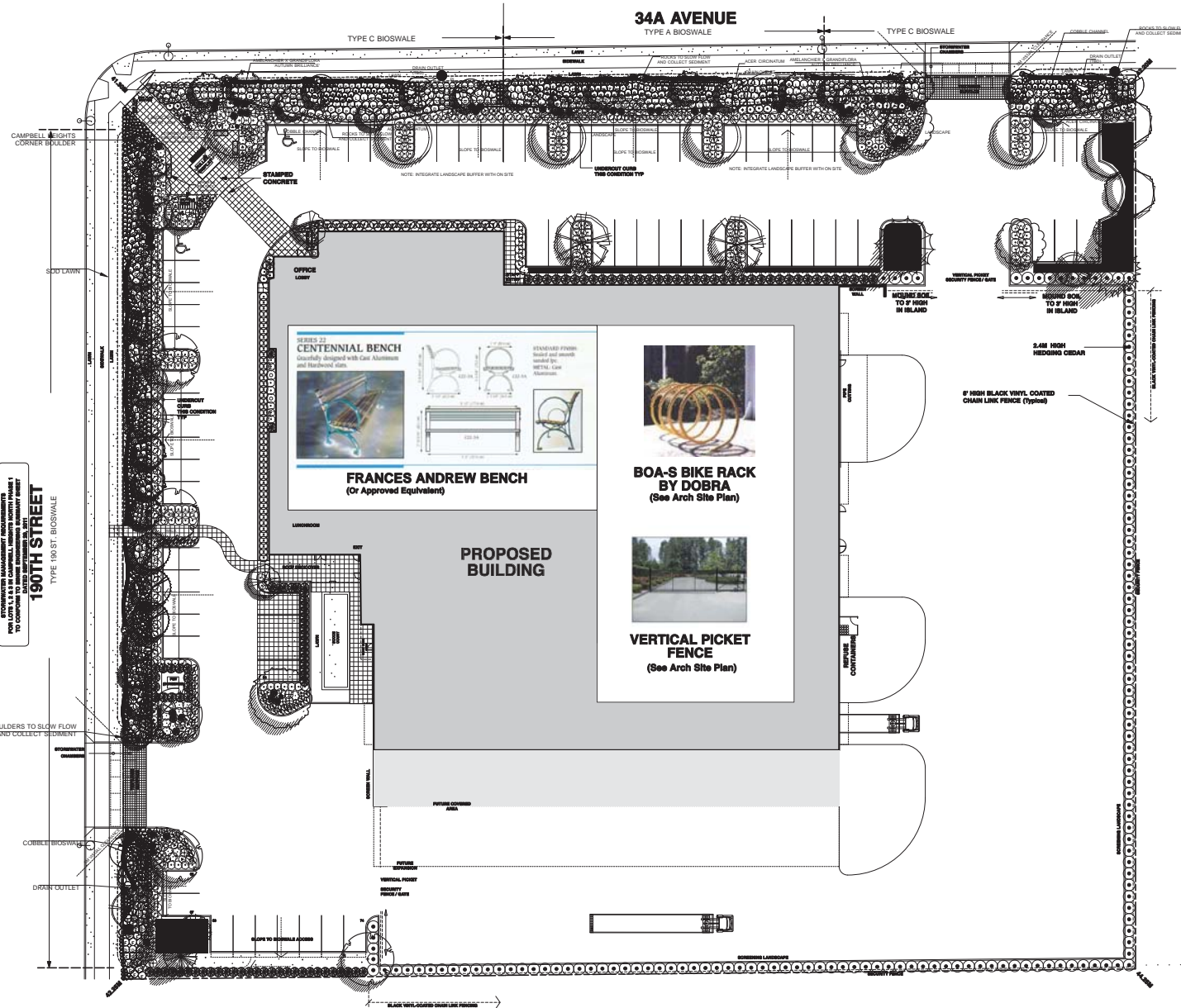
Wales McLelland  
CONSTRUCTION  
Suite 100 - 5409 Spruce Road  
Burnaby, BC V5J 3J1  
T: 604.636.1212 • F: 604.636.1211  
www.walesmcllelland.com

ARCHITECTURE & ENGINEERING  
WALTON & WATSON  
170-1007 152 AVE  
VANCOUVER, BC V6M 1Y1  
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FAX: 604.726.0001  
www.cta.ca

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CAMPBELL HEIGHTS NORTH  
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BC

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-RAS INDUSTRIES-  
CAMPBELL HEIGHTS NORTH  
SOUTH SURREY  
BC

TITLE: -EXTERIOR ELEVATIONS -EXT LIGHTING CUT SHEETS	
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### PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
	2	Acer palmatum 'Oakasuki'	Japanese Maple	3m ht. / s-stem
	3	Betula jacquemontii	Birch	5cm cal. / m stem
	5	Carpinus betulus	European Hornbeam	6cm cal. / 2m std
	4	Cornus x nuttallii 'Starlight'	Dogwood Var.	5cm cal. / 2m std
	2	Fagus sylvatica	European Beech	7cm cal. / 2m std
	4	Fraxinus americana 'Autumn Purple'	Ash	6cm cal. / 2m std
	2	Liquidambar styraciflua 'Worpleston'	Sweet Gum	6cm cal. / 2m std
	4	Prunus serotina 'Pk Perfection'	Daybreak Flowering Cherry	5cm cal. / 2m std
	3	Chamaecyparis nootkatensis	Nootka Cypress	3m ht. / spr form
	1	Sequoiadendron giganteum alt. Pseudotsuga menziesii	Giant Redwood / Douglas Fir	4m ht.
	1	Thuja plicata	Western Red Cedar	3m ht. / tree form
	2	Thuja heterophylla	Western Hemlock	2.5m ht.
<b>Shrubs</b>				
	110	Azalea japonica 'Rosebud'	Japanese Azalea	#2 pot
	42	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#5 pot
	125	Lonicera pileata 'Red Tip'	Evergreen Honeysuckle	#2 pot
	6	Photinia fraseri	Photinia	#5 pot
	9	Pieris japonica 'Temple Bells'	Japanese Andromeda	#5 pot
	32	Potentilla fruticosa 'Snowflake'	Shrubby Cinquefoil Var.	#2 pot
	463	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot, dble alt spacing
	34	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#5 pot
	8	Rhododendron 'Anna Rose Whitney'	Rhododendron (tall var.)	#5 pot
	57	Rosa meidland 'Carefree Delight'	Hardy French Rose var.	#2 pot
	39	Spiraea x bumalda 'Anthony Waters'	Spiraea Var.	#2 pot
	105	Thuja occidentalis 'smaragd'	Emerald Cedar	1.2m ht.
	145	Thuja occidentalis 'smaragd'	Emerald Cedar	2.5m (8) ht / 1.5m o.c.
	65	Viburnum davidii	David's Viburnum	#2 pot
	28	Weigelia 'Bristol Ruby'	Weigelia	#5 pot
<b>Ground Covers/Paravalleys/Vines</b>				
	18	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c. / heavy
	91	Cotoneaster dammeri	Cotoneaster var.	10cm pot / 45cm o.c. / heavy

**Notes:**  
 1. Specification as per most recent BCSLA/BCLNA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.  
 2. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval.

### PLANT SCHEDULE - BIOSWALE TYPES: A, C & 190 St.

REV.	QTY. A	QTY. C	QTY. 190 ST.	BOTANICAL NAME	COMMON NAME	PLANTER SIZE / REMARKS
1	2	9	7	ACER CIRCINATUM	VINE MAPLE	1.5M HT BAB 3 STEM CLAMP
1	4	6	3	ABELIOPHYLLA X GRANDIFLORA AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	1.5M HT BAB
1	-	-	-	FRAXINUS AMERICANA AUTUMN PURPLE	AUTUMN PURPLE ASH	1.5M HT BAB
1	-	-	-	MAULDS RED JEWEL	CRAB APPLE	1.5M HT BAB
1	-	-	-	FRAXINUS PURSHIANA	CASCARA BUCKTHORN	1.5M HT BAB
1	35	40	62	CORNUS SERICEA NELSEYI	KELSEY DOGWOOD	45 POT 50CM
1	-	-	-	PHILADELPHUS X VIRGINIALIS DWARF SNOWFLAKE	DWARF SNOWFLAKE	MOCK ORANGE
1	4	117	79	CAREX VIZ DANCEY	SILVER HARRISSETTS SEDGE	#1 POT
1	34	-	-	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
1	-	-	-	KOeleria cristata	JUNE GRASS	#1 POT
1	25	43	149	BLECHNALUM SPICATUM	DEERFEEN	#1 POT 20CM
1	-	-	-	AMERISPERMUM X LILIUM VARIES	BUNCHFLOR	#1 POT 20CM
1	-	-	-	CORNUS CANADENSIS	BUNCHBERRY	#1 POT 20CM
1	48	86	86	ARCTOSTAPHYLOS UVA-URSI	VANCOUVER JADE	#1 POT 20CM
1	44	106	77	LONICERA PILEATA	PREFRY HONEYSUCKLE	#1 POT 20CM
1	-	-	-	PLANTICOLA PRAEINCLUM	WESTERN DOGWOOD FERN	#2 POT 20CM
1	35	-	95	WALDSTONIA TERNATA	SARBERY STRAWBERRY	#1 POT 20CM
1	-	-	-	GALUM COONROVER	SWEET WOODRUP	#1 POT 20CM

NOTE: BIOSWALE INFORMATION DERIVED FROM DMG/BINNEY SOURCE AND ADOPTED TO SITE PER GUIDELINES.



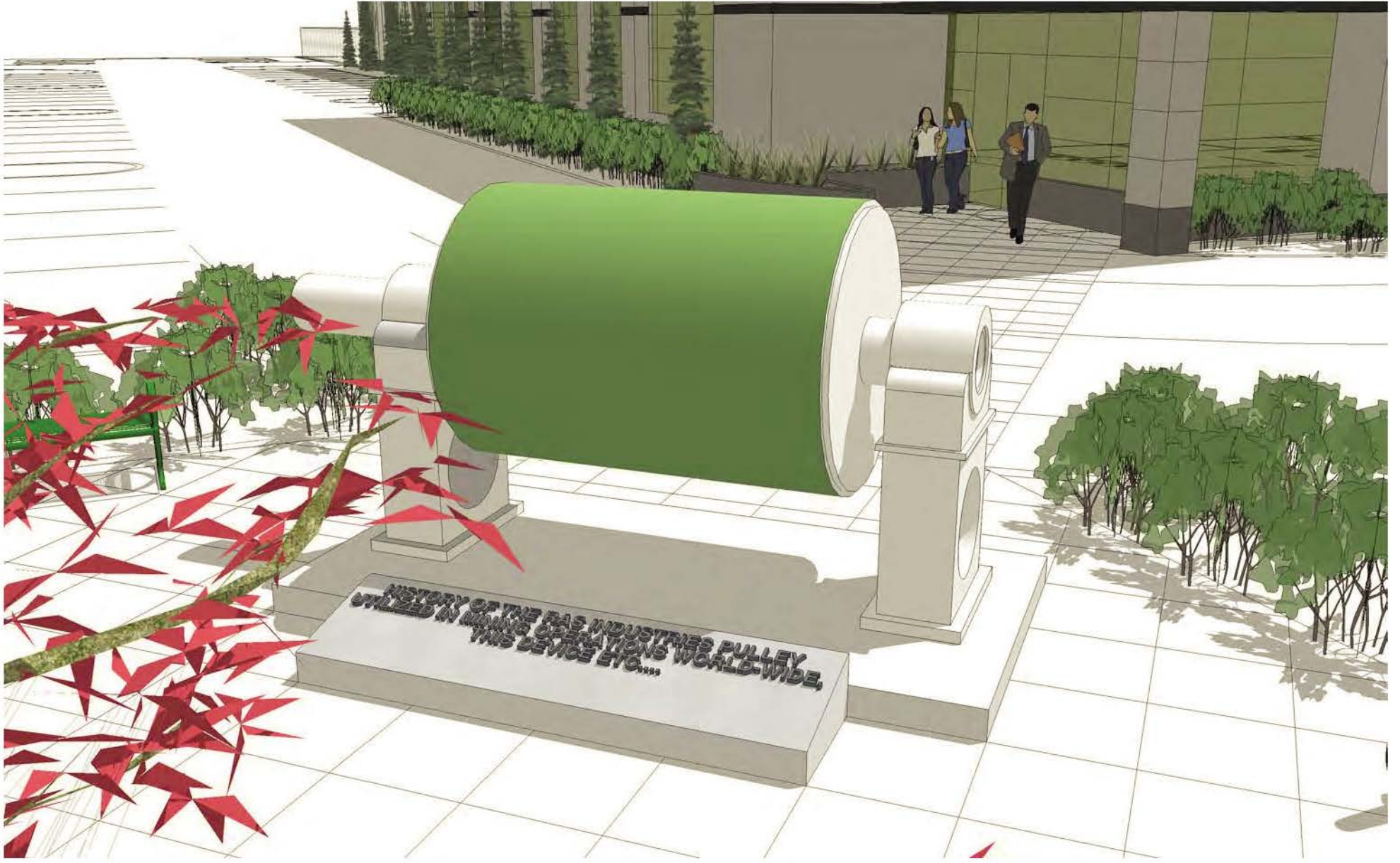
REV.	DATE	REVISIONS
1	AUG 27/12	ISSUE FOR DP
2	OCT 16/12	REVISION FOR DP
3	NOV 07/12	REVISION FOR DP (light & table top)



**NEW OFFICES & PLANT FOR**  
**-RAS INDUSTRIES-**  
 CAMPBELL HEIGHTS NORTH SOUTH BURREY BC

TITLE	
CONCEPTUAL LANDSCAPE PLAN	
DATE: ACT	CHECKED: 1
SCALE: 1:250	PLOR: Apr 17/12
DRAWING NUMBER: ----	VERSION: L-1





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0254-00

Issued To: City Of Surrey  
("the Owner")

Address of Owner: 14245 56 AVE  
SURREY BC V3X 3A2

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: 028-832-698  
LT 1 SC 28 T7 PLBCP50753  
19008 34A Ave

Parcel Identifier: 028-832-701  
LT 2 SC 28 T7 PLBCP50753  
19028 34A Ave

Parcel Identifier: 028-832-710  
LT 3 SC 28 T7 PLBCP50753  
19040 34A Ave

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

- 
4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17146, as amended is varied in Section J 6.(a) ii.a.as follows:
    - a. Allow for the outdoor display of a conveyor pulley within the front yard, sited in accordance with the attached Schedule A.
  8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit and the attached Schedule A.
  9. 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.
  10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  11. This development variance permit is not a building permit.

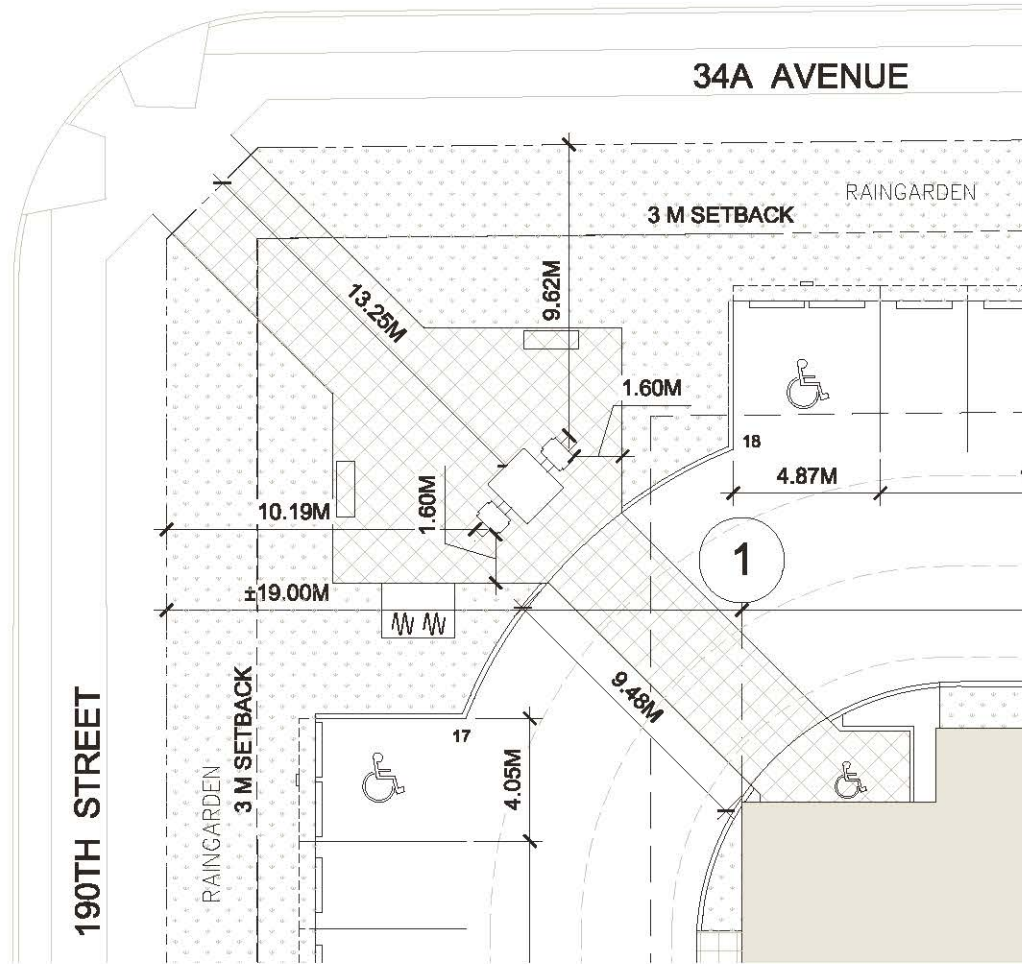
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



**MUNICIPAL ADDRESSES:**  
19008, 19028, 19040 34A AVENUE

**LEGAL DESCRIPTION:** (INNER LOT LINES TO BE DELETED)  
-LT 1 S28 T7 PL BCP50753 NWD  
-LT 2 S28 T7 PL BCP50753 NWD  
-LT 3 S28 T7 PL BCP50753 NWD

**ZONING:** CD

**USE:** LIGHT IND (PULLEY MFG)

**SITE AREA :** APPROX 167,090SF / 15,523SM

**NET BUILDING AREA :** 47,128SF / 4,378SM

**SITE COVERAGE :**  
ALLOWED: 60%  
PROPOSED: 28%

**GROSS BUILDING AREA :** 54,256SF / 5,041SM

**FAR :** 0.32

**SETBACKS :**  
FRONT YARD( WEST) : 17.6 m  
REAR YARD( EAST) : 40.3 m  
FLANKING STREET( NORTH) : 17.6 m  
SIDE YARD( SOUTH) : 30.2 m

**BUILDING HEIGHT :**  
ALLOWED: 14.0M / 46'  
PROPOSED: 10.7M / 35'

**PARKING :**  
REQUIRED: 5,041 / 100 = 50 CARS  
PROPOSED : 72 CARS

**LOADING :**  
LOADING BAY IS PROVIDED TO EACH O/H DOOR

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A PARTNERSHIP OF LIMITED COMPANIES

TITLE: **INTERPRETIVE DISPLAY PULLEY**

PROJECT:	RAS	FILE:	1215A100	DWG:	<b>DP-1</b>
DATE:	OCT 29/12	SCALE:	1:250	PLOT:	