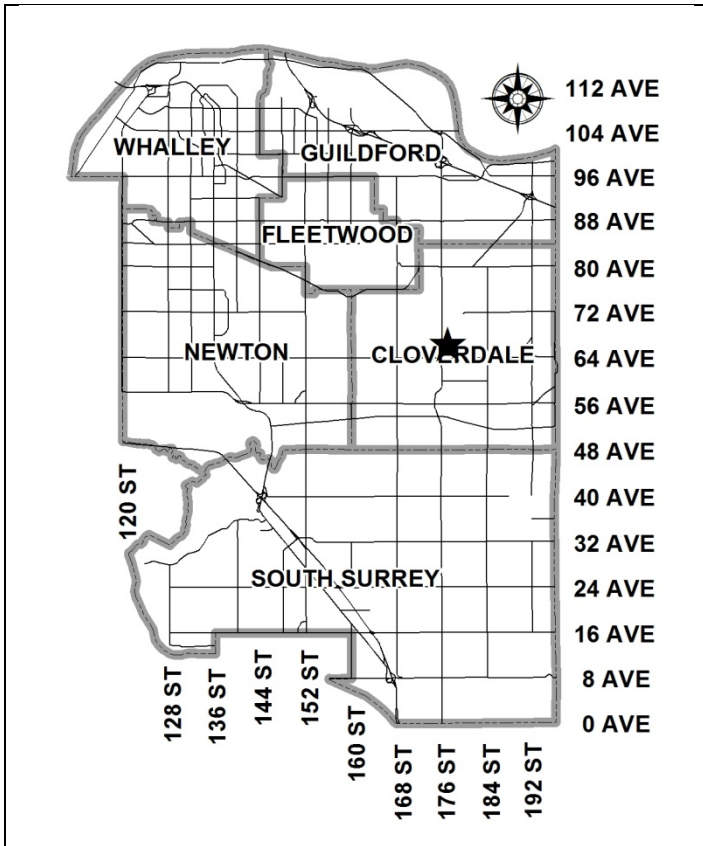


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0326-00

Planning Report Date: May 27, 2013



**PROPOSAL:**

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

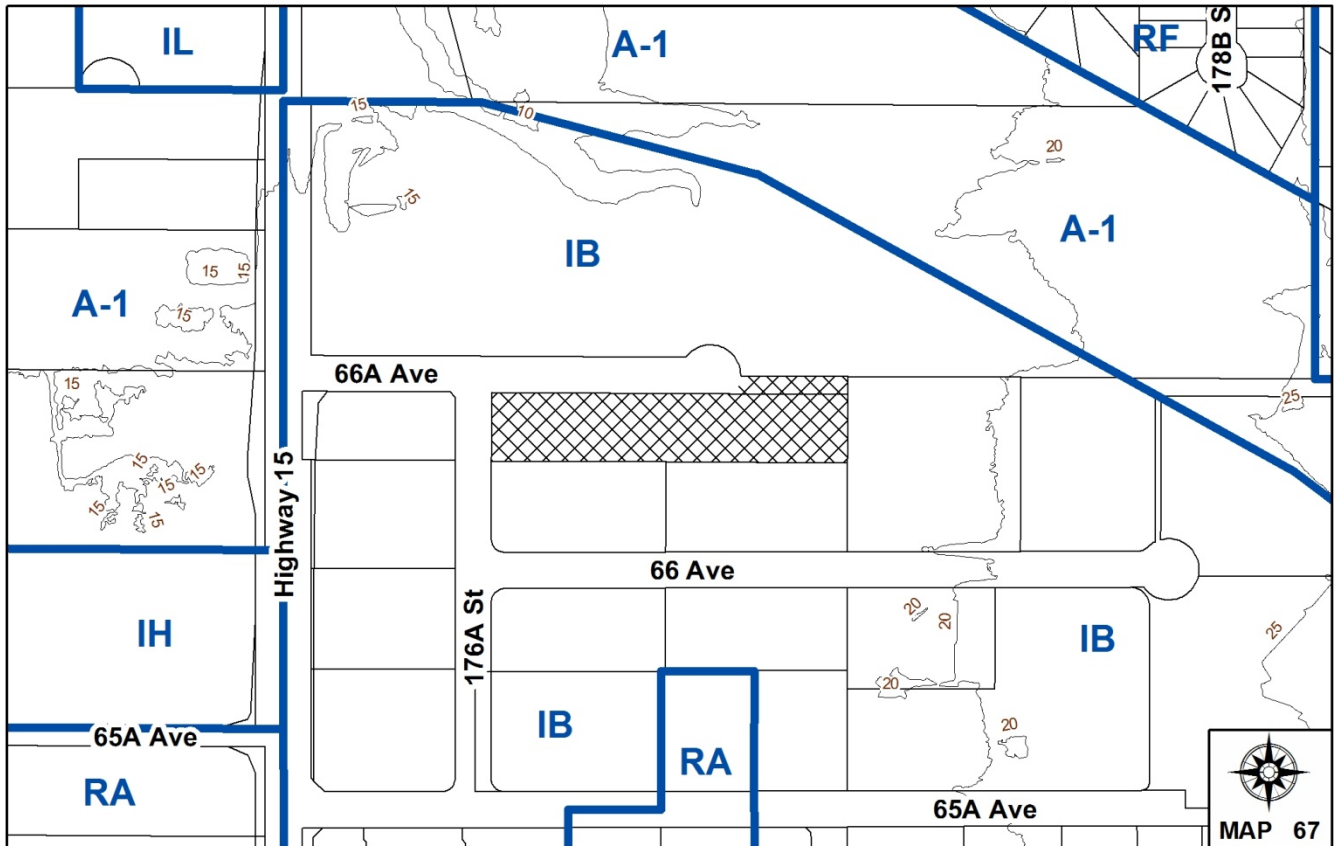
in order to permit the development of two multi-tenant industrial buildings.

**LOCATION:** 17656 - 66A Avenue

**OWNER:** 0935830 B C Ltd

**ZONING:** IB

**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Relaxation requested for reduced building setbacks and increased number of fascia signs.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed development is consistent with, and completes the pattern of development in the North Cloverdale Industrial area.
- The proposed concrete tilt-up building is attractive, well-designed and will provide an appealing addition to the surrounding industrial area.
- The lot is relatively narrow and the setback variances will make more efficient use of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0326-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0326-00 (Appendix VI.) varying the following, to proceed to Public Notification:
  - (a) to vary the IB Zone, as follows:
    - i. to reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
    - ii. to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
    - iii. to reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
  - (b) to vary the Sign By-law as follows:
    - i. to permit 2 additional fascia signs for each building; and
    - ii. to permit fascia signs to extend above the roof line.
3. Council instruct staff to resolve the following issues prior to 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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) completion of the road closure and acquisition of a portion of 66A Avenue.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval for the proposed Development Permit for the construction of two industrial buildings.
Surrey Fire Department:	No concerns.
Agriculture and Food Security Advisory Committee (AFSAC):	The project was received for information at the March 14, 2013 AFSAC meeting (Appendix VI).

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory buildings, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 66A Avenue):	Business Park	Industrial	IB
East:	Canada Post Distribution Centre	Industrial	IB
South:	Food product supplier and 2-storey multi-tenant office / industrial building	Industrial	IB
West (Across 176A Street):	3-storey multi-tenant office building	Industrial	IB

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the intersection of 176A Street and 66A Avenue in the North Cloverdale Industrial Area. The property is designated Industrial in the Official Community Plan, zoned "Business Park Zone (IB)" and is 7,530 square metres (1.86 acres) in size.
- The subject site is approximately 230 metres (750 ft.) east of the Agricultural Land Reserve (ALR) boundary and 100 metres (330 ft.) east of Highway No. 15.

- The applicant is proposing to acquire an adjacent unopened portion of 66A Avenue east of the cul-de-sac and to consolidate it with the subject site in order to construct two multi-tenant industrial buildings (Appendix II).

### PRE-NOTIFICATION

As the proposed development is for a Development Permit and Development Variance Permit only, Pre-Notification letters are not required. However, a Development Proposal sign was installed on May 8, 2013, and staff have received no comments.

### DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to construct two multi-tenant industrial buildings.
- The western proposed building (Building 100 on Appendix II) is comprised of 15 units with 1,675 square metres (18,024 sq.ft.) of industrial space on the main floor, and 1,719 square metres (18,504 sq.ft.) of associated office space on the second storey mezzanine, for a total of 3,394 square metres (36,528 sq.ft.) of building area. This building is proposed to be set back 3.0 metres (10 ft.) from the north property line, which is less than the 7.5-metre (25 ft.) setback required in the IB Zone (see By-law Variance section). All other setbacks for the western building comply with the IB Zone.
- The eastern proposed building (Building 200 on Appendix II) is comprised of 9 units with 1,549 square metres (16,675 sq.ft.) of industrial space on the main floor, and 857 square metres (9,228 sq.ft.) of associated office space on the second storey mezzanine, for a total of 2,406 square metres (25,903 sq.ft.) of building area. This building is proposed to be set back 0.0 metre (0 ft.) from the east and south property lines, which is less than the 7.5-metre (25 ft.) setback required in the IB Zone (see By-law Variance section). All other setbacks for the eastern building comply with the IB Zone.
- The proposed buildings are attractive, well-designed and consistent with the form and character of tilt-up industrial buildings within the surrounding area. The proposed buildings will be concrete, painted in a taupe colour with sage green and dark grey concrete and metal accents. Metal canopies are located over each recessed unit entrance to provide both weather protection and architectural interest.
- All roof-top mechanical units will be screened by corrugated aluminum siding painted dark grey.
- The subject property will gain vehicle access from 176A Street, and from the cul-de-sac bulb at the end of 66A Avenue.
- Surrey Zoning By-law No. 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses. Therefore, the proposed building would require the owner to provide a total of 58 parking spaces for employees and customers.

- As the applicant is providing 58 parking spaces which includes one (1) accessible parking stall, the proposed building complies with Zoning By-law No. 12000 based upon light impact industrial uses.
- Twenty-eight (28) of the required parking spaces and the warehouse loading area are located to the rear of the western building, and to the west of the eastern building. These parking spaces are accessible via a driveway from 176A Street and from the 66A Avenue cul-de-sac. The remaining thirty (30) parking spaces will be located to the north of the eastern building, which is accessible via a driveway from the 66A Avenue cul-de-sac.
- Loading bays will be located on the south side of the western building and accessible via a driveway from 176A Street and from the 66A Avenue cul-de-sac. Loading bays will be located on the north side of the eastern building which is accessible via a driveway from the 66A Avenue cul-de-sac.

Landscaping

- The applicant proposes a 7.5-metre (25 ft.) wide landscaping strip along 176A Street and a 3-metre (10 ft.) wide landscaping strip along 66A Avenue. An additional 1.5 metres (5 ft.) of landscaping will be provided along the south property line across from the western building, and along the north property line across from the eastern building.
- The landscaping will include Japanese maple, Autumn Blaze maple, Siberian Spruce and Japanese snowbell trees, and a mixture of shrubs throughout the landscaped areas.
- The western building will have pedestrian walkways that extend from each unit’s entrance to the City sidewalk. Sidewalks will extend around the sides of each building, except where they are interrupted by loading bays. A crosswalk will be provided across the driveway located between the two proposed buildings.
- The Arborist Report prepared by Mike Fadum & Associates Ltd. identified four (4) on-site trees and one (1) City tree (within the road right-of-way) for future removal (Appendix V). The City Landscape Architect reviewed the Arborist Report and stamped the tree retention/ replacement plans as generally acceptable. No additional replacement trees are required.
- The chart below provides a preliminary summary of the on-site tree retention and removal by species:

Species	Total No. of Trees (City trees in brackets)	Total Proposed for Retention (City trees in brackets)	Total Proposed for Removal (City trees in brackets)
Black Cottonwood	3 (0)	0 (0)	3 (0)
Douglas Fir	1 (0)	0 (0)	1 (0)
Weeping Willow	0 (1)	0 (0)	0 (1)
<b>Total</b>	<b>4 (1)</b>	<b>0 (0)</b>	<b>4 (1)</b>

- Security gates will be provided at each of the driveway entrances, and the site will be fenced with black vinyl chain-link fencing where it abuts an adjoining property.

Proposed Fascia Signage

- The Sign By-law permits one fascia sign per lot frontage or per premise frontage.
- As the applicant proposes a multi-tenant building, one fascia sign will be permitted for each unit. Each proposed fascia sign conforms to the Sign By-law in terms of area.
- The tenant's fascia signs will consist primarily of individual channel letters with background illumination. The proposed fascia signage is located directly above the doorway entrance to each unit along the northern building elevations.
- Site identification fascia signs will be located on the north and west sides of each building. These signs are well integrated into the design of the buildings, will wrap around the northwest corners of each building, and will extend above the roof line. A variance is required to permit two additional fascia identification signs for each building and to allow them to extend above the roof line (see By-law Variance Section).
- Each of the proposed fascia identification signs will be 3.8 metres (12 ft.) in width, 6.7 metres (22 ft.) in height, with 25.5 square metres (269 sq.ft.) in sign area which complies with the maximum fascia sign area permitted by the Sign By-law. They will be made of perforated metal painted metallic grey, with solid metal lettering painted in dark grey to match the building accents.
- A free-standing sign is not proposed.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 8, 2013. 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>• Located within an established business park area.</li> <li>• Close proximity to Cloverdale Town Centre and Cloverdale Crossing shopping centre.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The subject development is an industrial use and provides employment opportunities.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development will include natural landscaping, increase the number of on-site trees and will include sediment control devices.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Will provide downward security lighting</li> <li>• Security gates will be provided</li> <li>• All of the proposed units will be accessible</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

### ADVISORY DESIGN PANEL

Based on the scale of this development proposal, the proposal was not referred to the Advisory Design Panel but reviewed by staff and found acceptable.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- The applicant is seeking to vary the IB Zone as follows:
  - to reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
  - to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
  - to reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 0.0 metre (0 ft.).

Applicant's Reasons:

- The proposed concrete tilt-up building is attractive, well-designed and will provide an appealing addition to the surrounding industrial business park.
- As the site is long and narrow, the setback variances will make more efficient use of the site.

Staff Comments:

- By reducing the setback for the western building to 3 metres (10 ft.) from the north property line, it activates the streetscape, and provides improved site circulation at the rear of this building.
- By reducing the setback for the eastern building to 0 metre (0 ft.) from the rear yard and south side yard property lines, it improves site circulation at the front this building, and provides an internal emergency corridor that makes the building less susceptible to undesirable activities.
- Staff support the requested variances.



## (b) Requested Variances:

- The applicant is seeking to vary the Sign By-law as follows:
  - to permit 2 additional fascia signs per building; and
  - to permit fascia signs to extend above the roof line.

## Applicant's Reasons:

- The proposed fascia identification signs are well integrated into the design of the buildings.
- The proposed fascia signs are an appropriate way to identify the site because free-standing sign are not proposed.

## Staff Comments:

- The Sign By-law permits one fascia sign per lot frontage or per premise frontage. As the applicant proposes a multi-tenant building, one fascia sign will be permitted for each tenant's premise frontage.
- Staff concur with the applicant's rationale and support the requested variances.

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, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Agriculture and Food Security Advisory Committee Minutes
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7912-0326-00

INFORMATION AVAILABLE ON FILE

- Traffic Study prepared by Associated Engineering Dated March 7, 2013

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

Existing Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total	NA	8150 sq.m. (2.0 ac)
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	40%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m (25 ft.)	7.5 m (25 ft.)
Rear (East)	7.5 m (25 ft.)	0.0 m (0 ft.)*
Flanking Side (North)	7.5 m (25 ft.)	3.0 m (10 ft.)*
Side (South)	7.5 m (25 ft.)	0.0 m (0 ft.)*
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m (40 ft.)	9.8 m (32 ft.)
Accessory	6 m (20 ft.)	NA
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor	NA	NA
One Bed	NA	NA
Two Bedroom	NA	NA
Three Bedroom +	NA	NA
Total	NA	NA
<b>FLOOR AREA: Residential</b>	NA	NA
<b>FLOOR AREA: Commercial</b>	NA	NA
Retail	NA	NA
Office	NA	NA
Total	NA	NA
<b>FLOOR AREA: Industrial</b>	6,113 sq.m. (65,794 sq.ft.)	5,800 sq.m. (62,431 sq.ft.)
<b>FLOOR AREA: Institutional</b>	NA	NA
<b>TOTAL BUILDING FLOOR AREA</b>	6,113 sq.m. (65,794 sq.ft.)	5,800 sq.m. (62,431 sq.ft.)

*\*Seeking variance*

## 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)	0.75	0.71
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	NA	NA
Outdoor	NA	NA
PARKING (number of stalls)		
Commercial	NA	NA
Industrial	58	58
Residential Bachelor + 1 Bedroom	NA	NA
2-Bed	NA	NA
3-Bed	NA	NA
Residential Visitors	NA	NA
Institutional	NA	NA
Total Number of Parking Spaces	58	58
Number of disabled stalls	1	1
Number of small cars	15	13
Tandem Parking Spaces: Number / % of Total Number of Units	NA	NA
Size of Tandem Parking Spaces width/length	NA	NA

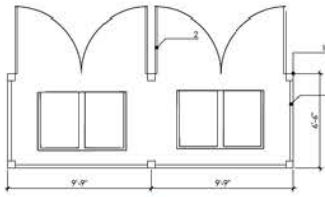
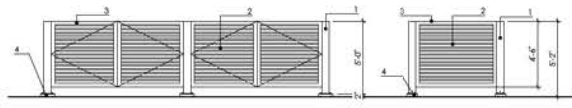
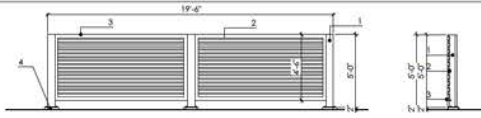
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## MULTIPLE BUILDINGS DATA SHEET

Existing Zoning: IB

Required Development Data	Eastern Building	Western Building
SETBACK (in metres)		
Front	7.5 m (25 ft.)	133.0 m (437 ft.)
Rear (East)	87.0 m (285 ft.)	0.0 m (0 ft.)*
Flanking Side (North)	3.0 m (3 ft.)*	23.2 m (76 ft.)
Side (South)	18.2 (60 ft.)	0.0 m (0 ft.)*
BUILDING HEIGHT (in metres/storeys)	9.8 m (32 ft.)	9.8 m (32 ft.)
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE		
Bachelor	NA	NA
One Bedroom	NA	NA
Two Bedroom	NA	NA
Three Bedroom +	NA	NA
TOTAL FLOOR AREA	3,394 sq.m. (36,528 sq.ft.)	2,406 sq.m. (25,903 sq.ft.)
	5,800 sq.m. (62,431 sq.ft.)	

\* *Seeking Variance*



**SECURITY LIGHT FITTING**  
W/ 1/4" MOUNT LED SECURITY LIGHT FIXTURE  
W/ DOWNWARD LIGHT DISTRIBUTION.  
FINAL PROVISION COULD BE SIMILAR.



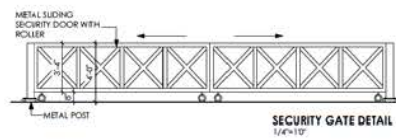
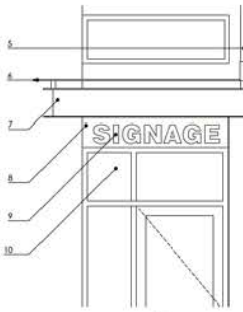
- 1 PAINTED HDG W. BOTTOM PLATE DARK GRAY
- 2 PAINTED CORRUGATED SHEET DARK GRAY
- 3 PAINTED STEEL ANGLE DARK GRAY
- 4 CONCRETE FOOTING
- 5 PAINTED METAL TENSION ROD (DARK GREY)
- 6 GLASS ROOF
- 7 PAINTED METAL CHANNEL (DARK GREY)
- 8 PAINTED CONCRETE WALL (DARK GREY)
- 9 WALL MOUNT ILLUMINATED CHANNEL LETTERING
- 10 ALUM. WINDOW/DOOR W/ DOUBLE GLAZING

# 66A AVENUE INDUSTRIAL PARK

17656 66A AVENUE, SURREY, BC.

## DP APPLICATION

15 APR 2013



### SITE INFORMATION

ADDRESS: 17656 66A AVENUE, SURREY, BC  
LEGAL DESCRIPTION: LOT A EXCEPT PART IN PLAN LMP 29257, SEC 17 TOWNSHIP 8, NWD DIST PLAN 4187

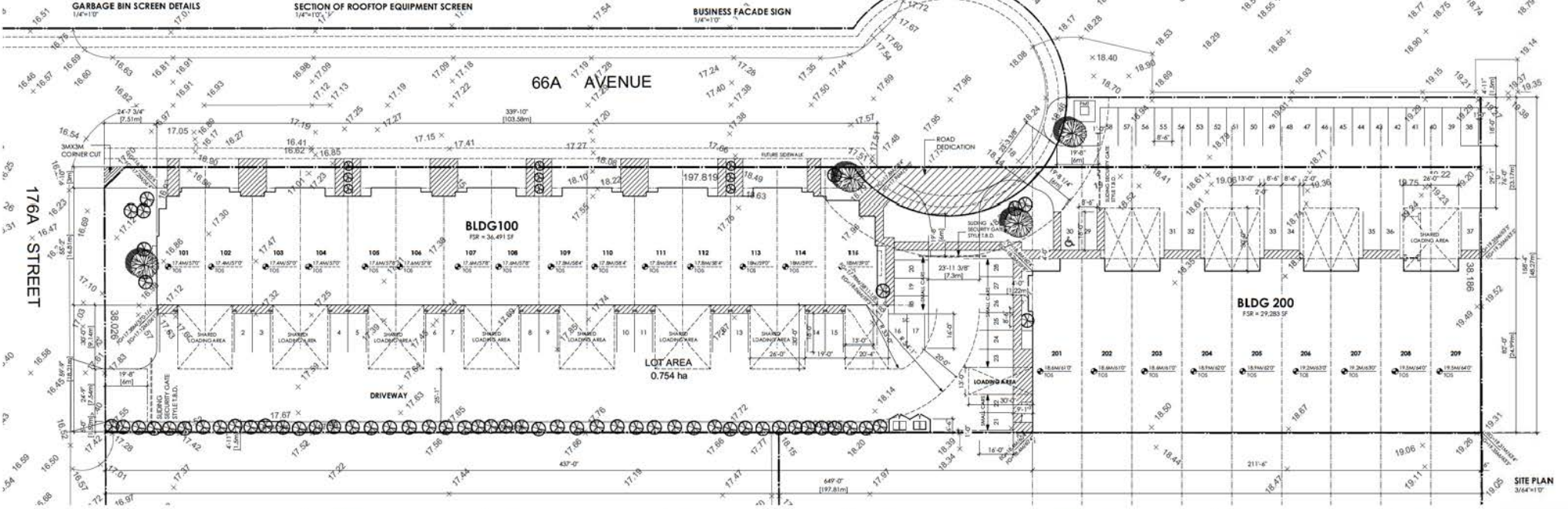
ZONING: B

### ZONING ANALYSIS

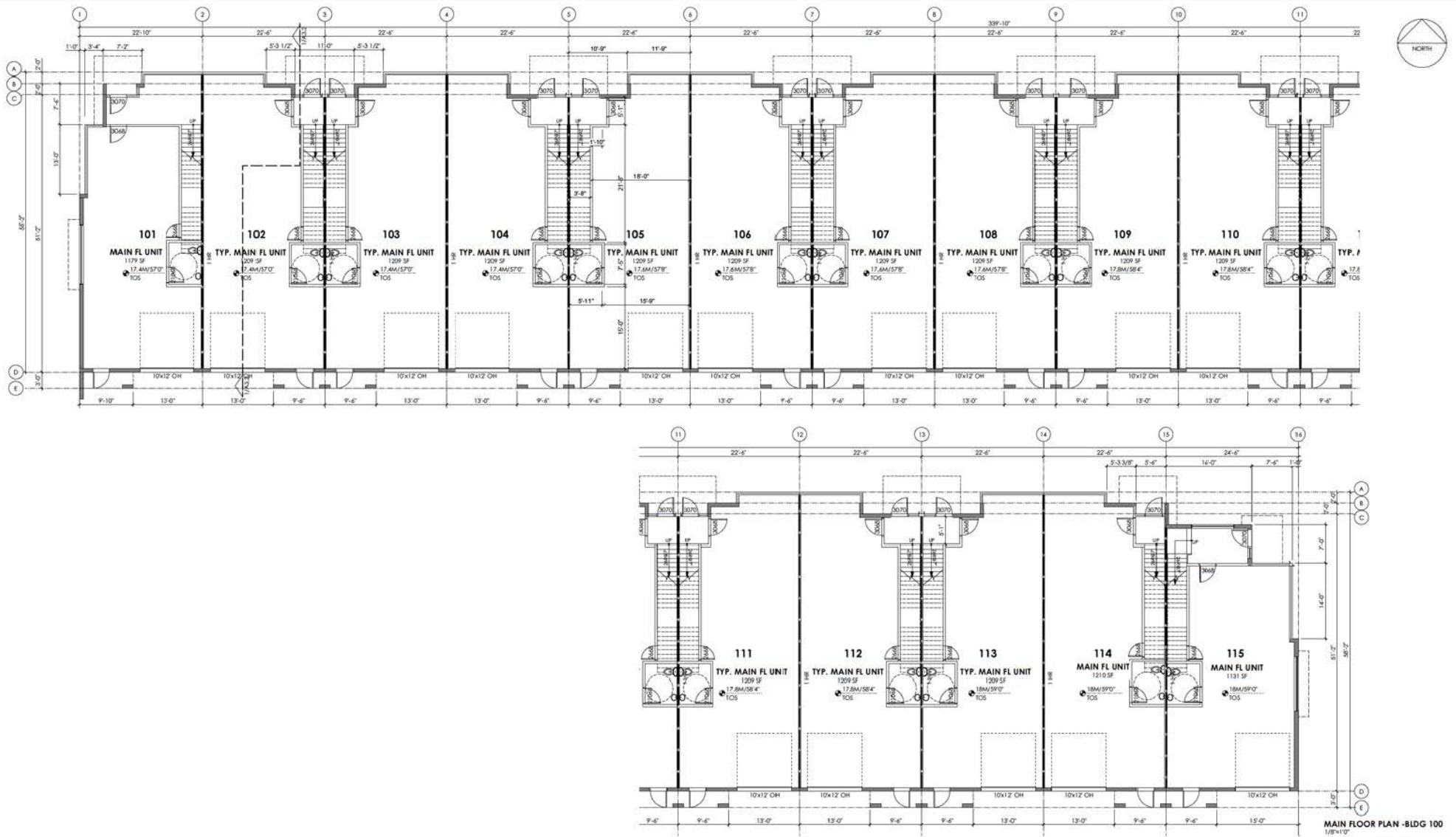
### PARKING COUNTS

REQUIRED	PROVIDED
BLDG 100	
MAIN FL 1674.5	16.7 STALLS
2ND FL (INDUSTRIAL USE) 1719.1	17.2 STALLS
BLDG 200	
MAIN FL 1540.2	15.4 STALLS
2ND FL (INDUSTRIAL USE) 857.3	8.6 STALLS
SUB-TOTAL	58.9 STALLS
TOTAL REQUIRED	58.0 STALLS
TOTAL PROVIDED	58.9 STALLS
(1/3 C. PROVIDED, 2/3 C. PROVIDED (25% MAX.))	

SITE AREA	PERMITTED FSR	PROPOSED FSR
PART 1 COMMERCIAL	81,135.0 SF	7,537.7 SF
PART 1 CITY'S LAND	1,863 ACRES	0.754 HA
TOTAL SITE AREA	87,702.0 SF	8,147.8 SF
	2,013 ACRES	0.815 HA
	0.78	45,776.5 SF
BLDG 100		
MAIN FL (INDUSTRIAL USE)	18,024.0 SF	1,674.5 SF
2ND FL (INDUSTRIAL USE)	18,504.0 SF	1,719.1 SF
BLDG # TOTAL	36,528.0 SF	3,393.6 SF
BLDG 200		
MAIN FL (INDUSTRIAL USE)	16,675.0 SF	1,549.2 SF
2ND FL (INDUSTRIAL USE)	5,228.0 SF	857.3 SF
BLDG # TOTAL	21,903.0 SF	2,406.5 SF
TOTAL PROPOSED AREA	62,431.0 SF	5,800.0 SF
PROPOSED DENSITY	0.71	
PERMITTED SITE COVERAGE	60.0 %	
PROPOSED		
BLDG 100	18,024.0 SF	1,674.5 SF
BLDG 200	16,675.0 SF	1,549.2 SF
TOTAL FOOT PRINT	34,699.0 SF	3,223.6 SF
PROPOSED S.C.	39.4 %	



NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	FIRM	SEAL	PROJECT NAME	DATE	REVISION NO.	SHEET NO.
						<b>GA</b> GRADUAL ARCHITECTURE I • N • C		<b>66A AVENUE INDUSTRIAL PARK</b>	MAY 6, 2013		SITE PLAN
						p. 604.721.7738 f. 604.222.0198 e. info@gradualarchitecture.com a. 2/F - 1892 West Roadway, Vancouver, BC., V6J 1Y9		17656 66A AVENUE, SURREY, BC			A1



REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

NO.	DATE	DESCRIPTION
4	MAY 6, 2013	DP - 03
3	FEB 16, 2013	DP - 02
2	NOV 27, 2012	DP - 01
1	NOV 8, 2012	DP - PRELIMINARY

FIRM

**GA** GRADUAL ARCHITECTURE I • N • C  
 p. 604.721.7738 f. 604.222.0198  
 e. info@gradualarchitecture.com  
 a. 2/F - 1892 West Broadway, Vancouver, BC, V6J 1Y9

SEAL

PROJECT NAME  
**66A AVENUE INDUSTRIAL PARK**

PROJECT ADDRESS  
**17656 66A AVENUE, SURREY, BC**

PROJECT NAME

**66A AVENUE INDUSTRIAL PARK**

PROJECT ADDRESS  
**17656 66A AVENUE, SURREY, BC**

DATE

MAY 6, 2013

PROJECT NO.

GA-G13

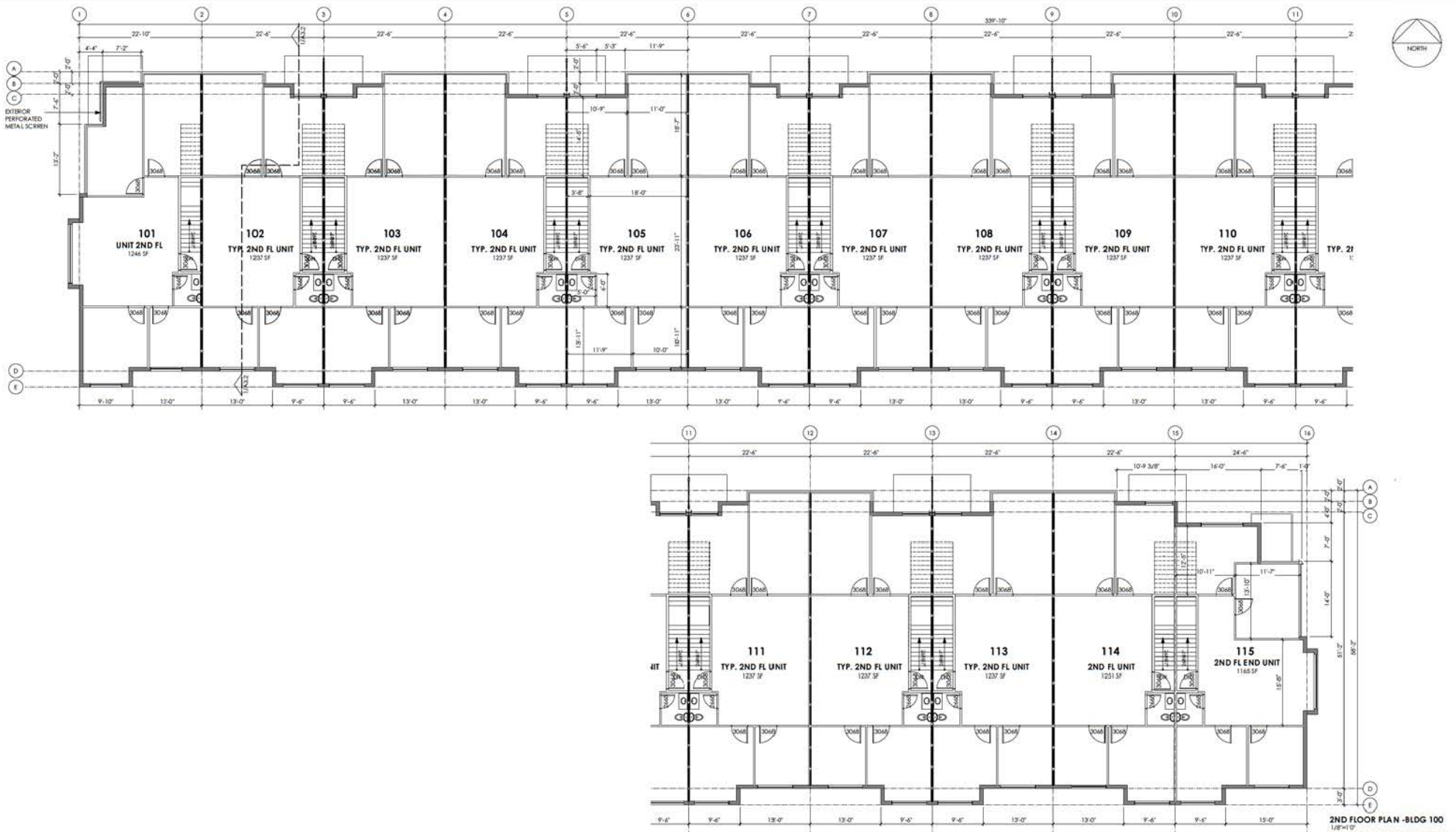
BLDG 100 MAIN FLOOR PLAN

BLDG 100 MAIN FLOOR PLAN

REVISION NO. SHEET NO.  
 A2.0

**NOTE**  
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2ND FLOOR PLAN - BLDG 100  
 1/8"=1'-0"  
 BLDG 100 2ND FLOOR AREA = 18,504 SF

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

NO.	DATE	DESCRIPTION
4	MAY 4, 2013	DP - 03
3	FEB 16, 2013	DP - 02
2	NOV 27, 2012	DP - 01
1	NOV 8, 2012	DP - PRELIMINARY

FIRM

**GA** GRADUAL ARCHITECTURE INC. C

p. 604.721.7738 f. 604.222.0198  
 e. info@gradualarchitecture.com  
 G. 2/F - 1892 West Broadway, Vancouver, BC, V6J 1Y9

SEAL

PROJECT NAME  
**66A AVENUE INDUSTRIAL PARK**

PROJECT ADDRESS  
 17656 46A AVENUE,  
 SURREY, BC

SCALE

SCALE  
 I.G./P.W.  
 3/64"=1'

DATE

DATE  
 MAY 6, 2013

PROJECT NO.

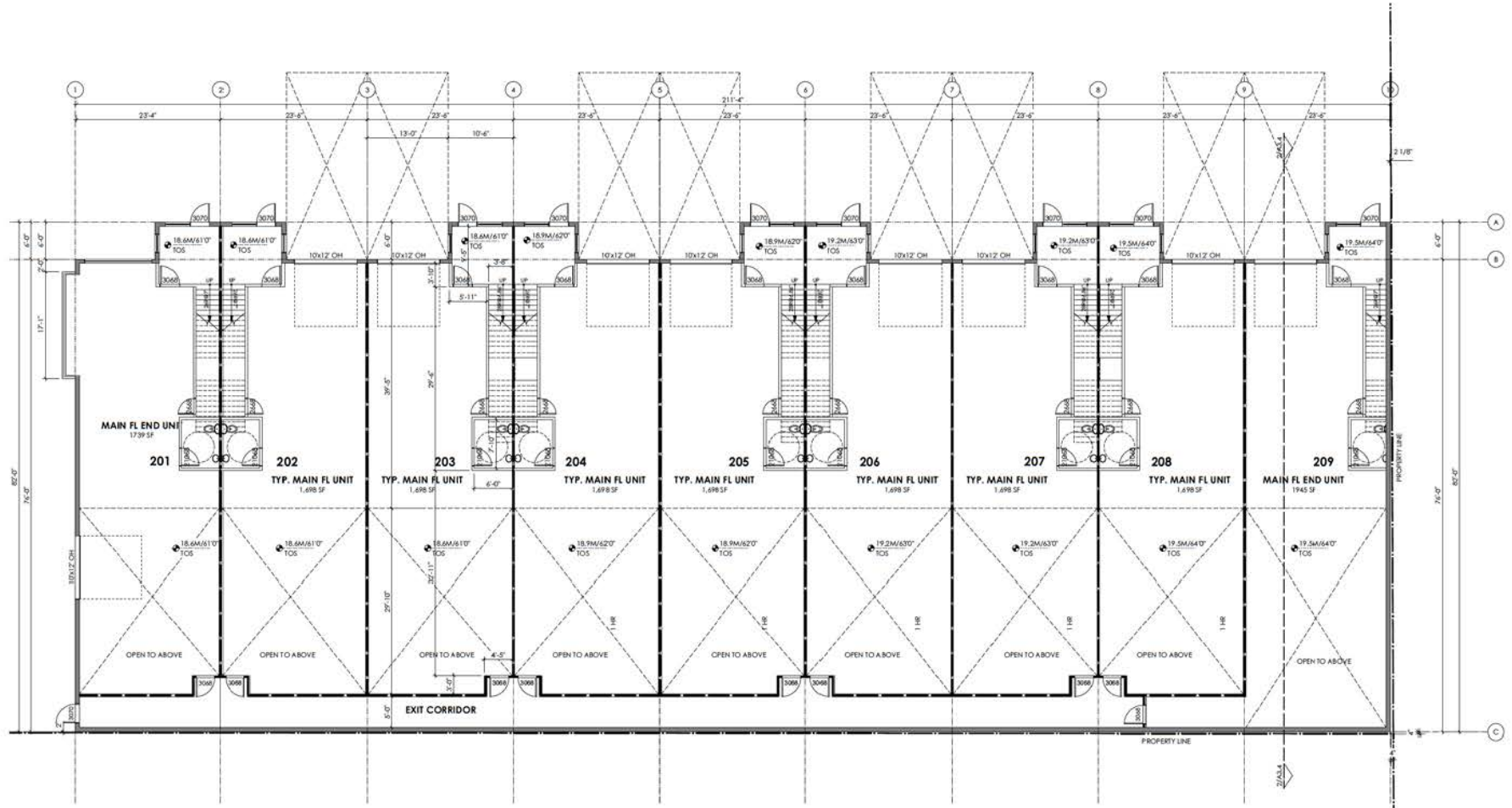
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REVISION NO.

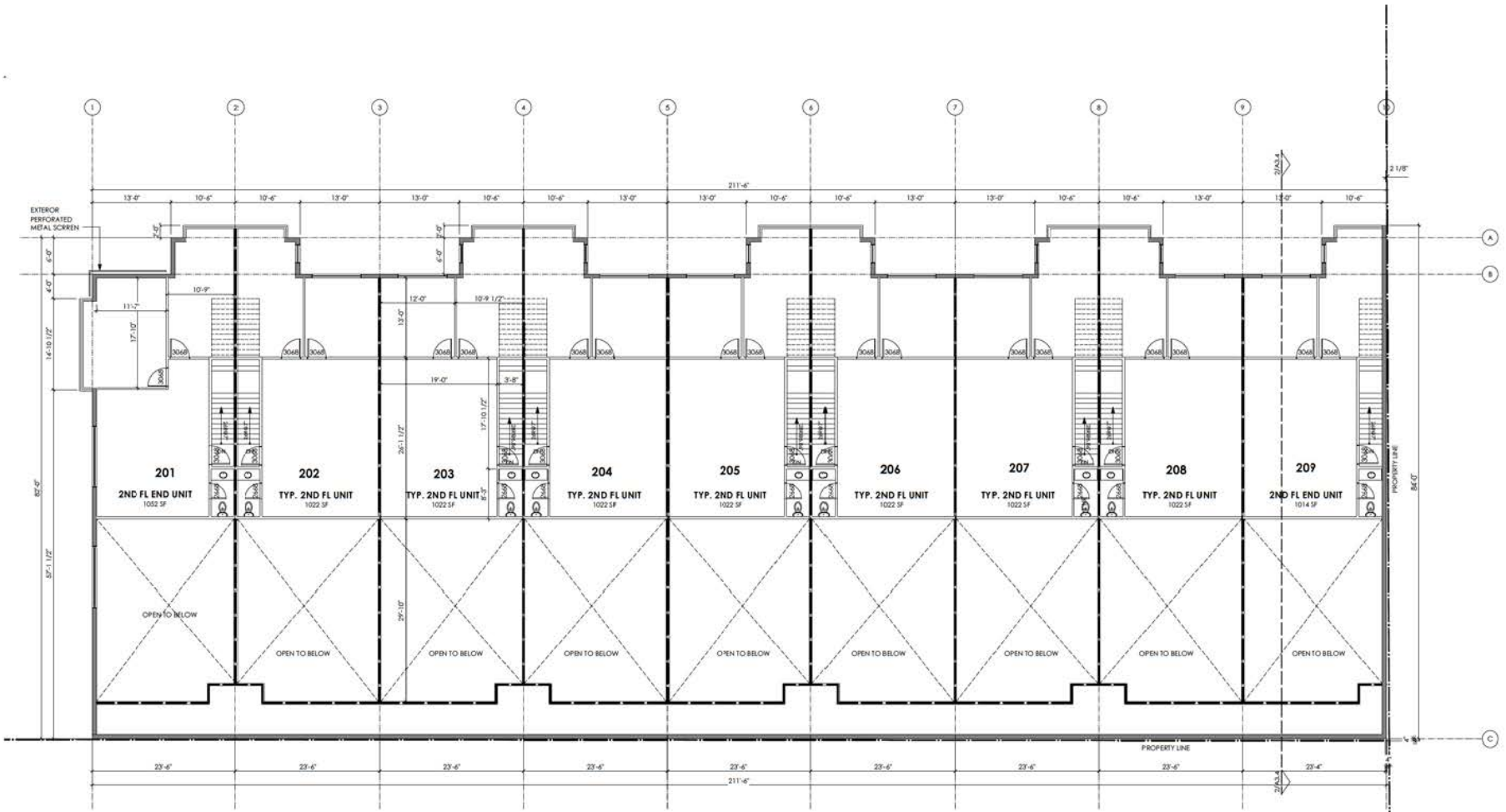
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 SHEET NO.  
**A2.1**





**MAIN FLOOR PLAN - BLDG 200**  
 1/8"=1'-0"  
 BLDG 200 MAIN FLOOR AREA = 16,875 SF

<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	DESCRIPTION										<b>ISSUE</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>MAY 6, 2013</td> <td>DP - 03</td> </tr> <tr> <td>3</td> <td>FEB 16, 2013</td> <td>DP - 02</td> </tr> <tr> <td>2</td> <td>NOV 27, 2012</td> <td>DP - 01</td> </tr> <tr> <td>1</td> <td>NOV 8, 2012</td> <td>DP - PRELIMINARY</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	4	MAY 6, 2013	DP - 03	3	FEB 16, 2013	DP - 02	2	NOV 27, 2012	DP - 01	1	NOV 8, 2012	DP - PRELIMINARY	<b>FIRM</b>  <b>GRADUAL ARCHITECTURE</b> I • N • C p. 604.721.7738 f. 604.222.0198 e. info@gradualarchitecture.com a. 2/F - 1892 West Broadway, Vancouver, BC, V6J 1Y9		<b>SEAL</b>  		<b>PROJECT NAME</b> <b>66A AVENUE INDUSTRIAL PARK</b>		<b>DATE</b> MAY 6, 2013		<b>SHEET NO.</b> BLDG 200 MAIN FLOOR PLAN	
NO.	DATE	DESCRIPTION																																						
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1	NOV 8, 2012	DP - PRELIMINARY																																						
						<b>PROJECT ADDRESS</b> 17656 46A AVENUE, SURREY, BC		<b>SCALE</b> 3/64"=1"		<b>PROJECT NO.</b> GA-G13																														
						<b>NOTE</b> COPYRIGHT RESERVED. THE DRAWING MUST NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (GAI). THE DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND IS NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED OTHERWISE.		<b>REVISION NO.</b>  		<b>SHEET NO.</b> A2.2																														



2ND FLOOR PLAN - BLDG 200  
1/8"=1'-0"  
BLDG 200 2ND FLOOR AREA = 9,228 SF

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

NO.	DATE	DESCRIPTION
4	MAY 6, 2013	DP - 03
3	FEB 16, 2013	DP - 02
2	NOV 27, 2012	DP - 01
1	NOV 8, 2012	DP - PRELIMINARY

FIRM

**GA** GRADUAL ARCHITECTURE  
I • N • C  
p. 604.721.7738 f. 604.222.0198  
e. info@gradualarchitecture.com  
a. 2/F - 1892 West Broadway,  
Vancouver, BC, V6J 1Y9

SEAL

PROJECT NAME  
**66A AVENUE INDUSTRIAL PARK**

PROJECT ADDRESS  
**17656 46A AVENUE, SURREY, BC**

DATE  
**MAY 6, 2013**

SCALE  
**3/64"=1'**

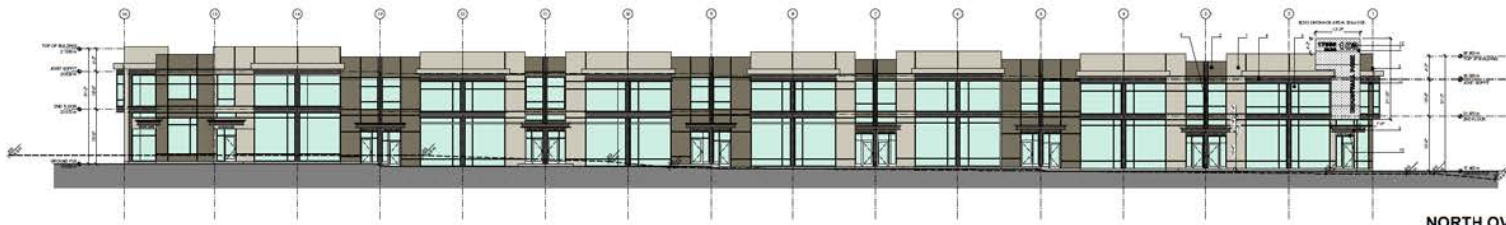
PROJECT NO.  
**GA-G13**

NOTE  
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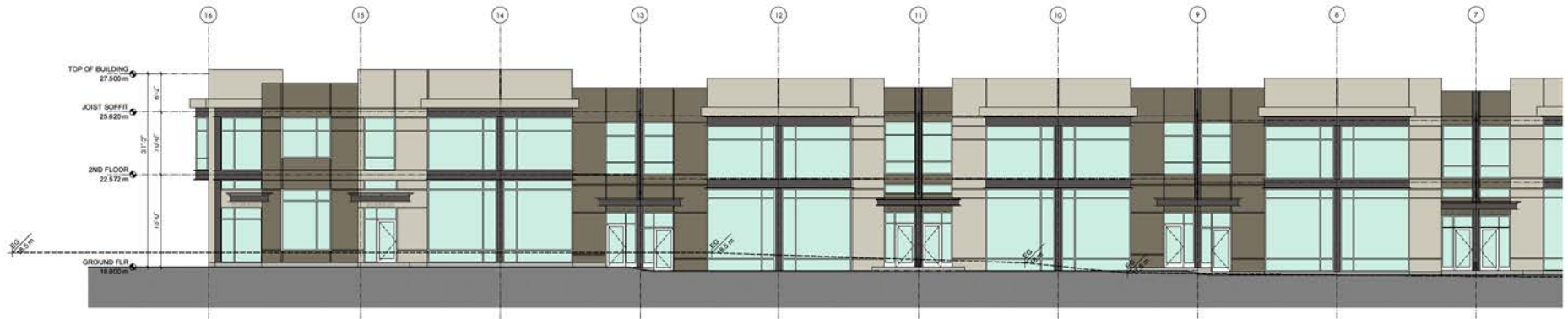
BLDG 200  
2ND FLOOR PLAN

REVISION NO.

SHEET NO.  
**A2.3**



**NORTH OVERALL ELEVATION - BLDG 100**  
1/16"=1'0"



**NORTH ELEVATION - BLDG 100**  
1/8"=1'0"



**NORTH ELEVATION - BLDG 100**  
1/8"=1'0"

**MATERIAL LIST**

- ① PAINTED CONCRETE WALL  
BENJAMIN MOOR OC-48 HAZY SKIES
- ② PAINTED CONCRETE WALL  
BENJAMIN MOOR HC 100 GLOUCESTER SAGE
- ③ PAINTED METAL CANOPY WITH GLASS ROOF  
BENJAMIN MOOR 2134-30 IRON MOUNTAIN
- ④ PAINTED METAL CHANNEL  
BENJAMIN MOOR 2134-30 IRON MOUNTAIN
- ⑤ ALUM WINDOW/DOOR W/ DOUBLE GLAZING  
SILVER ANODIZE
- ⑥ PAINTED METAL DOOR  
BENJAMIN MOOR HC 100 GLOUCESTER SAGE
- ⑦ PERFORATED METAL  
METALIC GREY 48% OPENING, 1/8" ROUND HOLES  
ON 3/16" SPACING
- ⑧ PAINTED METAL O.H. DOOR W. DOUBLE GLAZING  
BENJAMIN MOOR HC 100 GLOUCESTER SAGE
- ⑨ METAL CANOPY TENSION ROD  
DARK GREY
- ⑩ WALL MOUNT ILLUMINATED CHANNEL LETTERING  
PROVIDED BY THE TENANTS
- ⑪ REVEAL ON CONC PANEL  
1/2" SQUARE PROFILE
- ⑫ METAL LETTERING  
BENJAMIN MOOR 2134-30 IRON MOUNTAIN

REVISIONS			ISSUE		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

**FIRM**

**GRADUAL ARCHITECTURE INC.**  
P. 604.721.7738 F. 604.222.0198  
E. info@gradualarchitecture.com  
A. 2/F - 1872 West Broadway, Vancouver, B.C. V6J 1Y9

**SEAL**

--

**PROJECT NAME**  
66A AVENUE INDUSTRIAL PARK

**PROJECT ADDRESS**  
17456 66A AVENUE, SURREY, BC

<b>OWNER</b>	<b>DATE</b>	<b>SHEET NO.</b>
I.G./P.W.	MAY 4, 2013	BUILDING 100 NORTH ELEVATION
<b>SCALE</b>	<b>FIRM</b>	<b>REVISION NO.</b>
3/64"=1'	GA-G13	
<b>NOTE:</b> COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CHARGED. WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC (GAI), THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND IS INTENDED TO BE ISSUED FOR CONSTRUCTION UNLESS NOTED OTHERWISE.		

<b>REVISION NO.</b>	<b>SHEET NO.</b>
	A3.0





**SOUTH OVERALL ELEVATION - BLDG 100**  
1/16"=1'0"



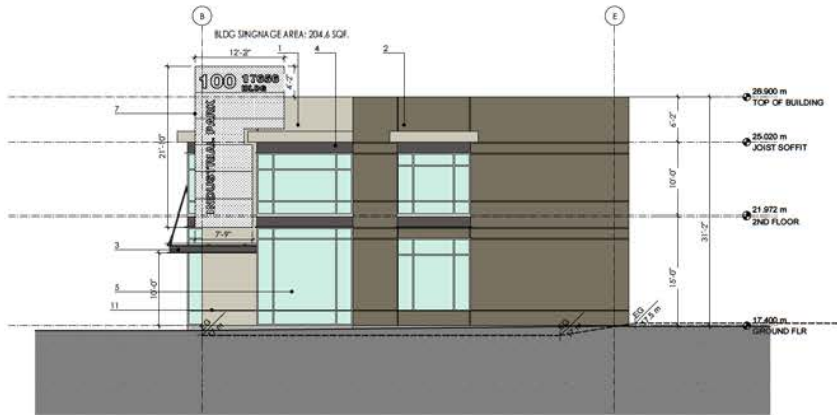
**SOUTH ELEVATION - BLDG 100**  
1/8"=1'0"

- MATERIAL LIST**
- ① PAINTED CONCRETE WALL  
BENJAMIN MOOR OC-48 HAZY SKIES
  - ② PAINTED CONCRETE WALL  
BENJAMIN MOOR HC 100 GLOUCESTER SAGE
  - ③ PAINTED METAL CANOPY WITH GLASS ROOF  
BENJAMIN MOOR 2134-30 IRON MOUNTAIN
  - ④ PAINTED METAL CHANNEL  
BENJAMIN MOOR 2134-30 IRON MOUNTAIN
  - ⑤ ALUM WINDOW/DOOR W/ DOUBLE GLAZING  
SILVER ANODIZE
  - ⑥ PAINTED METAL DOOR  
BENJAMIN MOOR HC 100 GLOUCESTER SAGE
  - ⑦ PERFORATED METAL  
METALIC GREY, 40% OPENING, 1/8" ROUND HOLES  
ON 3/16" STAGGERED.
  - ⑧ PAINTED METAL O.H. DOOR W. DOUBLE GLAZING  
BENJAMIN MOOR HC 100 GLOUCESTER SAGE
  - ⑨ METAL CANOPY TENSION ROD  
DARK GREY
  - ⑩ WALL MOUNT ILLUMINATED CHANNEL LETTERING  
PROVIDED BY THE TENANTS
  - ⑪ REVEAL ON CONC PANEL  
1/2" SQUARE PROFILE
  - ⑫ METAL LETTERING  
BENJAMIN MOOR 2134-30 IRON MOUNTAIN



**SOUTH ELEVATION - BLDG 100**  
1/8"=1'0"

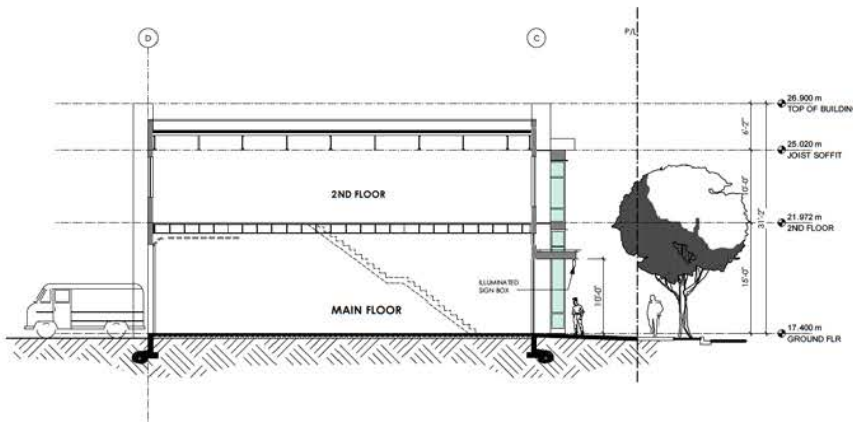
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1	NOV 8, 2012	DP - PRELIMINARY																																										



WEST ELEVATION - BLDG 100  
1/8"=1'0"



EAST ELEVATION - BLDG 100  
1/8"=1'0"



SECTION 1-1 BLDG 100  
1/8"=1'0"

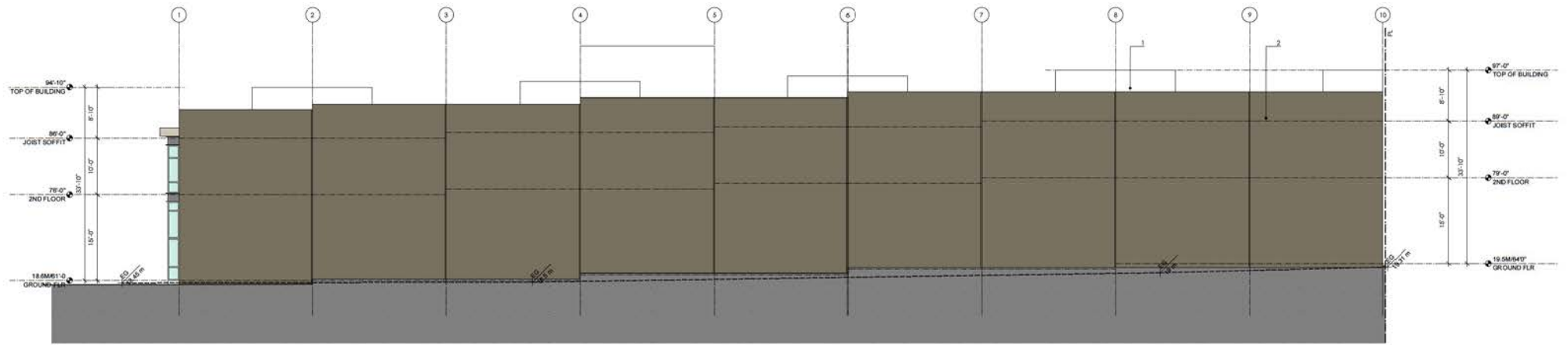
**MATERIAL LIST**

- 1 PAINTED CONCRETE WALL  
BENJAMIN MOOR OC-48 HAZY (XES)
- 2 PAINTED CONCRETE WALL  
BENJAMIN MOOR HC 100 GLOWCESTER SAGE
- 3 PAINTED METAL CANOPY WITH GLASS ROOF  
BENJAMIN MOOR 2134-30/CON MOUNTAIN
- 4 PAINTED METAL CHANNEL  
BENJAMIN MOOR 2134-30/CON MOUNTAIN
- 5 ALUM WINDOW/DOOR W/ DOUBLE GLAZING  
SILVER ANODIZE
- 6 PAINTED METAL DOOR  
BENJAMIN MOOR HC 100 GLOWCESTER SAGE
- 7 PERFORATED METAL  
METALIC GREY, 40% OPENING, 1/8" ROUND HOLES  
ON 3/16" STAGGERED.
- 8 PAINTED METAL O.H. DOOR W. DOUBLE GLAZING  
BENJAMIN MOOR HC 100 GLOWCESTER SAGE
- 9 METAL CANOPY TENSION ROD  
DARK GREY
- 10 WALL MOUNT ILLUMINATED CHANNEL LETTERING  
PROVIDED BY THE TENANTS
- 11 REVEAL ON CONC PANEL  
1/2" SQUARE PROFILE
- 12 METAL LETTERING  
BENJAMIN MOOR 2134-30/CON MOUNTAIN

REVISIONS			ISSUE			FIRM			SEAL			PROJECT NAME			DATE			SHEET NO.		
												66A AVENUE INDUSTRIAL PARK			MAY 4, 2013			BUILDING 100 EAST, WEST ELEVATIONS & SECTION 1-1		
												P. 604.721.7738 F. 604.222.0198 info@gradualarchitecture.com a. 2/F - 1892 West Broadway, Vancouver, BC, V6J 1Y9			PROJECT ADDRESS 17456 66A AVENUE, SURREY, BC					
4 MAY 4, 2013 DP-03 3 FEB 15, 2013 DP-02 2 NOV 27, 2012 DP-01 1 NOV 8, 2012 DP - PRELIMINARY												NOTE: COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CHARGED TO, WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC (GAI). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY WITH GAI'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND IS INTENDED TO BE USED FOR CONSTRUCTION UNLESS NOTED OTHERWISE.			REVISION NO.: SHEET NO.:					
NO. DATE DESCRIPTION			NO. DATE DESCRIPTION												A3.2					

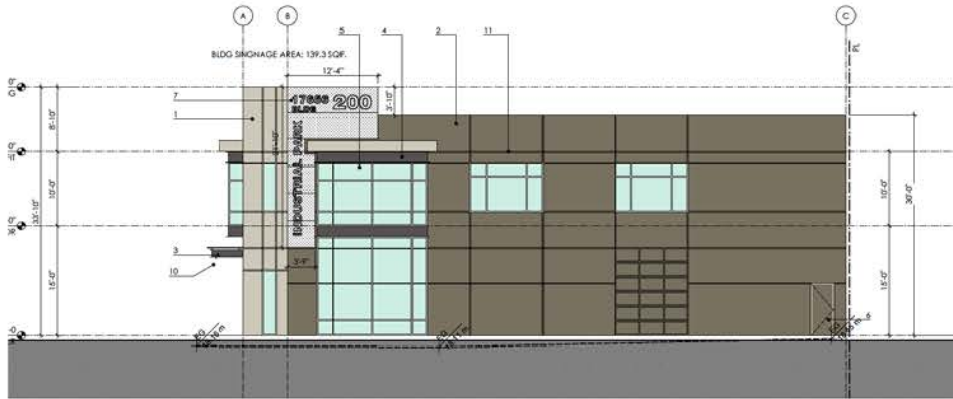


**NORTH ELEVATION - BLDG 200**  
1/8"=1'0"

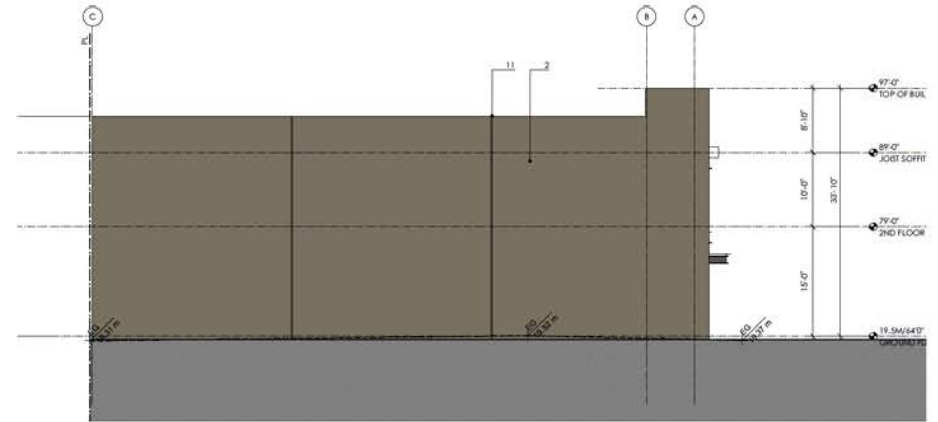


**SOUTH ELEVATION - BLDG 200**  
1/8"=1'0"

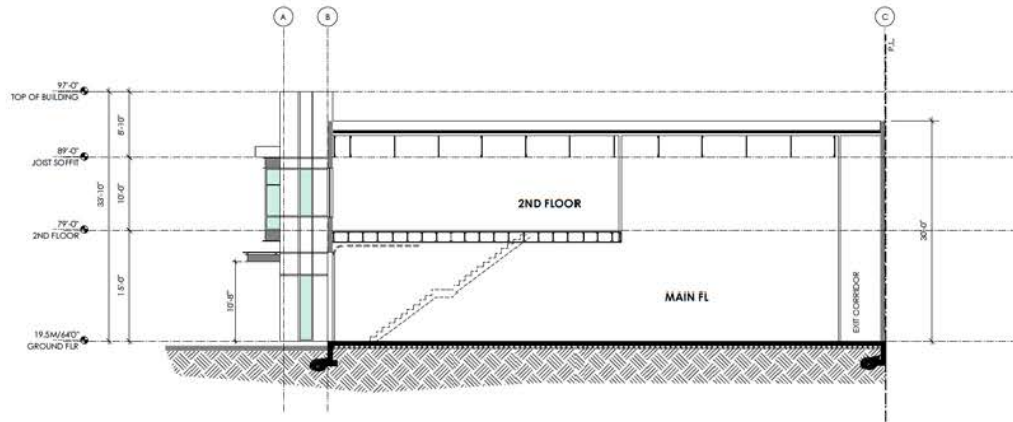
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NO.	DATE	DESCRIPTION																																		
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WEST ELEVATION - BLDG 200  
1/8"=1'0"



EAST ELEVATION - BLDG 200  
1/8"=1'0"



SECTION 2-2 BLDG 200  
1/8"=1'0"

**MATERIAL LIST**

- ① PAINTED CONCRETE WALL  
BENJAMIN MOOR OGC-48 HAZY SKIES
- ② PAINTED CONCRETE WALL  
BENJAMIN MOOR HC 100 GLOUCESTER BR SAGE
- ③ PAINTED METAL CANOPY WITH GLASS ROOF  
BENJAMIN MOOR 2134-30 BRON MOUNTAIN
- ④ PAINTED METAL CHANNEL  
BENJAMIN MOOR 2134-30 BRON MOUNTAIN
- ⑤ ALUM WINDOW/DOOR W/ DOUBLE GLAZING  
SILVER ANODIZE
- ⑥ PAINTED METAL DOOR  
BENJAMIN MOOR HC 100 GLOUCESTER SAGE
- ⑦ PERFORATED METAL  
METALIC GREY, JOE OPENING, 1/8" ROUND HOLES  
ON 3/16" STAGGERED.
- ⑧ PAINTED METAL O.H. DOOR W. DOUBLE GLAZING  
BENJAMIN MOOR HC 100 GLOUCESTER SAGE
- ⑨ METAL CANOPY TENSION ROD  
DARK GREY
- ⑩ WALL MOUNT ILLUMINATED CHANNEL LETTERING  
PROVIDED BY THE TENANTS
- ⑪ REVEAL ON CONC PANEL  
1/2" SQUARE PROFILE
- ⑫ METAL LETTERING  
BENJAMIN MOOR 2134-30 BRON MOUNTAIN

<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION				<b>ISSUE</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>MAY 4, 2013</td> <td>DP - 03</td> </tr> <tr> <td>3</td> <td>MAR 15, 2013</td> <td>DP - 02</td> </tr> <tr> <td>2</td> <td>NOV 27, 2012</td> <td>DP - 01</td> </tr> <tr> <td>1</td> <td>NOV 8, 2012</td> <td>DP - PRELIMINARY</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	4	MAY 4, 2013	DP - 03	3	MAR 15, 2013	DP - 02	2	NOV 27, 2012	DP - 01	1	NOV 8, 2012	DP - PRELIMINARY	<b>FIRM</b> <p>404.721.7738   604.222.0198          info@gradualarchitecture.com          a. 2/F - 1872 West Broadway,          Vancouver, BC, V6J 1Y9</p>		<b>SEAL</b>  		<b>PROJECT NAME</b> <b>66A AVENUE INDUSTRIAL PARK</b>  <b>PROJECT ADDRESS</b> 17456 66A AVENUE, SURREY, BC		<b>DATE</b> I.G./P.W. MAY 4, 2013 3/64"=1' GA-G13		<b>DATE</b> MAY 4, 2013 GA-G13		<b>PROJECT</b> <b>BUILDING 200 EAST, WEST ELEVATIONS &amp; SECTION 2-2</b>	
NO.	DATE	DESCRIPTION																																		
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### MATERIAL LIST

- ① PAINTED CONCRETE WALL  
BENJAMIN MOOR OC-48 HAZY SKIES
- ② PAINTED CONCRETE WALL  
BENJAMIN MOOR HC 100 GLOUCESTER SAGE
- ③ PAINTED METAL CANOPY WITH GLASS ROOF  
BENJAMIN MOOR 2134-30 IRON MOUNTAIN
- ④ PAINTED METAL CHANNEL  
BENJAMIN MOOR 2134-30 IRON MOUNTAIN
- ⑤ ALUM WINDOW/DOOR W/ DOUBLE GLAZING  
SILVER ANODIZE
- ⑥ PAINTED METAL DOOR  
BENJAMIN MOOR HC 100 GLOUCESTER SAGE
- ⑦ PERFORATED METAL  
METALIC GREY, 40% OPENING, 1/8" ROUND HOLES ON 3/16" STAGGERED.
- ⑧ PAINTED METAL O.H. DOOR W. DOUBLE GLAZING  
BENJAMIN MOOR HC 100 GLOUCESTER SAGE
- ⑨ METAL CANOPY TENSION ROD  
DARK GREY
- ⑩ WALL MOUNT ILLUMINATED CHANNEL LETTERING  
  
PROVIDED BY THE TENANTS
- ⑪ REVEAL ON CONC PANEL  
1/2" SQUARE PROFILE
- ⑫ METAL LETTERING  
BENJAMIN MOOR 2134-30 IRON MOUNTAIN

### MATERIAL BOARD

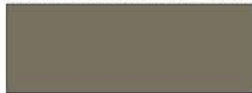
1/8"=1'0"

BENJAMIN MOORE OC-48 HAZY SKIES



1. PAINTED CONCRETE WALL

BENJAMIN MOORE HC-100 GLOUCESTER SAGE



2. PAINTED CONCRETE WALL  
6. PAINTED METAL DOOR  
8. PAINTED METAL OVERHEAD DOOR

BENJAMIN MOORE 2134-30 IRON MOUNTAIN



3. METAL CANOPY  
4. METAL CHANNELS  
9. METAL CANOPY TENSION ROD

METALIC GREY, 40% OPENING, 1/8" ROUND HOLES ON 3/8" STAGGERED



7. PERFORATED METAL



p. 604.721.7738 f. 604.222.0198  
e. info@gradualarchitecture.com  
a. 2/F - 1892 West Broadway, Vancouver, BC., V6J 1Y9

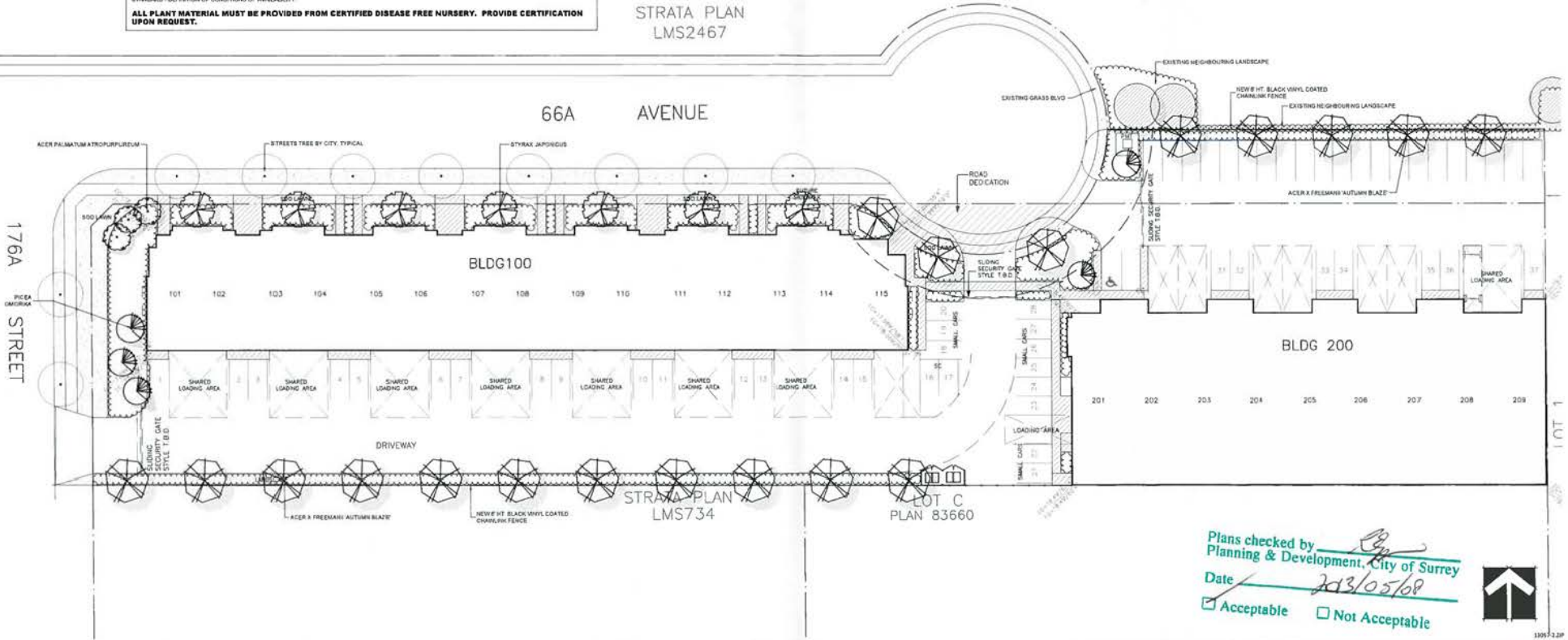


PLANT SCHEDULE			PMG JOB NUMBER: 13-057	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	50M CAL, 1.2M STD. B&B
	19	ACER X FREEMANI AUTUMN BLAZE	AUTUMN BLAZE MAPLE	60M CAL, 1.8M STD. B&B
	5	PICCA DRACOPHA	SERBIAN SPRUCE	2.5M HT. B&B
	7	STYRAX JAPONICUS	JAPANESE SHOWNELL	50M CAL, 1.5M STD. B&B
SHRUB	200	BUXUS MICROPHYLLA WINTER GREEN	LITTLE LEAF BOX	#3 POT, 40CM
	122	EUONYMUS ALATA COMPACTUS	COMPACT WINGED BURNING BUSH	#3 POT, 30CM
	155	HYDRANGEA BERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA LACECAP BLUE	#3 POT, 40CM
	217	PIRUS HUGO 'PUMILO'	DWARF HUGO PINE	#2 POT, 20CM SHEARED
	84	PRUNUS LAUROCERASUS OTTO LUYKENI	OTTO LUYKEN LAUREL	#3 POT, 30CM
	26	RHOODOENDRON 'YELLOW APRIL'	RHOODOENDRON, YELLOW APRIL	#3 POT, 30CM
	234	SPRENGIA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPRENDA, PINK	#2 POT, 40CM
	47	SPRENGIA BENJAMIN 'GOLDCLAM'	GOLDCLAM SPRENDA	#3 POT, 50CM
	178	VERBURUM DAVIDI	DAVID'S VERBURUM	#3 POT, 50CM
PERENNIAL	138	HEMEROCALLIS	DAY LILY	#1 POT, 1.2 FAN

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA 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 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. DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**

STRATA PLAN  
LMS2467



Plans checked by  
Planning & Development, City of Surrey  
Date: 2013/05/08  
 Acceptable  Not Acceptable



**pmg**  
LANDSCAPE ARCHITECTS  
Suite C102 - 4185 Still Creek Drive  
Burnaby, British Columbia V5C 0G9  
p: 604 294-0011 | f: 604 294-0022

NO.	DATE	REVISION DESCRIPTION	DR.
1	03 MAY 07	NEW SITE / CITY COMMENTS	DR

CLIENT:

PROJECT:  
66A AVE INDUSTRIAL PARK  
17655 66A AVENUE  
SURREY, BC

DRAWING TITLE:  
LANDSCAPE TREE PLAN

DATE: 13 APR 13  
SCALE: 1"=20' 0"  
DESIGN: DD  
DESIGN: MCF  
CHECK: MCF  
DRAWING NUMBER: L1  
PMG PROJECT NUMBER: 13-057

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

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

DATE: **May 21, 2013** PROJECT FILE: **7812-0326-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 17656 66A Avenue**

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

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

- dedicate cul-de-sac bulb to 17.0-metre radius;
- dedicate 3.0-metre x 3.0-metre corner cut at 176A Street and 66A Avenue; and
- register 0.5-metre statutory right-of-way along 176A Street and 66A Avenue.

***Works and Services***

- construct south side of 66A Avenue with 11.0-metres of pavement and 14.0-metre radius cul-de-sac bulb, sidewalk, curb and gutter, and streetlighting;
- construct east side of 176A Street with 11.0-metres of pavement, sidewalk, curb and gutter, and sidewalk; and
- provide the lot with storm, water, and sanitary service connections.

A Servicing Agreement is required prior to Building Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

sk

AGRICULTURE AND FOOD SECURITY ADVISORY COMMITTEE  
THURSDAY, MARCH 14, 2013

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**G. INFORMATION ITEMS**

- 1. Proposed Development Permit and Development Variance Permit for Two Industrial Buildings**  
**17656 – 66A Avenue**  
File No.: 7912-0326-00

The memo from G. Gahr, Acting Current Planning Manager – North, dated February 20, 2013, regarding the above subject line, was reviewed.

It was

Moved by M. Bose  
Seconded M. Hilmer

That the Agriculture and Food Security Advisory Committee receive the memo regarding Application No. 7912-0326-00, from G. Gahr, Acting Current Planning Manager – North, dated February 20, 2013, as information.

Carried

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: TBD  
Project Location: 17656 - 66A Avenue, Surrey, BC  
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.  
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The tree resource includes one hydro managed weeping willow, one Douglas-fir and three black cottonwoods. The willow is of good health but has been aggressively pruned and topped while Douglas-fir is of moderate to good structure and health. The cottonwoods are found among a stand of sapling stage trees that have begun to colonize the central area of the site.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A)	5
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	5
Number of Protected Trees to be retained (A-C)	(D)	0
Number of Replacement Trees required (3 alder and cottonwood X 1 and 2 others X 2)	(E)	7
Number of Replacement Trees proposed	(F)	TBD
Number of Replacement Trees in deficit (E-F)	(G)	TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H)	TBD
Number of lots proposed in the project	(I)	
Average number of Trees per Lot	(H/I)	(J) TBD

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: November 16, 2012



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0326-00

Issued To: 0935830 B C LTD  
("the Owner")

Address of Owner: 7832 - 120 Street  
Surrey, BC V3W 3N2

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: 001-385-828

Lot "A" Except Part in Plan LMP29257 Section 17 Township 8 New Westminster District Plan 4187

17656 - 66A 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(s) has/have 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, as amended is varied as follows:
  - (a) In Section F of Part 47 Business Park Zone (IB), the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
  - (b) In Section F of Part 47 Business Park Zone (IB), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
  - (c) In Section F of Part 47 Business Park Zone (IB), the minimum south side yard setback is reduced from 7.5 metres (25 ft.) to 0.0 metre (0 ft.).
  
5. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) In Part 5 Signs in Commercial/Industrial Zones, Section 27(2)(a) is varied to permit two fascia signs per building, in addition to the fascia signs permitted for each premise frontage;
  - (b) In Part 5 Signs in Commercial/Industrial Zones, Section 27(2)(b) is varied to permit the fascia signs to extend above the roof line of the building face to which it is attached.
  
6. The siting of signage, buildings and structures shall be in accordance with the drawings attached to Development Permit No. 7912-0326-00, which is running in conjunction with Development Variance Permit No. 7912-0326-00.
  
7. 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.
  
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
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 .

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Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

\\file-server1\net-data\csdc\generate\areaproduct\save\13694922082.doc  
S 5/22/13 8:43 AM

# 66A AVENUE INDUSTRIAL PARK

17656 66A AVENUE, SURREY, BC.

## DP APPLICATION

15 APR 2013



### SITE INFORMATION

ADDRESS: 17656 66A AVENUE, SURREY, BC  
 LEGAL DESCRIPTION: LOT A EXCEPT PART IN PLAN LMP 29257, SEC 17 TOWNSHIP 8, NWD DIST PLAN 4187

ZONING: IB

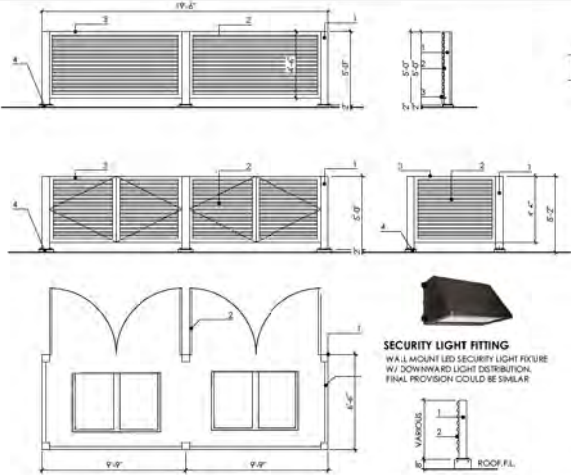
### ZONING ANALYSIS

### PARKING COUNTS

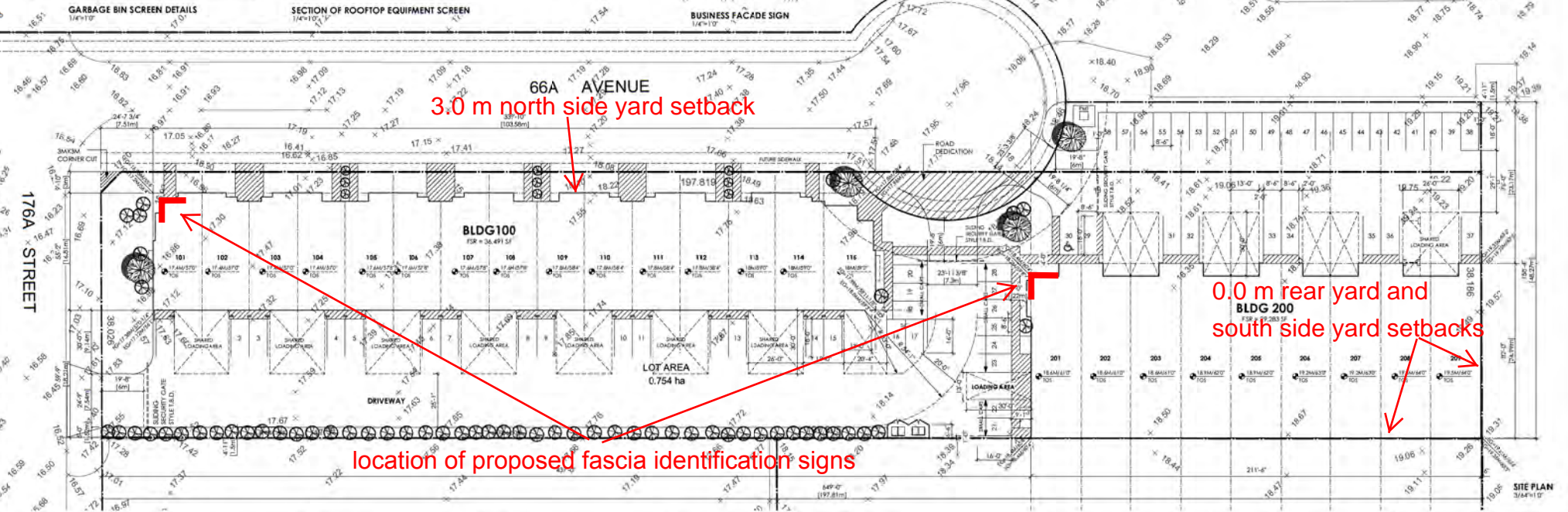
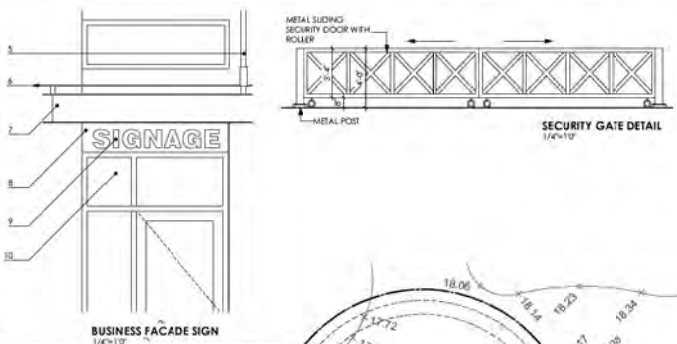
REQUIRED	PROVIDED
BLDG 100	
MAIN FL 1674.5	16.7 STALLS
2ND FL INDUSTRIAL USE 1719.1	17.2 STALLS
BLDG 200	
MAIN FL 1440.2	14.4 STALLS
2ND FL INDUSTRIAL USE 857.3	8.6 STALLS
SUB-TOTAL	56.9 STALLS
TOTAL REQUIRED	58.0 STALLS
TOTAL PROVIDED	58.0 STALLS

11.C. PROVIDED  
 13.C. PROVIDED  
 (25% MAX.)

SITE AREA	BLDG 100	BLDG 200	BLDG 300
PART I COMMERCIAL	81,135.0 SF	2,337.7 SF	
PART I CITY'S LAND	1,863.4 SF	0.754 HA	
	5,547.8 SF	0.128 HA	
TOTAL SITE AREA	87,202.0 SF	8,147.8 SF	
	2,013 ACRES	0.813 HA	
PERMITTED FSR	0.7%	46,726.5 SF	
PROPOSED			
BLDG 100			
MAIN FL INDUSTRIAL USE	16,624.0 SF	1,474.5 SF	
2ND FL INDUSTRIAL USE	18,604.0 SF	1,719.1 SF	
BLDG A TOTAL	36,528.0 SF	3,393.6 SF	
BLDG 200			
MAIN FL INDUSTRIAL USE	16,475.0 SF	1,549.2 SF	
2ND FL INDUSTRIAL USE	9,288.3 SF	857.3 SF	
BLDG B TOTAL	25,903.3 SF	2,406.5 SF	
TOTAL PROPOSED AREA	62,431.0 SF	3,800.0 SF	
PROPOSED DENSITY	0.7%		
PERMITTED SITE COVERAGE	60.0%		
PROPOSED			
BLDG 100	16,624.0 SF	1,474.5 SF	
BLDG 200	16,475.0 SF	1,549.2 SF	
TOTAL FOOT PRINT	34,899.0 SF	3,393.6 SF	
PROPOSED S.C.	39.4%		



- 1 PAINTED HSS W. BOTTOM PLATE (DARK GRAY)
- 2 PAINTED CORRUGATED SHEET (DARK GRAY)
- 3 PAINTED STEEL ANGLI (DARK GRAY)
- 4 CONCRETE FOOTING
- 5 PAINTED METAL TENSION ROD (DARK GRAY)
- 6 GLASS ROOF
- 7 PAINTED METAL CHANNEL (DARK GRAY)
- 8 PAINTED CONCRETE WALL (DARK GRAY)
- 9 WALL MOUNT ILLUMINATED CHANNEL LETTERING
- 10 ALUM. WINDOW/DOOR W/ DOUBLE GLAZING



NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	MAY 6, 2013	CP - 03			
3	FEB 13, 2013	CP - 02			
2	NOV 27, 2012	CP - 01			
1	NOV 8, 2012	CP - PRELIMINARY			

<b>REVISIONS</b> NO. DATE DESCRIPTION	<b>ISSUE</b> NO. DATE DESCRIPTION	<b>FIRM</b> GRADUAL ARCHITECTURE I • N • C p. 604.721.7738 f. 604.222.0198 e. info@gradualarchitecture.com a. 2/F - 1872 West Broadway, Vancouver, BC, V6J 1Y9	<b>PROJECT NAME</b> 66A AVENUE INDUSTRIAL PARK  <b>PROJECT ADDRESS</b> 17656 66A AVENUE, SURREY, BC	<b>DATE</b> MAY 6, 2013  <b>SCALE</b> 3/64"=1'  <b>NOTE:</b> COPYRIGHT RESERVED. THIS DRAWING MAY NOT BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (G.A.). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF G.A. AND CAN BE REPRODUCED ONLY WITH G.A.'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT BEING TO BE USED FOR CONSTRUCTION UNLESS BEING OTHERWISE.	<b>PROJECT NO.</b> GA-G13  <b>SHEET NO.</b> SITE PLAN  A1
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