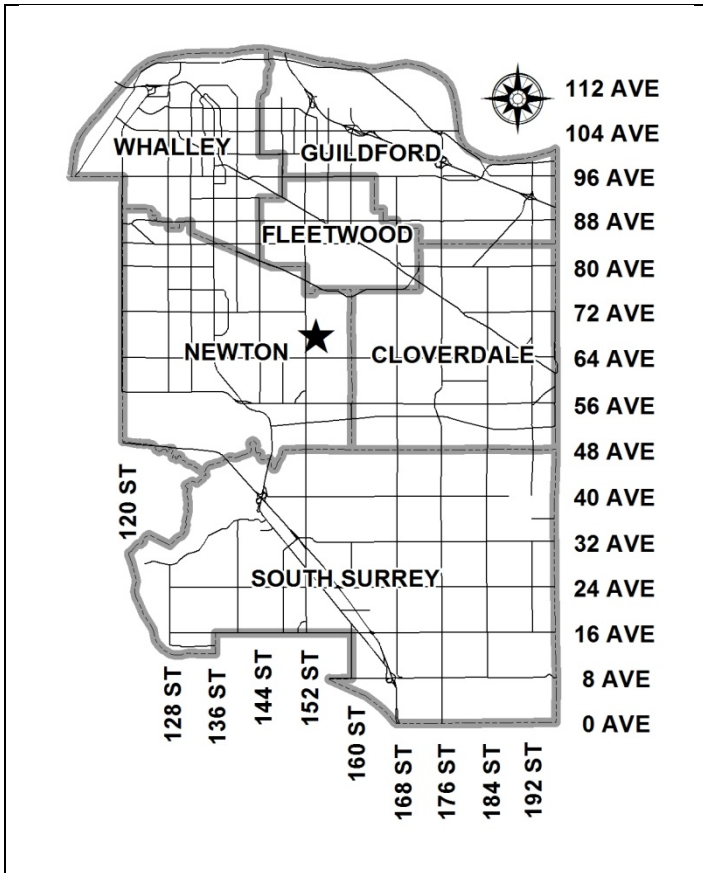


Planning Report Date: June 17, 2013

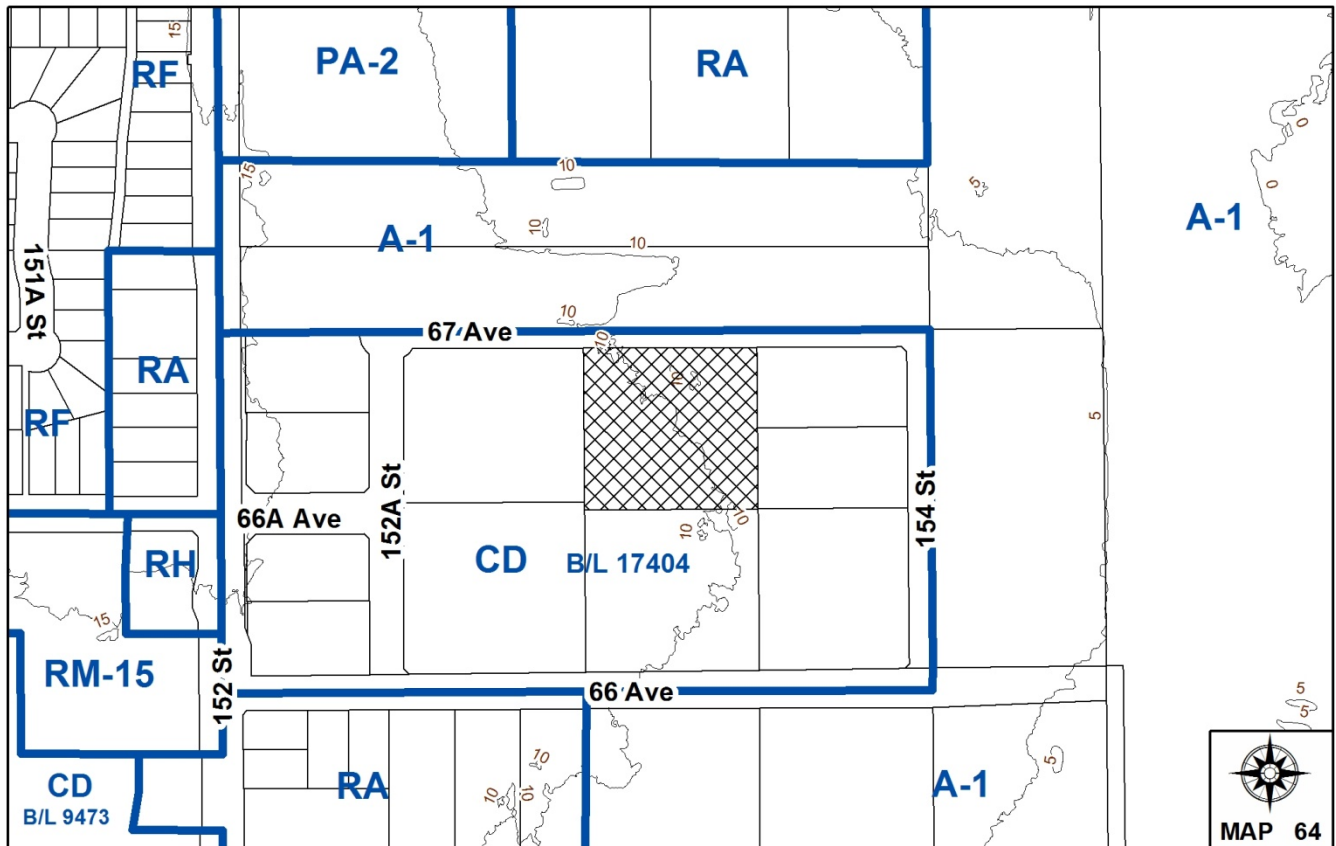


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of two multi-tenant industrial/business park buildings. A variance is required for on-site parking under a shared parking arrangement.

LOCATION: 15336 – 67 Avenue
OWNER: Sandhu Malri Holdings Inc.
ZONING: CD (By-law No. 17404)
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park



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 unable to provide the required on-site parking on the subject property located at 15336 – 67 Avenue, as per the Zoning By-law. Therefore, a shared parking arrangement is necessary with the adjacent property at 6638 – 152A Street.

RATIONALE OF RECOMMENDATION

- The proposal complies with the East Newton Business Park NCP designation.
- The applicant proposes a shared parking arrangement with an adjacent industrial property to satisfy the minimum parking requirement under Zoning By-law No. 12000, while providing additional off-site parking for the banquet hall facility at 6638 – 152A Street.
- Under Zoning By-law No. 12000, a developer is permitted to provide seventy-five percent of the total required parking on-site for each individual use if those uses have different peak hours of operation. The applicant cannot provide the minimum number of on-site spaces required under the Zoning By-law. Therefore, the applicant volunteered to enter into a shared parking agreement which requires a variance to permit only fifty percent of the required on-site parking on each lot. The shared parking agreement will provide sufficient parking on-site to accommodate businesses permitted under the CD By-law while providing after hours overflow parking for the banquet hall facility at 6638 – 152A Street (File No. 7912-0086-00). The proposed variance is considered acceptable since a Restrictive Covenant will be registered on title to restrict the hours of operation for businesses on each lot under the shared parking agreement.
- The proposed multi-tenant buildings are considered attractive, well-designed and provide an appealing addition to 67 Avenue as well as establish a high-standard for the form, design and character of future business park buildings located within East Newton Business Park.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0331-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0331-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum on-site parking required under a shared parking agreement for each individual use from seventy-five percent (75%) to fifty percent (50%) for businesses with different peak hours of operation.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the deficit in tree replacement;
 - (f) discharge the Section 219 Restrictive Covenant for tree preservation (BB1358288);
 - (g) registration of reciprocal access and parking easements to accommodate the shared parking arrangement proposed between the subject property and 6638 – 152A Street;
 - (h) registration of a Section 219 Restrictive Covenant to limit the hours of operation for businesses located on-site to Monday through Friday, 6:00 a.m. to 7:00 p.m., in keeping with the shared parking arrangement; and
 - (i) register a statutory right-of-way for public rights-of-passage over the north-south and east-west pedestrian walkways shown in the East Newton Business Park NCP.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant parcel

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 67 Avenue):	City land (vacant SPCA property)	Industrial/Business Park	A-1
East, South and West:	Vacant parcels	Industrial/Business Park	CD (By-law No. 17404)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property at 15336 – 67 Avenue is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP). The property is regulated by a "Comprehensive Development Zone (CD)" (By-law No. 17404) which allows a broad range of light impact industrial, office, general service as well as personal service uses.
- A Development Permit application was recently approved on March 11, 2013 at 6638 – 152A Street (File No. 7912-0086-00) for a business park building on the adjacent property which includes ground-floor light impact industrial, general service and personal service uses as well as second-floor banquet hall. A reciprocal parking arrangement will be entered into between the subject property and 6638 – 152A Street in order provide after-hours off-site parking stalls for patrons of the banquet hall.

Current Proposal

- The applicant proposes to construct two multi-tenant industrial buildings that provide about 4,969 square metres (53,365 sq. ft.) of ground-floor warehouse and upper-storey office space for a total of seven future tenants in "Building 1" and fourteen tenants in "Building 2".
- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum parking required as part of a shared parking agreement from seventy-five percent (75%) to fifty percent (50%). As per the shared parking arrangement with 6638 – 152A Street, the applicant will provide a total of sixty-two (62) parking stalls on-site which are available, after hours, for patrons of the banquet hall.

DESIGN PROPOSAL AND REVIEW

Proposed Buildings

- The applicant proposes to construct two multi-tenant industrial buildings on the subject property that provide ground-floor warehouse and second-floor mezzanine space for twenty-one future tenants. The proposed industrial buildings will offer about 4,969 square metres (53,486 sq. ft.) of warehouse space.
- A total of seven units are proposed in Building 1 with another fourteen units in Building 2, each with individual entrances. All units have entry doors and overhead loading doors facing the parking areas.
- The proposed industrial buildings conform to the Floor Area Ratio (FAR), maximum building height, lot coverage and minimum setback requirements identified within the CD Zone (By-law No. 17404).
- The concrete tilt-up buildings are attractive, well-designed and provide an appealing addition to East Newton Business Park by establishing a high-standard in terms of the form, design and character of future industrial buildings within the surrounding neighbourhood. The façade includes metal, glass and wood awnings for weather protection, ground-floor windows and upper-storey glazing, corrugated aluminum cladding, rollerdoors and multi-colour concrete reveals with darker accent materials which enhance visual interest. Furthermore, stainless steel trellises are proposed along the western façade of Building 1 to support the growth of vertical planting, thereby reducing the overall building massing.
- The proposal was not forwarded to the Advisory Design Panel (ADP) for comment but reviewed internally by City staff and deemed generally acceptable in terms of form, design and character.

On-Site Parking and Shared Parking Agreement

- Under Zoning By-law No. 12000, three parking stalls are required for every 100 square metres (1,075 sq. ft.) for general service uses while one parking space is required for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial land-uses. Therefore, the proposed multi-tenant buildings would require the owner to provide roughly one-hundred fifty (150) parking spaces on-site for employees and customers. If the uses on-site have different peak hours of operation, the parking required can be reduced to seventy-five (75%) percent of the parking stalls required on-site for each individual use. As a result, the applicant must provide a minimum of one-hundred twelve (112) stalls on-site. The applicant is providing only sixty-two (62) parking stalls which include two (2) accessible parking spaces. To make up for the shortfall of parking stalls, the applicant has arranged a reciprocal access agreement with the owners of the adjacent development located at 6638 – 152A Street.
- On March 11, 2013, Council authorized an amendment to Zoning By-law No. 12000 which effectively increased the minimum parking requirement for banquet halls from 10 to 14 spaces per 100 square metres (1,075 sq. ft.). As a result, the banquet hall proposed at 6638 – 152A Street now requires a total of 335 parking spaces with another 77 spaces for ground-floor businesses. To address the shortfall in parking and given that banquet hall activities occur primarily on evenings or weekends, the adjacent owner entered into a shared parking agreement with 15336 – 67 Avenue (File No. 7912-0331-00). The subject property at 15336 – 67 Avenue will provide sixty-two parking spaces on-site that will be shared with the adjacent property at 6638 – 152A Street. The parking spaces must be completed before the banquet hall receives an occupancy permit or business license.

- The anticipated parking requirement for 6638 – 152A Street, 15336 – 67 Avenue, 15315 – 66 Avenue and 6611 – 152A Street at full build-out is 666 stalls. A total of 335 stalls will be constructed to accommodate these proposed buildings which equals fifty percent of the total required parking and, therefore, does not comply with minimum parking requirements for businesses with different peak hours of operation, as specified within the Zoning By-law. As a result, the applicant is requesting a variance to reduce this provision from 75% to 50% of the parking required on-site for each individual use. In keeping with the reciprocal parking agreement, the subject property at 15336 – 67 Avenue will provide sixty-two parking stalls on-site and utilize fifty (50) off-site stalls on 6638 – 152A Street for daytime business operations. The sixty-two parking stalls are available for overflow parking on evenings/weekends for the banquet hall at 6638 – 152A Street. A similar restrictive covenant is required to restrict the hours of operation for all businesses located at 6638 – 152A Street, in accordance with the reciprocal parking agreement.

Pedestrian Connectivity and Public Plaza

- The East Newton Business Park NCP identifies an east-west pedestrian connection from 152A Street to 154 Street. In addition, a north-south walkway is proposed extending from 66 Avenue to 67 Avenue. As a reciprocal parking arrangement is required between 15336 – 67 Avenue, 15315 – 66 Avenue as well as 6638 – 152A Street, the applicant will extend the east-west pedestrian linkage by installing a sidewalk with several cross-walks along the southern façade thereby providing linkages with future industrial buildings to the south and southwest of the subject property covered by the shared parking easement.
- A north-south pedestrian walkway with associated landscaping is proposed along the west lot line. A similar pedestrian linkage is anticipated to extend from the southern boundary of the subject property towards 66 Avenue, along the west lot line of 15315 – 66 Avenue when this property develops in future.
- Pedestrian connectivity is enhanced by adding a public plaza at the southwest corner of the subject property which will be expanded when the adjacent property at 6680 – 152A Street redevelops under File No. 7913-0059-00.

Proposed Free-standing Signage

- The Surrey Sign By-law permits a free-standing sign with a maximum height of 4.5 metres (15 ft.) on 67 Avenue. However, the maximum permitted height for a free-standing sign is reduced to 2.4 metres (8 ft.) under the Design Guidelines for this portion of East Newton Business Park previously registered on title under File No. 7908-0128-00. The proposed free-standing sign will comply with the maximum height requirement, as per the Design Guidelines and will not exceed 2.4 metres (8 ft.) in total height.
- The free-standing signs are 2.44 metres (8 ft.) wide and double-sided resulting in a total sign area of 7.9 square metres (85 sq. ft.). The Sign By-law permits a total sign area of 27.8 square metres (300 sq. ft.).
- The free-standing sign will consist of a concrete frame with metal plates for tenant signage. The sign area will have fourteen individual sign channels (7 per side). No background illumination is proposed.
- A total of three free-standing signs are proposed along 67 Avenue to provide advertising exposure for future tenants. Each proposed free-standing sign will respect the minimum separation requirement of 30 metres (98 ft.) between each proposed free-standing sign, as specified in the Surrey Sign By-law.
- The Sign By-law requires a minimum setback of 2 metres (6 ft.) from the property line. The applicant proposes a 2 metre (6 ft.) setback on 67 Avenue, as per the Sign By-law.

- The applicant is proposing to introduce additional landscaping around the base of the sign in order to improve the overall appearance, including low-lying shrubs as well as additional groundcover.

Proposed Fascia Signage

- The proposed fascia signage will be limited to one fascia sign per premise frontage and conform to the maximum allowable combined sign area per linear foot of premise frontage as well as not extend more than 0.5 metre (1.6 ft.) from the building façade, in compliance with the Surrey Sign By-law.
- The fascia signs will consist of individual channel letters with background illumination. The proposed fascia signage will be located directly above the unit windows or doorway entrances.
- The proposed upper-storey signage is limited to one fascia sign per building and restricted to advertising the building name or address. No second-floor tenant signage is permitted on-site.

Proposed Landscaping

- The proposed landscaping complies with the Design Guidelines originally developed for this portion of East Newton Business Park under File No. 7908-0128-00. The landscaping includes a double row of trees, located on-site, lining the future sidewalk proposed along 67 Avenue. Furthermore, significant landscaping is proposed around the bioswale feature on the northern boundary of the subject property.
- A variety of trees, shrubs and groundcover is proposed around the perimeter of the subject property with several decorative features including benches, permeable unit pavers and pedestrian lighting.
- In order to improve pedestrian circulation, a north-south walkway is proposed off 67 Avenue with additional landscaping and Allan block seat wall along the west lot line that ends in a public plaza.
- The applicant will enhance pedestrian circulation by installing an east-west pedestrian linkage along the southern building façades which eventually will terminate at 154 Street when adjacent properties further east re-develop. Several cross-walks and let-downs are proposed to facilitate movement while a north-south pedestrian walkway is proposed to extend to 67 Avenue and includes a seat wall as well as additional landscaping. The provision of well-connected sidewalks will greatly improve pedestrian connectivity across the subject property as well as through this portion of East Newton Business Park.
- Several trellis features are proposed along the western façade of proposed Building 1 in order to facilitate the growth of vertical planting thereby reducing the building massing and blank walls.

Tree Preservation

- The Arborist Report indicates there are 90 by-law sized trees on the subject property consisting largely of alder and cottonwood. The applicant proposes to remove all 90 trees because they are located either within proposed building envelopes, the driveway or assessed as hazardous. In response, the applicant is proposing a total of twenty (20) replacement trees on-site. The Arborist Report was reviewed by the City's Landscape Architect and deemed generally acceptable.

Tree Species	Number of Existing Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Red Alder and Black Cottonwood	88	88	0
Douglas Fir	2	2	0
Total	90	90	0

- Under the recently approved Tree Protection By-law, tree replacement is required at specific ratios. Protected trees are to be replaced at a ratio of 2:1 while alder and cottonwood trees are replaced at a ratio of 1:1. As 88 alder trees/cottonwood trees and 2 Douglas-fir trees are proposed to be removed, a total of 92 replacement trees would be required. The applicant proposes 20 replacement trees. Under the requirements of the Tree Protection By-law, this would result in a tree replacement deficit of 72 trees. As such, monetary compensation for the 72 deficit trees is \$21,600.00, based upon \$300/tree.
- Furthermore, the applicant is proposing to discharge the Section 219 Restrictive Covenant for tree preservation registered on title under File No. 7908-0128-00 (BB1358288/BB1358289). The applicant has illustrated the existing tree location conflicts with Building 1 and should be removed in order to maximize the achievable floor space without jeopardizing on-site circulation or vehicle parking stalls.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 31, 2013. The table below summarizes the applicable development features of the proposal based upon the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject property is situated within the East Newton Business Park Neighbourhood Concept Plan (NCP). Moreover, the proposal complies with the land-use designation in the Official Community Plan (OCP) & East Newton Business Park NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal complies with the density permitted in the CD Zone. • The buildings provide a mixture of land-uses which include business park and industrial uses, each representing 50% of the gross floor area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant proposes Low Impact Development Standards (LIDS) that include absorbent soils, perforated pipe systems, vegetated bio-swales, permeable pavement as well as additional landscaping along the eastern boundary of the subject property. • The applicant is proposing additional landscaping which includes a total of 20 mature trees as well as low-lying shrubs and groundcover. • The applicant proposes to install garbage enclosures with recycling bins.

4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The applicant is proposing a shared parking arrangement with adjacent industrial properties at 6638 – 152A Street as well as 15315 – 66 Avenue. The applicant will encourage pedestrian and cycling-oriented linkages through accessible sidewalks, pedestrian linkages to off-site multi-use pathways, on-site shower and change facilities as well as bicycle racks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The site plan and overall building design address CPTED principles by providing significant glazing which promotes natural surveillance. Also, the layout activates open spaces with public plazas as well as pedestrian connectivity from 66 Avenue to 67 Avenue and 152A Street to 154 Street.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The proposed buildings include low-flow fixtures as well as covered outdoor spaces at building entrances for designated smoking areas.

ADVISORY DESIGN PANEL

The proposal was reviewed internally by City staff and deemed acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is requesting a variance to reduce the minimum on-site parking required for each individual use as part of a shared parking arrangement from seventy-five (75%) to fifty percent (50%) for businesses with different peak hours of operation.

Applicant's Reasons:

- Under the Zoning By-law, a developer is permitted to provide 75% percent of the total parking required on-site for each individual use provided those uses operate with different peak hours. However, the applicant cannot provide the required on-site parking. Therefore, the applicant proposes to reduce the minimum number of parking stalls required on-site to 50% of the total stalls required for each use.

Staff Comments:

- The applicant has volunteered to enter into a shared parking arrangement with the adjacent property owner at 6638 – 152A Street in order to provide sufficient parking for each use, as per the Zoning By-law. The shared parking agreement will accommodate businesses allowed under the CD Zone while providing afterhours overflow parking for the proposed banquet hall located at 6638 – 152A Street (File No. 7912-0086-00).
- The proposed variance is considered reasonable given that a Restrictive Covenant will be registered on title to restrict the hours of operation for each business affected by the shared parking arrangement. The proposed covenant will further ensure that adequate parking is provided for daytime as well as evening/weekend land-uses without conflict.

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. 7912-0331-00
Appendix V.	Map showing the location and address of lots involved in the shared parking agreement
Appendix VI.	Map including details of reciprocal parking and access easements

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by JM Architecture Inc. as well as M2 Landscape Architecture, respectively, dated June, 2013 and June 7, 2013.

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: Joe Minten
 JM Architecture Inc.
 Address: 15243 – 91 Avenue
 Surrey, B.C. V3R 8P8
 Tel: 604-583-2003

2. Properties involved in the Application
 - (a) Civic Address: 15336 – 67 Avenue

 - (b) Civic Address: 15336 – 67 Avenue
 Owner: Sandhu Malri Holdings Inc.
 PID: 028-737-911
 Lot 7 Section 14 Township 2 New Westminster District Plan BCP49715

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0331-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with final approval of the associated Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	9,490 sq. m.	N/A
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	43%
SETBACKS (in metres)		
Front	7.5 m.	7.5 m.
Rear	7.5 m.	7.5 m.
Side #1 (East)	7.5 m.	17.71 m.
Side #2 (West)	3.6 m.	3.61 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m.	9.75 m.
Accessory	6 m.	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	2,485 sq. m.
FLOOR AREA: Industrial	N/A	2,485 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	4,970 sq. m.

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

Development Data Sheet cont'd

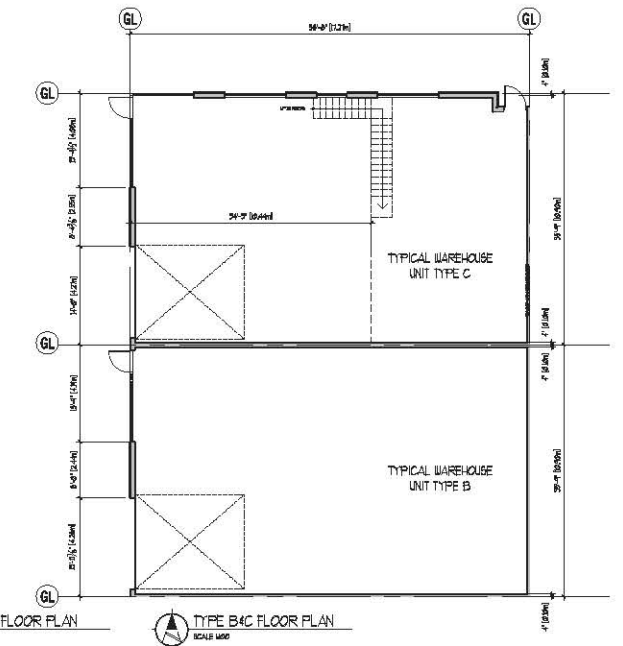
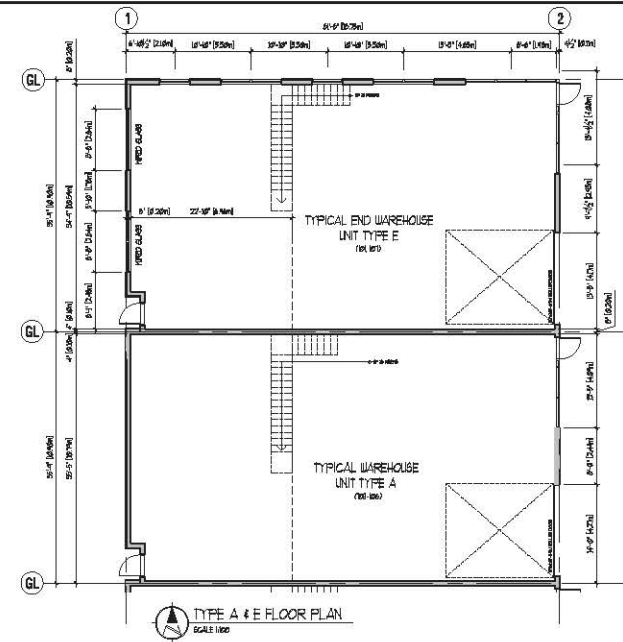
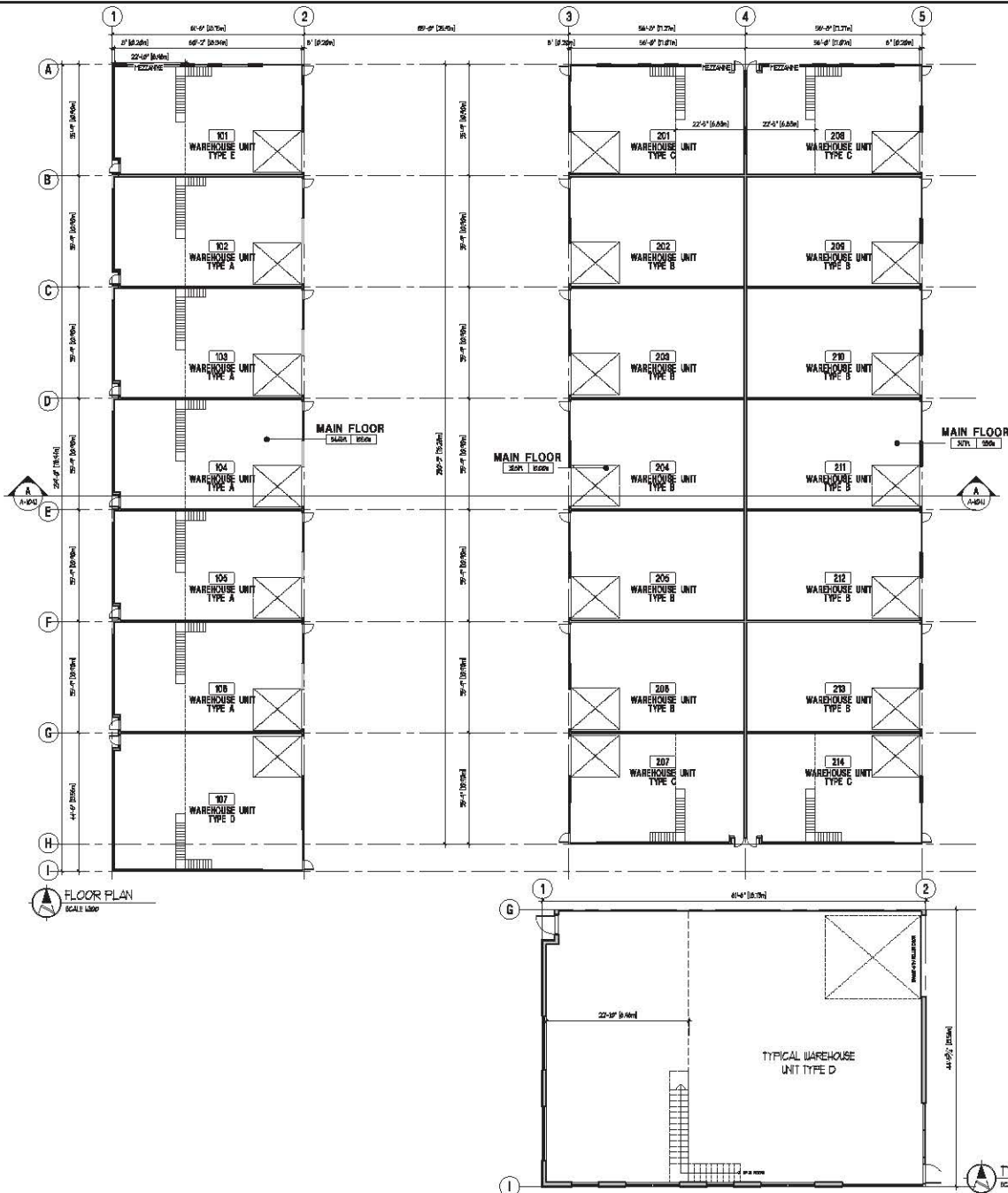
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	0.75	0.52
FAR (net)	N/A	N/A
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	150 stalls	62 stalls
Industrial	N/A	N/A
Residential	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	150 stalls (112 stalls at 75% of parking rate)	62 stalls (+50 stalls off-site)
Number of disabled stalls	2 stalls	2 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	YES
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MULTIPLE BUILDINGS DATA SHEET

Existing Zoning: CD

Required Development Data	Building #1	Building #2
SETBACK (in metres)		
Front	7.5 m.	7.5 m.
Rear	7.84 m.	+7.5 m.
Side #1 (East)	+7.5 m.	17.71 m.
Side #2 (West)	3.61 m.	+7.5 m.
Building Height (in metres/storeys)	8.75 m.	9.75 m.
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE	N/A	N/A
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +		
TOTAL FLOOR AREA	~2,031 sq. m.	~2,938 sq. m.



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JM Architecture Inc.



Architects Dan H. Miller
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 15243 - 51st Avenue
 Surrey, B.C. V3R 8P8
 604 - 583 2003 - T
 604 - 583 1504 - F
 jmarich@shaw.ca - E

DO NOT SCALE DRAWING

REV	DATE	DESCRIPTION	BY
01	10/20/200	FE-BASIS/01	SI
02	10/20/200	BASED FOR DEVELOPMENT	SI
03	10/20/200	BASED FOR DEVELOPMENT	SI
04	10/20/200	BASED FOR DEVELOPMENT	SI
05	10/20/200	BASED FOR DEVELOPMENT	SI

START DATE	10/20/200
PROJECT No.	100-0
DWG.	JTH
CHK.	JTH
SCALE	AS SHOWN

Architects Seal

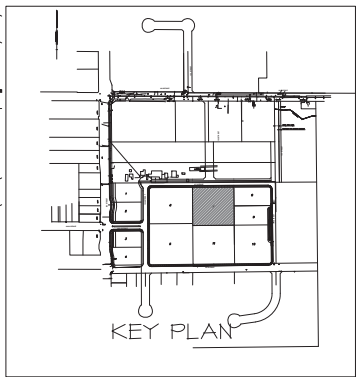
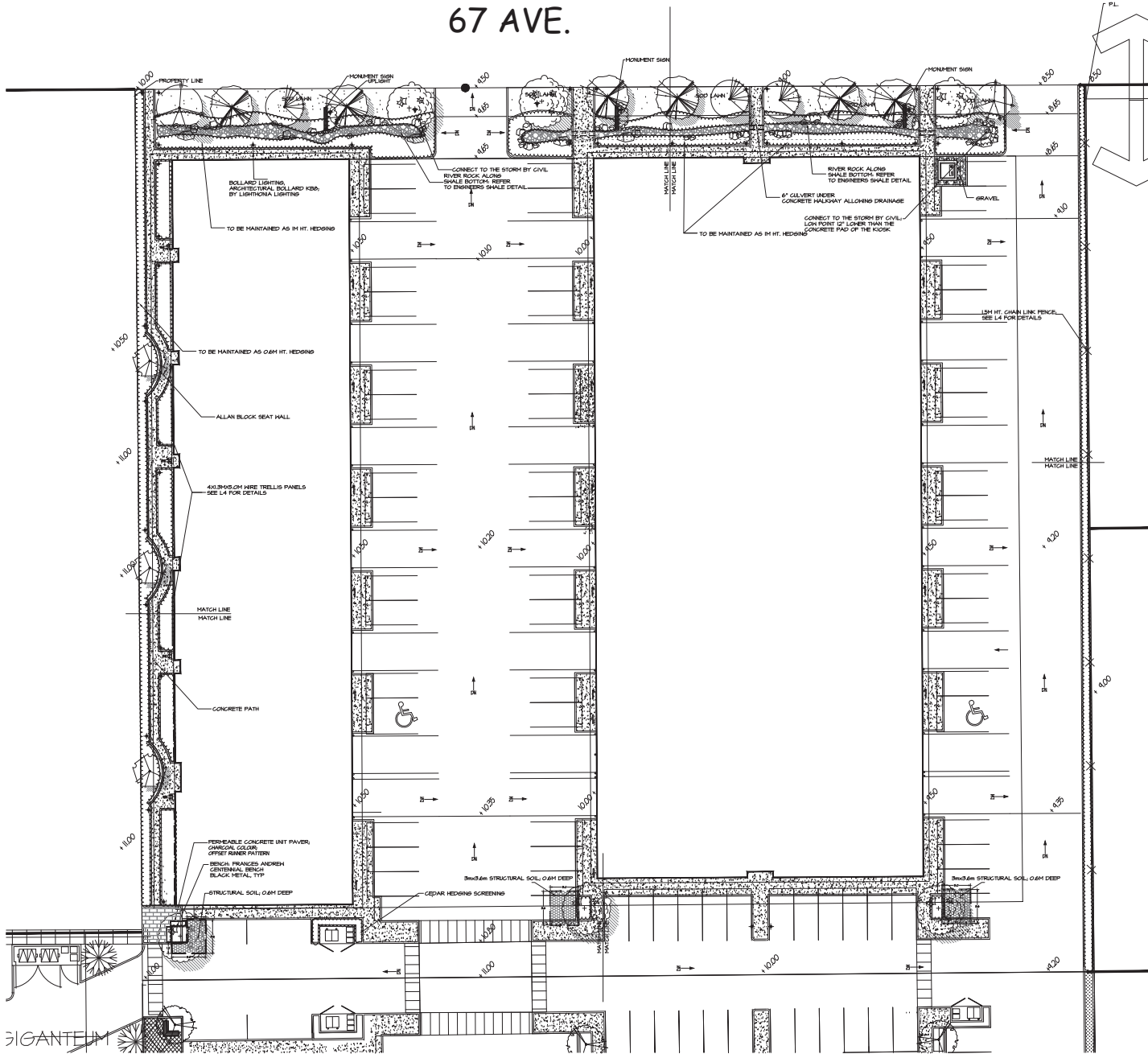
Project Name
WAREHOUSE DEVELOPMENT
 2540 - 51st Avenue
 East Newton Suburban Park
 SURREY, B.C.

FE: JOURNAL FURFELL
 SURVEY, BC

FLOOR PLANS

Sheet No.	Project No.	Scale
52	100-0	A-101

67 AVE.



NOTE:
 ALL LANDSCAPE WORK IS TO INCLUDE A ONE-YEAR MAINTENANCE GUARANTEE ACCORDING TO THE DESIGN GUIDELINES.

- ⊕ BOLLARD LIGHTING
- ⊖ UPLIGHT

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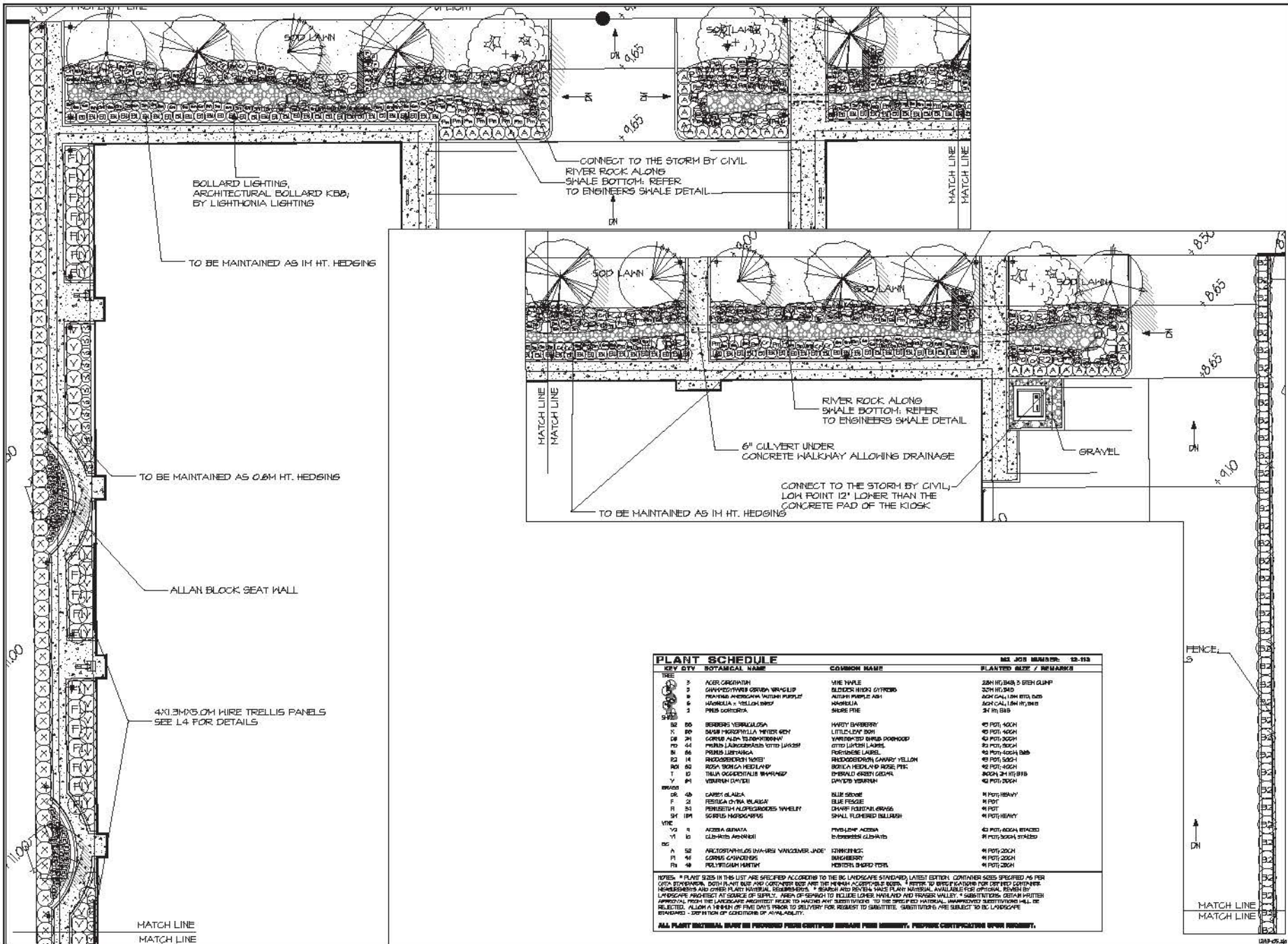
NO.	DATE	REVISION DESCRIPTION	DR.
3	15/NOV/21	REV. PER CITY COMMENTS	GL
2	15/NOV/21	REV. PER NEW SITE PLAN	GL
1	15/NOV/21	REV. PER NEW SITE PLAN	GL

PROJECT:
LOT 7 WAREHOUSE
 67 AVE + 152 ST.
 SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 12/NOV/21 DRAWING NUMBER:
 SCALE: 1:500
 DRAWN: GL
 DESIGN: GL
 CH'D: MM

L1
 OF 6



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NO.	DATE	REVISION DESCRIPTION	DR.
1	02/04/21	REV. PER CITY COMMENTS	AK
2	02/04/21	REV. PER WIRE PANEL	AK
3	02/04/21	REV. PER SITE PLAN	AK

SCALE:

PROJECT:
SHRUB PLAN
 67 AVE + 62 ST.
 SURREY, BC

DATE: 02/04/21	DRAWING NUMBER:
SCALE: 1:200	L2
DESIGN: AK	
CHKD: MN	CF #

M2LA PROJECT NUMBER: 02-02

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3	ACER CORDIFOLIUM	WINE MAPLE	20M HT, 50M S STEW CLUMP
3	CAMPIDENDRUM CORDUA VINCULIP	BULDOGS HORN OXYSIDE	20M HT, 50M
8	FRAXINUS AMERICANA VICTORIA PURPUREA	RED BARK WHITE BARK	40M CALL, 1.5M HT, 20M
6	MAHONIA + YELLOW BERRY	MAHONIA	40M CALL, 1.5M HT, 20M
3	PAVIA GERARDIANA	SHRUB PINE	24M HT, 50M
80	BERBERIS VERNICOLORA	HAWY EBERRY	40 POT, 40CM
80	DAURIC NEROPHYLLA WINTER GEM	LITTLE LEAF DOG	40 POT, 40CM
24	CORUS ALBA TROPICORUM	VARIANTEZ BIRCH DOGWOOD	40 POT, 30CM
44	FRAXINUS ALBOCORNUTA VOTTA LAKESH	OTHER LITTLE LEAF	40 POT, 30CM
84	PRUNUS LUTSKEANA	PRUNELLA LAUREL	40 POT, 30CM, 50M
14	FRAXINUS ALBA VOTTA	BULDOGS CORNARY YELLOW	40 POT, 30CM
80	ROSA BOGNA HEDELAYP	BURLEA HEDELAYP ROSE PINK	40 POT, 30CM
10	ITALIA OROBORUS VERNICOLOR	SPREAD GREEN CORN	30CM, 2M HT, 8M
8	YUCCA FLORENTINA	DAVID'S YUCCA	40 POT, 30CM
40	CAMELIA ALBA	BLUE SEED	40 POT, 30CM
20	FRAXINUS ALBA VOTTA	BLUE FESQUE	40 POT
30	FRAXINUS ALBOCORNUTA VOTTA	DAVID'S FLORENTINE GRASS	40 POT
100	SCIRPUS MACROCARPUS	SMALL FLOWERED BULLRUSH	40 POT, 30CM
4	ACERIA ALBA	PINK LEAF ACER	40 POT, 30CM, 50M
10	GLYCYRRHIZA ALBA	LYONS JEWEL	40 POT, 30CM, 50M
50	ARCTOSTAPHYLOS UVA-URSI VANCEMOR UNDE	STINKBERRY	40 POT, 20CM
40	CORUS CANADENSIS	SHRUBBERRY	40 POT, 20CM
40	FRAXINUS ALBA VOTTA	HELVETIA BIRD TREE	40 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER LOCAL STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATION FOR SPECIFIC CONTAINER DIMENSIONS AND OTHER MATERIAL REQUIREMENTS. * SEASON AND PERIODS PLANT MATERIAL AVAILABLE FOR DELIVERY TO BE DETERMINED BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOCAL AND TRAVEL WALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS TO THE SPECIFIED MATERIAL. * SUBSTITUTIONS WILL BE REJECTED. * DELIVERY OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. * SUBSTITUTIONS ARE SUBJECT TO LOCAL LANDSCAPE STANDARDS. * DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED WITH CERTIFICATE OF ORIGIN. * PROVIDE CERTIFICATION UPON REQUEST.

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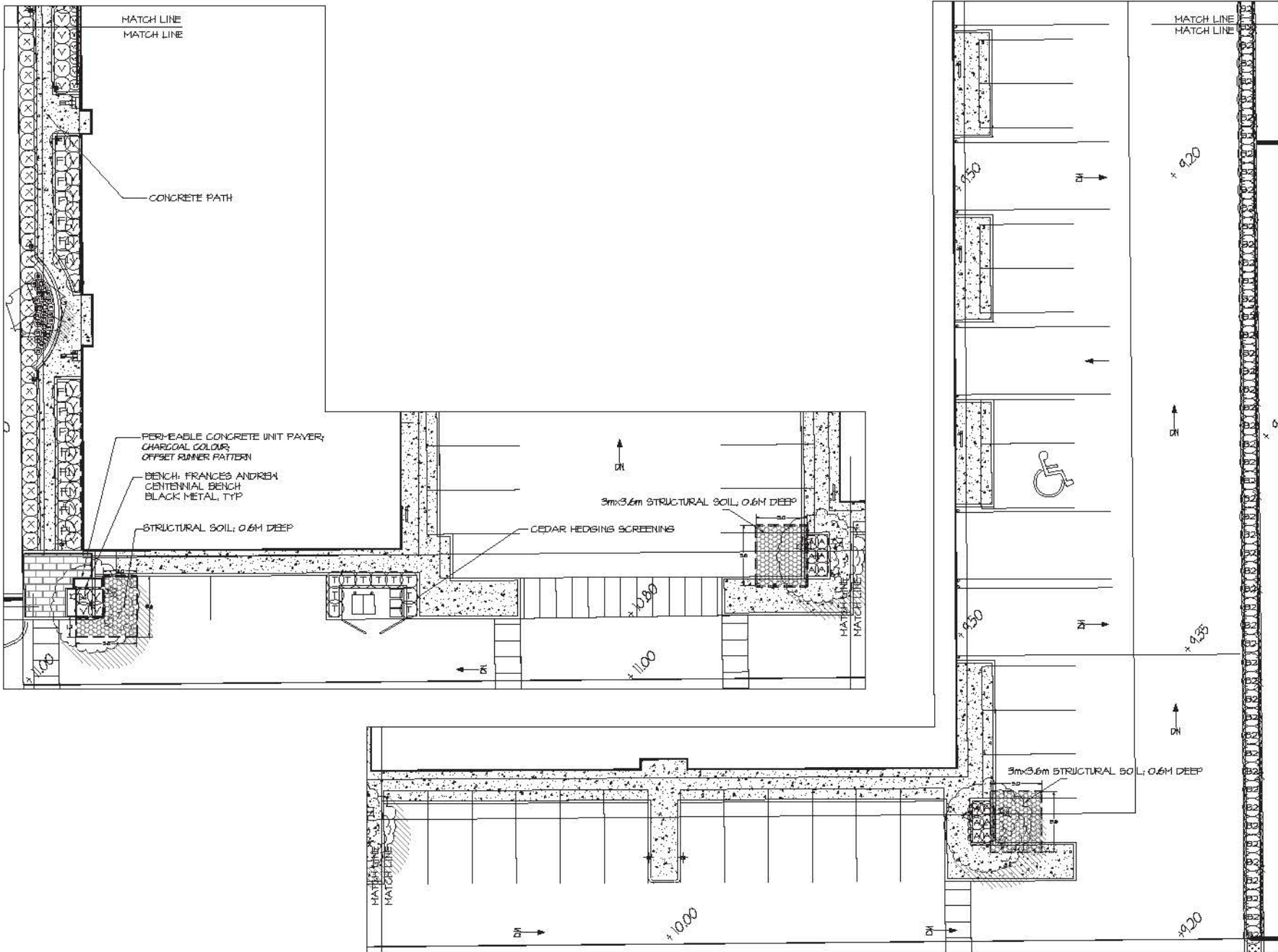
NO.	DATE	REVISION DESCRIPTION	DR.
1	12/04/21	REV. PER CITY COMMENTS	AK
2	02/04/22	REV. PER WARD PLAN	AK
3	02/04/22	REV. PER WARD PLAN	AK

PROJECT:
LOT 7 WAREHOUSE
 67 AVE + 62 ST.
 SURREY, BC

DRAWING TITLE:
SHRUB PLAN

DATE: 12/04/21	DRAWING NUMBER:
SCALE: 1:200	L3
DRAWN: AK	
DESIGN: AK	
CHK'D: MN	CF #

M2LA PROJECT NUMBER: 12-02



12/04-05-21

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

FROM: Development Services Manager, Engineering Department

DATE: June 12, 2013 **PROJECT FILE: 7812-0331-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 15336 67 Ave**

The development proposal has been revised as summarized in the following application scope and associated lands reference:

- Development Permit: for development of a two multi-tenant light industrial/business park buildings.
- Development Variance Permit: to provide for 100% share of parking between separate land uses on the subject site with differing peak hours, up from the 25% that the Zoning By-law allows. The variance is considered on the basis that all affected lots will be subject to Restrictive Covenants being registered on title to restrict business hours, i.e. daytime or evening only.

The development site is located within the East Newton Business Park Neighbourhood Concept Plan (NCP). The applicant will be required to service the site in accordance with the NCP Stage II Servicing Report.

This lot is part of a complex parking sharing agreement with adjacent Lots 5 and 11 as developed under application no. 7812-0086-00.

Lot #	Address	Property Scope
5	6638-152A Street	Offsite Parking for Development Site. Development Application 7812-0086-00.
7	15336-67A Avenue	Subject Development Site.
11	15315-66 Avenue	Blanket Easement

DEVELOPMENT PERMIT

This site was covered by general development permit no. 7908-0128-00.

Construction of the off-site works to service the site have been completed through Project 7808-0128-00. Certificate of Completion was granted for these works in November 2012. A bio-filtration trench/drainage system is to be implemented on the subject site in accordance to the criteria defined within the Restrictive Covenant registered on the lands (Title Charge BB1358281).

The applicant will be required to construct the two (2) 11.0 metre wide concrete letdowns and maintain the 6.0 meter queuing distance as shown on the attached Project Layout prepared by JM Architecture Inc. dated May.3, 2013.

The following legal documents are known at this time to be required for this project:

- A shared access easement with 6638 – 152A Street.
- A shared parking easement with 6638 – 152A Street.
- A Restrictive Covenant (RC) for hours of use. Restricted to Monday-Friday day use only.
- A blanket easement with 15315 – 66 Avenue.

All Engineering legal documents required for this project must be executed prior to the issuance of the Building Permit.

DEVELOPMENT VARIANCE PERMIT

The application is subject to a blanket shared parking and access arrangement on adjacent Lots 5 and 11 under project 7812-0331-00. The applicant is required to secure the necessary easements and time of use restrictions on all affected lots.

Shared parking facilities for two or more establishments may be permitted when the establishments have different time distributions of parking demand as demonstrated by having operating hours that do not overlap. Each establishment may share a maximum of 25% of its individually required parking spaces, but the total number of parking spaces must be equal to or greater than the required number of parking spaces for the establishment that has the higher individual overall parking space requirement.

The applicant is to provide a minimum of 62 parking stalls as part of the parking sharing agreement. All parking stalls will be available for the banquet hall located at 6638 152A Street to use in the evenings and on weekends. In exchange, this lot can use 50 parking stalls on the banquet hall lot during the daytime.

PROJECT MANAGEMENT / FINANCIAL

A Servicing Agreement for this application is not required; however, a processing fee of \$1,260.00 (GST included) is necessary to administer the servicing review and legal document requirements.

The access points and any service connection works can be constructed through issuance of a City Road and Right-of-Way Permit (CRRP), obtained as part of the Building Permit review and processing by Engineering. The applicant will be required to confirm adequacy and use of the service connections installed through Project 7808-0128-00, or alternatively abandon the services and provide new. It is preferable to have any service connections to be outside of the access locations. Submission of securities for the work and payment of permit fees will be necessary. City forces are to complete any water connection works necessary at the applicant's cost.

The applicant will be required to obtain Erosion & Sediment Control (ESC) Permits, under By-law 2006, No. 16138, for the on-site works from the Engineering Department, *as a condition of Building Permit issuance*. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during building construction and servicing. An ESC Permit is required when the impact area is greater than 2,000 square meters.

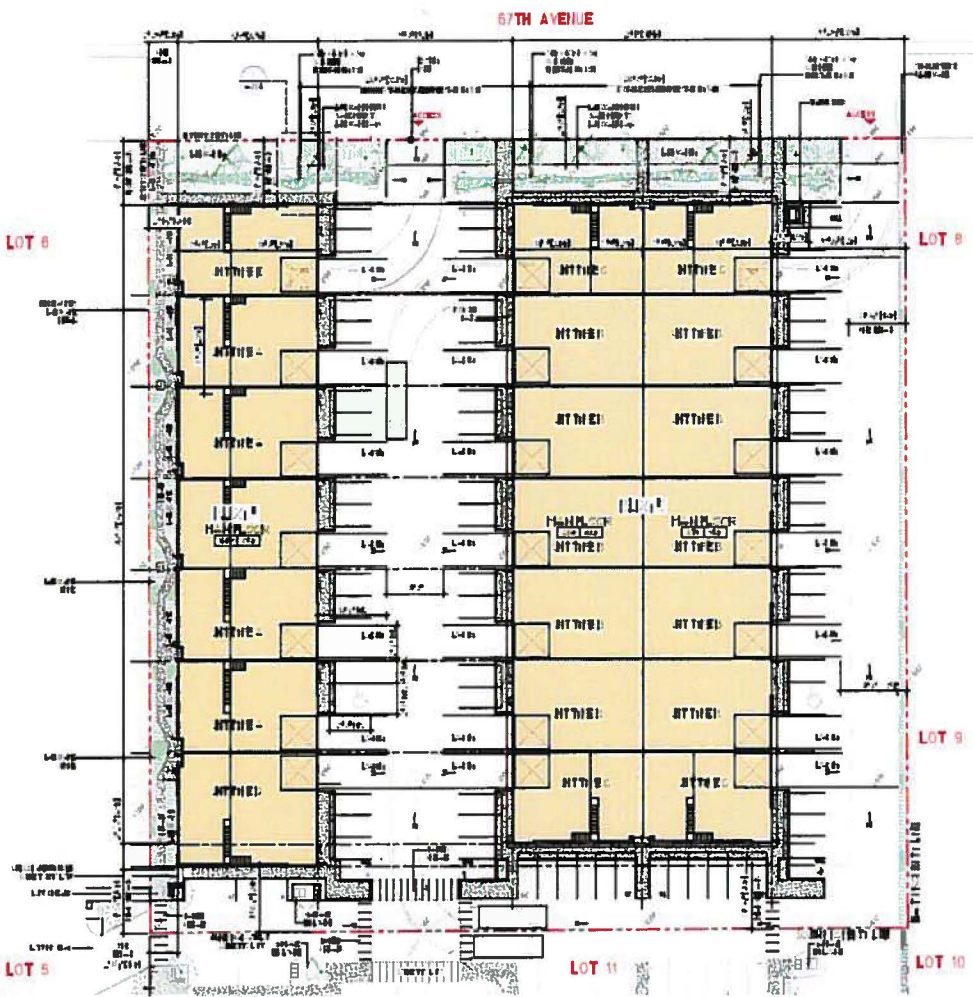
The ESC Permit process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system during building construction. An application fee of \$450.00 (GST exempt) will be required for administration of each Permit.



Rémi Dubé, P.Eng.
Development Services Manager

CE

Attachments: Proposed Site Plan
Subdivision Plan BCP 49715



Project Data:	Surrey By-Law Requirements	Proposed or Provided
Name:	Warehouse Development	
Civic Address:	15336, East Newton Business Park Surrey, B.C.	
Legal Description:	Lot 7, Sec 14, TWP 2, PL. 1368, NW D	
Lot Area:	8490.3 m ² - 102,152.7 sf	
Building Areas:	Building 1 (Type A Units) Main Floor Mezzanine Total Floor Area Building 2 (Type B Units) Main Floor Mezzanine Total Floor Area for Building 1 & 2	7,029 m ² - 75,820 sf 1,475 m ² - 15,850 sf 560 m ² - 6,020 sf 7,025 m ² - 75,800 sf 3,630 m ² - 39,325 sf 294 m ² - 3,100 sf 7,924 m ² - 85,245 sf 4969 m ² - 53,365 sf
Starting Date:		
Current Zone:	LD - Comprehensive Development	IL - Light Impact Industrial Zone
Permitted Uses:	As Per NCP East Newton Business Park	Warehouse Office
Lot Area:		8490.3 m ² - 102,152.7 sf
Density - FAR:		Total Floor Area/Gross Lot Area 4,066m ² / 8490.3m ² = 0.52
Lot Coverage:		Main Floor Area/Gross Lot Area 4,105m ² /8490.3m ² = 43%
Setbacks:	7.5m from front, rear & side yard backing the street 3.6m from side yard not backing the street	Front/Rear: 7.50m - 24.61m Side/East: 17.71m - 58.19m Rear/South: 7.50m - 24.61m Side/West: 3.61m/11.84m 0.75m - 32.00m
Height of Buildings:		8.75m - 32.00m
On-Street Parking:	50% of GFA for general use parking req'd: 4969x50%x3/100 = 75 50% of GFA for warehouse parking req'd: 4969x50%x1/100 = 25	102 parking stalls provided on site 50 time-shared parking stalls provided off-site - on lot 5
Landscaping:	see plans	Total req'd parking stalls: 100 Total req'd accessible parking stalls: 2 Total 112 parking stalls provided including: 108 regular parking stalls 4 small parking stalls

COPYRIGHT & USE OF DOCUMENTS

This plan and maps are submitted as a condition of approval of the proposed development. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief. The applicant warrants that the information provided is true and correct to the best of their knowledge and belief.

JM Architecture Inc.

Professional
Architectural
Interior Design
Landscape Architecture

4080-110 St. NW
Surrey, BC V4A 4L1
Tel: 604-271-1111
Fax: 604-271-1112
www.jmarchitect.com

DO NOT SCALE DRAWINGS

NO.	DESCRIPTION	AREA
1	LOT 8	8490.3
2	LOT 9	8490.3
3	LOT 10	8490.3
4	LOT 11	8490.3
5	LOT 12	8490.3
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88	LOT 95	8490.3
89	LOT 96	8490.3
90	LOT 97	8490.3
91	LOT 98	8490.3
92	LOT 99	8490.3
93	LOT 100	8490.3

WAREHOUSE DEVELOPMENT

15336, East Newton Business Park
Surrey, B.C.

SITE PLAN

Scale: 1:1000

North Arrow

Proposed Site Plan

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0331-00

Issued To: SANDHU MALRI HOLDINGS INC.

("the Owner")

Address of Owner: 6173 – 144 Street
Surrey, B.C. V3X 1A4

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: 028-737-911
Lot 7 Section 14 Township 2 New Westminster District Plan BCP49715

15336 – 67 Avenue

(the "Land")

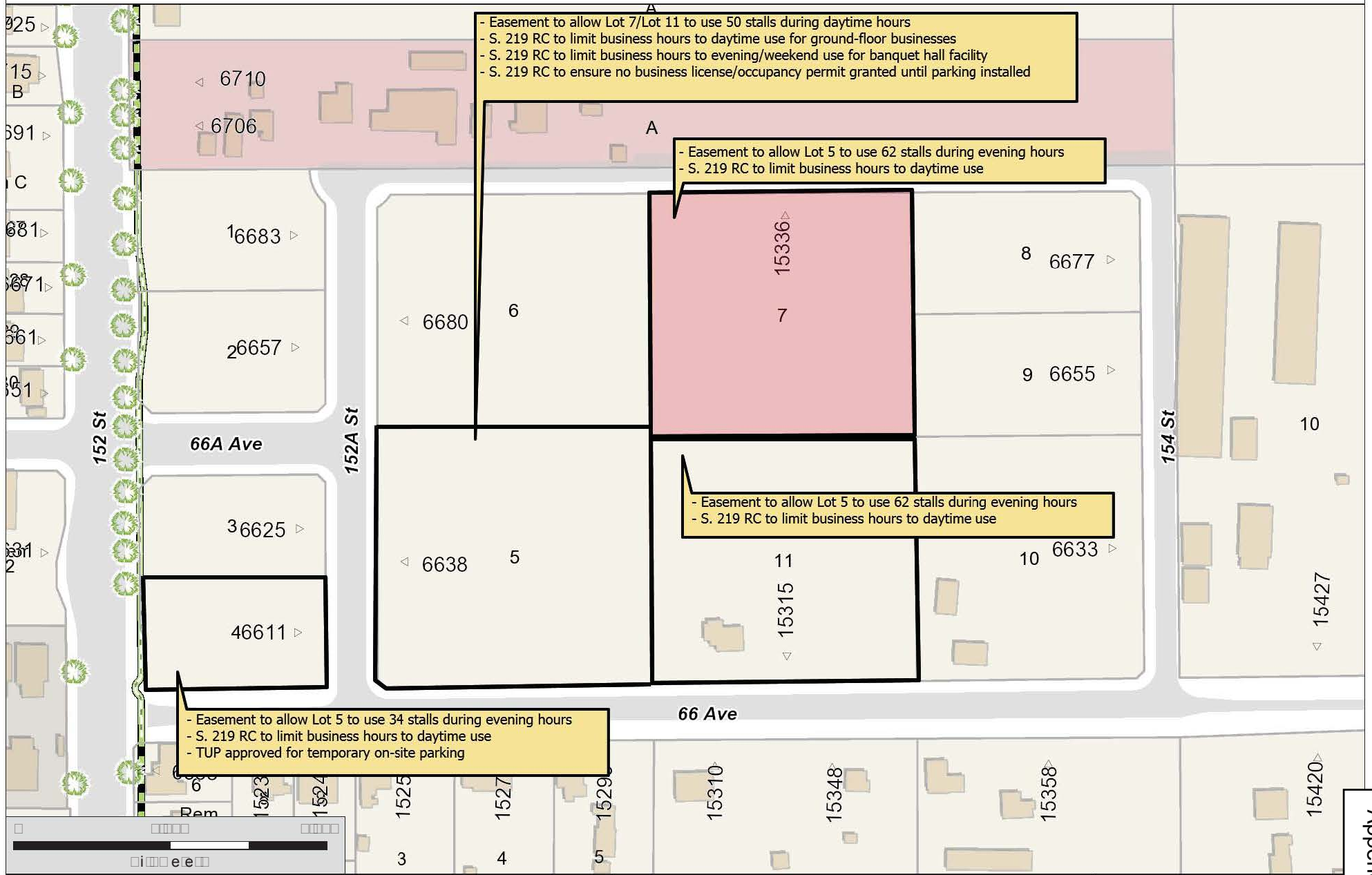
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - In Part 5, Off-street Parking and Loading/Unloading, Item A.4.(b) is varied to permit the applicant to provide not less than fifty percent (50%) of the total parking spaces required by the individual uses in a shared parking arrangement.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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



City of Chicago, Department of Planning and Economic Development, 2023. All rights reserved. This map is for informational purposes only and does not constitute an offer of any financial product or service. For more information, please contact the City of Chicago at 312.769.3100.

Community Improvement Area 66 and 153

