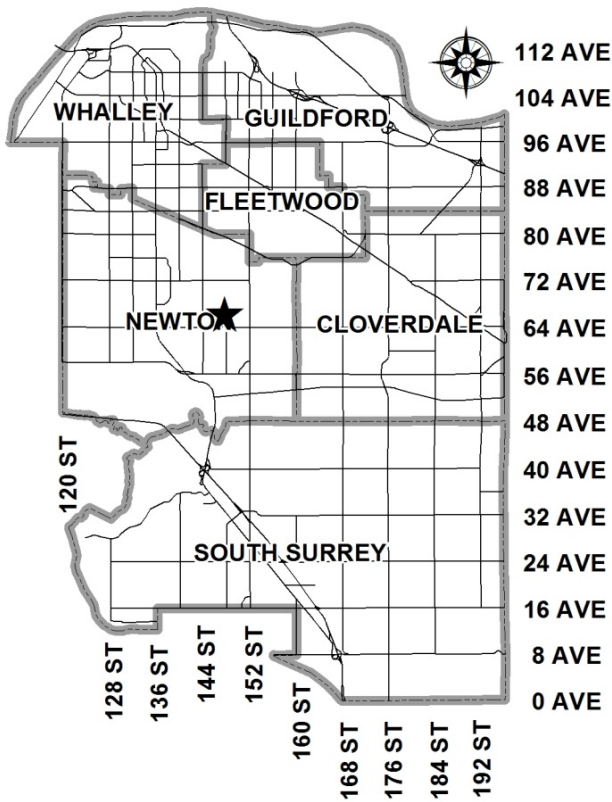


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0066-00

Planning Report Date: July 22, 2013



PROPOSAL:

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

in order to permit the second phase of development of a new 14,572 sq.m. (156, 857 sq.ft.) Main Works Yard Operation Centre, replacing the existing one.

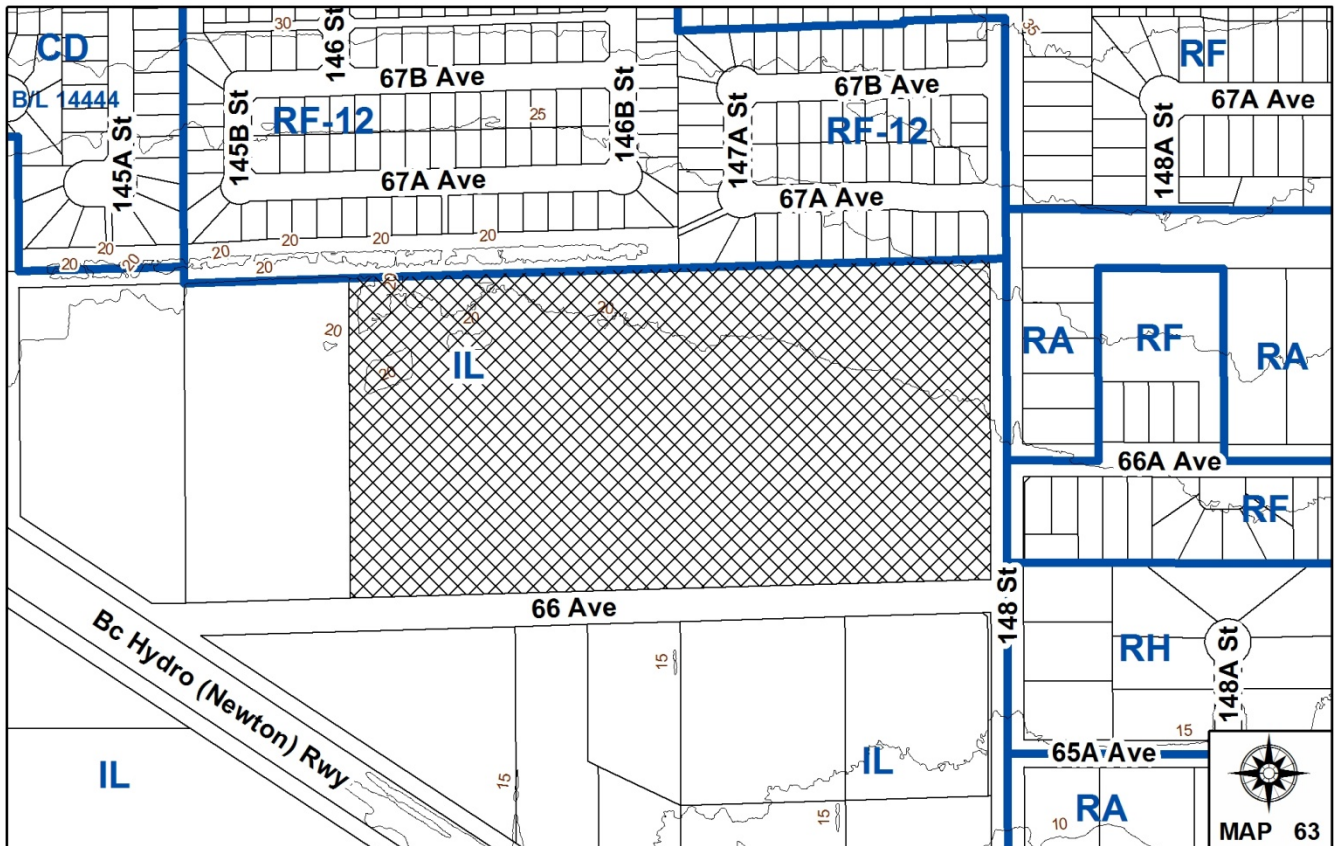
LOCATION: 6645 - 148 Street

OWNER: City of Surrey

ZONING: IL

OCP DESIGNATION: Industrial

LAP DESIGNATION: General Industrial- Municipal Works Yard



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a Development Variance Permit (DVP) for reduced side, rear and side yard flanking street setbacks.

RATIONALE OF RECOMMENDATION

- The proposed redevelopment of the Main Works Yard Operation Centre was announced as part of the City's 2012 capital budget in order to enhance the services provided to Surrey residents.
- The main Works Yard Operation Centre will include the following three distinct buildings: a four (4) storey East Operations Centre, a North Storage and Warehouse building, and a West Fleet Maintenance building. Due to the complexity of the site, a two phased Development Permit is proposed. The first phase of development consisting of the East Operations Centre and the North Storage and Warehouse building was approved by Council on May 27, 2013 under File No.7912-0317-00. This application represents the second phase of development and includes the West Fleet Maintenance building and associated storage and fleet parking.
- The proposed DVP for reduced setbacks are required to accommodate the large footprint of the proposed buildings, fleet parking and associated uses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0066-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0066-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) In Section A.1 (a) iv of Part 4 General Provisions of Zoning By-law, 1993, No. 12000, as amended, to reduce the minimum setbacks from 22.2 metres (73 feet) to:
 - 7.5 metres (25 feet) for the side yard flanking street (66 Avenue);
 - 3.0 metres (10 feet) for the side yard (North); and
 - 0.0 metres (0 feet) for the rear yard (West).

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	No concerns.
Department of Fisheries and Oceans (DFO):	DFO has no objection to the Phase II Development Permit to relocate the Class B watercourse within the road right-of-way on 66 Avenue as part of this development proposal.
Surrey Fire Department:	No concerns.
Ministry of the Environment (MOE):	MOE has no objection to the Phase II Development Permit.

SITE CHARACTERISTICS

Existing Land Use: Existing municipal works yard. The original Operations Centre and garage were constructed in the 1960's and the facility was expanded in the 1970's to include additional service bays, and a refueling island. Additional workshops, offices and storage buildings have also been added to the site over the past 40 years.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family homes	Urban/ Suburban Residential	RF-12
East (Across 148 Street):	Single family homes	Urban/ Suburban Residential	RA, RF and RH
South and West:	Industrial development	Industrial/ General Industrial	IL

DEVELOPMENT CONSIDERATIONSProposal:

- As part of delivering services to residents of Surrey, City Council has approved the design and construction of a new Main Works Yard Operation Centre to protect and enhance the services provided to Surrey residents. The project is fully funded and completion is expected in the Fall of 2014.
- The Operation Centre is located at 66 Avenue and 148 Street in the East Newton Local Area Plan. It has been in operation since the 1960's with major facility expansions in the past 40 years. The Operation Centre is home to Engineering Operations, Civic Facilities, Parks Operations and By-law Enforcement.
- The 14,572 sq.m. (156, 857 sq.ft.) new Operation Centre will include three (3) distinct buildings:
 - A 8,855 sq.m. (95,318 sq.ft.) **East Operations Centre** comprised of a four (4) storey Administration building, employee support block and a single storey workshop block;
 - A 1,290 sq.m. (13,886 sq.ft.) **North Storage and Warehouse** building providing general purpose storage and loading space for the Engineering, Civic Facilities and Parks Operations; and
 - A 4,427 sq.m. (47,653 sq.ft.) **West Fleet Maintenance** building including vehicle maintenance bays, shops, stores, small tools repair, parts and tools storage, pumps and control shops.
- The site will also include fleet parking, exterior covered and uncovered storage, brine tanks, material bins, recycling and disposal ramps and bins, vehicle and equipment wash bays, and a decanting facility. The existing salt and sand storage facility, and the fuel storage island and fuel bays will be retained on the property.
- In order to maintain services to area residents during the construction of the development, the existing works yard facility needs to remain fully operational. As part of the first phase of development under File 7912-0317-00 (Appendix V), the following will be completed:
 - Relocation and construction of the new staff parking lot;

- Construction of the East Operations Centre; and
- Construction of the North Storage and Warehouse buildings.
- During the second phase of development, as part of this application, the following will be completed:
 - Demolition of the existing administrative building and the construction of the fleet parking and associated structures;
 - Demolition of the existing shops and outbuildings and the construction of the West Fleet Maintenance building, fleet parking, storage areas, brine tanks, material bins, recycling and disposal ramps and bins, vehicle and equipment wash bays, and a decanting facility; and
 - Construction of 66 Avenue beyond the East Operations Centre and the relocation of the Class B watercourse onto the site.

Zoning By-law Compliance:

- The Zoning By-law permits municipal buildings such as Works Yard to be located in any zone, provided that all the minimum setbacks are equal to, or greater than, either the height of the principal building, or the setbacks prescribed in the underlying zone.
- Based on the proposed 22.2 metre (73 feet) height of the main building as approved under File 7912-0317-00 and the underlying zoning, the proposed West Fleet Maintenance Building and associated storage structures are required to be sited a minimum of 22.2 metres (73 feet) from all lot lines. Building setback relaxations are proposed for the rear, side and side yard flanking street setbacks in order to accommodate the large footprint of the buildings and associated uses. A Development Variance Permit (DVP) is required to facilitate this development as shown in Table 1.

Table 1: Setback Relaxation Comparison

	Existing Zoning-IL Zone	Proposed Height of Principal Building/ Required Minimum Setback	Proposed Setbacks (DVP Requested)
Side Yard Flanking Street (66 Avenue)	7.5 m (25 ft)	22.2 m (73 ft)	7.5 m (25 ft) to decanting facility
Side Yard (North)	7.5 m (25 ft)	22.2 m (73 ft)	3.0 m (10 ft) to covered storage bays
Rear Yard (West)	7.5 m (25 ft)	22.2 m (73 ft)	0.0 m (0 ft) to storage bins

Tree Management and Landscaping:

- The applicant prepared and submitted an arborist assessment and landscape plans for the subject site as part of first phase of development, File No. 7912-0317-00.

PRE-NOTIFICATION

- Development Proposal Signs were installed on the site to inform adjacent property owners about the proposed development.
- According to Council Policy, the mail out of pre-notification letters is not a requirement for Development Permit applications. Although not required, the design process for the new Operations Centre included one (1) public open house as part of File 7912-0317-00. The public open house was held on Wednesday, November 28, 2012 at the McLeod Road Traditional School. One (1) area resident attended the meeting raising concerns about the existing truck parking and gravel lot located at 6549-148 Street. The area resident was happy to hear that the truck parking would be removed and replaced with a paved staff parking lot.
- Staff also received a petition from ten (10) area residents concerning the existing operation on the site. The area residents were concerned about noise and emissions from the generators and trucks at the works yard. The area residents also wanted to ensure that sufficient parking is provided for the proposed operation including on-street parking on 148 Street.

(Although it is anticipated that the proposed redevelopment of the Main Works Yard Operation Centre will ensure that there is adequate screening for area residents, the City's Manager of Operations for the Engineering Department has offered to work with the area residents to address their concerns and to ensure that the Main Works Yard is a good neighbour. On June 18, 2013, the City's Manager of Operations met with the area to discuss their concerns. As a result of the meeting, the following improvements to the existing work yard have been implemented:

- *The Equipment Controller and Fleet and Garage Manager has been instructed to limit idle time on the trucks and to move the trucks away from the North property line adjacent to the existing single family residents after pre-trip inspections; and*
- *All generator testing will take place elsewhere on the site and as far away as possible from the North property line.*

With respect to the parking concerns, the applicant has confirmed that there will be sufficient parking provided on site which consists of 288 parking stalls, exceeding the Zoning By-law requirements, and additional on-street parking on 148 Street will be provided.)

DESIGN PROPOSAL AND REVIEW

- The proposed development was reviewed by the Advisory Design Panel (ADP) on April 11, 2013 as part of File 7912-0317-00 and ADP comments have been satisfactorily addressed. The proposed development was evaluated based on compliance with the design guidelines in the Official Community Plan (OCP).

SUSTAINABLE DEVELOPMENT CHECKLIST

- The applicant prepared and submitted a sustainable development checklist for the subject site on May 8, 2013 as part of first phase of development, File No. 7912-0317-00.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setbacks from 22.2 metres (73 feet) to:
 - 7.5 metres (25 feet) for the side yard flanking street (66 Avenue);
 - 3.0 metres (10 feet) for the side yard (North); and
 - 0.0 metres (0 feet) for the rear yard (West).

Justification for Variance:

- The proposed DVP for reduced setbacks are required to accommodate the large footprint of the proposed buildings, fleet parking and other associated uses that are required to accommodate the new operations centre.
- The decanting facility is proposed to be located 7.5m (25 ft) from 66 Avenue (side yard flanking street), consistent with the building setbacks approved under the first phase of development under File No. 7912-0317-00.
- The covered storage bays proposed at 3.0m (10 ft) from the North property line (side yard) will provide screening and shelter to the adjacent residential uses. A green roof is also proposed in order to better interface with the residential uses.
- The proposed storage bins at the West property line (rear yard) will be adjacent to existing industrial development. The neighbouring industrial development also has building constructed to the meet the property line and therefore the proposed storage bins will be consistent with the existing development.

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 Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7913-0066-00
- Appendix V. Planning Report for File 7912-0317-00
http://www.surrey.ca/bylawsandcouncilibrary/PLR_7912-0317-00.pdf

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

CL/da

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DRV 7/18/13 10:53 AM

Information for City Clerk

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

1. (a) Agent: Name: Craig Taylor & Patrick Murphy
 Taylor Kurtz Architecture & Design Inc.
 Address: 1183 - Odium Drive
 Vancouver, BC V5L 2P6

 Tel: 604-569-3499

2. Properties involved in the Application
 - (a) Civic Address: 6645 - 148 Street

 - (b) Civic Address: 6645 - 148 Street
 Owner: City Of Surrey
 PID: 017-344-034
 Lot D (BE64637) Section 15 Township 2 New Westminster District Plan 2563

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0066-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		85,585 sq.m.
Road Widening area		788 sq.m.
Undevelopable area		
Net Total		85,070 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		21%
Paved & Hard Surfaced Areas		75%
Total Site Coverage		96%
SETBACKS (in metres)		
Front (148 Street)	22.2m	More than 22.2m
Rear	22.2m	0.0m
Side #1 (N)	22.2m	3.0m
Side Yard Flanking Street (66 Avenue)	22.2m	7.5m
BUILDING HEIGHT (in metres/storeys)		
Principal		22.2m
FLOOR AREA: Institutional		14,572 sq.m.
TOTAL BUILDING FLOOR AREA		14,572 sq.m.
DENSITY		
FAR (gross)		
FAR (net)		0.21
PARKING (number of stalls)		
Institutional	260	288
Number of disabled stalls	4	4
Fleet Parking		121 Class A (4m x 8m) 131 Class B (4m x 10m) 22 Class C (3m x 12m)
Bicycle Parking	8	24

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

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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City of Surrey

MAIN WORKS YARD OPERATIONS CENTRE REDEVELOPMENT - PHASE 2

SUBMISSION TO CITY COUNCIL

July 5, 2013

File No.: 7912-0317-00

TAYLORKURTZ ARCHITECTURE + DESIGN INC.

in Association with

rdh rounthwaite dick & hadley architects inc.

TK+rdh

CITY OF SURREY
the future lives here

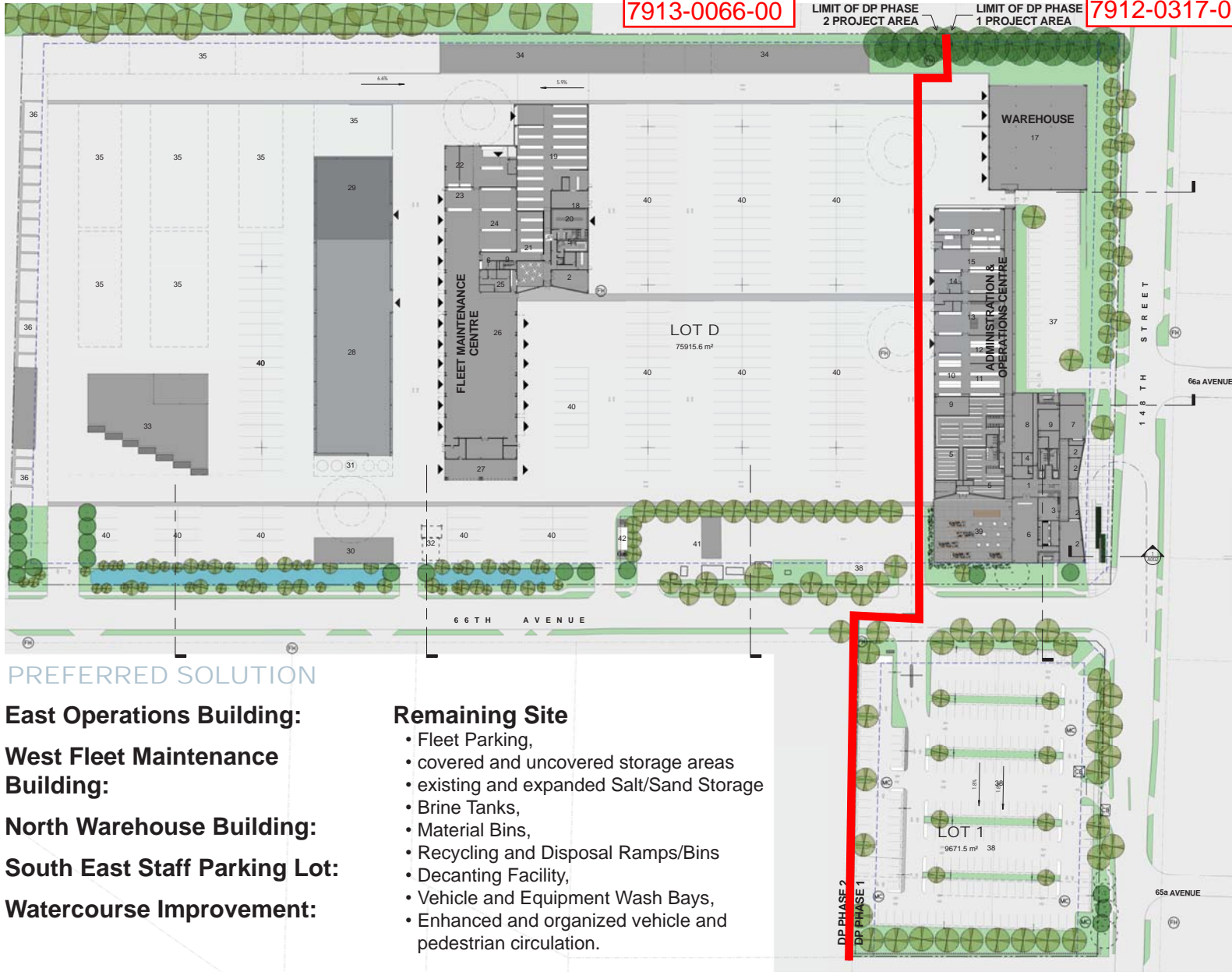
APPENDIX II

KEY:

- 1 LOBBY & RECEPTION
- 2 MEETING/INTERVIEW ROOMS
- 3 WASHROOMS / JANITOR'S CLOSET
- 4 FIRST AID
- 5 LOCKER ROOMS
- 6 LUNCH ROOM
- 7 TRAINING ROOM
- 8 FITNESS CENTRE
- 9 MECHANICAL / ELECTRICAL ROOMS
- 10 FACILITIES PLUMBING SHOP
- 11 FACILITIES ELECTRICAL SHOP
- 12 FACILITIES HVACSHOP
- 13 FACILITIES CARPENTRY SHOP
- 14 PAINT SHOP
- 15 PARKS SHOP
- 16 SIGN SHOP
- 17 FACILITIES, PARKS & ENGINEERING STORAGE
- 18 LOADING / STORES OFFICE
- 19 MAIN STORES
- 20 SMALL TOOLS REPAIR / RENTAL
- 21 PARTS & TOOLS STORAGE
- 22 PUMPS AND CONTROLS SHOP
- 23 WELDING SHOP
- 24 ENGINEERING WORKSHOP
- 25 MECHANICAL OFFICES
- 26 GARAGE
- 27 OUTDOOR WASHBAYS
- 28 EXISTING SALT/SAND SHED
- 29 SALT/SAND SHED EXPANSION
- 30 DECANTING FACILITY
- 31 BRINE TANKS
- 32 EXISTING METRO VANCOUVER FERROUS CHLORIDE TANK; RELOCATION T.B.D.
- 33 WASTE & RECYCLING RAMP
- 34 COVERED STORAGE
- 35 UNCOVERED STORAGE
- 36 MATERIAL BINS
- 37 VISITOR / PREFERRED PARKING
- 38 STAFF PARKING
- 39 TERRACE / EVENT SPACE
- 40 FLEET PARKING
- 41 EXISTING FUEL ISLAND
- 42 GAS METER, PMT, GENSET ISLAND

Phase II
7913-0066-00

Phase I
7912-0317-00



PREFERRED SOLUTION

East Operations Building:

West Fleet Maintenance Building:

North Warehouse Building:

South East Staff Parking Lot:

Watercourse Improvement:

Remaining Site

- Fleet Parking,
- covered and uncovered storage areas
- existing and expanded Salt/Sand Storage
- Brine Tanks,
- Material Bins,
- Recycling and Disposal Ramps/Bins
- Decanting Facility,
- Vehicle and Equipment Wash Bays,
- Enhanced and organized vehicle and pedestrian circulation.



- EXISTING LANDSCAPE HABITAT CORRIDOR
- UNCOVERED STORAGE BAYS
- MATERIAL BINS
- RECYCLING AND DISPOSAL RAMPS/BINS
- EXISTING SALT/SAND SHED AND NEW EXTENSION
- FLEET PARKING
- EXISTING INDUSTRIAL DEVELOPMENT
- REALIGNED STORMWATER MANAGEMENT COURSE
- DECANTING FACILITY
- BRINE TANKS
- VEHICLE AND WASH BAYS
- FLEET MAINTENANCE ENTRY
- EXISTING FUEL ISLAND
- FLEET PARKING
- MARKED PEDESTRIAN SITE CIRCULATION
- MAIN FLEET ENTRY GATE
- NEW STREET LANDSCAPING AND ROADWAY IMPROVEMENTS TO 66TH AVENUE
- LANDSCAPED SOUTH PLAZA / STAFF EVENT AREA
- FLEET MAINTENANCE GARAGE
- WELDING, PUMPS & CONTROLS SHOPS
- MAIN STORES, PARTS/TOOLS REPAIR AND STORAGE
- EXISTING RESIDENTIAL DEVELOPMENT
- COVERED STORAGE BAYS WITH GREEN ROOF
- EXISTING CEDAR HEDGEROW
- STORAGE WAREHOUSE
- WORK SHOPS
- VISITOR AND STAFF PARKING
- FOUR STOREY ADMINISTRATION BLOCK, COMPLETE WITH GROUND FLOOR STAFF SUPPORT SERVICES
- ENTRY PLAZA AND FIRE ACCESS ROUTE
- ROOF GARDEN WITH ACCESS FROM 2ND FLOOR ADMINISTRATION BLOCK
- TRAFFIC CONTROLLED INTERSECTION WITH DEDICATED TURN LANES
- STREET LANDSCAPING AND ROADWAY IMPROVEMENTS TO 148TH STREET
- STAFF PARKING
- 148TH PARKING EXIT RIGHT TURN ONLY

BIRD'S EYE VIEW



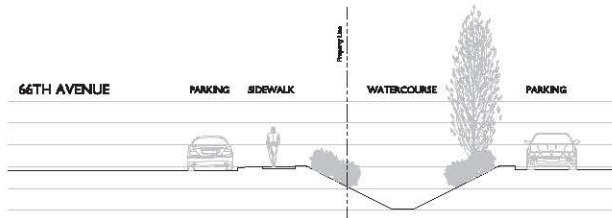
FLEET MAINTENANCE CENTRE
ENTRY (LEFT)



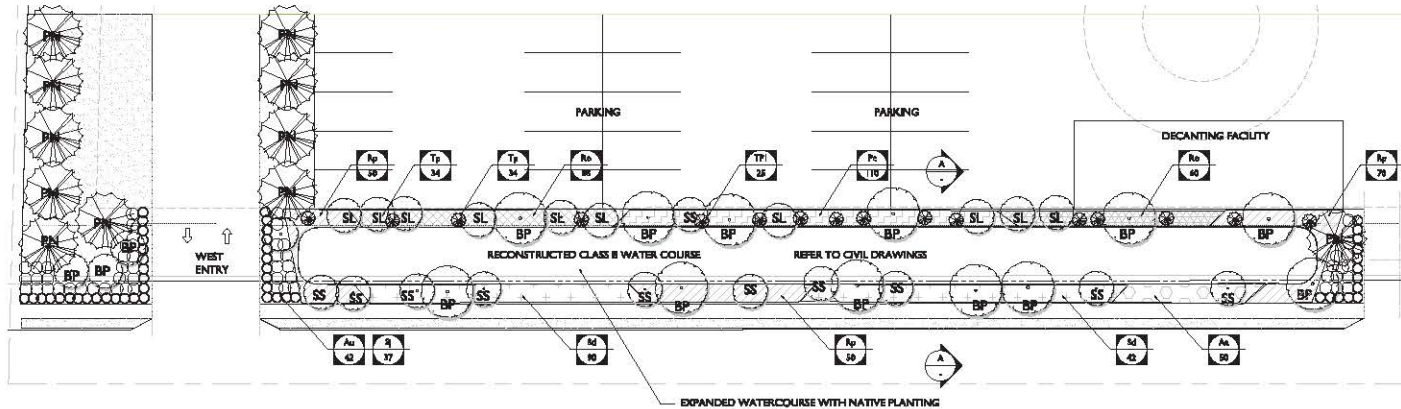
ELECTRICIANS		GENERAL LAB
Name	Location	Name
		Paul
		LARRY
King S		
Harry W.		
PAINTERS		PLUMBER
Name	Location	Name
Kevin K.		Jim C.
		Kevin L.
		Matt P.
		Tony S.
		Steve C.
BUCKET TRUCK		HOLIDAY
		Tom W.
		Peter D.
		Richard S.



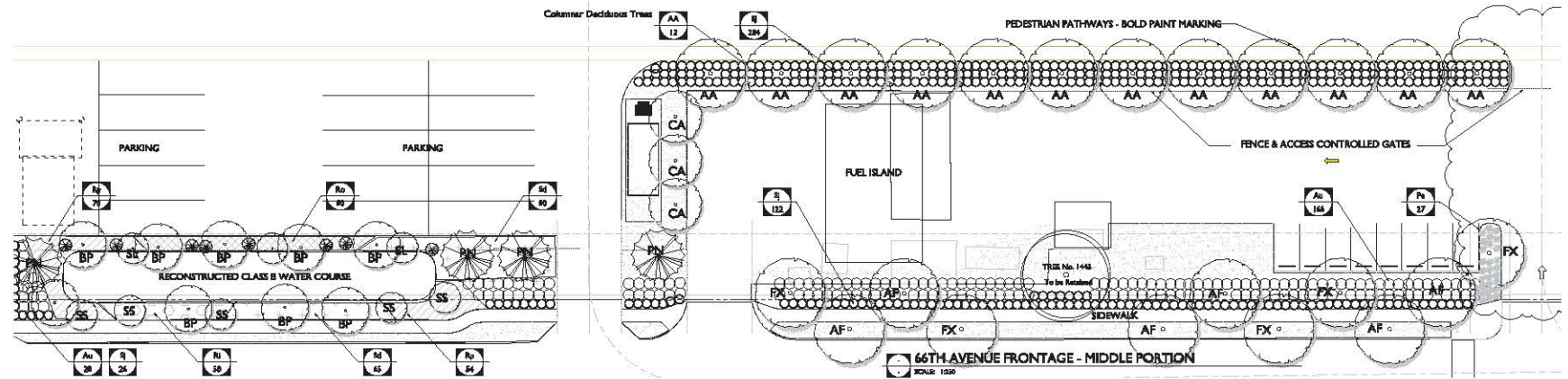
ARCHITECTURAL DRAWINGS



SECTION @ WATERCOURSE
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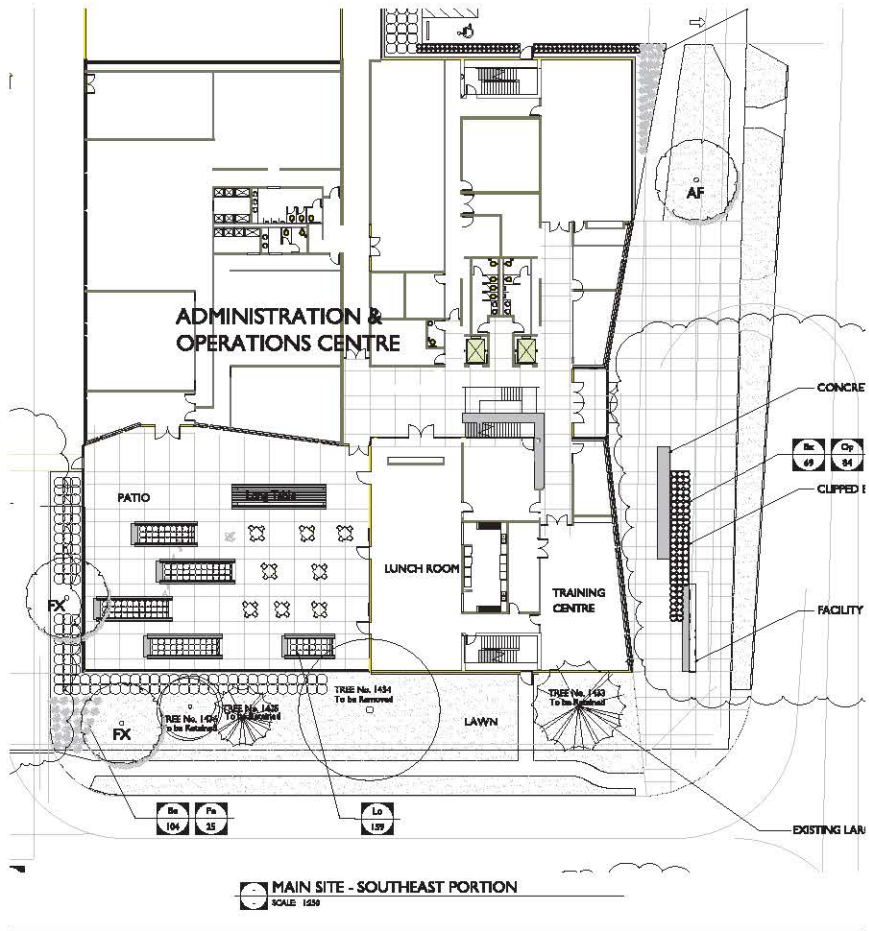


66TH AVENUE FRONTAGE - WEST PORTION
SCALE: 1:50

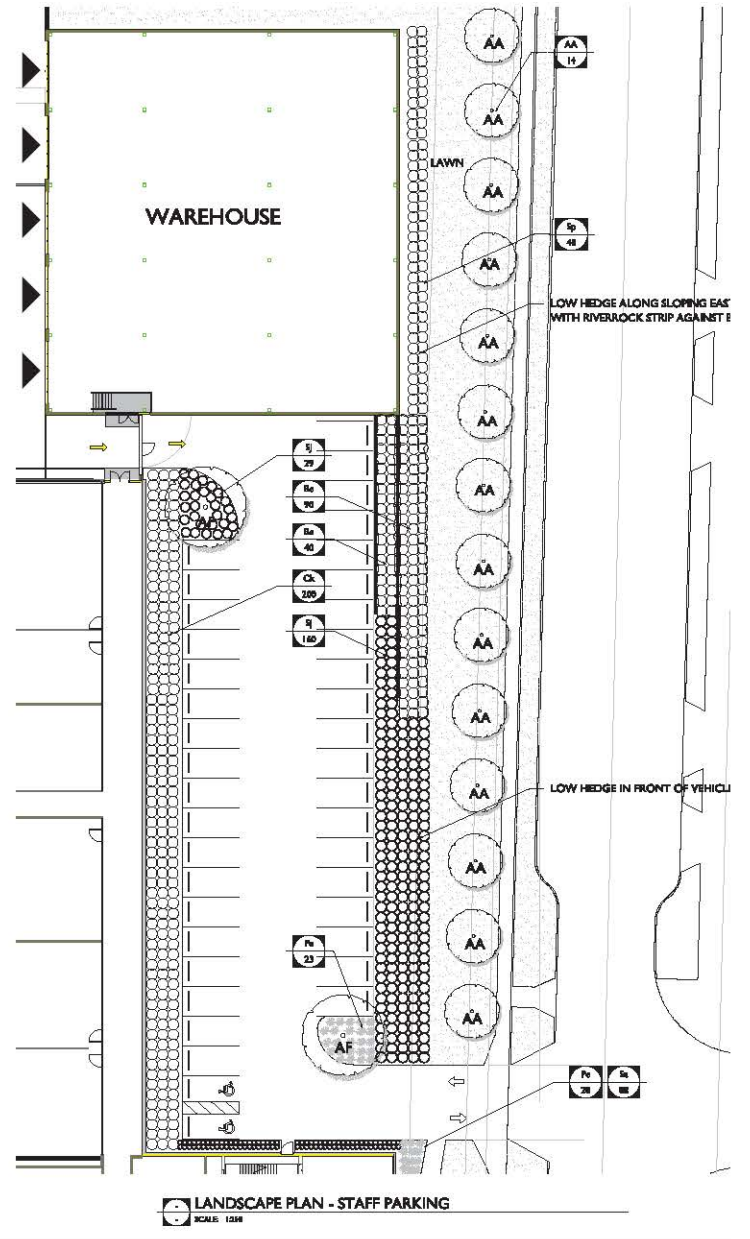


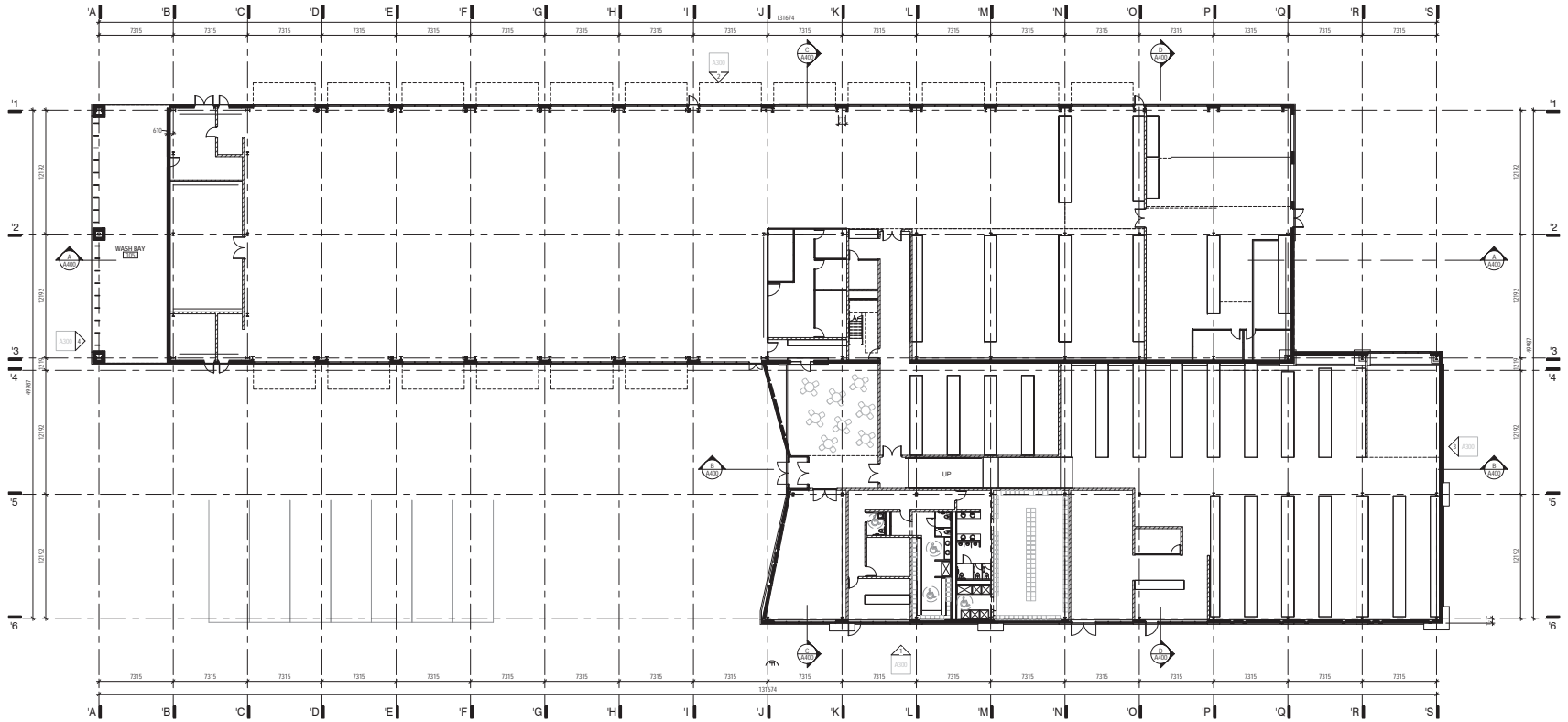
66TH AVENUE FRONTAGE - MIDDLE PORTION
SCALE: 1:50

LANDSCAPE DETAIL



LANDSCAPE DETAIL





① Level 1
1 : 200

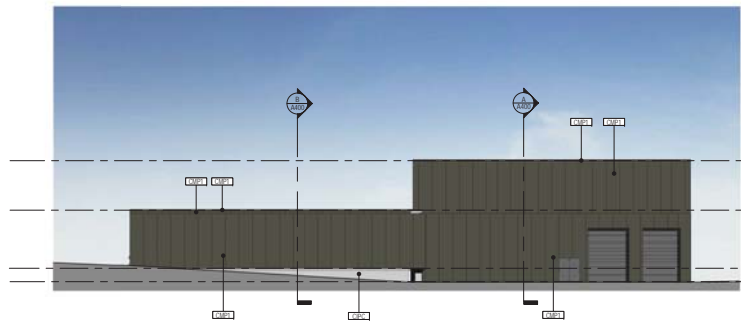
FLEET MAINTENANCE BUILDING



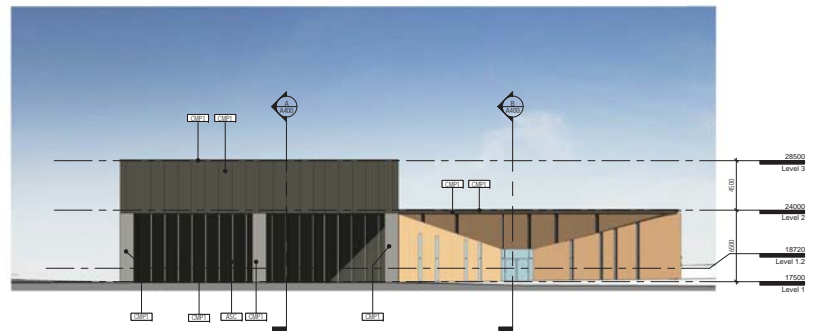
① East Elevation
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② West Elevation
1 : 200

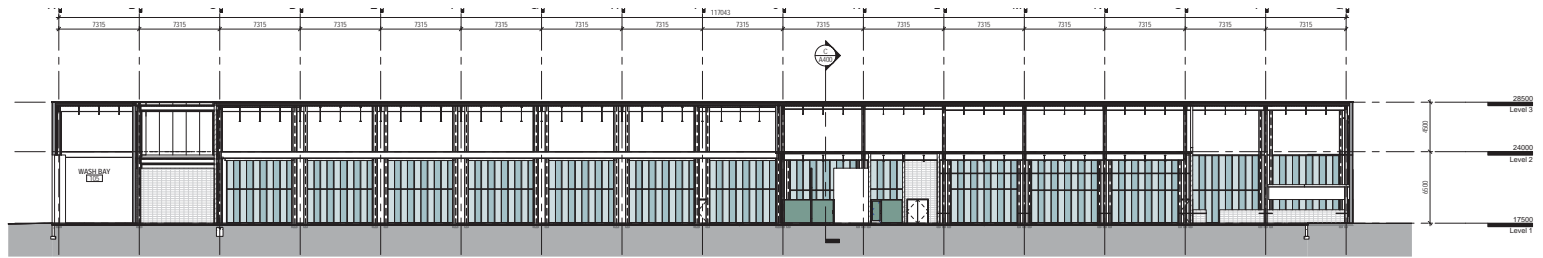


③ North Elevation
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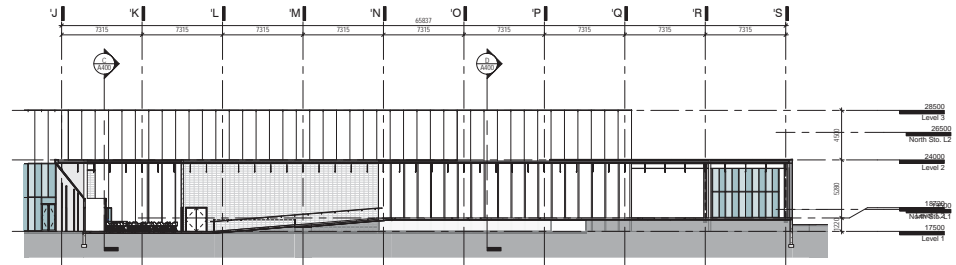


④ South Elevation
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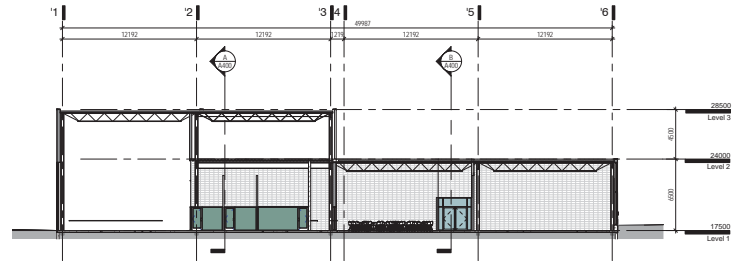
FLEET MAINTENANCE BUILDING



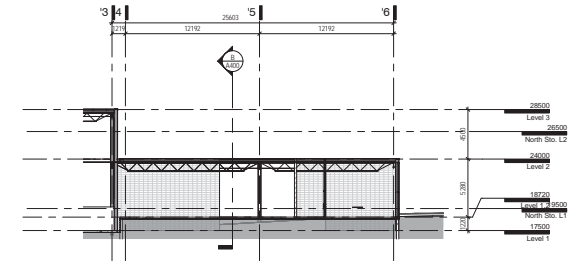
Ⓐ Section A - Garage & Workshops
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Ⓑ Section B - Main Stores
1 : 200

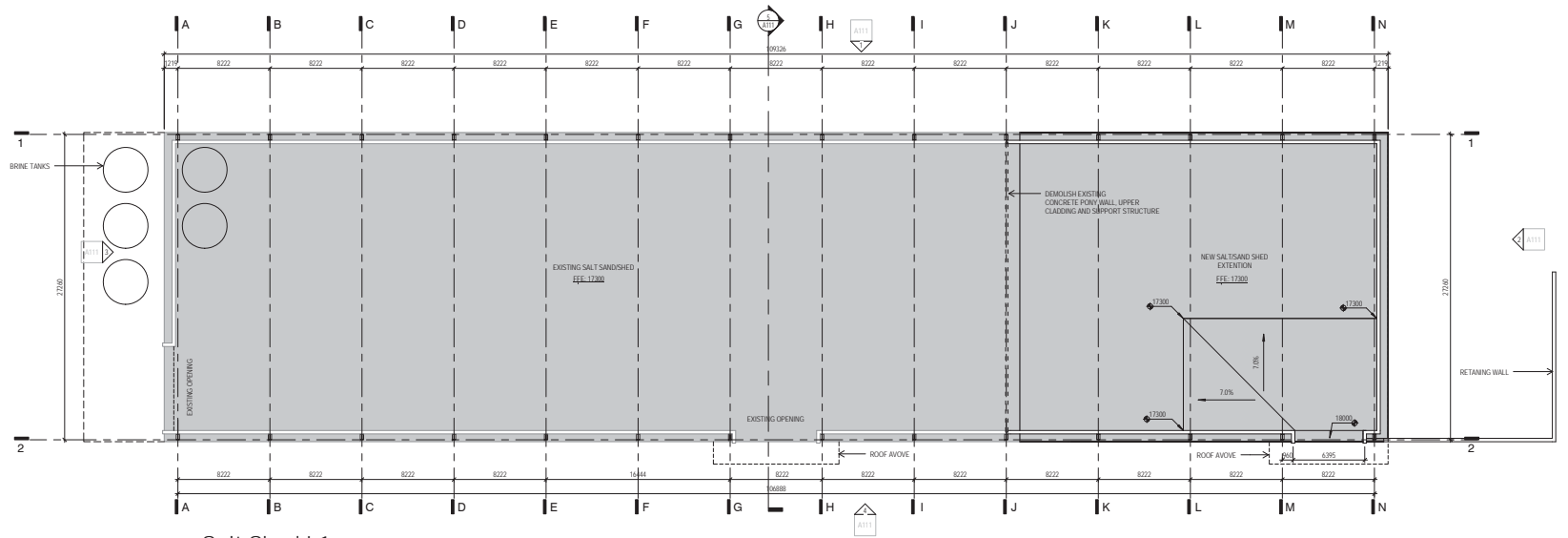


Ⓒ Section C - Garage & Administration
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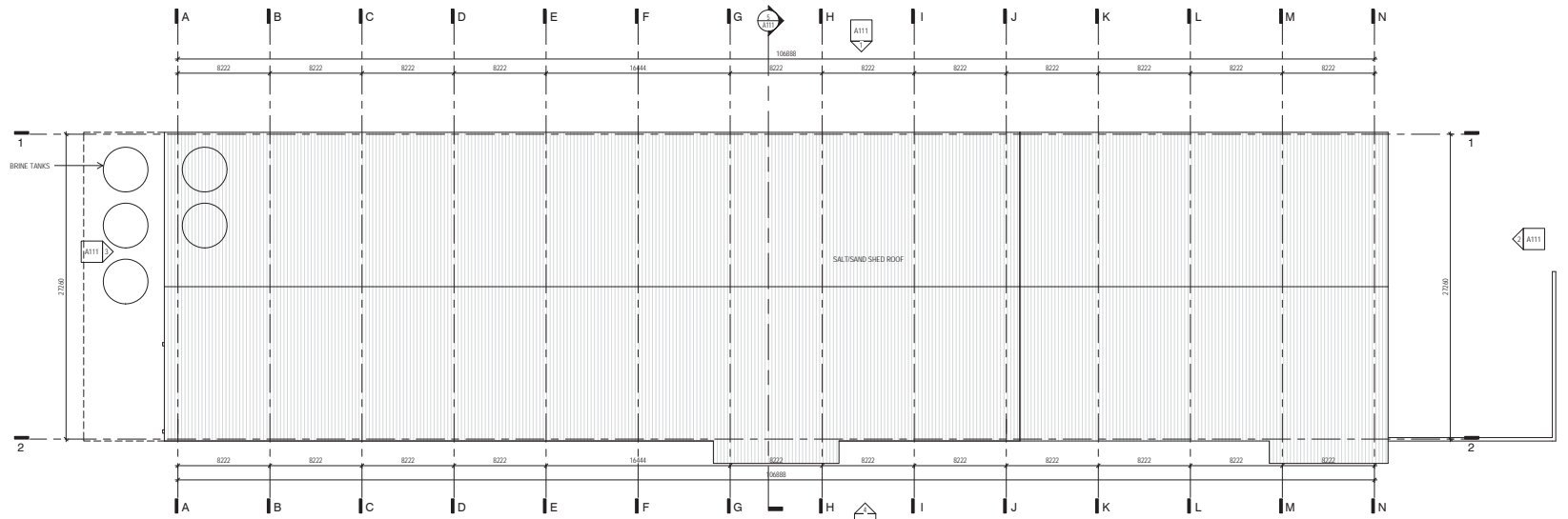


Ⓓ Section D - Workshops & Main Stores
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FLEET MAINTENANCE BUILDING

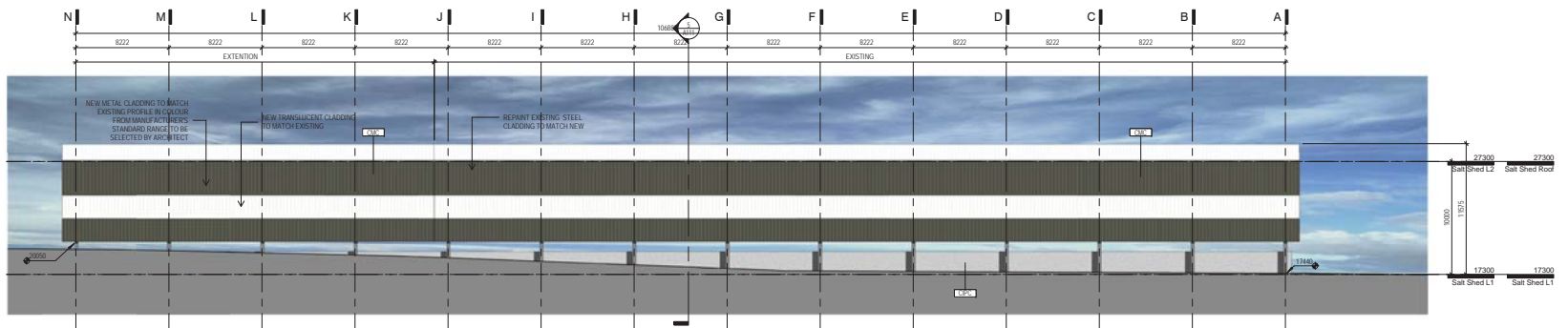


③ Salt Shed L1
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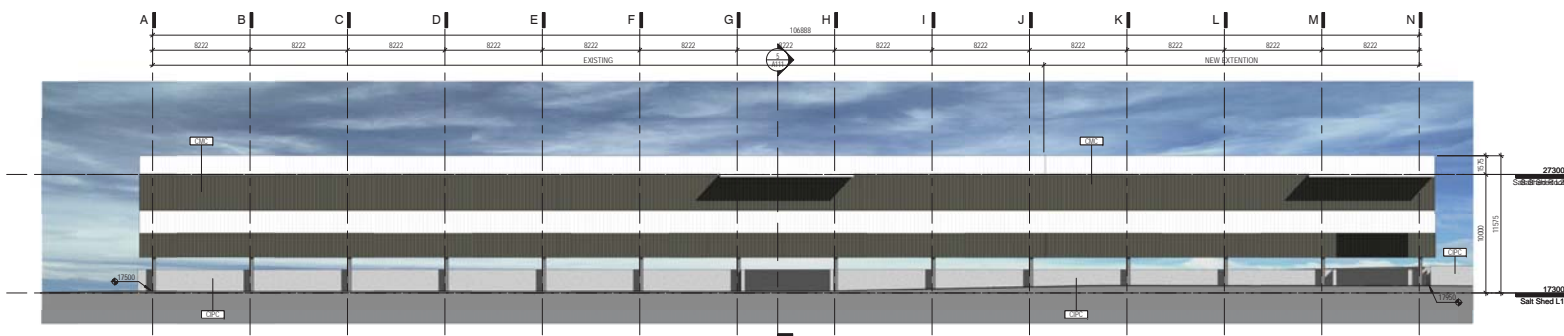


② Salt Shed Roof
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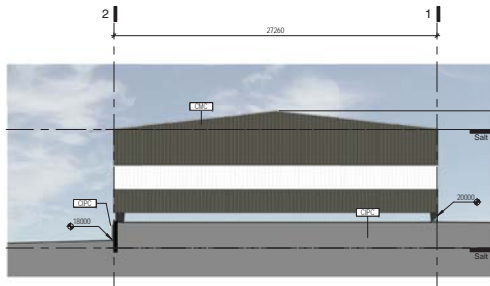
SALT / SAND SHED EXPANSION



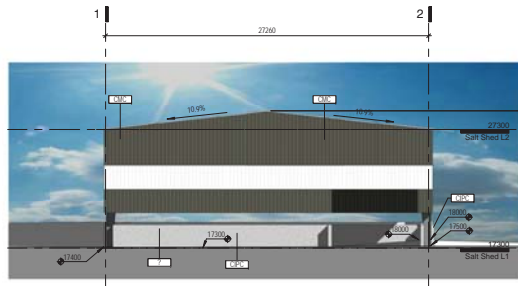
① West Elevation
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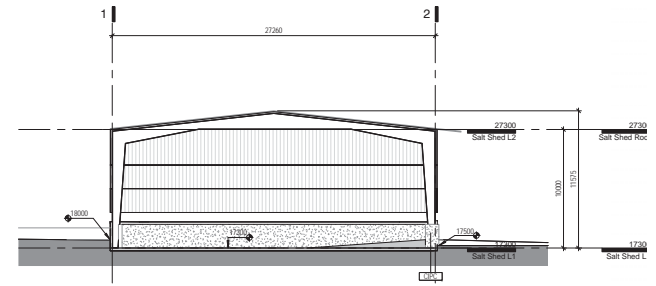
④ East Elevation
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② South Elevation
1 : 200

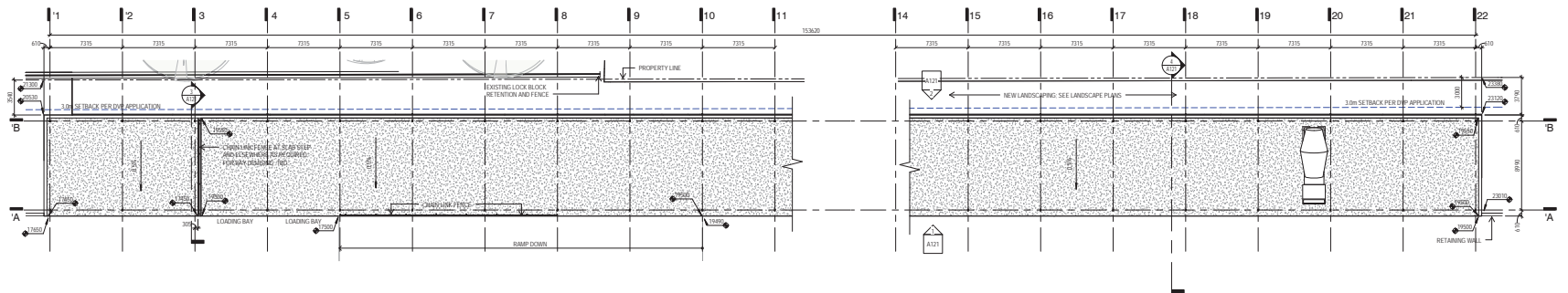


③ North Elevation
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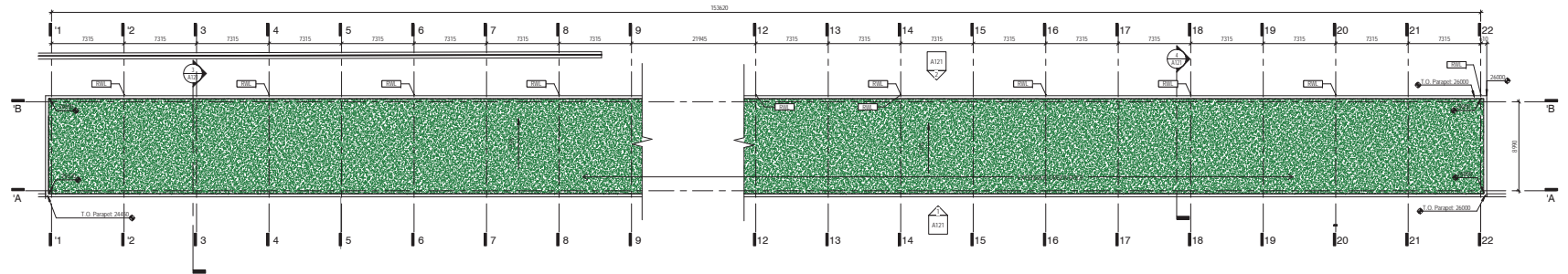


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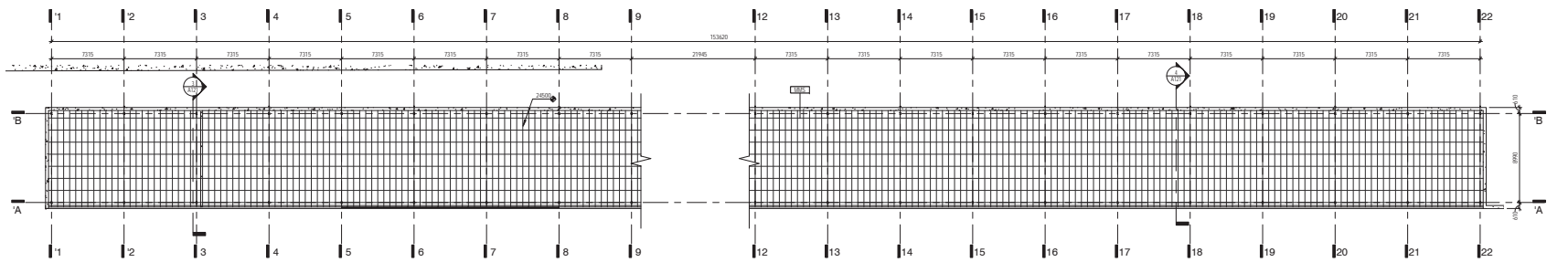
SALT / SAND SHED EXPANSION



① North Storage - L1
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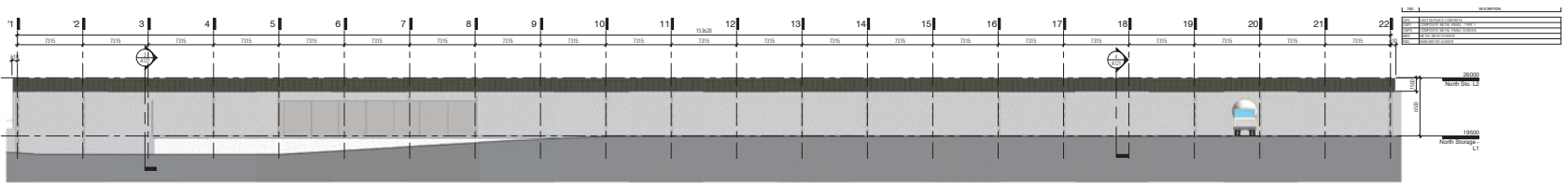


② North Storage - Roof
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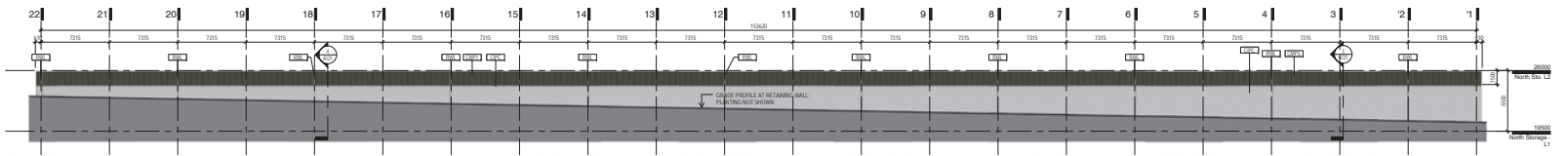


③ North Storage - Reflected Ceiling Plan
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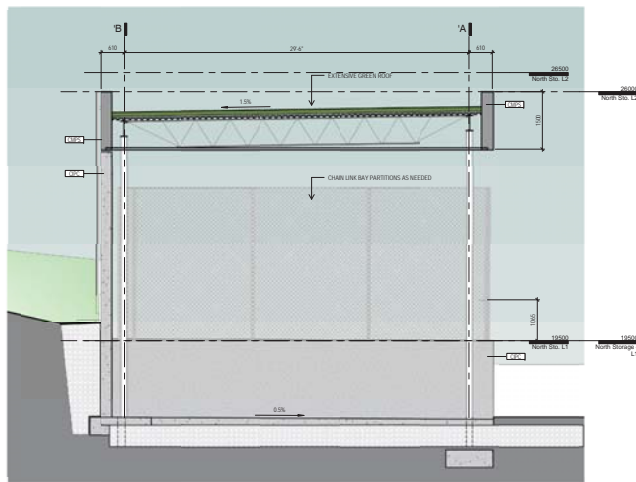
NORTH STORAGE CANOPY / RETENTION



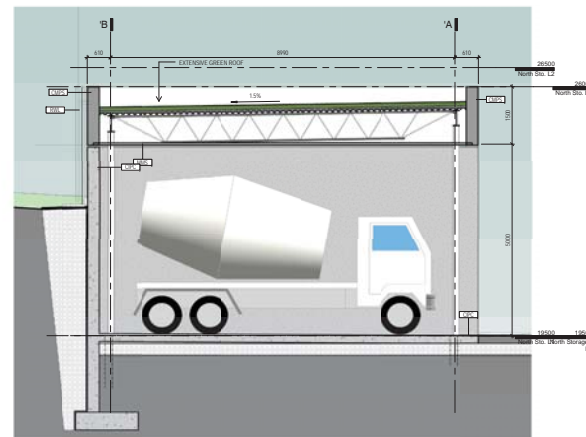
① North Storage - South
1:200



② North Storage - North
1:200

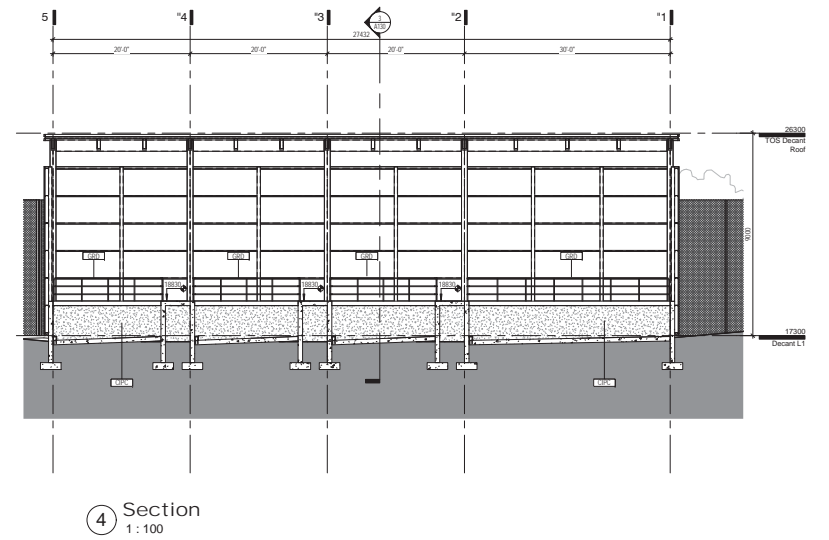
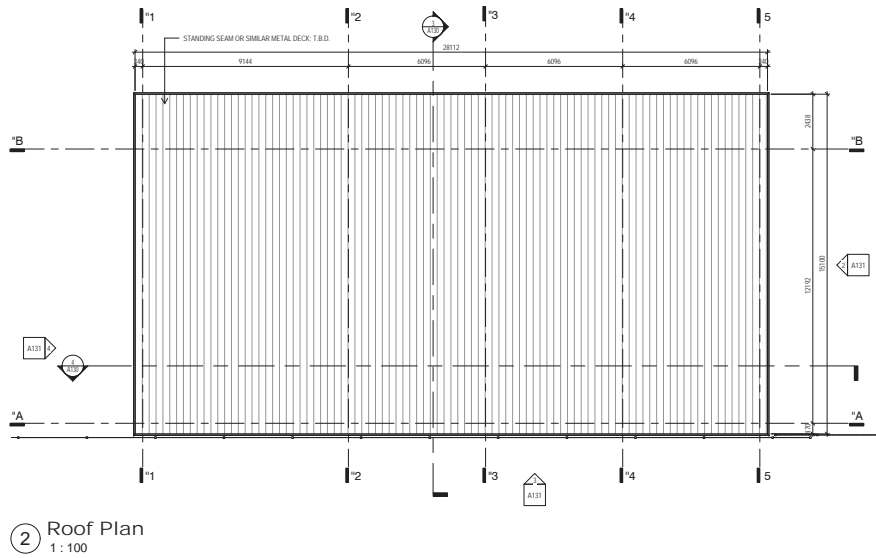
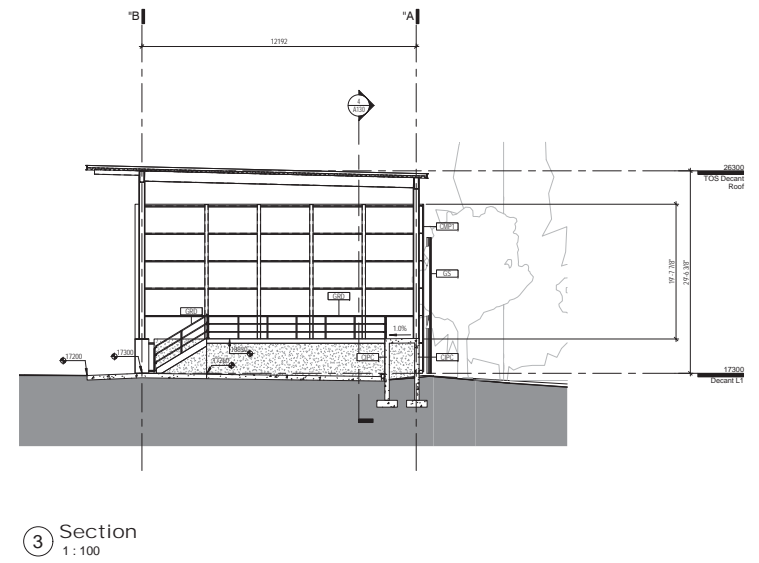
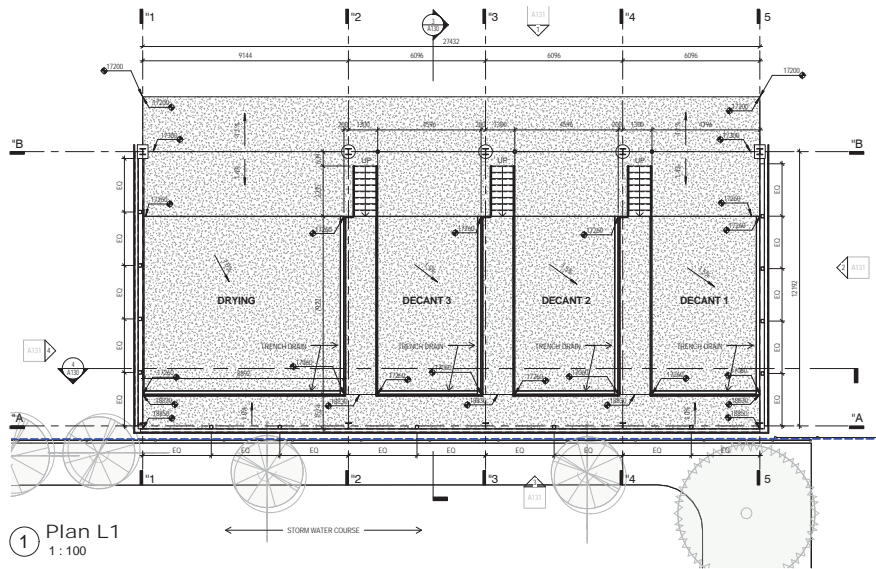


③ Section @ Covered Storage @ '6
1:50

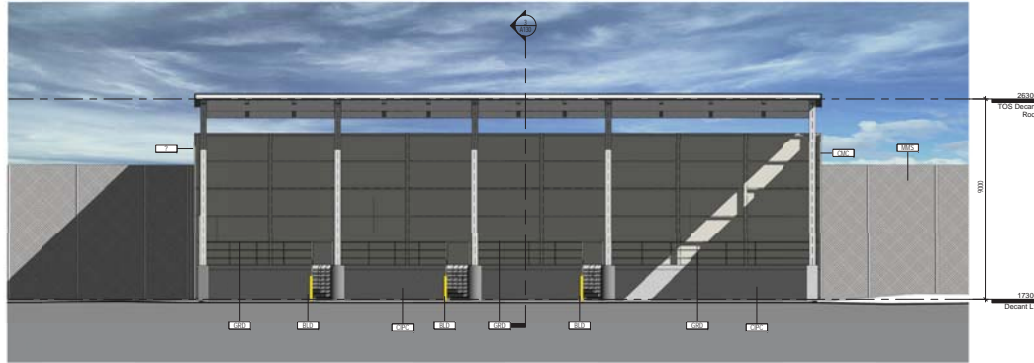


④ Section @ Covered Storage @ '18
1:50

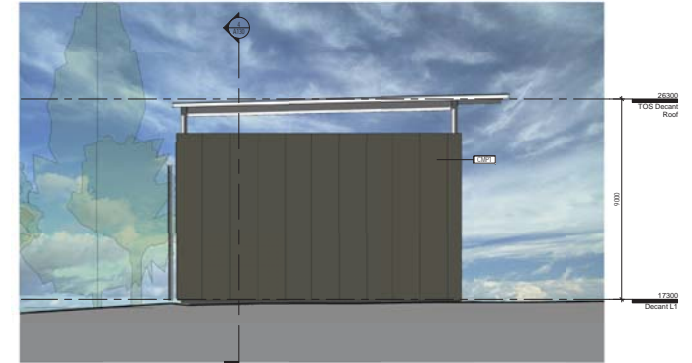
NORTH STORAGE CANOPY / RETENTION



DECANTING FACILITY



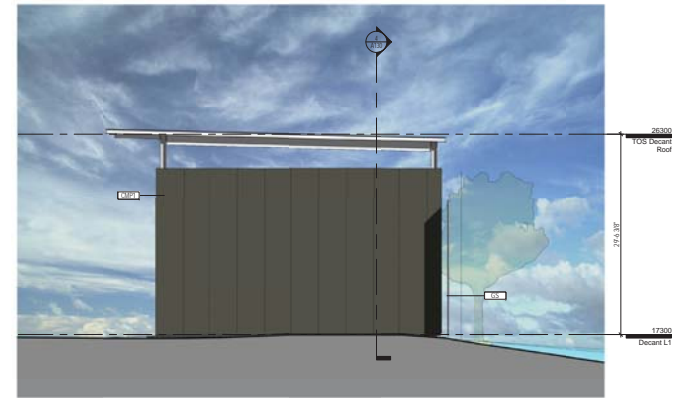
① North Elevation
1 : 100



② East Elevation
1 : 100

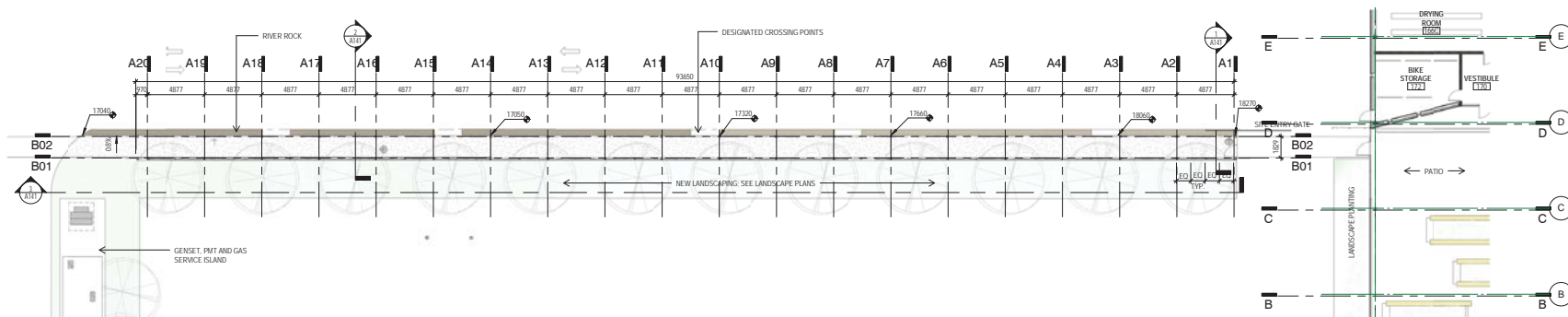


③ South Elevation
1 : 100

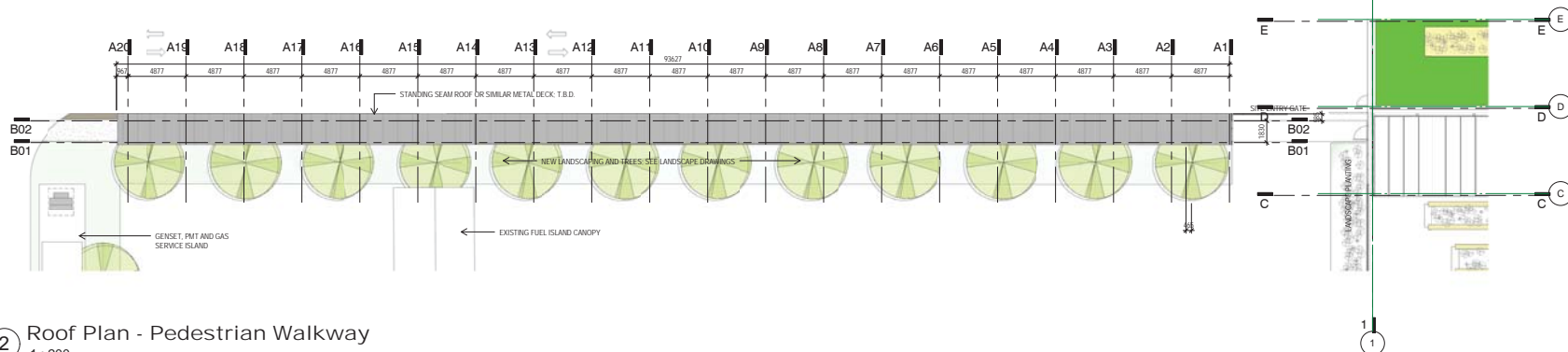


④ West Elevation
1 : 100

DECANTING FACILITY

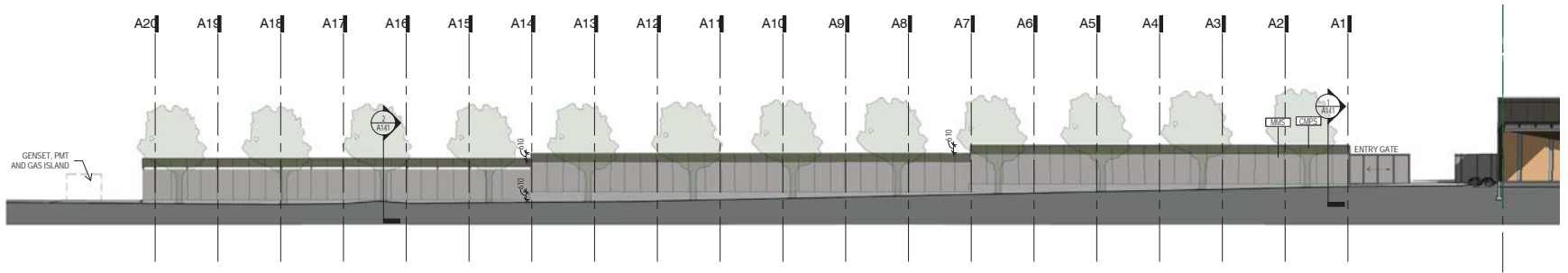


1 Plan - Pedestrian Walkway
1 : 200

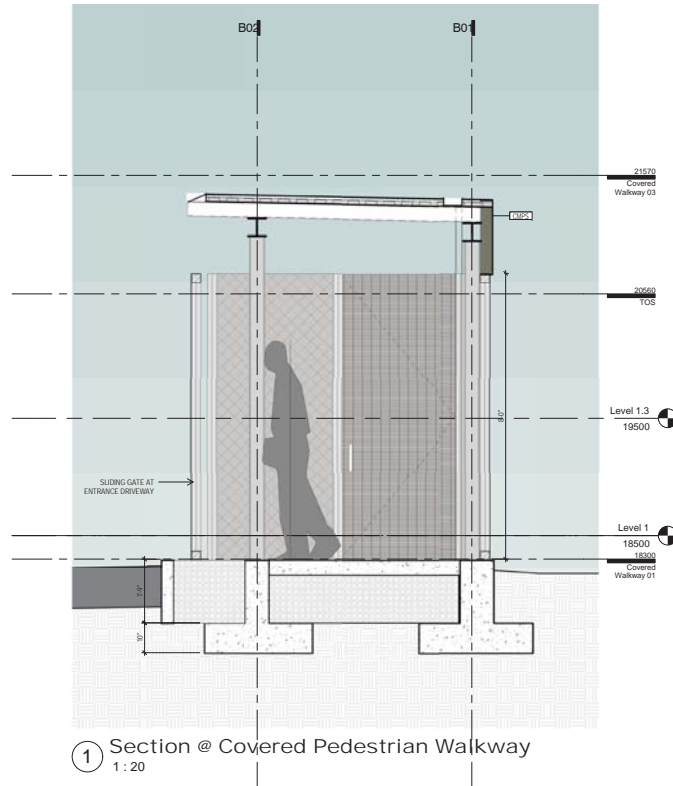


2 Roof Plan - Pedestrian Walkway
1 : 200

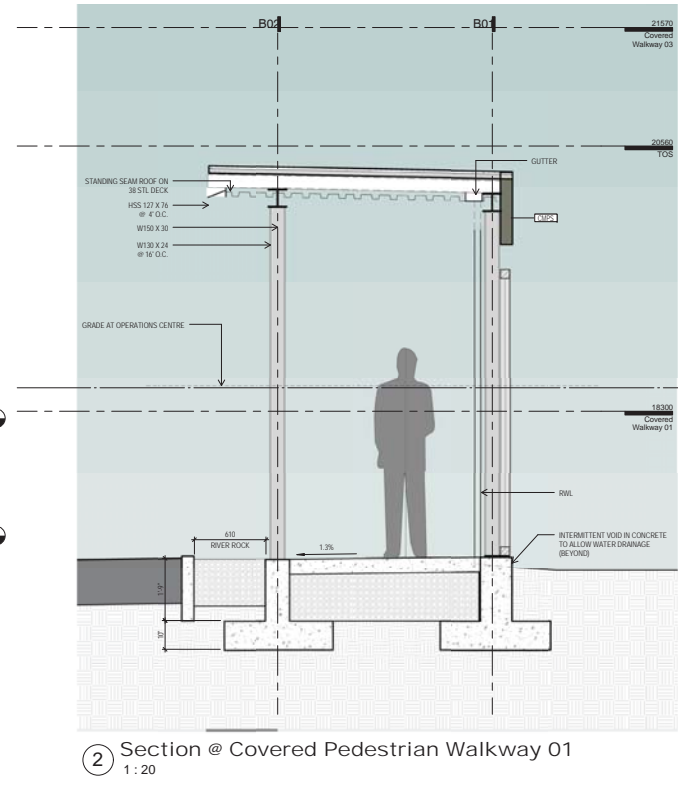
PEDESTRIAN WALKWAY / CANOPY



③ Section @ Covered Pedestrian Walkway EW
1:200



① Section @ Covered Pedestrian Walkway
1:20



② Section @ Covered Pedestrian Walkway 01
1:20

PEDESTRIAN WALKWAY / CANOPY

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

FROM: Development Services Manager, Engineering Department

DATE: July 9, 2013 **PROJECT FILE: 7813-0066-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 6645 - 148 Street**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

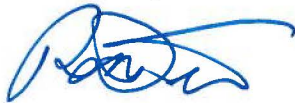
The following issues are to be addressed as a condition of issuance of the Development Permit/Development Variance Permit:

- Provide a Certificate of Compliance from the Ministry of Environment for the site contamination issues.
- Provide approval from DFO for the relocation of the existing water course on 66 Avenue fronting the site.

BUILDING PERMIT

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

- Complete all off-site works under Surrey project 7812-0317-00.



Rémi Dubé, P.Eng.
Development Services Manager

LR

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0066-00

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

Address of Owner: 14245 - 56 Avenue
Surrey, BC V3X 3A2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 017-344-034
Lot D (BE64637) Section 15 Township 2 New Westminster District Plan 2563
6645 - 148 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) In Section A.1 (a) iv of Part 4 General Provisions of Zoning By-law, 1993, No. 12000, as amended, to reduce the minimum setbacks from 22.2 metres (73 feet) to:
 - 7.5 metres (25 feet) for the side yard flanking street (66 Avenue);
 - 3.0 metres (10 feet) for the side yard (North); and
 - 0.0 metres (0 feet) for the rear yard (West).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7913-0066-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

KEY:

- 1 LOBBY & RECEPTION
- 2 MEETING/INTERVIEW ROOMS
- 3 WASHROOMS / JANITOR'S CLOSET
- 4 FIRST AID
- 5 LOCKER ROOMS
- 6 LUNCH ROOM
- 7 TRAINING ROOM
- 8 FITNESS CENTRE
- 9 MECHANICAL / ELECTRICAL ROOMS
- 10 FACILITIES PLUMBING SHOP
- 11 FACILITIES ELECTRICAL SHOP
- 12 FACILITIES HVACSHOP
- 13 FACILITIES CARPENTRY SHOP
- 14 PAINT SHOP
- 15 PARKS SHOP
- 16 SIGN SHOP
- 17 FACILITIES, PARKS & ENGINEERING STORAGE
- 18 LOADING / STORES OFFICE
- 19 MAIN STORES
- 20 SMALL TOOLS REPAIR / RENTAL
- 21 PARTS & TOOLS STORAGE
- 22 PUMPS AND CONTROLS SHOP
- 23 WELDING SHOP
- 24 ENGINEERING WORKSHOP
- 25 MECHANICAL OFFICES
- 26 GARAGE
- 27 OUTDOOR WASHBAYS
- 28 EXISTING SALT/SAND SHED
- 29 SALT/SAND SHED EXPANSION
- 30 DECANTING FACILITY
- 31 BRINE TANKS
- 32 EXISTING METRO VANCOUVER FERROUS CHLORIDE TANK; RELOCATION T.B.D.
- 33 WASTE & RECYCLING RAMP
- 34 COVERED STORAGE
- 35 UNCOVERED STORAGE
- 36 MATERIAL BINS
- 37 VISITOR / PREFERRED PARKING
- 38 STAFF PARKING
- 39 TERRACE / EVENT SPACE
- 40 FLEET PARKING
- 41 EXISTING FUEL ISLAND
- 42 GAS METER, PMT, GENSET ISLAND



PREFERRED SOLUTION

East Operations Building:

West Fleet Maintenance Building:

North Warehouse Building:

South East Staff Parking Lot:

Watercourse Improvement:

Remaining Site

- Fleet Parking,
- covered and uncovered storage areas
- existing and expanded Salt/Sand Storage
- Brine Tanks,
- Material Bins,
- Recycling and Disposal Ramps/Bins
- Decanting Facility,
- Vehicle and Equipment Wash Bays,
- Enhanced and organized vehicle and pedestrian circulation.