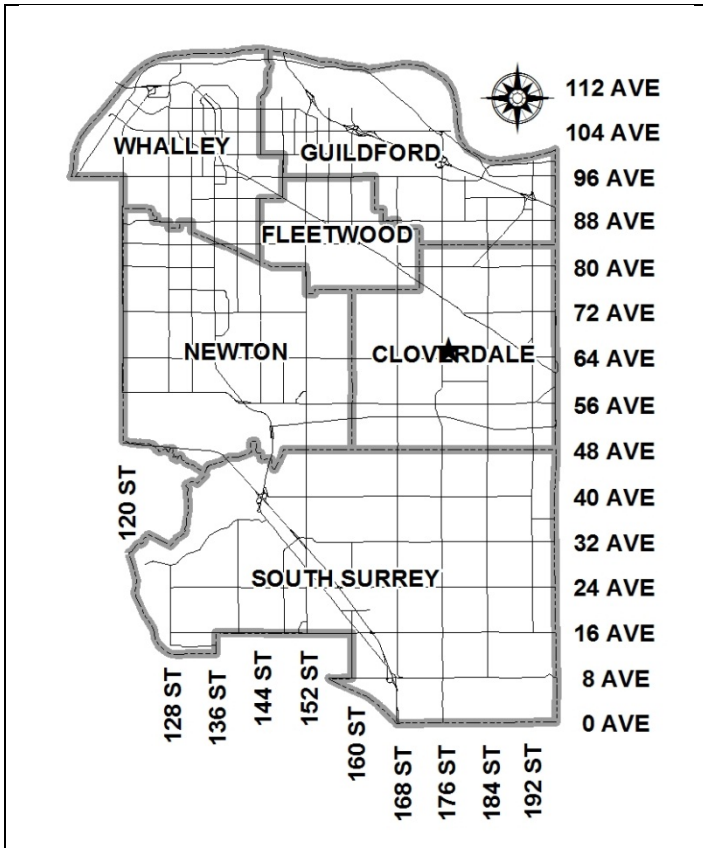


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0229-00

Planning Report Date: February 3, 2014



PROPOSAL:

- **Rezoning** from RA to IB
- **Development Permit**
- **Development Variance Permit**

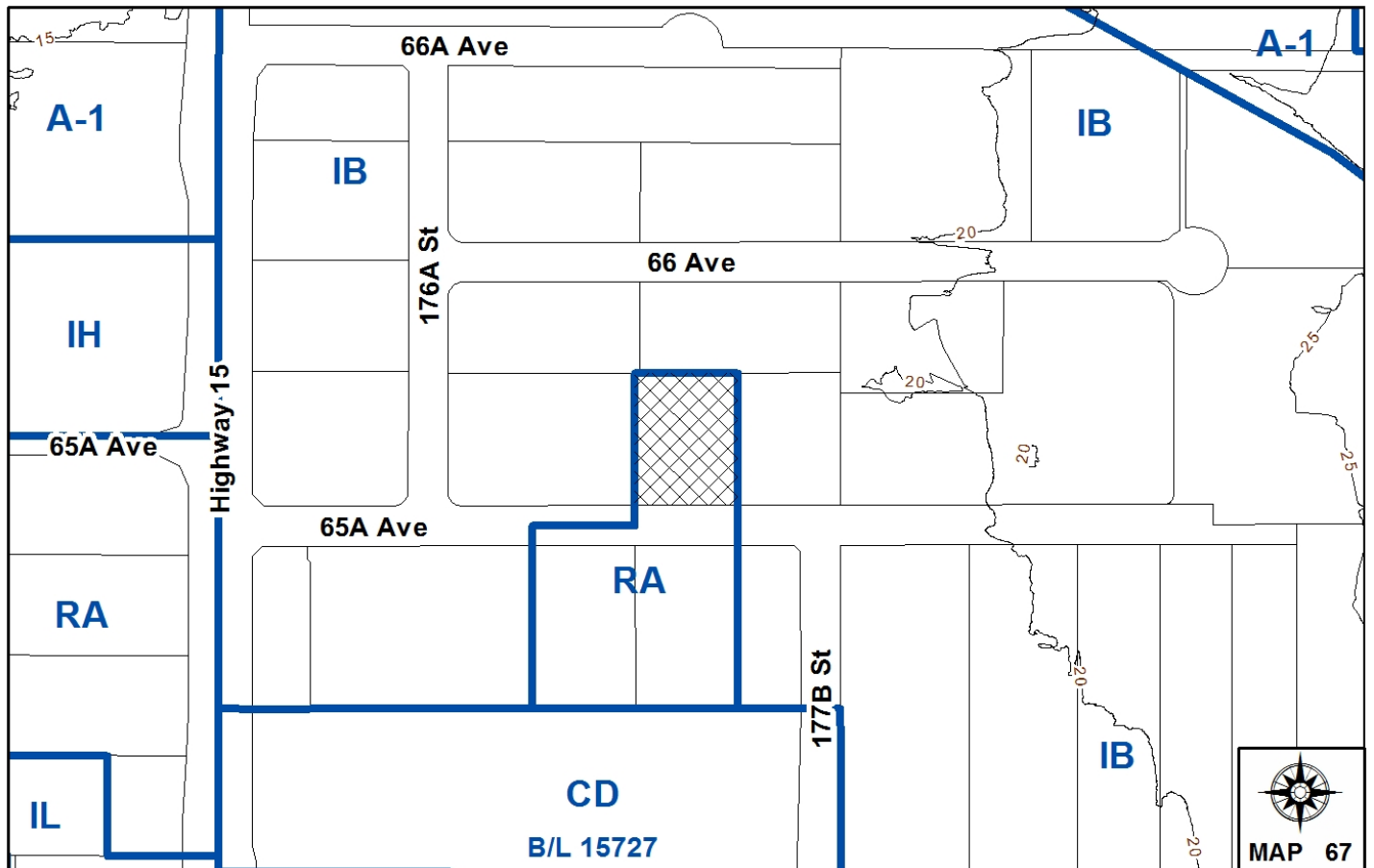
in order to permit the development of a multi-tenant industrial building.

LOCATION: 17715 - 65A Avenue

OWNER: BPSC Investments Ltd.

ZONING: RA

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- 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.

RATIONALE OF RECOMMENDATION

- Complies with the Industrial Designation in the Official Community Plan.
- 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 setback variances will make more efficient use of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No.12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0229-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7913-0229-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IB Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.);
 - (b) to reduce the minimum east and west side yard setbacks of the IB Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
 - (c) to increase the maximum percentage of small car spaces from 25% to 30%.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (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) approval from the Ministry of Transportation & Infrastructure;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (h) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;

- (i) registration of a Section 219 Restrictive Covenant for the shared interior overhead door along the common property line;
- (j) registration of a reciprocal access agreement to permit alternative driveway access and improved circulation for the subject site and the property to the east at 17741 - 65A Avenue; and
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Fire Department:** No concerns.
- Ministry of Transportation & Infrastructure (MOTI):** Preliminary approval is granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling with outdoor storage, which will be removed

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|----------------------------|--|-----------------|---------------|
| North: | Single tenant industrial building. | Industrial | IB |
| East: | Single tenant industrial building. | Industrial | IB |
| South (Across 65A Avenue): | Single family dwelling with truck parking. | Industrial | RA |
| West: | Multi-tenant industrial building. | Industrial | IB |

DEVELOPMENT CONSIDERATIONS

- The subject site is located on 65A Avenue in the North Cloverdale Industrial Area. The property is designated Industrial in the Official Community Plan, zoned "One-Acre Residential Zone (RA)" and is 3,454 square metres (0.8 acre) in size.
- The subject site is approximately 215 metres (705 ft.) east of Highway No. 15.

- The subject site is within an industrial area that is zoned "Business Park Zone (IB)", with the exception of the subject lot and two acreage lots to the south, which are zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone the subject site to "Business Park Zone (IB)" in order to construct an industrial building (Appendix II).
- The owner of the subject site also owns and operates a business, Dixon Heating and Sheet Metal Ltd., on the property located immediately to the east. The owner intends to grow the business by constructing the proposed industrial building on the subject site, occupy a portion of this new building and lease the balance.
- The building design is intended to repeat certain design elements from the building to the east.
- The proposed building is 2,053 square metres (22,104 sq.ft.) in area, with a floor area ratio (FAR) of 0.59 which complies with the maximum permitted FAR of 0.75. The proposed building lot coverage is 53%, which complies with the maximum lot coverage of 60% permitted in the IB Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on January 20, 2014 to area residents and residents' Associations, and the associated Development Proposal Sign was installed on November 28, 2013. Staff received no response.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to construct a multi-tenant industrial building.
- The owner of the subject site also owns and operates a business, Dixon Heating and Sheet Metal Ltd., on the property they own immediately to the east. The owner intends to grow the business by constructing the proposed industrial building on the subject site, occupy a portion of this new building and lease the balance.
- The proposed building is 1,660 square metres (17,870 sq.ft.) of industrial space on the main floor, and a combined total of 393 square metres (4,234 sq.ft.) of associated office space on the main floor and second-storey mezzanine, for a total of 2,053 square metres (22,104 sq.ft.) of building area.
- The proposed building is comprised of two units. Unit 101 is proposed to be occupied by Dixon Heating and Sheet Metal Ltd, and is 444 square metres (4,785 sq.ft.) in area. Unit 100 is proposed to be occupied by a tenant, and is 1,380 square metres (14,850 sq.ft.) in area
- This building is proposed to be set back 0.0 metre (0 ft.) from the north, east and west property lines, which is less than the 7.5-metre (25 ft.) setback required in the IB Zone (see By-law Variance section). The front yard setback complies with the IB Zone.

- The proposed building is attractive, well-designed and consistent with the form and character of tilt-up industrial buildings within the surrounding area.
- The owner of the subject site also owns and operates a business on the property to the east. The building design repeats certain design elements from the building to the east, such as the corner entryway design, window repetition, building colours, and accent materials.
- The owner is also intending to connect the interior industrial spaces of both buildings via an interior fire-rated overhead door. The space in the new building is intended for unheated storage space for the building owner. These doors provide a convenient option for forklifts to drive between the two buildings rather than driving around the present building to transfer materials via the front drive aisle. This alternate solution diminishes the traffic and allows an efficient use of the existing building on the adjacent lot.
- The proposed building will be concrete, painted in a gray colour with forest green flashing, steel work and glazing frame accents. The principal entrance is along the southernmost portion of the building, at a 45 degree angle facing southeast, similar to the building to the east.
- All roof-top mechanical units will be screened by metal flashing with steel posts painted to match the dark green building accent colour.
- The subject property will gain vehicle access from 65A Avenue. A reciprocal access agreement will be secured with the property to the east in order to improve vehicle circulation.
- 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 24 parking spaces for employees and customers.
- As the applicant is providing 28 parking spaces which includes 8 small car spaces, the proposed building complies with Zoning By-law No. 12000 based upon light impact industrial uses.
- Based on the current design of the building, 24 parking spaces are required, 25% or 6 of which can be small car spaces. The applicant is providing 28 parking spaces, 29% or 8 of which are small car spaces. The applicant is requesting a variance to increase the maximum percent of small car spaces from 25% to 30%.
- All of the required parking spaces and the warehouse loading area are located to the front (south) of the proposed building. These parking spaces are accessible via a driveway from 65A Avenue.
- The OCP Development Permit Guidelines recommend that overhead doors be located away from the street. Due to the proposed building configuration two overhead doors are proposed to face 65A Avenue. These doors are located on the recessed portion of the building and will be glazed to assist in blending it into the glazing pattern established on the main floor of the façade.

Landscaping

- The applicant proposes a 3.0-metre (10 ft.) wide landscaping strip along 65A Avenue. The landscaping will include the retention of two existing trees (Plum and Red cedar) four new Autumn Purple ash trees, and a mixture of shrubs.
- The building will have a pedestrian walkway that extends from the building's principal entrance to the City sidewalk.
- The applicant's consultant provided a statement regarding tree preservation, which was reviewed by staff. Additional information is required in order to determine whether the proposed tree retention and removal plan is acceptable to staff. This additional information includes:
 - Arborist report;
 - Tree removal and retention plan; and
 - Landscape plan for the entire site including the proposed building, road and parking layout.
- A security gate will be provided at the driveway entrance.

Proposed Signage

- The applicant is proposing one free-standing sign and two fascia signs as part of the development.
- The applicant proposes to install one free-standing monument sign, located at the southern portion of the property, facing 65A Avenue, adjacent to the driveway, and within the proposed new landscaped bed.
- The free-standing sign is proposed to be made of high-quality aluminum painted dark green to reflect the design and character of the proposed new building.
- The sign will be a box-shape made of aluminum painted dark green to match the exterior of the building with white plexi copy, and will provide sufficient space to advertise up to four tenants. Above the sign box will be channel lettering with the copy "Dixon", made of brushed aluminum laminate on plexi faces. The letter edges will match the dark green colour of the sign box, and the sign will be illuminated by a light fixture within the landscaping.
- While only two tenants are currently proposed to occupy the subject site, the free-standing sign has sufficient space to advertise up to four tenants. The applicant advises that they intend to use two of the four spaces and leave the remaining two blank, however, the owner of the property operates three businesses and may wish to advertise each of these businesses separately in the future, and furthermore the signage provides the owner the flexibility to lease the mezzanine office space in the future.
- The proposed free-standing sign will be located 2 metres (6 ft.) from the front property line in compliance with the Sign By-law.

- This free-standing sign is proposed to be single faced, 1.9 metres (6.3 ft.) in height and 2.4 metres (8 ft.) in width, and will be 1.4 square metres (15 sq.ft.) in area, which complies with the free-standing sign requirements of the Sign By-law.
- The Sign By-law permits two fascia signs per premise. The applicant is proposing one fascia sign to identify the address of the building, and one fascia sign above the door of the principal entrance to the building.
- The fascia signs will consist primarily of individual channel letters with background illumination. These signs are well integrated into the design of the building and are designed to match the colour scheme of the building.
- Each proposed fascia sign conforms to the Sign By-law in terms of area.
- The proposed site identification (address) fascia sign will be 0.3 metre (1 ft.) in width, 3.7 metres (12 ft.) in height, with 1.1 square metres (12 sq.ft.) in sign area which complies with the maximum fascia sign area permitted by the Sign By-law. The address numbers will be painted in dark green to match the building accents.
- The proposed premise identification fascia sign will be 5.2 metres (17 ft.) in width, 0.6 metre (2 ft.) in height, with 3.1 square metres (34 sq.ft.) in sign area which complies with the maximum fascia sign area permitted by the Sign By-law. It will be backlit, made of aluminum channel lettering and lettering painted in dark green to match the building accents.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 24, 2014. The table below summarizes the applicable development features of the proposal based on 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"> • Located within an established business park area. • Close proximity to Cloverdale Town Centre and Cloverdale Crossing shopping centre. |
| 2. Density & Diversity (B1-B7) | <ul style="list-style-type: none"> • The subject development is an industrial use and provides employment opportunities. |
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> • The proposed development will include absorbent topsoil in the landscaped areas |
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> • Bike storage provided |
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> • Will provide downward security lighting • Security gates will be provided |

| 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 setbacks of the IB Zone as follows:
 - to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
 - to reduce the minimum east and west side yard setbacks 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.
- The subject site is surrounded on the north east and west sides by existing buildings that are located in close proximity to the property lines that they share with the subject site.
- In order to continue this trend and avoid creating residual spaces between the buildings which will not be useful or attractive and could be possibly unsafe, the applicant proposes to minimise the side and rear setbacks, while maintaining a generous distance from the front property line.

Staff Comments:

- By reducing the setback for the rear yard and side yards to 0.0 metre (0 ft.), it improves site circulation at the front this proposed building.
- Staff support the requested variances.

(b) Requested Variance:

- The applicant is seeking to vary the parking dimensions and standards of the Zoning By-law as follows:
 - to increase the maximum percentage of small car spaces from 25% to 30%.

Applicant's Reasons:

- The applicant is providing more parking spaces than what is required for the current proposed building design and uses.
- In the future, the building owner may wish to convert more of the interior over-height building space into mezzanine, and the surplus parking spaces will become required parking spaces.
- The applicant advises that the type of traffic that might involve larger vehicles (i.e. trucks) on the subject site is characterized by short visits to the subject site with quick pick up of items and is confined around the overhead doors, where full size parking stalls are located.

Staff Comments:

- Based on the current design of the building, 24 parking spaces are required, 25% or 6 of which can be small car spaces. The applicant is providing 28 parking spaces, 29% or 8 of which are small car spaces.
- The proposed number of small car spaces exceeds the maximum permitted in the Zoning By-law, however, the minimum parking required is exceeded.
- Staff support the requested variance.

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 Elevations, Landscape Plans and Perspective |
| Appendix III. | Engineering Summary |
| Appendix IV. | Development Variance Permit No. 7913-0229-00 |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: IB

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|-------------|
| LOT AREA (in square metres) | | 3,454 sq.m. |
| Gross Total | | NA |
| Road Widening area | | NA |
| Undevelopable area | | 3,454 sq.m. |
| Net Total | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 60% | 52.8% |
| Paved & Hard Surfaced Areas | | 41.2% |
| Total Site Coverage | | 94.0% |
| SETBACKS (in metres) | | |
| Front | 7.5m | 14.88m |
| Rear | 7.5m | 0.0m* |
| Side #1 (E) | 7.5m | 0.0m* |
| Side #2 (W) | 7.5m | 0.0m* |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 12 | 8.58 |
| Accessory | | NA |
| NUMBER OF RESIDENTIAL UNITS | | NA |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |
| FLOOR AREA: Residential | | NA |
| FLOOR AREA: Commercial | | |
| Retail | | NA |
| Office | | 393 sq.m. |
| Total | | |
| FLOOR AREA: Industrial | | 1660 sq.m. |
| FLOOR AREA: Institutional | | NA |
| TOTAL BUILDING FLOOR AREA | 2,591 sq.m. | 2,053 sq.m. |

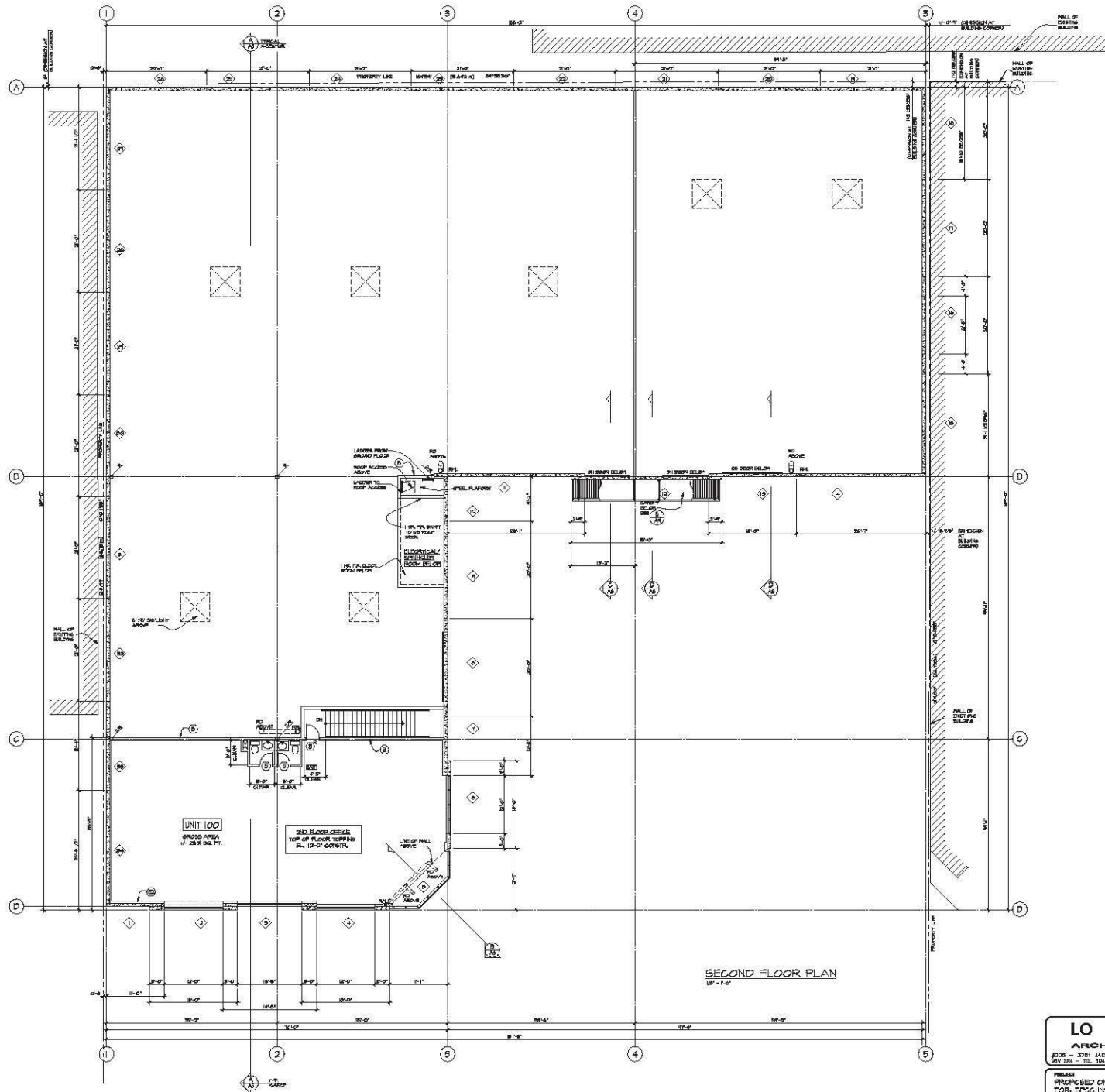
* **Variance requested**

Development Data Sheet cont'd

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|---|---------------------------------------|----------|
| DENSITY | | |
| # of units/ha /# units/acre (gross) | | NA |
| # of units/ha /# units/acre (net) | | NA |
| FAR (gross) | | 0.59 |
| FAR (net) | 0.75 | 0.59 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | NA |
| Outdoor | | NA |
| PARKING (number of stalls) | | |
| Commercial | 8 | 11 |
| Industrial | 16 | 16 |
| Residential Bachelor + 1 Bedroom | | NA |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | NA |
| Institutional | | NA |
| Total Number of Parking Spaces | 24 | 28 |
| Number of disabled stalls | | NA |
| Number of small cars | 6 | 8* |
| Tandem Parking Spaces: Number / % of Total Number of Units | | NA |
| Size of Tandem Parking Spaces width/length | | NA |

* *Variance requested*

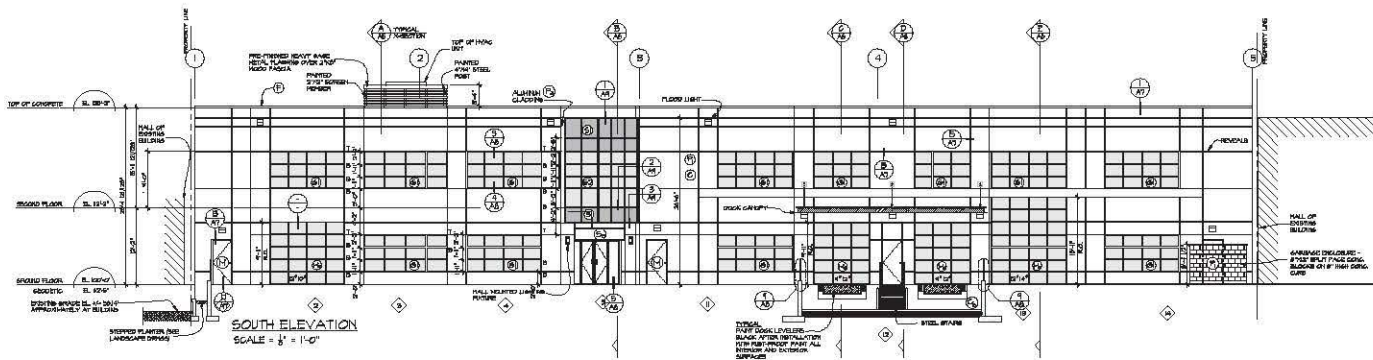
| | | | |
|---------------|----|---------------------------------|-----|
| Heritage Site | NO | Tree Survey/Assessment Provided | YES |
|---------------|----|---------------------------------|-----|



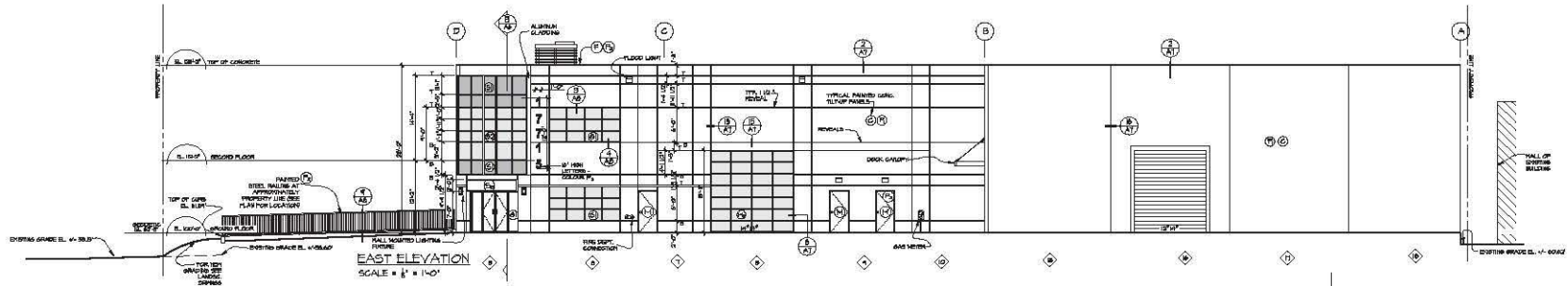
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| B | 02/11/14 | ISSUED FOR RECORDING AND D.P. |
| C | 02/11/14 | ISSUED FOR RECORDING AND D.P. |
| D | 02/11/14 | ISSUED FOR RECORDING AND D.P. |
| E | 02/11/14 | RE-ISSUED FOR D.P. |
| F | 02/11/14 | RE-ISSUED FOR D.P. |
| G | 02/11/14 | RE-ISSUED FOR D.P. |

| | |
|---|--|
| <p>LO STUDIO ARCHITECTURE</p> <p>8205 - 5781 JACOBS ROAD - RICHMOND, B.C. VAN. CAN. - TEL: 604-270-8114 - CELL: 778-682-2284</p> | <p><small>Copyright reserved. This plan and details are not to be used for any other project without the written consent of the architect. The designer/consultant shall not be responsible for any errors or omissions in the drawings. The client shall be responsible for any errors or omissions in the drawings. The client shall be responsible for any errors or omissions in the drawings.</small></p> |
| <p>PROJECT: PROPOSED OFFICE & MFG. BUILDING FOR SPAC INVESTMENTS LTD. (DOCK HEATING & SHEET METAL)</p> | <p>SHEET TITLE: SECOND FLOOR PLAN</p> |

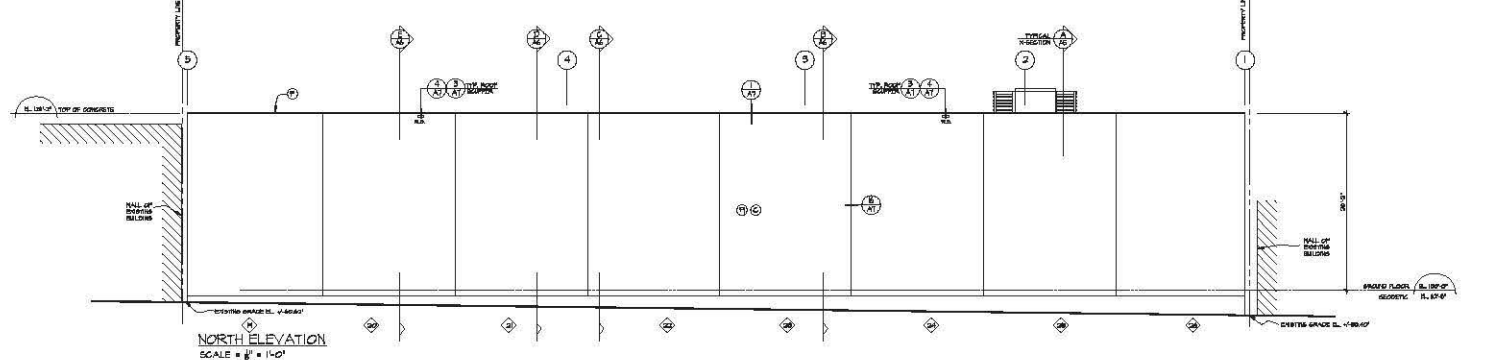
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| B | 2017-01-25 | ISSUED FOR REVISION AND 2P |
| C | 2017-02-01 | ISSUED FOR REVISION AND 2P |
| D | 2017-02-08 | ISSUED FOR REVISION AND 2P |
| E | 2017-02-15 | ISSUED FOR REVISION AND 2P |
| F | 2017-02-22 | ISSUED FOR REVISION AND 2P |
| G | 2017-03-01 | ISSUED FOR REVISION AND 2P |
| H | 2017-03-08 | ISSUED FOR REVISION AND 2P |
| I | 2017-03-15 | ISSUED FOR REVISION AND 2P |
| J | 2017-03-22 | ISSUED FOR REVISION AND 2P |



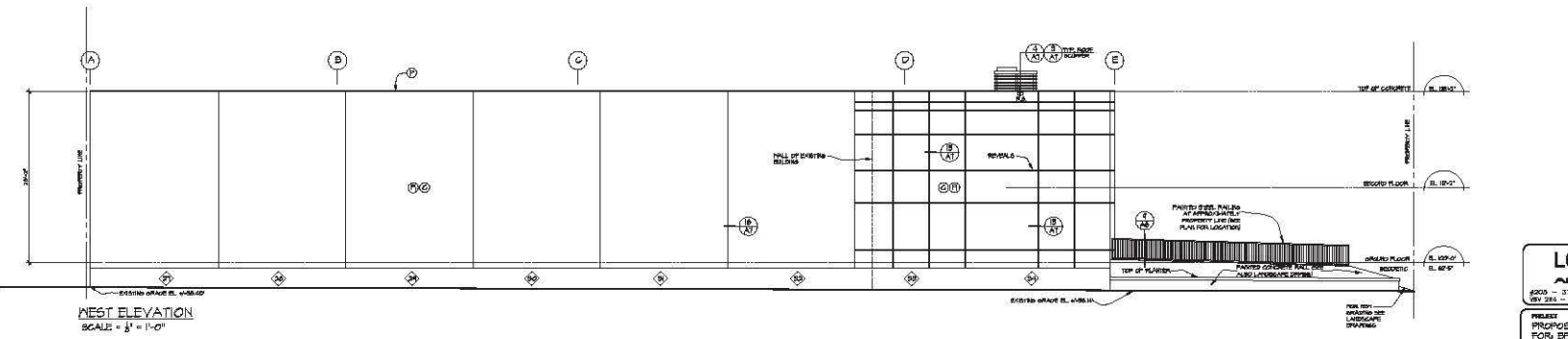
SOUTH ELEVATION
SCALE = 1/4" = 1'-0"



EAST ELEVATION
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NORTH ELEVATION
SCALE = 1/4" = 1'-0"



WEST ELEVATION
SCALE = 1/4" = 1'-0"

PAINT REFERENCE COLOURS

- (1) CONCRETE PANELS, FIELD PAINTS - SEE SPEC
- (2) CONCRETE PANELS, FIELD PAINTS - SEE SPEC
- (3) CONCRETE PANELS, FIELD PAINTS - SEE SPEC

LEGEND

- 1. CONCRETE PANELS, FIELD PAINTS - SEE SPEC
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- 3. CONCRETE PANELS, FIELD PAINTS - SEE SPEC
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- 7. CONCRETE PANELS, FIELD PAINTS - SEE SPEC
- 8. CONCRETE PANELS, FIELD PAINTS - SEE SPEC
- 9. CONCRETE PANELS, FIELD PAINTS - SEE SPEC
- 10. CONCRETE PANELS, FIELD PAINTS - SEE SPEC

EXTERIOR FINISH SCHEDULE

- (1) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (2) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (3) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (4) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (5) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (6) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (7) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (8) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (9) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (10) CONCRETE CLUMP WALL PANELS PAINTED ISO

GLAZING SCHEDULE

- (1) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (2) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (3) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (4) CONCRETE CLUMP WALL PANELS PAINTED ISO
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- (8) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (9) CONCRETE CLUMP WALL PANELS PAINTED ISO
- (10) CONCRETE CLUMP WALL PANELS PAINTED ISO

LO STUDIO
ARCHITECTURE

2005 - 3741 JACOBSON ROAD - RICHMOND, B.C.
V6V 2E3 - TEL: 604-276-0114 - CELL: 778-306-5555

PROJECT: PROPOSED OFFICE & IT'S BUILDING FOR BRPC INVESTMENTS LTD. (DOCK HEATING & SHEET METAL)

DATE: 2017-01-18

DESIGNER: LO STUDIO

CLIENT: BRPC INVESTMENTS LTD.

DATE: 2017-01-18

PROJECT: PROPOSED OFFICE & IT'S BUILDING FOR BRPC INVESTMENTS LTD. (DOCK HEATING & SHEET METAL)

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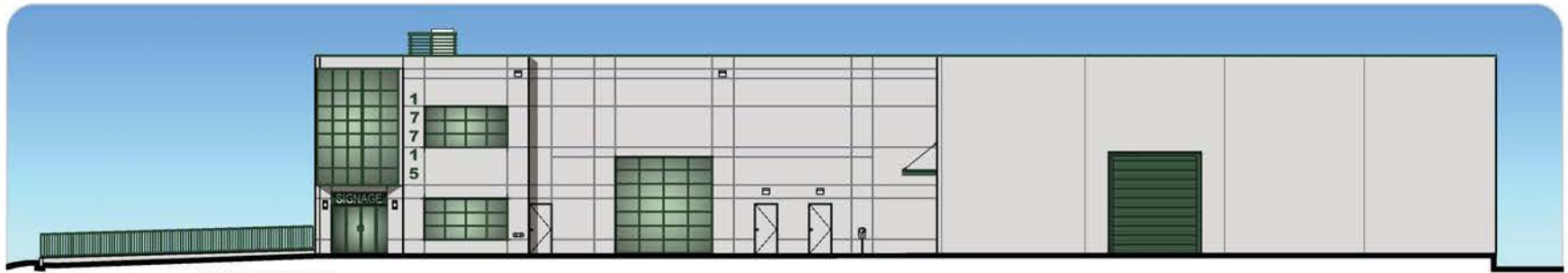
DATE: 2017-01-18



ENTRANCE GATE



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

sanford design group

BUILDING & INTERIOR DESIGN CONSULTANTS

8205 - 3751 JACOMBS ROAD - RICHMOND, B.C. V6V 2R4 - TEL. (604) 276-0114 FAX 276-8800

COLOURED ELEVATIONS

LO STUDIO
ARCHITECTURE

#205 - 3751 JACOMBS ROAD - RICHMOND, B.C.
V6V 2R4 - TEL. 604 -276-0114 - CELL 778 886 0264

BPSG INVESTMENTS LTD.
[DIXON HEATING & SHEET METAL]

SCALE: N.T.S.

DATE: JAN. 10 / 2014

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

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

DATE: **January 28, 2014** PROJECT FILE: **7813-0229-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 17715 65A Ave**

REZONE

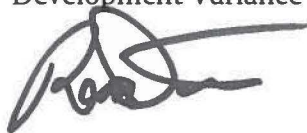
Works and Services

- Construct additional pavement on the South side of 65A Avenue to meet minimum industrial half road standard (minimum 8.0 m pavement);
- Provide cash-in-lieu for a 1.5 metre sidewalk on the North side of 65A Avenue, fronting the site; and
- Confirm the size and condition of all existing service connections. Replace if required.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

MS/SSA

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0229-00

Issued To: BPSC INVESTMENTS LTD.

("the Owner")

Address of Owner: 17741 - 65A Avenue, #101
Surrey, BC V3S 1Z8

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-923-229

Lot 5 Except: Parcel "7" (Explanatory Plan 11240); Block 2 Section 17 Township 8 New Westminster District Plan 1939

17715 - 65A Avenue

(the "Land")

3. 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 rear yard setback is reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.);

(b) In Section F of Part 47 "Business Park Zone (IB)", the minimum east and west side yard setbacks are reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and

(c) In Section B of Part 5 "Off-Street Parking and Loading/Unloading", the maximum percentage of small car spaces is increased from 25% to 30%.

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