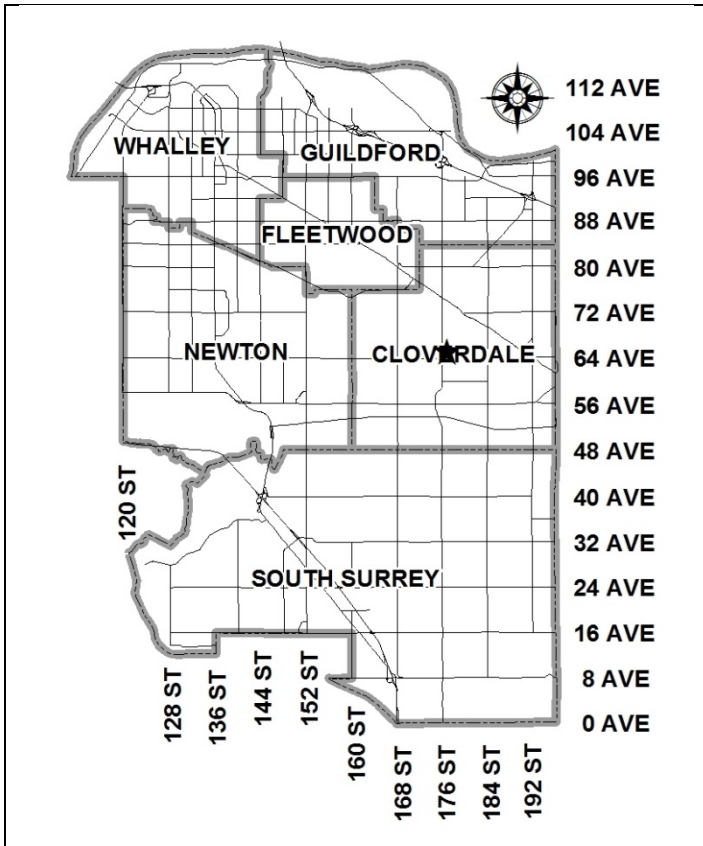


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0002-00

Planning Report Date: July 7, 2014

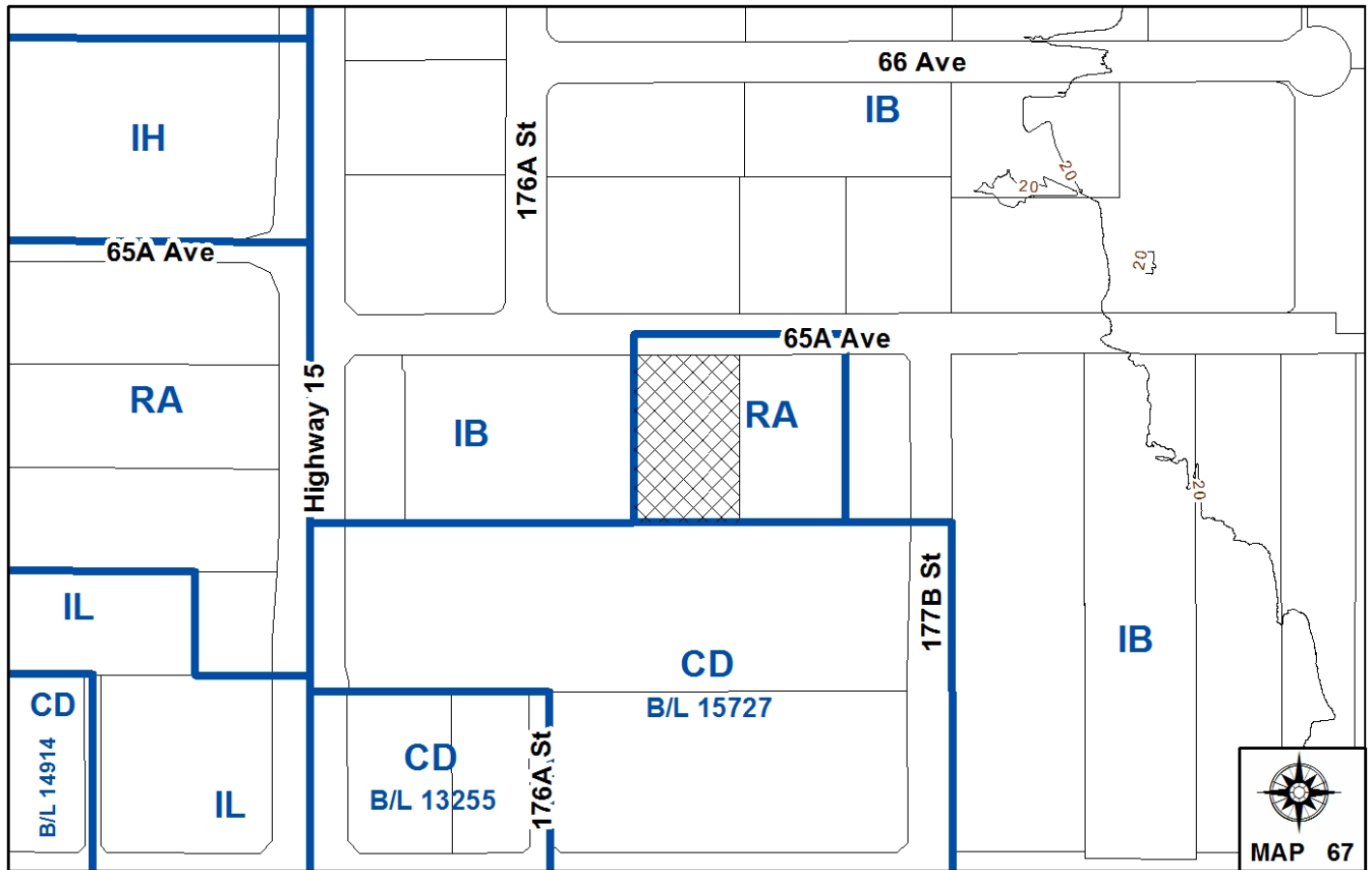


PROPOSAL:

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

in order to allow the construction of an industrial building and to relax setbacks.

LOCATION: 17690 - 65A Avenue
OWNER: Bayshore Canada Ventures ULC. Inc.
ZONING: RA
OCP DESIGNATION: Industrial
LAP DESIGNATION: Business Park



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

- Seeking relaxation to the front (north) yard setback.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Cloverdale Local Area Plan.
- The form and character of the building reflects the business park character established in this area. The building features high quality, durable materials and substantial glazing.
- The proposal supports the City's Economic Development and Employment Land Strategies.
- The reduced front (north) yard setback brings the building closer to the street giving it a more street-oriented expression.

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. 7914-0002-00 generally in accordance with the attached drawings (Appendix II)
3. Council approve Development Variance Permit No. 7914-0002-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IB Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) 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;

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has been requested to provide comments on the proposal.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 65A Avenue):	Multi-tenant industrial building and vacant land	Industrial	IB
East:	Single family residential	Industrial	RA
South:	Mixed use commercial shopping centre	Commercial	CD By-law 15727
West :	Mixed multi-tenant industrial buildings	Industrial	IB

DEVELOPMENT CONSIDERATIONS

- The subject site is located on 65A Avenue between Highway No. 15 and 177B Street in the North Cloverdale Industrial area. The property is designated Industrial in the Official Community Plan, zoned "One-Acre Residential Zone (RA)" and is 4,252 square metres (1 acre) in size.
- The surrounding lots are predominantly zoned "Business Park Zone (IB)" with the exception of the subject lot and the neighbouring lot to the east (17714-65A Avenue).
- The applicant is requesting rezoning from "Residential Acreage Zone (RA)" to "Business Park Zone (IB)" to construct a 2,691.4-square metre (28,970 sq. ft.) mixed industrial business park building, with a caretaker's residence.
- In conjunction with the rezoning, the applicant has also requested a Development Permit to regulate the form and character of the development, and a Development Variance Permit to relax the front yard setback (see By-law Variance section).
- The proposed development complies with the Industrial designation in the Official Community Plan (OCP) and with the surrounding IB-zoned area.
- The floor area ratio (FAR) based on the 4,252- square metre (1.05 acre) site is 0.64 and the lot coverage is 31%. The proposal is within the 0.75 FAR and 60% lot coverage permitted in the IB Zone.
- There is an existing single family dwelling on the subject property. Prior to final adoption of the rezoning by-law, the dwelling is to be removed to the satisfaction of the Building Division.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property, and pre-notification letters were mailed on February 26, 2014. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- Two vehicle access locations to the site from 65A Avenue are proposed, one on the west side of the building which will be primarily for customers, and one on the east side of the building which will be primarily for industrial trucks and employees' vehicles.
- The building is proposed to be constructed using tilt-up concrete panels, painted grey. The applicant has incorporated substantial walls of aluminum wood grain siding, as well as glazing at the front reception as well as the westerly building entries. Glass and steel canopies are proposed over the building entries on the west and north elevations of the building.
- The east elevation of the building has a utilitarian façade, as it incorporates the loading doors and truck movement area for the intended businesses. Second storey windows have been proposed, and the loading areas have been defined with a darker grey painted accent banding.
- The unique feature of this industrial development is the inclusion of a third storey, three-bedroom caretaker suite. There was initial consultation with the Building Division to ensure that the BC Building Code could be satisfied and the final Code details will be discussed during the plan review at the building permit stage.
- The proposed caretaker's suite is 140m² (1,500 sq. ft.) in size which meets the maximum allowable floor area of a caretaker suite under the IB Zone.
- The caretaker suite will provide building security during the evening hours. Architecturally, it changes the plane of the building and provides additional height variation along the east and west façade.
- The proposed business park uses will require a total of 45 parking spaces based on the future tenancy of the building. A total of 47 parking spaces stalls have been proposed on site. The parking spaces on the west side of the building have been defined with a stamped concrete apron to break the expanse of the asphalt. Additional parking spaces have been provided on the east side of the building, in between the loading bays.
- The applicant has proposed individual channel letter signage for each business. A 3.1-metre (10-foot) high free-standing sign is proposed 2.0 metres (6.6 ft.) off the property line west of the easterly driveway. This proposed sign incorporates the aluminum wood grain siding used on the building, and provides space for up to 16 tenants. The height and location of the proposed free-standing sign comply with the requirements of the Sign By-law.
- Generous landscaping is proposed between the building and the 65A Avenue road frontage. The proposed landscaping consists of ornamental grasses and roses, with deciduous and coniferous shrubs and trees. In addition, the applicant has proposed perimeter landscaping

which incorporates both trees and shrubs.

TREES

- The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Cherry	1	1	0
Total	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees		16	
Contribution to the Green City Fund		n/a	

- There is only one mature tree on the site, a 50cm Cherry tree which is located in the proposed building envelope and must be removed to allow for the building construction.
- As part of the Development Permit requirements, the applicant has submitted a landscaping plan, which includes tree planting. The new trees on the site will consist of a variety of tree species including 3 *Cornus Florida "Rubrum"* (red flowering dogwood), 11 *Acer Rubrum "Bowhall"* (Bowhall Red Maple) and 2 *Chamea Cyparis Nootkatensis "Pendula"* (Weeping Nootka Cypress).

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 6, 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)	• Located within an existing industrial business park.
2. Density & Diversity (B1-B7)	• Proposed FAR of 0.63 . The development will include office uses, industrial uses and a caretaker suite.
3. Ecology & Stewardship (C1-C4)	• The project proposes to incorporate natural landscaping and permeable pavement. A total of 16 new trees will be planted on the site.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The proposed development includes pedestrian specific lighting and preferred carpool parking spaces.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> An accessible parking stall is proposed at the north end of the building, closest to the main reception entrance to the second floor. The building has been sited to maximize visibility to the parking area from the fronting street.
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> n/a

ADVISORY DESIGN PANEL

This project was not referred to the Advisory Design Panel. The design was reviewed by Planning staff and suggestions have been incorporated in the drawings attached to Appendix II.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the front yard setback of the IB Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.).

Applicant's Reasons:

- The siting of the building 5.0 metres from the front property line increases the truck maneuvering at the rear of the building, and maximizes the footprint of the building.

Staff Comments:

- Planning encourages the siting of buildings closer to the street to improve the overall aesthetics of the streetscape. Landscaping has been provided between the north face of the building and the sidewalk, and the north elevation is well articulated including the third storey caretaker's suite which is a visual asset to this building.
- 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
Appendix III.	Engineering Summary
Appendix IV	Development Variance Permit No. 7914-0002-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Krahn Engineering and C. Kavolinas and Associates respectively, dated April 29, 2014 and October 2013.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/da

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DRV 7/3/14 1:56 PM

Information for City Clerk

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

1. (a) Agent: Name: Ahmed Ibrahim
 c/o Krahn Engineering Ltd.
 Address: 34077 - Gladys Avenue, Unit 400
 Abbotsford, BC V2S 2E8

 Tel: (604)853-8831
 Fax: (604)853-1580

2. Properties involved in the Application
 - (a) Civic Address: 17690 - 65A Avenue

 - (b) Civic Address: 17690 - 65A Avenue
 Owner: Bayshore Canada Ventures ULC Inc.
 PID: 007-120-851
 Lot 3 Block 3 Section 17 Township 8 New Westminster District Plan 1939

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Application is under the jurisdiction of MOTI.

 - (c) Proceed with Public Notification for Development Variance Permit No. 7914-0002-00 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 the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		4,252m ²
Road Widening area		
Undevelopable area		
Net Total		4,252m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	30.9%
Paved & Hard Surfaced Areas		59.4%
Total Site Coverage		90.3%
SETBACKS (in metres)		
Front	7.5m	5m*
Rear	7.5m	12.73m
Side #1 (W)	7.5m	14.9m
Side #2 (E)	7.5m	16.02m
BUILDING HEIGHT (in metres/storeys)		
Principal	12m	12m
Accessory	6m	n/a
NUMBER OF RESIDENTIAL UNITS	1	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		1
Total		
FLOOR AREA: Residential	140 m ²	140 m ²
FLOOR AREA: Commercial		
Retail		371.8 m ²
Office		1,307.5 m ²
Total		
FLOOR AREA: Industrial	3,049 m ²	867.5 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,189 m ²	2,691.5 m ²

* Variance requested.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.75	0.63
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	35	36
Industrial		9
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	2	2
Residential Visitors		
Institutional		
Total Number of Parking Spaces	45	47
Number of disabled stalls		1
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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Appendix II

NO.	DATE	ISSUED FOR	DESCRIPTION
1	12/10/16	ISSUE FOR DEVELOPMENT PERMIT	
2	28/04/14	RE ISSUED FOR DP	

ISSUES AND REVISIONS

SEAL

BAYSHORE VENTURES MULTI-TENANT BUILDING

17690 65A AVENUE, SURREY B.C.

ARCHITECT
BROCK CROOME ARCHITECT
210 - 1311 KOOTENAY STREET
VANCOUVER, B.C. V6K 4Y3
CANADA
CONTACT: AHMED BRAHIM

CIVIL ENGINEER
KM CIVIL CONSULTANTS LTD.
400 - 3477 GLADYS AVENUE
ABBOTSFORD, B.C. V2S 6E8
CANADA
CONTACT: STEWART MCGREGOR

LANDSCAPE ARCHITECT
C. KAVOLINAS & ASSOCIATES INC.
2462 JONQUIRE COURT
ABBOTSFORD, B.C. V2S 6E8
CANADA
CONTACT: CLARK KAVOLINAS

ARCHITECTURAL
3.2 REFLECTED CEILING PLANS
A0.0 COVER SHEET
A2.0 SITE PLAN
A2.1 CONTEXT PLAN
A2.2 SITE DETAILS
A3.0 FLOOR PLANS
A3.1 ROOF PLAN
A4.0 ELEVATIONS
A4.1 STREET ELEVATION
A5.0 SECTIONS
A6.0 SIGNAGE DETAILS

CIVIL
C1.0 PRELIMINARY SITE GRADING PLAN
C2.0 PRELIMINARY SITE SERVICING PLAN

LANDSCAPE
TR1.0 TREE LOCATION/RETENSION PLAN
L2.0 LANDSCAPE PLAN



BROCK CROOME ARCHITECT
210 - 1311 KOOTENAY STREET
VANCOUVER, B.C. V6K 4Y3
T: 604-683-8281 F: 604-683-1288 WWW.KRAHN.CO.UK

PROJECT NAME
**BAYSHORE VENTURES
MULTI-TENANT BUILDING**

PROJECT ADDRESS
17690 65A AVENUE, SURREY B.C.

DRAWING TITLE
COVER SHEET

SCALE

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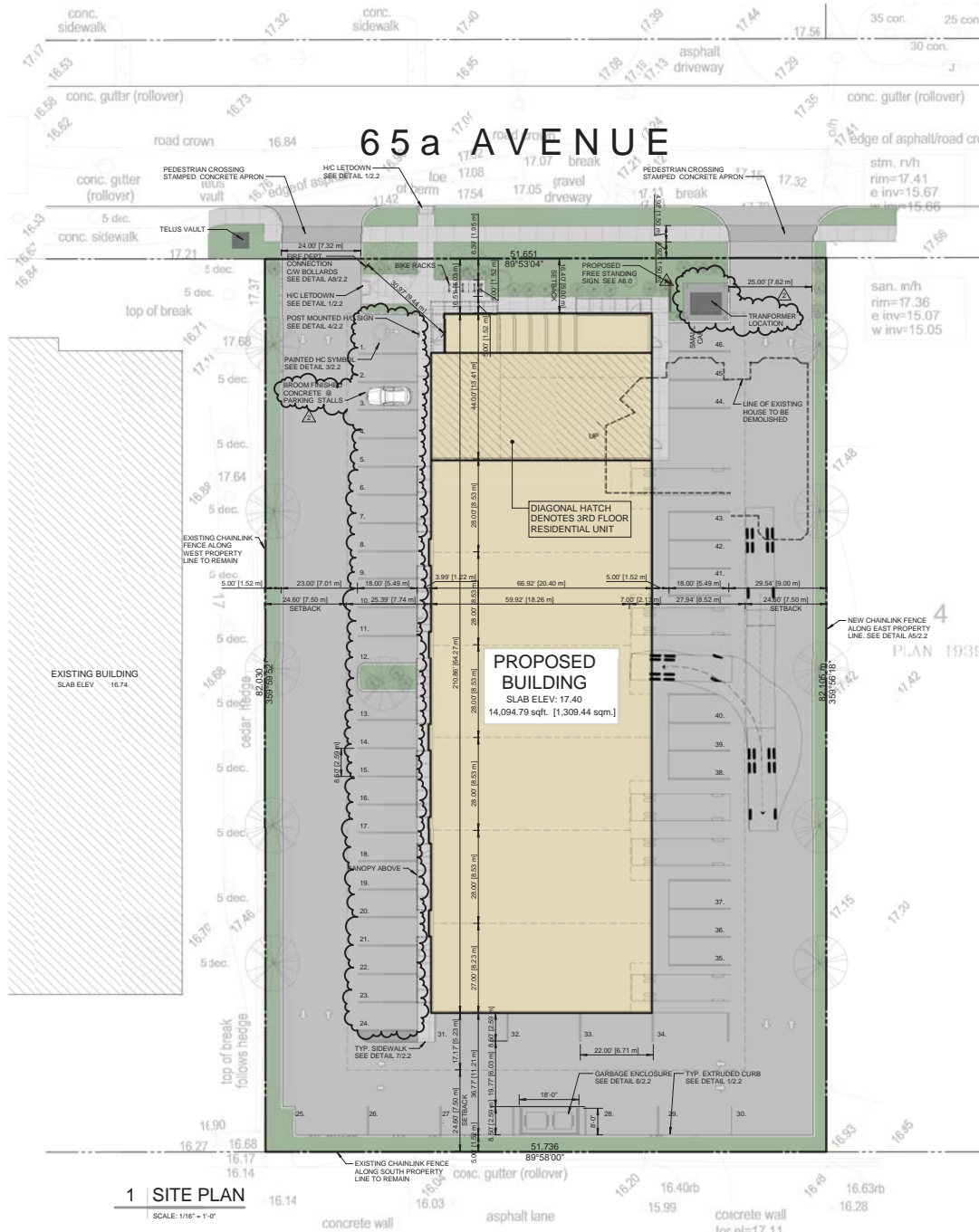
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PROJECT NO.: A11365

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A0.0

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1 | SITE PLAN
SCALE: 1/16" = 1'-0"

**CITY OF SURREY
ZONING BYLAW ANALYSIS**

1. ZONING:	BUSINESS PARK ZONE (B9)
2. SITE AREA:	0.43ha [1.05ac = 45,734 ft. sq. = 4,248.8m ²]
3. SITE COVERAGE:	PROPOSED BUILDING: 14,094.79sq.ft. ACTUAL SITE COVERAGE: 20.81% ALLOWABLE SITE COVERAGE: 60%
4. MAXIMUM HEIGHT:	12.0m (40' - 0") ACTUAL HEIGHT: 12.0m (40' - 0")
5. SETBACKS:	FRONT YARD: 7.5m (25.0ft) REAR YARD: 7.5m (25.0ft) SIDE YARD STREET: 7.5m (25.0ft) SIDE YARD: 7.5m (25.0ft) <small>*ONE SIDE YARD MAYBE REDUCED TO 3.0m (10.0ft) IF THE SIDE YARD ADJUTS LAND WHICH IS COMMERCIAL OR INDUSTRIAL ** PROPOSED FRONT SETBACK 6.0m(20.0) AS SUPPORTED BY CITY PLANNING.</small>
6. LANDSCAPING:	ALL LANDSCAPING TO SURREY ZONING BYLAW. SEE LANDSCAPING PLANS FOR DETAILS.
7. PARKING:	INDUSTRIAL SPACE (INCLUDING ANCILLARY OFFICE): 1 STALL PER 1,075 sq.ft. OFFICE SPACE: 3 STALLS PER 1,075 sq.ft. - MAIN FLOOR 2 STALLS PER 1,075 sq.ft. - SECOND FLOOR RETAIL SPACE: 1 ≤ 372 sq metres (4,000 sq ft.) GROSS FLOOR 2.75 STALLS FOR EVERY 100 sq metres (1,075 sq.ft.) OF GROSS FLOOR AREA ii. 373 sq.m. - 4,845 sq.m. (4,001 - 50,000 sq ft.) 3 STALLS PER 100 sq.m. iii. > 4645 sq.m. (50,000 sq ft.) 5.5 STALLS PER 100 sq.m. (1,075 sq ft.) WITH A MIN OF 139
AREA	
FLOOR AREA	
PARKING SPACES	DWELLING UNIT: 2 SPACES PER DWELLING UNIT INDUSTRIAL SPACE (70% MAIN FLOOR) -7.31 RETAIL SPACE (20% MAIN FLOOR) -13.27 OFFICE (SECOND FLOOR) -22.93 DWELLING UNIT -2 TOTAL PARKING REQUIRED -46 (45.61) TOTAL PARKING PROVIDED -46 PARKING SPACE SIZE: TYP. SPACE (23 AISLE) -2.6m x 5.5m (8.50' x 18.0') SMALL CAR (UP TO 30%) -2.6m x 4.5m (8.50' x 15.0') TTP- H/C SPACE (23 AISLE) -3.7m x 5.5m (12.0' x 18.0')

CIVIC ADDRESS 17690 65A AVENUE, SURREY, B.C. P.I.D. 007-120-851
LEGAL DESCRIPTION LOTS 3, BLOCK 3, SECTION 17, TOWNSHIP 8, N.W.D. PLAN 1939

BROCK CROOME ARCHITECT
490-10477 GLADYS AVENUE, ABBOTSFORD B.C. V3S 2S8
TEL: 604.855.1100 WWW.KRAHN.COM

PROJECT NAME
**BAYSHORE VENTURES
MULTI-TENANT BUILDING**

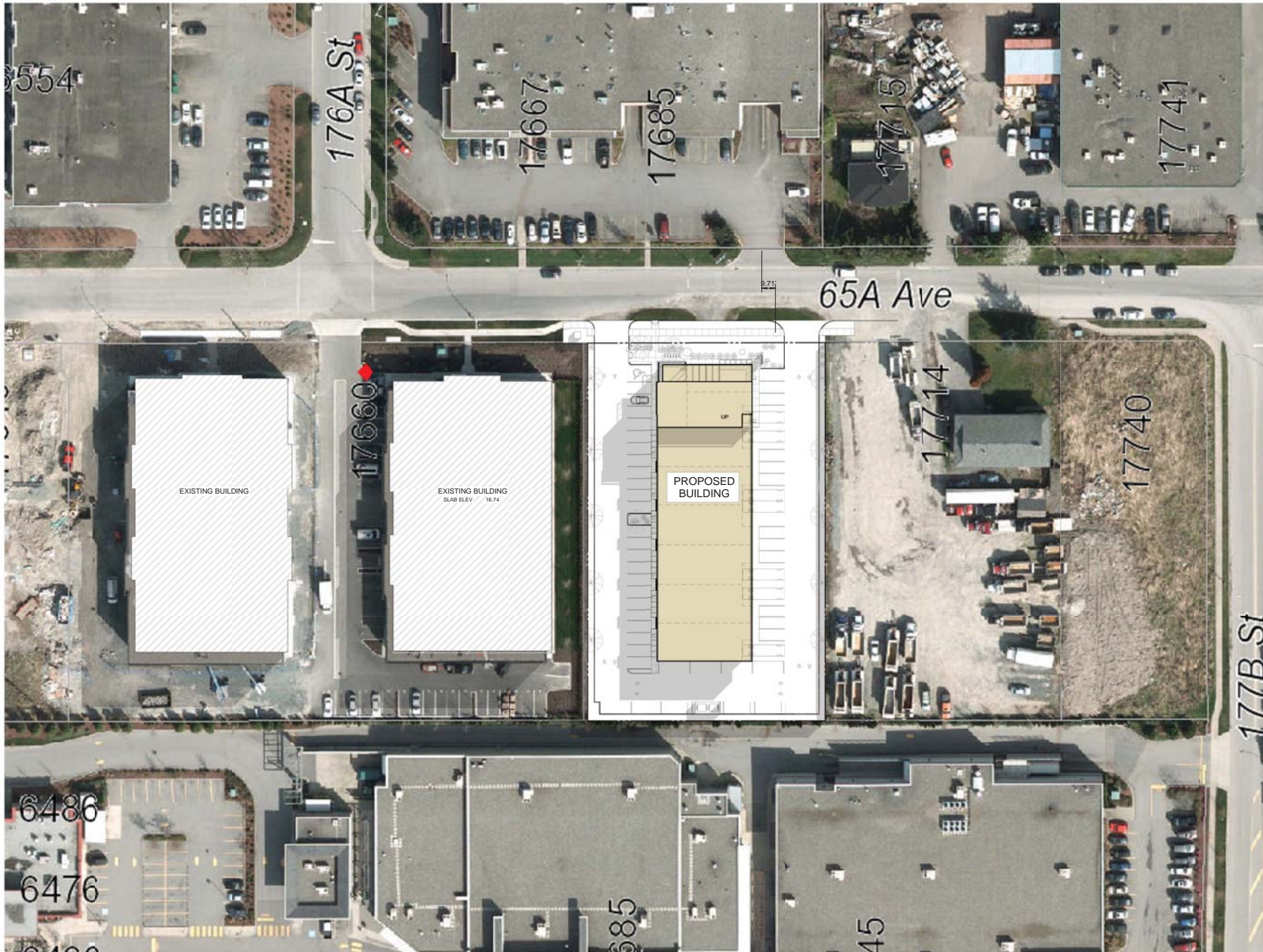
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SITE PLAN

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CHECKED: AI
PROJECT NO: A11359
DRAWING NO:

A2.0

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1 CONTEXT PLAN

SCALE: 1" = 30'-0"



ABBOTSFORD OFFICE
 215-1257-2210 / 1000 AVENUE ABBOTSFORD B.C. V3S 2G4
 VANCOUVER OFFICE
 215-1251 / 1211 HORTON STREET VANCOUVER B.C. V6R 4V3
 E: 215-228-5257 F: 604-263-1200 WWW.KRAHN.COM

NO.	DATE	YAMD	DESCRIPTION
2	2024/14		RE ISSUED FOR O.P.
1	2023/06		SUBJECT FOR DEVELOPMENT PERMIT

ISSUES AND REVISIONS

SEAL

BROCK CROOME ARCHITECT
 400-3427 GLADYS AVENUE ABBOTSFORD B.C. V3S 2G3
 T: 604-853-8833 F: 604-853-1200 WWW.BROCKCROOME.COM

PROJECT NAME

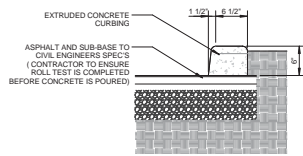
**BAYSHORE VENTURES
 MULTI-TENANT BUILDING**

PROJECT ADDRESS
17690 65A AVENUE, SURREY B.C.

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CONTEXT PLAN

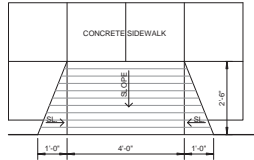
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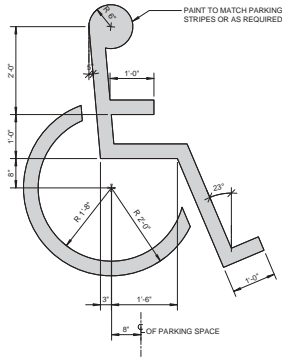
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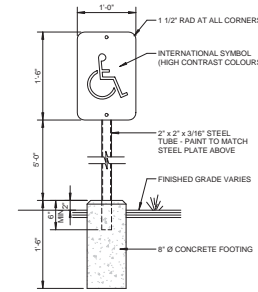
2 H/C LETDOWN

SCALE: 1" = 1'-0"



3 H/C SIGN PAINTED

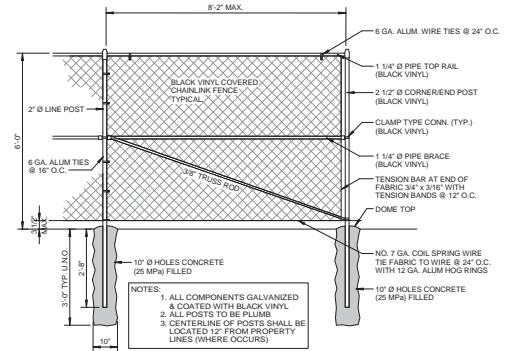
SCALE: 3/4" = 1'-0"



- NOTE:**
- SIGN SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE
 - SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6" FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEAR
 - MOUNT SIGN ON COLUMN OR WALL AT SIM. CONDITION
 - WHERE SIGN IS PLACED IN PAVED AREA AT PARKING STALLS, PROVIDE PRE-CAST BUMPER

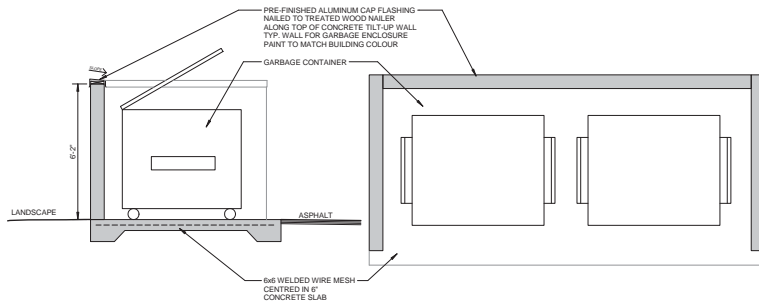
4 POST MOUNTED H/C SIGN

SCALE: 1" = 1'-0"



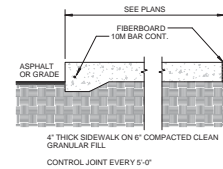
5 TYPICAL CHAINLINK FENCE

SCALE: 1/2" = 1'-0"



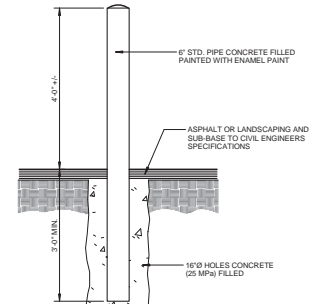
6 GARBAGE ENCLOSURE

SCALE: 3/8" = 1'-0"



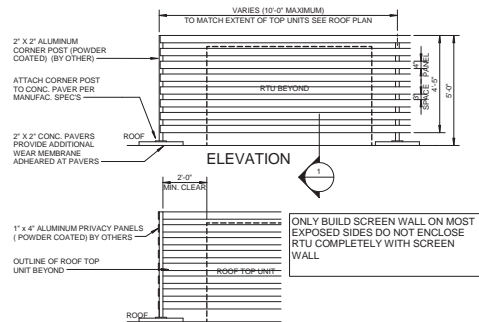
7 SIDEWALK DETAIL

SCALE: 1" = 1'-0"



8 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



9 ROOF TOP SCREENING

SCALE: 3/8" = 1'-0"

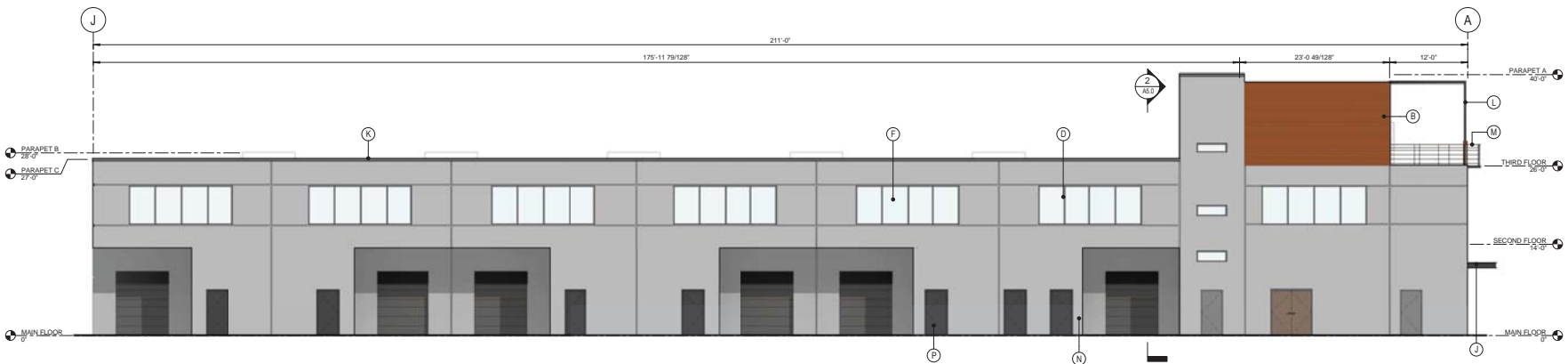
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ISSUES AND REVISIONS

SCALE:



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CHECKED	AI
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DRAWING NO.	



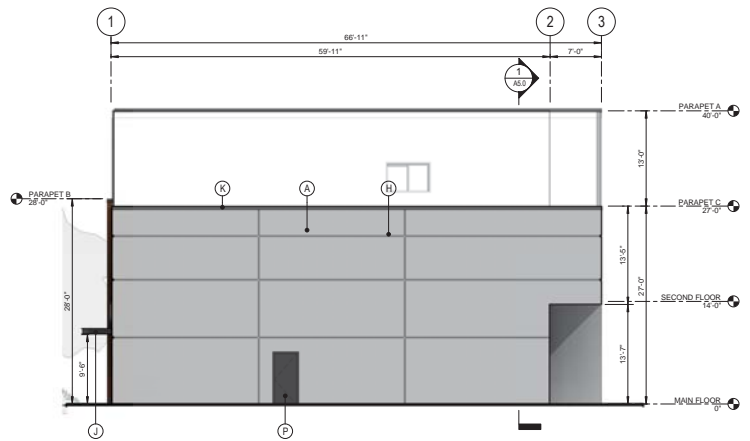
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COLOUR LEGEND

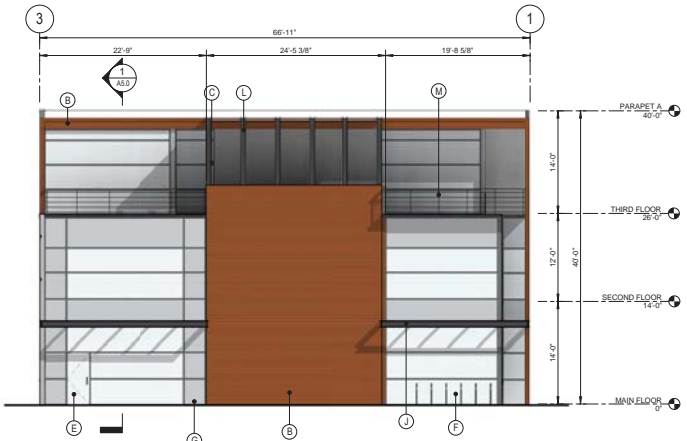
- C1 CONCRETE TILT PANEL
BENJAMIN MOORE - SIDWALK GRAY 2133-60
- B ALUMINUM WOOD GRAIN SIDING
LONGBOARD PRODUCTS - LIGHT CHERRY 1406/01-716
- F FLASHING
BENJAMIN MOORE - WHALE GRAY 2134-40
- G CANOPY STEEL / GUARDRAIL
BENJAMIN MOORE - FRENCH BERET 1619
- C5 GLAZING
LIGHT GRAY
- C6 SPANDREL GLAZING
DARK GRAY

MATERIAL LEGEND

- A CONCRETE TILT PANEL
- B ALUMINUM WOOD GRAIN SIDING
- C PRE-FINISHED EXTRUDED ALUMINUM CURTAIN WALL
- D PRE-FINISHED EXTRUDED ALUMINUM STOREFRONT - CLEAR ANODIZED FINISH
- E PRE-FINISHED EXTRUDED ALUMINUM GLAZED STOREFRONT DOOR
- F CLEAR GLAZING
- G SPANDREL GLAZING
- H CONCRETE REVEAL
- J GLASS CANOPY ON STEEL C-CHANNEL
- K PRE-FINISHED ALUMINUM FLASHING
- L RIBBED STEEL CANOPY C/W GLASS ROOF
- M STEEL GUARDRAIL
- N PRE-FINISHED OVERHEAD DOOR
- P PRE-FINISHED METAL DOOR AND FRAME



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DATE	ISSUED FOR	DESCRIPTION
1	12/10/20	ISSUED FOR DEVELOPMENT PERMIT	
2	2/20/21	RE ISSUED FOR DP	

ISSUES AND REVISIONS

SEAL:

BROCK CROOME ARCHITECT
400-3427 GLADYS AVENUE, ABBOTSFORD, B.C. V3S 2K3
T: 604-852-8221 F: 604-852-1202 WWW.KRAHN.COM

PROJECT NAME

**BAYSHORE VENTURES
MULTI-TENANT BUILDING**

PROJECT ADDRESS
17690 65A AVENUE, SURREY B.C.

DRAWING TITLE
ELEVATIONS

SCALE	As Indicated
DRAWN	JD
CHECKED	AI
PROJECT NO.	A11355
DRAWING NO.	

A4.0

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1 | STREET ELEVATION

SCALE: 1" = 10'-0"

NO.	DATE	ISSUED FOR	DESCRIPTION
1	12/15/20	ISSUE FOR DEVELOPMENT PERMIT	
2	2/26/21	RE ISSUED FOR O.P.	

ISSUES AND REVISIONS

SEAL



BROCK CROOME ARCHITECT
400 - 3427 GLADYS AVENUE, ABBOTSFORD, B.C. V5S 2B3
T: 604-853-8811 F: 604-853-1053 www.krahn.com

PROJECT NAME

**BAYSHORE VENTURES
MULTI-TENANT BUILDING**

PROJECT ADDRESS
17690 65A AVENUE, SURREY B.C.

DRAWING TITLE
STREET ELEVATION

SCALE: 1" = 10'-0"
DRAWN: AD
CHECKED: AJ
PROJECT NO.: A11365
DRAWING NO.

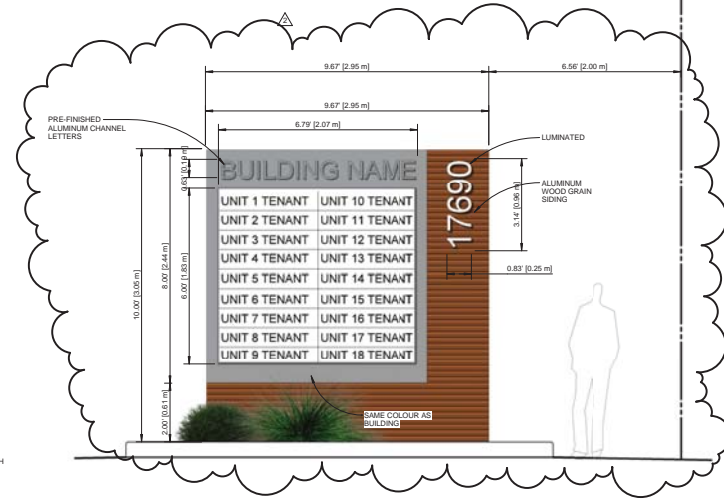
A4.1

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**CITY OF SURREY
SIGN BYLAW ANALYSIS**

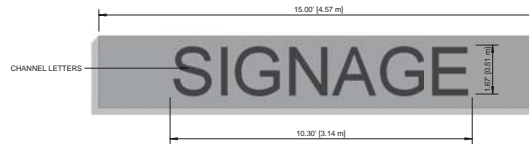
1. ZONE:	COMMERCIAL/INDUSTRIAL
2. FREE-STANDING SIGNS:	
QUANTITY	1
SETBACK	2m [6.56 ft.]
SIGNAGE AREA (FOR DOUBLE FACED SIGNS)	
ALLOWABLE:	20 sq.m. [300 sq.ft.]
PROPOSED:	8.06 sq.m. [86.83 sq.ft.]
COPY AREA	
ALLOWABLE:	50% [51.14 sq.ft.]
PROPOSED:	46.5 % [47.58 sq.ft.]
HEIGHT	
ALLOWED	15'-0" [4.57 m.]
PROPOSED	10'-0" [3.05 m.]
3. FASCIA SIGNS:	
QUANTITY	
MAIN FLOOR	6
SECOND FLOOR	NS
TOTAL	06
TYPE	INDIVIDUAL CHANNEL LETTERS
RATIO	1 sq.m. / 1m OF FRONTAGE
ALLOWABLE:	51.65 sq.m. [555.97 sq.ft.]
PROPOSED:	20.90 sq.m. [225 sq.ft.]
COPY AREA	
ALLOWABLE:	50% [225 sq.ft.]
PROPOSED:	46.86 % [103.20 sq.ft.]
PROJECTION	
ALLOWABLE:	0.5 m [1.6 ft.]
PROPOSED:	0.08 m [0.25 ft.]

NOTE:
ALL SIGNAGE LIGHTING TO COMPLY WITH BYLAW AND TO NOT INTERFERE WITH THE SAFE OPERATION OF A TRAFFIC CONTROL DEVICE OR WITH MOTORIST VISIBILITY



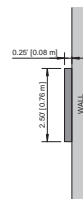
1 EAST ELEVATION - FREE STANDING SIGN

SCALE: 1/2" = 1'-0"



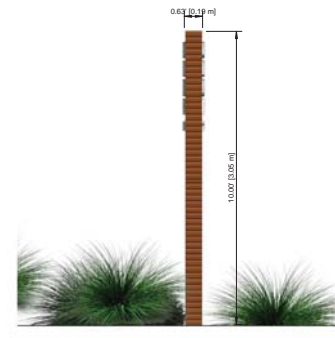
3 FRONT ELEVATION - FASCIA SIGN

SCALE: 1/2" = 1'-0"



4 SIDE ELEVATION - FASCIA SIGN

SCALE: 1/2" = 1'-0"



2 NORTH ELEVATION - FREE STANDING SIGN

SCALE: 1/2" = 1'-0"

NO.	DATE	ISSUED FOR	DESCRIPTION
1	12/15/20	ISSUE FOR DEVELOPMENT PERMIT	
2	2/26/21	RE-ISSUED FOR D.P.	

ISSUES AND REVISIONS

SEAL



BROCK CROOME ARCHITECT
400 - 3407 GLADYS AVENUE ABBOTSFORD B.C. V3S 3K3
T: 604-683-8331 F: 604-683-1333 WWW.KRAHN.COM

PROJECT NAME

**BAYSHORE VENTURES
MULTI-TENANT BUILDING**

PROJECT ADDRESS
17690 65A AVENUE, SURREY B.C.

DRAWING TITLE

SIGNAGE DETAILS

SCALE	As indicated
DRAWN	AGW/SL
CHECKED	AI
PROJECT NO.	A11395
DRAWING NO.	

A6.0

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ABBOTSFORD OFFICE
 755-1055 10TH AVENUE, ABBOTSFORD, B.C. V3S 2K4
 T: 604-853-1100 F: 604-853-1101 www.krahn.com

VANCOUVER OFFICE
 215 - 1311 NOTDMAN STREET, VANCOUVER, B.C. V6K 4Y3
 T: 604-682-8811 F: 604-682-1100 www.krahn.com



2 | NE PERSPECTIVE

SCALE:

NO.	DATE	ISSUED FOR	DESCRIPTION
1	2004/14	RE-ISSUED FOR DP	

ISSUES AND REVISIONS

SEAL



BROCK CROOME ARCHITECT
 400-3407 GLADYS AVENUE, ABBOTSFORD, B.C. V3S 2S3
 T: 604-853-8801 F: 604-853-1100 www.krahn.com

PROJECT NAME

**BAYSHORE VENTURES
 MULTI-TENANT BUILDING**

PROJECT ADDRESS
17690 65A AVENUE, SURREY B.C.

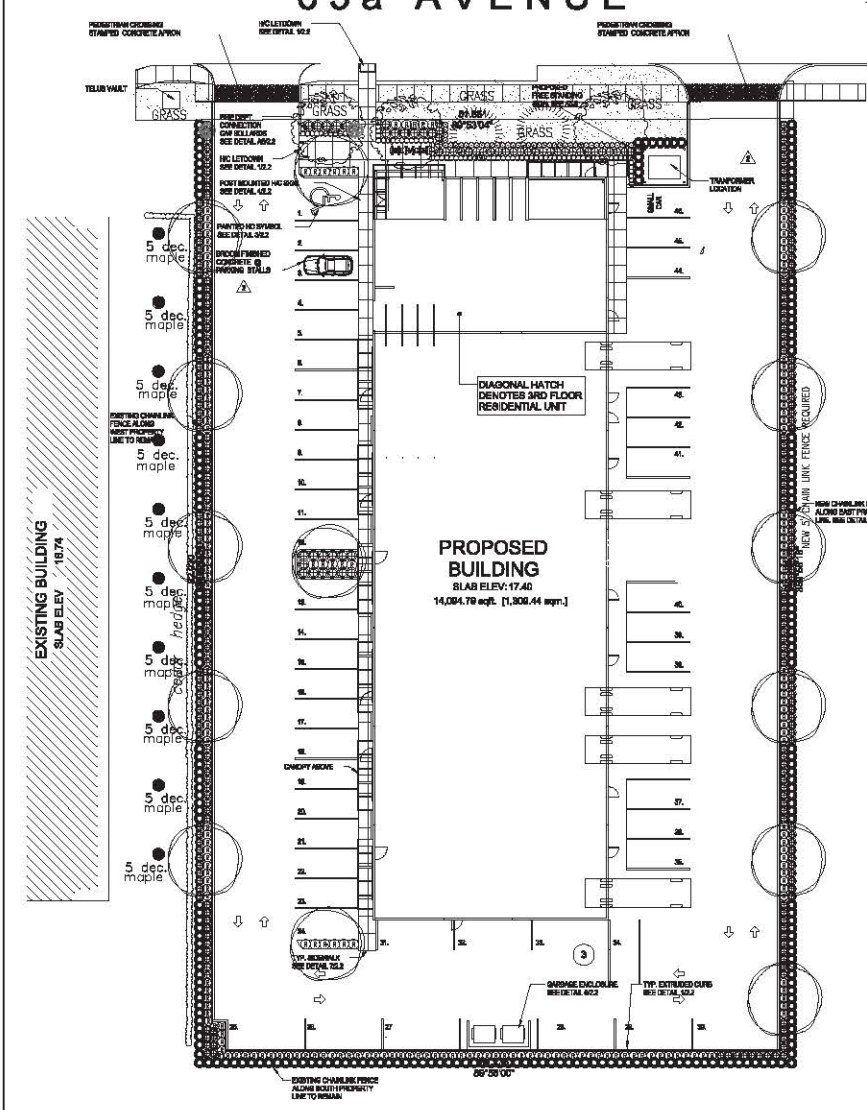
DRAWING TITLE
PERSPECTIVES

SCALE	Author
DRAWN	Author
CHECKED	Checker
PROJECT NO.	A11365
DRAWING NO.	

A9.0

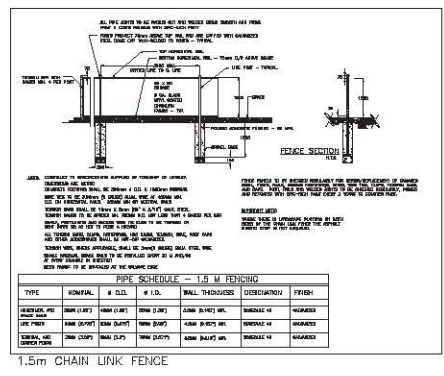
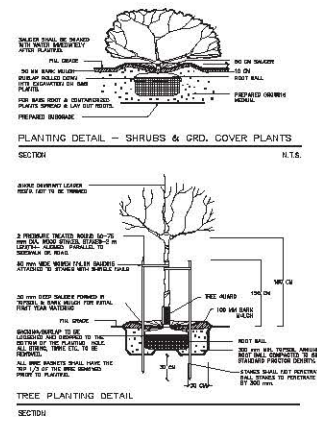
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65a AVENUE



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	14	6 CM. CAL.	AS SHOWN	B. & B.
	CHAMAECYPARIS NODI-CATENSIS 'PENDULA'	WEeping NODDCA CYPRESS	2	2.50 METERS	AS SHOWN	B. & B.
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	80	#3 POT	45 CM. O.C.	
○	ROSA MEDIALAND 'BOVICA'	MEDIALAND ROSE	195	#3 POT	90 CM. O.C.	
○	PRUNUS LAURDCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	244	#3 POT	65 M. O.C.	
○	FESCUE GLAUCA 'PEPIDALE BLUE'	PEPIDALE BLUE FESCUE	80	#3 POT	30 CM. O.C.	
○	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	FEATHER REDD GRASS	43	#3 POT	65 CM. O.C.	
	GRASS		160m2			
○	THALIA OCCIDENTALIS 'SMIRAGO'	EMERALD ARBORVITAE	202	1.80 METERS	65 M. O.C.	

- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SHOWN AS INDICATED BY THE LANDSCAPE SYMBOLS. 'LATEST OFFERS' CONTRACTORS SHALL BE CHECKED AS FOR 'LATEST OFFERS'. PLANT SIZES AND CONTAINER SIZES ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW EACH PLANT MATERIAL AVAILABLE FOR OFFER. REVIEW OF PLANTINGS MUST BE AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER WALKWAY AND PARKWAY VALLEYS. 'SUBSTITUTIONS' MUST BE APPROVED BY THE ARCHITECT PRIOR TO REQUEST FOR PROPOSALS. ALL SUBSTITUTIONS TO SPECIFIED MATERIAL, UNLESS OTHERWISE NOTED, SHALL ALLOW A MINIMUM OF TWO (2) ALTERNATE SIZES TO BE SUBMITTED FOR REVIEW. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE SYMBOLS.
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' NURSERY. ALL PLANT MATERIAL MUST BE DELIVERED TO THE PROJECT SITE WITH A 'DISEASE FREE' CERTIFICATION FROM THE NURSERY. ALL LANDSCAPE AND LUBRICATE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE 'NURSERY' STANDARDS.
 - MIN. CHAINS: SEAM DEPTH OVER PREPARED SURFACE SHALL BE:
 - LAWN AREAS: 300 mm
 - GRASSY COURT AREAS: 400 mm
 - DRIVE AREAS: 400 mm
 - TRUCK PAV: 300 mm
 - PAVING HOT SPALL: 300 mm
 - GRADING SYSTEM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE SYMBOLS FOR LEVELS 1 AND LEVEL 2. AERIAL CEMENT FOR AREAS OVER STRUCTURES WHERE THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1. MATERIAL, PROPERTIES AND WORK OF FINISHING MATERIAL COMPONENTS SHALL BE DONE OFF-SITE UNDER A VOUCHERED CONTRACTING PROCESS. PROPOSED GRADING SYSTEM SHALL BE TESTED BY A REGISTERED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE ENTIRE PROJECT SITE.
 - ON-SITE OR IMPORTED SOILS SHALL Satisfy THE REQUIREMENTS OF THE STANDARDS FOR SOILS. SOILS SHALL BE VENTILATED FREE FROM SALINITY, NITROGEN, HEAVY METAL PESTS, AND SOIL-BORING INSECTS. ALL PLANT MATERIALS SHALL BE FREE FROM DISEASE, PESTS, AND WEEDS. MATERIALS SHALL BE FREE FROM SOIL AND FERTILIZER RESIDUES.
 - ALL PLANTING SITES SHALL RECEIVE MIN. 50 MM BARE SOIL.
 - PLANT SPECIES AND VARIETIES NOT LISTED SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL CONDUCT ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING OR IN GOOD CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE SITE AND THE SITE TOGETHER IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



1.5m CHAIN LINK FENCE

FINISH SCHEDULE - 1.5 M FENCING					
TYPE	QUANTITY	UNIT	DATE	STATUS	REMARKS
FOUNDATION	4	NO.	11/13	COMPLETE	
FOUNDATION WALL	100	M	11/13	COMPLETE	
FOUNDATION FLOOR	100	M	11/13	COMPLETE	
FOUNDATION ROOF	100	M	11/13	COMPLETE	
FOUNDATION EXTERIOR	100	M	11/13	COMPLETE	



DATE	REVISION	NO.
JUL/14	REVISED SITE PLAN	2
MAR/14	REVISED SITE PLAN	1
DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.
 BCSEA OSHA
 2165 JENNIFER COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. GARY WEBER
 REM ENTERPRISES LTD.
 C/O ARNOLD ENGINEERING LTD.
 SUITE #400
 34077 GLADYS AVENUE
 ABBOTSFORD, B.C.
 804 833 8831

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 MULTI-TENANT BUILDING
 17800 - 65A AVENUE
 SURREY, B.C.

SCALE	SHEET
1:2000	007 OCT/13
DRAWN	0070
DATE	10/13
APP'D	16 MAR 1

PROJECT	JOB NO.
	0070
	0070

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

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

DATE: **July 2, 2014**

PROJECT FILE: **7814-0002-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 17690 65A Avenue**

REZONE

Works and Services

- construct south side of 65A Avenue to the 20.0 metre through local road standard and two driveways; and
- provide onsite stormwater management features to mitigate runoff and water quality impacts.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

sk

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0002-00

Issued To: Bayshore Canada Ventures ULC Inc.
("the Owner")

Address of Owner: 10688 KING GEORGE HWY
SURREY, BC V3T 2X3

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: 007-120-851
Lot 3 Block 3 Section 17 Township 8 New Westminster District Plan 1939
17690 65A Avenue

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 47 Business Park Zone (IB), the minimum front yard setback is reduced from 7.5 metres [25 ft.] to 5.0 metres [16 ft.].
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7914-0002-00(A) (the "Drawing") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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

1. ZONING: BUSINESS PARK ZONE (B)
2. SITE AREA: 0.43m² (1,006 sq ft) ± 4,248.8sq ft
3. SITE COVERAGE: 14.6% (1,006 sq ft) ± 4,248.8sq ft
ALLOWABLE SITE COVERAGE: 30.0%
ACTUAL SITE COVERAGE: 30.0%
4. ACTUAL HEIGHT: 12.0m (39' 4")
ALLOWABLE HEIGHT: 12.0m (39' 4")
5. SETBACKS:
FRONT YARD: 7.5m (25' 0")
SIDE YARD: 7.5m (25' 0")
REAR YARD: 7.5m (25' 0")
ONE SIDE YARD ABUTS LAND WHICH IS COMMERCIAL OR INDUSTRIAL IN USE.
ONE SIDE YARD ABUTS LAND WHICH IS COMMERCIAL OR INDUSTRIAL IN USE.
- PROPOSED FRONT SETBACK (4.0m) IS SUPPORTED BY CITY PLANNING.
6. LANDSCAPING: ALL LANDSCAPING TO SURREY ZONING BYLAW. SEE LANDSCAPING PLAN FOR DETAILS.
7. PARKING: INDUSTRIAL SPACE (INCLUDING ANCLAY OFFICE): OFFICE SPACE: 1,075 sq ft ± - MAIN FLOOR
2.75 STALLS PER 1,075 sq ft ± - SECOND FLOOR
RETAIL: 1,572 sq ft ± (1,075 sq ft) ± GROSS FLOOR
2.75 STALLS FOR EVERY 1,075 sq ft ± GROSS FLOOR AREA
1.375 STALLS PER 1,075 sq ft ± GROSS FLOOR AREA
1.375 STALLS PER 1,075 sq ft ± GROSS FLOOR AREA
WITH A MIN OF 138

TYPE	AREA (sq m)	AREA (sq ft)	STALLS
INDUSTRIAL SPACE (70% MAIN FLOOR)	753.0	8145.0	46
RETAIL SPACE (50% MAIN FLOOR)	753.0	8145.0	46
OFFICE (SECOND FLOOR)	1075.0	11580.0	46
DWELLING UNIT	1075.0	11580.0	46
TOTAL PARKING REQUIRED			46 (46.0)
TOTAL PARKING PROVIDED			46

CITY ADDRESS: 1700 65A AVENUE, SURREY, B.C. P.I.D. 097-120-851
LEGAL DESCRIPTION: LOT 3, BLOCK 3, SECTION 17, TOWNSHIP 6 N, W.D. PLAN 1939



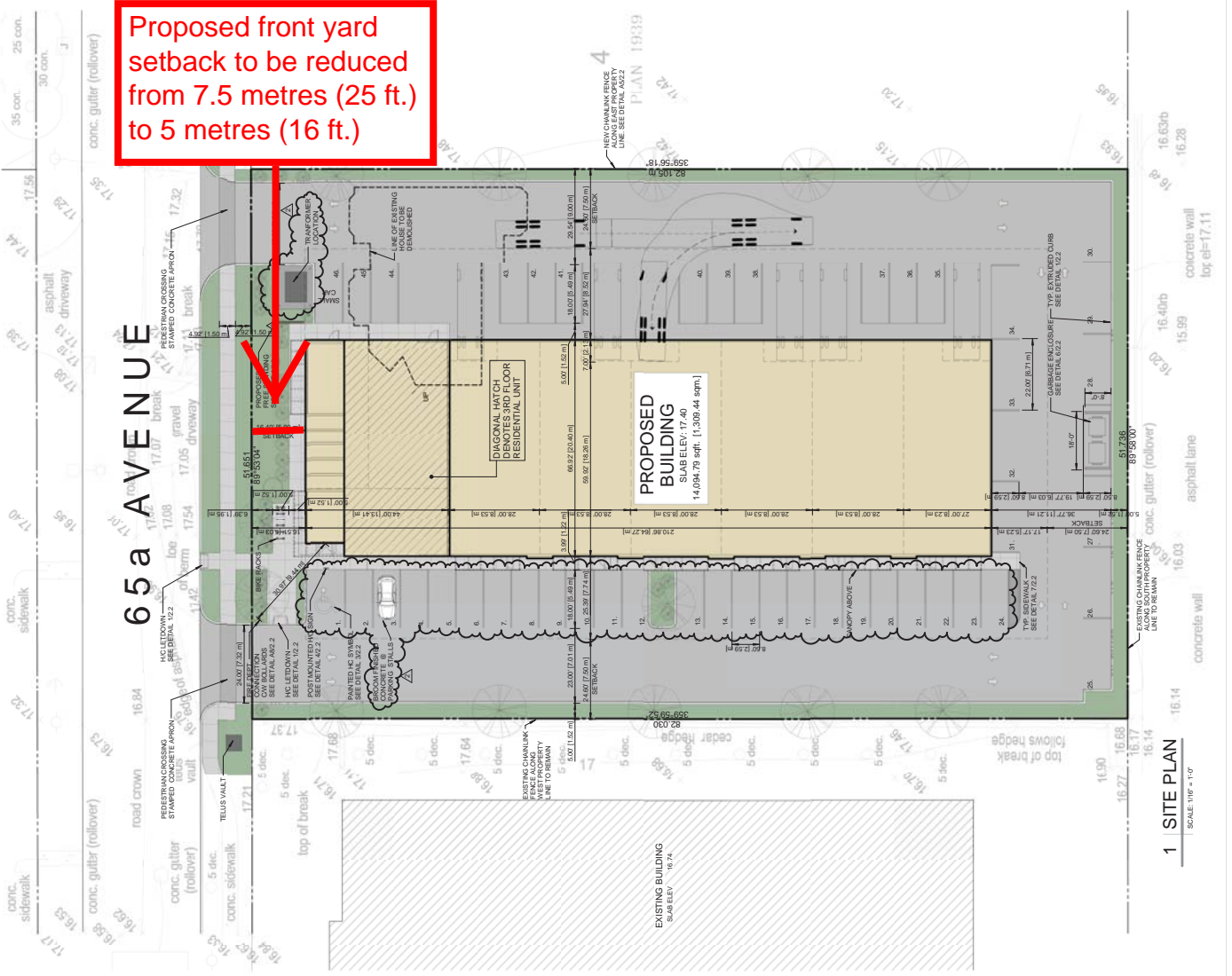
**BAYSHORE VENTURES
MULTI-TENANT BUILDING**

1700 65A AVENUE, SURREY B.C.

SITE PLAN

SCALE:	AS SHOWN
DRAWN:	AK
CHECKED:	AK
PROJECT NO.:	A11985
DRAWING NO.:	A2.0

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1 | SITE PLAN
SCALE: 1/8" = 1'-0"