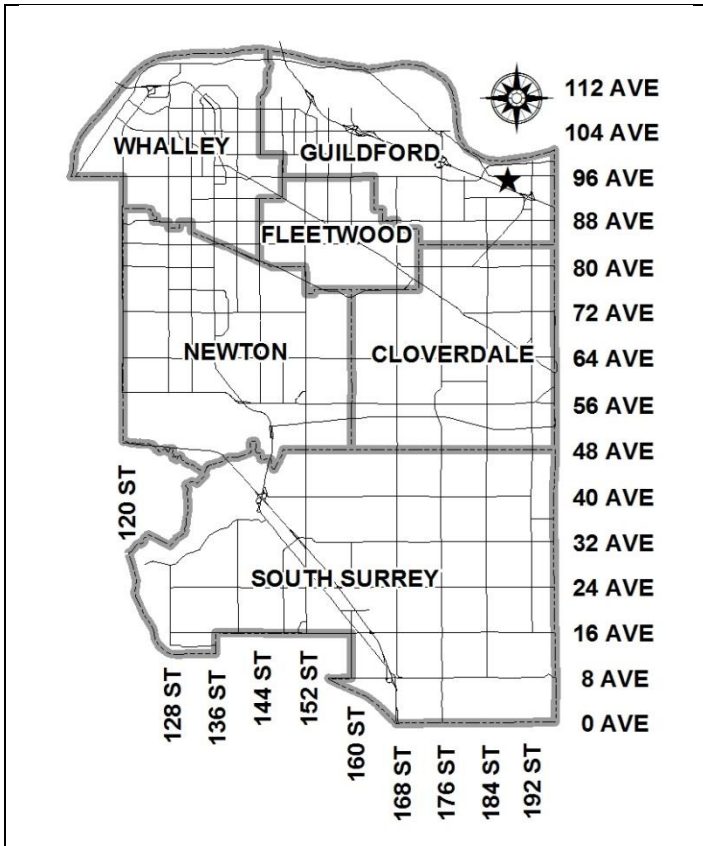


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0097-00

Planning Report Date: June 9, 2014



**PROPOSAL:**

- **Development Variance Permit** to vary the maximum lot coverage and minimum parking requirements.

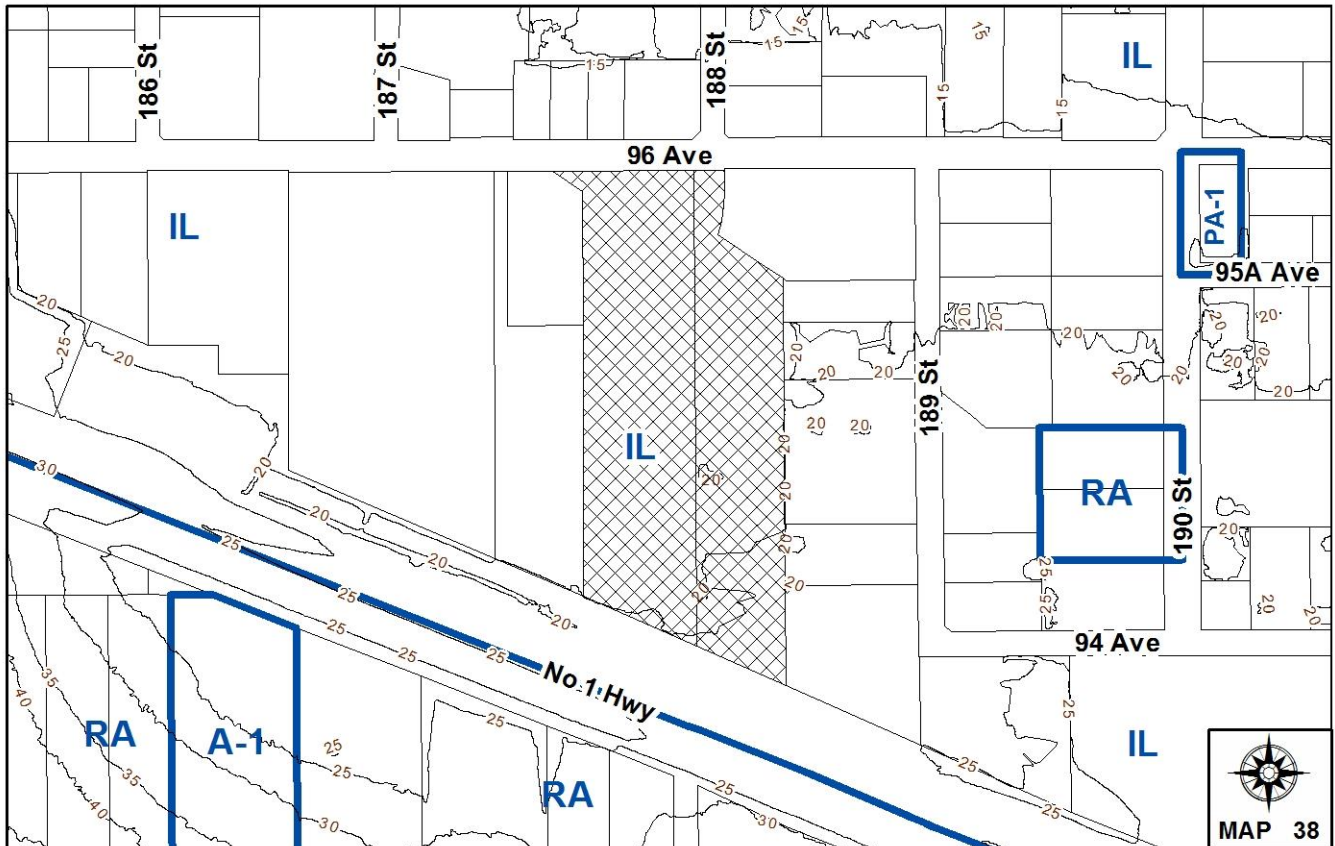
in order to permit the expansion of two industrial buildings.

**LOCATION:** 18788 and 18800 - 96 Avenue

**OWNER:** Jordan Enterprises Ltd.

**ZONING:** IL

**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed building addition on Lot B (18810 – 96 Avenue) requires relaxations to lot coverage and parking requirements.

### RATIONALE OF RECOMMENDATION

- The site has ample parking for future needs based on the mix of business types, and is along 96 Avenue, which is proposed to be a Future Frequent Transit Network within the draft OCP.
- The City's Transportation Section has reviewed the proposed parking provision and has no concerns.
- Approximately 22.4% of 18810 – 96 Avenue is considered undevelopable and is not included in the lot coverage calculations. This area is currently used for parking and drive aisles.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7914-0097-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum lot coverage of the IL Zone from 60% to 71% for Lot B (18810 - 96 Avenue); and
  - (b) to reduce the number of required off-street parking stalls from 165 stalls to 141 stalls for Lot B (18810 - 96 Avenue).
  
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) registration of a shared parking easement between the two properties at 18788 and 18810 - 96 Avenue.

**REFERRALS**

Engineering: The Engineering Department has no objection to the project.

**SITE CHARACTERISTICS**

Existing Land Use: Industrial park with a mix of businesses.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 96 Avenue):	Industrial park.	Industrial	IL
East:	Business park.	Industrial	IL
South (Across Highway No. 1):	Single family dwelling and acreage lots.	Suburban	RA
West:	Industrial park.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is designated Industrial in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)". The site abuts 96 Avenue to the north and Highway No. 1 to the south.
- The subject site consists of two properties (Lot A at 18788 – 96 Avenue and Lot B at 18810 - 96 Avenue), served by a single driveway access along 96 Avenue. The two properties are comprised of five industrial buildings (see Appendix II) approved under Development Permits Nos. 7903-0452-00, 7902-0244-00 and No. 7901-0124-00.
- The applicant is proposing additions to two buildings (Buildings C and E in Appendix II). For the subject application, no Development Permits are required as neither of the buildings is visible from 96 Avenue or Highway No. 1, however Lot B (18810 – 96 Avenue) requires a Development Variance Permit (DVP) to relax parking requirements and increase site coverage.
- Building C, located at 18810 – 96 Avenue (Lot B), is proposed to have a 1,443 square metre (15,500 sq. ft.) addition to the rear of the existing building for a total building area of 15,754 square metres (170,000 sq. ft.); The proposed addition is for the existing West Coast Moulding's factory, who is expanding their operations. The applicant proposes a Development Variance Permit (DVP) to increase the lot coverage and reduce the number of parking spaces for 18810 – 96 Avenue (Lot B). See By-law Variance and Justification for further details.
- Building E, located at 18788 – 96 Avenue (Lot A), is proposed to have a 2,044 square metres (22,000 sq. ft.) portion removed and a 5,234 square metre (56,337 sq. ft.) addition constructed. The proposed demolition and expansion is to make the building more attractive for new tenants as the existing tenant is relocating.
- The following table summarizes the building and site statistics of Lots A and B:

Lot Address	Lot Area	Undevelopable Area (Gas and Hydro ROW's)	Proposed Addition Area	Number of Buildings	Total Area of Buildings	Lot Coverage excluding Undevelopable Area	Lot Coverage including Undevelopable Area
<b>18788 – 96 Avenue Lot A (West)</b>	34,109 m <sup>2</sup> 8.43 acres	5,496.4 m <sup>2</sup> 1.36 acres	5,234 m <sup>2</sup> 56,337 sq. ft.	3	16,207 m <sup>2</sup> 174,447 sq. ft.	52.8%	48.7%
<b>18810 – 96 Avenue Lot B (East)</b>	26,021 m <sup>2</sup> 6.43 acres	3,629 m <sup>2</sup> 0.90 acres	1,447 m <sup>2</sup> 15,577 sq. ft.	2	15,754 m <sup>2</sup> 169,577 sq. ft.	70.4%	<b>60.6%</b>

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To increase lot coverage from 60% to 71% for Lot B (18810 – 96 Avenue).

**Applicant's Reasons:**

- The site is impacted by BC Hydro and BC Gas ROWs. Based on the gross site area, the proposed building addition results in a 60.6% lot coverage. As the Zoning By-law limits the lot coverage calculation to developable area only, the result is a 71% lot coverage. The neighbouring partner parcel has a lot coverage of 58.5% which is below the 60% allowed. When averaged out, the two parcels are below the 60% lot coverage over the gross site area.
- The existing buildings require limited onsite storage which allows for a higher lot coverage.

**Staff Comments:**

- The land is encumbered by approximately 4,178.9 square metres (1 acre) of BC Hydro and Teresan Gas right-of-ways, which are considered undevelopable areas and not included in calculation of lot coverage. The applicant has been using, and will continue to use, these undevelopable areas for parking of vehicles. If these lands were included in calculations, the lot coverage would meet the Zoning requirement.
- As part of the building permit application, the applicant will upgrade lands encumbered by the Teresan Gas right-of-way, which will allow these lands to be used for parking.
- Staff support the requested variance.

**(b) Requested Variance:**

- To reduce the number of required off-street parking spaces from 165 to 141 for Lot B (18810 – 96 Avenue).

**Applicant's Reasons:**

- Though Lot A has a shortfall of 24 parking spaces, Lot B has a surplus of 21 parking spaces.
- The two largest tenants on site have far more parking than they require. West Coast Moulding is a large scale manufacturer that is heavily automated. Parking requirements of one space per 100 square metres (1,075 sq. ft.) is intended for more small scale industrial uses.
- Kuhmo Tires has a large unit but only warehouses tires. As such they often only require four employees on the site.

**Staff Comments:**

- The applicant will register a parking easement with the neighbouring property (Lot A at 18788 - 96 Avenue) which has a surplus of 20 parking spaces. This will offset the shortfall of 23 parking spaces to a shortfall of only 3 spaces. An easement will be required prior to Final Approval to formalize a shared parking arrangement.
- The applicant has demonstrated many of the businesses have more parking spaces than are required.
- The site is located on 96 Avenue. Currently three buses routes access this location. The subject site is designated as a Future Frequent Transit Corridor in the draft OCP update.
- The City's Transportation Section has reviewed the proposed parking provisions and has no concerns.
- Staff support the proposed variances.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7914-0097-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/da

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# DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed Lot A (18810 – 96 Avenue)	Proposed Lot B (18788 – 96 Avenue)
LOT AREA* (in square metres)		34,109 m <sup>2</sup>	26,021 m <sup>2</sup>
Gross Total			
Road Widening area			
Undevelopable area		5,515 m <sup>2</sup>	4,426 m <sup>2</sup>
Net Total		28,594 m <sup>2</sup>	22,393 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)			
Buildings & Structures		16207/28594=57%	15771/22393=71%
Paved & Hard Surfaced Areas			
Total Site Coverage			
SETBACKS ( in metres)			
Front	7.5 m	17.287 m	9.08 m
Rear	7.5 m	10.5 m	0.584 m
Side #1 (East)	7.5 m or 0 m	0.0 m	7.871 m
Side #2 (West)	7.5 m or 0 m	0.0 m	2.28 m
BUILDING HEIGHT (in metres/storeys)			
Principal		9.144 m	9.144 m
Accessory			
NUMBER OF RESIDENTIAL UNITS			
Bachelor			
One Bed			
Two Bedroom			
Three Bedroom +			
Total			
FLOOR AREA: Residential			
FLOOR AREA: Commercial			
Retail			
Office			
Total			
FLOOR AREA: Industrial		18,016 sq.m.	16,457 sq.m
FLOOR AREA: Institutional			
TOTAL BUILDING FLOOR AREA			

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



**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed Lot A (18810 - 96 Avenue)</b>	<b>Proposed Lot B (18788 - 96 Avenue)</b>
DENSITY			
# of units/ha /# units/acre (gross)			
# of units/ha /# units/acre (net)			
FAR (gross)			
FAR (net)	1.0	0.487	0.704
AMENITY SPACE (area in square metres)			
Indoor			
Outdoor			
PARKING (number of stalls)			
Commercial			
Industrial	345 total	201	141
Residential Bachelor + 1 Bedroom			
2-Bed			
3-Bed			
Residential Visitors			
Institutional			
Total Number of Parking Spaces		201	141
Number of disabled stalls		2	5
Number of small cars		20	20
Tandem Parking Spaces: Number / % of Total Number of Units		0	0
Size of Tandem Parking Spaces width/length			

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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ISSUES:

NO.	DATE	ISSUE
1	APRIL 10, 2014	ISSUE FOR DVP

CONTRACTOR: TITAN CONSTRUCTION LTD.

STRUCTURAL CONSULTANT: kerkhoff Engineering Ltd.

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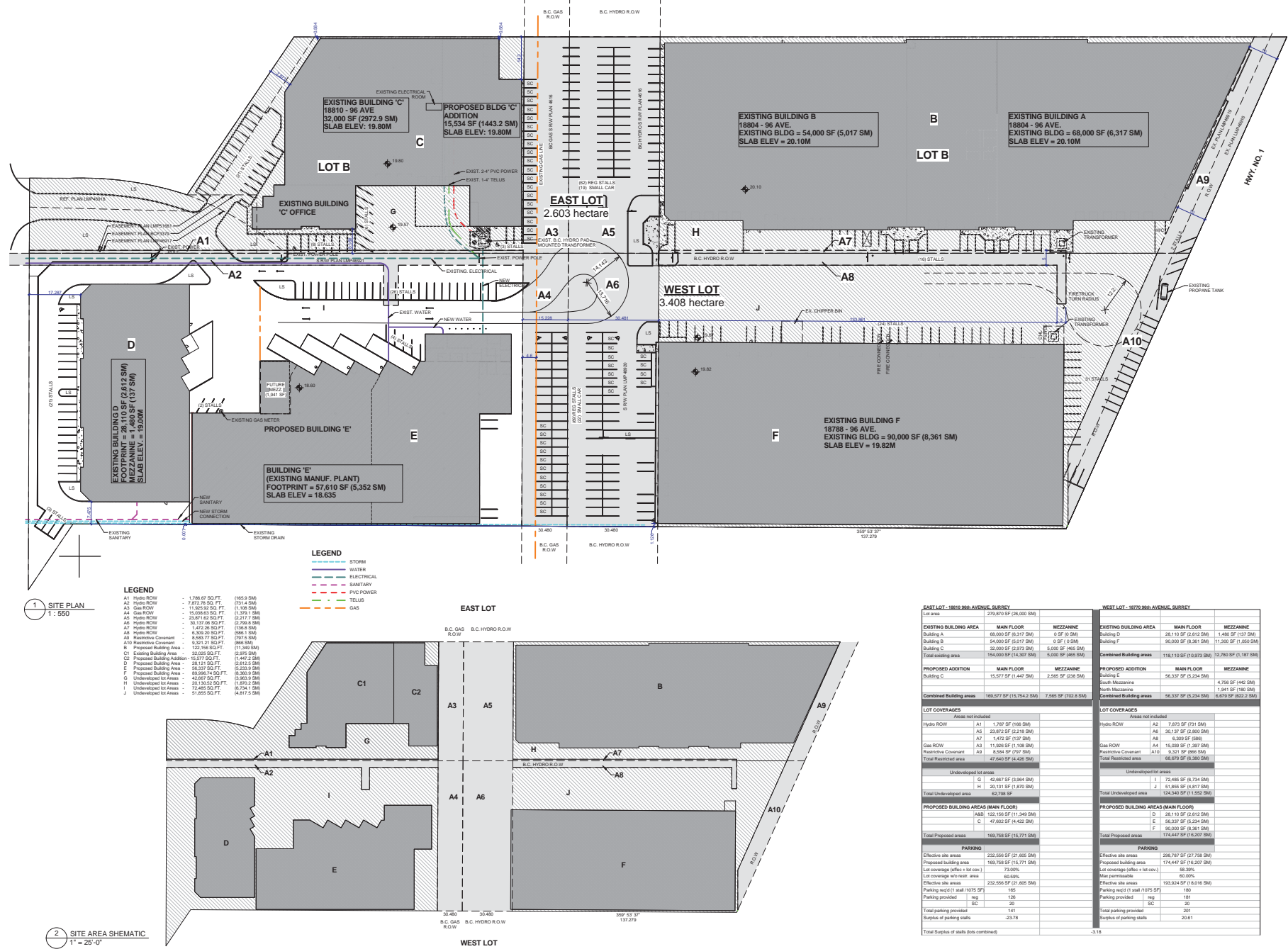
CLIENT: Titan Construction

ADDRESS: 18810 - 96 Ave, Surrey, BC

TITLE: SITE PLAN

ISSUED FOR DVP

DRAWN BY: JG  
 CHECKED BY: TK  
 SCALE: AS NOTED  
 DATE: APRIL 10, 2014  
 SHEET NO: S.21  
 DATE PRINTED: 4/10/2014 10:44:55 AM



1 SITE PLAN  
1:550

**LEGEND**

A1	Hydro ROW	1,782 SF (162.9 SM)
A2	Hydro ROW	7,872 SF (724.8 SM)
A3	Gas ROW	11,925 SF (1,108.5 SM)
A4	Gas ROW	15,288 SF (1,399.1 SM)
A5	Hydro ROW	23,971 SF (2,217.7 SM)
A6	Hydro ROW	34,137 SF (3,149.8 SM)
A7	Hydro ROW	1,472 SF (136.9 SM)
A8	Hydro ROW	6,306 SF (582.1 SM)
A9	Hydro ROW	6,583 SF (609.5 SM)
A10	Sanitary	9,321 SF (866.5 SM)
A11	Proposed Building Area	124,188 SF (11,348.5 SM)
B	Existing Building Area	32,029 SF (2,975.5 SM)
C	Proposed Building Addition	15,577 SF (1,442.5 SM)
D	Proposed Building Area	26,171 SF (2,412.5 SM)
E	Proposed Building Area	58,337 SF (5,393.5 SM)
F	Proposed Building Area	89,994 SF (8,302.5 SM)
G	Undeveloped for Areas	42,887 SF (3,983.5 SM)
H	Undeveloped for Areas	61,106 SF (5,652.5 SM)
I	Undeveloped for Areas	72,485 SF (6,724.5 SM)
J	Undeveloped for Areas	61,858 SF (5,731.5 SM)

EAST LOT  
2.603 hectare

WEST LOT  
3.408 hectare

2 SITE AREA SCHEMATIC  
1" = 25'-0"

PART LOT - 18810 96 AVENUE SURVEY

EXISTING BUILDING AREA	MAIN FLOOR	MEZZANINE
Building A	68,000 SF (6,317 SM)	0 SF (0 SM)
Building B	54,000 SF (5,017 SM)	0 SF (0 SM)
Building C	30,200 SF (2,823 SM)	5,000 SF (465 SM)
<b>Total existing area</b>	<b>154,000 SF (14,307 SM)</b>	<b>5,000 SF (465 SM)</b>
PROPOSED ADDITION	MAIN FLOOR	MEZZANINE
Building C	15,577 SF (1,447 SM)	2,565 SF (239 SM)
<b>Combined Building area</b>	<b>169,577 SF (15,754.2 SM)</b>	<b>7,565 SF (703.9 SM)</b>

WEST LOT - 18720 96 AVENUE SURVEY

EXISTING BUILDING AREA	MAIN FLOOR	MEZZANINE
Building A	28,110 SF (2,612 SM)	1,480 SF (137 SM)
Building F	90,000 SF (8,361 SM)	11,300 SF (1,050 SM)
<b>Combined Building area</b>	<b>118,110 SF (10,973 SM)</b>	<b>12,780 SF (1,187 SM)</b>
PROPOSED ADDITION	MAIN FLOOR	MEZZANINE
Building E	56,337 SF (5,234 SM)	4,750 SF (442 SM)
North Mezzanine		1,941 SF (180 SM)
<b>Combined Building area</b>	<b>174,447 SF (16,207 SM)</b>	<b>16,679 SF (1,552.5 SM)</b>

**LOT COVERAGES**

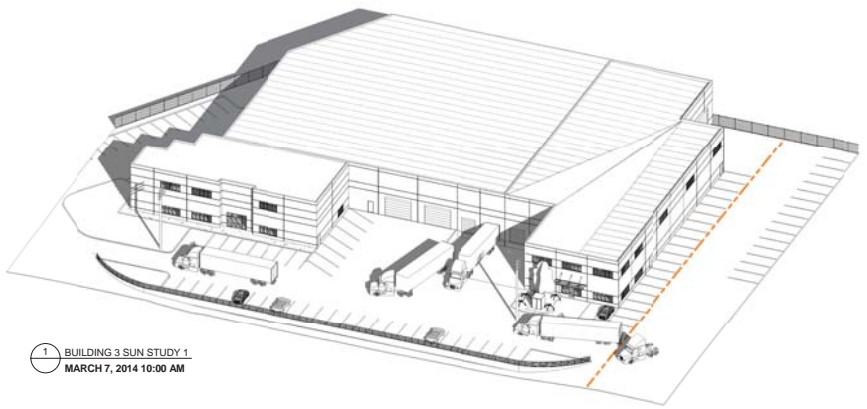
Area not included	Area not included
Hydro ROW A1	1,782 SF (162.9 SM)
A5	23,971 SF (2,217.7 SM)
A7	1,472 SF (136.9 SM)
Gas ROW A3	11,925 SF (1,108.5 SM)
Reactive Covenant A8	6,306 SF (582.1 SM)
<b>Total Restricted area</b>	<b>47,462 SF (4,428 SM)</b>
<b>Undeveloped for areas</b>	<b>Areas not included</b>
G	42,887 SF (3,984 SM)
H	61,106 SF (5,652 SM)
<b>Total Undeveloped area</b>	<b>103,993 SF (9,636 SM)</b>
<b>Proposed Building Areas (Main Floor)</b>	<b>Proposed Building Areas (Main Floor)</b>
AAB	122,156 SF (11,349 SM)
C	47,882 SF (4,422 SM)
<b>Total Proposed areas</b>	<b>169,758 SF (15,771 SM)</b>

**PARKING**

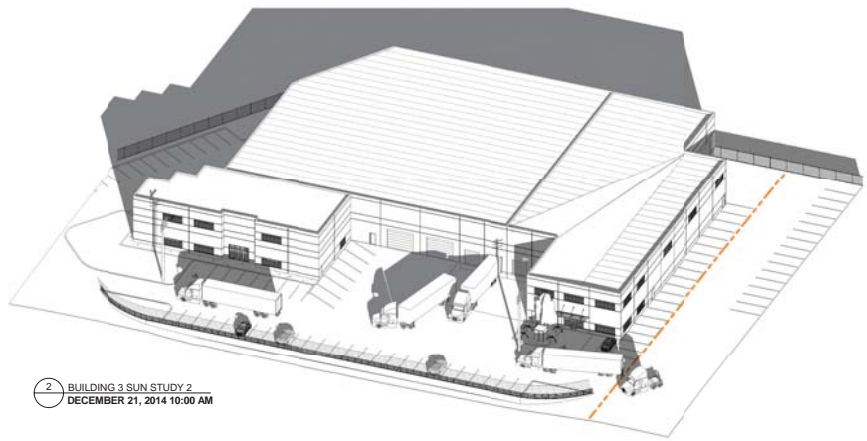
Effective site areas	Effective site areas
Proposed building area	298,387 SF (27,778 SM)
Proposed building area	174,447 SF (16,207 SM)
Site coverage (offsite + lot cov)	58.39%
Site coverage (offsite + lot cov)	60.00%
Effective site areas	193,024 SF (18,016 SM)
Parking req'd (1 stall / 1075 SF)	180
Parking provided	181
SC	201
Total parking provided	201
Surplus of parking stalls	20.1

Total Surplus of stalls (lots combined) = 20.1

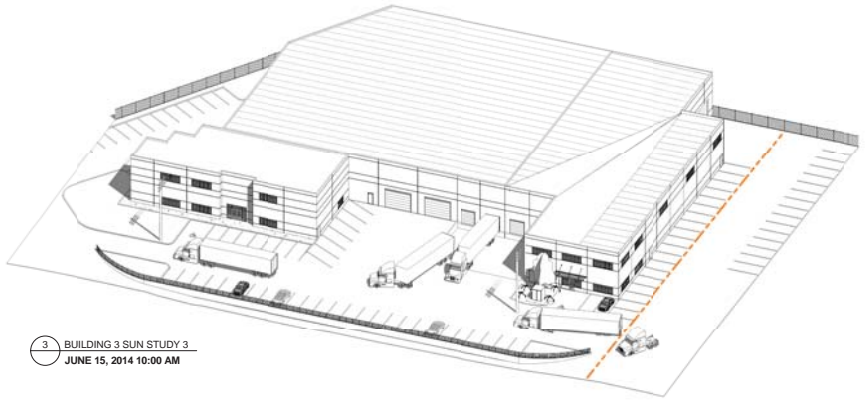
ISSUES	DATE	BY



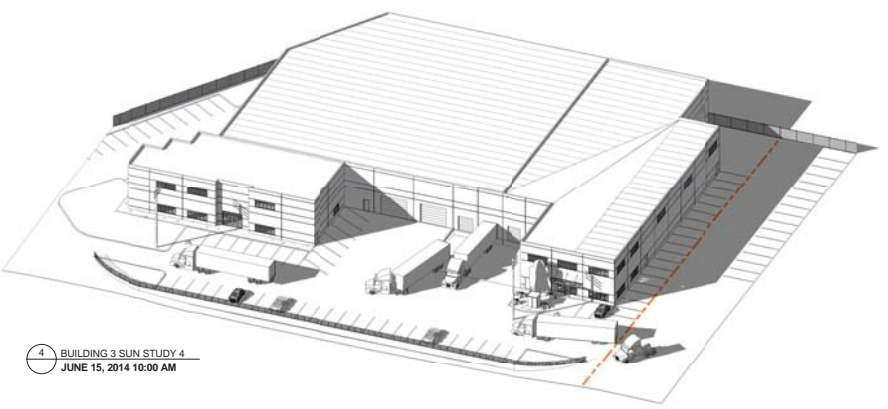
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3 BUILDING 3 SUN STUDY 3  
JUNE 15, 2014 10:00 AM



4 BUILDING 3 SUN STUDY 4  
JUNE 15, 2014 10:00 AM

CONTRACTOR:  
TITAN CONSTRUCTION LTD.



STRUCTURAL CONSULTANT:  
**kerkhoff Engineering Ltd.**

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CLIENT:  
**Titan Construction**

ADDRESS:  
**18810 - 96 Ave,  
Surrey, BC**

TITLE:  
**SOLAR STUDY  
VIEWS**

DRAWN BY: JG  
CHECKED BY: TK  
SCALE: AS NOTED  
DATE: APRIL 10, 2014  
SHEET NO:  
**S6.1**  
DATE PRINTED:  
4/10/2014 10:45:23 AM

**ISSUED FOR DVP**



1 3D VIEW



2 PERSPECTIVE VIEW 1



3 PERSPECTIVE VIEW 2

PROJECT NO:  
**13-234C**

ISSUES:	NO.:	DATE:	BY:

CONTRACTOR:  
TITAN CONSTRUCTION LTD.



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**kerkhoff**  
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ADDRESS:  
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Surrey, BC**

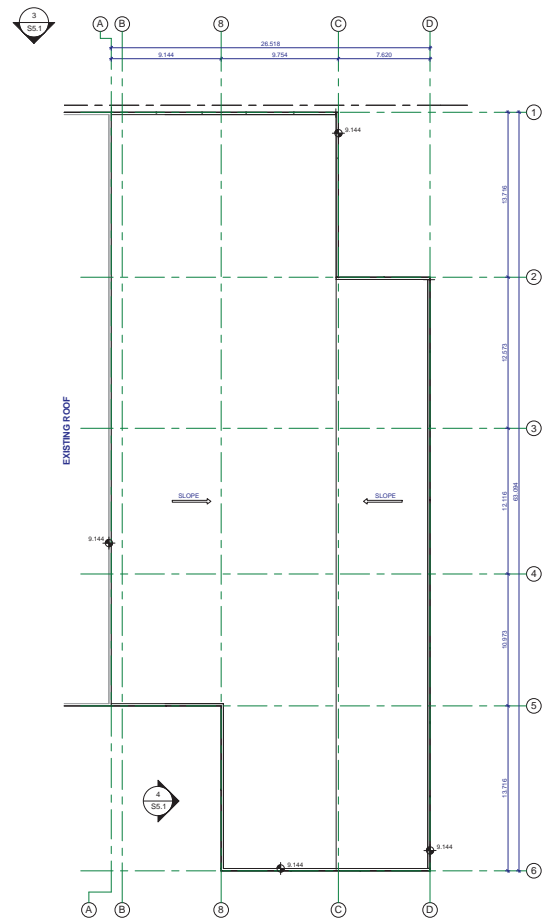
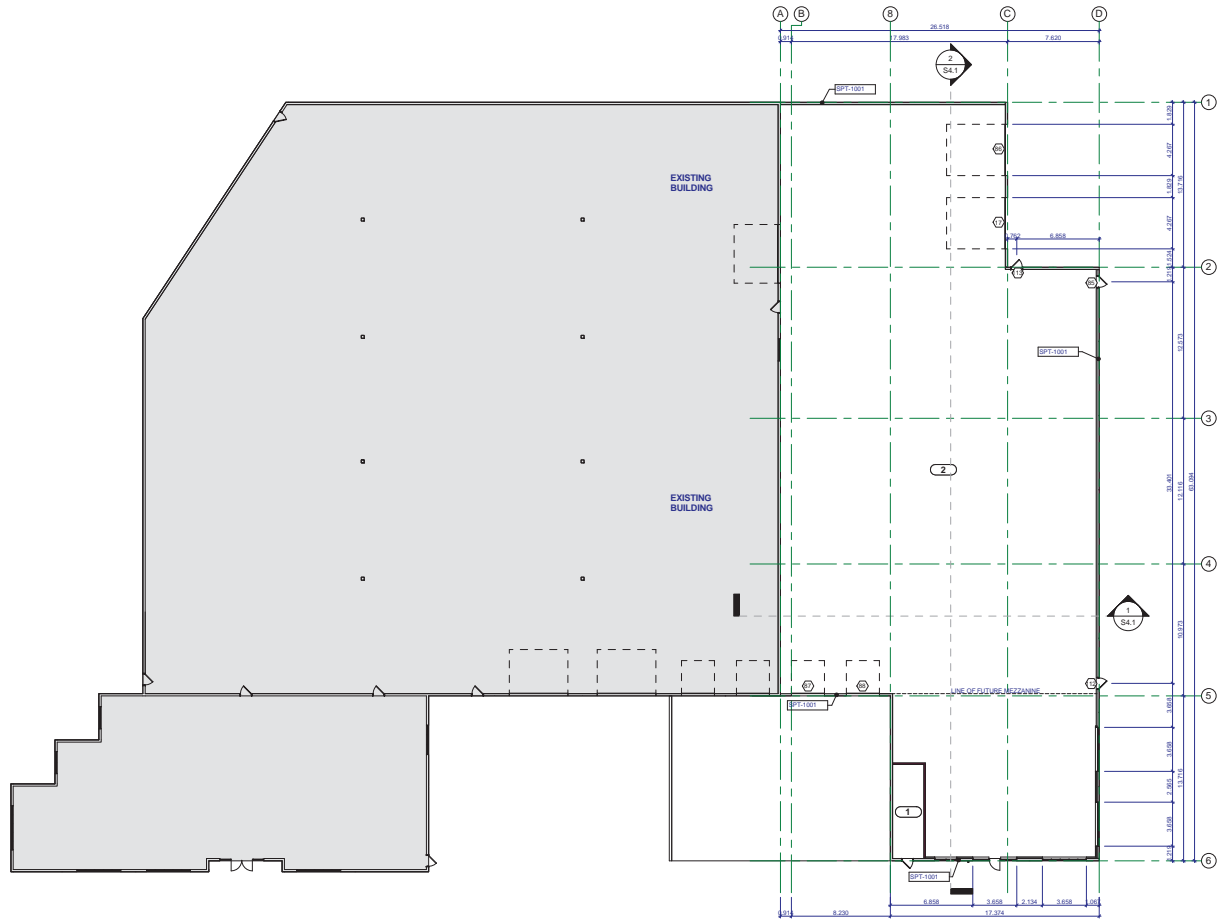
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**3D &  
PERSPECTIVE  
VIEWS**

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SHEET NO:

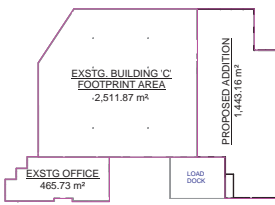
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**ISSUED FOR DVP**

KEYNOTE LEGEND	
KENOTE	DESCRIPTION
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ROOM SCHEDULE		
NO.	NAME	AREA
1	MECHANICAL	20.21 m <sup>2</sup>
2	WAREHOUSE	1,266.96 m <sup>2</sup>



1 MAIN FLOOR  
S4.1 1:192

3 ROOF PLAN  
S4.1 1:192

2 BUILDING A & B AREA PLAN  
S4.1 1:768

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TITAN CONSTRUCTION LTD.

STRUCTURAL CONSULTANT:  
**kerkhoff Engineering Ltd.**

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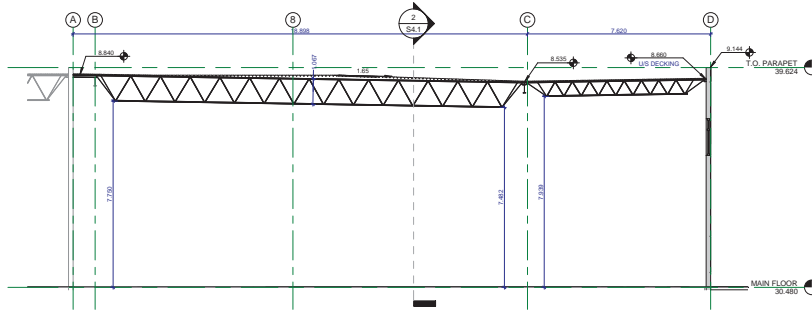
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**18810 - 96 Ave,  
Surrey, BC**

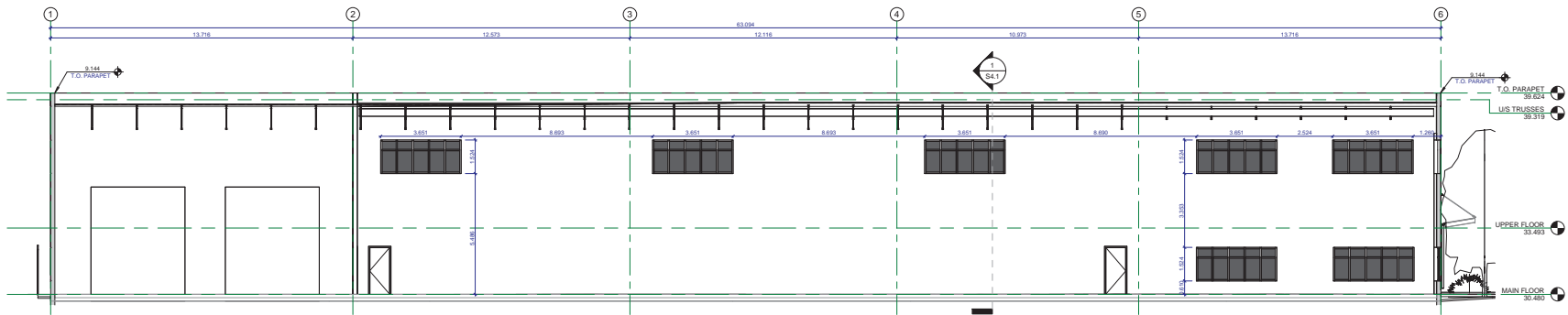
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DRAWN BY: JG  
CHECKED BY: TK  
SCALE: AS NOTED  
DATE: APRIL 10, 2014  
SHEET NO: **S3.1**  
DATE PRINTED: 4/10/2014 10:42:22 AM

ISSUED FOR DVP



1 SECTION A  
S3.1 1 : 96



2 SECTION 2  
S3.1 1 : 96

PROJECT NO:

ISSUED FOR CONSTRUCTION  
DATE: 14/05/2012  
BY: [Signature]

CONTRACTOR:

STRUCTURAL CONSULTANT:  
**kerckhoff**  
Engineering Ltd.  
100-102, London Way, Colchester, Essex, CO1 1JH, UK  
Tel: 0206 206000 Fax: 0206 206001

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PROJECT NAME:

CLIENT:

PROJECT ADDRESS:

SHEET TITLE:  
**BUILDING SECTIONS**

DRAWN BY: JG  
CHECKED BY: TK  
SCALE: AS NOTED

SHEET NO: **S4.1**

DATE:

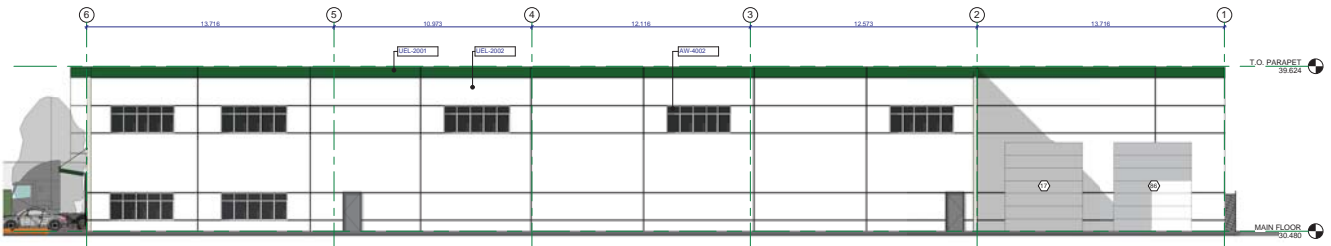
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KEYNOTE	DESCRIPTION
AW-4002	CENTRE GLAZED CURTAIN WALL - SEE ELEVATIONS FOR MULLION LAYOUT
ES-1001	CLIMATE 3
ES-2001	PAINTED GRAYS TOP BRICK
ES-3002	PAINTED TILT-UP CONCRETE PANEL

PROJECT NO:  
**13-234C**

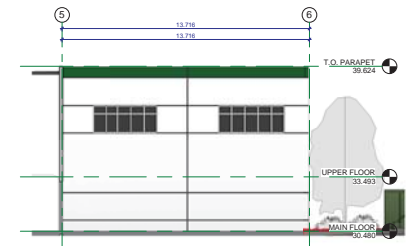
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DATE: 10/10/14  
BY: TK  
L: 13/10/14  
U: 10/10/14



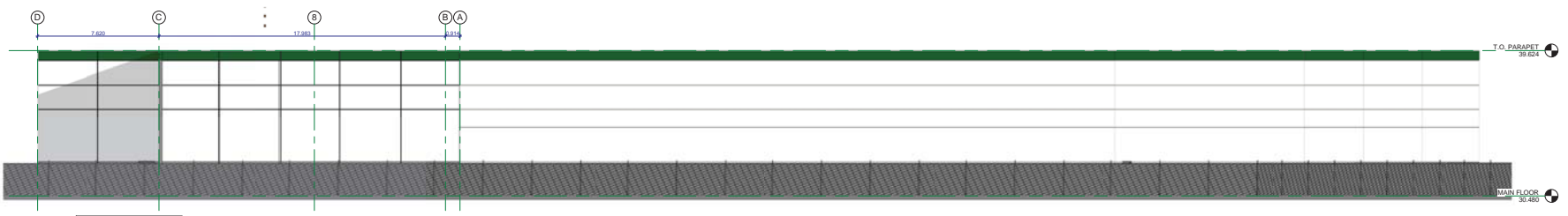
1 WEST ELEVATION  
1 : 128



2 SOUTH ELEVATION  
1 : 128



4 NORTH ELEVATION  
1 : 128



3 EAST ELEVATION  
1 : 128

CLIENT:  
Titan Construction



STRUCTURAL CONSULTANT:  
**kerckhoff**  
Engineering Ltd.

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CLIENT:  
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ADDRESS:  
18810 - 96 Ave,  
Surrey, BC

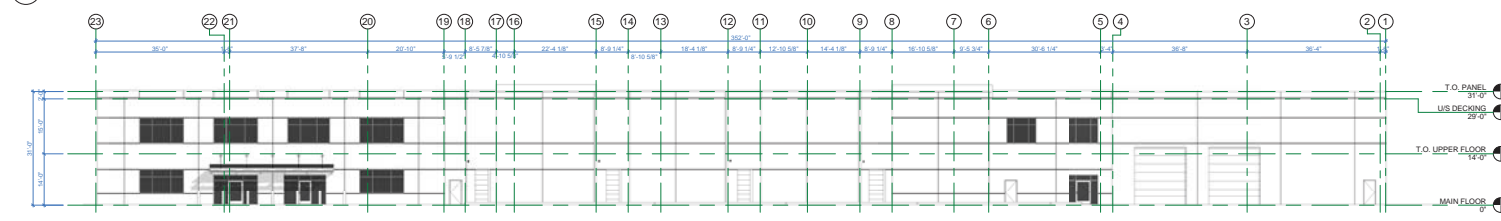
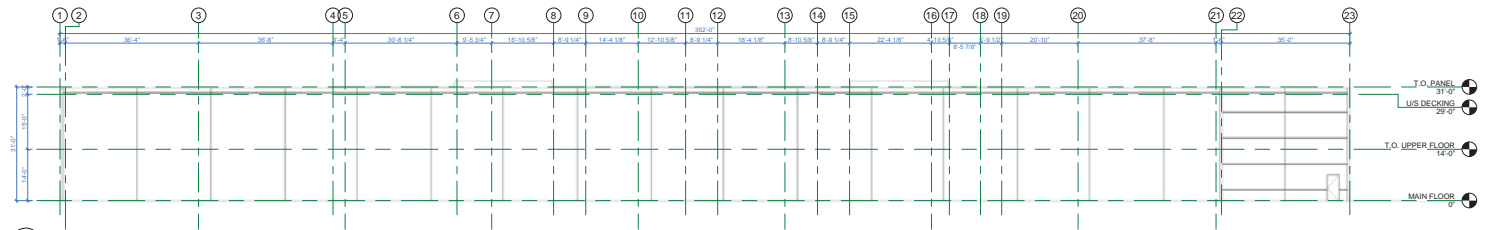
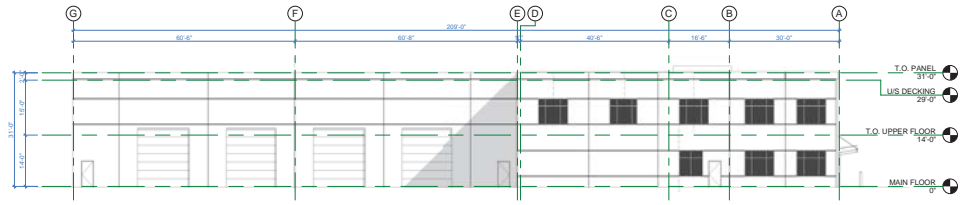
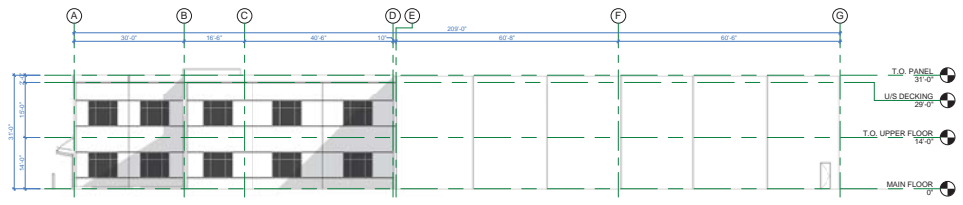
TITLE:  
ELEVATIONS

DRAWN BY: JG  
CHECKED BY: TK  
SCALE: AS NOTED  
DATE: APRIL 10, 2014  
SHEET NO: S5.1  
DATE PRINTED: 4/10/2014 10:42:49 AM

ISSUED FOR DVP

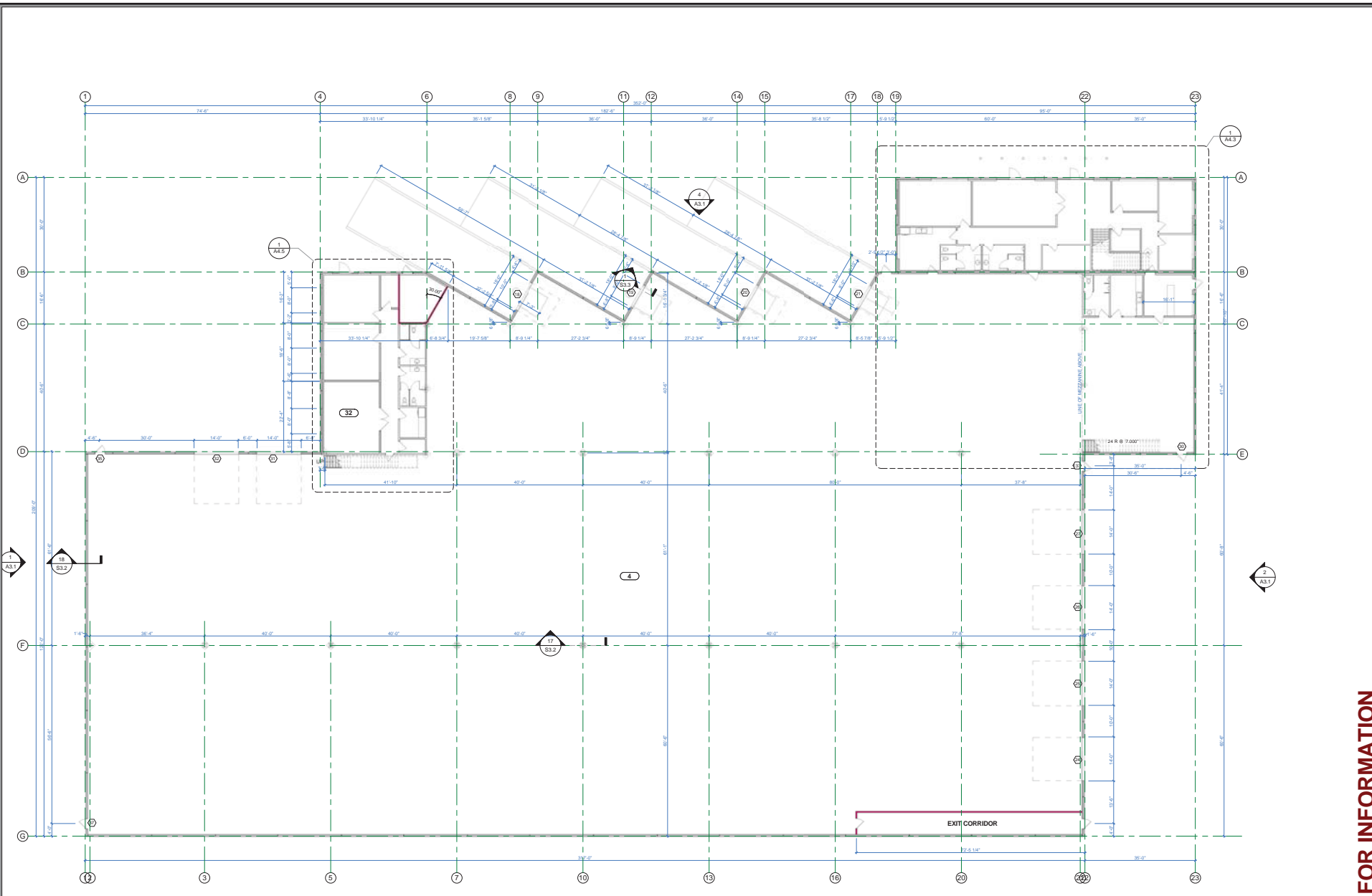


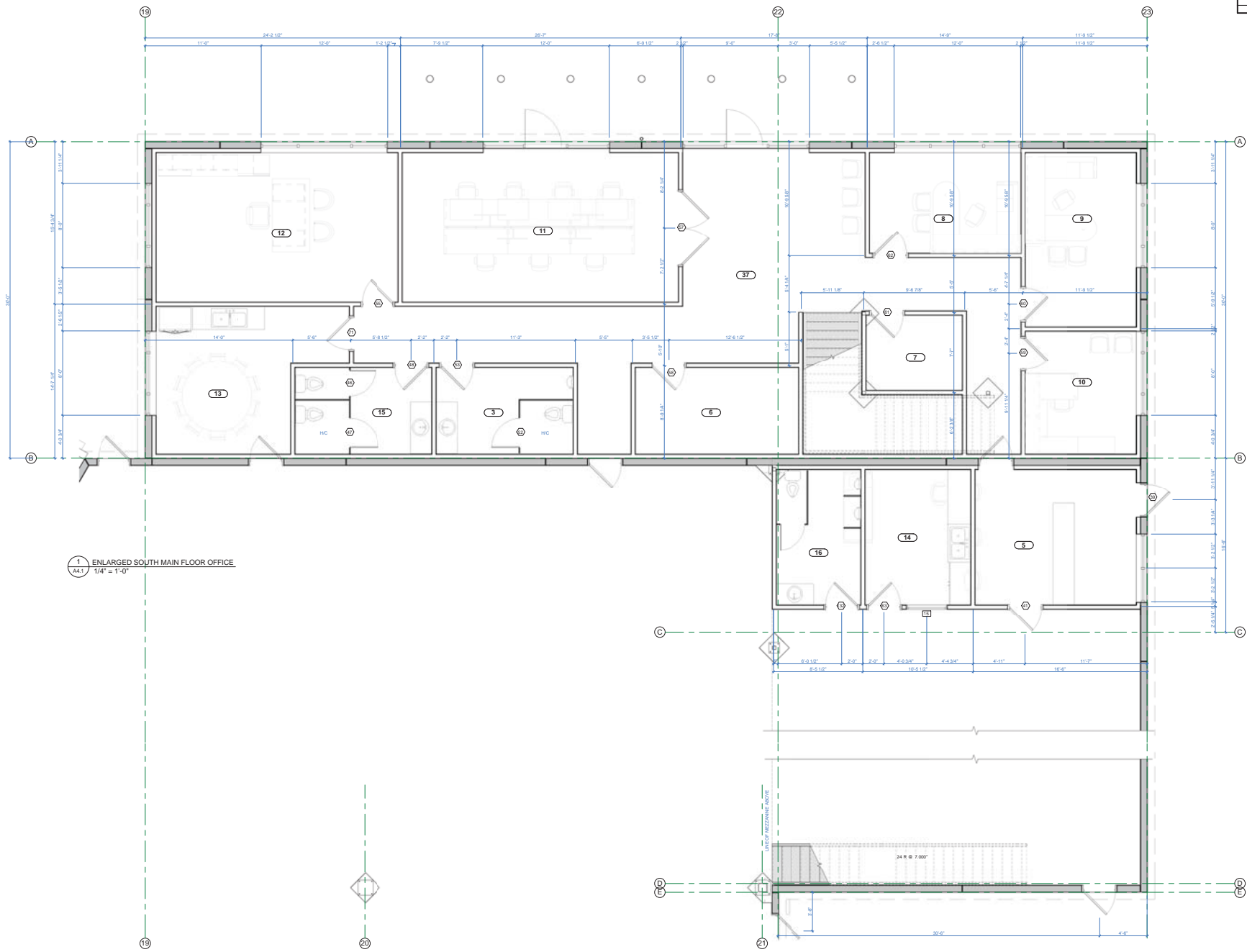




**ISSUED FOR INFORMATION**

**ISSUED FOR INFORMATION**





1 ENLARGED SOUTH MAIN FLOOR OFFICE  
A4.1 1/4" = 1'-0"

KEYNOTE LEGEND	PROJECT NO.
#	DESCRIPTION
	Project

ISSUES:  
NO. REVISION DATE  
1. FORK LIB. 1/15

CONTRACTOR:



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CLIENT:

ADDRESS:

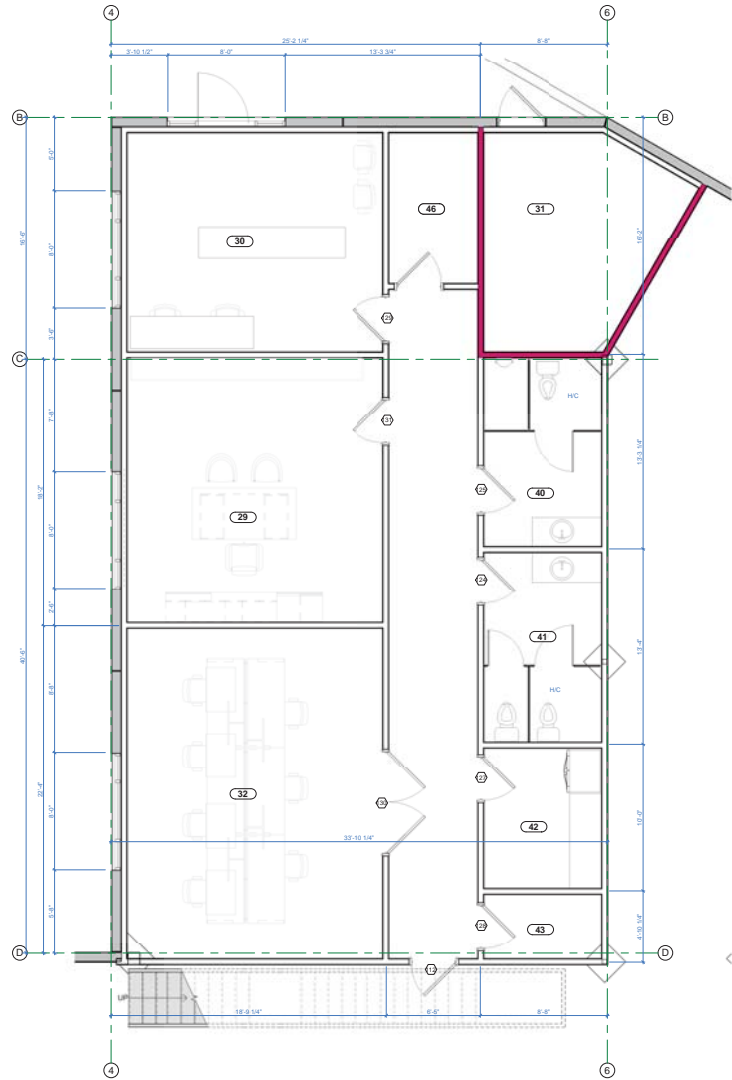
TITLE:  
SOUTH MAIN  
FLOOR OFFICE  
PLAN

DRAWN BY: JG  
CHECKED BY: TK  
SCALE: AS NOTED  
DATE: May 26, 2014  
SHEET NO:

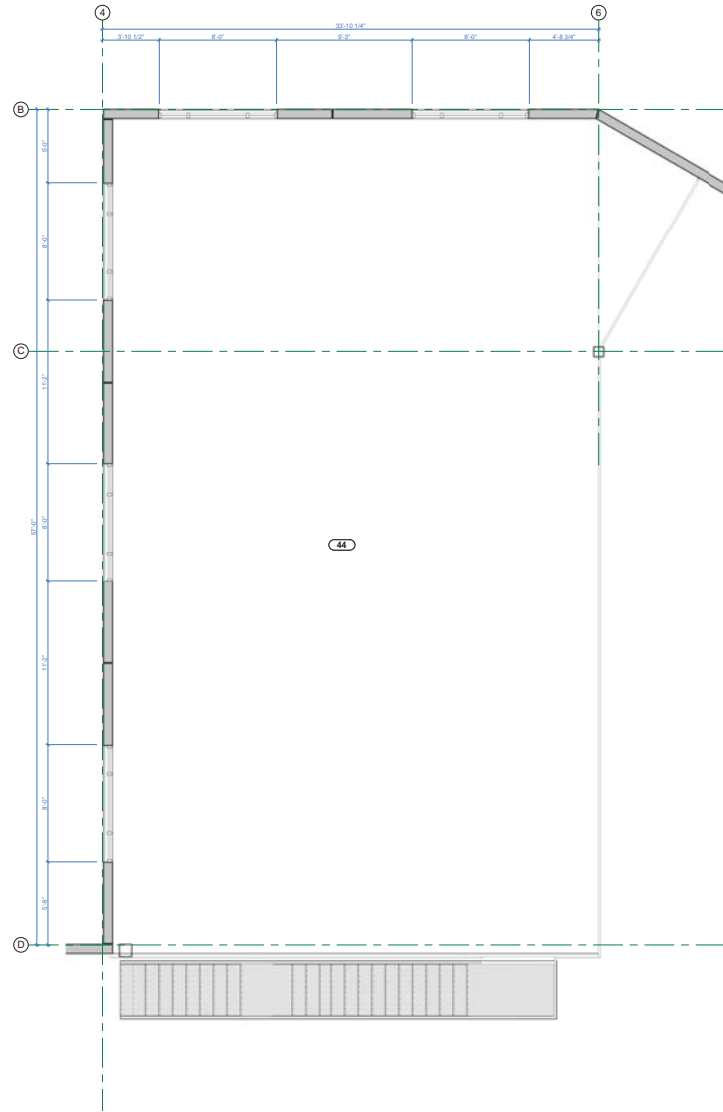
A4.3

DATE PRINTED  
5/28/2014 2:02:10 PM

ISSUED FOR INFORMATION



1 ENLARGED WEST OFFICE FLOOR PLAN  
 A4.1 1/4" = 1'-0"



2 ENLARGED UPPER FLOOR NORTH MEZZANINE PLAN  
 A4.2 1/4" = 1'-0"

ISSUES:  
 NO. DATE: DATE: DATE:  
 1 1 1  
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 86 87 88  
 89 90 91  
 92 93 94  
 95 96 97  
 98 99 100

CONTRACTOR:



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CLIENT:

ADDRESS:

TITLE:  
 NORTH MAIN FLOOR & MEZZANINE PLAN

DRAWN BY: JG  
 CHECKED BY: TK  
 SCALE: AS NOTED  
 DATE: May 26, 2014  
 SHEET NO: A4.5

DATE PRINTED: 5/28/2014 2:02:11 PM

ISSUED FOR INFORMATION

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

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

DATE: **June 2, 2014**

PROJECT FILE: **7814-0097-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 18800 96 Avenue**

### **DEVELOPMENT VARIANCE PERMIT**

The following are conditions associated with the proposed Development Variance Permit (DVP) but can be addressed through the subsequent Building Permit Process prior to issuance of the Building Permit:

- Construction of a stormwater runoff water quality/sediment control inlet chamber. A restrictive covenant is required to be registered on the title of the land to require the owner/operator to maintain and keep functional the water quality/sediment control inlet chamber.
- Additional water service connection is not permitted unless supporting documentation is provided to the City which confirms that the existing service connections are inadequate for the proposed new building; redundant connections must be abandoned.

A Servicing Agreement is not required for the proposed DVP. The Engineering Department understands the City's Planning Department is coordinating the registration of a parking easement agreement with a neighbouring property to support the DVP.



Rémi Dubé, P.Eng.  
Development Services Manager

HB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0097-00

Issued To: Jordan Enterprises Ltd  
("the Owner")

Address of Owner: 210-10720 CAMBIE ST  
RICHMOND BC V6X 1K8

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: 024-836-753  
Lot B Section 33 Township 8 New Westminster District Plan LMP46915  
18800 - 96 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section E.1 of Part 48 "Light Impact Industrial Zone (IL)" the lot coverage is increased from 60% to 71% for Lot A; and
  - (b) In Section H.1 of Part 48 "Light Impact Industrial Zone (IL)" the number of required off-street parking spaces is reduced from 165 spaces to 141.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7914-0097-00(A) (the "Drawings") 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   .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

