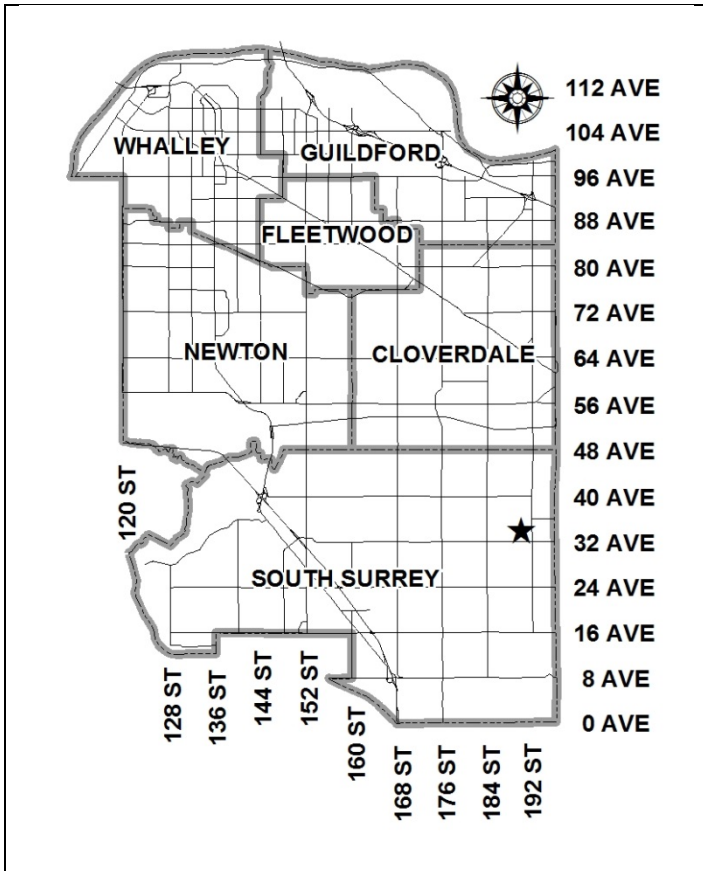


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0098-00

Planning Report Date: September 8, 2014

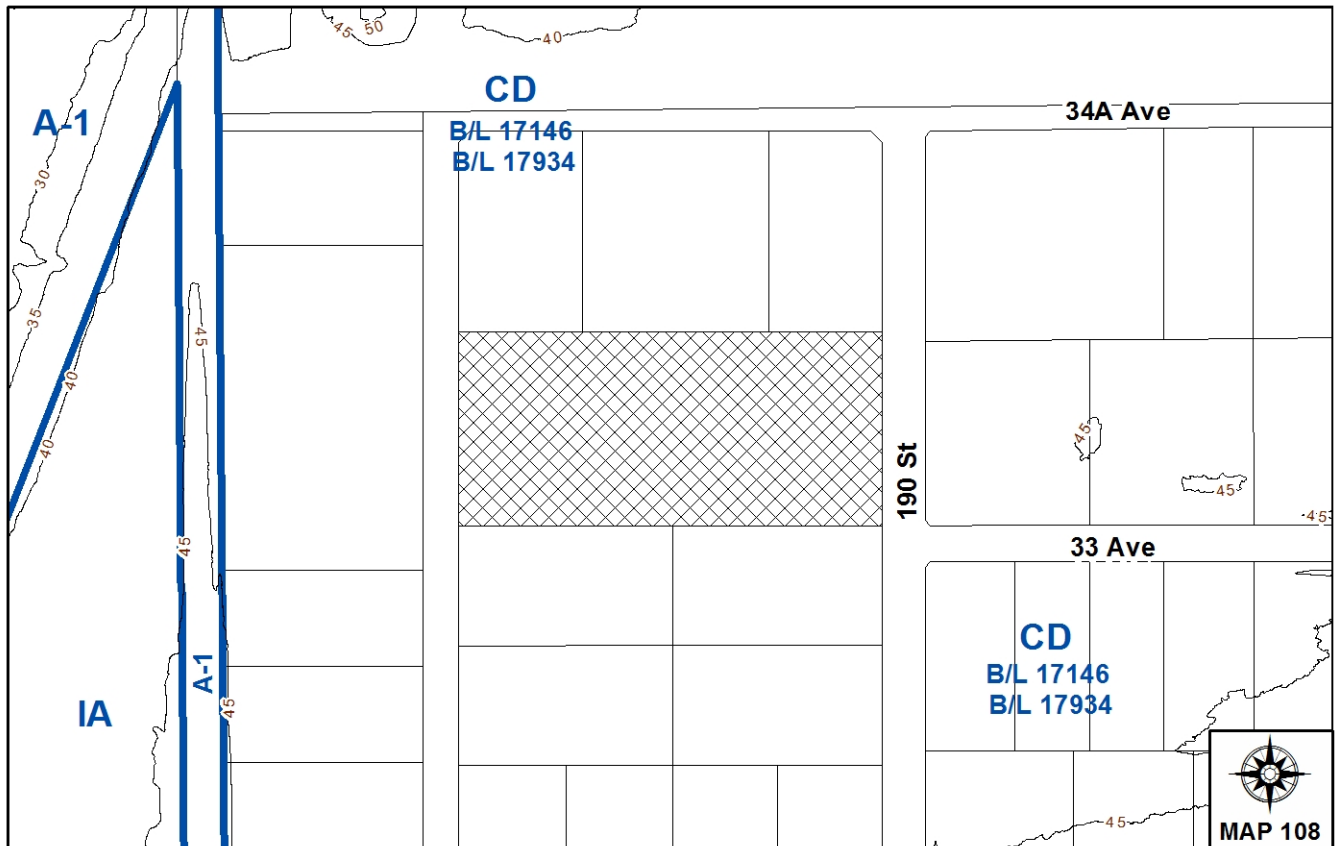


**PROPOSAL:**

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

to permit the development of an 11,759 m<sup>2</sup> (126,575 ft<sup>2</sup>) industrial building with outdoor storage in the northern side yard and two silos for raw material storage.

**LOCATION:** 3338 - 189 Street  
**OWNER:** CB Supplies Ltd  
**ZONING:** CD (By-law Nos. 17146 & 17934)  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** Business Park



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required to vary CD By-law No. 17146 in order to permit outdoor storage in the northern side yard and two silos (accessory structures) measuring 11.43 metres (37.6 ft.) in height.

### RATIONALE OF RECOMMENDATION

- The proposed development complies with Official Community Plan (OCP) and the Campbell Heights Local Area Plan (LAP).
- The development is consistent with the Campbell Heights North Design Guidelines registered on the site.
- The DVP allowing for outdoor storage and oversized silos is supportable given the nature of the business and the configuration of the site.
- To mitigate the proposed variances, the applicant has worked with staff to provide fencing and landscaping to screen the outdoor storage area from the street. The proposed silos, used for the storage of raw bulk materials, will be located near the interior of the building, partially screened from the street, and designed to blend into the building.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0098-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0098-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to allow for 929 m<sup>2</sup> (10,000 ft<sup>2</sup>) of outdoor storage within the side yard; and
  - (b) to vary the maximum building height allowed for accessory buildings and structures from 6 metres (20 ft.) to 11.45 metres (38 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project and no servicing requirements at this time.
Fire	The City of Surrey's E-Comm Amplification By-law applies to buildings of this size

### SITE CHARACTERISTICS

Existing Land Use: The site is an empty pre-serviced lot, devoid of trees and vegetation

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North:	DPs for warehouses at 3420 - 189 Street, 18960-34A Avenue (7914-0047-00, 7913-0118-00) were recently approved and issued by Council; construction is underway. 18988 34A Avenue is under DP application (7914-0105-00).	Industrial/Business Park	CD (By-law Nos. 17146 & 17934)
East (Across 190 Street):	Vacant development site	Industrial/Business Park	CD (By-law Nos. 17146 & 17934)
South:	3288/50 189 Street and 3289 - 190 Street are both under application for DPs (7914-0199-00, 7914-0205-00).	Industrial/Business Park	CD (By-law Nos. 17146 & 17934)
West (Across 189 Street):	Under DP application (7914-0203-00) for a two storey industrial warehouse	Industrial/Business Park	CD (By-law Nos. 17146 & 17934)

DEVELOPMENT CONSIDERATIONS

Background

- The development site is a double fronting lot, which abuts 189 and 190 Street, between 32 Avenue and 34A Avenue, in the Campbell Heights North business park.
- The property measures 25,285 m<sup>2</sup> (6.25 acres) in area and is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- The property was created under the Phase II subdivision of Campbell Heights North (Application No. 7912-0160-00) and is presently zoned for Comprehensive Development (CD). The CD Zone (By-law Nos. 17146 and 17936) governing the site allows for light impact industry, warehouse uses, distribution centres, along with limited office and other accessory uses, forming part of a comprehensive design.
- Under the original rezoning and subdivision applications, the site was cleared and serviced for development. There are no trees or vegetation on the site.

### Proposal

- The applicant is applying for a Development Permit (DP) to regulate the form and character of a new industrial building for CB Supplies (formerly Vanguard Pipe & Fittings) in Campbell Heights North. A DVP is also requested to allow outdoor storage within the site's north side yard and two over height accessory (silo) structures.
- CB Supplies is a privately owned Canadian company which manufactures and distributes plumbing and heating rough-in pipe and fittings, including cross-linked polyethylene (PEX) used in commercial and residential construction in Canada and the US.
- The new building will house the company's head office, distribution centre and manufacturing extrusion plant. The new building will replace and consolidate the company's three (3) rented locations in Burnaby. Approximately 60 employees will work at the new facility.

### Site Layout and Design

- CB Supplies' new building will be a concrete tilt up structure measuring 11,760 m<sup>2</sup> (126,575 ft<sup>2</sup>) in area. The building will consist of 10,995 m<sup>2</sup> (118,345 ft<sup>2</sup>) warehouse and manufacturing space, serviced by 10 loading bays, and 765 m<sup>2</sup> (8,230 ft<sup>2</sup>), of office space.
- The building will be sited along the property's southern lot line (at zero lot line). Two accesses providing for truck and vehicular access will service the site: one (1) along 189 Street and one (1) along 190 Street. Altogether, 129 employee and visitor parking stalls will be provided on site, in front of the building along both street frontages.
- The main entry to the building will be located at the east side of the building in the offices adjacent to 190<sup>th</sup> Street, while the secondary office to the plant will be located adjacent to 189 Street.
- The two office areas facing the 189 and 190 Street will help animate street and anchor the site. Together, the warehouse and office portions of the building will provide screening to the interior operations of the site which will include: 2,322 m<sup>2</sup> (25,000 ft<sup>2</sup>) of permitted outdoor storage space, the site's loading bay area and steaming facilities and the base of the two silos, requiring the DVP for height.

### Design Proposal and Review

- The proposed building is generally consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and reflective of the standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- The building will have a modern linear appearance. The painted concrete tilt up structure will be finished in a range of lighter and darker grey and silver tones (ebony slate, silver lining and silver streak), with red accents, clear anodized aluminum framing and grey reflective glass.

- Along the street elevations, the one-storey offices will be finished primarily with spandrel glass, while the warehouse portions will be finished with store front glazing and additional reveals and painted bands of colour to help break up the expanse of the walls. Each of the warehouse walls facing 189 and 190 Street will be softened by a strip of tall 1.8 metre (6 ft.) planted cedars.
- Along the south property line, the warehouse will be serviced by a partially enclosed, gravel surfaced exterior exit corridor extending the length of the building. This corridor, which will blend in and look like part of the building from the street, will be enclosed by 9.91m (32.6 ft) high walls flush with the warehouse at the front yard(s) and a 2.1 m (7 ft.) high concrete wall along the southern property line.
- The top of the corridor will be partially open to the sky and enclosed by 15 x 15 cm (6 x 6 inch) welded wire mesh. Additional metal canopies, made to look like decorative accents along the southern warehouse façade, will extend over emergency exit doors to prevent snow and sleet accumulation in the corridor.

### Landscaping

- The landscaping plan for the site provides 6 metres (20 ft.) of landscaping along 189 Street and 190 Street, along with a 2.0+ metre strip of landscaping along the northern property. Each of the site's landscaping strips will incorporate the bioswales required in Campbell Heights to treat storm water runoff and allow for site bio-filtration.
- Altogether the landscaping plan calls for 40 new trees on-site (including birch, hornbeam, ash, dogwood etc.), along with shrubs and vines and groundcover to be planted in the bio-swales, parking lots island islands and around the building.
- Two pathways finished in broom concrete will provide direct pedestrian connections between the street and the office areas facing 189 and 190 Street. A 13 m<sup>2</sup> (144 ft<sup>2</sup>) employee amenity patio area with seating and bike racks will also be provided adjacent to the 189 Street office area. The site's garbage area and PMT will be enclosed and screened as per the Zoning By-law and the Campbell Heights design guidelines.
- Staff have also worked with the applicant to create an appropriate fencing and landscaping treatment to screen the site's proposed outdoor side yard storage area from the street.
- The CD zone governing the site does not currently permit outdoor storage in a side yard and the applicant is proposing to include 929 m<sup>2</sup> (10,000 ft<sup>2</sup>) of outdoor storage within the northern side yard. Where it is permitted, the CD zone calls for any outdoor storage to be completely screened to a height of at least 2.5 m (8 ft) by buildings and/or solid decorative fencing and/or substantial landscaping strips.
- In response the applicant has agreed to screen the proposed outdoor storage area in the north side yard with a 2.5 m (8 ft) high grey solid aluminum fence and softened by a row of emerald cedars which should grow up to 1.5 m (5 ft) in height.

**PRE-NOTIFICATION**

- A development sign was posted on the site in June 2014 and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS has indicated they have no objection to the proposal and there is no apparent short-term impact perceived on the Little Campbell River at this time.
- The Society was pleased to see the details of the overall landscaping on the construction drawing, the proposed bioswales, and how they are used to control parking lot runoff.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

On August 25, 2014, the applicant prepared and submitted a sustainable development checklist for the development site. The table below summarizes the features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• The development application is consistent with the prescribed use (Land Use Designations and Zoning) and site context.
2. Density & Diversity (B1-B7)	• The project density is in keeping with the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	• The project will incorporate bio-swales and provisions for recycling and waste management as per the Campbell Heights guidelines.
4. Sustainable Transport & Mobility (D1-D2)	• The project will include bike racks and lockers.
5. Accessibility & Safety (E1-E3)	• The site will utilize CPTED (Crime Prevention through Environmental Design) principles.
6. Green Certification (F1)	• The building will be designed to incorporate ASHRAE 90.1 standards.
7. Education & Awareness (G1-G4)	• None

**BY-LAW VARIANCE AND JUSTIFICATION**

(a) Requested Variance:

- To allow for outdoor storage within the side yard setback

Applicant's Reasons:

- CB Supplies produces a variety of polyethylene pipes for different applications and industries. The proposed 930 m<sup>2</sup> (10,000 ft<sup>2</sup>) of outdoor storage in northern side yard is necessary to efficiently store material for the production and shipment of pipes. The permitted 2,322 m<sup>2</sup> (25,000 ft<sup>2</sup>) outdoor storage area, in the interior of the site, will be insufficient for the plant's operations.

Staff Comments:

- The development site is a double fronting lot with no rear yard space per se. Given that the warehouse/distribution facility is to be sited at zero lot line along the southern side yard, the only site area available for additional outdoor storage is within the project's northern side yard.
- The applicant has provided an appropriate level of screening to effectively shield the outdoor storage from the property's front yards and from 189 and 190 Street.
- Staff has no objections to this proposed variance.

(b) Requested Variance:

- To vary the maximum building height permitted for accessory structures from 6 metres (20ft.) to 11.45 metres (38 ft.) to allow two storage silos on site.

Applicant's Reasons:

- The requested silos are an integral part of the owner's operations and sized to handle the quantity of raw (bulk) material typically shipped in a rail car. If the plant does not have the facilities to fully unload a rail car, it will incur significant and unnecessary costs.

Staff Comments:

- The proposed silos will be located in the interior of the site and will be partially blocked from the street by the building.
- The silos themselves will measure 10.21 metres (33 ft.) in height and 3.65 metres (12 ft.) in diameter. Above the silos, the attached guard rails will measure an additional 1.22 metres (4 ft.) in height, raising the total height of the accessory structures to 11.43 metres (37.6 ft.).
- The warehouse portion of the building will measure 9.91 m (32.6 ft), while the office portion of the building will measure 5.18 metres (17 ft.).
- Staff therefore anticipate the requested silos will only be visible from 189 Street. Approximately 6 metres (20 ft.) of the upper silo structure will be noticeable to



passersby. The storage silos and guard rails, constructed of steel seam welded with a smooth finish will also be painted to match and blend in with the building.

- Staff has no objections to this proposed 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. 7914-0098-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/da

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Information for City Clerk

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

1. (a) Agent:     Name:             Jordan Creamore  
  Beedie Development Group  
  Address:           3030 - Gilmore Diversion  
  Burnaby, BC V5H 3B4  
  Tel:                604-909-8740 - Work  
  604-909-8740 - Cellular
  
2.           Properties involved in the Application
  - (a)     Civic Address:           3338 - 189 Street
  
  - (b)     Civic Address:           3338 - 189 Street  
          Owner:                 CB Supplies Ltd  
          PID:                    029-167-035  
          Lot 4 Section 28 Township 7 New Westminster District Plan EPP31532
  
3.           Summary of Actions for City Clerk's Office
  - (a)     Proceed with Public Notification for Development Variance Permit No. 7914-0098-00 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 Development Permit

## DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law 17146

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b>		
Gross Total	-	25,284.77 m <sup>2</sup> (6.25 acres)
Road Widening area	-	-
Undevelopable area	-	-
Net Total	-	25,284.77 m <sup>2</sup> (6.25 acres)
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	60%	46.5%
Paved & Hard Surfaced Areas	-	-
Total Site Coverage	-	-
<b>SETBACKS ( in metres)</b>		
Front (E)	16 m	26.17 m
Front (W)	16 m	26.01 m
Side #1 (N)	7.5 or 0. m	0.00 m
Side #2 (S)	7.5 m	19.63 m
<b>BUILDING HEIGHT (in metres/storeys)</b>		
Principal	14 m (45 ft)	9.91 m (32.6 ft)
Accessory	6 m (20 ft)	11.34 m (37.6 ft)
<b>NUMBER OF RESIDENTIAL UNITS</b>		
One Bed	-	-
Two Bedroom	-	-
Three Bedroom +	-	-
Total	-	-
<b>FLOOR AREA: Residential</b>		
	-	-
<b>FLOOR AREA: Commercial</b>		
Retail	-	-
Office	-	-
Total	-	-
<b>FLOOR AREA: Industrial</b>		
	3,317 m <sup>2</sup> (35,705 ft <sup>2</sup> )	3,317 m <sup>2</sup> (35,705 ft <sup>2</sup> )
<b>FLOOR AREA: Institutional</b>		
	-	-
<b>TOTAL BUILDING FLOOR AREA</b>	<b>3,317 m<sup>2</sup> (35,705 ft<sup>2</sup>)</b>	<b>3,317 m<sup>2</sup> (35,705 ft<sup>2</sup>)</b>

**\* 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</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	-	-
# of units/ha /# units/acre (net)	-	-
FAR (gross)	-	-
FAR (net)	1.00	.46
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	-	-
Outdoor	-	-
<b>PARKING (number of stalls)</b>		
Commercial	-	-
Industrial	118	129
Residential Bachelor + 1 Bedroom	-	-
2-Bed	-	-
3-Bed	-	-
Residential Visitors	-	-
Institutional	-	-
Total Number of Parking Spaces	118	129
Number of disabled stalls	-	2
Number of small cars	30	30
Tandem Parking Spaces: Number / % of Total Number of Units	25%	25%

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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**PROPOSED:**  
**BUILDING for CB SUPPLIES**  
 ADDRESS: 3338 189th St., Surrey, B.C.

**ARCHITECTURAL DRAWING LIST**

COVER SHEET	A-0
SITE PLAN	A-1
CONTENT PLAN	A-2a
SITE DETAILS	A-3
OVERALL FLOOR PLAN	A-2
DETAIL FLOOR PLANS	A-8
REFLECTED CEILING PLAN	A-8a
OVERALL ELEVATIONS	A-4
ENLARGED ELEVATIONS	A-4a
COLOR ELEVATIONS	A-4c
ROOF PLAN	A-6
BUILDING SECTIONS	A-6
BUILDING SECTIONS	A-7
DOOR SCHEDULE	A-8
DETAILS	A-4

**Beedie | Development Group**  
 3030 BLUERE DR. DR., BURBANK, B.C. V5G 3P4  
 TEL: (604) 432-3321 FAX: (604) 432-7349

**CHIP BARRETT ARCHITECT**  
 1125 WEST 12TH AVENUE, VANCOUVER, B.C. V6H 2T4  
 TEL: (604) 681-3333 FAX: (604) 681-3334  
**D.FORCE DESIGN INC.**  
 2685A ALLIANCE STREET ARDROBIC, B.C. V2B 3J9  
 TEL: (604) 807-8888 FAX: (604) 807-8888

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**ASHRAE COMPLIANCE NOTES (PART 10)**

**ALL BUILDING COMPONENTS TO CONFORM FULLY WITH THE REQUIREMENTS OF A MINOR, SE-1, ASHG.**  
 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- R4 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R4 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R4-1 THROUGH R4-3.
- R5 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R5 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R5-1 THROUGH R5-3.
- R6 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R6 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R6-1 THROUGH R6-3.
- R7 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R7 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R7-1 THROUGH R7-3.
- R8 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R8 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R8-1 THROUGH R8-3.
- R9 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R9 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R9-1 THROUGH R9-3.
- R10 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R10 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R10-1 THROUGH R10-3.
- R11 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R11 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R11-1 THROUGH R11-3.
- R12 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R12 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R12-1 THROUGH R12-3.
- R13 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R13 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R13-1 THROUGH R13-3.
- R14 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R14 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R14-1 THROUGH R14-3.
- R15 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R15 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R15-1 THROUGH R15-3.
- R16 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R16 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R16-1 THROUGH R16-3.
- R17 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R17 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R17-1 THROUGH R17-3.
- R18 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R18 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R18-1 THROUGH R18-3.
- R19 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R19 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R19-1 THROUGH R19-3.
- R20 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R20 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R20-1 THROUGH R20-3.
- R21 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R21 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R21-1 THROUGH R21-3.
- R22 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R22 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R22-1 THROUGH R22-3.
- R23 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R23 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R23-1 THROUGH R23-3.
- R24 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R24 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R24-1 THROUGH R24-3.
- R25 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R25 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R25-1 THROUGH R25-3.
- R26 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R26 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R26-1 THROUGH R26-3.
- R27 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R27 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R27-1 THROUGH R27-3.
- R28 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R28 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R28-1 THROUGH R28-3.
- R29 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R29 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R29-1 THROUGH R29-3.
- R30 INSULATION:** WHERE INSULATION IS REQUIRED IN SECTION B8 OF R30 IT SHALL COMPLY WITH THE REQUIREMENTS YOUNG'S SECTION R30-1 THROUGH R30-3.

**GENERAL NOTES**

1. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR STATED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION ALL MATERIALS AND FINISHES MUST BE GRAS (GREEN RATED) APPROVED APPROVED.

2. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR STATED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION ALL MATERIALS AND FINISHES MUST BE GRAS (GREEN RATED) APPROVED APPROVED.

3. APPROVALS & BIDDING SHALL BE PROVIDED TO THE CONTRACTOR BY THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

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18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

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**BASIS FOR DESIGN**  
**B.C.S.C. 2012**

**PROJEC** PROPOSED **BUILDING for: CB SUPPLIES**

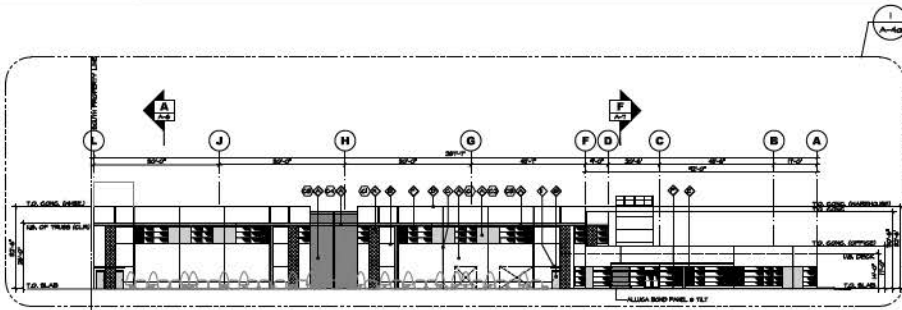
ADDRESS 188 189th St., Surrey, B.C.  
 DRAWING

**COVER SHEET**

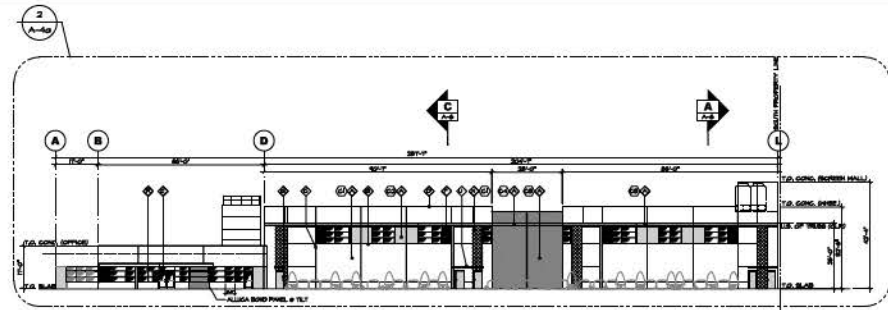
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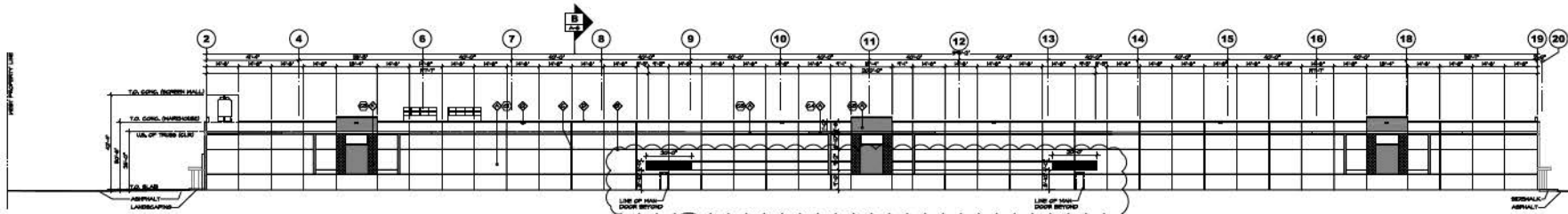




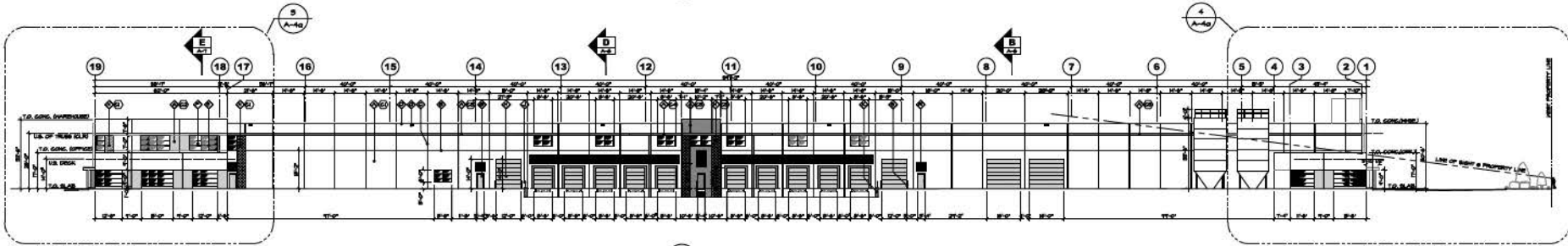
1 OVERALL EAST ELEVATION  
SCALE: 1/8"=1'-0"



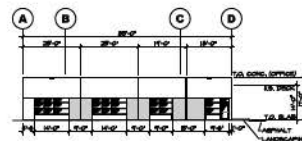
2 OVERALL WEST ELEVATION  
SCALE: 1/8"=1'-0"



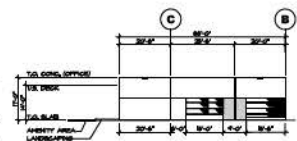
3 OVERALL SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



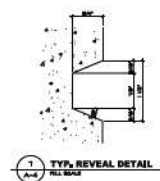
4 OVERALL NORTH ELEVATION  
SCALE: 1/8"=1'-0"



5 WEST ELEVATION @ GRID 17  
SCALE: 1/8"=1'-0"



6 EAST ELEVATION @ GRID 3 & 4  
SCALE: 1/8"=1'-0"



7 TYP. REVEAL DETAIL  
SCALE: 1/4"=1'-0"

MATERIAL LEGEND	
○	CONCRETE TILT-UP WALL TYP. - PAINTED
○	REVEAL IN CONCRETE - PAINTED
○	PAINTED METAL GUTTER
○	PRE-FINISHED METAL GUTTER FLASHING
○	STAINLESS STEEL FRAMES - CLEAR ANODIZED ALUMINUM
○	STAINLESS STEEL FLASHING
○	STEEL HANDS - PAINTED
○	STEEL BRACKET OVERHEAD SUPPORT OF DOOR BEAMS - PAINTED
○	STEEL BRACKET - PAINTED
○	CONCRETE RETAINING WALLS - MATERIAL FINISH UNPAINTED TYP.
○	WALL PACK LIGHTING HULL OUT-TYPE TYP.
○	CONCRETE BLOCK FINISH ENCLASURE - PAINTED
○	SWP RECESS IN CONCRETE
○	SPHONDRIL BLANK CONCRETE CURBLE FINISH
○	SCAFFOLD
○	METAL GLAZ GASKET
○	STEEL COLLAR - PAINTED
○	STEEL SHIMS (NO REVEAL)
○	STEEL FRAME GASKET
○	DISCRETE LIGHTING FOR ELECTRICAL
○	WALL PACK LIGHTING HULL OUT-TYPE TYP.

LEGEND	
○	SPHONDRIL
○	8" X 8" RECESSED AREA

PROJECT COLOURS		
○	YEAR FIELD COLOUR 1	SILVER LINEN (201-60)
○	YEAR FIELD COLOUR 2	SILVER SHIMM (201-60)
○	YEAR FIELD COLOUR 3	SHINY SLATE (208-60)
○	YEAR FIELD COLOUR 4	WATERMELON RED (208-60)
○	YEAR FIELD COLOUR 5	BLACK POWDER COAT
○	YEAR FIELD COLOUR 6	CLEAR ANODIZED ALUMINUM
○	YEAR FIELD COLOUR 7	PRE-FINISHED METAL FLASHING

**Beedie Development Group**  
3030 CLUMBER DICKIN BURNLEY, VIC 304  
TEL: (064) 432-3321 FAX: (064) 432-7349

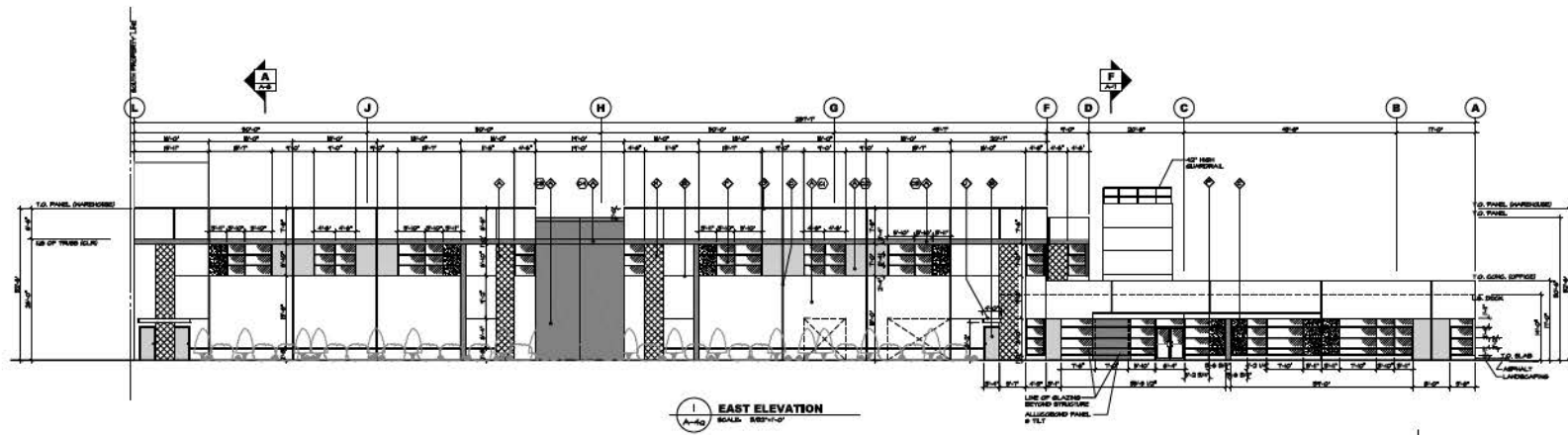
**CHIP BARRETT ARCHITECT**  
1111 BARRACLOUGH STREET, PERTH, WA 6150  
TEL: (81) 437-7337 FAX: (81) 437-7338

**D.FORCE DESIGN INC.**  
2028A ALLIANCE STREET, ABERDEEN, S.C. 29519  
TEL: (803) 807-9888 FAX: (803) 888-3384  
WWW.DFORCEDESIGN.COM

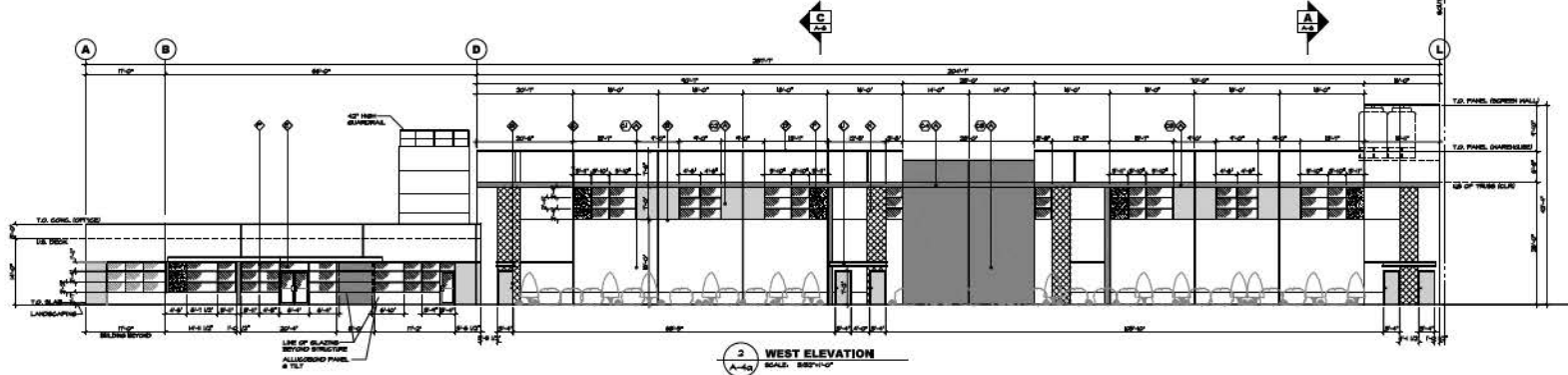
PROJECT: IMPROVED BUILDING for: **CB SUPPLIES**  
ADDRESS: 1018 TRIST, SILVER, WA  
DRAWING: **COLOUR ELEVATIONS**

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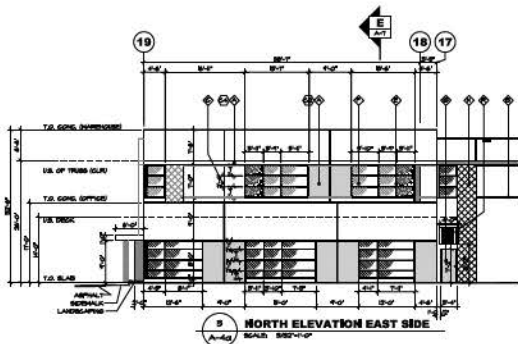




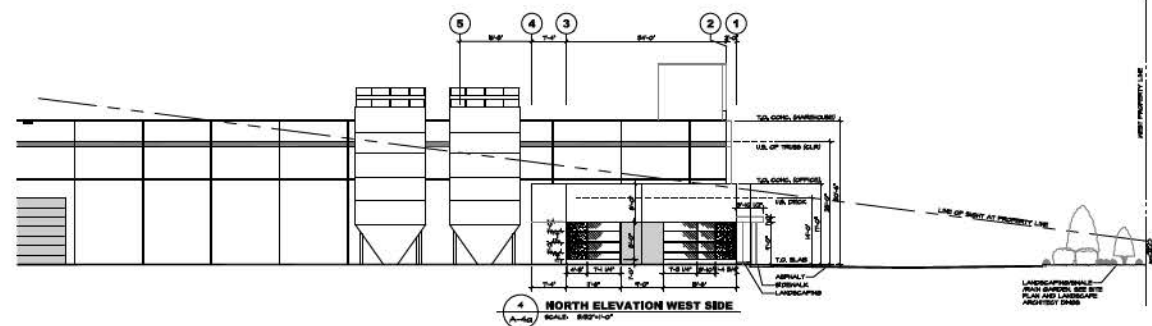
1 EAST ELEVATION  
SCALE: 3/8"=1'-0"



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



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



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

**Beedie | Development Group**  
3030 SUMNER DR., BURNABY, BC V5G 3R4  
TEL: (604) 432-3321 FAX: (604) 432-7349

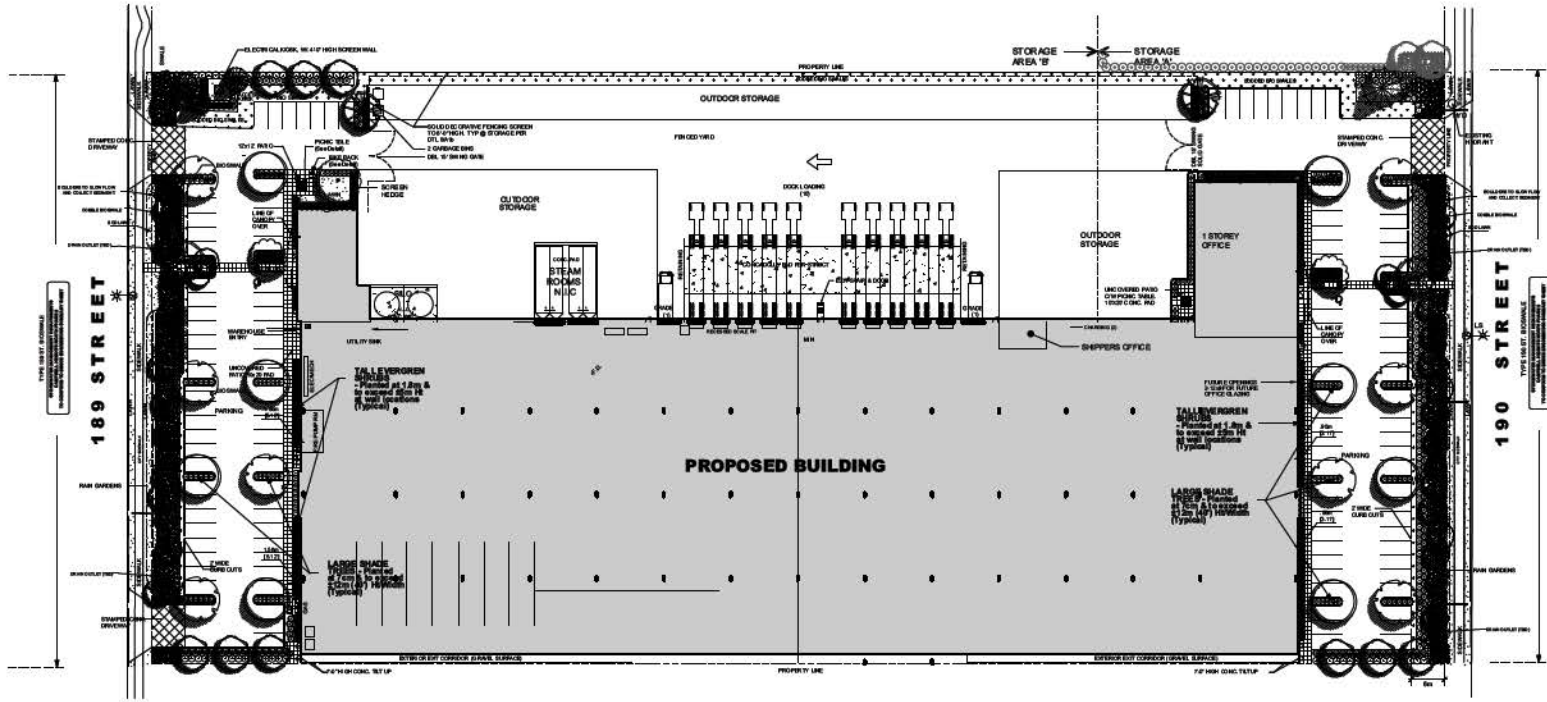
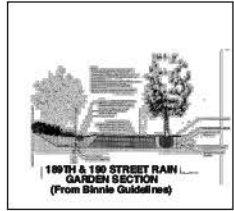
**CHIP BARRETT ARCHITECT**  
1111-1111 AVENUE 155, VICTORIA BC V8M 1Z7  
IN ASSOCIATION WITH  
**D.FORCE DESIGN INC.**  
2828A ALLIANCE STREET ABERTSFORD, B.C. V2B 3J9  
TEL: (604) 807-9666 FAX: (604) 888-3364  
WWW.DFORCEDESIGN.COM

1	DATE	2004-10-20
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PROJECT: PROPOSED BUILDING for: **CB SUPPLIES**  
ADDRESS: 1801 ST. SUPPLY, B.C.  
DRAWING: ENLARGED ELEVATIONS  
SCALE: DRAWN: JSS/KL, 1/8"=1'-0"  
REVISED: DRAWING: C.A.  
PROJECT DATE: AUG. 2004  
PROJECT + DRAWING NUMBER: **A-4a** 5



**Beeble | Development Group**  
 3030 GILMORE DRVN, BURNABY, V1C 5M4  
 TEL: (604) 435-3331 FAX: (604) 432-7548



**PLANT LIST**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
[Symbol]	8	Betula japonensis	Bitch	5cm cal. / 2m tall
[Symbol]	4	Carpinus betulus	Sorbus Hornbeam	7cm cal. / 2m tall
[Symbol]	4	Cornus x nana 'Suecica'	Diagedal Yew	5cm cal. / 2m tall
[Symbol]	1	Fagus sylvatica	Sorbus Birch	7cm cal. / 2m tall
[Symbol]	4	Fuchsia sanderiana 'Autumn Purple'	Ash	7cm cal. / 2m tall
[Symbol]	4	Ligularia sibirica 'Wintershade'	Sweet Gum	5cm cal. / 2m tall
[Symbol]	2	Prunus serrulata 'Yoda Park'	Daybreak Flowering Cherry	5cm cal. / 2m tall
[Symbol]	3	Chamaecyparis nootkanensis	Nootka Cypress	3m H. / 10cm dia.
[Symbol]	1	Scots larch (var. piceolata)	Claret Redwood	4m H.
[Symbol]	1	Thuja occidentalis	Douglas Fir	4m H.
<b>Shrubs</b>				
[Symbol]	100	Azalea japonica 'Festiva'	Japanese Azalea	#2 pot
[Symbol]	24	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#2 pot
[Symbol]	204	Lonicera sibirica (S)	Siberian Honeysuckle	#2 pot
[Symbol]	40	Phlox paniculata	Phlox	#2 pot
[Symbol]	36	Platanus japonica 'Temple Bell'	Japanese Anemone	#2 pot

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Shrubs - Groundcover</b>				
[Symbol]	181	Phlox L. 'Olea Light'	Olea Light Lavender	#2 pot, 30cm dia. all spacing
[Symbol]	14	Prostratastrum Christiana Chief	Prostratastrum (medium var.)	#2 pot
[Symbol]	15	Rosa rugosa 'Cecilia Dawnlight'	Herb French Rose var.	#2 pot
[Symbol]	6	Spiraea japonica 'Vanilla Wafers'	Spiraea var.	#2 pot
[Symbol]	117	Thalictrum aquilegifolium 'Vanessa'	Common Cuckoo	1.2m H.
[Symbol]	47	Minuartia dentata	Devil's Hairman	#2 pot
[Symbol]	10	Wegelia 'Shed Ruby'	Wiegela	#2 pot
<b>Ground Cover/Perennial/Tree</b>				
[Symbol]	30	Actinotaphys ussuriensis	Manchu Aster var.	10cm pot / 40cm g.c. / heavy
[Symbol]	204	Coronilla alba	Cornflower var.	10cm pot / 40cm g.c. / heavy

**Notes:**  
 1. Specification as per most recent BCSLANDCRA. Landscape Standards and Landscape Design Inc. 'Spec Notes'.  
 2. The Contractor must call the City Landscape Inspector for Completion Acceptance Approval.

**PLANT SCHEDULE - BIOSWALE TYPES: 189 St & 190 St**

NO.	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / FREQUENCY
1	4	ACER FRAGRANS	VIRGINIAN	1.8m H. 10cm DIA. 10cm DIA.
2	2	HELIODENDRON ELIPSE	NATIVE HELIODENDRON	1.8m H. 10cm DIA.
3	7	MAHONIA AURIFOLIA	MAHONIA	1.8m H. 10cm DIA.
4	7	MAHONIA AURIFOLIA	MAHONIA	1.8m H. 10cm DIA.
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6	7	MAHONIA AURIFOLIA	MAHONIA	1.8m H. 10cm DIA.
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18	7	MAHONIA AURIFOLIA	MAHONIA	1.8m H. 10cm DIA.
19	7	MAHONIA AURIFOLIA	MAHONIA	1.8m H. 10cm DIA.
20	7	MAHONIA AURIFOLIA	MAHONIA	1.8m H. 10cm DIA.

**NOTE: BIOSWALE INFORMATION DERIVED FROM PMG / BINNE SOURCE AND ADAPTED TO SITE PER GUIDELINES.**

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LANDSCAPE ARCHITECT  
  
**PROJECT PROPOSED:**  
**BUILDING FOR**  
**CB SUPPLIES**  
 ADDRESS: 3030 189TH ST., BURNABY, B.C.  
 DRAWING  
**LANDSCAPE PLAN**  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 PROJECT: 2024-01-15-2024-01-15  
 SHEET: L-1

---

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

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

DATE: **August 12, 2014** PROJECT FILE: **7814-0098-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 3338 - 189 Street**

#### DEVELOPMENT PERMIT

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

#### BUILDING PERMIT

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

- Completion of City project 7812-0160-00
- Relocation of service connections as required and abandonment of redundant service connections as required;
- Relocation of curb letdown to proposed new location and associated modification to drainage features if required; and
- Construction of onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7810-0179-00.

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting building permit application.



Rémi Dubé, P.Eng.  
Development Services Manager

LR

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0098-00

Issued To: CB SUPPLIES LTD

("the Owner")

Address of Owner: 8125 - North Fraser Way  
Burnaby, BC V5J 5M8

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: 029-167-035

Lot 4 Section 28 Township 7 New Westminster District Plan EPP31532

3338 - 189 Street

(the "Land")

3. As the civic address of the Land is to change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section G.2 of Height of Buildings of "Comprehensive Development Zone (CD)" (By-law No. 17146) the maximum building height of the accessory structure may be varied from 6 metres (20 ft.) to 11.45 metres (38 ft.)
  - (b) In Section J.6 of Special Regulations of "Comprehensive Development Zone (CD)" (By-law No. 17146) in Outdoor Storage Area A and Outdoor Storage Area B, outdoor storage may be located within the side yard.

5. This development variance permit applies to only that portion of 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

THIS PLAN IS THE PROPERTY OF BEEDIE DEVELOPMENT GROUP AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BEEDIE DEVELOPMENT GROUP. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE AND IS NOT GUARANTEED. BEEDIE DEVELOPMENT GROUP ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS INFORMATION.

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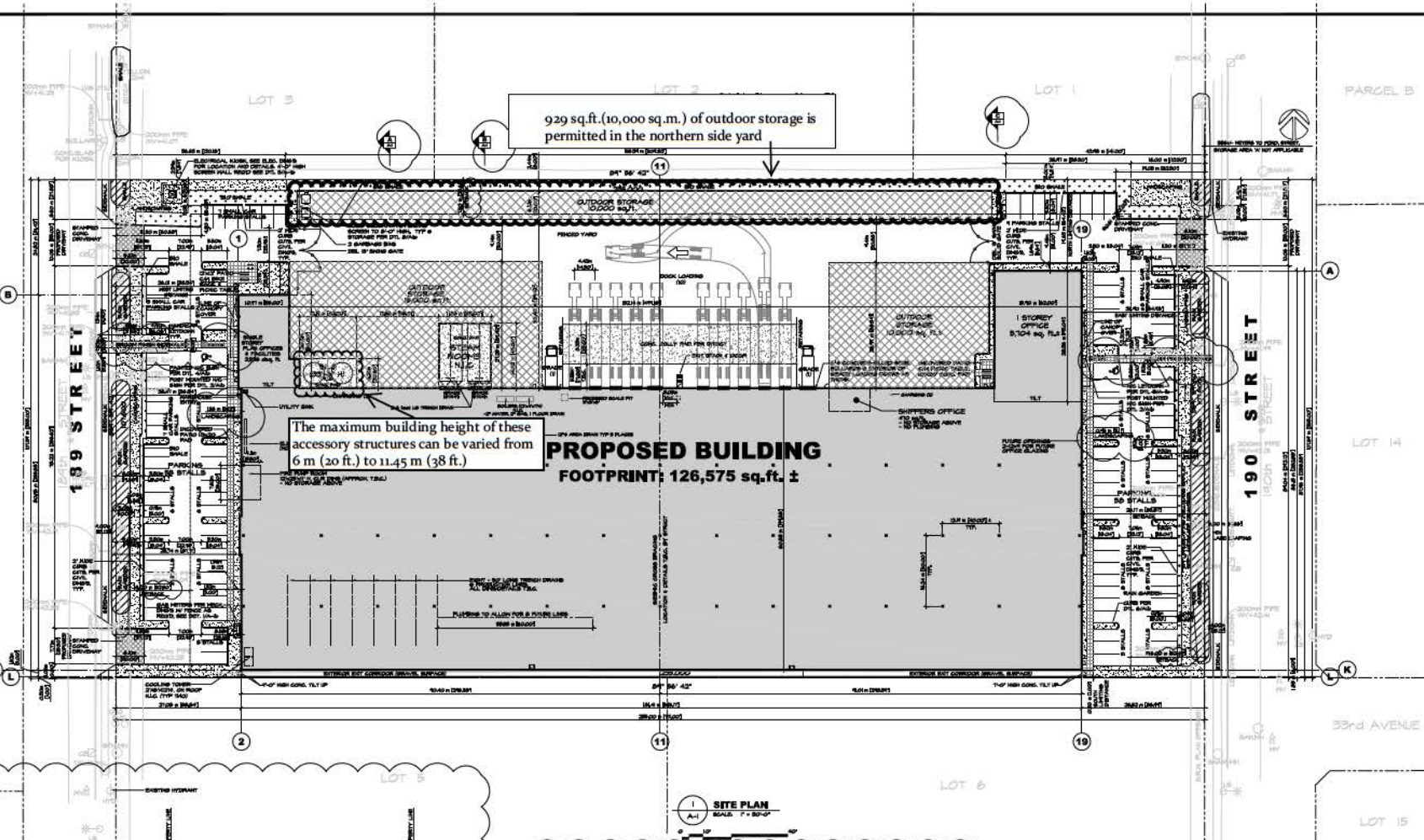
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PROJECT: PROPOSED BUILDING for: **CB SUPPLIES**

ADDRESS: 128 184th ST., SURREY, B.C.  
 DRAWING NO.: **184-184-01**

**SITE PLAN**

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929 sq.ft. (10,000 sq.m.) of outdoor storage is permitted in the northern side yard

The maximum building height of these accessory structures can be varied from 6 m (20 ft.) to 11.45 m (38 ft.)

**PROPOSED BUILDING FOOTPRINT: 126,575 sq.ft. ±**



**PRELIMINARY DEVELOPMENT DATA**

CIVIC ADDRESS: 5555 184th St., Surrey, B.C.

EXISTING ZONING: CD

GROSS LOT AREA: 212,163 Sq. Ft. (25 284.71 m<sup>2</sup> / 6.25 acres [ 2,524 HA. ])

PROPOSED BUILDING AREA (FOOTPRINT): 117,942.20 m<sup>2</sup> [ 1,265,75 sq. ft. ]

SITE COVERAGE: 60% MAX. FOOTPRINT / SITE AREA = 46.5 %

F.A.R.: GROSS FLOOR AREA / SITE AREA = 0.465

SETBACKS:

FRONT (WEST & EAST):	MIN. 16 m [ 52'0" ]	PROPOSED 26.01 m / 26.17 m
REAR (NOT APPLICABLE):	7.5 m [ 25'0" ]	N/A
SIDE (SOUTH):	7.5 m [ 25'0" ]	0.0m
SIDE (NORTH):	7.5 m [ 25'0" ]	14.63m [ 60.4' ]

\* ONE SIDE YARD SETBACK MAY BE REDUCED TO 0' IF THE SIDE YARD ABUTS LAND WHICH IS COMMERCIAL OR INDUSTRIAL.

BUILDING HEIGHT: 4.91m - 52'-6"

PARKING REQUIRED: WAREHOUSE/OFFICE 126,575 / 1,075 = 118 STALLS

SMALL CAR ALLOWED = 25% ( 30 STALLS)

SMALL CAR PROVIDED: 30 STALLS

REGULAR PARKING STALLS: 91 STALLS

HANDICAP ACCESSIBLE PARKING: 2 STALLS

TOTAL PARKING PROVIDED: 129 STALLS

VARIANCE:

- I. OUTDOOR STORAGE WITHIN SIDE YARD SETBACK
- II. PROPOSED HEIGHT OF SILOS

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF SURREY CONSTRUCTION BY-LAW.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY.
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**BASIS FOR DESIGN: B.C.B.C. 2012**

**NOTES**

1. SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWING FOR FINAL LOCATIONS.
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