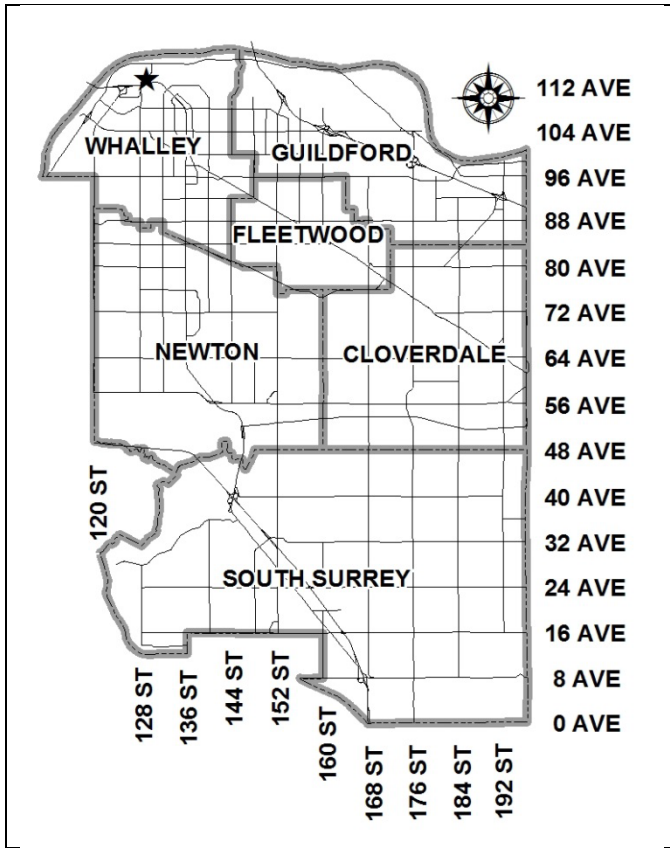


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0266-00

Planning Report Date: December 15, 2014

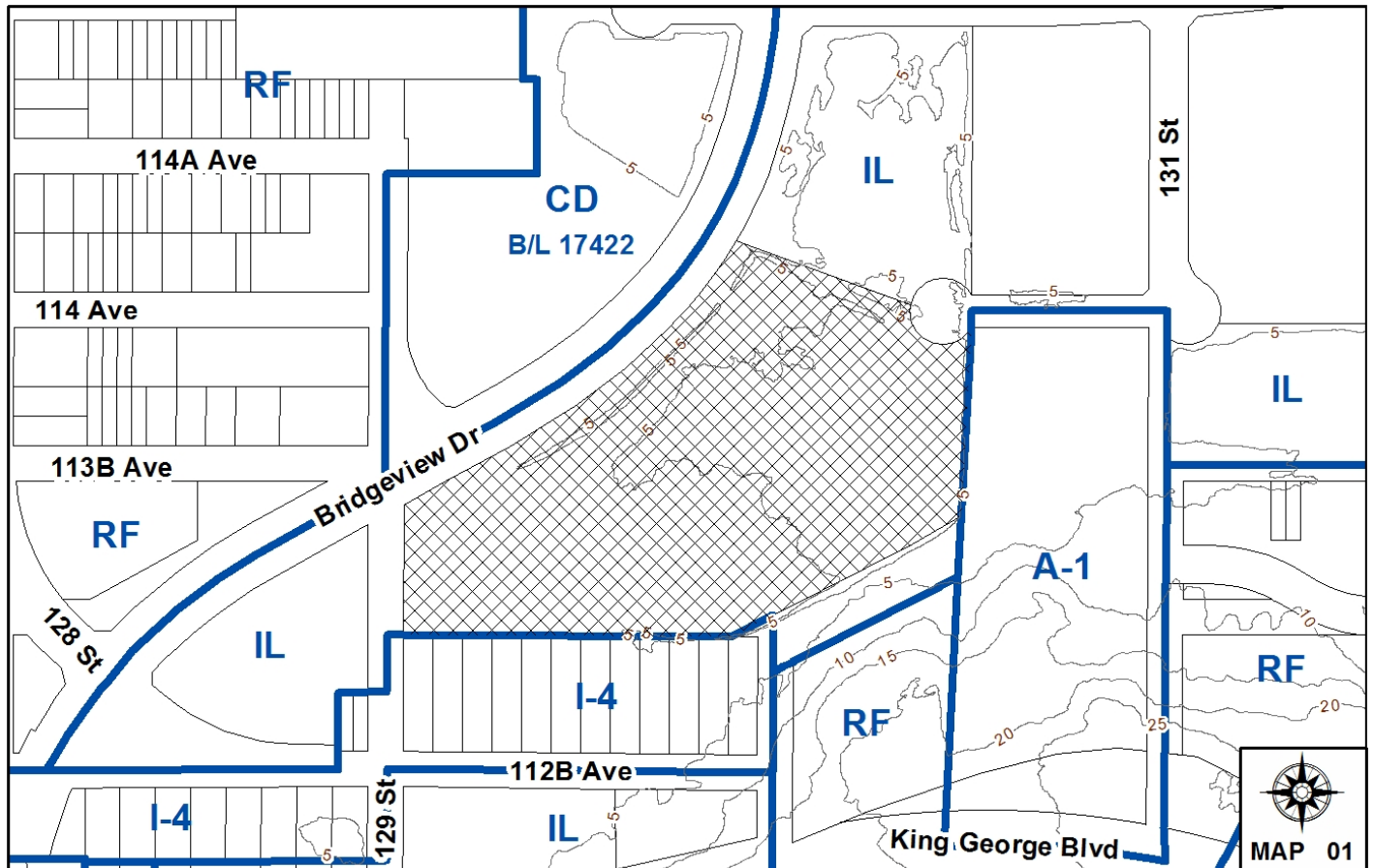


PROPOSAL:

- Restrictive Covenant Amendment
- Development Permit

in order to permit the development of a two-storey industrial building in Bridgeview.

LOCATION: Portion of 13056 - 114 Avenue
OWNER: Perimeter View Investments Ltd., Inc. No. 1002029
ZONING: IL
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to amend Restrictive Covenant No. BV149566 to allow a reduction in the lot coverage from 25% to 12% for proposed Lot 2.
- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The intent of the Restrictive Covenant registered on title of the subject property is to ensure an efficient and intensive use of the industrial land by setting a minimum building coverage requirement. The subject proposal is to develop the property for a large shipping and freight service company employing approximately 100 workers, and as such, the intent of the restrictive covenant is still being met even though the building will only cover 12% of the lot.
- Due to the site's proximity to the South Fraser Perimeter Road, the subject site is an ideal location for a trucking business, and was chosen over alternative sites in Delta and Langley. The proposed building will serve as the regional headquarters for the company's western operations and employ approximately 100 workers.
- The project complies with the Industrial designation in the OCP.
- The proposed building form and land use are appropriate for this area.
- The proposal supports the City's Economic Development and Employment Lands Strategies.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to amend Restrictive Covenant No. BV149566 to allow a reduction in the lot coverage from 25% to 12% for proposed Lot 2.
2. Council approve Development Permit No. 7914-0266-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, including signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot under Development Application No. 7912-0353-00 (PLA issued) to subdivide the subject lot into two (2) lots.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------------|---|----------------------|------------------------------|
| North (Across 115 Avenue): | Two-storey industrial building approved under Development Permit No. 7913-0205-00, but yet to be constructed. | Industrial | IL |
| East: | Industrial building and vacant lot. | Industrial | IL and A-1 |
| South: | Non-conforming outdoor storage and vacant lots and a vacant treed lot. | Industrial and Urban | I-4 (By-law No. 5942) and RF |
| West (Across Bridgeview Drive): | Central City Brewery on the southern half and vacant, pre-loaded northern half. | Industrial | CD (By-law No. 17422) |

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 13056 – 114 Avenue in Bridgeview and is approximately 3.8 hectares (9.5 acres) in size. The site is designated Industrial in the Official Community Plan (OCP) and is zoned "Light Impact Industrial Zone (IL)". The site is currently pre-loaded and vacant.
- In addition to the current proposal, the subject property is also under Development Application No. 7912-0353-00 to subdivide the property into two (2) IL-zoned lots. Proposed Lot 1 and proposed Lot 2 are approximately 1.4 hectares (3.5 acres) and 2.4 hectares (6.0 acres) in size, respectively (Appendix II). The Preliminary Layout Approval (PLA) letter was issued on July 2, 2013.
- The property was recently sold, and the new owners intend to complete the subdivision application soon after the subject application is approved.

Current Proposal

- The new property owner has applied for a Development Permit (DP) in order to construct a two-storey industrial building approximately 3,200 square metres (34,445 sq.ft.) in size on proposed Lot 2.
- A Section 219 Restrictive Covenant (RC) is currently registered against the title of the subject property requiring a minimum 25% lot coverage, and limiting the truck parking and outdoor storage to 35% of the total area of the lot.
- The applicant has requested a Restrictive Covenant amendment to relax the minimum lot coverage requirement from 25% to 12%, in order to construct the proposed two-storey industrial building on proposed Lot 2.
- Truck parking and outdoor storage represents about 7% of the total area of proposed Lot 2, and thus, complies with the maximum 35% truck parking and outdoor storage restriction.
- The proposed building will have a floor area ratio (FAR) of 0.13, which is consistent with the maximum FAR of 1.0 in the IL Zone. Building setbacks and height are also consistent with the IL Zone requirements.
- Currently, 114 Avenue between the subject site and 131 Street is unconstructed. This portion of 114 Avenue, including the cul-de-sac, will be constructed as part of the Servicing Agreement for the subdivision application (File No. 7912-0353-00).
- Vehicle access to the proposed building on proposed Lot 2 will be via 114 Avenue at the north-east corner of the lot, and a shared access to Bridgeview Drive through proposed Lot 1 at the west end of proposed Lot 2. The access easement will be registered as part of the subdivision application.

- An access easement will also be registered along the east property line of proposed Lot 2 to allow vehicle access from proposed Lot 1 to 114 Avenue. This access easement will also be registered as part of the subdivision application.
- Overland West, a shipping and freight service company, will occupy the proposed building on proposed Lot 2. Overland West expects to utilize the proposed building as their Western Regional Headquarters and will hire approximately 100 employees.

PRE-NOTIFICATION

- In accordance with Council policy, a Development Proposal Sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed building is constructed of tilt-up concrete panels with reveals. The architect proposes a colour scheme for the proposed building consisting of: silver, white, grey, and dark grey/brown.
- Architectural emphasis and articulation is placed on the main entrance to the building along Bridgeview Drive with the use of significant glazing and design elements.
- The main floor of the proposed building will consist of office space, a large storage warehouse, and a covered rear loading dock. Additional employee office space is located on the second floor.
- A total of forty-eight (48) overhead steel garage doors, painted grey, will provide loading access to the warehouse area.
- Proposed outdoor lighting includes wall-mounted lighting along all building elevations, as well as downward-facing lighting along the perimeter of the site.
- The proposed garbage and recycling enclosures are located near the north-west corner of the proposed building, screened by the proposed landscaping. The proposed enclosures are constructed of wood slats.
- A pad-mounted transformer will be installed near the west property line and will be screened by landscaping.
- The applicant proposes to install high-quality Omega fencing around the subject site (proposed Lot 2). The fence will be set back along Bridgeview Drive to accommodate landscaping and patron parking. Significant landscaping is proposed along the west side of the fence to provide screening from Bridgeview Drive.

Parking and Access

- The site is divided into two (2) sections. Employee and patron parking is located at the west end of proposed Lot 2 and will accommodate a total of fifty (50) parking stalls, including one (1) for the disabled, which complies with the Zoning By-law. Vehicle access to this parking area is via a shared access through proposed Lot 1 from Bridgeview Drive.
- The remainder of proposed Lot 2, which includes the proposed building and space for truck parking and maneuvering, is fully fenced for security reasons. Vehicle access to this area will be via 114 Avenue at the north-east corner.
- A bicycle rack will also be installed.

Trees and Landscaping

- There are no existing trees on the subject site.
- The applicant proposes to install landscaping along the west, south and east lot lines of proposed Lot 2, with an emphasis on landscaping along the west and south lot lines.
- The proposed landscaping includes a number of low-level species including azaleas, laurels, jade, cedars, fountain grass, and rhododendrons. A total of fifty-seven (57) trees will also be installed including maple, cypress, dogwood, magnolia and western red cedar.
- The applicant also proposes a bioswale along the south lot line as part of their on-site stormwater detention system. Proposed planting within the bioswale include roses, reed grass, lavender, creeper and ferns.
- Two (2) pedestrian walkways (stamped concrete surrounded by landscaping) will connect the main building entrance with the parking lot and the sidewalk along Bridgeview Drive.

Proposed Signage

- The applicant proposes one (1) non-illuminated, channel letter fascia sign along the west building elevation facing Bridgeview Drive. The proposed sign will comply with the Sign By-law.
- No free-standing signs are proposed.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site, on September 4, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

| Sustainability Criteria | Sustainable Development Features Summary |
|--|--|
| 1. Site Context & Location (A1-A2) | <ul style="list-style-type: none"> • The subject site is located in an industrial area in Bridgeview along Bridgeview Drive, near the South Fraser Perimeter Road. |
| 2. Density & Diversity (B1-B7) | <ul style="list-style-type: none"> • The proposed density is 0.13 FAR • The proposed two-storey industrial building supports the City's Economic Development and Employment Land Strategies. |
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> • The following Low Impact Development Standards are utilized: <ul style="list-style-type: none"> ○ Dry swales and vegetated bioswales for on-site stormwater management and detention; and ○ Sediment control devices |
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> • On-site bicycle racks are proposed; • On-site shower and change facilities are proposed; and • A bus stop is located less than 200 metres (650 ft.) from the subject site. |
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> • The following Crime Prevention Through Environmental Design (CPTED) principles are incorporated: <ul style="list-style-type: none"> ○ Natural surveillance and fencing for access control; ○ Well-defined walkways; and ○ On-site security and monitoring. |
| 6. Green Certification (F1) | <ul style="list-style-type: none"> • The proposal meets the minimum requirements for energy efficient design outlined by ASHRAE 90.1. for the following: building envelope, HVAC, power, lighting, etc. |
| 7. Education & Awareness (G1-G4) | <ul style="list-style-type: none"> • Not applicable |

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout (File No. 7912-0353-00)
- Appendix III. Development Permit No. 7914-0266-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

\\file-server1\net-data\cscd\generate\areaproduct\save\28642119003.doc
DRV 12/11/14 12:08 PM

DEVELOPMENT DATA SHEET

Existing Zoning: IL

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|--|--|
| LOT AREA (Proposed Lot 2 only) | | |
| Gross Total | | |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | | 2.4 hectares (6.0 acres) |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 25% minimum* | 12% |
| Paved & Hard Surfaced Areas | | 81% |
| Total Site Coverage | | 93% |
| SETBACKS | | |
| Front (west) | 7.5 metres (25 ft.) | 21 metres (69 ft.) |
| Rear (east) | 7.5 metres (25 ft.) | 21 metres (69 ft.) |
| Side #1 (north) | 7.5 metres (25 ft.) or 0.0 metres | 52 metres (170 ft.) |
| Side #2 (south) | 7.5 metres (25 ft.) or 0.0 metres | 52 metres (170 ft.) |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 18 metres (60 ft.) | 8.8 metres (29 ft.) |
| Accessory | 6 metres (20 ft.) | N/A |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | N/A |
| FLOOR AREA: Residential | | |
| | | N/A |
| FLOOR AREA: Commercial | | |
| Retail | | |
| Office | | |
| Total | | |
| FLOOR AREA: Industrial | | |
| | 24,348 square metres (262,080 sq.ft.) | 3,200 square metres (34,445 sq.ft.) |
| FLOOR AREA: Institutional | | |
| | | N/A |
| TOTAL BUILDING FLOOR AREA | | |
| | 24,348 square metres (262,080 sq.ft.) | 3,200 square metres (34,445 sq.ft.) |

*Restrictive Covenant Amendment 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) | 1.0 | 0.13 |
| AMENITY SPACE | | N/A |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | | N/A |
| Industrial | 50 | 50 |
| Residential Bachelor + 1 Bedroom | | N/A |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | N/A |
| Institutional | | N/A |
| Total Number of Parking Spaces | | |
| Number of disabled stalls | 1 | 1 |
| Number of small cars | | N/A |
| Tandem Parking Spaces: Number / % of Total Number of Units | | N/A |
| Size of Tandem Parking Spaces width/length | | N/A |

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

PROPOSED SUBDIVISION OF LOT C EXCEPT: PART SUBDIVIDED BY PLAN BCP11184,
SECTION 9, BLOCK 5 NORTH, RANGE 2 WEST, PLAN BCP4858
GROUP 1, NEW WESTMINSTER DISTRICT

SCALE 1:750 METRIC
10m 0 10 20m

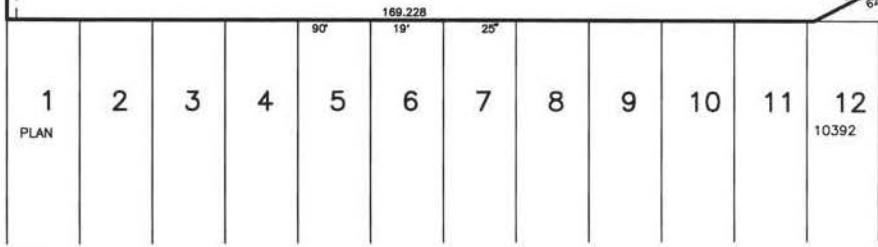


129 STREET

SRW PLAN BCP4859

07° 52' 07" 87.150
2.00

PROPOSED LOT 1
1.42 ha
(153,042 sq.ft.)



130 STREET

BRIDGEVIEW DRIVE

PROPOSED LOT 2
2.43 ha
(262,080 sq.ft.)

Rem. C
PLAN BCP4858

113 AVENUE

114 AVENUE

Rem. D
PLAN 4996

Rem. PARCEL "ONE"
EXPLANATORY PLAN 9674

NOTES:
BEARINGS ARE GRID, DERIVED FROM PLAN BCP11184.
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



CERTIFIED CORRECT :

[Handwritten signature]

JULY 02, 2014

B.C.L.S.

UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
210A-3430 BRIGHTON AVENUE
BURNABY, B.C. V5A 3H4
TEL. (604) 732-3384

THIS PLAN IS BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0266-00

Issued To: PERIMETER VIEW INVESTMENTS LTD., INC. NO. 1002029
("the Owner")

Address of Owner: 13056 - 114 Avenue
Surrey, BC V3R 2L3

1. This development 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 permit.

2. This development 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:

Portion of Parcel Identifier: 025-636-278
 Lot C Except: Part Subdivided By Plan BCP11184 Section 9 Block 5 North Range 2 West
 New Westminster District Plan BCP4858

Portion of 13056 - 114 Avenue

(the "Land")

3. (a) As the legal description of the Land will change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier: _____

- (b) If the civic address(es) of the Land change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. This development permit applies to only the portion of the Land shown on Schedule A, which is attached hereto and forms part of this development permit.

5. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 2013, No. 18020, as amended.
6. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7914-0266-00(A) through to and including 7914-0266-00(M) (the "Drawings") which are attached hereto and form part of this development permit.
7. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
8.
 - (a) The landscaping shall conform to drawings numbered 7914-0266-00(M) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$_____

(the "Security")
 - (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

- 10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 12. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE _____ DAY OF _____, 20____ .
 ISSUED THIS _____ DAY OF _____, 20____ .

 Mayor - Linda Hepner

 City Clerk - Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

 Authorized Agent: (Signature)

 Name: (Please Print)

OR

 Owner: (Signature)

 Name: (Please Print)

OVERLAND WEST INDUSTRIAL BUILDING



DEVELOPMENT PERMIT SUBMISSION

ARCHITECTURAL
David Naime & Associates Ltd.

LANDSCAPE
Landscape

A001 COVER PAGE
A002 CONTEXT PLAN
A101 SITE PLAN
A201 OVERALL FLOOR PLANS
A202 OVERALL ROOF PLAN
A301 OVERALL ELEVATIONS
A302 ELEVATIONS
A303 ELEVATIONS
A401 OVERALL SECTIONS
A402 SECTIONS
A601 DETAILS

L1 LANDSCAPE PLAN

DNA

project managers
planners
engineers
architects

David Naime & Associates Ltd.

Suite 201
171 West Esplanade
North Vancouver, BC
CANADA V7M 3J9
T: 604.984.0500
F: 604.984.0677
E: dna@dna-naime.com
W: dna-naime.com

DATE: 2014.09.01

SCALE:

PROJECT NUMBER: 5258

A001

ISSUED FOR DEVELOPMENT PERMIT □ WESGROUP PROPERTIES □ 13056 114th AVENUE, SURREY, BC

DP #7914-0266-00(A)
The "Drawings"

Schedule A

LEGAL DESCRIPTION:

LOT 1 (SPLIT PART SUBDIVISION BY PLAN BCP11184, SECTION 8, BLOCK 3 NORTH, RANGE 2 WEST, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BC0485)
 CIVIC ADDRESS: 13056 114th AVENUE, SURREY, BC
 P.L.D. 06-48-078

CONING DESIGNATION:

IL LIGHT IMPACT INDUSTRIAL, ONE

| | | |
|---------------------------|--------------|------------|
| LOT AREA: | 24,348 sq ft | 262,080 SF |
| BUILDING AREA: | 2,841 sq ft | 30,580 SF |
| ALLOWABLE | | |
| LOT COVERAGE: | 14,800 sq ft | 157,248 SF |
| MAXIMUM BUILDING HEIGHT: | 20' | 215 SF |
| SETBACKS: | 18 m | 60 FT |
| FRONT / REAR / SIDE YARD: | 7.8 m | 25 FT |
| | 7.8 m | 25 FT |

OVERALL DEVELOPMENT DESIGN DATA:

| | | | |
|----------------|------------|-------------|-----------|
| OFFICE | - LEVEL 01 | 506 sq ft | 5,448 SF |
| | - LEVEL 02 | 538 sq ft | 5,732 SF |
| WAREHOUSE | | 2,136 sq ft | 22,987 SF |
| ME ROOM | | 187 sq ft | 1,800 SF |
| COVERED DOCK | | 2,322 sq ft | 25,002 SF |
| TOTAL GFA | | 3,367 sq ft | 36,249 SF |
| OCCUPANT LOAD: | | 163 | REQUIRED |
| WATER CLOSETS: | | 2 WC | PROVIDED |
| | | 2 WC | |
| | | 5 WC | |
| | | 1 WC | |
| | | 4 WC | 8 WC |

REQUIRED PARKING DATA:

| | | | |
|---|-----------------------------------|------------------------------------|-------------|
| OFFICE USES | | | |
| - LVL 1 + 3 SPACES @ 100 sq ft (1,076 SF) | = | 506 sq ft / 100 sq ft = 5.23 x 3 | = 15 SPACES |
| - LVL 2 + 2 SPACES @ 100 sq ft (1,076 SF) | = | 538 sq ft / 100 sq ft = 5.34 x 2 | = 11 SPACES |
| LIGHT IMPACT INDUSTRIAL USES | | | |
| - 1 SPACE @ 100 sq ft (1,076 SF) | = | 2,322 sq ft / 100 sq ft = 23.2 x 1 | = 23 SPACES |
| DISABLED PARKING SPACES REQUIRED | - IF 50 PARKING SPACES PROVIDED = | 1 SPACE | 1 SPACE |
| REQUIRED PARKING: | | | 49 SPACES |

PROVIDED PARKING DATA:

| | | |
|--------------------------|---|-----------|
| PARKING STALL - STANDARD | = | 49 SPACES |
| PARKING STALL - DISABLED | = | 1 SPACES |
| | = | 50 SPACES |

PARKING AND LOADING STALL DIMENSIONS:

| | | |
|---------------------------|-----------------|-----------------|
| PARKING STALL - STANDARD | 2.90 m x 5.50 m | 9'-6" x 18'-0" |
| PARKING STALL - DISABLED | 3.70 m x 5.50 m | 12'-0" x 18'-0" |
| LOADING / UNLOADING SPACE | 4.00 m x 2.00 m | 13'-0" x 6'-6" |

REQUIRED BICYCLE PARKING:

| | | | |
|--------------------------------------|---|---------------------------------------|------------|
| OFFICE USES | | | |
| - 0.06 SPACES @ 100 sq ft (1,076 SF) | = | 3,367 sq ft / 100 sq ft = 33.7 x 0.06 | = 2 SPACES |
| BICYCLE PARKING PROVIDED: | | | 4 SPACES |

BUILDING CODE SYNOPSIS

| | |
|-------------------------------------|---|
| APPLICABLE BUILDING CODE: | BRITISH COLUMBIA BUILDING CODE, B.C.B.C. 2012 |
| OCCUPANCY CLASSIFICATION: | GROUP F, DIVISION 2, MEDIUM-RISE INDUSTRIAL WAREHOUSE w/ ANCILLARY OFFICES |
| BUILDING AREA: | 2,841 sq ft (30,580 SF) |
| BUILDING HEIGHT: | 2 STOREYS |
| STREETS: | BUILDING FACES 3 STREETS (width in 75' @ 1/4 mile) = |
| BUILDING BY E: | 3,2,2,75 |
| CONSTRUCTION RELATIVE TO OCCUPANCY: | GROUP F, DIVISION 2, UP TO 4 STOREYS, SPRINKLERED AREA 4,800 sq ft, 2 STOREYS |
| SUMMARY | |
| Major Occ. Use: | REQUIRED |
| Fire Risk: | REQUIRED |
| SM: (SPR) T - g: | COMBUSTIBLE / NON-COMBUSTIBLE |
| Riser: | 45 min |
| ME: (SHA) A - 45: | 45 min |
| F 501 A - 45: | 45 min |
| S - 1: (A) A - 45: | 45 min |
| SPRINKLERS: | PROVIDED |
| STAIRWELLS: | NOT REQUIRED |
| FIREWALL: | NOT REQUIRED |
| FIRE SEPARATIONS: | MAJOR OCCUPANCY = 60 min EXIT = 45 min JANITOR'S ROOM = 45 min ME ROOM = 60 min MAIN ACCESS OFFICE FLOOR - WC = 45 min AS PER B.C.B.C. SECTION 3.8 |
| HANDICAPPED ACCESS: | |

STORMWATER DETENTION

TRUCKING INGRESS / EGRESS

ACCESS EASIMENT

50 CARS

WAREHOUSE 23,170 SF 48 DOCKS 18 CARGO

COVERED DOCK 1,800 SF 18' x 10'

OFFICE 5,448 SF

ME ROOM 1,800 SF

STORMWATER DETENTION

TRUCKING INGRESS / EGRESS

ACCESS EASIMENT

50 CARS

WAREHOUSE 23,170 SF 48 DOCKS 18 CARGO

COVERED DOCK 1,800 SF 18' x 10'

OFFICE 5,448 SF

ME ROOM 1,800 SF

STORMWATER DETENTION

TRUCKING INGRESS / EGRESS

ACCESS EASIMENT

50 CARS

WAREHOUSE 23,170 SF 48 DOCKS 18 CARGO

COVERED DOCK 1,800 SF 18' x 10'

OFFICE 5,448 SF

ME ROOM 1,800 SF

STORMWATER DETENTION

TRUCKING INGRESS / EGRESS

ACCESS EASIMENT

50 CARS

WAREHOUSE 23,170 SF 48 DOCKS 18 CARGO

COVERED DOCK 1,800 SF 18' x 10'

OFFICE 5,448 SF

ME ROOM 1,800 SF

STORMWATER DETENTION

TRUCKING INGRESS / EGRESS

ACCESS EASIMENT

50 CARS

WAREHOUSE 23,170 SF 48 DOCKS 18 CARGO

COVERED DOCK 1,800 SF 18' x 10'

OFFICE 5,448 SF

ME ROOM 1,800 SF

STORMWATER DETENTION

TRUCKING INGRESS / EGRESS

ACCESS EASIMENT

50 CARS

WAREHOUSE 23,170 SF 48 DOCKS 18 CARGO

COVERED DOCK 1,800 SF 18' x 10'

OFFICE 5,448 SF

ME ROOM 1,800 SF

STORMWATER DETENTION

TRUCKING INGRESS / EGRESS

ACCESS EASIMENT

50 CARS

WAREHOUSE 23,170 SF 48 DOCKS 18 CARGO

COVERED DOCK 1,800 SF 18' x 10'

OFFICE 5,448 SF

ME ROOM 1,800 SF

STORMWATER DETENTION

TRUCKING INGRESS / EGRESS

ACCESS EASIMENT

1
PLAN BCP11184

2
PLAN BCP11184



COPYRIGHT NOTICE OF DOCUMENTS
 THIS DOCUMENT IS THE PROPERTY OF DYNAMIC DESIGN GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC DESIGN GROUP INC. THE INFORMATION AND DATA CONTAINED HEREIN ARE THE PROPERTY OF DYNAMIC DESIGN GROUP INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC DESIGN GROUP INC. THE INFORMATION AND DATA CONTAINED HEREIN ARE THE PROPERTY OF DYNAMIC DESIGN GROUP INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DYNAMIC DESIGN GROUP INC.

| |
|---|
| 7 |
| 6 |
| 5 |
| 4 |
| 3 |
| 2 |
| 1 |

Rem. D
PLAN 4996

ISSUED FOR DEVELOPMENT PERMIT
 2014/08/01
 SCALE
 1/32" = 1'-0"
 CONSULTANT

PROJECT NAME
 OVERLAND WEST INDUSTRIAL BUILDING
 CLIENT
 WESGROUP PROPERTIES
 PROJECT ADDRESS
 13056 114th AVENUE
 BRIDGEVIEW DRIVE
 SURREY, BC
 DRAWING TITLE
 SITE PLAN

REVISION NO. 01

PROJECT NUMBER 5258

A101

1
SITE PLAN
SCALE: 1/32" = 1'-0"

Rem. C
PLAN BCP4858

PROPOSED LOT 1
153,042 SF
14,218.1 m²
1.42 ha

PROPOSED LOT 2
262,080 SF
24,348.0 m²
2.43 ha

Rem. PARCEL "ONE"
EXPLANATORY PLAN 9674

DP #7914-0266-00(C)



CONTRACT AND USE OF DOCUMENTS

CONTRACT FOR THE SERVICES REFERENCED BY THESE PLANS IS THE AGREEMENT SUBMITTED BY THE CLIENT TO THE ARCHITECT AND ENGINEER. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ENGINEER. NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS.

| |
|---|
| 7 |
| 6 |
| 5 |
| 4 |
| 3 |
| 2 |
| 1 |

ISSUED FOR DEVELOPMENT PERMIT
2014.08.01
REVISED

DESIGNED BY: DNA
CHECKED BY: DM
DRAWN BY: JT
DRAWING DATE: 2014.08.01
SCALE: 1" = 15'

PROJECT NAME: OVERLAND WEST INDUSTRIAL BUILDING

CLIENT: WESGROUP PROPERTIES

PROJECT ADDRESS: 13056 114th AVENUE BRIDGEVIEW DRIVE SURREY, BC

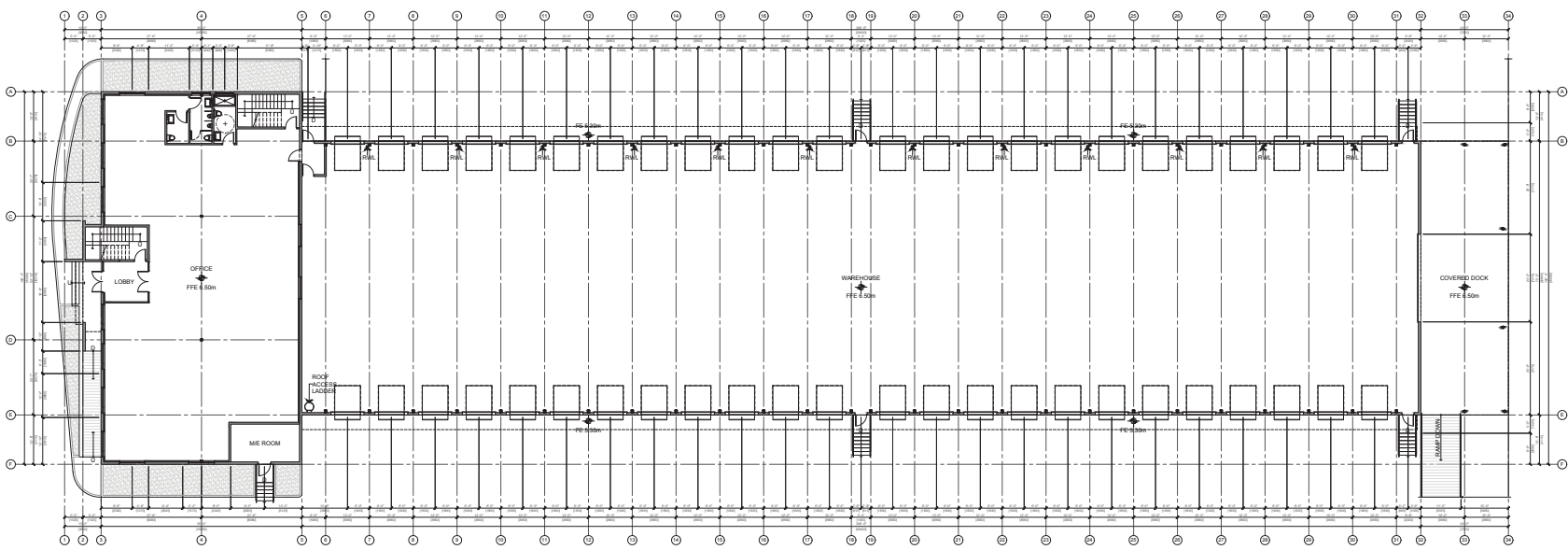
DRAWING TITLE: OVERALL FLOOR PLANS

REVISION NO: 01

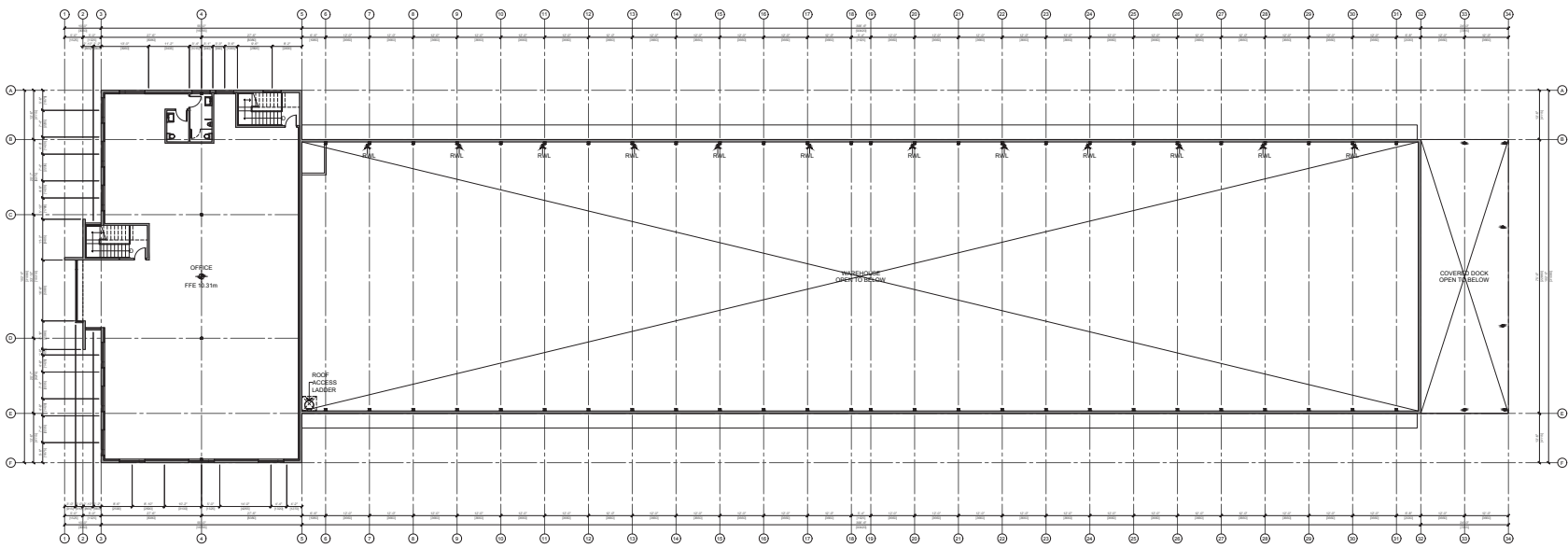
PROJECT NUMBER: 5258

A201

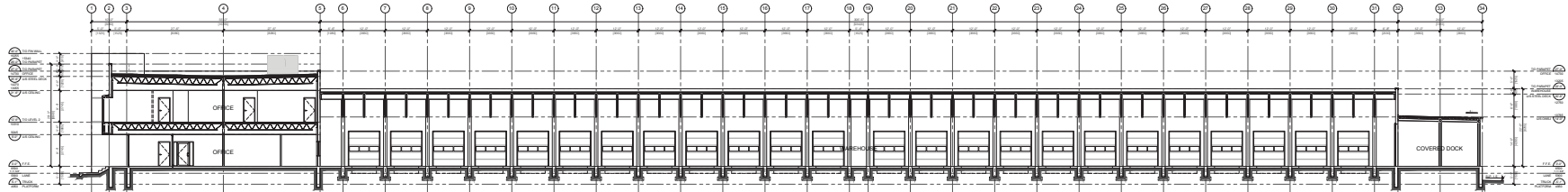
DP #7914-0266-00(E)



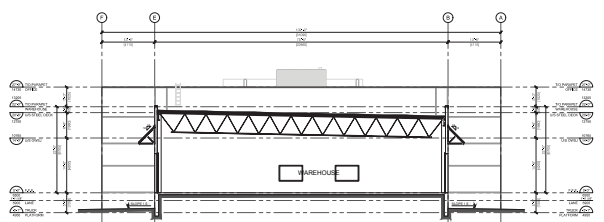
1 FLOOR PLAN LEVEL 1
SCALE: 1" = 15'



2 FLOOR PLAN LEVEL 2
SCALE: 1" = 15'



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



SECTION 2
 SCALE: 1/4"=1'-0"

COPYRIGHT AND USE OF DOCUMENTS
 THIS DOCUMENT IS THE PROPERTY OF DNA AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO WHICH IT IS ISSUED. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DNA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

| |
|---|
| 7 |
| 6 |
| 5 |
| 4 |
| 3 |
| 2 |
| 1 |

ISSUED FOR DEVELOPMENT PERMIT
 2014.09.01
 REVISIONS

DESIGNED BY
 DNA
 CHECKED BY
 DM
 DRAWN BY
 JT
 ISSUING DATE
 2014.09.01
 SCALE
 1" = 1/4"

PROJECT NAME
OVERLAND WEST INDUSTRIAL BUILDING

CLIENT
WESGROUP PROPERTIES

PROJECT ADDRESS
**13056 114th AVENUE
 BRIDGEVIEW DRIVE
 SURREY, BC**

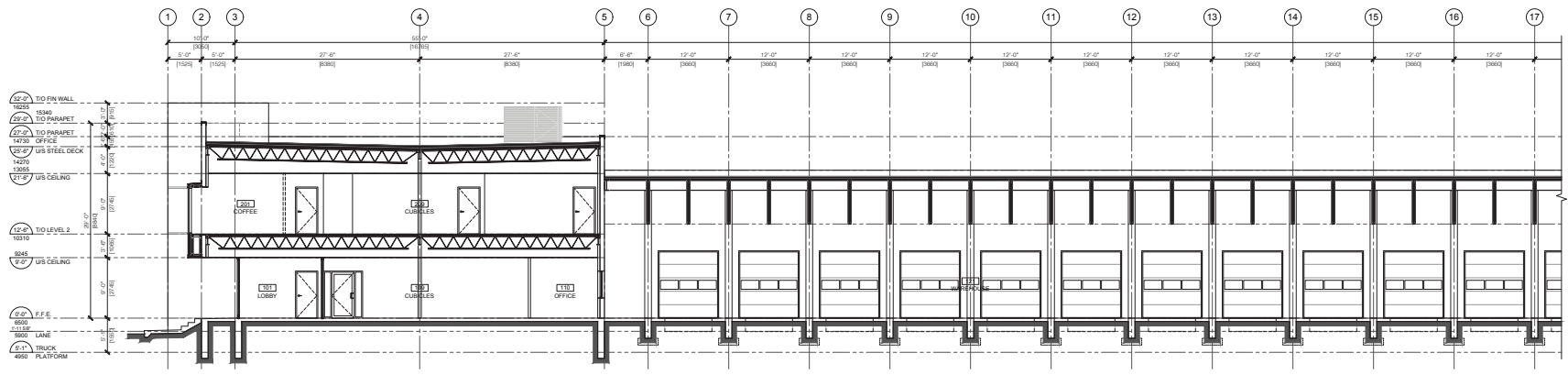
DRAWING TITLE
OVERALL SECTIONS

REVISION No. **01**

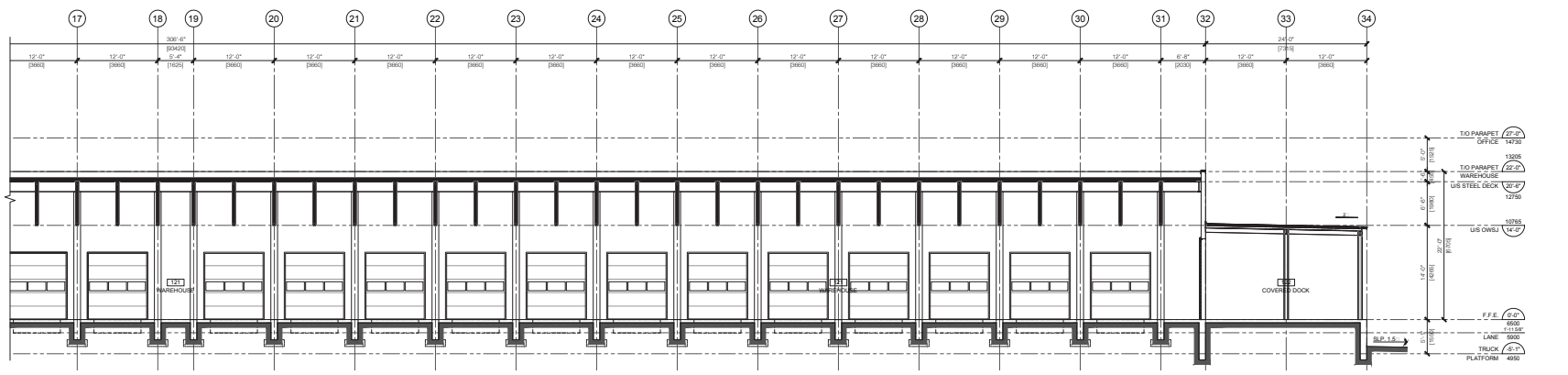
PROJECT NUMBER **5258**

DP #7914-0266-00(J)

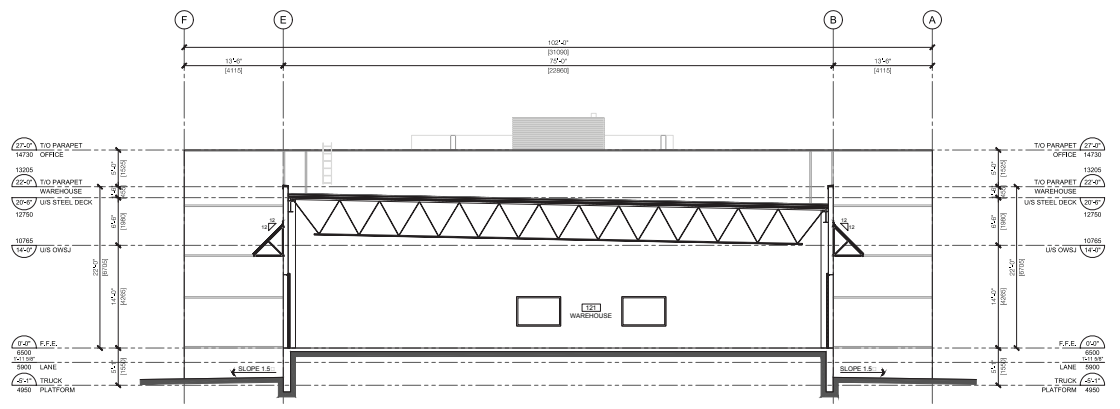
A401



SECTION 1 / GRIDLINES 1-17
 SCALE: 1/8" = 1'-0"



SECTION 1 / GRIDLINES 17-34
 SCALE: 1/8" = 1'-0"



SECTION 2
 SCALE: 1/8" = 1'-0"

COPYRIGHT AND/OR USE OF DOCUMENTS
 IS RESTRICTED TO THE PROJECT AND SITE SPECIFIC. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DNA WAYNE ASSOCIATES LTD. IS PROHIBITED. THE USER ACCEPTS ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

| |
|-------------------------------|
| 7 |
| 6 |
| 5 |
| 4 |
| 3 |
| 2 |
| 1 |
| ISSUED FOR DEVELOPMENT PERMIT |
| 2014.09.01 |
| REVISED |
| DESIGNED BY |
| DNA |
| CHECKED BY |
| DM |
| DRAWN BY |
| JT |
| ISSUING DATE |
| 2014.09.01 |
| SCALE |
| 1/8" = 1'-0" |
| CONSULTANT |

PROJECT NAME
OVERLAND WEST INDUSTRIAL BUILDING

CLIENT
WESGROUP PROPERTIES

PROJECT ADDRESS
**13056 114th AVENUE
 BRIDGEVIEW DRIVE
 SURREY, BC**

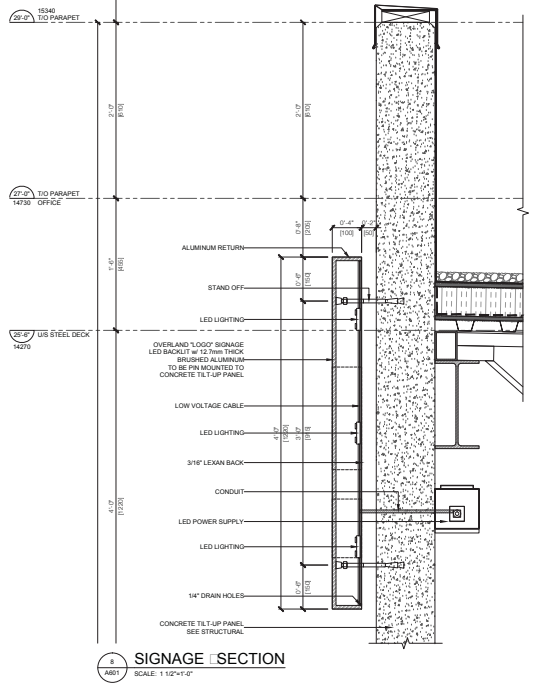
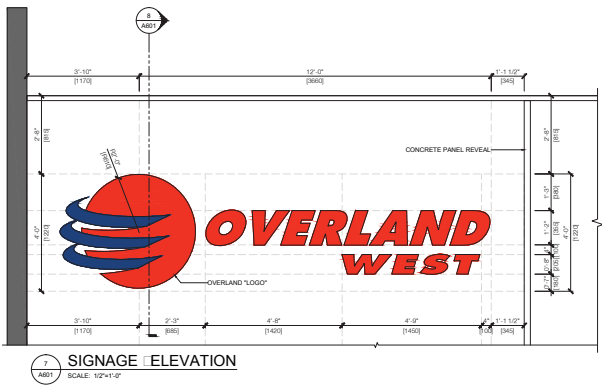
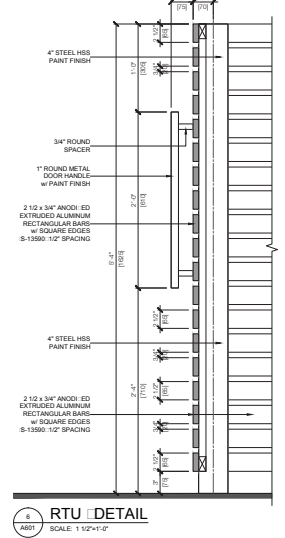
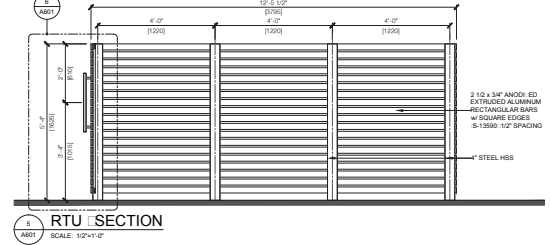
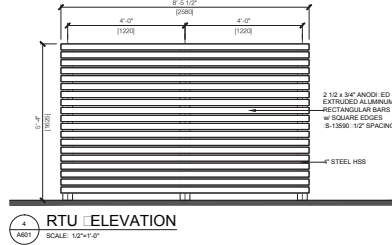
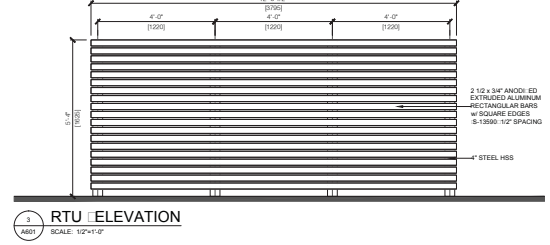
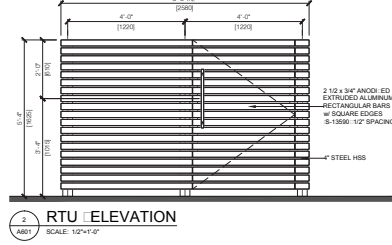
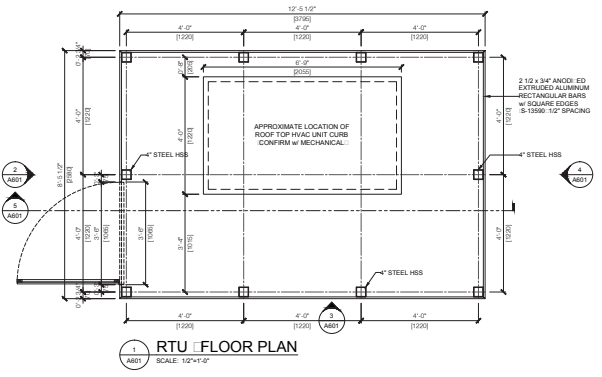
DRAWING TITLE
SECTIONS

REVISION NO. **01**

PROJECT NUMBER **5258**

A402

DP #7914-0266-00(K)



COPYRIGHT AND/OR DESIGN RIGHTS RESERVED BY DNA. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DNA. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF DNA IS STRICTLY PROHIBITED. DNA ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

| | |
|---|---|
| 7 | 1 |
| 6 | |
| 5 | |
| 4 | |
| 3 | |
| 2 | |
| 1 | |

ISSUED FOR DEVELOPMENT PERMIT
 2014.08.01
 REVISIONS

DESIGNED BY
 DNA
 CHECKED BY
 DM
 DRAWN BY
 JT
 DRAWING DATE
 2014.08.01
 SCALE
 AS NOTED
 CONSULTANT

PROJECT NAME
 OVERLAND WEST INDUSTRIAL BUILDING

CLIENT
 WESGROUP PROPERTIES

PROJECT ADDRESS
 13056 114th AVENUE
 BRIDGEVIEW DRIVE
 SURREY, BC

DRAWING TITLE
 DETAILS

REVISION NO. 01

PROJECT NUMBER 5258



| |
|---|
| 7 |
| 6 |
| 5 |
| 4 |
| 3 |
| 2 |
| 1 |

ISSUED FOR DEV. PERMIT
Nov 20, 2014 (w/ amendments)

ISSUED FOR DEV. PERMIT
Aug 28, 2014

ISSUED FOR CLIENT REVIEW
Aug 12, 2014

SCALE:

DESIGNED BY:
LandSpace

CHECKED BY:

DRAWN BY:
ACT

REVISED:
2014.08.01

SCALE:
1"=30'-0"

COPYRIGHT:



PROJECT NAME:
OVERLAND WEST
OFFICE BUILDING

CLIENT:
WESGROUP
PROPERTIES

PROJECT ADDRESS:
13056 114th AVENUE
BRIDGEVIEW DRIVE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

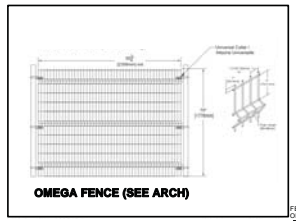
PROJECT NUMBER: 5258

L-1

PLANT LIST

| SYM | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---------------|-----|------------------------------------|----------------------------|-------------------------|
| Trees | | | | |
| 6 | | Acer palmatum | Japanese Maple | 3m H. / match |
| 11 | | Acer rubrum 'Red Sunset' | Red Maple Var. | 60m cal. / 1.8m stnd |
| 3 | | Chamaecyparis nooklatensis | Nootka Cypress | 3m H. / ss spr form |
| 8 | | Cornus x 'Starlight' | Dogwood Var. | 50m cal. / low branched |
| 4 | | Fagus sylvatica 'Dawyckii' | Dawyck Columnar Beech | 50m cal. / low stnd |
| 11 | | Fraxinus americana 'Autumn Blaze' | Ash | 60m cal. / 1.8m stnd |
| 1 | | Salix babylonica | Weeping Willow | 70m cal. / 2.0m stnd |
| 1 | | Magnolia grandiflora * | Southern Magnolia | 60m cal. / 1.8m stnd |
| 11 | | Thuja plicata | Western Red Cedar | 3m H. / nat. form |
| 1 | | Prunus serrulata 'Pink Perfection' | Flowering Cherry Var. | 60m cal. / 1.8m stnd |
| Shrubs | | | | |
| 136 | | Thuja occidentalis 'Smaragd' | Hedge Cedar | 1.8m H. |
| 172 | | Azalea japonica 'Coral Bells' | Japanese Azalea | #2 pot |
| 155 | | Lonicera pileata | Evergreen Honeysuckle | #3 pot |
| 34 | | Pieris japonica 'Temple Bells' | Japanese Andromeda | #3 pot |
| 209 | | Prunus L. 'Otto Luyken' | Evergr. Otto Luyken Laurel | #2 pot |
| 63 | | Pennisetum alopecuroides | Fountain Grass | #2 pot |
| 12 | | Rhododendron 'Christmas Cheer' | Rhododendron (med. var.) | #3 pot |
| 1 | | Rhododendron 'Anna Rose Whitney' | Rhododendron (tall var.) | #7 pot |
| 19 | | Rosa mediland (various var's.) * | Hardy French Rose var. | #3 pot |
| 53 | | Viburnum davidii | David's Viburnum | #3 pot |
| 5 | | Spirea x bumaldii 'Froebelii' | Spirea Var. | #3 pot |
| 8 | | Weigelia 'Newport Red' | Weigelia Var. | #3 pot |
| 37 | | Hemerocallis 'Stella d'Or' | Daylily Var. | #1 pot |
| 156 | | Arctostaphylos uva-ursi | Vancouver Jade | #1 pot |

Notes:
1. Specification as per most recent BC/SLA/BC/LNA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.



BRIDGEVIEW DRIVE

SHADE TREES
DBLE ALTERNATING LOW EVERGREEN SCREEN HEDGE

PERENNIAL FLOWERS
FLOWERING TREES
CONIFER TREES

OMEGA FENCE
HEDGE CEDAR SCREEN

OFFICE

WAREHOUSE

PROPOSED LOT 2

113 AVENUE

114 AVENUE

TRUCKING INGRESS / EGRESS

3M WIDE LANDSCAPE

BLACK POWDER COLLECTOR OVERLINE FENCE w/ BARBERS

ACCESS EASEMENT

STORMWATER DETENTION

FUTURE STORMWATER DETENTION

PICNIC TABLES (2) - FRANCES ANDREW

TYPICAL BIOWALE SAMPLE

TYPICAL BIOWALE PLACEMENT

STORMWATER DETENTION

BIOSWALE PLANT LIST

| | | | |
|-----|--|--------------------------|--------|
| 13 | Cornus sericea 'Flaviramea' | Yellowtwig Dogwood | #2 pot |
| 14 | Mahonia aquifolias | Oregon Grape | #3 pot |
| 18 | Physocarpus opulifolius capitatus | Pacific Ninebark | #2 pot |
| 47 | Rosa nutka | Nutka Rose | #2 pot |
| 82 | Symphoricarpos albus | Snowberry | #2 pot |
| 33 | Bouteloua gracilis | Mossquitto Grass | #1 pot |
| 31 | Calamagrostis acutiflora 'Karl Foerster' | Foerster Reed Grass | #1 pot |
| 127 | Juncus effusus | Common Rush | #1 pot |
| 29 | Pennisetum alopecuroides | Fountain Grass | #1 pot |
| 55 | Scirpus fluviatilis | River Bulrush | #1 pot |
| 11 | Sporobolus wrightii | Giant Sacaton | #3 pot |
| 56 | Iris sibirica | Siberian Iris (blue var) | #1 pot |
| 29 | Lavendula angustifolia 'Munstead' | English Lavender | #1 pot |
| 340 | Arctostaphylos uva-ursi | Kinnikinnick | #1 pot |
| 68 | Laurentia fluviatilis | Blue Star Creeper | #1 pot |
| 61 | Polystichum munium | Western Sword Fern | #1 pot |

