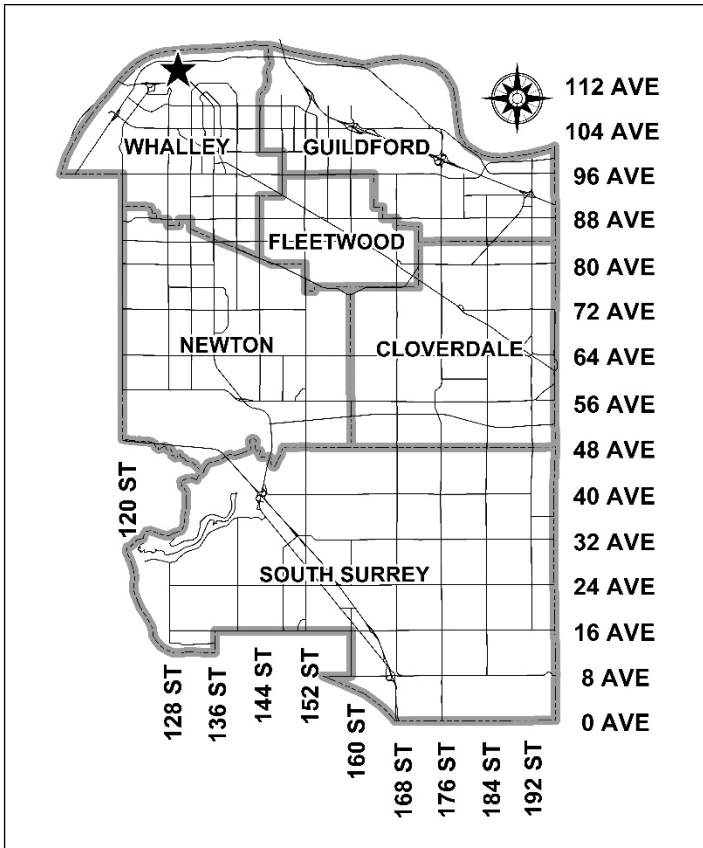


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7917-0111-00  
 Planning Report Date: November 9, 2020

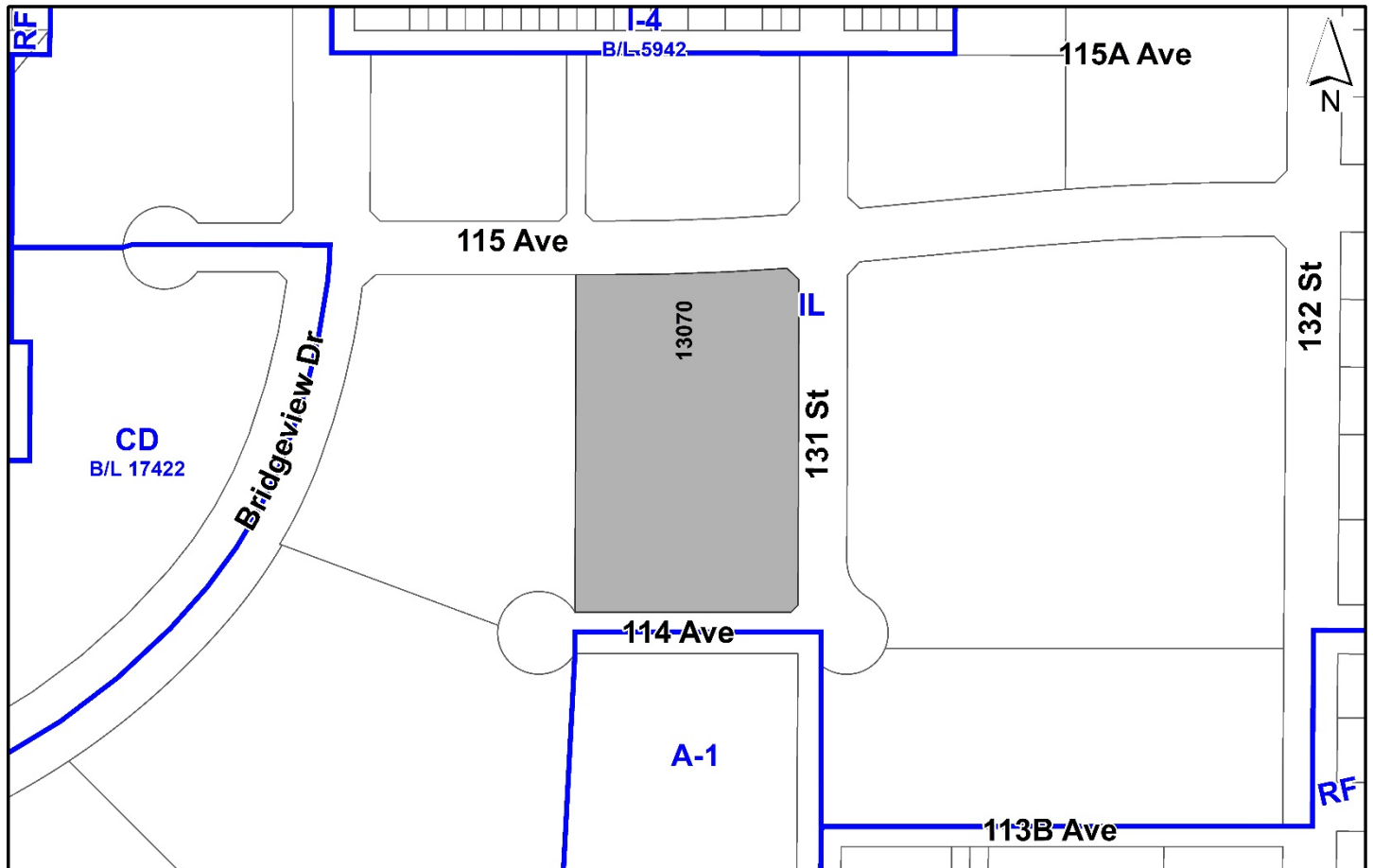


**PROPOSAL:**

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

to allow for the development of a one-storey industrial manufacturing building with three floors of ancillary showroom and office space. A variance is requested to reduce the minimum front yard setback and minimum on-site parking.

**LOCATION:** 13070 - 115 Avenue  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial



## RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character as well as Hazard Lands.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance in order to reduce the minimum front yard (south) setback requirement from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) under the IL Zone.
- The applicant is requesting a variance in order to reduce the minimum on-site parking requirement, under the Zoning By-law, from 102 parking spaces to 92 parking spaces.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the "Industrial" designation in the Official Community Plan (OCP).
- The proposal represents an intensification of industrial land which is consistent with OCP policies and the City's Employment Lands Strategy.
- The proposal complies with the Metro Vancouver Regional Growth Strategy designation.
- The requested variance to reduce the minimum on-site parking requirement under the Zoning By-law from 102 parking stalls to 92 parking stalls is considered reasonable given the proposed building is designed for industrial manufacturing/warehouse purposes, which require minimal personnel. The applicant further provided a Parking Survey which confirms there is sufficient parking available on-site to accommodate all land-uses within the existing and proposed buildings on the site.
- The proposed variance to the minimum front yard (south) setback requirement for Building B will have a negligible impact on adjacent property owners given the proposed industrial manufacturing/warehouse building is located adjacent to 114 Avenue and not a developed property. In addition, the proposed setback relaxation allows for greater efficiencies in terms of truck turning movements as well as movement of materials and finished products between existing Building A and proposed Building B.
- The proposed industrial building is attractive, well-designed and establishes a higher-standard in terms of the form, design and character for future industrial buildings within the surrounding neighbourhood.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7917-0111-00 generally in accordance with the attached drawings (Appendix I) and the finalized geotechnical report.
2. Council approve Development Variance Permit No. 7917-0111-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.); and
  - (b) to vary the parking requirement for light impact industrial and/or warehouse uses in Building A from 1 parking space per 100 square metres (1,075 sq. ft.) to 0.7 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area.
3. Council instruct staff to resolve the following issues prior to final 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;
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant to ensure the minimum building elevation is 4.7 metres geodetic, in compliance with Provincial Flood Control Level (FCL) requirements; and
  - (f) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Existing industrial manufacturing building (Building A)	Industrial	IL
North (Across 115 Avenue):	Multi-tenant industrial building	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 131 Street):	Trucking and cartage business	Industrial	IL
South (Across 114 Avenue):	Vacant parcel under application for a partial OCP amendment, partial rezoning, subdivision and Development Permit to permit residential development of a portion of the site (Development Application No. 7918-0176-00). The application is pre-Council.	Industrial	A-1
West:	Vacant industrial parcel	Industrial	IL

### Context & Background

- The subject property is designated "Industrial" in the Official Community Plan (OCP) and the Metro Vancouver Regional Growth Strategy and is zoned "Light Impact Industrial Zone (IL)".
- The subject site is one of several properties rezoned from I-4 and A-1 to either IL or RF under a single development application. Development Application No. 7902-0174-00 received Final Adoption in April, 2003 in order to permit further industrial subdivision and facilitate future development within Bridgeview.
- The northern portion of the property is currently occupied by a two-storey 3,551 square metre industrial manufacturing building (Building A) operated by AVS Windows & Doors.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing to construct a one-storey industrial manufacturing building with three floors of ancillary showroom and office space on the southern portion of the property in order to expand the current operation.
- The proposed building conforms, in all respects, to the IL Zone with the exception of the minimum front yard (south) setback. In addition, the applicant is requesting a variance in order to reduce the minimum on-site parking requirement under the Zoning By-law.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	12,765 sq. m.
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	12,765 sq. m.

	Proposed
<b>Number of Lots:</b>	1
<b>Building Height:</b>	17.5 m.
<b>Unit Density:</b>	N/A
<b>Floor Area Ratio (FAR):</b>	0.55
<b>Floor Area</b>	
Industrial:	7,031 sq. m.
Total:	7,031 sq. m.

### Referrals

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix II.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

### Transportation Considerations

- The proposed industrial building (Building B) will obtain additional driveway access from 131 Street. This secondary access is intended primarily for loading/unloading purposes with larger trucks utilizing the overhead roller doors and loading bays along the northern building façade. The principal vehicular access for the site will remain off 115 Avenue.
- The applicant will provide an on-site sidewalk to encourage pedestrian connectivity from the eastern façade of Building B to the adjacent public sidewalks along 131 Street and 114 Avenue.
- The subject site is located within approximately 40 metres of a bus stop on 115 Avenue.

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject property is designated "Industrial" in the Regional Growth Strategy (RGS).
- The proposed development complies with the Industrial RGS designation.

## Official Community Plan

### Land Use Designation

- The subject site is designated "Industrial" in the Official Community Plan (OCP).
- The proposed development complies with the Industrial OCP designation.

### Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
  - Policy B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas and spaces.
  - Policy E1.6 – Support the infill and redevelopment of under-utilized properties within Industrial land designations.
  - Policy E1.8 – Ensure a positive interface between employment lands and accompanying industrial activities and uses.
  - Policy E1.10 – Ensure sufficient, convenient and appropriate access to employment lands, including supply and goods movement routes as well as access to employment opportunities for Surrey's workforce.

## PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on the subject site on May 2, 2019. To date, staff have not received any responses from area residents or business owners.

## DEVELOPMENT PERMITS

### **Hazard Lands (Flood Prone) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Fraser River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- The subject property is generally flat. The southern portion of the site is currently occupied by pre-load that was deposited in advance of Council issuing a Development Permit. In response, City staff placed a stop work order on the subject property. This stop work order has since been lifted as the applicant has obtained the necessary permits, from the City, with respect to the pre-load that was deposited on-site.

- In support of the proposed development, the applicant submitted a feasibility study prepared by David Regehr, *P.Eng.*, of Thurber Engineering Ltd. (dated December 9, 2016) as well as a Flood Plan Elevation Letter prepared by R.F. Gonzalez, *P.Eng.*, of Hub Engineering Inc. (dated March 12, 2019). These documents were reviewed by staff and found to address the Development Permit guidelines in the Official Community Plan (OCP). The feasibility study and flood plain elevation letter will be incorporated into the Development Permit.
- The study investigated issues related to flooding to determine the feasibility of developing the site and proposed recommendations to mitigate potential hazards.
- A minimum flood plain elevation of approximately 4.7 metres geodetic is required. The applicant is proposing a main floor elevation of 4.75 metres geodetic elevation, which is approximately 0.75 metre above the minimum flood plain level.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

## Form and Character Development Permit Requirement

### Proposed Building

- The proposed building includes 2,228 square metres of ground-floor industrial manufacturing/warehouse space, 327 square metres of second floor showroom/storage space as well as 752 square metres of third and fourth floor office space.
- The ground-floor layout is designed to reflect production line requirements and includes warehouse space with overhead roller doors and loading bays along the northern building façade thereby allowing for the movement of materials and finished products between the existing building (Building A) and proposed building (Building B).
- The proposed industrial manufacturing building (Building B) conforms to the Floor Area Ratio (FAR), lot coverage, maximum building height and minimum setback requirements of the IL Zone with the exception of the minimum front yard (south) setback (as discussed later in this report).
- The building materials include concrete tilt-up panels with painted metal cladding, double-glazed aluminum tinted windows, aluminum mullions, overhead roller doors painted smoky blue to enhance visual interest as well as sand blasted finish concrete panels on the southern building façade. In addition, the proposed building includes a strong corner design element with a concrete fin projection and extensive vertical glazing that will wrap around the north-east corner, thereby reducing the overall building massing along the eastern street frontage (i.e. 131 Street).

- The concrete tilt-up building is attractive, well-designed and establishes a high-standard with respect to the form, design and character of future industrial buildings within the surrounding neighbourhood.

#### Proposed Signage

- The applicant is proposing one aluminum illuminated channel letter awning/canopy sign located along the eastern façade of Building B above the principal entrance. The awning/canopy sign will comply with all aspects of the Sign By-law.
- The applicant proposes one free-standing sign along the eastern façade of Building B. The free-standing sign is 1.5 metres high which complies with the maximum height of 6 metres permitted under the Sign By-law.
- The free-standing sign consists of a tubular steel frame with metal cladding, an illuminated sign box and cultured stone finish located around the sign base. The applicant is proposing additional landscaping, around the perimeter of the free-standing sign, in the form of low-lying shrubs.
- The proposed free-standing sign will comply with all aspects of the Sign By-law.

#### On-Site Parking

- The Zoning By-law requires a total of 102 parking stalls on-site for Building A and Building B which includes 44 parking spaces for Building B, based upon the proposed combination of ground-floor industrial/warehouse uses as well as ancillary upper-storey showroom and office space.
- The applicant is proposing one parking space per 100 square metres of gross floor area for ground-floor industrial/warehouse and second-floor storage/showroom as well as 2.5 parking stalls per 100 square metres of gross floor area for third-floor and fourth-floor office space for Building A. As such, the applicant is providing 44 parking spaces on-site for Building B which meets the minimum requirement under the Zoning By-law. However, given that there is insufficient on-site parking to accommodate mezzanine space in Building B, the applicant will be required to register a Restrictive Covenant on title to limit the amount of permissible mezzanine space on the subject site.
- Although the applicant is providing the minimum parking requirement, under the Zoning By-law, for the proposed industrial manufacturing/warehouse building (Building B), the existing building on the northern portion of the subject site (Building A) requires a total of 58 parking spaces. As such, a total of 102 parking stalls are required on-site to accommodate all land-uses in Building A and Building B.
- The applicant is proposing a total of 92 parking spaces on-site and requests a Development Variance Permit (DVP) to vary the minimum on-site parking requirement for light impact industrial and/or warehouse uses from 1 parking space per 100 square metres to 0.7 parking spaces per 100 square metres of gross floor area.



- In support of the proposed variance, the applicant provided a parking study which illustrates that the parking for Building A is underutilized and, therefore, there is surplus parking on-site based upon the actual parking usage. The parking study provided by the applicant has been reviewed by the City's Transportation Engineer and deemed acceptable.

### Landscaping

- Francis R. Klimo, ISA Certified Arborist of ABC Tree Men, prepared an Arborist Assessment for the subject site. According to the assessment, no by-law sized trees were located on the southern portion of the property or within 5 metres of the property boundary. As such, the proposed industrial manufacturing/warehouse building will not impact any existing on-site or off-site by-law sized trees.
- The applicant proposes a 1.5 metre (5 ft.) wide landscape buffer along 131 Street and 2 metre (7 ft.) wide landscape buffer along 114 Avenue which consists of small trees, low-lying shrubs, and additional groundcover.
- A variety of small trees are proposed along the perimeter of the subject property that include Dwarf Columnar Crabapple, Bruns Serbian Spruce, Daybreak Cherry and Western Red Cedar.
- The Dwarf Columnar Crabapple and Bruns Serbian Spruce on the south lot line are intended to visually break-up the building massing and provide a softer streetscape along the north side of 114 Avenue.

### Outstanding Items

- City staff will continue to work with the applicant to resolve the following staff-identified design-related issues prior to Final Approval:
  - Provide an acceptable landscape buffer along the southern façade of Building B.
  - Provide details on the proposed awning/canopy signage and free-standing sign.
  - Further refine details of architectural elevations and elements.
  - Coordinate and develop the public realm interface with all design disciplines, including the Landscape Architect.

### Proposed Setback and Parking Variances

- The applicant is requesting the following variances:
  - To reduce the minimum front yard (south) setback requirement from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) under the IL Zone.
  - To vary the parking rate for light impact industrial and/or warehouse uses in Building A from 1 parking space per 100 square metres (1,075 sq. ft.) to 0.7 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area.

- The applicant is providing the minimum on-site parking requirement for the proposed industrial manufacturing/warehouse building (Building B) on the southern portion of the subject site.
- The existing industrial building on the northern portion of the subject site (Building A) has sufficient on-site parking to serve the current land-uses and the parking study indicated that the on-site parking provided for Building A is underutilized, especially during peak operating hours.
- The proposed variance to reduce the minimum front yard (south) setback requirement for Building B will improve on-site efficiencies in terms of truck turning movements as well as movement of materials and/or finished products between Building A and Building B.
- Under the Zoning By-law, the subject property is considered a "through lot" which is defined as a lot that abuts two parallel highways, excluding lanes. For a through lot, both lot lines that abut a highway are considered the front lot line.
- The proposed variance to reduce the minimum front yard setback requirement is considered reasonable given it will have a negligible impact on adjacent property owners since the proposed industrial manufacturing/warehouse building will be adjacent to a local road (114 Avenue) with minimal public exposure and situated between two cul-de-sacs.
- The applicant is proposing a 2 metre (7 ft.) wide landscape buffer along the southern boundary of the subject property to visually break-up the overall building massing as well as provide visual screening along 114 Avenue.
- Staff support the requested variances to proceed for consideration.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations Drawings and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit No. 7917-0111-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

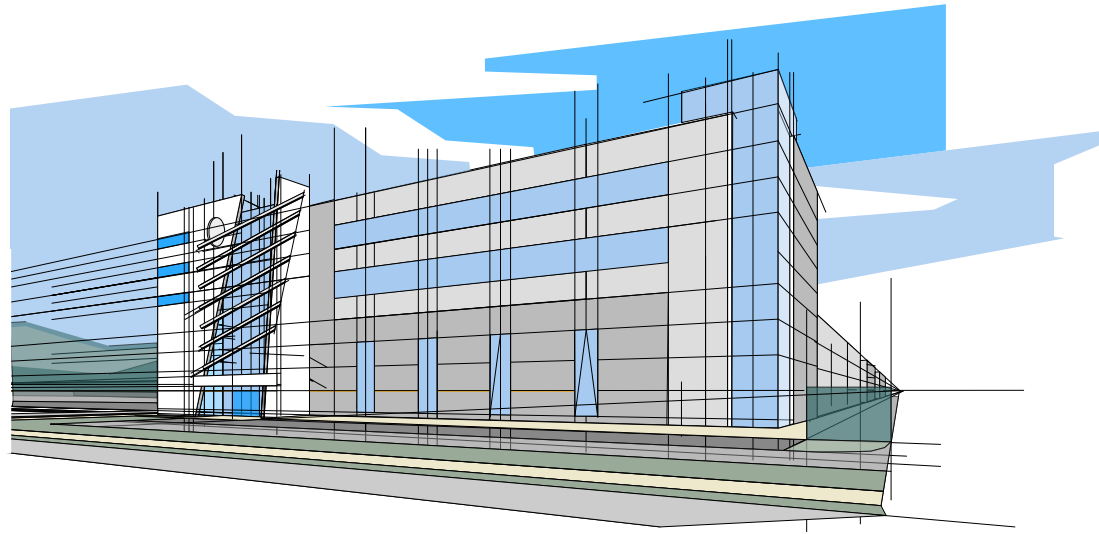
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# Appendix I

# INDUSTRIAL PROJECT - BUILDING B 13070 - 115TH AVENUE, SURREY, B.C.

**LIST OF DRAWINGS :**

- DP101 - TITLE SHEET
- DP102 - CONTEXT PLAN
- DP103 - SITE PLAN - COMPLEX
- DP104 - ENLARGED SITE PLAN & STATISTICS
- DP105 - SITE & SIGNAGE DETAILS, BUILDING INTERFACE WITH 114 STREET
- DP106 - BUILDING INTERFACE WITH 131 STREET & ENTRY CANOPY DETAIL
- DP201 - LEVEL 1 FLOOR PLAN
- DP202 - LEVEL 2 FLOOR PLAN
- DP203 - LEVEL 3 FLOOR PLAN
- DP204 - LEVEL 4 FLOOR PLAN
- DP205 - ROOF PLAN
- DP301 - NORTH & EAST ELEVATIONS
- DP302 - SOUTH & WEST ELEVATIONS
- DP401 - BUILDING SECTIONS 1 & 2



ISSUED FOR DP - AUG, 2019

dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No.	Date	Revision Details:
1	07/20/2019	REVIEWED AS PER CITY COMMENTS OF JULY 2019
2	08/08/2019	REVIEWED AS PER CITY COMMENTS OF JULY 2019



**WG ARCHITECTURE INC**  
 904 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 531 5378  
 email: wg@wgarchitectureinc.com

**Project Title:**  
 INDUSTRIAL PROJECT - BUILDING B  
 13070 - 115TH AVENUE  
 SURREY, B.C.

**Drawing Title:**  
 Title Sheet

Date:	APRIL 2016	Project Number:	WG1623
Scale:	NTS	Sheet No.:	DP101
Drawn By:	MJK	Approved By:	WG

Date: 2019 September 27  
Time: 2:18:01 PM





**LEGEND**

- EXISTING GRADING
- FINISH GRADE
- SURFACE DRAINAGE
- ASPHALT PAVING
- BOLLARD LIGHT
- BICYCLE RACK
- CATCH BASIN
- 6" CONCRETE CURB
- CONCRETE PAVERS
- CONCRETE ROLL-OVER CURB
- CITY RIGHT OF WAY
- CONCRETE SIDEWALK
- ELECTRICAL VEHICULAR OUTLET
- FIRE DEPT. ACCESS
- GAS METERS
- FIRE HYDRANT
- LANDSCAPED AREA
- LIGHT STANDARD
- MAIL BOX
- RETAINING WALL
- SMALL CAR PARKING
- TRANSFORMER

**PROJECT STATISTICS**

**CIVIC ADDRESS :** 13070 - 115TH AVENUE  
SURREY, B.C.

**PROPOSED ZONING:** IL

**LOT AREA :** 12,765 m<sup>2</sup> / 137,401 sq.ft.

**LOT COVERAGE :**  
EXISTING BUILDING - A : 3551.03/12,765 = 27.82%  
PROPOSED BUILDING - B : 2310.00/12,765 = 18.10%  
TOTAL LOT COVERAGE : 45.92%

**SETBACKS :**  
NORTH - 21.18 m  
SOUTH - 2.00 m  
EAST - 7.50 m  
WEST - 0.00 m

**BUILDING HEIGHT :**  
PROPOSED BUILDING HEIGHT - 17.50m (3 STOREYS)  
ALLOWED - 18m

**FAR :** PROVIDED: 7.033/ 12,765 = 0.55

**BUILDING FLOOR AREA :**  
EXISTING BUILDING A : 3551.0 Sq.m

**PROPOSED BUILDING B:**  
LEVEL 1:  
INDUSTRIAL: 2,228.00 m<sup>2</sup>  
STAIRS & MECH: 64.00 m<sup>2</sup>  
TOTAL: 2,292.00 m<sup>2</sup>

LEVEL 2:  
STORAGE/SHOWRM: 327.00 m<sup>2</sup>  
STAIRS: 35.00 m<sup>2</sup>  
TOTAL: 362.00 m<sup>2</sup>

LEVEL 3:  
OFFICES: 376.00 m<sup>2</sup>  
STAIRS: 37.00 m<sup>2</sup>  
TOTAL: 413.00 m<sup>2</sup>

LEVEL 4:  
OFFICES: 376.00 m<sup>2</sup>  
STAIRS: 37.00 m<sup>2</sup>  
TOTAL: 413.00 m<sup>2</sup>

**PROPOSED BUILDING TOTAL AREA:** 3,480.0 m<sup>2</sup>

**TOTAL EXISTING & PROPOSED BUILDING FLOOR AREA:** 3,551+3,480 = 7,031

**OFF - STREET PARKING (FOR PROPOSED BUILDING):**

**REQUIRED:**  
LEVEL 1 - INDUSTRIAL : 2,228 / 100 x 1 = 22.3 ps  
LEVEL 2 - STORAGE/SHOWRM : 327 / 100 x 1 = 3.2 ps  
LEVEL 3 - OFFICES : 376 / 100 x 2.5 = 9.4 ps  
LEVEL 4 - OFFICES : 376 / 100 x 2.5 = 9.4 ps  
TOTAL REQ. FOR PROPOSED BLDG : = 44 ps  
PROVIDED : = 44 ps

PROPOSED SETBACK

LOT 1

0.00m PROPOSED SETBACK

**BUILDING "A"  
(EXISTING)**

LOT 2  
AREA = 12765 m<sup>2</sup>

**BUILDING "B"  
(PROPOSED)**

WAREHOUSE  
FINISHED FLOOR  
LEVEL 4.75m

WAREHOUSE  
FINISHED FLOOR LEVEL  
4.75m

114 AVENUE

131 ST STREET

PROPOSED SETBACK

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No.	Date:	Revision Details:
1	13.12.2018	ADDITIONAL PARKING
2	07.05.2019	REVISED AS PER CITY COMMENTS OF APR. 2ND 2019



**WG ARCHITECTURE INC**  
904 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 531 2378  
email: wg@wgarchitectureinc.com

**Project Title:**  
MIXED USE COMPLEX - BUILDING B  
13070 - 115TH AVENUE  
SURREY, B.C.

**Drawing Title:**  
ENLARGED SITE PLAN & STATISTICS  
- FOR BUILDING B

Date:	June 2016	Project Number:	WG1623
Scale:	1/16" = 1'-0"	Sheet No.:	
Drawn By:	MJK	Approved By:	WG
Project Title:	DP104		

Date: 2019 September 27  
Time: 2:15:42 PM







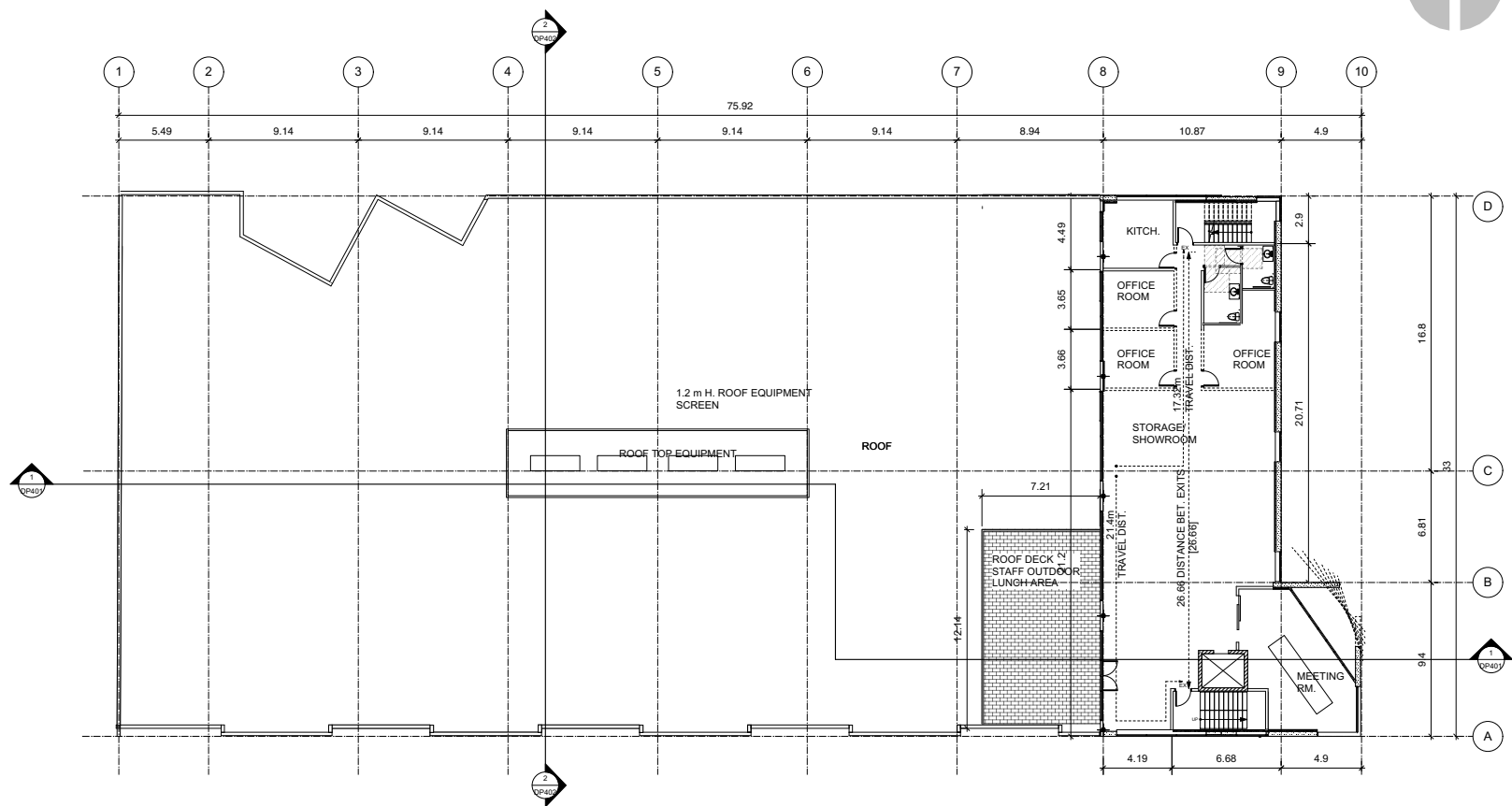




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No. | Date: | Revision Details:

1	13.12.2016	ADDITIONAL FLOOR ADDED
2	07.05.2018	REVISED AS PER CITY COMMENTS OF APR. 2018 2019
3	31.08.2018	REVISED AS PER CITY COMMENTS OF JUL. 3RD 2019



1 LEVEL 3 FLOOR PLAN  
 OP203 Scale 1:128



**WG ARCHITECTURE INC**  
 904 - 470 GRANVILLE STREET VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 531 2378 email: wg@wgarchitectureinc.com

Project Title:  
**MIXED USE COMPLEX - BUILDING B**  
 13070 - 115TH AVENUE SURREY, B.C.

Drawing Title:  
**LEVEL 3 FLOOR PLAN**

Date: June 2016	Project Number: WG1623
Scale: 1:128	Sheet No.:
Drawn By: MK	<b>DP203</b>
Approved By: WG	

Date: 2019 September 27  
 Time: 2:20:14 PM













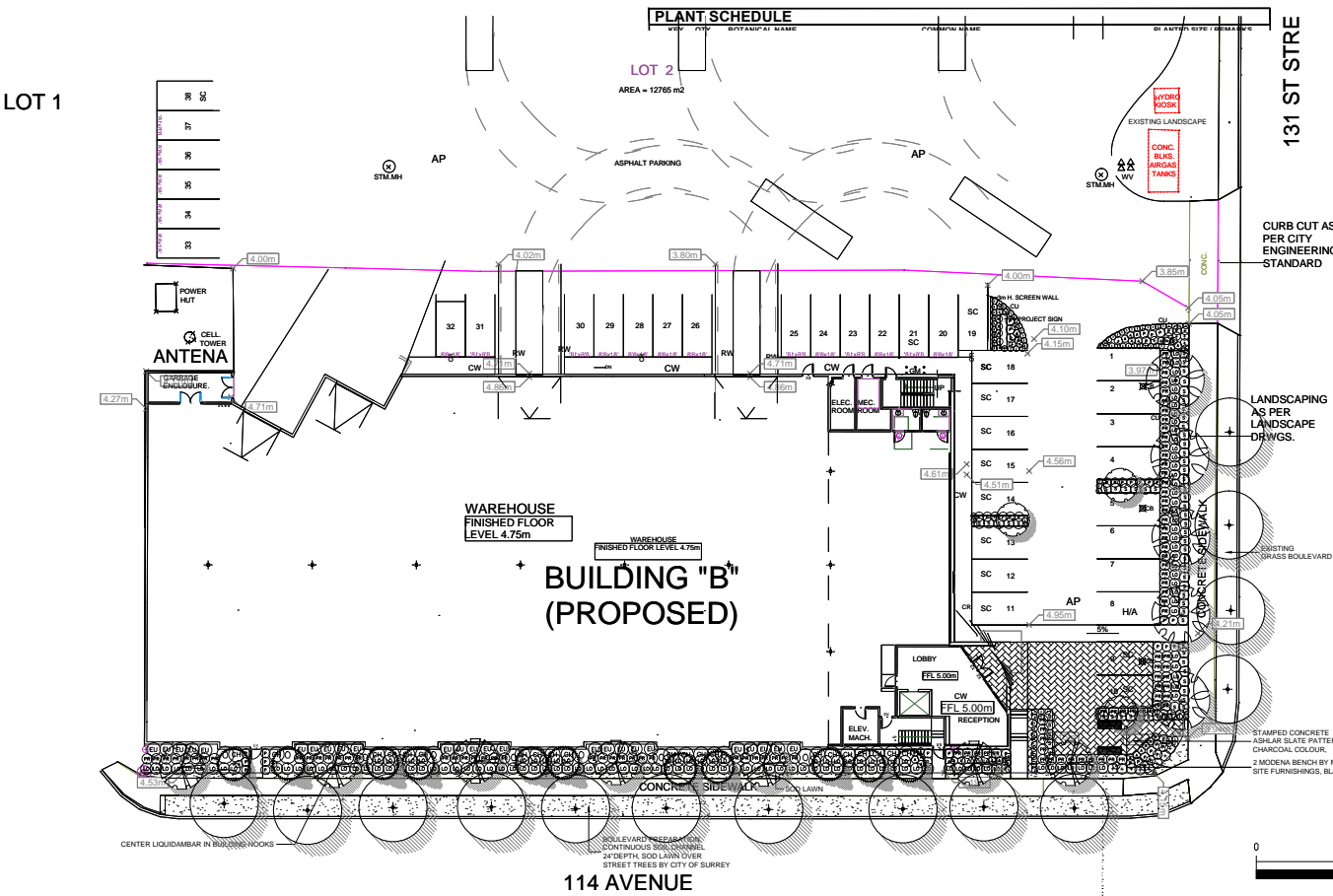
SEAL:

PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>TREES</b>				
7		AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	RUBRUM BRILLIANCE SERVICEBERRY	5CM CAL: 1.2M STD. B&B
11		LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL: 2M STD. B&B
15		PICEA OMBRIKA BRUNS	BRUNS SIBIRIAN SPRUCE	2.8M HT. B&B
14		PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL: B&B
<b>SHRUBS</b>				
21		CHOISYA TERNATA	MEXICAN MOCK ORANGE	#2 POT: 40CM
25		EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT: 50CM
144		LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT: 25CM
101		PRUNUS LAUROCARASUS 'ZABELIANA'	ZABLES LAUREL	#2 POT: 30CM
63		SPIRAEA JAPONICA GOLDMOUND	GOLDMOUND SPIRAEA	#2 POT: 40CM
<b>GRASSES</b>				
9		CORTADERIA SELLOANA	PAMPAS GRASS	#3 POT
60		PENNETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
<b>PERENNIAL</b>				
35		ANEMONE x HYBRIDA 'WHIRLWIND'	JAPANESE ANEMONE, SEM-DOUBLE WHITE	15CM POT
92		IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFF	9CM POT
20		STACHYS BYZNATINA 'SILVER CARPET'	LAMB'S EAR	9 CM POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



MODENA BENCH BY MAGLIN - SILVER COLOUR - INSTALL WITH TAMPER PROOF HARDWARE



NO.	DATE	REVISION DESCRIPTION	DR.
7	19 SEP 18	REVISE PER COMMENTS	PC
6	19 SEP 18	NEW SITE PLAN	AR
5	19 SEP 18	NEW SITE PLAN	AR
4	19 MAR 18	TO COMMENTS-ADDED TREES	PC
3	28 MAR 18	TO LANDSCAPE COMMENTS	PC
2	18 FEB 18	NEW SITE PLAN	PC
1	18 FEB 06	NEW SITE PLAN / CITY COMMENTS	DO

CLIENT:

PROJECT:

**BUILDING B**

13070 - 115TH AVENUE  
SURREY, B.C.

DRAWING TITLE:

**LANDSCAPE PLAN**

DATE: 17 DEC 15 DRAWING NUMBER:

SCALE: 1:200

DRAWN: PC

DESIGN: PC

CHKD: PC

OF 1



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

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

**DATE: Jun 28, 2019** PROJECT FILE: **7817-0111-00**

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**RE: Engineering Requirements (Industrial)  
Location: 13070 115 Ave**

**DEVELOPMENT PERMIT/ DEVELOPMENT VARIANCE PERMIT**

The following issues are to be addressed as a condition of issuance of the Development Permit/  
Development Variance Permit:

- Meet requirements of the Bridgeview North Slope Integrated Stormwater Management Plan.
- Register restrictive covenant for storm water mitigation and water quality.
- Pay water, storm and roads latecomer charges (57/59/6112-0353-00-1).



Tommy Buchmann, P.Eng.  
Development Services Manager  
SK2

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0111-00

Issued To:

(the "Owner")

Address of Owner:

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: 025-953-176

Lot 2 Section 9 Block 5 North Range 2 West New Westminster District Plan BCP11184

13070 – 115 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section C.1 of Part 5, Off-Street Parking and Loading/Unloading, the minimum on-site parking requirement for light impact industrial and/or warehouse uses in Building A is reduced from 1 parking space per 100 square metres (1,075 sq. ft.) to 0.7 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area; and
  - (b) In Section F. of Part 48, Yards and Setbacks, the minimum south front yard setback of the IL Zone is reduced from 7.5 metres (25 ft.) to 2.0 metres (7 ft.).
4. This development variance permit applies to only the 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.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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 – Doug McCallum

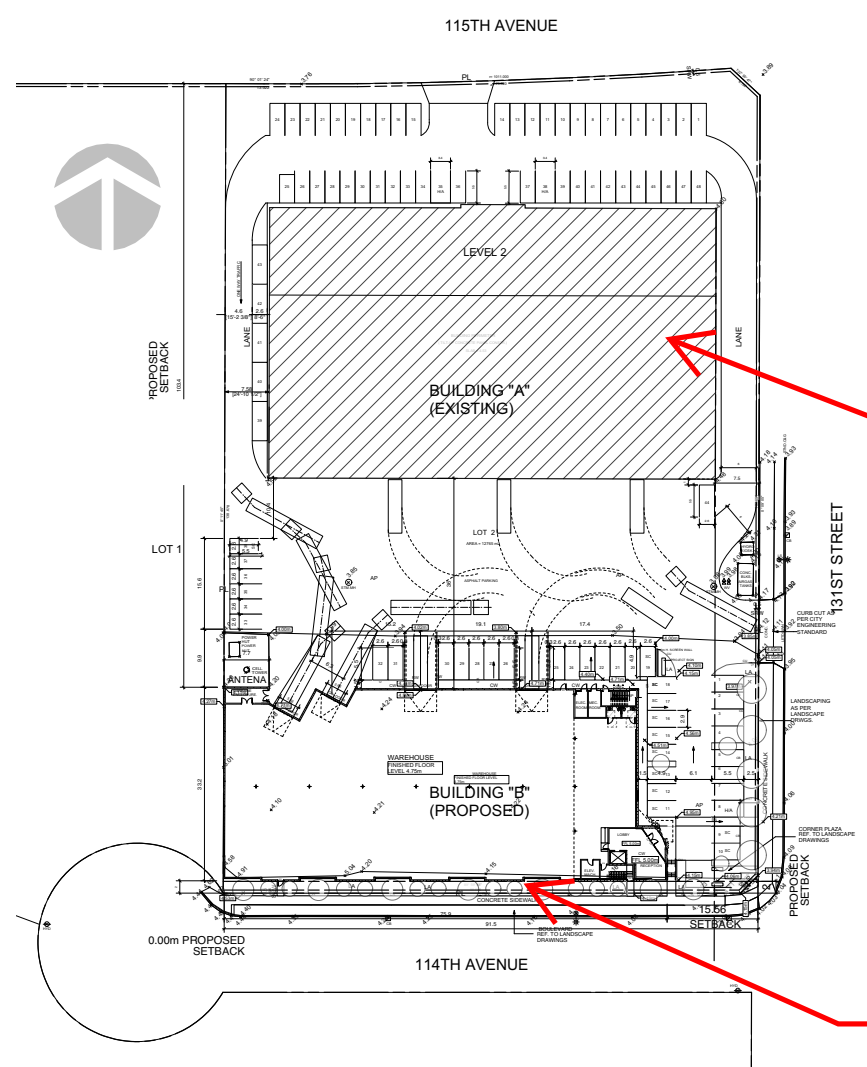
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City Clerk – Jennifer Ficocelli

# Schedule A

reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No.	Date:	Revision Details:
1	03.12.2016	ADDITIONAL PARKING
2	07.05.2019	REVISED AS PER CITY COMMENTS OF APR. 2ND 2019



Proposed variance to reduce the minimum on-site parking requirement for industrial and/or warehouse uses in Building A from 1.0 parking space to 0.7 parking space per 100 square metres of gross floor area.

Proposed variance to reduce the minimum south front yard setback from 7.5 metres to 2.0 metres for Building B.

**WG ARCHITECTURE INC**  
 904 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 531 2378  
 email: wg@wgarchitectureinc.com

Project Title:  
**MIXED USE COMPLEX - BUILDING B**  
 13070 - 115TH AVENUE SURREY, B.C.

Drawing Title:  
**SITE PLAN - COMPLEX**

Date:	June 2016	Project Number:	WG1623
Scale:	1/32" = 1'-0"	Drawn By:	MJK
Approved By:	WG	Approved By:	WG

**DP103**

Date: 2019 September 27 Time: 2:15:41 PM