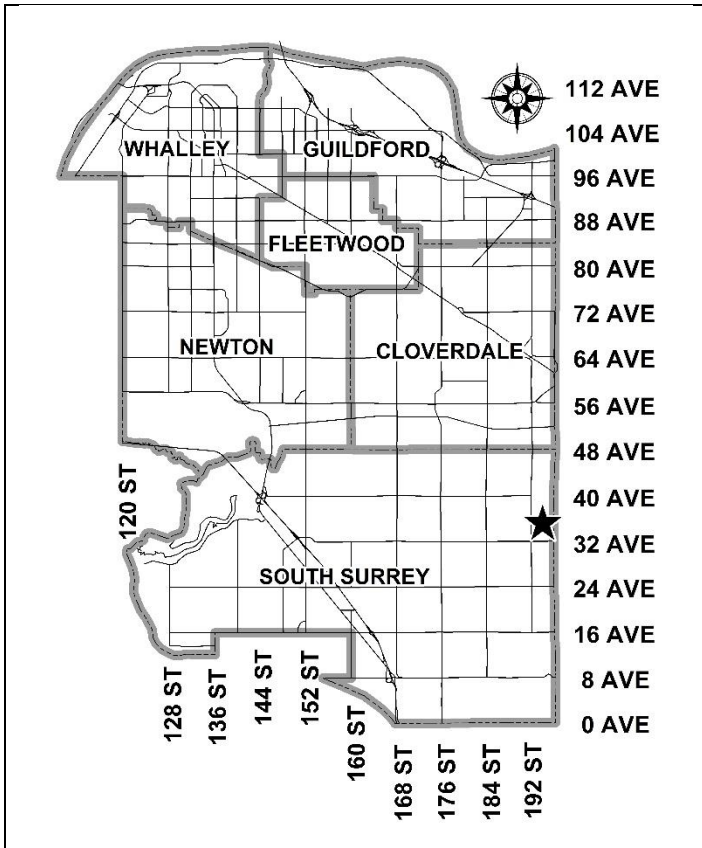


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0153-00

Planning Report Date: April 20, 2020



**PROPOSAL:**

- **Rezoning** from A-1 to IB-1
- **Development Permit**
- **Development Variance Permit**

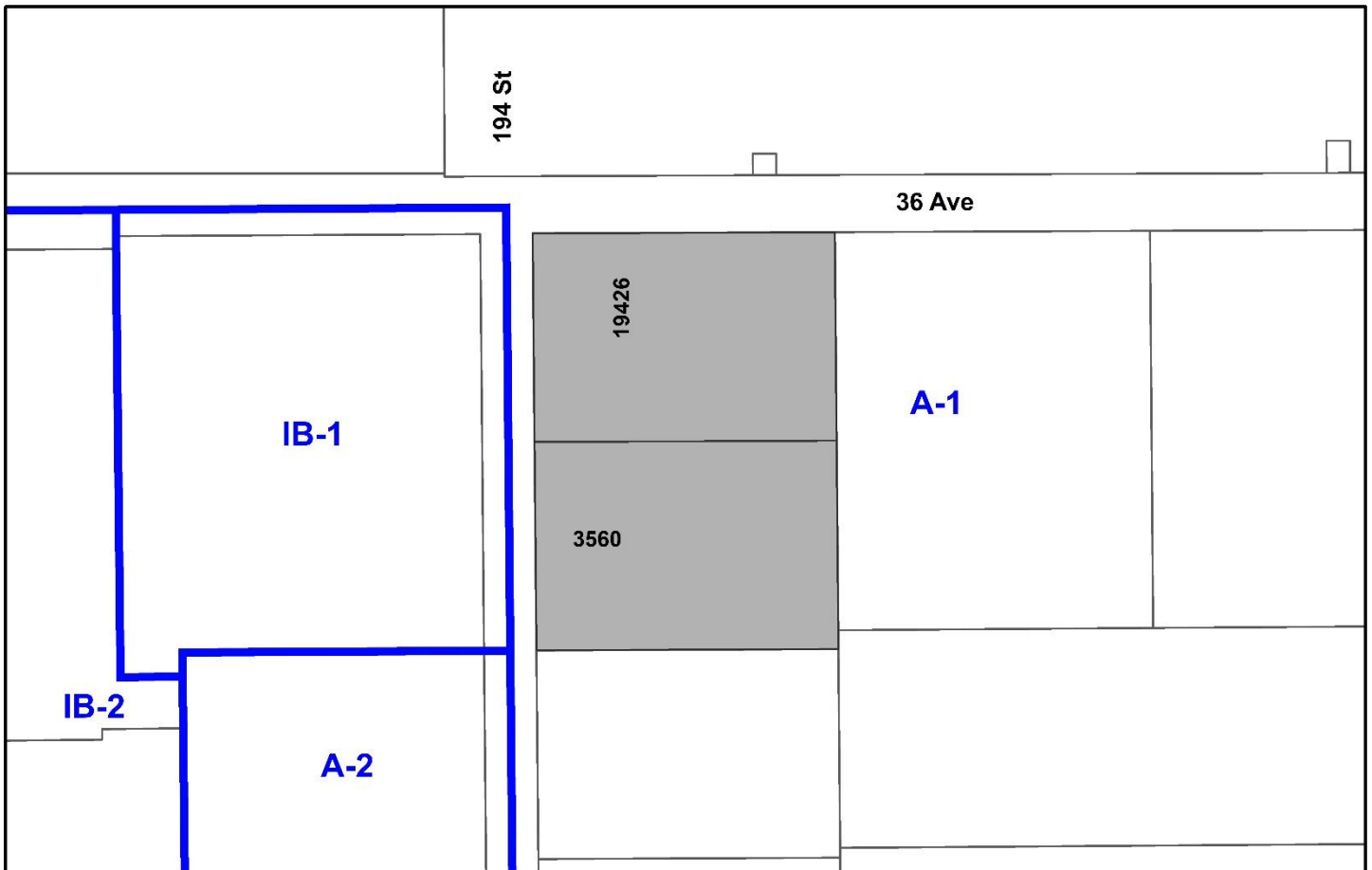
to permit the development of a multi-tenant 9,311-square-metre industrial building

**LOCATION:** 19426 - 36 Avenue  
 3560 - 194 Street

**ZONING:** A-1

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park and Landscape Strips



**RECOMMENDATION SUMMARY**

- Bylaw Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to reduce the landscape buffer requirements of the IB-1 Zone along 194 Street.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Business Park and Landscape Strip designation in the Campbell Heights Local Area Plan (LAP)
- The proposed density and building form are appropriate for this part of Campbell Heights.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed landscape buffer reduction along 194 Street is to accommodate tree retention, meandering a sidewalk and corresponding additional road dedication.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0153-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7919-0153-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum landscape buffer requirement of the Business Park 1 Zone (IB-1) from 6 metres to 2.1 metres along 194 Street.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Agricultural residences and forested area	Business Park and Landscape Strips	A-1
North (Across 36 Avenue):	Agricultural residence and large forested area	Business Park or Technology Park and Landscape Strips	A-1
East:	Agricultural residences and forested area, under Development Application No. 7919-0256-00 for industrial development	Business Park and Landscape Strips	A-1
South:	Agricultural residences	Business Park	A-1
West (Across 194 Street):	Multi-tenant industrial building under construction (Development Application No. 7917-0341-00)	Business Park and Landscape Strips	IB-1

### Context & Background

- The subject site is comprised of two properties (19426 36 Avenue and 3560 194 Street), which together are 1,86 hectares in size. The subject site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP) and zoned "General Agricultural Zone (A-1)".
- The existing dwelling and farm buildings are all proposed to be removed.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to Rezone the site from "General Agricultural Zone (A-1)" to "Business Park Zone (IB-1)", a Development Permit for Form and Character and a Development Variance Permit to permit the development of a multi-tenant industrial business park building with a gross floor area of 9,311 square metres.
- The application requires road dedication along both 36 Avenue and 194 Street. To facilitate tree retention along 194 Street, the sidewalk is proposed to be meandered around tree protection areas that will allow for the retention of 21 trees. The landscape buffer is proposed to be reduced in the areas where the sidewalk meanders for tree retention.



	Proposed
<b>Lot Area</b>	
Gross Site Area:	18,613.3 square metres
Road Dedication:	1,236.3 square metres
Net Site Area:	17,377 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	10.9 metres
<b>Floor Area Ratio (FAR):</b>	0.54
<b>Floor Area</b>	
Industrial/Total:	9,311 square metres

## Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

Surrey Fire Department: The Fire Department has no concerns with the proposed development.

## Transportation Considerations

- Road dedication is proposed along both 36 Avenue and 194 Street, as well as some additional dedication along 194 Street to accommodate a meandering sidewalk that is needed to facilitate tree retention. The required road dedication is 4.942 metres on 36 Avenue, 1.942 metres on 194 Street, and a 5 metres by 5 metres corner cut. An additional 3.84 metres of dedication for a total of 5.782 is required on 194 Street for approximately 100 metres of frontage where tree retention is proposed.
- The subject site will be accessed via three driveways, one on 36 Avenue and two on 194 Street. The northern access on 194 Street is proposed for vehicular access, while the other two are primarily for truck movement.
- The proposed truck bays are located along the east side of the site, away from public view. The truck bays will be screened by the proposed building, fencing and landscaping in accordance with the Zoning By-law.

## Sustainability Considerations

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

## POLICY & BYLAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the "Mixed Employment" land use designation in the Metro Vancouver Regional Growth Strategy.

## Official Community Plan

### Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the Official Community Plan.

### Themes/Policies

The proposed development is supported by the following policies of the Official Community Plan:

- B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas and spaces.

*(The proposed development is oriented towards 194 Street with expansive two-level spandrel glazing and includes a small amenity plaza at the corner of 194 Street and 36 Avenue).*

- B6.9 – Create opportunities for interactive and enjoyable public plazas by using furniture, banners, signs, interactive public art, heritage interpretation, paving patterns, vibrant colours and other "placemaking" design elements.

*(The proposed development includes a plaza at the corner of 194 Street and 36 Avenue with benches and an amenity space).*

- C2.7 – Consider modifying infrastructure requirements to respond specifically to special considerations such as crossing riparian areas or significant tree retention.

*(Additional road dedication has been provided, to accommodate a meandering sidewalk that is built outside of the tree protection areas along 194 Street).*

- C2.38 – Ensure the loading and on-site access of goods delivery vehicles is considered in conjunction with overall urban development site design.

*(Site access and loading bays have been designed to minimize public view, and to allow for the building to be used as screening for the most part).*

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

*(The proposed development is compatible with the Mixed Employment designation and builds upon the employment's lands in Campbell Heights. The subject site is also located near the major transportation corridors of 36 Avenue, Highway 15, 192 Street and is also near international border crossings).*

- E1.31 – Support and encourage the high quality, environmentally responsible, sustainable development of employment lands.

*(The development proposes bioswales around the perimeter of the site for on-site stormwater management.)*

## Secondary Plans

### Land Use Designation

- The proposal complies with the "Business Park" and "Landscaping Strip" land use designation in the Campbell Heights Local Area Plan.

### Themes/Objectives

The proposed development is supported by the following guidelines in the Campbell Heights Local Area Plan:

- 6.5.1.4 – Design Guidelines: Business Park – The use of glass and high quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

*(The proposed development incorporates expansive two-level spandrel glazing along the 194 Street and 36 Avenue frontages).*

- 6.5.1.4 – Design Guidelines: Business Park – Variations in massing and changes in height and horizontal planes are encouraged.

*(The proposed development incorporates a variation in building height at the unit entrances).*

## Zoning Bylaw

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Business Park 1 Zone (IB-1)" and parking requirements.

<b>IB-1 Zone (Part 47A)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Floor Area Ratio:</b>	1.00	0.54
<b>Lot Coverage:</b>	60%	46%
<b>Yards and Setbacks</b>		
North:	16.0 m or 7.5 m if landscaped	7.5 m with landscaping
East:	7.5 m	18 m
South:	7.5 m	10.9 m
West:	9.0 m	22 m
<b>Height of Buildings</b>		
Principal buildings:	14 m	11 m

IB-1 Zone (Part 47A)	Permitted and/or Required	Proposed
Parking (Part 5)	Required	Proposed
<b>Number of Stalls</b>		
Commercial:	34 stalls	35 stalls
Industrial:	84 stalls	84 stalls
Total:	118 stalls	119 stalls
<b>Bicycle Spaces</b>		
Visitor:	n/a	4 spaces

- The proposal includes a total of 119 parking spaces, which exceeds the parking requirements of the Zoning By-law for light impact industrial and office uses.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant does not anticipate additional mezzanine space in the future and has agreed to register a Section 219 Restrictive Covenant restricting the mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the development in the future. Mezzanine space will be restricted to a maximum of 17% of the ground floor area.

#### Setback Variance

- The applicant is requesting the following variances:
  - (a) to reduce the minimum landscape buffer of the IB-1 Zone from 6 metres to 2.1 metres along 194 Street.
- The proposed landscape buffer reduction along 194 Street is required to accommodate tree retention efforts, and involves meandering a sidewalk to avoid conflicts with trees and achieving additional road dedication.
- Staff support the requested variances to proceed for consideration.

#### **Public Art Policy**

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

#### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on December 20, 2019, and the Development Proposal Signs were installed on March 19, 2020. Staff have received no responses from neighbouring residents.
- The subject development application was reviewed by the Little Campbell Watershed Society. The Little Campbell Watershed Society had no comments, as this application would be outside of the Little Campbell Watershed.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Campbell Heights Local Area Plan (LAP)
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Campbell Heights Local Area Plan (LAP).
- The applicant has worked with staff to enhance the elevations at the building's corners, to enhance internal pedestrian connections throughout the site, and for the retention of trees along 194 Street.
- The general site design consists of one large multi-tenant industrial building, with a large (7.5 metres) landscape buffer along the north frontage of the site, with several retained trees located along the west side of the site within the future road right-of-way. A plaza is featured at the corner.
- Vehicular access is proposed to be separate from industrial access. Industrial access is proposed along the south side of the site, with loading bays provided at the rear of the building along the east portion of the site. The loading area will be screened from public view by the building and landscaping, visible only at the driveway. There is also a truck access proposed on 36 Avenue, which will be restricted to right-in, right-out movements only.
- Only one fascia sign is proposed on the west elevation, fronting 194 Street, close to the intersection with 36 Avenue. The signage for "Outland Living" is proposed in channel letters and will comply with the requirements of the Sign By-law, with a total area of 4.21 square metres.

### Landscaping

- The proposed landscaping consists of a 7.5 metre wide landscape buffer along 36 Avenue, and a varying landscape buffer between 2.1 m and 6.0 metres in width along 194 Street, to accommodate a meandering sidewalk that is required for tree retention.
- The proposed landscaping will consist of a variety of trees, including Japanese Maple, Red Maple, Nootka Cypress, Darwyk Beech, Katsura Tree, Sweetgum variety, Daybreak Flowering Cheery, and Western Red Cedar, as well as a variety of shrubs and ground cover.
- On the north portion of the site, the building is located adjacent to the landscape buffer, and on the west side of the site, there is parking proposed between the building and the landscape buffer. There is also a plaza at the corner, and an amenity space proposed with benches and bicycle parking.

**TREES**

- Shan Tennyson, ISA Certified Arborist of KD Planning & Design Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder/ Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Willow	1	1	0
Red Oak	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	37	28	9
Douglas Fir	158	124	34
White Cedar	6	6	0
Limber Pine	2	2	0
Western Hemlock	1	1	0
Austrian Pine	6	1	5
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>213</b>	<b>165</b>	<b>48</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>47</b>	
<b>Total Retained and Replacement Trees</b>		<b>95</b>	
<b>Contribution to the Green City Program</b>		<b>\$113,200</b>	

- The Arborist Assessment states that there is a total of 213 mature trees on the site, with no Alder and Cottonwood trees. It was determined that 48 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of 194 Street sidewalk was altered in order to maximize tree preservation on the site. This will require suspended slab for the sidewalk and supervision by an arborist during construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a total of 330 replacement trees on the site. Since only 47 replacement trees can be accommodated on the site, the deficit of 283 replacement trees will require a cash-in-lieu payment of \$113,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection Bylaw.

- The new trees on the site will consist of a variety of trees including Japanese Maple, Red Maple, Nootka Cypress, Darwyk Beech, Katsura Rree, Sweetgum Var., Daybreak Flowering Cheery, and Western Red Cedar, as well as a variety of shrubs and ground cover.
- In summary, a total of 95 trees are proposed to be retained or replaced on the site with a contribution of \$113,200 to the Green City Fund.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7919-0153-00

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/cm

HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE  
 FIRE TRUCK ACCESS ROUTE PER BC06 2009 12.24 (I)  
 1. EGRESS APPOINT TO CARRY FIRE TRUCK LOADING OF 85000  
 NOT LESS THAN 8' IN WIDTH - HAVE AN OVERHEAD CLEARANCE  
 OF 10' MINIMUM  
 2. ENTRANCE TO EACH PORTION WITHIN AREA OF ROUTE  
 LEVEL UNIMPAIRED TO ALLOW APPROX. 45-50% PORTION OF  
 THE ACCESS ROUTE MORE THAN 40' IN LENGTH

**SITE DATA**

**EXISTING ADDRESS:** 1428 36 AVENUE BARREY, B.C.  
**LEGAL DESCRIPTION:** LOT 1 SECTION 27 TOWNSHIP 1 PLAN WPT023 AND PART 84 1/4  
 LOT 2 SECTION 27 TOWNSHIP 1 PLAN WPT023 AND PART 84 1/4  
**EXISTING ZONING:** GENERAL AGRICULTURE ZONE-A1  
**PROPOSED ZONING:** BUSINESS PARK 1 ZONE-B1  
**SITE AREA (GROSS):** 4.80 ACRES OR 184,850 SQ. FT. (84,853 SQ. FT.)  
**SITE AREA (NET):** 4.28 ACRES OR 174,850 SQ. FT. (87,425 SQ. FT.)  
**PROPOSED BUILDING AREA (FOOTPRINT):** 89,894 SQ. FT. (1,820 X 32)  
**SITE COVERAGE (GROSS MAX):** (89,894 SQ. FT.) / (200,282 SQ. FT.) = 44.9%  
**SITE COVERAGE (GROSS MAX):** (89,894 SQ. FT.) / (200,282 SQ. FT.) = 44.9%  
**P.A.R. (GROSS MAX):** (89,894 SQ. FT.) / (200,282 SQ. FT.) = 44.9%  
**P.A.R. (GROSS MAX):** (89,894 SQ. FT.) / (200,282 SQ. FT.) = 44.9%

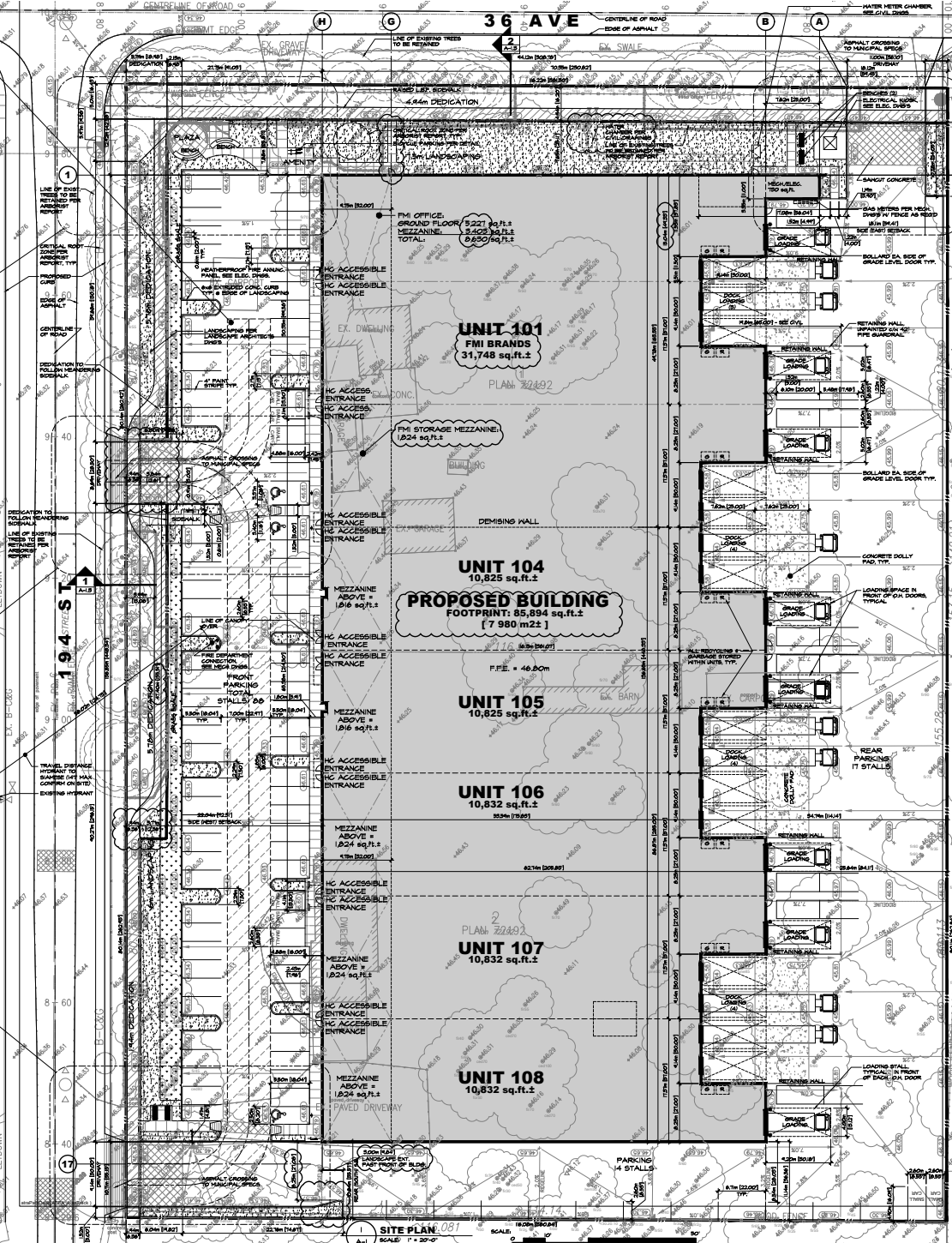
**REQUIRED (PROPOSED):**  
**REQUIRED FRONT (NORTH):** 28' (18M) 24x2' (7.3M)  
**REAR (SOUTH):** 27' (8M) 24x2' (7.3M)  
**REAR (EAST):** 27' (8M) 24x2' (7.3M)  
**REAR (WEST):** 27' (8M) 24x2' (7.3M)  
**REAR (SOUTH):** 27' (8M) 24x2' (7.3M)  
**REAR (WEST):** 27' (8M) 24x2' (7.3M)  
**REAR (SOUTH):** 27' (8M) 24x2' (7.3M)  
**REAR (WEST):** 27' (8M) 24x2' (7.3M)

**HEIGHT:** 40' (12M) MAX. (SEE SECTION/ELEVATIONS)  
**MAXIMUM NUMBER OF STORIES:** 3  
**INDUSTRIAL STALLS PER 400 SQ. FT.:** 175/4 = 43.2  
**INDUSTRIAL STALLS PER 1075 SQ. FT.:** 80/4 = 20  
**TOTAL REQUIRED:** 18 (674)  
**INDUSTRIAL STALLS PROVIDED:** 888 OR 42 STALLS  
**SMALL CAR PARKING PROVIDED:** 9  
**PARKING PROVIDED:** 9  
**LOADING STALLS PROVIDED:** 18  
**BI-CYCLE PARKING PROVIDED:** 18

**GENERAL NOTES:**

1. SERVICES SHOWN ARE APPROXIMATE ONLY, SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
2. APPROVAL OF A BUSINESS DESIGN FOR SIGN PURPOSES
3. CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION, SUBMIT COPIES TO CITY BUILDING DEPT.
4. SEE MECHANICAL BUSINESS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & FIRE RISER
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
6. ALL CONSTRUCTION PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CANADIAN BUILDING CODES, ALL OTHER APPLICABLE CODES, REGULATIONS, ORDINANCES, BY-LAWS, AND ALL APPLICABLE STANDARDS OF ANY APPLICABLE JURISDICTION.
7. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH APPLICABLE CODES AND TESTING.
8. THE CONTRACTOR MUST CORRECT ALL DIMENSIONS AND OTHER ERRORS UNLESS OTHERWISE STATED IN THE SPECIFICATIONS TO THE ARCHITECT.
9. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER.
10. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION, ALL JOINTS AND FITTINGS MUST BE CANADIAN STANDARDS ASSOCIATION APPROVED.
11. VARIOUS BARRIERS SHALL BE CONTIGUOUS AND RETAINED SO THAT ALL JOINTS ARE SEALED OR LAPPED 50% MIN AND OCCUR AT FINISHING MEMBERS, PARTING OR BULKHEADS. ALL JOINTS THROUGH VARIOUS BARRIERS MUST BE SEALED TO MAINTAIN THE INTEGRITY OF THE VARIOUS BARRIERS OVER THE ENTIRE SURFACE.
12. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
13. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
15. THERE SHALL BE NO EXCESSIVE VIBRATIONS OR EXCESSIVE NOISE FROM BUILDING COMPONENTS, INCLUDING FOUNDATIONS AND OTHER CONSTRUCTIVE ELEMENTS.
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING.
17. SAMPLES OF ALL INTENDED PRODUCTS, COLORS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCED TO ALLOW ADEQUATE TIME FOR REVIEW.
18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.G.B.C. OR LOCAL METHODS AND PRACTICES. PROVIDE PROOF OF COMPLIANCE TO GOVERNING JURISDICTIONS.
19. PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS, GLAZING, GLASS WALLS, HANDRAILS, STAIRS, RATED ASSEMBLIES (E.G. Joints, Fire Windows of APPLICABLE).
20. ALL PROPERTY LINE CONDITIONS & BEARING ANGLES ARE PROVIDED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.
21. ROOF OVERLAY TO BE APPROVED BY FRI PARTY INSPECTOR DURING CONSTRUCTION, PROVIDE DOCUMENTATION TO ARCHITECT.
22. CONTRACTOR IS RESPONSIBLE FOR FRI PARTY INSPECTION OF LIFTING BEARING AND THERMAL CONSTRUCTION PROVIDE DOCUMENTATION TO ARCHITECT.

194 STREET



**CHIP BARRETT ARCHITECT**  
 100-1033 160 STREET, VANCOUVER, B.C. V6P 1G1  
 IN ASSOCIATION WITH  
**D. EDGE DESIGN INC.**  
 2075 160 STREET, VANCOUVER, B.C. V6P 1G1  
 PHONE: (604) 607-3955 FAX: (604) 607-3956

This drawing was prepared by or on behalf of the undersigned in the Province of British Columbia. The undersigned is a member of the Association of Architects and Engineers of British Columbia and is duly registered in the Province of British Columbia. The undersigned is not responsible for the accuracy or completeness of the information provided to the undersigned by the client or any other person. The undersigned is not responsible for the accuracy or completeness of the information provided to the undersigned by the client or any other person.

NO.	DATE	DESCRIPTION
1	MAR 20 20	ISSUED FOR O.P.
2	MAR 20 20	CONSULTANT USE
3	FEB 20 20	ISSUED FOR O.P. CONSULTANT USE
4	FEB 20 20	CONSULTANT USE
5	FEB 20 20	CONSULTANT USE
6	FEB 20 20	CONSULTANT USE
7	FEB 20 20	CONSULTANT USE
8	FEB 20 20	CONSULTANT USE
9	FEB 20 20	CONSULTANT USE
10	FEB 20 20	CONSULTANT USE
11	FEB 20 20	CONSULTANT USE
12	FEB 20 20	CONSULTANT USE
13	FEB 20 20	CONSULTANT USE
14	FEB 20 20	CONSULTANT USE
15	FEB 20 20	CONSULTANT USE
16	FEB 20 20	CONSULTANT USE
17	FEB 20 20	CONSULTANT USE
18	FEB 20 20	CONSULTANT USE
19	FEB 20 20	CONSULTANT USE
20	FEB 20 20	CONSULTANT USE
21	FEB 20 20	CONSULTANT USE
22	FEB 20 20	CONSULTANT USE
23	FEB 20 20	CONSULTANT USE
24	FEB 20 20	CONSULTANT USE
25	FEB 20 20	CONSULTANT USE
26	FEB 20 20	CONSULTANT USE
27	FEB 20 20	CONSULTANT USE
28	FEB 20 20	CONSULTANT USE
29	FEB 20 20	CONSULTANT USE
30	FEB 20 20	CONSULTANT USE
31	FEB 20 20	CONSULTANT USE
32	FEB 20 20	CONSULTANT USE
33	FEB 20 20	CONSULTANT USE
34	FEB 20 20	CONSULTANT USE
35	FEB 20 20	CONSULTANT USE
36	FEB 20 20	CONSULTANT USE
37	FEB 20 20	CONSULTANT USE
38	FEB 20 20	CONSULTANT USE
39	FEB 20 20	CONSULTANT USE
40	FEB 20 20	CONSULTANT USE
41	FEB 20 20	CONSULTANT USE
42	FEB 20 20	CONSULTANT USE
43	FEB 20 20	CONSULTANT USE
44	FEB 20 20	CONSULTANT USE
45	FEB 20 20	CONSULTANT USE
46	FEB 20 20	CONSULTANT USE
47	FEB 20 20	CONSULTANT USE
48	FEB 20 20	CONSULTANT USE
49	FEB 20 20	CONSULTANT USE
50	FEB 20 20	CONSULTANT USE
51	FEB 20 20	CONSULTANT USE
52	FEB 20 20	CONSULTANT USE
53	FEB 20 20	CONSULTANT USE
54	FEB 20 20	CONSULTANT USE
55	FEB 20 20	CONSULTANT USE
56	FEB 20 20	CONSULTANT USE
57	FEB 20 20	CONSULTANT USE
58	FEB 20 20	CONSULTANT USE
59	FEB 20 20	CONSULTANT USE
60	FEB 20 20	CONSULTANT USE
61	FEB 20 20	CONSULTANT USE
62	FEB 20 20	CONSULTANT USE
63	FEB 20 20	CONSULTANT USE
64	FEB 20 20	CONSULTANT USE
65	FEB 20 20	CONSULTANT USE
66	FEB 20 20	CONSULTANT USE
67	FEB 20 20	CONSULTANT USE
68	FEB 20 20	CONSULTANT USE
69	FEB 20 20	CONSULTANT USE
70	FEB 20 20	CONSULTANT USE
71	FEB 20 20	CONSULTANT USE
72	FEB 20 20	CONSULTANT USE
73	FEB 20 20	CONSULTANT USE
74	FEB 20 20	CONSULTANT USE
75	FEB 20 20	CONSULTANT USE
76	FEB 20 20	CONSULTANT USE
77	FEB 20 20	CONSULTANT USE
78	FEB 20 20	CONSULTANT USE
79	FEB 20 20	CONSULTANT USE
80	FEB 20 20	CONSULTANT USE
81	FEB 20 20	CONSULTANT USE
82	FEB 20 20	CONSULTANT USE
83	FEB 20 20	CONSULTANT USE
84	FEB 20 20	CONSULTANT USE
85	FEB 20 20	CONSULTANT USE
86	FEB 20 20	CONSULTANT USE
87	FEB 20 20	CONSULTANT USE
88	FEB 20 20	CONSULTANT USE
89	FEB 20 20	CONSULTANT USE
90	FEB 20 20	CONSULTANT USE
91	FEB 20 20	CONSULTANT USE
92	FEB 20 20	CONSULTANT USE
93	FEB 20 20	CONSULTANT USE
94	FEB 20 20	CONSULTANT USE
95	FEB 20 20	CONSULTANT USE
96	FEB 20 20	CONSULTANT USE
97	FEB 20 20	CONSULTANT USE
98	FEB 20 20	CONSULTANT USE
99	FEB 20 20	CONSULTANT USE
100	FEB 20 20	CONSULTANT USE

**ORION CONSTRUCTION**  
 GRON CONSTRUCTION  
 107 - 19020 28 AVENUE  
 SURREY, B.C. V2Z 3Y7  
 PHONE: (778) 544-6008

**FMI**  
 36th AVE & 194th ST  
 ADDRESS: 19428 36th Ave Surrey  
 DRAWING

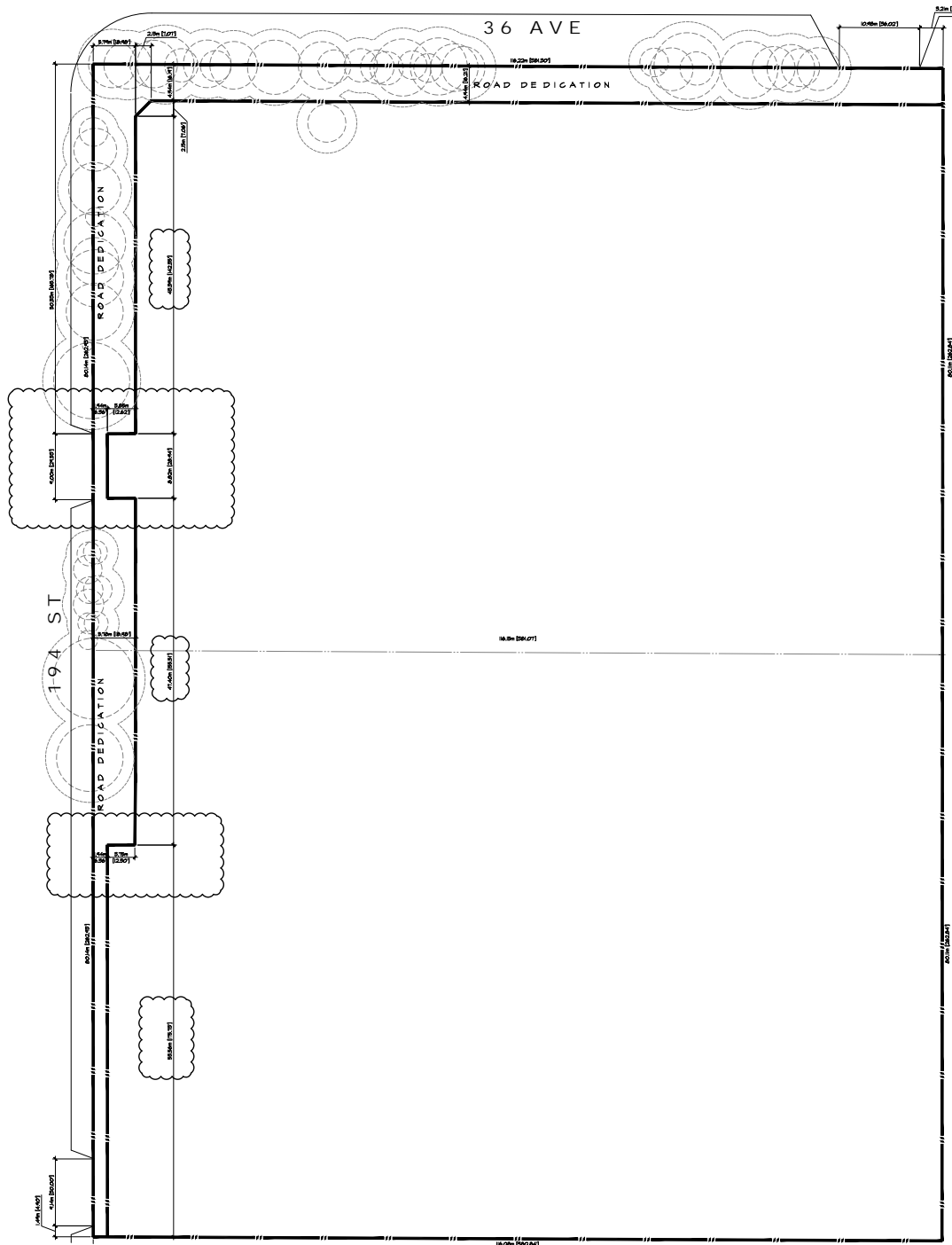
**SITE PLAN**

DESIGN	DATE	BY	REV.
DESIGNED			
CHECKED			
DATE			

PROJECT: DRAWING NUMBER: REV: **A-1**







1 BASE PLAN  
A-12 SCALE: 1"=200'-0"

**CHIP BARRETT ARCHITECT**  
 ARCHITECTS  
 140 - 1003 COLLETS AVENUE, C. 1, V. 1, R. 3  
 IN ASSOCIATION WITH  
**DJEDGE DESIGN INC.**  
 20 BELLAIR ROAD, WESTMOUNT, ONTARIO, CANADA

This drawing is an instrument of service in the province of Ontario, Canada. It is to be used only for the project and site described herein. It is not to be used for any other project or site. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is also responsible for ensuring that the drawing is used in accordance with the terms and conditions of the instrument of service agreement.

23	
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	

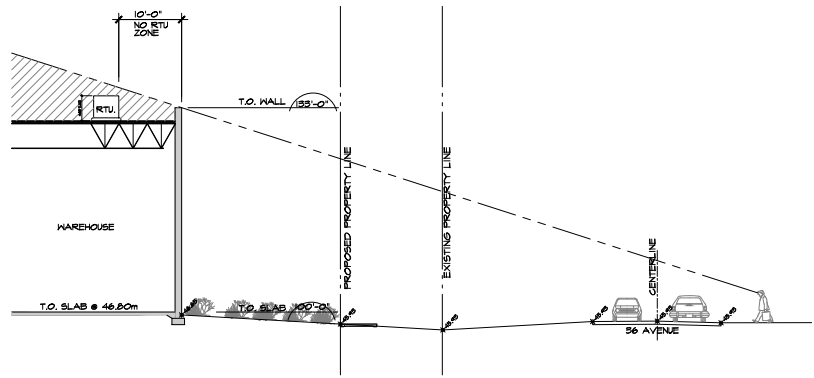
1	MAR 26 20	RE ISSUED FOR D.P.
2	FEB 27 20	ISSUED FOR CONSULTANT USE
3	FEB 20 20	RE ISSUED FOR D.P.
4	NOV 22 19	RE ISSUED FOR D.P.
5	APR 16 19	DEVELOPMENT PERMIT
6	MAR 26 19	DEVELOPMENT PERMIT
NO.	DATE	DESCRIPTION

PROJECT MANAGERS / CONTRACTORS:  
**ORION CONSTRUCTION**  
 ORION CONSTRUCTION  
 107 - 19052 26 AVENUE,  
 SURREY, B.C. V2Z 2V7  
 Phone: (778) 554-0386

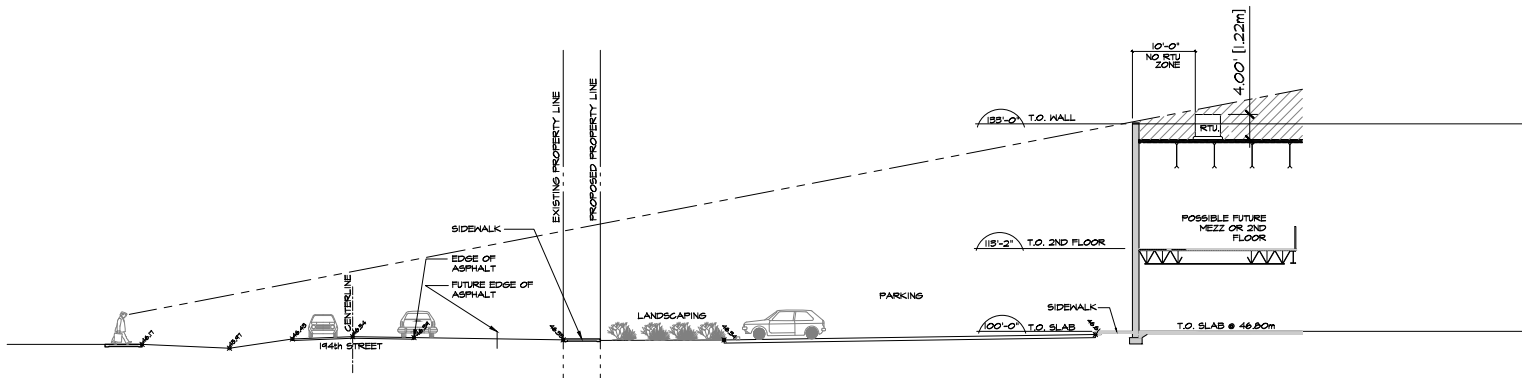
PROJECT:  
**FMI**  
**36th AVE & 194th ST**  
 ADDRESS: 19428 36th Ave Survey

DRAWING:  
**BASE PLAN**

SEAL	JOB NO. 19-006	DRAWN M.M.
CHECKED	C.B.	
PLOT DATE	MAR 26 20	
PROJECT - DRAWING NUMBER	A-1.2	REV. 6



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



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

**CHIP BARRETT ARCHITECT**  
100 - 1003 24 AVENUE, SUITE 200, VANCOUVER, B.C., CANADA  
IN ASSOCIATION WITH  
**D. J. EDGE DESIGN INC.**  
2025 - 1400 AVENUE, SUITE 100, VANCOUVER, B.C. V6L 3A9  
TEL: (604) 607-3955 FAX: (604) 607-3956

This drawing and contents of same is the property of Chip Barrett Architect and D.J. Edge Design Inc. and shall remain the property of the above named firms. It is to be used only for the project and site identified on the title block. It is not to be reproduced, copied, or used for any other project without the written consent of the above named firms. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall also be responsible for ensuring that all applicable codes and regulations are followed. The user shall also be responsible for ensuring that all information provided is accurate and up-to-date. The user shall also be responsible for ensuring that all information provided is accurate and up-to-date.

20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	

NO.	DATE	DESCRIPTION
4	MAR 26 20	RE-ISSUED FOR O.P.
3	FEB 27 20	ISSUED FOR CONSULTANT USE
2	FEB 20 20	RE-ISSUED FOR O.P.
1	NOV 22 19	RE-ISSUED FOR O.P.
2	APR 10 19	DEVELOPMENT PERMIT
1	APR 10 19	DEVELOPMENT PERMIT

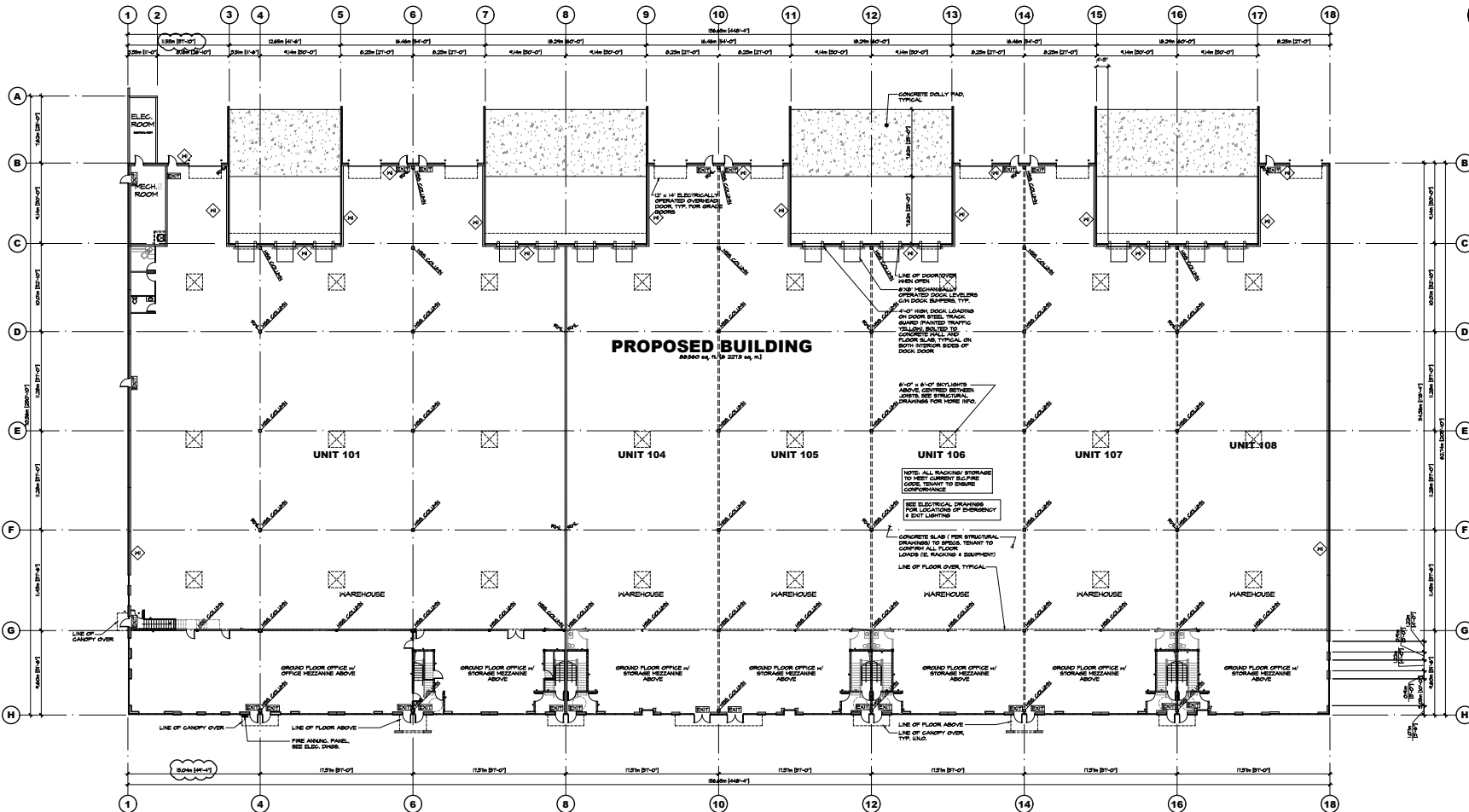
PROJECT MANAGERS / CONTRACTORS

**ORION CONSTRUCTION**  
ORION CONSTRUCTION  
107 - 1902 28 AVENUE,  
SURREY BC, V3Z 2V7  
Phone: (778) 544-5066

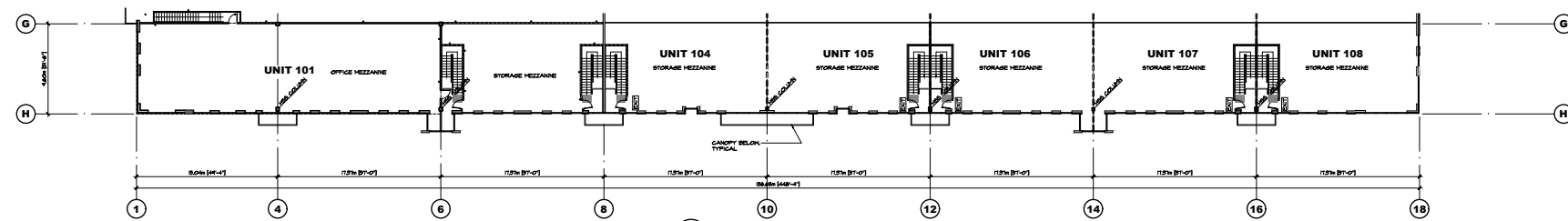
PROJECT:  
**FMI**  
**36th AVE & 194th ST**  
ADDRESS: 19428 36th Ave Surrey

DRAWING  
**SITE SECTIONS**

SEAL	JOB NO.	DRAWN
	19-001	M.M.
	DESIGNED	
	CHECKED	C.S.
	PLotted DATE	MAR 26 20



1 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 UPPER FLOOR PLAN  
SCALE: 1/8"=1'-0"

**CHIP BARRETT ARCHITECT**  
ARCHITECTS  
1000 W. 10TH AVENUE, SUITE 200  
DENVER, CO 80202  
PH: (303) 733-1111  
WWW.CHIPBARRETTARCHITECTS.COM

**D. EDGE DESIGN INC.**  
DESIGNER  
1000 W. 10TH AVENUE, SUITE 200  
DENVER, CO 80202  
PH: (303) 733-1111  
WWW.DEDGEDESIGN.COM

This drawing is the property of the firm. It is to be used only for the project and site specified herein. It is not to be reproduced, copied, or used for any other project without the written consent of the architect. The architect assumes no responsibility for the construction of the building or for the safety of the building after completion of the project.

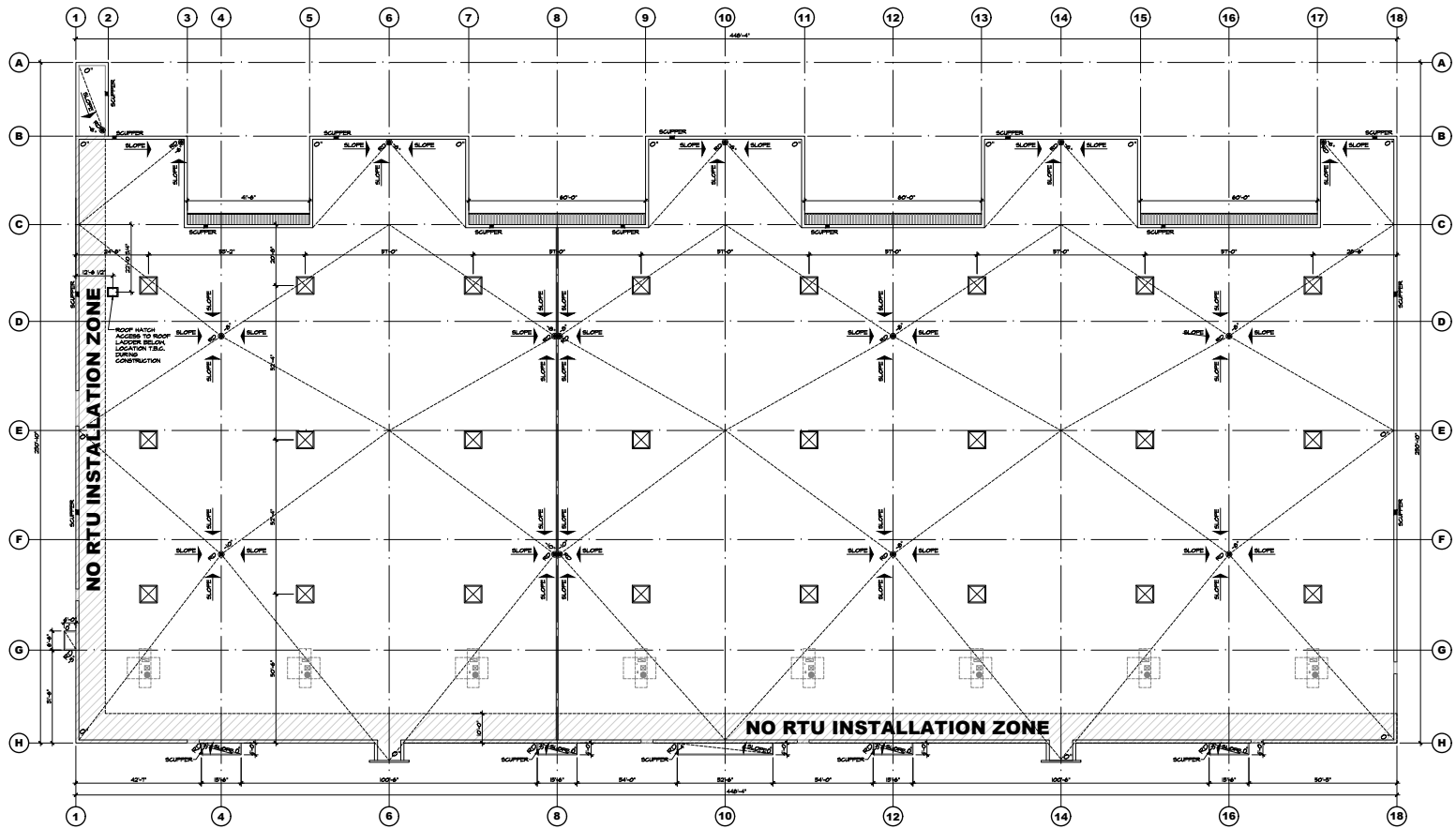
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

PROJECT MANAGERS / CONTRACTORS  
**HORION**  
CONSTRUCTION  
GRON CONSTRUCTION  
107 - 19022 28 AVENUE  
SURREY, BC, V2Z 3V7  
PHONE: (778) 544-0086

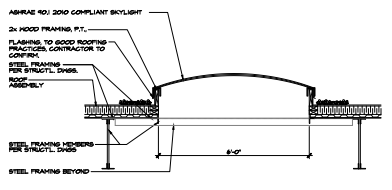
PROJECT: FMI  
36th AVE & 194th ST  
ADDRESS: 19428 36th Ave Surrey  
DRAWING:

**OVERALL FLOOR PLANS**

DATE	JOB NO.	DRAWN
1988	1808	M.M.
DESIGNED		
CHECKED		C.S.
PLOT DATE		2018.03.20



1 ROOF PLAN  
SCALE: 1/8"=1'-0"



2 TYPICAL SKYLIGHT DETAIL  
SCALE: 1/2"=1'-0"

**ROOF NOTES**

- SEE STRUCTURAL DWGS FOR FINAL STEEL ELEVATIONS
- ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY ARCHITECT PRIOR TO CONSTRUCTION
- PROVIDE 20 YEAR WEATHER GUARANTEE & 8 YEAR SYSTEMS GUARANTEE
- SHOW ROOF MEMBRANE
- 8" R-15 TYPE I LOW ROOF INSULATION (R20)
- BALLAST TO BE LOOSE LAY, LIGHT GREY GRAVEL.

**IMPORTANT NOTES**

- ROOF INSULATION & SCULLENTS TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2010 PREScriptive METHOD COMPLIANT FOR CLIMATE SPACE.
- ROOF & SKYLIGHT TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-COMBUSTIBLE CONSTRUCTION PER B.C.B.C.

**CHIP BARRETT ARCHITECT**  
ARCHITECTS  
1000 - 10000 - 100000 - 1000000  
IN ASSOCIATION WITH  
**D. J. EDGE DESIGN INC.**  
DESIGNERS  
1000 - 10000 - 100000 - 1000000

This drawing is the property of the firm and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the firm.

NO.	DATE	DESCRIPTION
1	MAR 20 20	RE ISSUED FOR D.P.
2	FEB 20 20	ISSUED FOR CONSULTANT USE
3	FEB 20 20	RE ISSUED FOR D.P.
4	FEB 10 20	CONSULTANT USE
5	NOV 22 19	RE ISSUED FOR D.P.
6	APR 10 19	DEVELOPMENT PERMIT
7	APR 10 19	DEVELOPMENT PERMIT

PROJECT MANAGERS / CONTRACTORS  
**ORION CONSTRUCTION**  
ORION CONSTRUCTION  
107 - 19022 28 AVENUE  
SURREY BC V3Z 3V7  
PHONE: (778) 544-5088

PROJECT: FMI  
36th AVE & 194th ST  
ADDRESS: 19428 36th Ave Surrey

**ROOF PLAN**

DESIGNER	CHECKED	DATE
MM	C.S.	2020.03.20







---

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

FROM: **Development Engineer, Engineering Department**

DATE: **April 14, 2020** PROJECT FILE: **7819-0153-00**  
(Supersedes April 02, 2020)

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 3560-194 Street and 19426-36 Avenue**

#### **REZONE/SUBDIVISION**

##### ***Property and Right-of-Way Requirements***

- dedicate 4.942 metres fronting 36 Avenue.
- dedicate 1.942 metres fronting 194 Street and additional 3.84 metres for meandering sidewalk.
- dedicate a 5.0m x 5.0m corner cut at the intersection of 36 Avenue and 194 Street.
- provide a 0.5 metre SROW fronting 36 Avenue and 194 Street

##### ***Works and Services***

- construct the east side of 194 Street.
- construct watermains to service the proposed development.
- construct sanitary sewers to service the proposed development.
- construct storm sewers to service the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### **DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Jeff Pang, P.Eng.  
Development Engineer  
LR1



## Tree Preservation Summary

**Surrey Project No:**

**Address:** 19426 36 Ave & 3560 194 St., Surrey BC

**Registered Arborist:** Shan Tennyson #ON-0969A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	213
<b>Protected Trees to be Removed</b>	165
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	48
<b>Total Replacement Trees Required:</b>	
<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>0 \quad \times \quad \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>165 \quad \times \quad \text{two (2)} = 330</math></li> </ul>	<b>330</b>
<b>Replacement Trees Proposed</b>	---
<b>Replacement Trees in Deficit</b>	---
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	88
<b>Total Replacement Trees Required:</b>	
<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>0 \quad \times \quad \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>88 \quad \times \quad \text{two (2)} = 176</math></li> </ul>	<b>176</b>
<b>Replacement Trees Proposed</b>	---
<b>Replacement Trees in Deficit</b>	---

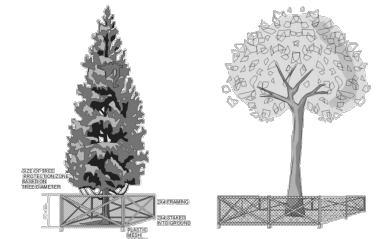
Summary, report and plan prepared and submitted by:



(Signature of Arborist)



Date



Signage to be posted on each tree protection barrier (weather-proof, 11x17" minimum size)

**NO ENTRY**  
**TREE PROTECTION ZONE**  
 No grade change storage of material or equipment is permitted within this fenced area.  
 Tree protection barrier must remain in place for the duration of construction.  
 For information call Trees & Landscape Section (604) 591-6075

- LEGEND**
- EXISTING TREE PROPOSED FOR REMOVAL
  - EXISTING TREE TO BE RETAINED
  - TREE PROTECTION FENCING
  - TREE TAGNO.
  - CRITICAL ROOT ZONE
  - TREE PROTECTION ZONE 1.5m OFFSET FROM CRITICAL ROOT ZONE

**TREE PROTECTION FENCE DETAIL**

- PROTECTING AND MANAGING TREES DURING CONSTRUCTION**
- Upon receiving the necessary approvals and prior to the commencement of tree removals, all areas designated for preservation must be flagged in the field. All designated preservation areas must be left standing and undamaged during the removals work. All tree removals must be felled into the development area. The removals are to be completed outside of the migratory bird nesting season which is generally between mid-March to Mid-April. A Qualified Environmental Professional must provide a report indicating the presence or absence of bird nests for any permit submissions for tree removals during this time of the year.
  - Upon completion of the tree removals, all felled trees are to be removed from the site, and all brush chipped and removed, unless otherwise directed by the Project Manager. No timber or brush from the clearing is to be stored on the site, all brush, roots and wood debris must be shredded into pieces.
  - Tree Protection Fencing will be installed along retained tree areas adjacent to areas where construction will encroach into the adjacent tree edge. Refer to detail provided by Arborist and/or Municipality.
  - Areas within the drip line of the trees designated for preservation are not to be used for any type of storage (e.g. storage of debris, construction material, surplus soils, and construction equipment). No trenching or tunneling for underground services shall be located within the tree protection zone or drip line of trees designated for preservation within or adjacent to construction zone.
  - Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas. Further, no contaminants shall be dumped or flushed where they may come into contact with the feeder roots of the tree.
  - In the event that it is necessary to remove additional limbs or portions of trees, after construction has commenced, to accommodate construction, the Consulting Arborist or project administrator is to be informed and the removal is to be executed carefully and in full accordance with arboricultural techniques, by a certified and licensed Arborist.
  - During excavation operations in which roots are affected, the Contractor is to prune all exposed roots cleanly. Pruned root ends shall point obliquely downwards. The exposed roots should not be allowed to dry out. The Contractor shall discuss watering of the roots with the Owner and Contract Administrator prior to pruning to ensure that optimum soil moisture is maintained during construction and backfilling operations. Backfilling must be completed with clean, uncontaminated native topsoil.

FOR ALL TREES TO BE RETAINED WITH IMPACTS TO THE TPZ, ADD 15cm OF ORGANIC, COMPOSTED MULCH WITHIN SOFT TPZ AREAS.

**SUMMARY: SURREY**  
 213 TREES ASSESSED ON SITE  
 253 TREES PROPOSED FOR REMOVAL 165 ON SITE FOR DEVELOPMENT  
 88 OFF SITE FOR DEVELOPMENT  
 TOTAL REPLACEMENT TREES REQUIRED: 506

NO.	DATE	DESCRIPTION
3	19/02/2020	REISSUED FOR PERMIT
2	03/12/2019	REISSUED FOR PERMIT
1	05/04/2019	ISSUED FOR PERMIT

NO. DATE: (blank)  
 ISSUES & REVISIONS:

SEAL:  
 Assessment Done Apr. 1, 2019  
 By Shan Tennyson,  
 I.S.A. # ON-0969A



PROJECT NAME:  
**FMI**

PROJECT ADDRESS:  
 36TH AVE & 194TH STREET  
 SURREY, BC

DRAWING TITLE:  
**TREE MANAGEMENT PLAN, INVENTORY AND NOTES**

SCALE: 1:500 AT ARCH C SIZE  
 DRAWN: JT  
 CHECKED: ST  
 PROJECT NO.: 190110  
 DRAWING NO.:



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0153-00

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: 004-482-409  
 Lot 1 Section 27 Township 7 New Westminster District Plan 72192  
  
 19426 - 36 Avenue

Parcel Identifier: 004-482-417  
 Lot 2 Section 27 Township 7 New Westminster District Plan 72192  
  
 3560 - 194 Street

(the "Land")

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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section I. Landscaping, Subsection I.2. of Part 47A "Business Park 1 Zone (IB-1)" a portion of the landscaping strip that abuts an Arterial Road is reduced from not less than 6.0 metres to not less than 2.1 metres.
  
5. 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.
  
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 – Doug McCallum

---

City Clerk – Jennifer Ficocelli



HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE  
 FIRE TRUCK ACCESS ROUTE PER BC06 2009 12.24 (1)  
 1. EGRESS APPOINT TO CARRY FIRE TRUCK LOADING OF 85000  
 NOT LESS THAN 8.5M NORTH - HAVE AN OVERHEAD CLEARANCE  
 OF 4.6M TO CLEAR THE TRUCK LOADING  
 2. ENTRANCE TO EACH PORTION WITHIN 4M OF ROUTE  
 LEVEL UNIMPAIRED TO ALLOW APPROX 45-50% PORTION OF  
 THE ACCESS ROUTE MORE THAN 40 H LONG

SITE DATA

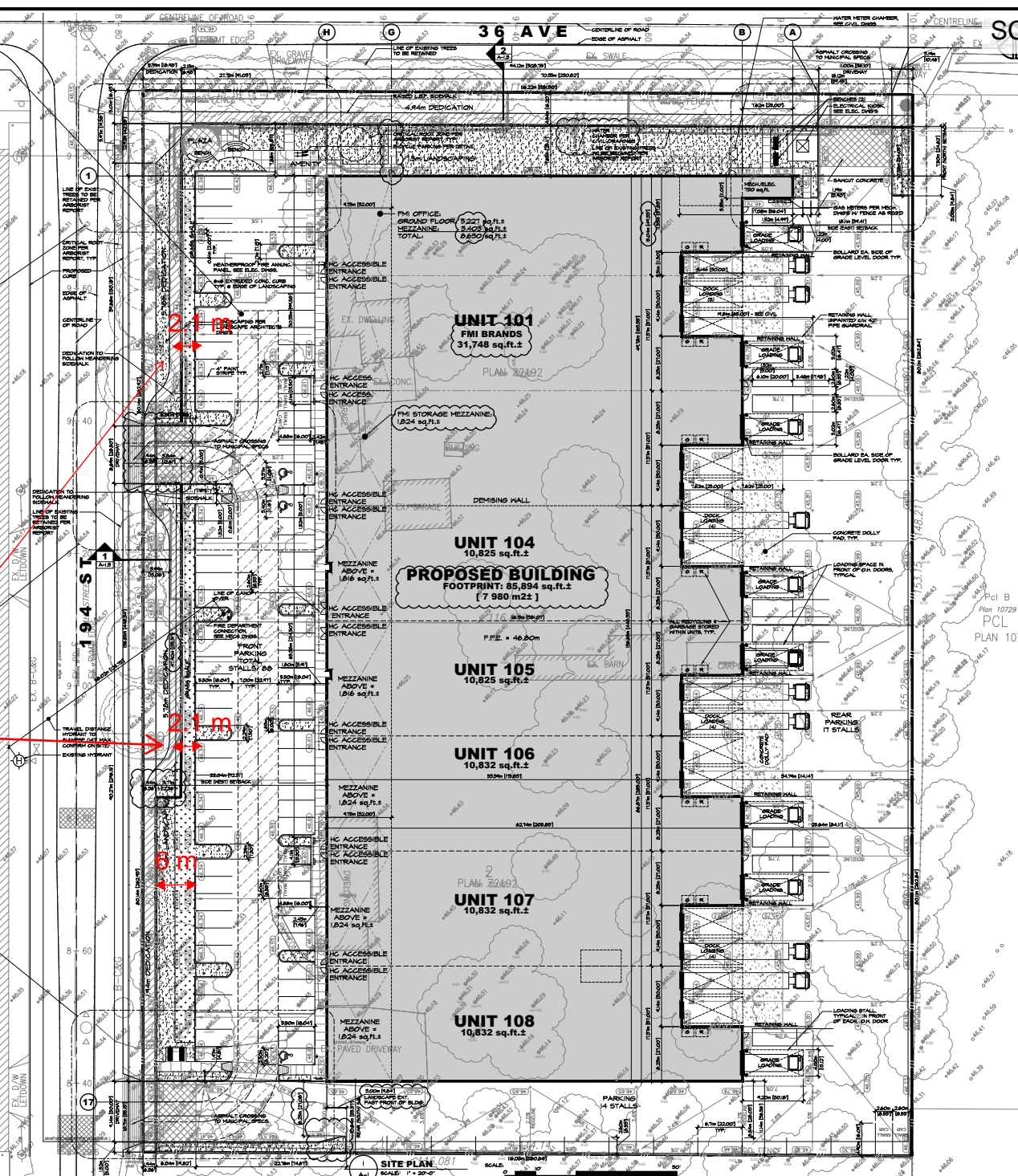
**OWNER:** 1428 36 AVENUE BARREY, B.C.  
**LEGAL DESCRIPTION:** LOT 1 SECTION 27 TOWNSHIP 1 PLAN WPT292 AND PART 84  
**EXISTING ZONING:** GENERAL AGRICULTURE ZONE - A1  
**PROPOSED ZONING:** BUSINESS PARK 1 ZONE - B1  
**SITE AREA (GROSS):** 4.80 ACRES OR 184 HECTARES (200282 SQ.M, 84 803.9 SQ.FT)  
**SITE AREA (NET):** 4.28 ACRES OR 174 HECTARES (167408 SQ.M, 67 974.43 SQ.FT)  
**PROPOSED BUILDING AREA (FOOTPRINT):** 89,894 SQ.FT (1 820 SQ.M)  
**SITE COVERAGE (80% MAX):** (89,894 SQ.FT / 200,282 SQ.FT) X 100 = 44.9%  
**SITE COVERAGE (80% MAX):** (89,894 SQ.FT / 174,008 SQ.FT) X 100 = 51.6%  
**P.A.R. (D) MAX):** (89,894 SQ.FT / 200,282 SQ.FT) X 100 = 44.9%  
**P.A.R. (D) MAX):** (89,894 SQ.FT / 174,008 SQ.FT) X 100 = 51.6%  
**REQUIRED (PROPOSED):**  
**REQUIRED FRONT (NORTH):** 28 FT (8.5M) 24x2 FT (8M)  
**REAR (SOUTH):** 27 FT (8.2M) 24x2 FT (8M)  
**SIDE (LEFT) (FLANKING STREET) (WEST):** 27 FT (8.2M) 23x2 FT (8M)  
**SIDE (RIGHT) (EAST):** 27 FT (8.2M) 24x2 FT (8M)  
**HEIGHT:** 40 FT (12.2M) (SEE SECTION/ELEVATIONS)  
**MAX. PARCEL AREA:** 175,644 SQ.FT (16 274 SQ.M)  
**INDUSTRIAL 1 STALLS PER 400 SQ.FT:** 175,644 / 400 = 439  
**INDUSTRIAL 1 STALLS PER 1075 SQ.FT:** 175,644 / 1075 = 164  
**TOTAL REQUIRED:** 18 (674)  
**SMALL CAR STALLS ALLOWED:** 898 OR 42 STALLS  
**PARKING PROVIDED:** 9  
**LOADING STALLS PROVIDED:** 3  
**BI-CYCLE PARKING PROVIDED:** 3

GENERAL NOTES:

1. SERVICES SHOWN ARE APPROXIMATE ONLY, SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
2. APPROVAL OF A BUSINESS DESIGN FOR SOIL REMEDIATION
3. CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION, SUBMIT COPIES TO CITY BUILDING DEPT.
4. SEE MECHANICAL BUSINESS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & FIRE RISER
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
6. ALL CONSTRUCTION PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CORRESPONDING BUILDING CODES, ALL OTHER APPLICABLE CODES, REGULATIONS AND FITTINGS MUST BE CANADIAN STANDARDS ASSOCIATION APPROVED
7. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THESE SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH APPLICABLE CODES AND TESTING
8. THE CONTRACTOR MUST CORRECT ALL DIMENSIONS AND OTHERS ASSUME HERSELF OF THE ACCURACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES TO THE OWNER IMMEDIATELY TO THE ARCHITECT
9. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL, THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/ MANUFACTURER
10. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO APPROVED BY THE AUTHORITY HAVING JURISDICTION, ALL JOINTS AND FITTINGS MUST BE CANADIAN STANDARDS ASSOCIATION APPROVED
11. VARIOUS BARRIERS SHALL BE CONTIGUOUS AND RETAINED SO THAT ALL JOINTS ARE SEALED OR LAPPED 50% MIN AND OCCUR AT FRAMING MEMBERS, PIPING OR BLOCKING. ALL JOINTS THROUGH VARIOUS BARRIERS MUST BE SEALED TO MAINTAIN THE INTEGRITY OF THE VARIOUS BARRIERS OVER THE ENTIRE SERVICE LIFE
12. THE DESIGNER, ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY
13. THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS
14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS
15. THERE SHALL BE 2% MIN DRAINAGE FOR ALL BUILDING COMPONENTS, INCLUDING ROOFS AND OTHER CONVECTIVE RESPONSIBLE
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING
17. SAMPLES OF ALL INTENDED PRODUCTS, COLORS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCED TO ALLOW ADEQUATE TIME FOR REVIEW
18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH REGULAR, OR LOCAL, METHODS AND PRACTICES PROVIDED PRIOR TO COMMENCING CONSTRUCTION
19. PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS, GLAZING, GLASS WALLS, HANDRAILS, BARRIERS, RATED ASSEMBLIES (E. E. Joints), FIRE WRITERS (IF APPLICABLE)
20. ALL PROPERTY LINE CONDITIONS & BEARING ANGLES ARE PROVIDED & ARE REQUIRED TO BE CONFIRMED BY SURVEY
21. ROOF OVERLAY TO BE APPROVED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION, PROVIDE DOCUMENTATION TO ARCHITECT
22. CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BEARING AND THERMAL CONSTRUCTION, PROVIDE DOCUMENTATION TO ARCHITECT

**LANDSCAPE BUFFER VARIED FROM 6 M TO 2.1 M**

194 STREET



**CHIP BARRETT ARCHITECT**  
 100 - 1003 36 AVENUE BARREY, B.C. V2Y 1A9  
 IN ASSOCIATION WITH  
**D. EDGE DESIGN INC.**  
 107 - 1902 28 AVENUE, SURREY, B.C. V2Z 2V7  
 PHONE: (778) 504-5088 FAX: (778) 504-5089

This drawing was prepared by or on behalf of the undersigned in the Province of British Columbia. The undersigned is a duly qualified and licensed professional engineer or architect in the Province of British Columbia. The undersigned is not responsible for the accuracy or completeness of the information provided to the undersigned, nor for the accuracy or completeness of the information provided to the undersigned by any other person.

NO.	DATE	DESCRIPTION
1	MAR 25 20	ISSUED FOR O.P.
2	MAR 25 20	CONSULTANT USE
3	FEB 20 20	CONSULTANT USE
4	FEB 20 20	CONSULTANT USE
5	FEB 20 20	CONSULTANT USE
6	FEB 20 20	CONSULTANT USE
7	FEB 20 20	CONSULTANT USE
8	FEB 20 20	CONSULTANT USE
9	FEB 20 20	CONSULTANT USE
10	FEB 20 20	CONSULTANT USE
11	FEB 20 20	CONSULTANT USE
12	FEB 20 20	CONSULTANT USE
13	FEB 20 20	CONSULTANT USE
14	FEB 20 20	CONSULTANT USE
15	FEB 20 20	CONSULTANT USE
16	FEB 20 20	CONSULTANT USE
17	FEB 20 20	CONSULTANT USE
18	FEB 20 20	CONSULTANT USE
19	FEB 20 20	CONSULTANT USE
20	FEB 20 20	CONSULTANT USE
21	FEB 20 20	CONSULTANT USE
22	FEB 20 20	CONSULTANT USE
23	FEB 20 20	CONSULTANT USE
24	FEB 20 20	CONSULTANT USE
25	FEB 20 20	CONSULTANT USE
26	FEB 20 20	CONSULTANT USE
27	FEB 20 20	CONSULTANT USE
28	FEB 20 20	CONSULTANT USE
29	FEB 20 20	CONSULTANT USE
30	FEB 20 20	CONSULTANT USE
31	FEB 20 20	CONSULTANT USE
32	FEB 20 20	CONSULTANT USE
33	FEB 20 20	CONSULTANT USE
34	FEB 20 20	CONSULTANT USE
35	FEB 20 20	CONSULTANT USE
36	FEB 20 20	CONSULTANT USE
37	FEB 20 20	CONSULTANT USE
38	FEB 20 20	CONSULTANT USE
39	FEB 20 20	CONSULTANT USE
40	FEB 20 20	CONSULTANT USE
41	FEB 20 20	CONSULTANT USE
42	FEB 20 20	CONSULTANT USE
43	FEB 20 20	CONSULTANT USE
44	FEB 20 20	CONSULTANT USE
45	FEB 20 20	CONSULTANT USE
46	FEB 20 20	CONSULTANT USE
47	FEB 20 20	CONSULTANT USE
48	FEB 20 20	CONSULTANT USE
49	FEB 20 20	CONSULTANT USE
50	FEB 20 20	CONSULTANT USE
51	FEB 20 20	CONSULTANT USE
52	FEB 20 20	CONSULTANT USE
53	FEB 20 20	CONSULTANT USE
54	FEB 20 20	CONSULTANT USE
55	FEB 20 20	CONSULTANT USE
56	FEB 20 20	CONSULTANT USE
57	FEB 20 20	CONSULTANT USE
58	FEB 20 20	CONSULTANT USE
59	FEB 20 20	CONSULTANT USE
60	FEB 20 20	CONSULTANT USE
61	FEB 20 20	CONSULTANT USE
62	FEB 20 20	CONSULTANT USE
63	FEB 20 20	CONSULTANT USE
64	FEB 20 20	CONSULTANT USE
65	FEB 20 20	CONSULTANT USE
66	FEB 20 20	CONSULTANT USE
67	FEB 20 20	CONSULTANT USE
68	FEB 20 20	CONSULTANT USE
69	FEB 20 20	CONSULTANT USE
70	FEB 20 20	CONSULTANT USE
71	FEB 20 20	CONSULTANT USE
72	FEB 20 20	CONSULTANT USE
73	FEB 20 20	CONSULTANT USE
74	FEB 20 20	CONSULTANT USE
75	FEB 20 20	CONSULTANT USE
76	FEB 20 20	CONSULTANT USE
77	FEB 20 20	CONSULTANT USE
78	FEB 20 20	CONSULTANT USE
79	FEB 20 20	CONSULTANT USE
80	FEB 20 20	CONSULTANT USE
81	FEB 20 20	CONSULTANT USE
82	FEB 20 20	CONSULTANT USE
83	FEB 20 20	CONSULTANT USE
84	FEB 20 20	CONSULTANT USE
85	FEB 20 20	CONSULTANT USE
86	FEB 20 20	CONSULTANT USE
87	FEB 20 20	CONSULTANT USE
88	FEB 20 20	CONSULTANT USE
89	FEB 20 20	CONSULTANT USE
90	FEB 20 20	CONSULTANT USE
91	FEB 20 20	CONSULTANT USE
92	FEB 20 20	CONSULTANT USE
93	FEB 20 20	CONSULTANT USE
94	FEB 20 20	CONSULTANT USE
95	FEB 20 20	CONSULTANT USE
96	FEB 20 20	CONSULTANT USE
97	FEB 20 20	CONSULTANT USE
98	FEB 20 20	CONSULTANT USE
99	FEB 20 20	CONSULTANT USE
100	FEB 20 20	CONSULTANT USE

**ORION CONSTRUCTION**  
 GRON CONSTRUCTION  
 107 - 1902 28 AVENUE,  
 SURREY, B.C. V2Z 2V7  
 PHONE: (778) 504-5088

**FMI**  
 36th AVE & 194th ST  
 ADDRESS: 19428 36th Ave Surrey  
 DRAWING

**SITE PLAN**

DESIGN	DATE	BY	REV
DESIGNED			
CHECKED			
DATE			

PROJECT: DRAWING NUMBER: REV: **A-1**