

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0284-00

Planning Report Date: December 18, 2023

PROPOSAL:

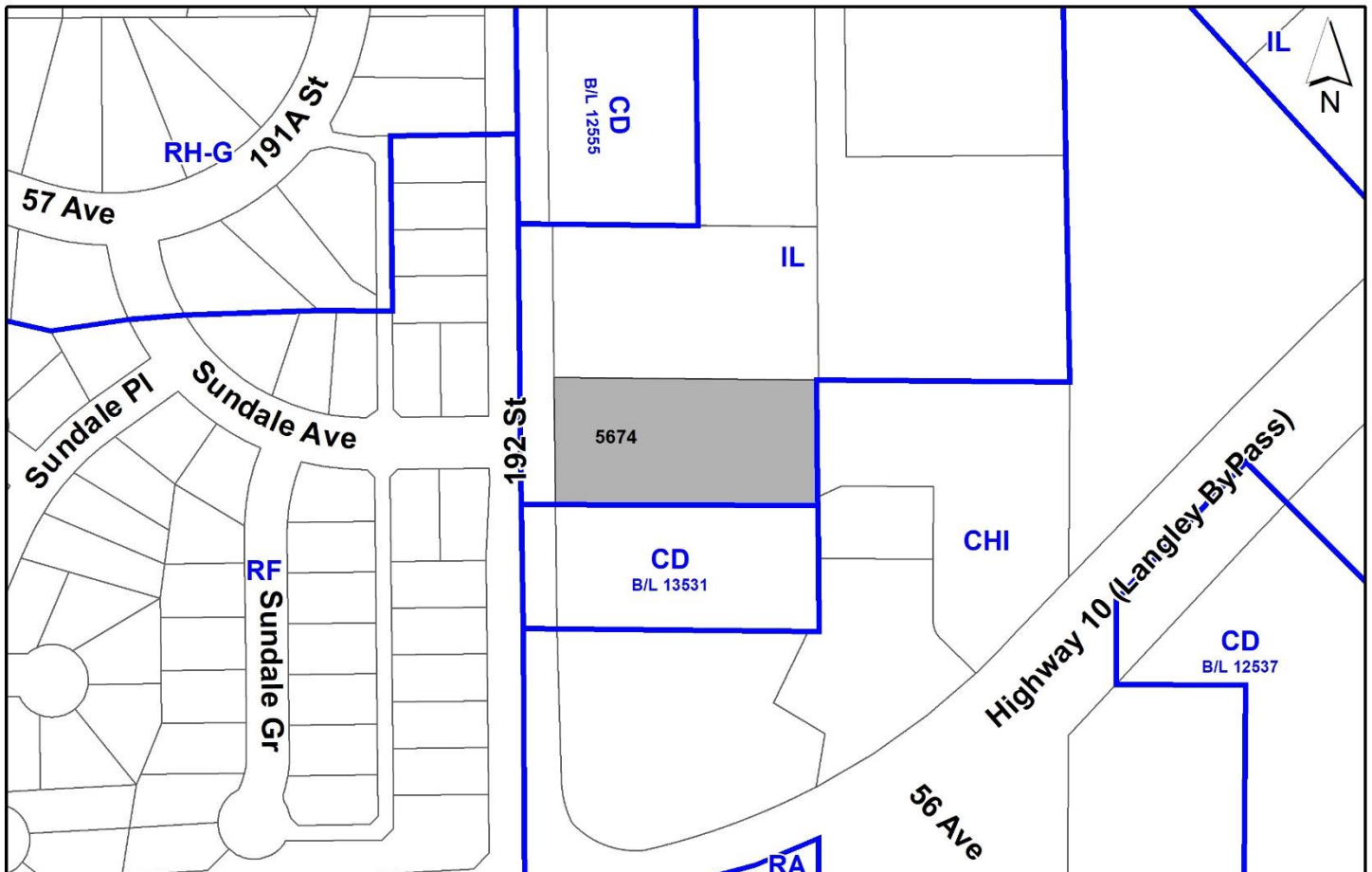
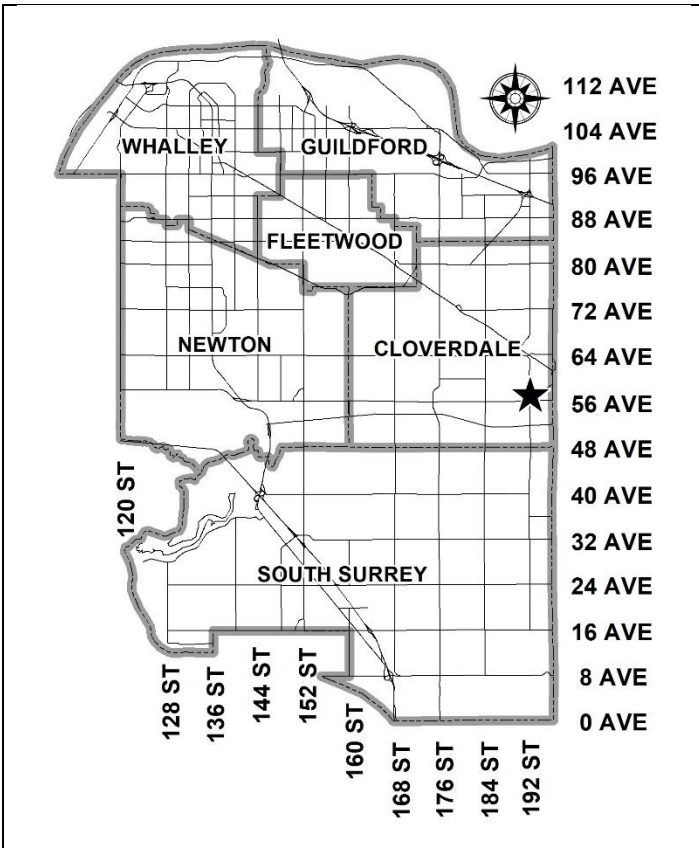
- **Development Permit**
- **Development Variance Permit**

to permit the development of an industrial warehouse building.

LOCATION: 5674 - 192 Street

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- 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

- Seeking to reduce parking requirements and south side yard building setback.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The building will be comprised of two units with Unit 1 proposed to be 1,556 square metres and Unit 2 proposed to be 900 square metres. The applicant has advised that 'City Wide Produce' will initially occupy Unit 1 and will have 12-15 people working in two separate shifts. As 'City Wide Produce' expands to both units they will have approximately 20 staff total. The proposed parking is considered supportable given the anticipated staffing demand.
- The proposed 6-metre south side yard setback includes the existing 5.0 metre wide shared driveway easement. The applicant will provide a 1.5 metre sidewalk and a 1-metre wide row of hedges to screen the south side of the building. The proposed setback variance will allow for the building to be constructed closer to the shared private driveway while still providing for a row of screening trees.
- The proposed industrial building is well-designed with substantial glazing along the front of the building facing 192 Street. The building will be an attractive addition to this industrial area of Cloverdale and supports more intensive use of industrial land.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0284-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7922-0284-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum required off-street parking for the proposed industrial building in the Zoning By-law No. 12000 from 31 spaces to 24 spaces; and
 - (b) to reduce the south side yard setback of the IL Zone for the proposed industrial building from 7.5 metres to 6 metres.
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; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Plywood storage and sales.	Industrial	IL
North:	Multi-unit industrial building.	Industrial	IL
East:	Multi-unit industrial/commercial building.	Industrial and Mixed Employment	CHI
South (Across Private Access Road/SRW):	Two multi-unit industrial/commercial building.	Industrial	CD (Bylaw No. 13531)
West (Across 192 Street):	Single family dwellings.	Urban	RF

Context & Background

- The subject site is approximately 4,895 square metres in size, is zoned Light Impact Industrial (IL) in the Zoning Bylaw and is designated Industrial in the Official Community Plan (OCP). The site does not fall within a Secondary Plan area.
- The site slopes downward approximately 4-5 metres towards the east, which is a notable slope for an industrial property.
- The subject site is currently being used by a plywood sales business.
- The subject site and properties to the south and east, have an existing access easement that provides a shared access road/driveway for the subject properties.

DEVELOPMENT PROPOSAL**Planning Considerations**

- The applicant proposes a Development Permit (DP) in order to construct a 2,455 square metre industrial building facing 192 Street, to replace the existing plywood sales business. A variance is requested to relax the parking requirements and reduce the south side yard building setback.

	Proposed
Lot Area	
Gross Site Area:	4,895 square metres
Road Dedication:	Nil
Undevelopable Area:	
Net Site Area:	4,895 square metres

	Proposed
Number of Lots:	1
Building Height:	10.12 metres
Lot Coverage:	42.4%
Floor Area Ratio (FAR):	0.50
Floor Area	
Industrial:	2,075 square metres
Office:	381 square metres
Total:	2,456 square metres
Parking	24 spaces

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: No concerns.

Transportation Considerations

- Access to the subject site is proposed via the shared access easement along the south side, connecting to 192 Street and Highway 10.
- Based on the proposed uses, the Zoning Bylaw requires a total of 31 parking spaces to be provided on-site.
- The applicant is proposing to provide a total of 24 parking spaces on-site, equivalent to a proposed reduction of 7 parking spaces. The proposed parking provision is based on demonstrated current and future needs for the ultimate single-user tenant. To further support the parking reduction, the applicant is proposing to provide transportation demand management measures on site, including cycling amenities.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The 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.

Zoning By-law

Parking and Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum off-street parking requirement for the proposed industrial building under the Zoning By-law No. 12000 from 31 spaces to 24 spaces; and
 - to reduce the south side yard building setback of the IL zone for the proposed industrial building from 7.5 metres to 6 metres.
- The subject site is considered a steep sloping site for an industrial development which creates some constraints on the site plan.
- The Zoning Bylaw requires a total of 31 stalls to be provided on site. The applicant is proposing 24 stalls, which is a 23% reduction of the minimum Zoning Bylaw requirement.
- The building will be comprised of two units with Unit 1 proposed to be 1,556 square metres and Unit 2 proposed to be 900 square metres. The applicant has advised that 'City Wide Produce' will initially occupy Unit 1 and will have 12-15 people working in two separate shifts. As City Wide Produce expands to both units they will have around 20 staff total.
- Unit 2 is a smaller unit (900 square metres) and requires 10 parking spaces.
- In total it is anticipated that only 22 – 25 parking spaces will be required until 'City Wide Produce' expands into the entire building at which point fewer parking spaces will be required.
- The proposed 6-metre south side yard setback includes the existing 5.0 metre wide shared driveway easement. The applicant will provide a 1.5 metre sidewalk and a 1-metre wide row of hedges to screen the side of the building. The proposed variance will allow for the building to be constructed closer to the shared private driveway while still providing for a row of screening trees.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on October 27, 2022. Staff received no responses from neighbouring property owners.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to screen the southern face of the building and provide a layout that compliments the existing grading.
- Due to the approximate 5-metre slope across the site, the western portion of the building is a floor higher than the eastern portion of the building. Due to grades, the office entrance will be along the western side of the building and the loading area and warehouse entrance is along the eastern portion of the building.
- The office component is proposed to be 381 metres in total area, while the warehouse component is proposed to be 2,075 square metres in total area.
-

Elevations

- The northern elevation of the proposed building is at the property line adjacent the industrial property to the north and is a concrete wall painted white.
- The southern elevation is primarily a white painted concrete wall with a black and green line to add variation and colour. The bottom portion of the elevation will be screened with a 1-metre wide landscaping strip (hedges).
- The western elevation is the primary office entrance and has substantial glazing and windows. Green accents complement the primary black and white colours to reflect the company's branding.
- The eastern elevation serves as the loading area and contains 7 loading doors. The elevation is painted white and black with grey doors.

Proposed Signage

- No free-standing sign is proposed. A single fascia sign is proposed for the tenant that complies with the Sign By-law.

Landscaping

- The applicant proposes a landscaping strip between the parking and 192 Street. The proposed landscape strip includes four trees and substantial shrubs and ground cover. The applicant will also retain existing boulevard trees and offsite trees (to the north) that will provide further mature landscaping.
- The applicant proposes a 1-metre wide cedar hedge/landscaped strip along the southern building face to screen the southern elevation which transitions approximately 4 metres of grade difference between the front and rear of the building.
- Landscape islands will be provided within the parking lots to provide for shading.
- Eight replacement trees are proposed which include maple, dogwood, hackberry and linden. Substantial shrubs and ground cover are proposed throughout the site.
- Approximately 14 off-site trees will be protected along the west, north and the eastern property line.

TREES

- Sarah Bishop, ISA Certified Arborist of Koome Urban Forestry 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:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big leaf maple	1	1	0
Coniferous Trees			
Douglas Fir	3	3	0
Yellow cedar	1	1	0
Western Red Cedar (Zabrina)	1	1	0
Western Red Cedar	11	11	0
Total (excluding Alder and Cottonwood Trees)	17	17	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		8	
Contribution to the Green City Program		\$14,850	

- The Arborist Assessment states that there are a total of 17 mature trees on the site, excluding Alder and Cottonwood trees. 1 existing tree, approximately 6% of the total trees on the site, are Alder or Cottonwood trees. It was determined that no trees can be retained as part of this development proposal but all off-site trees can be retained. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 35 replacement trees on the site. Since only 8 replacement trees can be accommodated on the site, the deficit of 27 replacement trees will require a cash-in-lieu payment of \$14,850, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including maple, dogwood and hackberry.
- In summary, a total of 8 trees are proposed to be replaced on the site with a contribution of \$14,850 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	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. 7922-0284-00

approved by Ron Gill

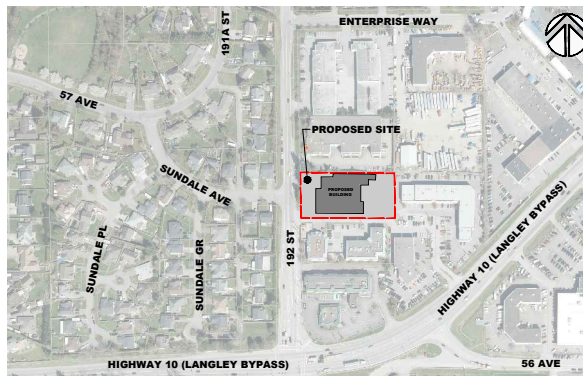
Don Luymes
General Manager
Planning and Development

JKS/ar

PROPOSED INDUSTRIAL BUILDING FOR:



ADDRESS : 5674 192 ST. SURREY, B.C.



CONTEXT PLAN
SCALE: 1:750

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-00
SITE PLAN	A-10
BASE PLAN	A-11
SITE DETAILS	A-12
FIRE ACCESS PLAN	A-13
TRUCK TURNING PLAN	A-14
GROUND FLOOR PLAN	A-20
SECOND FLOOR PLAN	A-21
ROOF PLAN	A-22
COLORLED ELEVATIONS	A-30

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 100-1000 LANGLEY AVENUE, SUITE 100
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NO.	DATE	DESCRIPTION
1	SEP-22	DP REVIEW
2	SEP-22	ISSUED FOR DP
3	MAR-19-23	RE-ISSUED FOR DP
4	JUL-21-23	RE-ISSUED FOR DP
5	NOV-22-23	ISSUED FOR PERMIT
6	NOV-18-23	ISSUED FOR BUILDING PERMIT
7	DEC-12-23	RE-ISSUED FOR DP

ORION CONSTRUCTION
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 LANGLEY, BC V3V 0E2
 PHONE: (841) 362-2994

CITYWIDE produce
 CITY WIDE PRODUCE
 34 - 13290 78TH AVE
 SURREY, BC V3W 0H6
 PHONE: (604) 710-1789

PROJECT: PROPOSED INDUSTRIAL BUILDING FOR
CITY WIDE PRODUCE

ADDRESS: 5674 192 ST. SURREY, B.C.

COVER SHEET

DESIGNED	DATE	DRAWN
CHECKED	R.D.	
PROJECT - DRAWING NUMBER	DEC 12 23	REV.
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DATE: 12/23/2023
 REVISION: 12/23/2023
 DRAWING NO.: A-1.0
 PROJECT: 100-100-0000

12/23/2023 ISSUED FOR DP
 12/23/2023 TREE PROTECTION FENCE REV
 12/23/2023 PLANNING PERMITS
 12/23/2023 ISSUED FOR BUILDING PERMIT
 12/23/2023 ARBORIST COORDINATION
 12/23/2023 REVISED FOR DP
 12/23/2023 REVISED FOR CITY COMMENTS
 12/23/2023 ISSUED FOR DP
 12/23/2023 DP REVIEW
 12/23/2023 DESCRIPTION

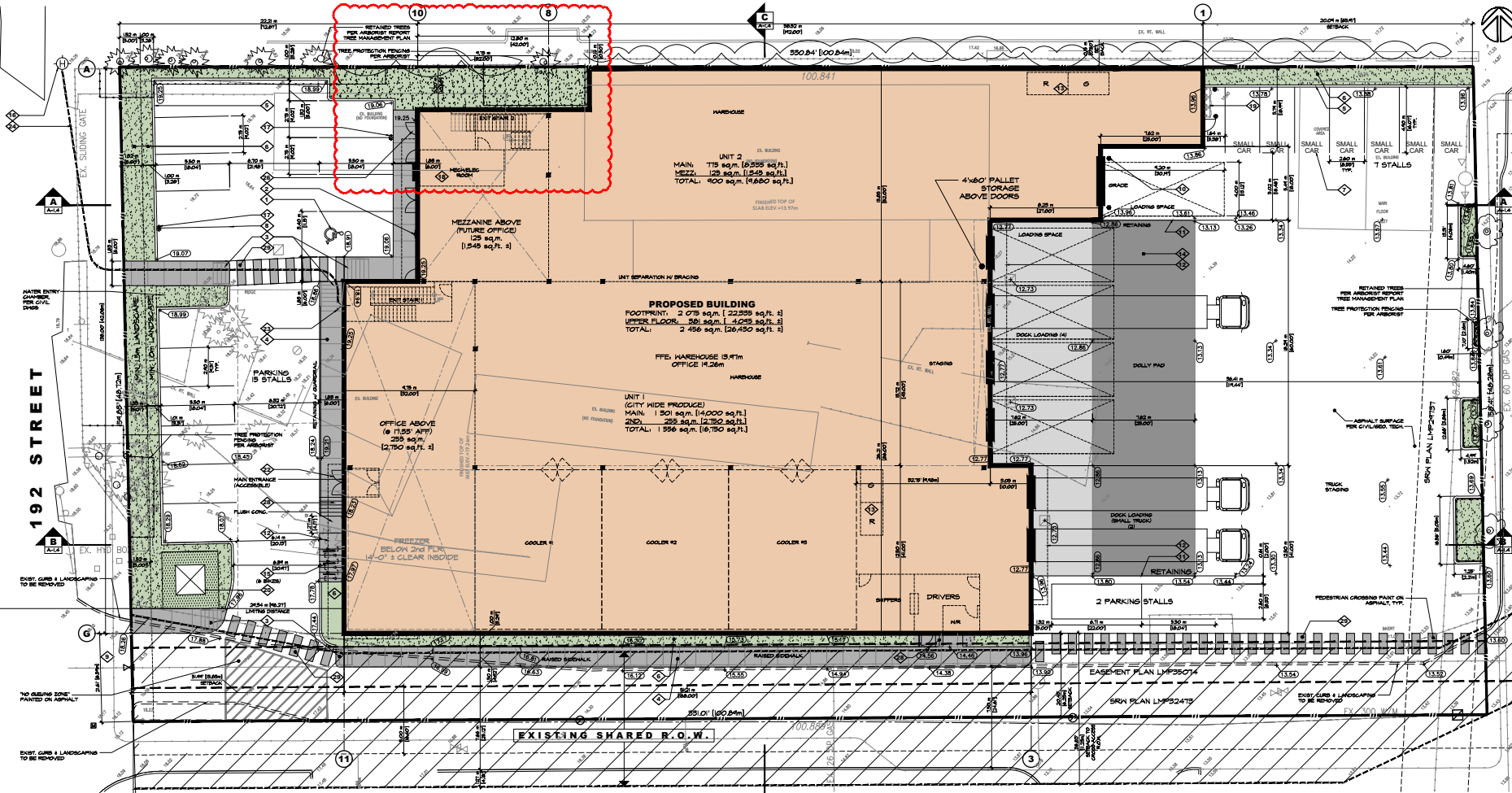
PROJECT MANAGERS / CONTRACTORS
 ORION CONSTRUCTION
 UNIT 102-10000 BONA AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 562-2964
 PROJECT DEVELOPER

CITY WIDE PRODUCE
 CITY WIDE PRODUCE
 34-12300 78TH AVE
 SURREY, BC V2Y 0H6
 PHONE: (604) 710-1799

PROJECT: PROPOSED INDUSTRIAL BUILDING FOR
 CITY WIDE PRODUCE
 ADDRESS: 5674 102 ST, SURREY, BC
 DRAWING

SITE PLAN
 SHEET NO. A-1.0
 DESIGNED: [Signature]
 CHECKED: [Signature]
 PLOT DATE: DEC 12, 2023

PROJECT: DRAWING NUMBER: A-1.0
 REV: 11

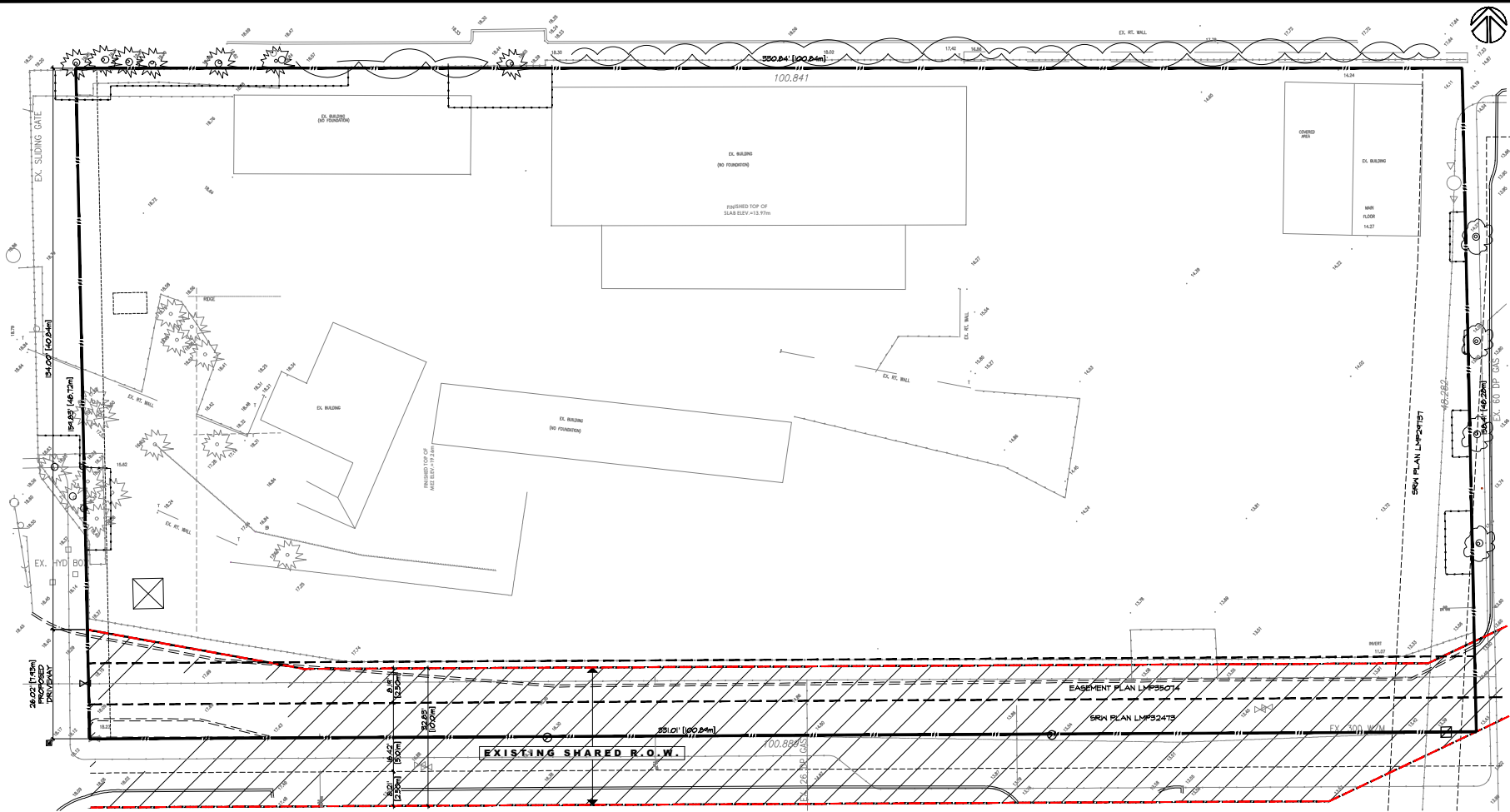


SITE PLAN
 SCALE: 1" = 10'-0"

SITE DATA

OWNER: 5674 102 Street, Surrey, BC
 LEGAL DESCRIPTION: LOT 1 SECTION 10 TOWNSHIP 8 PLAN LVP19544 R2
 EXISTING ZONING: IL
 GROSS LOT AREA: 4.8466 H2 / 0.0416 A1 (1,026,644 sq.ft. / 12.1 Ac.)
 PROPOSED BUILD

192 STREET



1 BASE PLAN
A-1.1 SCALE 1" = 32'-0"



ARCHITECTURE PANEL INC.
ARCHITECTURE LANDSCAPE ARCHITECTURE GRAPHIC DESIGN
3607-366 (604) 276-5785 (V) 366-366 (604) 276-5785 (F)
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NO.	DATE	DESCRIPTION
1	SEP 02, 22	DP REVIEW
2	SEP 02, 22	ISSUED FOR DP
3	NOV 18, 22	ISSUED FOR BUILDING PERMIT
4	JUL 21, 23	RE-ISSUED FOR DP
5	MAR 12, 23	RE-ISSUED FOR DP
6	SEP 02, 22	ISSUED FOR DP
7	SEP 02, 22	DP REVIEW

NO.	DATE	DESCRIPTION
1	SEP 02, 22	DP REVIEW
2	SEP 02, 22	ISSUED FOR DP
3	NOV 18, 22	ISSUED FOR BUILDING PERMIT
4	JUL 21, 23	RE-ISSUED FOR DP
5	MAR 12, 23	RE-ISSUED FOR DP
6	SEP 02, 22	ISSUED FOR DP
7	SEP 02, 22	DP REVIEW

ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19925 BSA AVE
LANGLEY, BC V2Y 6E2
PHONE: (604) 362-2994
PROJECT EXECUTIVE:

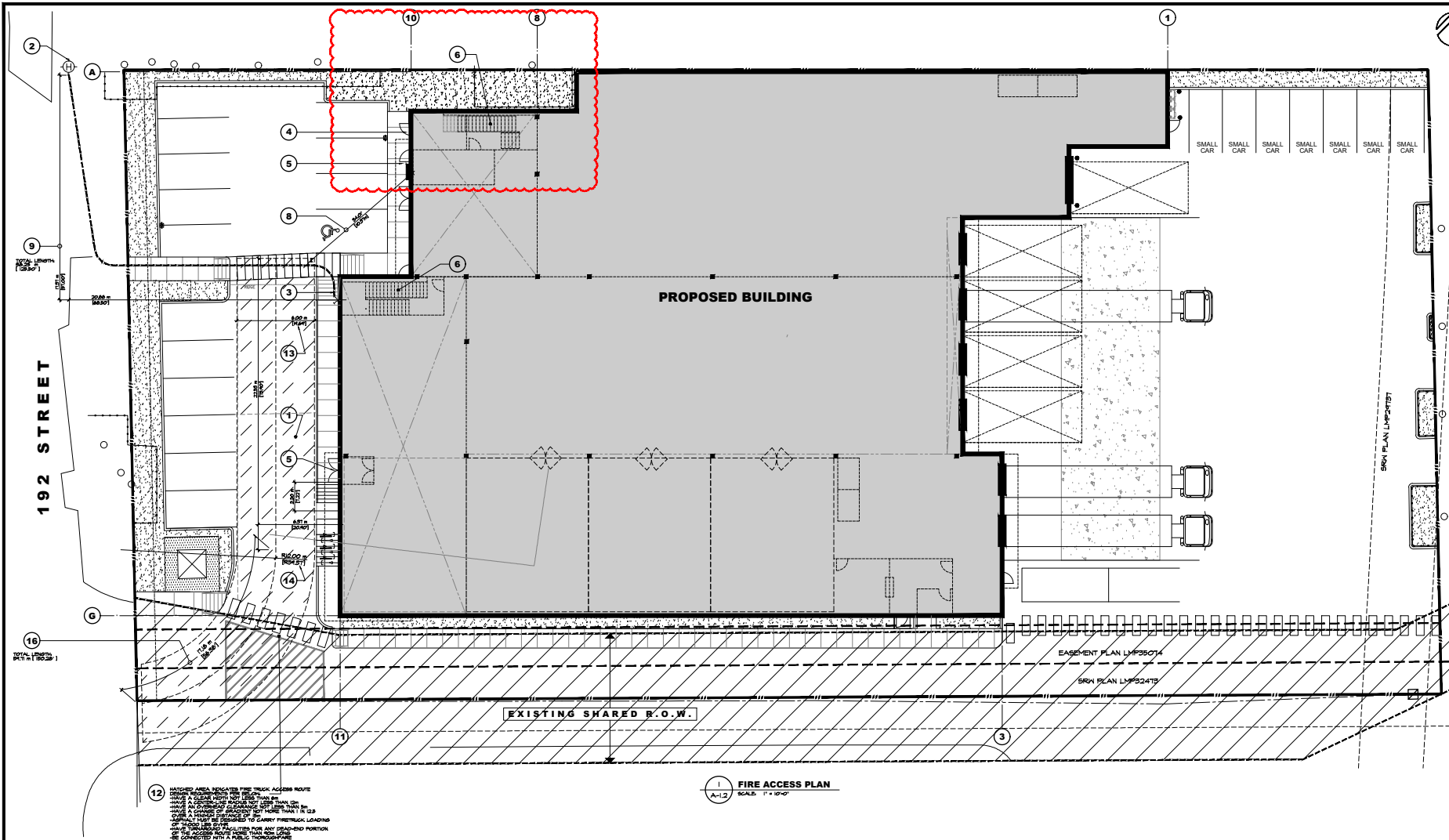
CITYWIDE produce
CITY WIDE PRODUCE
35-15200 78TH AVE
SURREY, BC V3W 0H6
PHONE: (604) 710-1789
PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR

CITY WIDE PRODUCE
ADDRESS: 5874 152 ST. SURREY, B.C.
DRAWING

BASE PLAN

DESIGNED	CHECKED	DATE
DESIGNED	CHECKED	DATE
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1 FIRE ACCESS PLAN
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KEYED FIRE RESPONSE PLAN NOTES

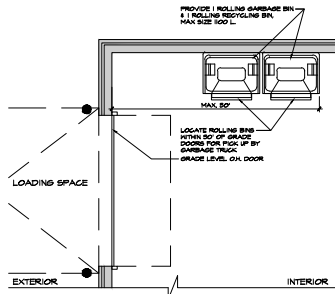
1	A CLEARLY IDENTIFIED OR HIGHLIGHTED ACCESS ROUTE(S).
2	THE LOCATION OF NEW AND EXISTING FIRE HYDRANTS.
3	THE LOCATION OF THE FIRE DEPARTMENT CONNECTION(S).
4	THE LOCATION OF THE FIRE ALARM ANNUNCIATOR PANEL(S).
5	THE LOCATION OF THE PRIMARY ENTRANCE TO THE BUILDING AND ANY PRIMARY ENTRANCES TO UNITS NOT CONNECTED TO THE BUILDING THROUGH AN INTERNAL CORRIDOR.
6	THE LOCATION OF STAIRWELLS THAT PROVIDE ACCESS TO ABOVE GRADE AND BELOW GRADE LEVELS. THE FIRE RESPONSE STAIRWELL ACCESS TO ABOVE GRADE AND BELOW GRADE LEVELS IS TO BE PROVIDED AT THE PRIMARY RESPONSE POINT.
7	THE LOCATION OF ALL ENTRANCES AND EXITS FROM THE UNDERGROUND PARKING AREA.
8	THE DIMENSIONED DISTANCE FROM THE PRINCIPAL ENTRANCE TO THE CLOSEST PORTION OF THE ACCESS ROUTE. (BCBC 5.2.3.5.)
9	THE DIMENSIONED UNRESTRICTED DISTANCE BETWEEN THE FIRE HYDRANT(S) AND THE FIRE DEPARTMENT CONNECTION(S). (BCBC 5.2.3.5.)

N/A	10	IF THE BUILDING IS NOT PROVIDED WITH A FIRE DEPARTMENT CONNECTION, THE DIMENSIONED DISTANCES FROM THE FIRE HYDRANT TO THE FIRE DEPARTMENT PUMP, FROM THE FIRE HYDRANT TO THE FIRE DEPARTMENT PUMP, AND FROM THE FIRE DEPARTMENT PUMP TO THE PRINCIPAL ENTRANCE OF THE BUILDING VIA THE UNRESTRICTED PATH OF TRAVEL. (BCBC 5.2.3.5.)
N/A	11	THE DIMENSIONED DISTANCE OF PATH OF TRAVEL FROM ALL BUILDINGS AND UNITS NOT CONNECTED BY A COMMON INTERIOR CORRIDOR BETWEEN THE FARTHEST PRIMARY ACCESS POINT TO THE LOCATION OF THE NEAREST FIRE TRUCK ACCESS. (BCBC 5.2.3.5.)
	12	THE ACCESS ROUTE THAT MUST BE DESIGNED TO SUPPORT A MINIMUM HEIGHT OF 56,251 KG (50,000 LBS). (BCBC 5.2.3.6.)
	13	THE DIMENSIONED WIDTH OF THE ACCESS ROUTE. (BCBC 5.2.3.6.)
	14	THE DIMENSIONED CENTRE-LINE RADIUS OF THE ACCESS ROUTE. (BCBC 5.2.3.6.)
N/A	15	IDENTIFY ANY PORTIONS OF THE ACCESS ROUTE THAT WILL HAVE AN OVERHEAD CLEARANCE OF LESS THAN 5 M (16'-4" FT). (5.2.3.6.)
	16	THE DIMENSIONED DISTANCE FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE. (BCBC 5.2.3.6.)
N/A	17	IDENTIFY ANY PORTIONS OF THE ACCESS ROUTE THAT WILL HAVE A CHANGE OF GRADE WITHIN 1.8 M (6'-0" FT) OVER A MINIMUM DISTANCE OF 9.1 M (41.2 FT). (BCBC 5.2.3.6.)

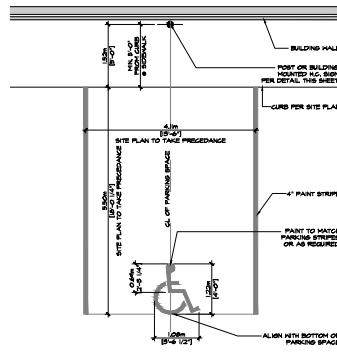
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DORION CONSTRUCTION
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 PROJECT DEVELOPER

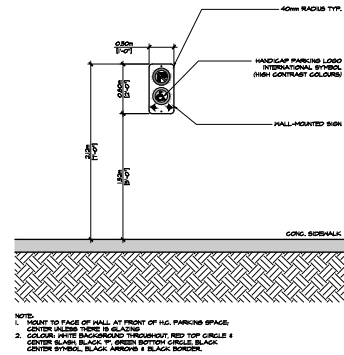
CITYWIDE PRODUCE
 CITY WIDE PRODUCE
 34 - 13200 78TH AVE
 SURREY, BC V3W 0M6
 PHONE: (604) 710-1399
 PROJECT PROPOSED INDUSTRIAL BUILDING FOR
CITY WIDE PRODUCE
 ADDRESS: 5674 102 ST, SURREY, BC



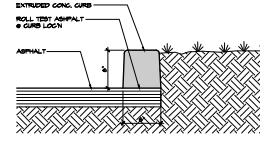
5 INTERIOR GARBAGE DETAIL
SCALE: 1/4" = 1'-0"



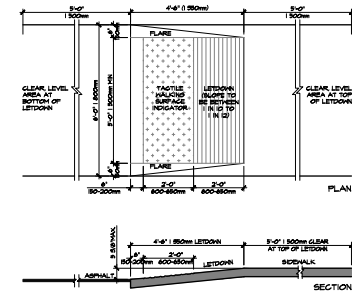
4 HANDICAP PARKING STALL DETAIL
SCALE: 1/4" = 1'-0"



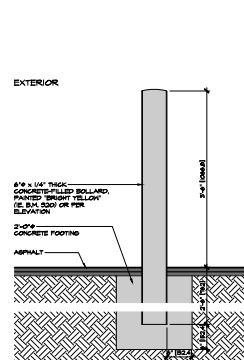
5 HANDICAP PARKING SIGN DETAIL
SCALE: 1/2" = 1'-0"



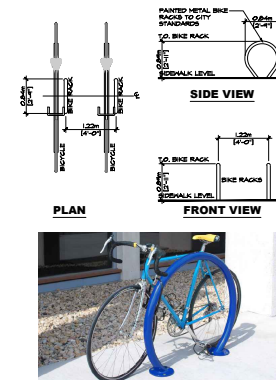
2 CURB DETAIL
SCALE: 1/2" = 1'-0"



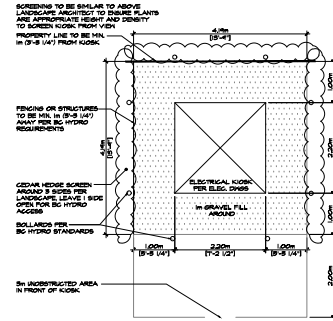
1 LETDOWN DETAIL
SCALE: 1/2" = 1'-0"



4 BOLLARD DETAIL
SCALE: 1" = 1'-0"



5 BIKE RACK DETAIL
SCALE: 1/4" = 1'-0"



6 GAS METER DETAIL
SCALE: 1/4" = 1'-0"



7 ELECTRICAL KIOSK DETAIL
SCALE: 1/4" = 1'-0"



ARCHITECTURE PANEL INC.
2000-10000 100TH STREET, SUITE 1000
VAN COV 3600 | VANCOUVER@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORCE DESIGN FIRM
2020-10000 100TH STREET, SUITE 1000
VAN COV 3600 | VANCOUVER@DFORCE.COM

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1	DEC 12 23	RE-ISSUED FOR DP
2	NOV 16 23	ISSUED FOR BIDDING PERMIT
3	JUL 21 23	RE-ISSUED FOR DP
4	MAR 15 23	RE-ISSUED FOR DP
5	SEP 14 22	ISSUED FOR DP
6	SEP 22 22	DP REVIEW

NO.	DATE	DESCRIPTION
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PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION

ORION CONSTRUCTION
UNIT 105 19023 80A AVE
LANGLEY, BC V3V 0E2
PHONE: (804) 362-2994

PROJECT DEVELOPER
CITYWIDE produce

CITY WIDE PRODUCE
34 - 13260 78TH AVE
SURREY, BC V3W 0H6
PHONE: (804) 710-1789

PROJECT: PROPOSED INDUSTRIAL BUILDING FOR

CITY WIDE PRODUCE

ADDRESS: 904 102 ST. SURREY, B.C.

DRAWING

SITE DETAILS

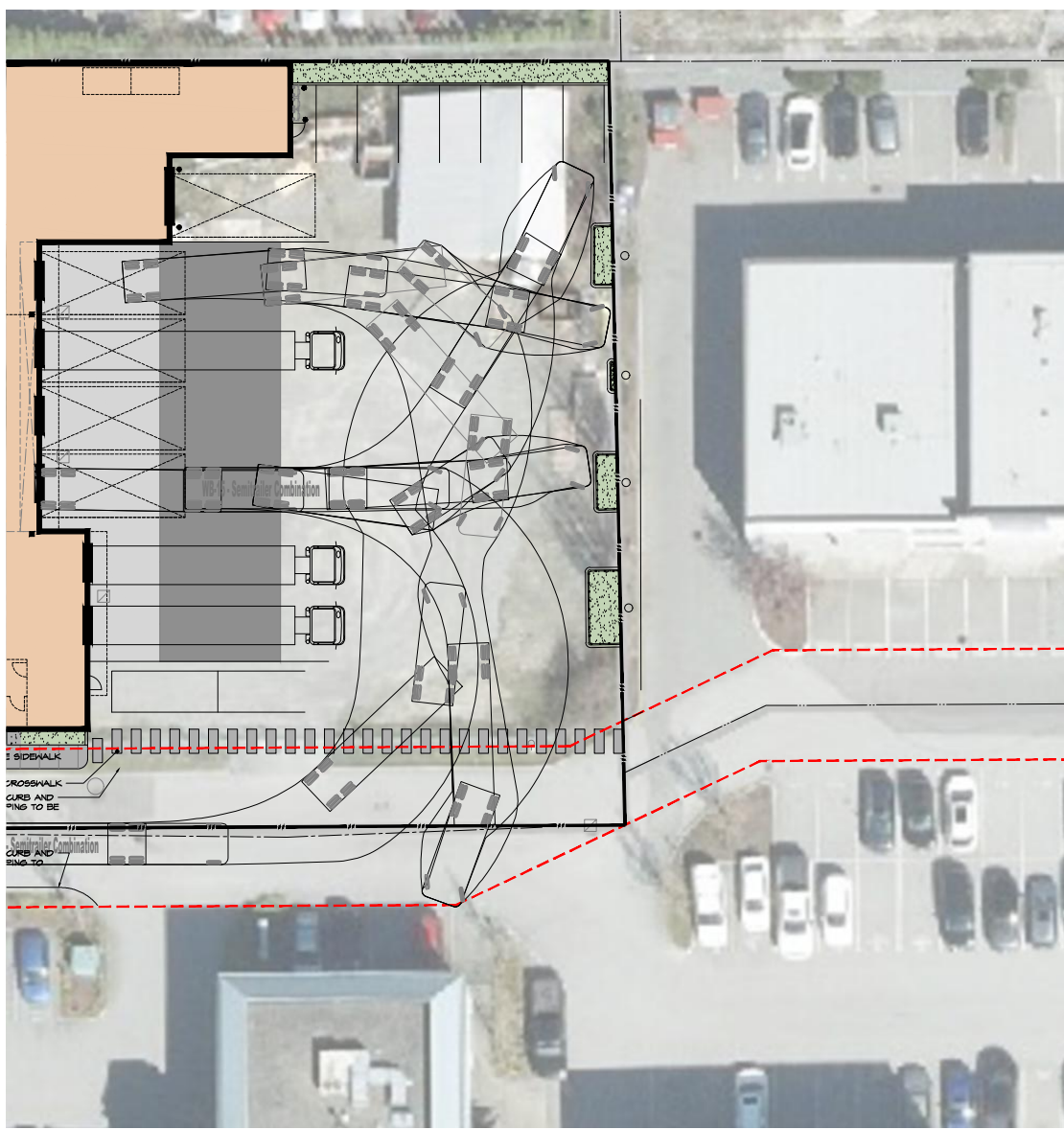
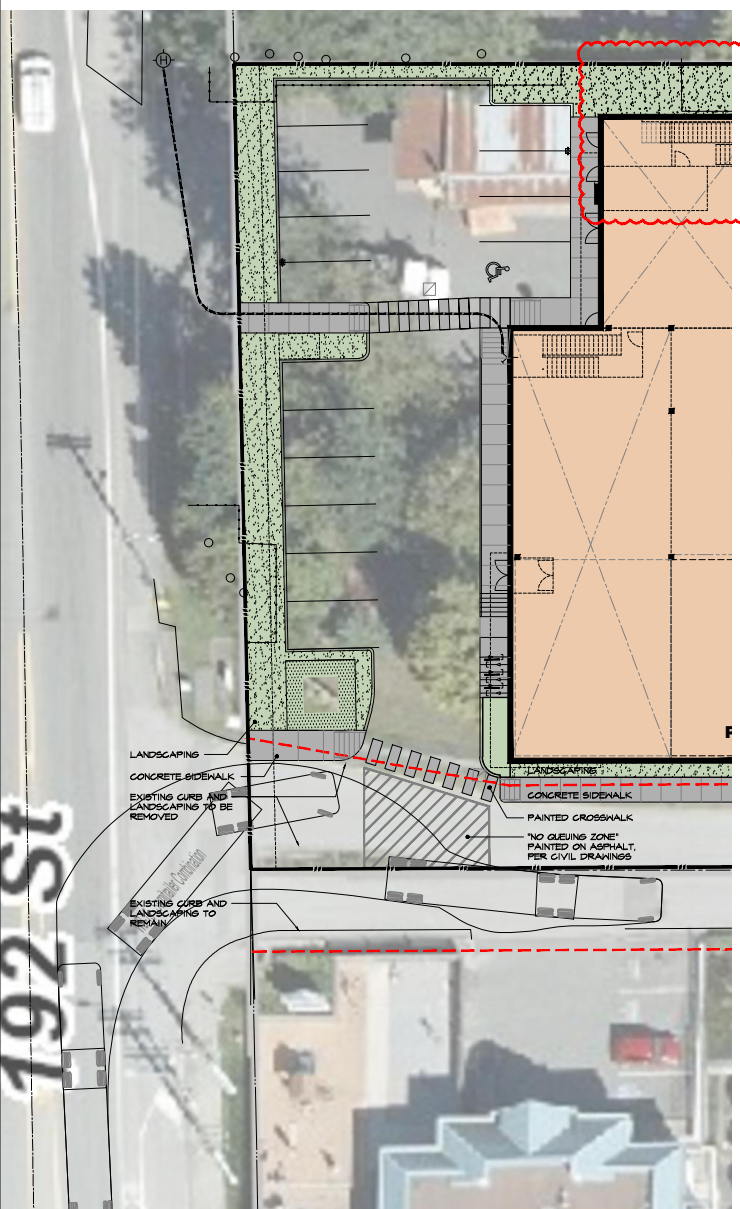
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	PLOT DATE	DEC 12 23
PROJECT - DRAWING NUMBER		REV.



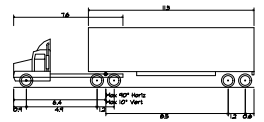
ARCHITECTURE PANEL INC.
 ARCHITECTS, LANDSCAPE ARCHITECTS, CIVIL ENGINEERS
 504 352 3000 | ARCH@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D. FORCE DESIGN INC.
 5224A Alouette Street, Langley, BC V3A 1Y7
 TEL: 604.887.7788 FAX: 604.887.7789

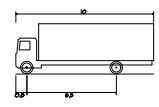
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1 SITE PLAN - TRUCK TURNING
 SCALE: 1"=30'-0"



WB-15 - Semitrailer Combination
 Overall Length 16.100m
 Overall Height 3.800m
 Overall Width 2.500m
 Wheelbase 12.000m
 Wheelbase to CGP to CGP Turning Radius 10.000m



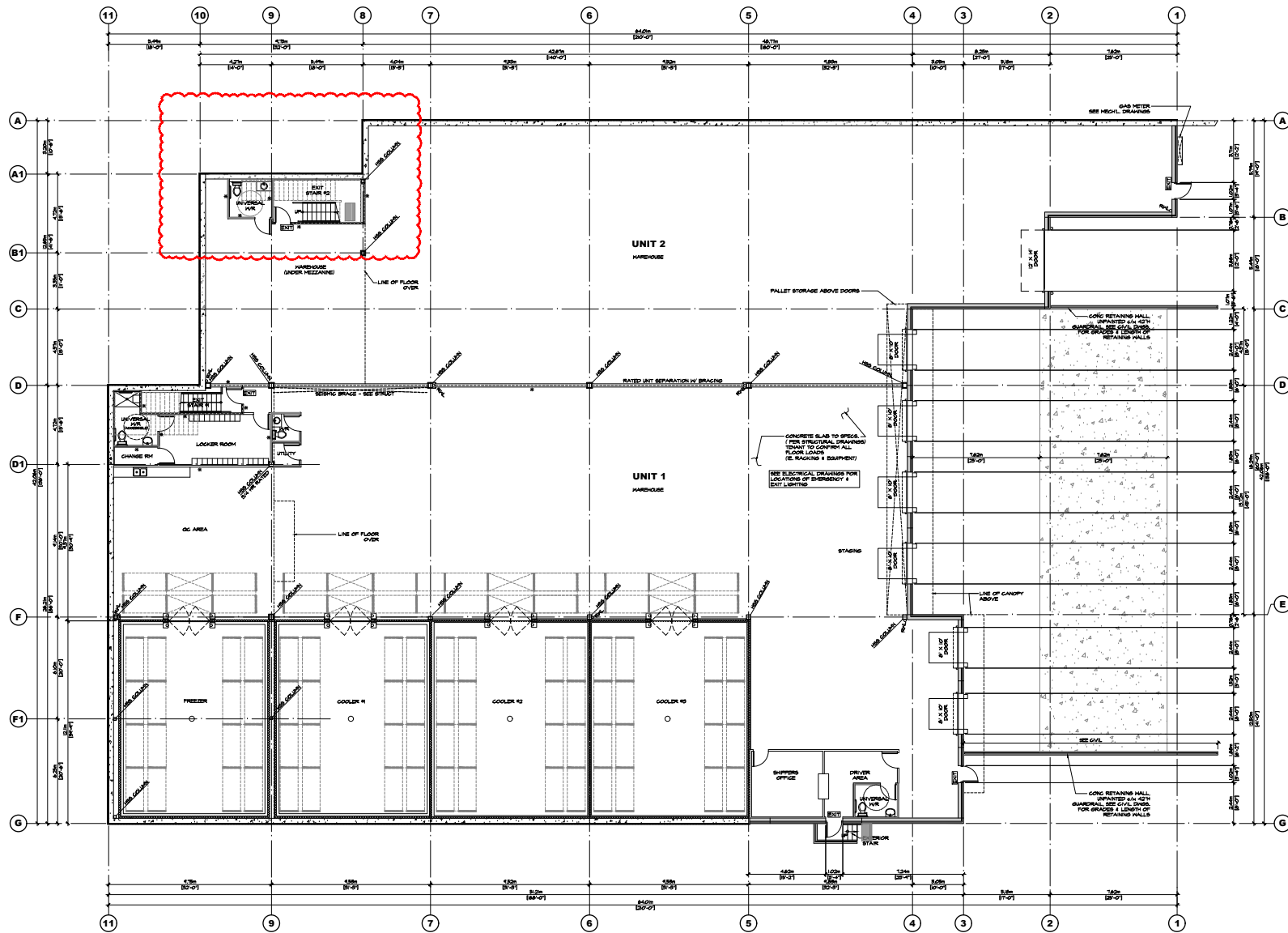
MSU - Medium Single Unit Truck
 Overall Length 10.000m
 Overall Height 3.800m
 Overall Width 2.500m
 Wheelbase 6.000m
 Wheelbase to CGP to CGP Turning Radius 5.000m

NO.	DATE	DESCRIPTION
1	DEC 12 23	ISSUED FOR DP
2	MAR 22 23	ISSUED FOR DP
3	JUL 31 23	REVISED PER CITY COMMENTS
4	JUL 31 23	REVISED PER CITY COMMENTS
5	AUG 26 23	REVISED PER CITY COMMENTS
6	OCT 13 23	ARCHONIST COORDINATION
7	DEC 12 23	REVISED FOR DP
8	DEC 12 23	REVISED FOR DP
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29	DEC 12 23	REVISED FOR DP
30	DEC 12 23	REVISED FOR DP

ORION CONSTRUCTION
 ORION CONSTRUCTION
 UNIT 105 19923 80A AVE
 LANGLEY, BC V3V 0S2
 PHONE: (804) 362-2994

CITYWIDE produce
 CITY WIDE PRODUCE
 34 - 13260 78TH AVE
 SURREY, BC V3W 0H6
 PHONE: (604) 710-1789

PROJECT: PROPOSED INDUSTRIAL BUILDING FOR
CITY WIDE PRODUCE
 ADDRESS: 9074 102 ST, SURREY, B.C.
 DRAWING: **TRUCK TURNING PLAN**
 SHEET: **A-1.4**
 JOB NO: 21-078
 DRAWN: DC
 DESIGNED: DC
 CHECKED: R.D.
 PLOT DATE: DEC 12 23
 PROJECT - DRAWING NUMBER: **A-1.4**
 REV: **7**



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

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PROJECT MANAGER/CONTRACTOR
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19023 80A AVE
LANGLEY, BC V3V 0S2
PHONE: (804) 362-2994

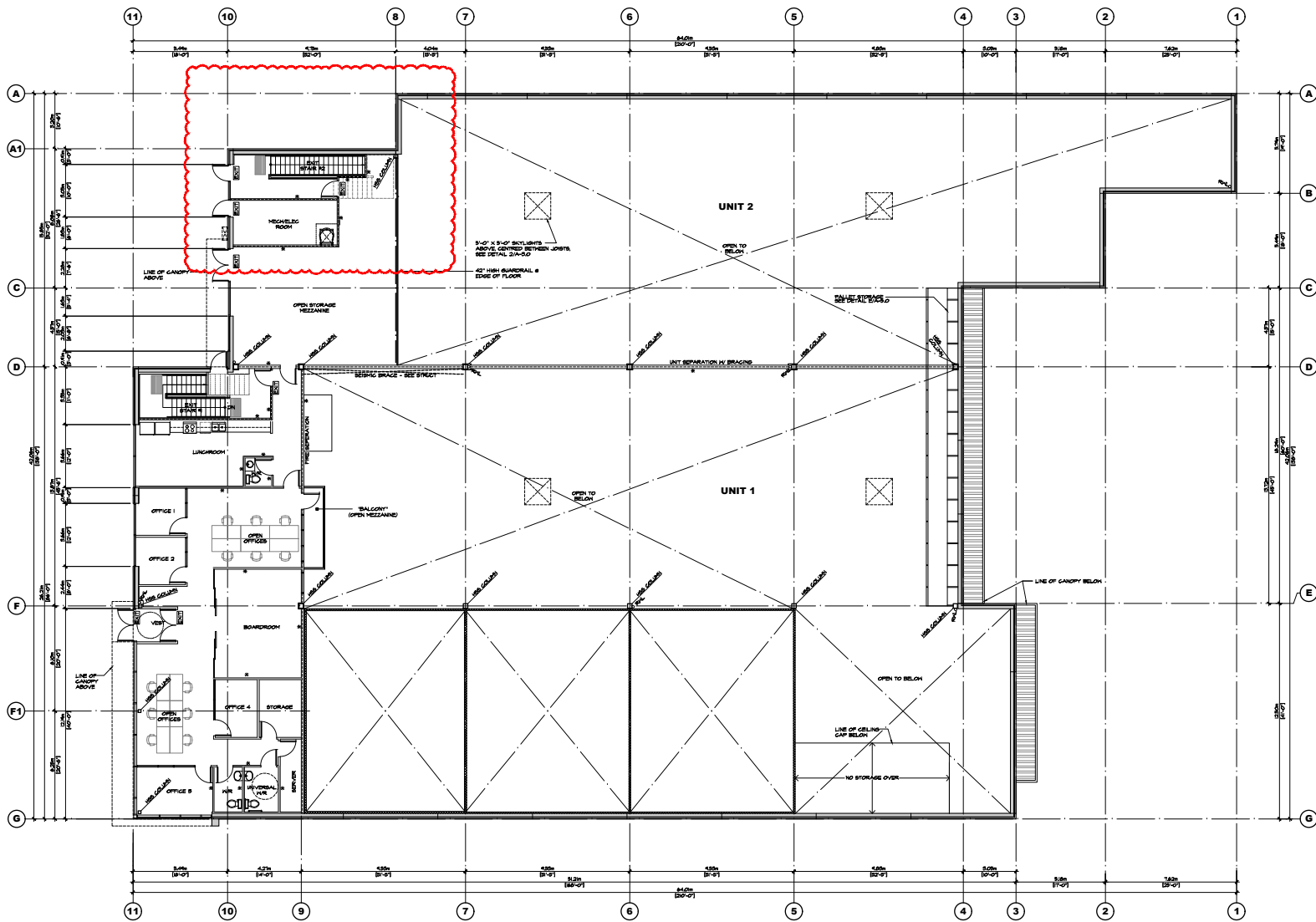
PROJECT DEVELOPER
CITYWIDE produce
CITY WIDE PRODUCE
34 - 13290 78TH AVE
SURREY, BC V3W 0H6
PHONE: (604) 710-1789

PROJECT: PROPOSED INDUSTRIAL BUILDING FOR
CITY WIDE PRODUCE

ADDRESS: 904 102 ST. SURREY, B.C.
DRAWING

GROUND FLOOR PLAN

SEAL	JOB NO. 21-078	DRAWN
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	DEC 12 23



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



ARCHITECTURE PANEL INC.
REGISTERED ARCHITECTS
100-1100 JONES BLVD., SUITE 100
VANCOUVER, BC V6A 3K1
TEL: 604-275-8888 FAX: 604-275-8889
WWW.ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D. FORCE DESIGN INC.
2070 AVENUE STREET, VANCOUVER, BC V6L 2A1
TEL: 604-275-7555 FAX: 604-275-7556
WWW.DFORCEDESIGN.COM

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PROJECT MANAGER / CONTRACTOR
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19023 80A AVE
LANGLEY, BC V3V 0E2
PHONE: (604) 362-2994

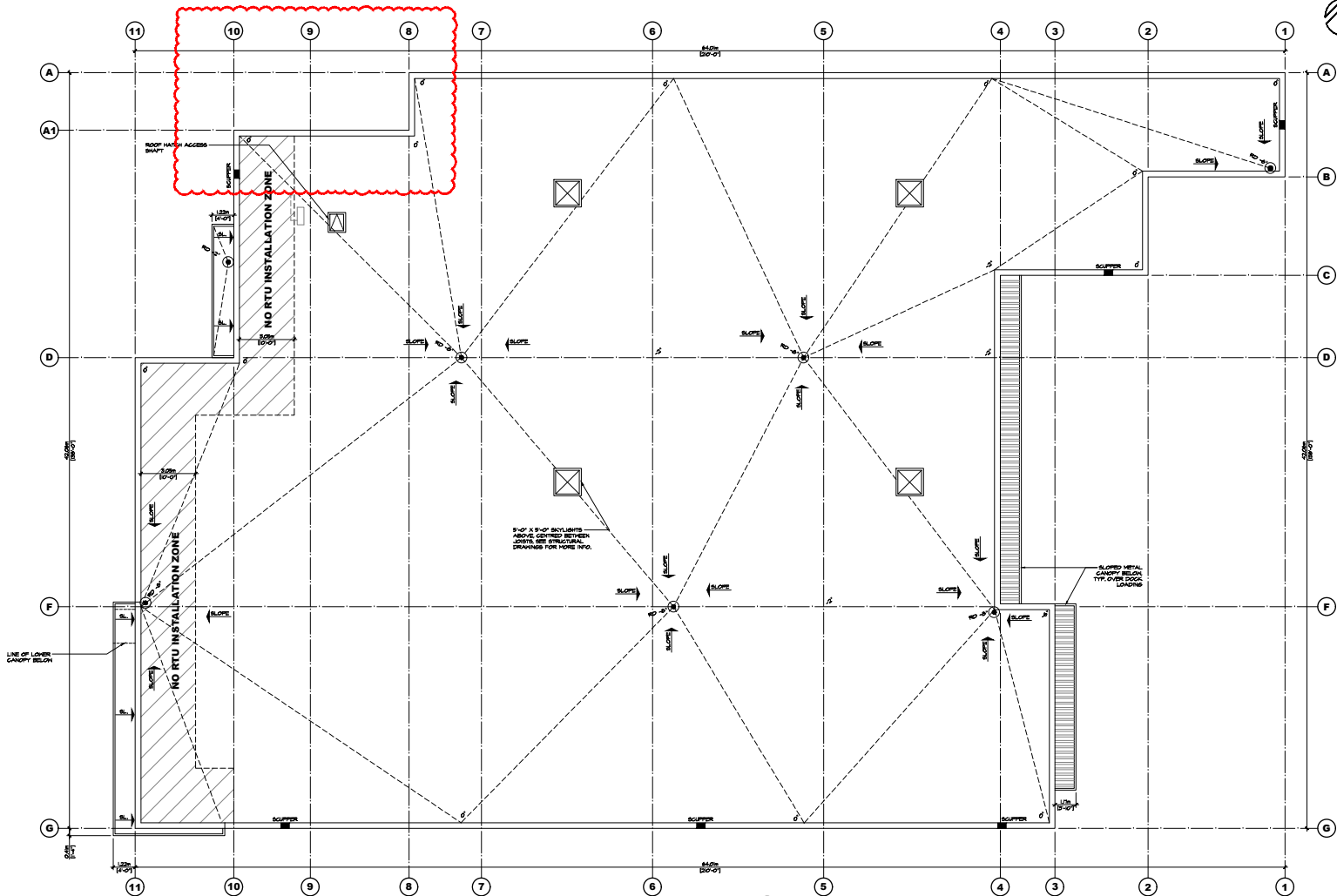
PROJECT DEVELOPER
CITYWIDE produce
CITY WIDE PRODUCE
34 - 12260 78TH AVE
SURREY, BC V3W 0H6
PHONE: (604) 710-1789

PROJECT: PROPOSED INDUSTRIAL BUILDING FOR
CITY WIDE PRODUCE

ADDRESS: 904 102 ST. SURREY, B.C.
DRAWING

2ND FLOOR PLAN

SEAL	JOB NO.	DRAWN
	21-0718	
	DESIGNED	
	CHECKED	R.D.
	PLOT DATE	DEC 12 23



1
A-3.0
ROOF PLAN
SCALE 1/8"=1'-0"

PROPORTION NOTE:
1. ROOF MATERIAL SHALL CONSIST OF A ROOFING MATERIAL WITH AN SR1 VALUE OF AT LEAST 0.75 SR1



ARCHITECTURE PANEL INC.
 14501-15110 LINDA PARK DRIVE, SUITE 200
 VAN COVINGHAM, BC V9V 8Z8
 TEL: 250-736-0645
 FAX: 250-736-0646
 WWW.ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 5290-33200 STREET, ANIMATED, BC V2Y 2A4
 TEL: 604-271-7765 FAX: 604-271-7766

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 INC. IS PROHIBITED.

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DEC 12 23	RE-ISSUED FOR DP	
NOV 18 23	ISSUED FOR BUILDING PERMIT	
NOV 13 23	CONSULTANT MARK	
AUG 31 23	RE-ISSUED FOR DP	
MAR 15 23	RE-ISSUED FOR DP	
SEP 05 22	ISSUED FOR DP	
SEP 02 22	DP REVIEW	
NO.	DATE	DESCRIPTION

ORION CONSTRUCTION
 ORION CONSTRUCTION
 UNIT 105 19023 80A AVE
 LANSLEY, BC V2Y 0E2
 PHONE: (604) 362-2994

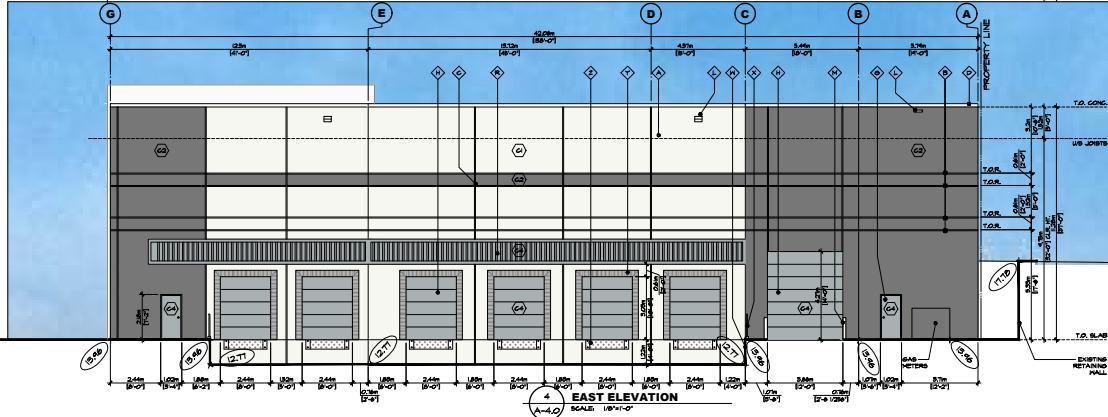
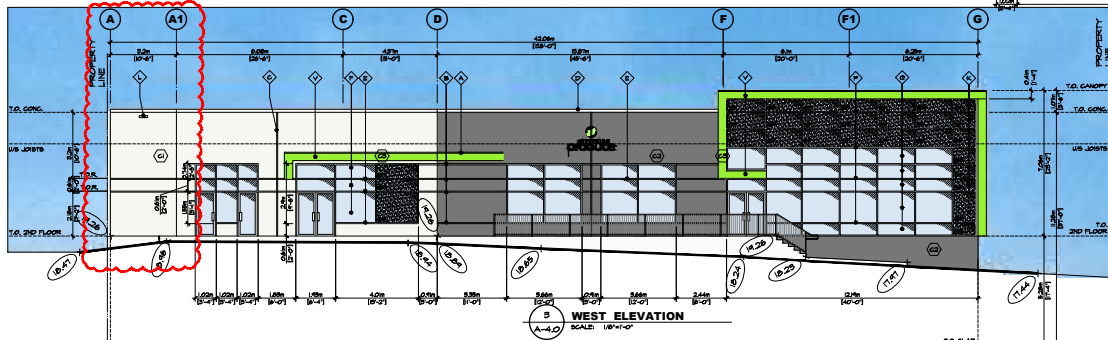
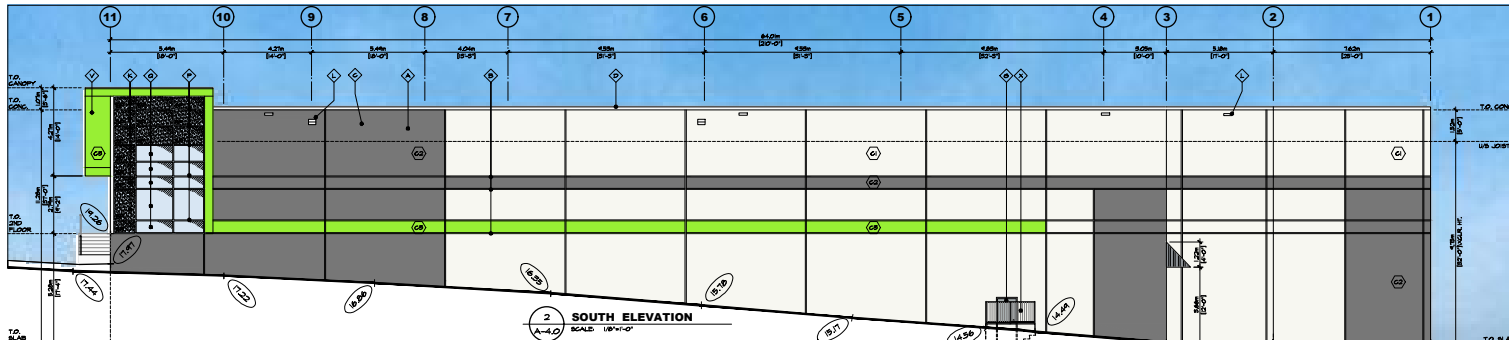
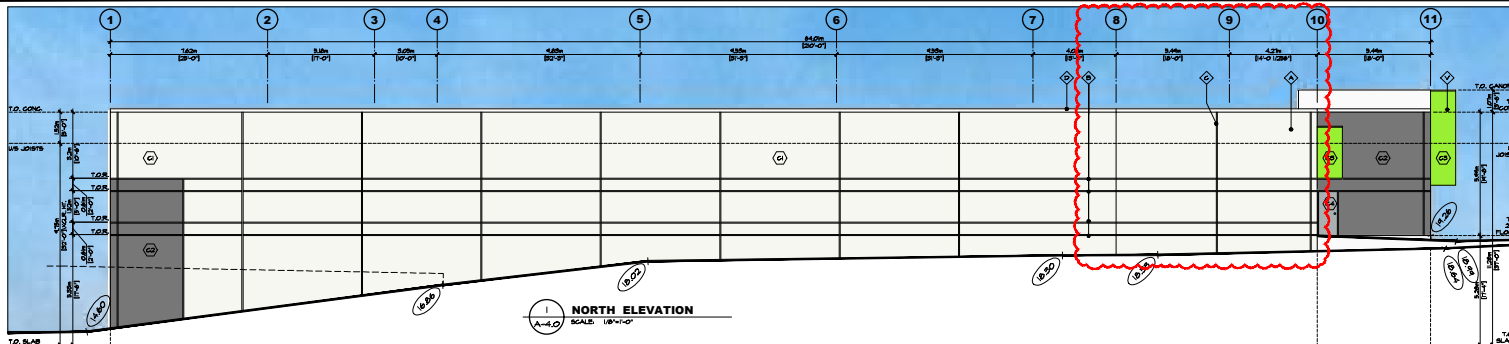
CITYWIDE produce
 CITY WIDE PRODUCE
 34-12090 78TH AVE
 SURREY, BC V3W 0H6
 PHONE: (604) 710-1789

PROJECT: PROPOSED INDUSTRIAL BUILDING FOR
CITY WIDE PRODUCE

ADDRESS: 904 102 ST SURREY, B.C.
 DRAWING

ROOF PLAN

SEAL	JOB NO. 21-0718	DRAWN
DESIGNED		
CHECKED	R.D.	
PLOT DATE	DEC 12 23	
PROJECT - DRAWING NUMBER		REV.



- ### MATERIAL LEGEND
- ◊ → CONCRETE TILT-UP WALL TYP. - PAINTED
 - ◊ → REVEAL IN CONCRETE - PAINTED
 - ◊ → PANEL JOINT
 - ◊ → PREFINISHED METAL CAP FLASHING
 - ◊ → STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
 - ◊ → STOREFRONT GLASS - CLEAR
 - ◊ → STEEL MAIN DOORS - PAINTED
 - ◊ → STEEL SECTIONAL OVERHEAD DOORS - PAINTED
 - ◊ → LIGHT FIXTURE - SEE ELECTRICAL DWG'S
 - ◊ → SPANDREL GLAZING (CONCRETE COLOUR TYP) - EQUIPPED
 - ◊ → STEEL BOLLARD - PAINTED
 - ◊ → 8\"/>

- ### PROJECT COLOURS
- ALL COLOURS TO BE SHERWIN WILLIAMS
- ◻ (C) MAIN FIELD COLOUR 1. HIGH REFLECTIVE WHITE (SW 7150)
 - ◻ (D) FIELD ACCENT COLOUR 1. PRIMER BLACK (SW 6088)
 - ◻ (E) FIELD ACCENT COLOUR 2. TO MATCH BN 8411 ELECTRIC LINE OR RB 88 2016
 - ◻ (F) FIELD ACCENT COLOUR 3. BLACK
 - ◻ (G) FIELD ACCENT COLOUR 5. UNCLENTAIN GREY (SW 6141)

- ### LEGEND
- ◊ → PROPOSED GRADE
 - ◊ → EXISTING GRADE
 - ◊ → NOT ALL MATERIALS ARE APPLICABLE
 - ◊ → SPANDREL GLAZING

- ### PAINTING NOTES
- ALL MATERIALS AND JOINTS SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.
- IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE, BRICK, RENDER AND PAINT OR FINISHES. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO DO A SURFACE TEST AND A FINISHING PROCEDURES AS ADVISED BY THE BUILDING MATERIALS MANUFACTURERS.
- THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. THE PAINTING CONTRACTOR TO REMOVE ALL FOREIGN MATTER REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.
- PROTECT ALL OTHER SURFACES DURING PAINTING.
- ALL EXTERIOR PAINT COLOURS ARE TO BE DONE ON BUILDINGS AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PART 3.20 OF TEST PANEL OR SHALL FOR APPROVAL BEFORE PAINTING REPAIRS OF BUILDING.
- ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER EXCEPT AS NOTED FOR SPECIFIC PAINTING CONTRACTOR TO CONTRARY COLOURS AND FINISHES.
- PAINT SURFACES AS FOLLOWS:
- ◊ CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 3 COATS OF ALKO LATEX PAINT APPLIED PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS.
 - ◊ JOINTS SURFACES - TO BE PAINTED WITH 3 COATS LATEX PAINT.
 - ◊ METAL DOORS AND FRAMES AND OTHER METAL SURFACES - 1 COAT ALKO PRIMER, 2 COATS OF ALKO ENAMEL.
 - ◊ ANCHORS - 1 COAT PRIMER, 2 COATS SEMI GLOSS PINK.
 - ◊ ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.
- OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND CEIL TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.
- NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION AND PAINTING.

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PROJECT MANAGER'S CONTRACTORS

ORION CONSTRUCTION

ORION CONSTRUCTION
 UNIT 105 19223 80A AVE
 LANGLEY, BC V3V 0E2
 PHONE: (844) 362-2994

PROJECT DEVELOPER

CITYWIDE produce

CITY WIDE PRODUCE
 34 - 1200 78TH AVE
 SURREY, BC V3W 0H6
 PHONE: (604) 710-1789

PROJECT: PROPOSED INDUSTRIAL BUILDING FOR
CITY WIDE PRODUCE

ADDRESS: 904 120 STREET SURREY, B.C.
 DRAWING

COLOURED ELEVATIONS

DESIGN	DATE	BY
DESIGNED		RP
CHECKED		R.D.
PLOT DATE	DEC 12 23	

PROJECT - DRAWING NUMBER: **A-4.0c**

REVISIONS:

NO.	DATE	DESCRIPTION
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ARCHITECTURE PANEL INC.
 100-10000 100TH AVE SURREY, BC V3V 0E2
 TEL: (604) 273-1111 FAX: (604) 273-1111
 WWW.ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
 1742 160TH STREET SURREY, BC V3R 0A4
 TEL: (604) 273-1111 FAX: (604) 273-1111
 WWW.DFORCEDESIGN.COM

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

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

DATE: **September 29, 2023** PROJECT FILE: **7822-0284-00**

RE: **Engineering Requirements
Location: 5674 192 St**

DEVELOPMENT PERMIT

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

- All proposed setbacks are to be measured from ultimate property line (1.5m east of existing property line.).
- Works are consistent with existing access easement.
- Construct sidewalk and curb return driveway on 192 Street.
- Construct 300mm watermain along 192 Street.
- Provide adequately sized storm, sanitary and water service connections.
- Register restrictive covenant for on-site storm water mitigation features.

A Servicing Agreement is required as a condition of issuing the Development Permit.



Jeff Pang, P.Eng.
Development Services Manager

RH

3.3 Replacement Tree Requirements

Tree Preservation Summary

Address: 5674 192nd St., Surrey, BC

Registered Arborist: Kelly Koome

On-Site Trees	Number of Trees
Protected Trees Identified (>=30cm) (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	18
Protected Trees to be Removed	18
Protected Trees to be Retained (Excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>1</u> X one (1) = 1 All other Trees Requiring 2 to 1 Replacement Ratio <u>17</u> X two (2) = 34	35
Replacement Trees Proposed	8
Replacement Trees in Deficit	27
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio <u>0</u> X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0



Summary, report, and plan prepared and submitted by



Kelly Koome, Consulting Arborist
 ISA Certified Arborist, PN-5962A
 ISA Tree Risk Assessment Qualified

December 5, 2023

LEGEND

-  EXISTING TREE PROPOSED FOR RETENTION
-  EXISTING TREE TO BE REMOVED
-  TREE PROTECTION FENCING
-  TREE TAGNO.
-  CRITICAL ROOT ZONE
-  ORANGE HATCHING = TREE PROTECTION ZONE REQUIRING ARBORIST MONITORING

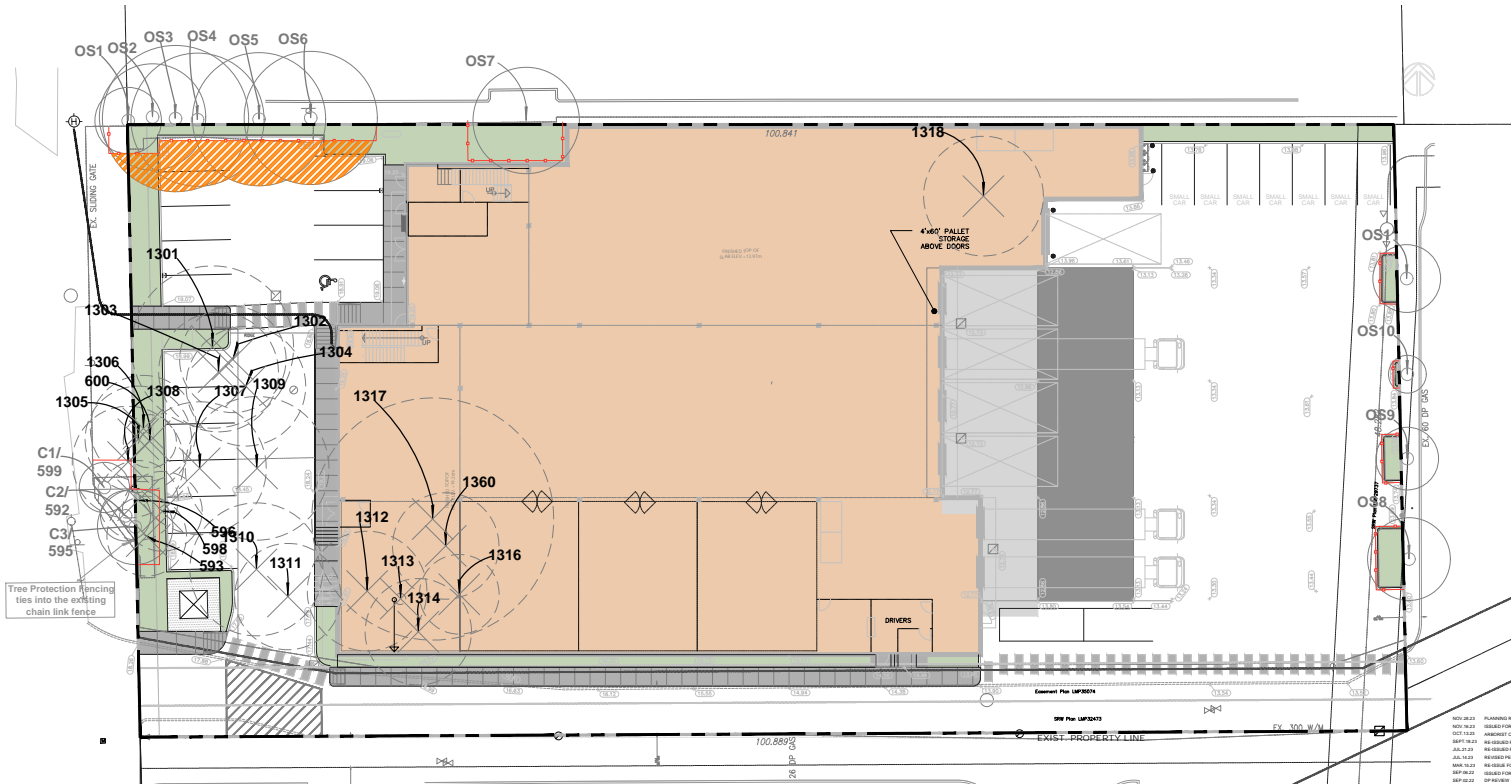


REVISIONS

PROJECT TITLE
City Wide Produce

PROJECT ADDRESS
5674 192 St, Surrey BC

DRAWING TITLE
TREE MANAGEMENT PLAN



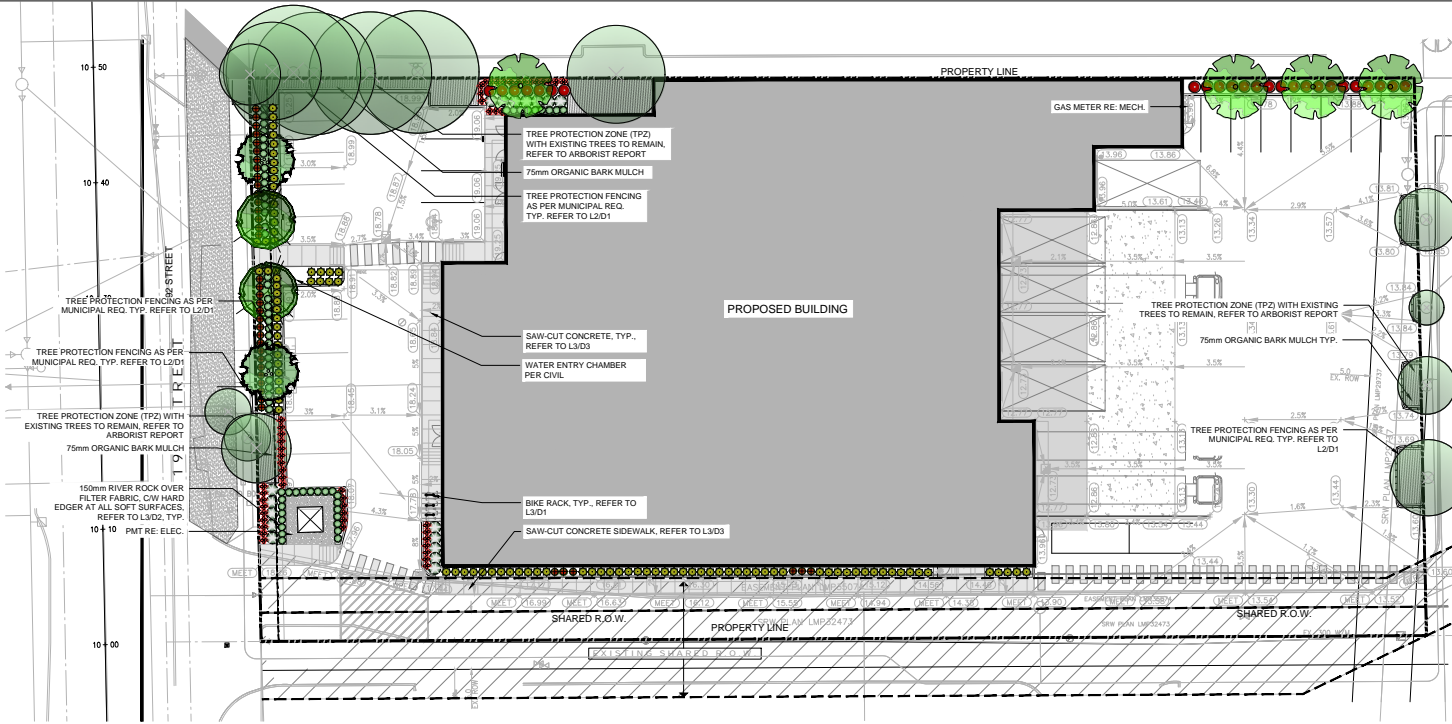
NOTE:

1. CONTACT ARBORIST (SARAH BISHOP, 604.773.6230, sarah.bishop@koomeurbanforestry.ca) FOR INSPECTION 72 HOURS PRIOR TO ANY GRADING OR EXCAVATION WITHIN THE TREE PROTECTION ZONE. IF DURING EXCAVATION IT IS FOUND THAT IT CANNOT BE COMPLETED WITHOUT SEVERING ROOTS THAT ARE CRITICAL TO THE TREE HEALTH OR STABILITY, IT MAY BE NECESSARY TO REMOVE ADDITIONAL TREE.
2. READ THIS PLAN TOGETHER WITH THE ARBORIST REPORT PREPARED BY KOOME URBAN FORESTRY LTD (KUF).
3. AN ADDITIONAL 1M SETBACK IS SHOWN FOR ALL HAND-PLOTTED TREES TO BE RETAINED.
4. IF STUMP GRINDING IS TO OCCUR IN CLOSE PROXIMITY TO TREES WHICH ARE TO BE RETAINED THEN IT IS REQUESTED STUMPS TO BE REMOVED UNDER ARBORIST SUPERVISION.
5. IT IS THE RESPONSIBILITY OF THE CLIENT OR HIS/HER REPRESENTATIVE TO CONTACT THE PROJECT ARBORIST FOR THE PURPOSE OF:
 - *LOCATING TPZ FENCING
 - *LOCATING WORK ZONE AND MACHINE ACCESS CORRIDORS WHERE REQUIRED
 - *REVIEWING THE REPORT WITH THE PROJECT FOREMAN OR SITE SUPERVISOR

LEGEND

- CONCRETE SIDEWALK PAVING
- RIVER ROCK
- PLANTING BED
- ORGANIC BARK MULCH
- SOD
- BIKE RACK
- TREE PROTECTION FENCING
- SHARED R.O.W
- PROPERTY LINE
- EXISTING TREE TO REMAIN

1	11/06/23	ISSUED FOR COORDINATION
2	16/02/23	ISSUED FOR RE-OP
3	16/03/23	ISSUED FOR COORDINATION
4	08/08/22	ISSUED FOR DP
1	17/06/22	ISSUED FOR REVIEW
NO.	DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS:		
SEAL		



- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE AS A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORK, RESTRICTIONS PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- IRRIGATION NOTES**
- IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 - IRRIGATED AREA TO BE INSTALLED AS A DESIGN BUILD IRIGATION SYSTEM FOR THE SUB-OUTS PROVIDED. SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 - THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 - ALL IRRIGATION VALVE BODIES TO BE EQUIPPED WITH QUICK COUPLERS.
 - USE POP-UP SPRINKLER HEADS.
 - DO NOT SPRAY WATER ONTO TREE TRUNKS.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	4	<i>A. r r</i>	Autumn Blaze maple	60m cal.	AS SHOWN	1.8m clear stem, W.B.
	2	<i>Corvus nigra</i>	Starling Pink Dogwood	3m tr.	AS SHOWN	Multi-stem, W.B.
	2	<i>Celtis occidentalis</i>	Common Hackberry	60m cal.	AS SHOWN	1.8m clear stem, W.B.
SHRUBS						
	25	<i>Corvus salicifolia</i>	Red Osier Dogwood	60cm	AS SHOWN	#3 pot
	30	<i>Menziesia decussata</i>	Russian Cypress	40cm	AS SHOWN	#2 pot
	17	<i>Rosa nutkana</i>	Noctula Rose	60cm	AS SHOWN	#3 pot
	64	<i>Taxus x media 'Hicksii'</i>	Hicks Yew	60cm	AS SHOWN	#3 pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	60	<i>Clematis 'Pat Fenner'</i>	Festive Pearl Grass	1 gallon		Pointed
	51	<i>Erica carnea 'Springwood White'</i>	Heath 'Springwood White'	1 gallon		Pointed

- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 - SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 600mm.
 - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
 - ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 - PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THE DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TRAINING FOR EACH SPECIES.
 - PROVIDE A ONE-YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - Maintenance and additional installation of mulch.
 - Weed removal.
 - Disease control.

PROJECT NAME:
CITY WIDE PRODUCE

PROJECT ADDRESS:
**5674 192 STREET
SURREY, BC**

DRAWING TITLE:
LANDSCAPE PLAN

SCALE: 1:200

DRAWN: DC

CHECKED: JT

PROJECT NO.: 210766

DRAWING NO.: **L1**

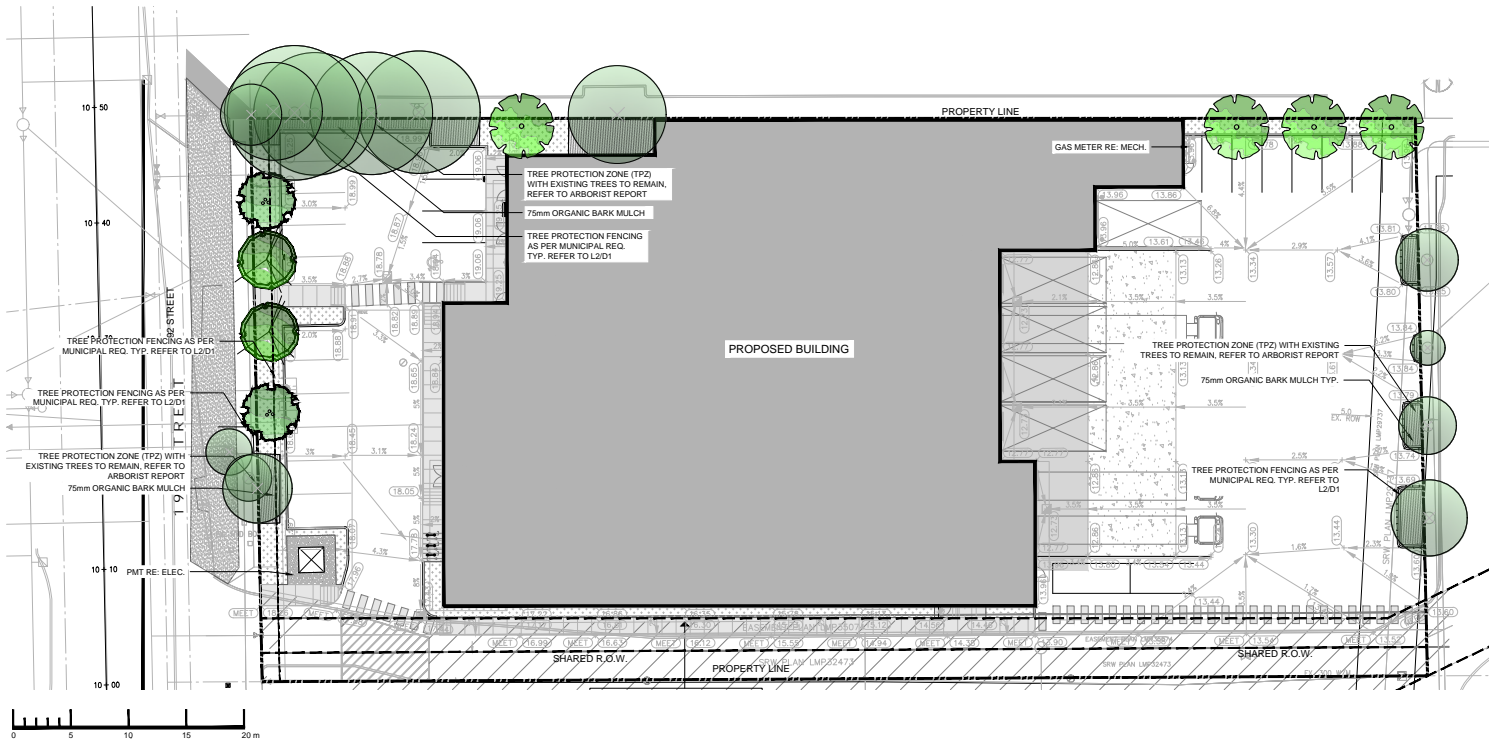
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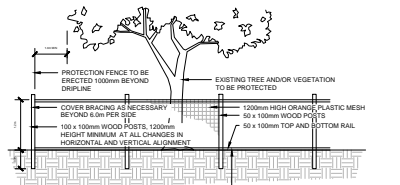
LEGEND

- CONCRETE SIDEWALK PAVING
- RIVER ROCK
- PLANTING BED
- ORGANIC BARK MULCH
- SOD
- BIKE RACK
- TREE PROTECTION FENCING
- SHARED R.O.W.
- PROPERTY LINE
- EXISTING TREE TO REMAIN

1	11/06/23	ISSUED FOR COORDINATION
2	10/09/23	ISSUED FOR RE-OP
3	10/03/23	ISSUED FOR COORDINATION
4	08/08/22	ISSUED FOR DP
5	17/06/22	ISSUED FOR REVIEW
NO.	DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS:		
SEAL:		



FOR TREE INVENTORY ASSESSMENT, REFER TO ARBORIST REPORT.



- NOTES
1. ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED.
 2. ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
 3. UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES BE PLACED WITHIN THE TREE PROTECTION ZONE.
 4. ALL TREE PROTECTION TO BE ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. OBTAIN WRITTEN APPROVAL FROM CONTRACT ADMINISTRATOR PRIOR TO REMOVAL OF FENCING.



PROJECT NAME:
CITY WIDE PRODUCE

PROJECT ADDRESS:
**5674 192 STREET
SURREY, BC**

DRAWING TITLE:
**TREE RETENTION AND
REPLACEMENT PLAN**

SCALE: 1:200

DRAWN: DC

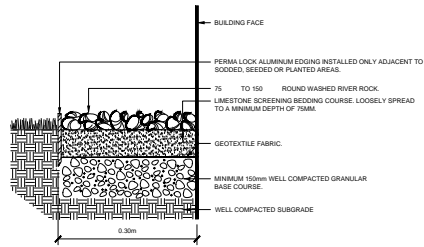
CHECKED: JT

PROJECT NO: 210766

DRAWING NO: **L2**

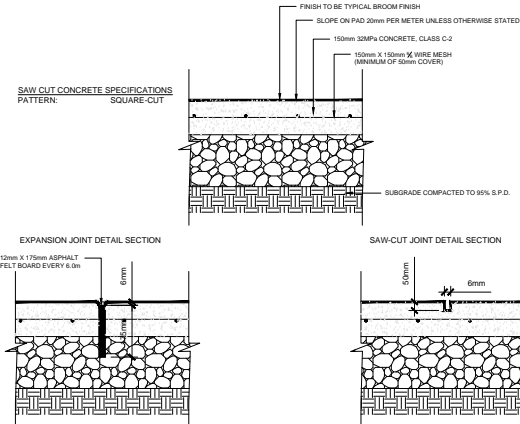


D1 BIKE RACK N.T.S.
MANUFACTURER: LEINE
MODEL NUMBER: H-6272
COLOUR: ORION BLUE
QTY: 3
OR APPROVED EQUAL



- NOTES:
1. RIVER ROCK SHALL BE FREE FROM CRACKS AND FISSURES AND SHALL BE FREE FROM SAND, CLAY AND OTHER DELETERIOUS MATERIAL.
 2. RIVER ROCK SHALL BE PLACED OVER THE SCREENING COURSE SUCH THAT AN OVERALL LEVEL APPEARANCE IS ACHIEVED WITHOUT Voids.
 3. RIVER ROCK TO BE LIGHTLY COMPACTED TO EMBED INTO BEDDING COURSES.

D2 RIVER ROCK N.T.S.



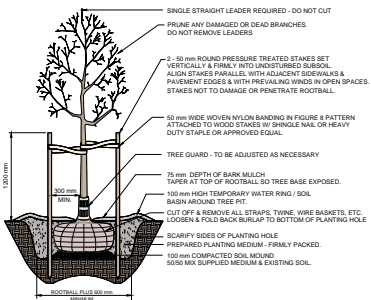
- NOTES:
1. CONCRETE TO BE 32MPa CLASS C-2 AT 28 DAYS WITH 5% AIR ENTRAINMENT.
 2. CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK.
 3. EXPANSION JOINTS TO BE LOCATED AT 3.0M 6.0M AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.
 4. SAW-CUT JOINTS TO BE LOCATED AT INTERVALS OF 6.0M.
 5. CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
 6. ALL DIMENSIONS ARE IN MILLIMETRES.

D3 SAW-CUT CONCRETE N.T.S.

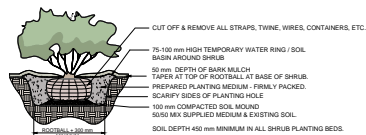
NO.	DATE (MM/DD)	DESCRIPTION
1	11/06/23	ISSUED FOR COORDINATION
2	11/02/23	ISSUED FOR RE-OP
3	10/03/23	ISSUED FOR COORDINATION
4	08/08/22	ISSUED FOR DP
5	17/06/22	ISSUED FOR REVIEW

ISSUES & REVISIONS:

SEAL



DECIDUOUS TREE N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.

PROJECT NAME:

CITY WIDE PRODUCE

PROJECT ADDRESS:
**5674 192 STREET
SURREY, BC**

DRAWING TITLE:

DETAIL & NOTES

SCALE:	AS NOTED
DRAWN:	DC
CHECKED:	JT
PROJECT NO.:	210766

DRAWING NO.:

L3

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0284-00

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: 023-887-419

Lot 1 Section 10 Township 8 New Westminster District Plan Lmp34914

5674 192 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Part 5 Off-street Parking and Loading/Unloading the minimum required off-street parking for an industrial building is reduced from 31 spaces to 24 spaces; and
- (b) In Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone , the minimum side (south) yard setback is reduced from 7.5 metres to 6.0 metres for the principal building.

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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.

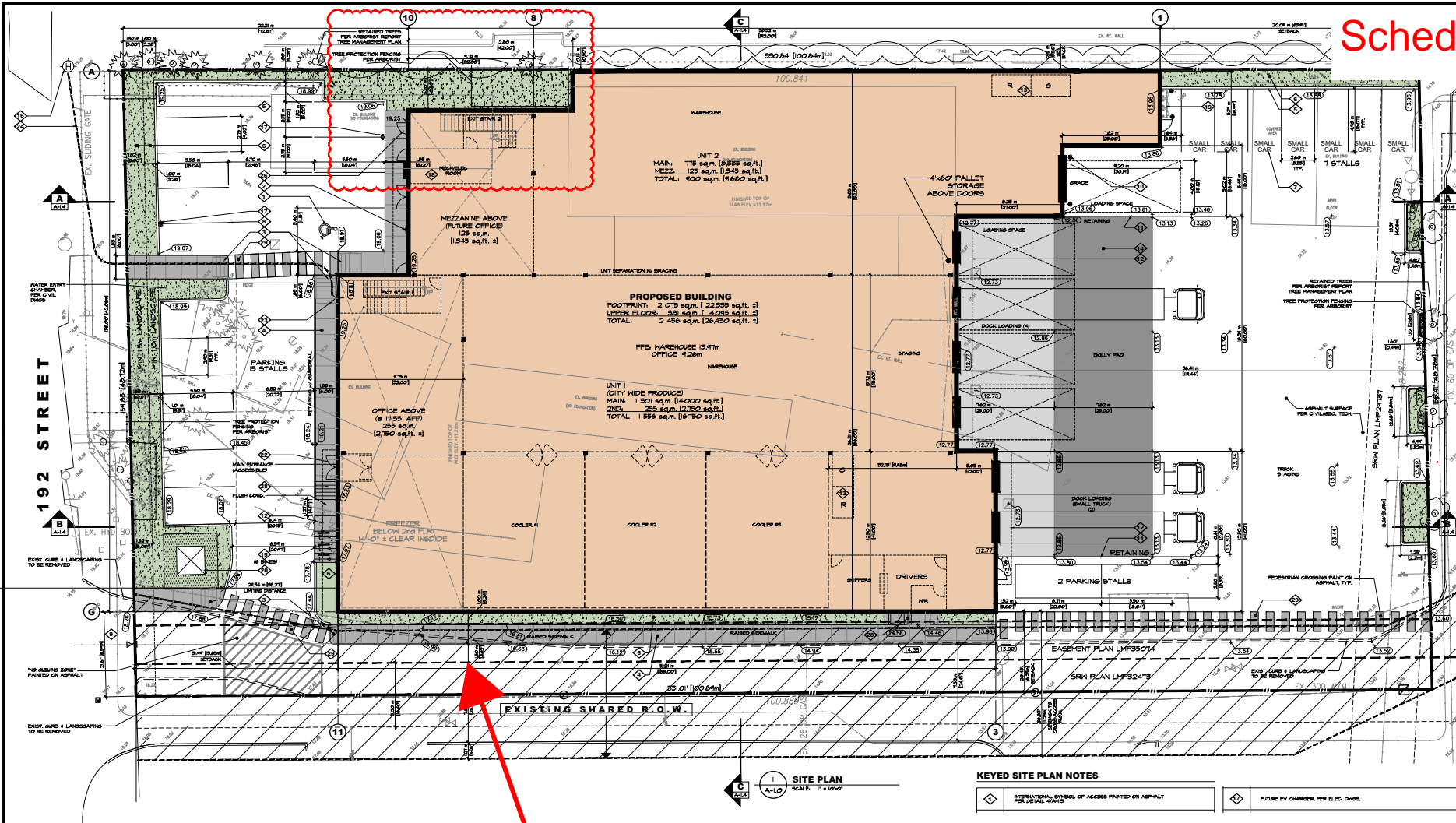
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

ARCHITECTURE PANEL INC.
 ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
 2024 ALBERT STREET, SUITE 100, CALGARY, AB T2R 2A7
 TEL: (403) 243-8888 FAX: (403) 243-8889
 IN ASSOCIATION WITH
D. FORD ENGINEERING
 2024 ALBERT STREET, SUITE 100, CALGARY, AB T2R 2A7
 TEL: (403) 243-8888 FAX: (403) 243-8889



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KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL A/A-15
2	FUTURE EV CHARGER PER ELEC. CHDB.

REVISIONS

NO.	DATE	DESCRIPTION
1	DEC 12 23	ISSUED FOR DP
2	DEC 20 23	TREE PROTECTION FENCE REV
3	NOV 28 23	PLANNING REVISIONS
4	NOV 16 23	ISSUED FOR BUILDING PERMIT
5	OCT 11 23	ARMOIST COORDINATION
6	SEP 18 23	REQUIRED FOR DP
7	JUL 21 23	ISSUED FOR DP
8	JUL 14 23	REVISED PER CITY COMMENTS
9	MAY 15 23	REQUIRED FOR DP
10	SEP 08 22	ISSUED FOR DP
11	SEP 02 22	DP REVIEW
12	DATE	DESCRIPTION

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION
 1407 HWY 16 SW, SUITE 100
 CALGARY, AB T2M 2K4
 TEL: (403) 243-8888

Y WIDE ODUCE
 1000 17TH AVENUE SW
 SUITE 100
 CALGARY, AB T2M 0K6
 TEL: (403) 243-8888

- (a) In Part 5 Off-street Parking and Loading/Unloading the minimum required off-street parking for an industrial building is reduced from 31 spaces to 24 spaces; and
- (b) In Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone, the minimum side (south) yard setback is reduced from 7.5 metres to 6.0 metres for the principal building.

LEGEND

EXISTING GRADE

PROPOSED GRADE

SELECT GRADES SHOWN, REFER TO CIVIL PLANS AND TOPOGRAPHY PLAN FOR GRADES

1	LINE OF CANOPY ABOVE, SEE PLAN & DETAILS FOR MORE INFORMATION
2	DRAINAGE LOCATION INSIDE BUILDING TYPICAL PER DETAIL B/A-15
3	CONCRETE DOLLY PAD, SEE STRUCT. FOR DETAILS
4	BOATCLE PARKING, SEE DETAIL B/A-15
5	EXISTING FIRE HYDRANT

1	SPEA FENCE BY OTHERS
2	EXTERIOR CONC. STAIR
3	PAINTED CROSSWALK

SITE PLAN

DESIGNED	DATE
CHECKED	DATE
DATE	DATE

PROJECT DRAWING NUMBER: **A-1.0**