

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7912-0303-00
7912-0303-01
7912-0303-02

Planning Report Date: June 19, 2023

PROPOSAL:

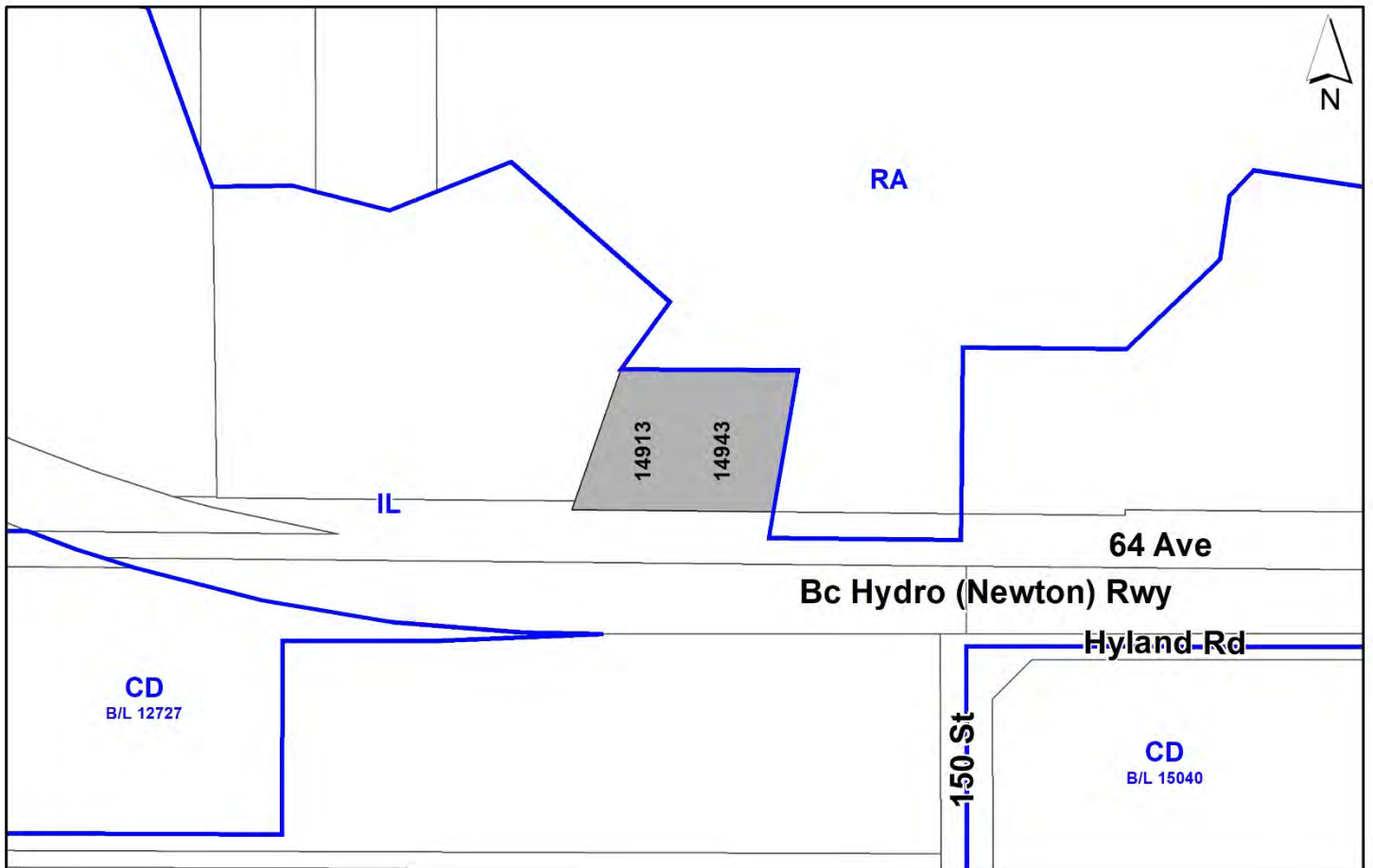
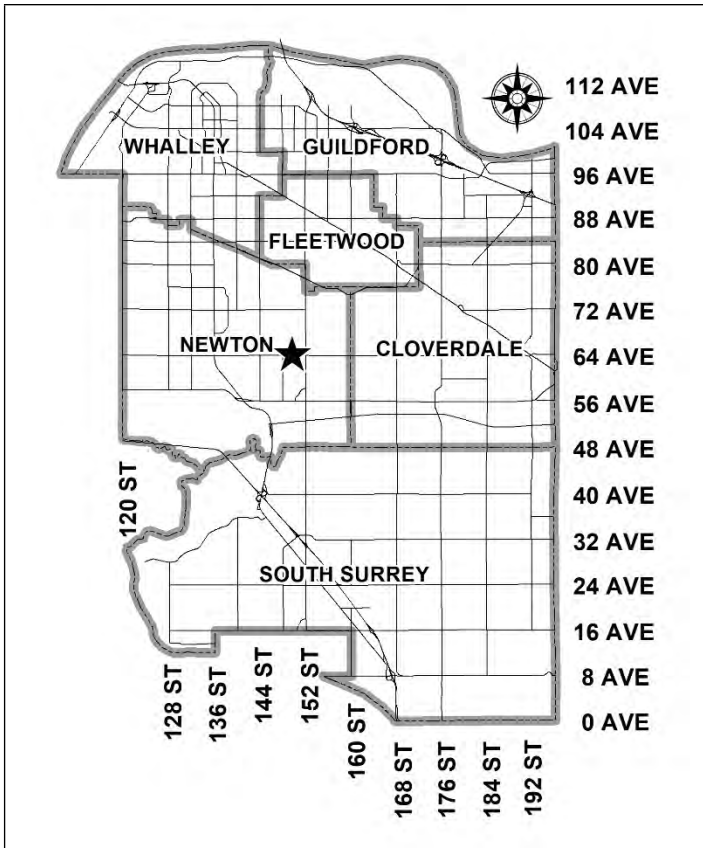
- Development Permit
- Development Variance Permit

to permit the development of a single tenant industrial building.

LOCATION: 14913 - 64 Avenue (14943 64 Avenue)

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.
- Approval for Development Variance Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the front yard setback requirements of the Light Impact Industrial (IL) Zone. from 7.5 metres to 1.8 metres, and the western side yard setbacks requirement of the IL zone from 7.5 metres to 1.5 metres.
- Proposing to reduce the minimum streamside setback requirements of Part 7A of the Zoning By-law, for a Class A (red-coded) watercourse (Hyland Creek), from 30 metres from top of bank to 6.5 metres from top of bank..

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designations in both the Official Community Plan (OCP) and Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Newton.
- The proposal partially complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas). The subject property is located within the streamside protection area of a Class A watercourse (Hyland Creek).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The applicant had previously provided a Riparian Area Regulations (RAR) assessment report and peer review for the on-site Class A watercourse, in 2013. The application was in process prior to the adoption of Part 7A Streamside Protection in the Zoning By-law.
- Council authorized staff to draft the Development Permit on December 1, 2014 and granted support to the Development Variance Permit to reduce the minimum front yard and side yard setbacks to 3.0 metres and 1.5 metres, respectively, on December 15, 2014.
- On September 12, 2016 Council gave Final Adoption to Text Amendment By-law No. 18809 which incorporates streamside protection regulations as Part 7A in the Zoning By-law which establishes a minimum 30-metre setback from top-of-bank for "Natural Class A Streams".

- The applicant proposes to convey the Streamside Protection and Enhancement Area (SPEA) located on the west portion of the subject property, with an area of 1,420 square metres, to the City for open space. The open space comprises approximately thirty six percent (36%) of the total site area. The riparian area was established in accordance with a Riparian Area Regulation (RAR) assessment and confirmed through a peer-review process in 2013. The setbacks for the watercourse were relaxed from 30 metres from high-water mark to 10 metres from high-water mark, in accordance with the RAR report.
- Council had previously considered a variance for the streamside setback from 30 metres to 6.5 metres from top of bank (equivalent to 10 metres from high water mark), and supported the Development Variance Permit on February 06, 2017, in keeping with the setbacks previously approved under the RAR review process.
- After Council's support for the variance, a wetland was identified on the northern portion of the property. The wetland significantly impacts the developable land, and the entire site and building had to be redesigned to not impact this watercourse. The applicant is now proposing two setback variances to the IL Zone, from 7.5 metres to 1.8 metres along the 64 Avenue frontage, and from 7.5 metres to 1.5 metres along the western side yard.
- The applicant has provided an updated Ecosystem Development Plan, dated August 20, 2022, which was peer reviewed on September 09, 2022, and considered acceptable.
- The applicant proposes to convey the riparian area along Hyland Creek to the City and will register a restrictive covenant/easement along the wetland on the northern portion of the site. The applicant will also voluntarily convey road dedication along 64 Avenue as no rezoning is proposed, and the subdivision is being proposed in order to convey the riparian area.
- The proposed street setbacks to the building achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file the previously supported Development Permit and Development Variance Permit No. 7912-0303-00, and Development Variance Permit No. 7912-0303-01.
2. Council authorize staff to draft Development Permit No. 7912-0303-01 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7912-0303-02 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres to 1.8 metres to the principal building face;
 - (b) to reduce the minimum western side yard setback of the IL Zone from 7.5 metres to 1.5 metres to the principal building face; and
 - (c) to reduce the minimum setback distance from top-of-bank for a “Natural Class A Stream” (red-coded) from 30 metres to a minimum of 6.5 metres measured from top-of-bank.
4. 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) 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) conveyance of riparian areas of Hyland Creek to the City;
 - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff; and

(j) registration of a right-of-way for public rights-of-passage for drainage access
SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant land	Industrial	IL
North:	Riparian area and Regent	Industrial	RA
East:	Christian Academy	Industrial	RA
South (Across 64 Avenue):	B.C. Hydro rail corridor, and beyond, industrial buildings as well as outdoor storage	Industrial	IL
West:	Surrey Fire Hall No. 9	Industrial	IL

Context & Background

Background

- The subject property is located on the north side of 64 Avenue between 148 Street and 152 Street. The property is designated "Industrial" in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)".
- The single family dwelling and detached garage on-site were previously demolished.
- At the Regular Council – Land-Use Meeting on December 1, 2014, Council authorized staff to draft Development Permit No. 7912-0303-00 for a proposed single-tenant industrial building. In addition, Council granted support to Development Variance Permit No. 7912-0303-00 to reduce the minimum front yard setback to 3.0 metres and side yard setback to 1.5 metres at the Regular Council – Public Hearing meeting on December 15, 2014. The Development Permit and Development Variance Permit are being brought back for Council's consideration given the significant changes in the layout and building placement due to the wetland setbacks to the north.
- Subsequently, at the Regular Council – Land-Use Meeting on February 06, 2017, Council supported a Development Variance Permit to vary the streamside setback from 30 metres to 6.5 metres from top of bank for Hyland creek, in keeping with an earlier decision from the Environmental Review Committee in 2012. The application complies with the Provincial riparian setbacks, which is 10 metres from High Water Mark.
- The applicant proposes to convey the Streamside Protection and Enhancement Area (SPEA) located on the subject property, with an area of 1,420 square metres, to the City as riparian land. The open space comprises approximately thirty six percent (36%) of the total site area.
- After Council's support for the variance, a wetland was identified on the northern portion of the property. The wetland significantly impacts the developable land, and the entire site and building had to be redesigned. The applicant tried to apply for a variance to the wetland setback through the Province, identifying hardship, but the Province concluded there was sufficient developable land on the site, and variance to the wetland setback was not granted. The applicant is now proposing two setback variances to the IL Zone, from 7.5 metres to 1.8 metres along the 64 Avenue frontage, and 1.5 metres along the western side yard.

Current Proposal

- This proposal consolidates the previously supported variances to the stream side setback (30 to 6.5 metres from top of bank) and west side yard setback (from 7.5 metres to 1.5 metres), increases the front yard variance from previously supported 3.0 metres to 1.8 metres, and reviews the Form & Character Development Permit, to accommodate the protected wetland on the north portion of the site.

DEVELOPMENT PROPOSAL**Planning Considerations**

- The applicant proposes to build a single tenant industrial building of 938 square metres, with a Development Permit for Form & Character, for Hazard Lands (Steep Slopes) and for Sensitive Ecosystem (Streamside Area). The development is proposed under the existing Light Industrial (IL) Zone and proposed a Development Variance Permit for the south and west setbacks, and for the streamside setback, as well as a subdivision to convey the riparian area of Hyland Creek to the City.

	Proposed
Lot Area	
Gross Site Area:	3,975.5 square metres
Road Dedication:	385.5 square metres
Hyland Creek proposed conveyance	1,420 square metres
Additional environmental setback on site:	920 square metres
Net developable site Area:	1,250 square metres
Number of Lots:	2
Building Height:	14 metres
Floor Area Ratio (FAR):	0.75
Floor Area	
Industrial/Total:	938 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. Original comments from 2014 still apply.

Parks, Recreation & Culture:	<p>Sullivan Park is the closest park with active amenities which include, softball diamonds, a playground, walking paths and opens space. The park is 650 metres walking distance from the development.</p> <p>The closest park with natural areas will be adjacent to the property once the development conveys riparian land to the City.</p>
Advisory Design Panel:	<p>The application was not referred to the ADP but was reviewed by staff and found satisfactory.</p>

Transportation Considerations

- The applicant is required to dedicate 4.942 metres in width along 64 Avenue, for a total of 385.5 square metres of road dedication.
- The site will be accessed from 64 Avenue to the south, with one driveway along the southeast portion of the site.
- The applicant is proposing a reciprocal access easement along the east lot line of the subject property to facilitate a shared driveway for future development of that portion of 6633/6673 - 152 street adjacent to 64 Avenue. The owner of the neighbouring property (Bible Fellowship Housing Society) has provided a letter to staff in support of the reciprocal access easement.
- The site is approximately 300 metres from the bus stop on 64 Avenue for the 364 bus route and 500 metres from the bus stop on 152 Street for the 345 and 375 bus routes. Bike routes are present on 152 Street and on 64 Avenue, and on 148 Street north of 64 Avenue.
- The required number of parking stalls is 9, and the applicant proposes 10 parking stalls, all of which are provided as surface parking. Some parking stalls have a tandem arrangement, to avoid any encroachment onto the wetland setback to the north. Loading occurs inside the building.

Parkland and/or Natural Area Considerations

- The site has a Class A watercourse along the west portion, Hyland Creek and also a wetland along the north portion of the site.
- The applicant proposes maximum safe-guarding, with the conveyance of the Streamside Protection and Enhancement Area (SPEA) located on the subject property, with an area of 1,420 square metres, to the City. The conveyed land comprises approximately thirty six percent (36%) of the total site area. The wetland setback area along the northern portion of the site is proposed with minimum safe-guarding.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site complies with the Industrial designation in the Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- Proposal complies with the Industrial designation in the Official Community Plan (OCP).

Themes/Policies

- C1.10 Protect natural watercourses from encroaching development and enhance and improve where necessary.

(The proposal will convey 1,420 square metres of riparian area along the Hyland Creek and will protect a further 920 square metres of wetland area through an easement/restrictive covenant).

- D2.4 Require geotechnical assessments for development and capital projects on slopes steeper than 20 percent (20%). The location and boundaries of known Steep Slope Hazard Lands are shown conceptually (see Figure 38). These approximate locations may be revised with additional study or as development proceeds.

(The applicant has submitted a geotechnical assessment which demonstrates the proposed development does not encroach within the slope stability area).

- E1.5 Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare.

(The proposal is a more intense utilization of the lands than the existing condition, increasing the number of jobs on the site, as well as providing riparian protection).

Zoning By-law

- The applicant proposes to develop under the existing Light Impact Industrial Zone (IL), therefore, no rezoning is required.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)", streamside setbacks and parking requirements.

IL Zone (Part 48)	Permitted and/or Required	Proposed
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IL Zone (Part 48)	Permitted and/or Required	Proposed
Unit Density:	n/a	n/a
Floor Area Ratio:	1.00	0.75
Lot Coverage:	60%	57 ⁰ %
Yards and Setbacks		
North:	7.5 metres	23 metres
East:	7.5 metres	25 metres
South:	7.5 metres	1.5 metres (DVP)
West:	7.5 metres	1.8 metres (DVP)
Height of Buildings		
Principal buildings:	18 metres	14 metres
Accessory buildings:	6 metres	n/a
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Stream:	30 metres	6.5 metres (DVP)
Parking (Part 5)	Required	Proposed
Number of Stalls		
Industrial:	9 parking stalls	10 parking stalls

Building Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum front yard setback of the IL Zone from 7.5 metres to 1.8 metres to the principal building face; and
 - to reduce the minimum western side yard setback of the IL Zone from 7.5 metres to 1.5 metres to the principal building face.
- The subject property is significantly constrained by a red-coded (Class A) watercourse, and a wetland. As a result, the proposed variances will ensure the building is functional and maintains appropriate setbacks from the riparian area as well as the drainage access corridor.
- The setback variances will increase the available floor area as well as allow a more efficient layout for industrial operations within the proposed single-tenant building.
- The requested variances also allow for more efficient siting of the propose building and surface parking area while improving on-site vehicle circulation and pedestrian access.
- The setback relaxations will have a negligible impact on adjacent properties.
- Staff support the requested variances to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside variance:

- to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to 6.5 metres.
- The property is significantly encumbered by Hyland Creek, a Class A watercourse, which flows east to west from the Serpentine River towards King George Boulevard and 68 Avenue. There is also a wetland just north of the property, which impacts the northern portion of the site.
- The applicant provided a Riparian Areas Regulation (RAR) assessment report on February 6, 2013 for the on-site Class A watercourse. The RAR report supports a 10 metre (33 ft.) setback from high water mark adjacent to the watercourse. As a result, the proposed single-tenant industrial building will be setback a minimum of 10 metres (33 ft.) to 15 metres (49 ft.) from high water mark.
- The Qualified Environmental Professional (QEP) who completed the original RAPR assessment has since updated the site plan and confirmed the proposed industrial building will be located a minimum of 6.5 metres to 6.9 metres from top-of-bank. The average setback is 6.7 metres from top-of-bank.
- The RAR report (nowadays called RAPR) was peer reviewed in 2013 by a Qualified Environmental Professional (QEP), dated September 16, 2013, which concluded the original RAR assessment is acceptable.
- The application was in process prior to the adoption of the Streamside Protection requirements in the Zoning By-law.
- The applicant has provided an updated Ecosystem Development Plan, dated August 20, 2022, which was peer reviewed on September 09, 2022, and considered acceptable. The EDP and peer review confirm that proposal complies with the provincial setbacks of 10 metres as measured from high water mark, which translates to 6.5 metres from top of bank at the narrowest location. A Riparian Areas Protection Regulations (RAPR) report was submitted to the Province and has been accepted, confirming the proposed setback meets provincial requirements.
- The proposed DVP is required to facilitate the proposed development.
- There is no change to this variance proposed, from the variance Council supported in 2017. This is being brought back for a consolidated variance, as there are changes to the proposed building setbacks.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- Pre-notification letters were not sent as the proposal does not include a rezoning application. Development Proposal Signs were installed on October 09, 2014. Staff received no responses.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows along the western portion of the site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law, and a variance is being sought
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes, and the wetland protection area to the north will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity.
- An Ecosystem Development Plan, prepared by Mark Golner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. and dated August 24, 2022, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit. The EDP was also peer reviewed by Kyla Milne, *R.P. Bio* on September 29, 2022, and found to be generally acceptable.
- The updated EDP and peer review confirm that the proposal complies with RAPR, and the requested variance is the same as the one presented in 2017. This is being brought back to Council for a consolidated variance, as the proposed building setbacks have changed.
- An Riparian Areas Protection Regulations (RAPR) assessment was submitted to the Province and has been accepted, confirming the proposed setback meets provincial requirements. This assessment is included in the EDP.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient along the west and north portions of the site. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site slopes down towards the north and west, with steeper slopes close to Hyland creek on the western portion, and towards the wetland to the north.
- A geotechnical report, prepared by Stuart Hrysió, *P. Eng.*, of Braun Geotechnical Ltd and dated June 6, 2023, was peer reviewed by Gunther Yip, *P. Eng.*, of Braun Geotechnical Ltd and found to be generally acceptable by the peer reviewer. The peer reviewer is from the same company but has confirmed they had no involvement in the original report, and were,

therefore, authorized to perform the peer review. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. The finalized geotechnical report will be incorporated into the Development Permit.

- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including the proposed setbacks from the slope. Braun Geotechnical confirms that for geotechnical considerations, the proposed development is not expected to adversely affect adjacent properties and roadways from a slope stability perspective.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

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 Official Community Plan (OCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to enhance the western façade that is visible from 64 Avenue, to coordinate grading and retaining walls and to enhance the architectural expression of the building.
- The building is a tilt-up concrete building, with stacked stone as a feature of the façade. Colours are white and grey, with considerable glazing along the street and parts of the building visible from 64 Avenue.
- The building is now proposed with more articulation and creating a better interface with 64 Avenue.
- Normally there would be more planting along 64 Avenue, but the site constraints, and the balance of protecting environmental features were a priority.
- As a single occupant building, the applicant has agreed to eliminate the free-standing sign, as the building has ample street exposure with a fascia sign only. This enhances the street experience and removes unnecessary clutter.

Landscaping

- Landscaping consists of planting along the 64 Avenue frontage, and along the west and north portions of the site, outside of riparian protection areas. The planting consists of Columnar Karpick Maple, Thornless Cockspur Hawthorn, Arnold Sentinel Austrian Black Pine, and a variety of shrubs and grasses.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates 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:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	2	2	0
Maple	1	1	0
Coniferous Trees			
Douglas Fir	9	5	4
Sitka Spruce	2	2	0
Western Red Cedar	28	27	1
Total (excluding Alder and Cottonwood Trees)	42	37	5
Additional Trees in the proposed Riparian Area	16	2	14
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees		17	
Contribution to the Green City Program		\$28,400	

- The Arborist Assessment states that there are a total of 42 mature trees on the site, with no Alder and Cottonwood trees. It was determined that 5 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.
- Table 1 includes an additional 16 protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. Currently two trees are proposed for removal. Further removals, if needed, will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 74 replacement trees on the site. Since only 3

replacement trees can be accommodated on the site, the deficit of 71 replacement trees will require a cash-in-lieu payment of \$28,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- The new trees on the site will consist of a variety of trees including Columnar Karpick Maple, Thornless Cockspur Hawthorn, Arnold Sentinel Austrian Black Pine, and a variety of shrubs and grasses.
- In summary, a total of 17 trees are proposed to be retained or replaced on the site with a contribution of \$28,400 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, 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. 7912-0303-02
Appendix V.	Additional Planning Comments No. 7912-0303-01 dated January 16, 2017 and Initial Planning Report No. 7912-0303-00, dated December 01, 2014

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

LM/ar



MAIN ENTRANCE VIEW _ East - South



FRONT VIEW _ 64th Avenue



LOCATION PLAN



SOUTH ELEVATION



Rev.	Date	Description
01	03-29-23	ISSUED FOR DP
02	05-25-2023	ISSUED FOR DP

Ionic Architecture Inc.
architects a.i.b.c.
 201-580-1225 Street
 Surrey, B.C. V4A 0B9
 Tel: (778) 571-0818
 Fax: (604) 244-0018
 Email: office@ionic-architecture.com

Drawing Title: COVER SHEET
 Project Title: PROPOSED INDUSTRIAL BUILDING
 14913 - 64 Avenue
 Surrey, B.C.

Scale:	As Noted	Sheet	of	A-1
	Date:			
Revision	Project No.			

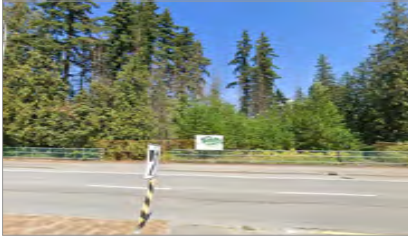
CONSULTANTS :

CIVIL ENGINEER: HJB Engineering Inc.
 TEL: (604) 512-4838
 FAX: (604) 501-8625

LANDSCAPE ARCHITECT: PMS Landscape Architects
 TEL: (604) 244-0018
 FAX: (604) 244-0022

DRAWING INDEX :

- A-1 COVER SHEET
- A-2 CONTEXT PLAN
- A-3 SITE BASE PLAN
- A-4 SITE PLAN
- A-5 GROUND, MEZZANINE FLOOR
- A-6 SOUTH & EAST ELEVATION
- A-7 NORTH ELEVATION
- A-8 SECTIONS
- A-9 DETAILS
- A-10 DETAILS



VIEW 1



VIEW 2



VIEW 3



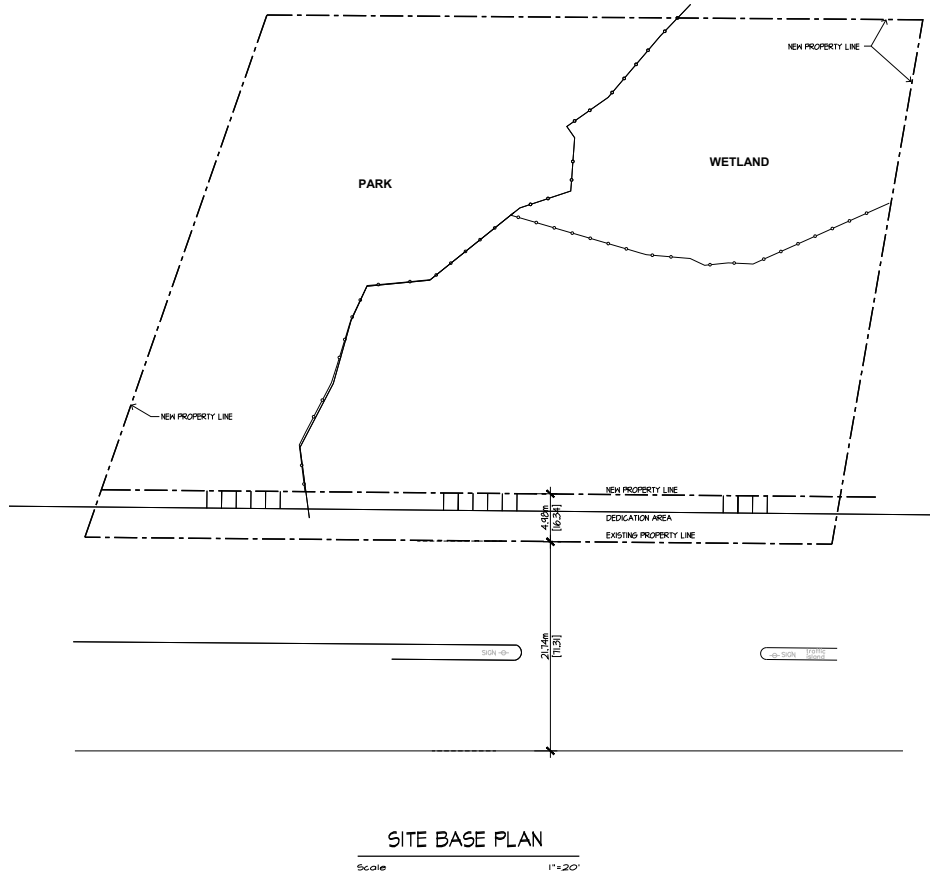
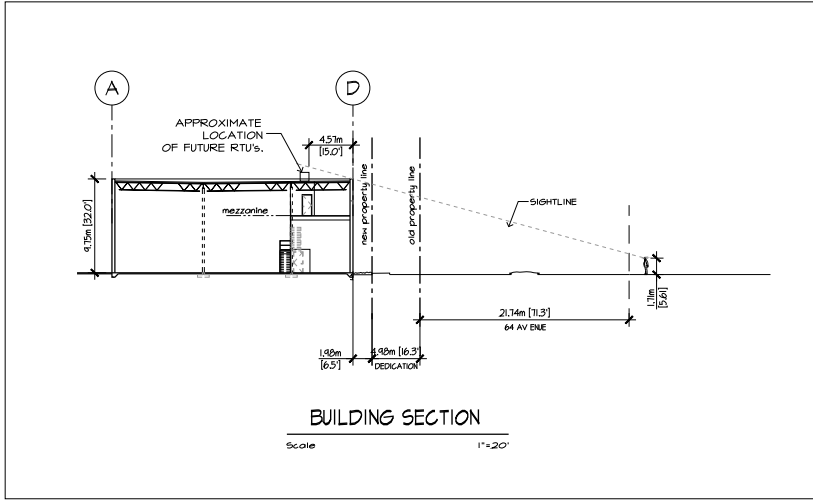
VIEW 4



CONTEXT PLAN



IONIC ARCHITECTURE INC. architects o.i.b.c. 201-560-1225 Street Surrey, B.C. office@ionic-architecture.com		Issued For IP 02 16-26-2023	Issued For DP 01 03-29-23	Date Description
Drawing Title CONTEXT PLAN Project Title PROPOSED INDUSTRIAL BUILDING 14913 - 64 Avenue Surrey, B.C.	Sheet of A-2	Revision Project No. 01 20-2025	Date Description	



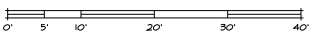
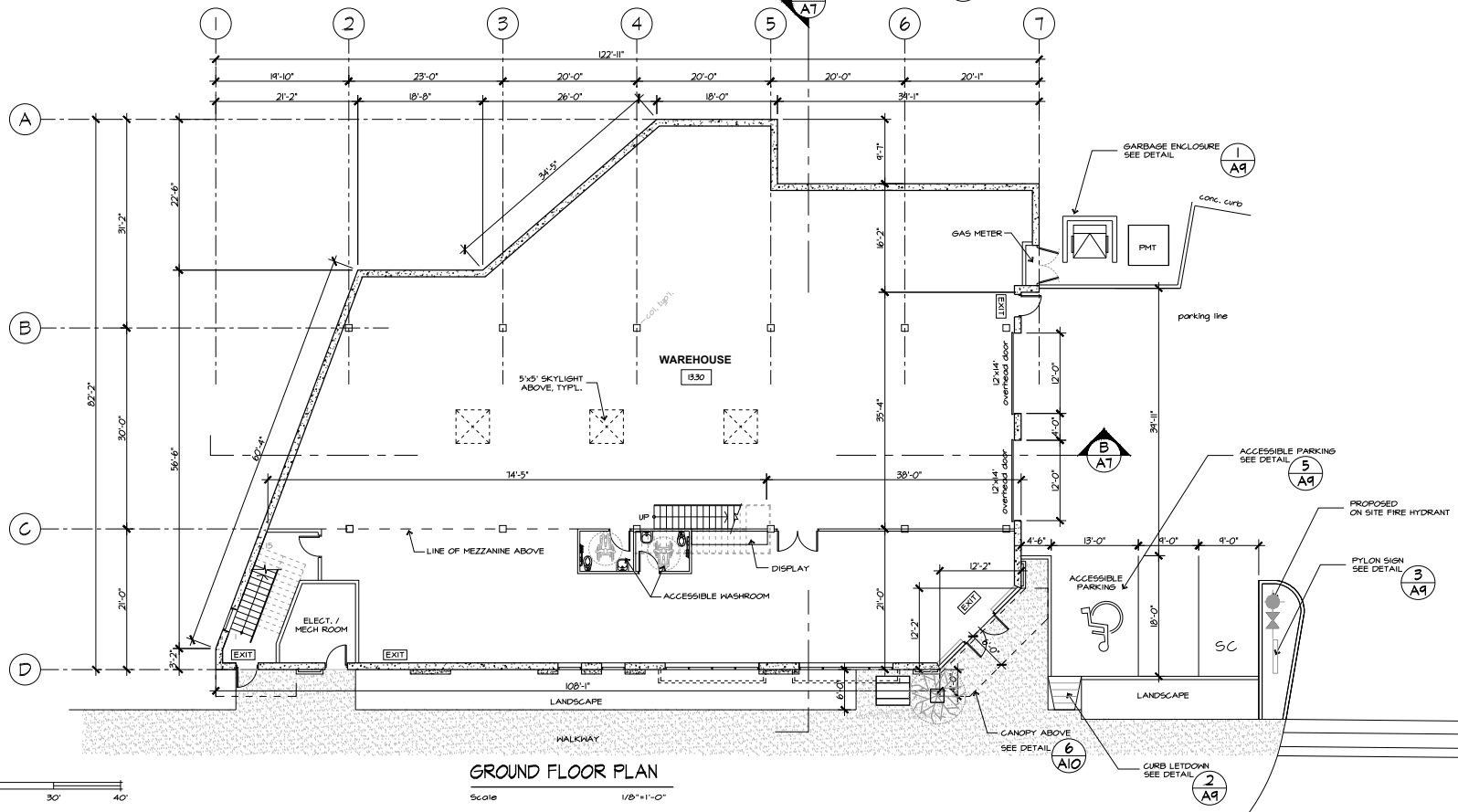
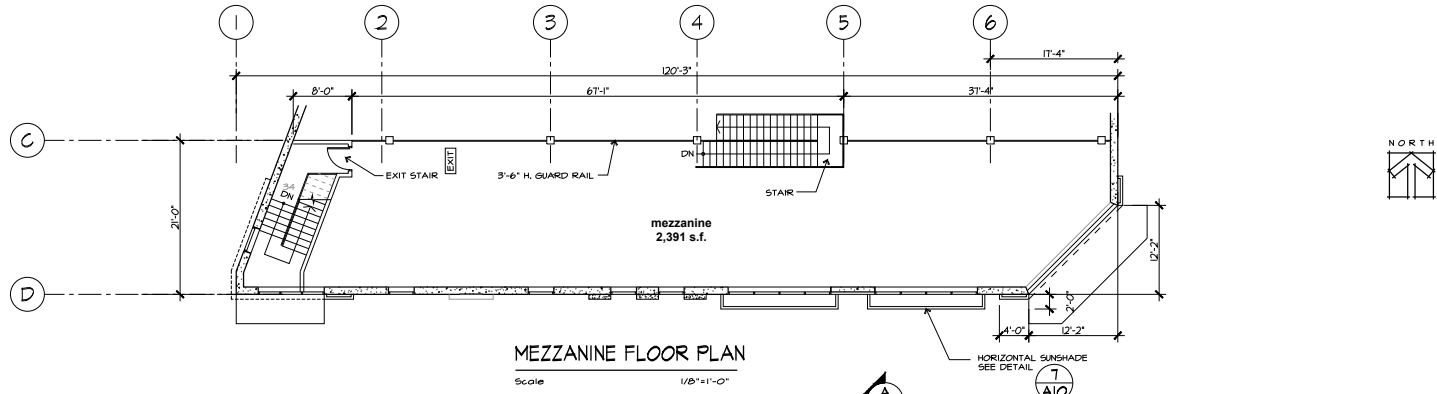
Rev.	Date	Description
01	03-29-23	ISSUED FOR DP
02	05-25-2023	ISSUED FOR IP

Ionic Architecture Inc.
architects o.i.b.c.
201-580-1222 Street
Surrey, B.C. V4N 5Y1-0818
tel: 778 571-0818
info@ionic-architecture.com

Ownership Title: **SITE BASE PLAN**
Project Title: **PROPOSED INDUSTRIAL BUILDING**
14913 - 64 Avenue
Surrey, B.C.

Revision	01	20-2025
Sheet	A-3	of

As Noted
Date: _____
Project No. _____

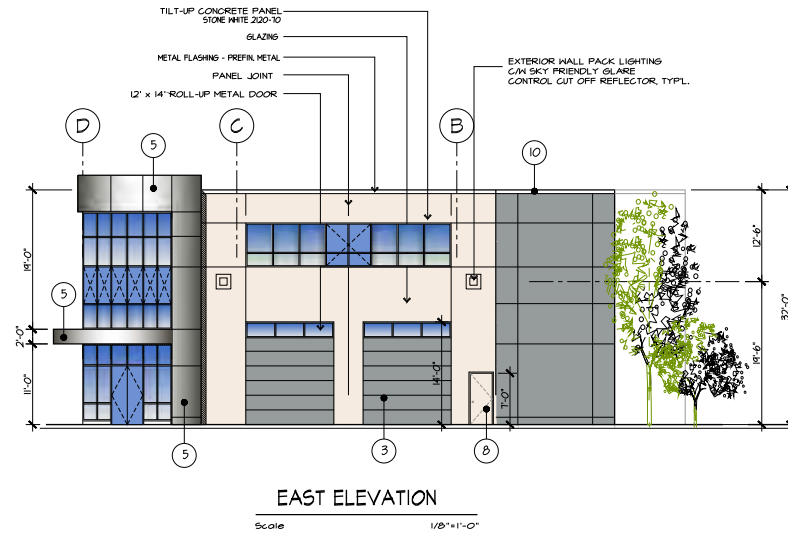
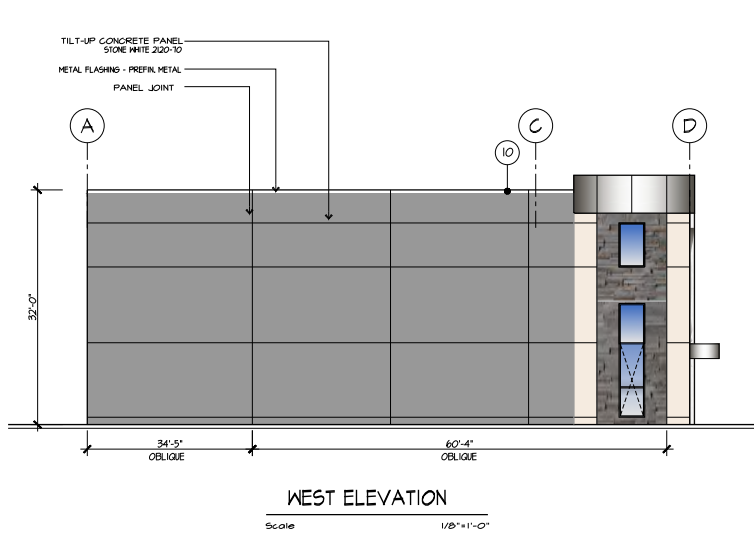


IONIC ARCHITECTURE INC. architects a.i.b.c. 201-580-1234 Street Surrey, B.C.		Project Title: PROPOSED INDUSTRIAL BUILDING 14913 - 64 Avenue Surrey, B.C.	Drawing Title: FLOOR PLANS
Revision 01 20-2025	Sheet A-5	Date 02 25-2025	Drawing No. ISSUED FOR IP ISSUED FOR IP ISSUED FOR IP
Scale 1/8"=1'-0"	Project No. 14913-64	Date 01 03-20-23	Description Description



EXTERIOR MATERIALS & FINISHES	
MATERIAL / FINISH	COLOR
① TILT-UP CONCRETE PANEL	STONE WHITE 200-10
② TILT-UP CONCRETE PANEL	SMOKE GRAY 201-40
③ STEEL ROLL-UP DOOR	SMOKE GRAY 201-40
④ IXL - STACKED STONE	CHAPEL HILL
⑤ ALUMINUM PANEL	ALIS_SILVER METALLIC
⑥ ALUMINUM WINDOWS & DOORS FRAME	CLEAR ANODIZED
⑦ GLAZING	TINTED BLUE
⑧ 3' x 7' STEEL DOORS & FRAMES - PAINT	TO MATCH THE WALL COLOR
⑨ HORIZONTAL METAL SUNSHADE	BLACK
⑩ METAL FLASHING - PREFIN METAL	CLEAR ANODIZED

* PAINT COLORS ARE BENJAMIN MOORE



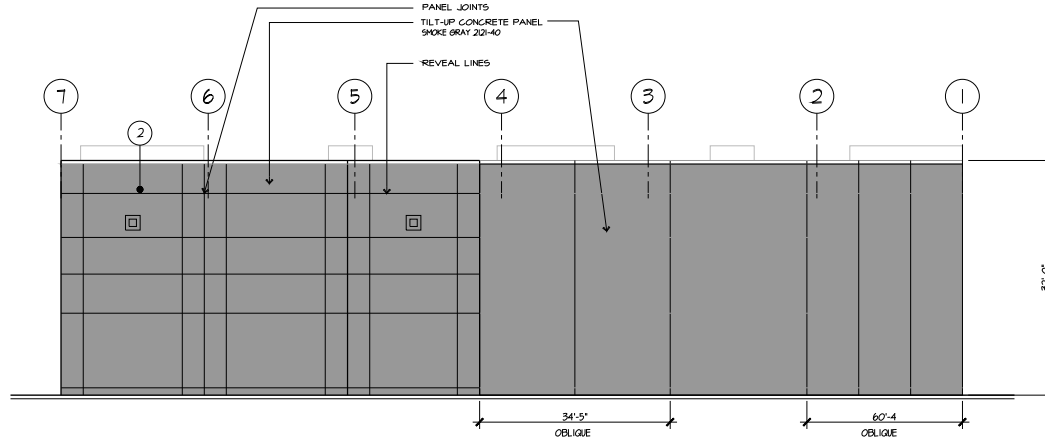
Rev.	Date	Description
01	03-29-23	ISSUED FOR IP
02	05-25-2023	ISSUED FOR IP

Ionic Architecture Inc.
 architects a.i.b.c.
 201-580-1222 Street
 Surrey, B.C. info@ionic-architecture.com

Issued For: SOUTH, EAST, WEST ELEVATION
 Project: PROPOSED INDUSTRIAL BUILDING
 14913 - 64 Avenue
 Surrey, B.C.

Scale: As Noted
 Date: 01-20-2025
 Revision: 01
 Project No.: A-6

DATELINE



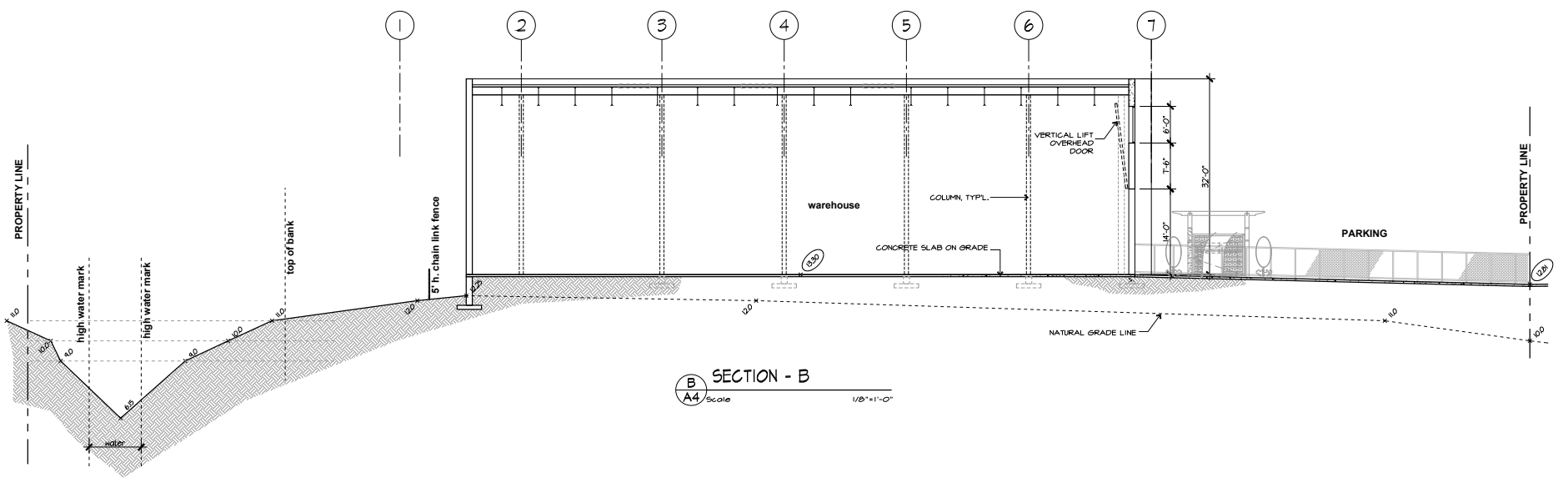
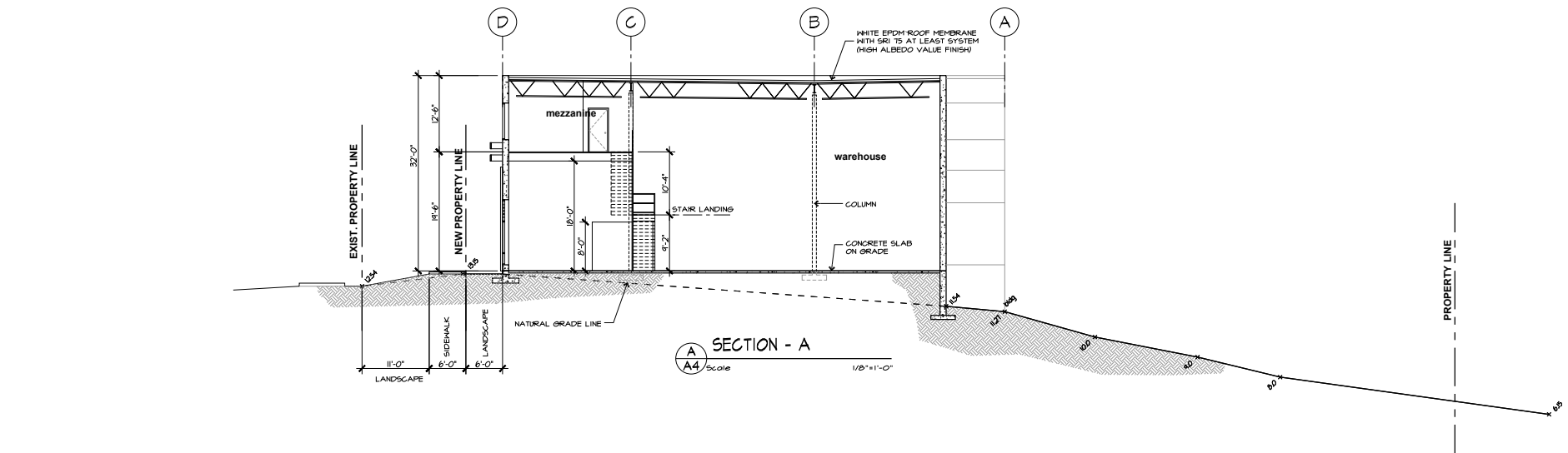
NORTH ELEVATION
Scale 1/8"=1'-0"

EXTERIOR MATERIALS & FINISHES :		
MATERIAL / FINISH -	COLOR -	
① TILT-UP CONCRETE PANEL	STONE WHITE	200-10
② TILT-UP CONCRETE PANEL	SMOKE GRAY	201-40
③ STEEL ROLL-UP DOOR	SMOKE GRAY	201-40
④ IXL - STACKED STONE	CHAPEL HILL	
⑤ ALUMINUM PANEL	ALU_SILVER METALLIC	
⑥ ALUMINUM WINDOWS & DOORS FRAME	CLEAR ANODIZED	
⑦ GLAZING	TINTED BLUE	
⑧ 3' x 7' STEEL DOORS & FRAMES - PAINT	TO MATCH THE WALL COLOR	
⑨ HORIZONTAL METAL SUNSHADE	BLACK	
⑩ METAL FLASHING - PREFIN METAL	CLEAR ANODIZED	

* PAINT COLORS ARE BENJAMIN MOORE

PROJECT	14913 - 64 Avenue Surrey, B.C.	DATE	01-20-2025	REVISION	01-29-23	DESCRIPTION	ISSUED FOR IP
ISSUED FOR IP		DATE	01-29-23	REVISION	01	DESCRIPTION	ISSUED FOR IP
IONIC ARCHITECTURE INC.				IONIC ARCHITECTS a.i.b.c.			
201-580-1225 Street Surrey, B.C. office@ionic-architecture.com				416-778-51-0818 office@ionic-architecture.com			

Zone	As Noted	Sheet	A-7	of	1
Location	SOUTH & EAST ELEVATION	Project	PROPOSED INDUSTRIAL BUILDING		



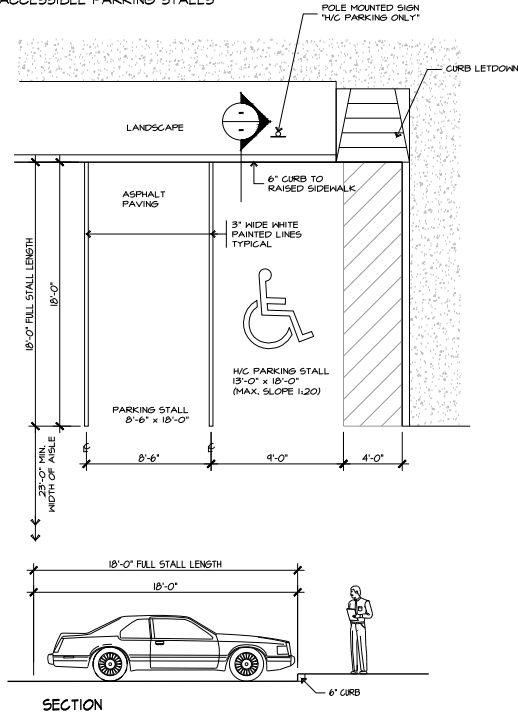
Rev.	Date	Description
02	05-25-2023	ISSUED FOR IP
01	03-29-23	ISSUED FOR IP

Ionic Architecture Inc.
 architects a.i.b.c.
 201-580-1000 Street
 Surrey, B.C. V4A 1G9
 Tel: (778) 571-0818
 Fax: (778) 571-0819
 email: info@ionic-architecture.com

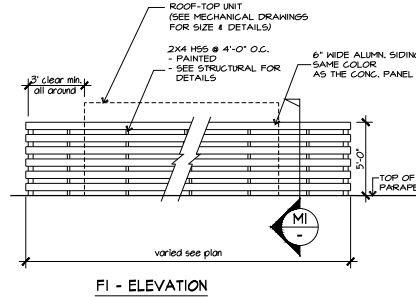
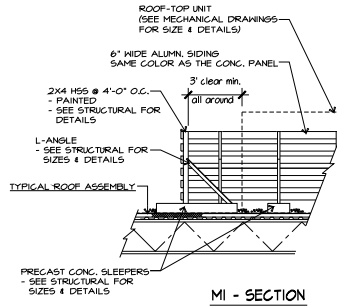
Owner: **South & East Elevation**
 Project: **PROPOSED INDUSTRIAL BUILDING**
 14913 - 64 Avenue
 Surrey, B.C.

Sheet: **A-8**
 of: **A-8**
 Revision: **01**
 Date: **20-2025**

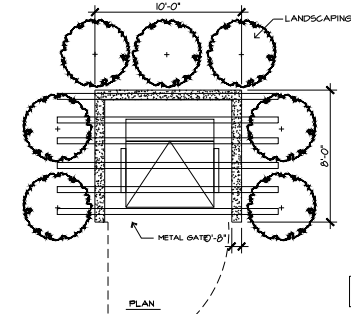
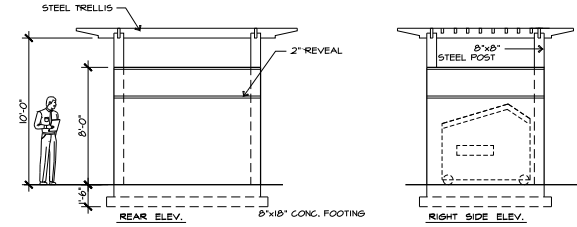
BCBC 3.8.3.4(1).
ACCESSIBLE PARKING STALLS



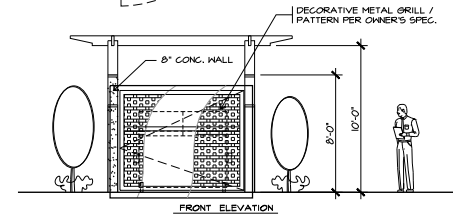
5 PARKING STALL DETAILS
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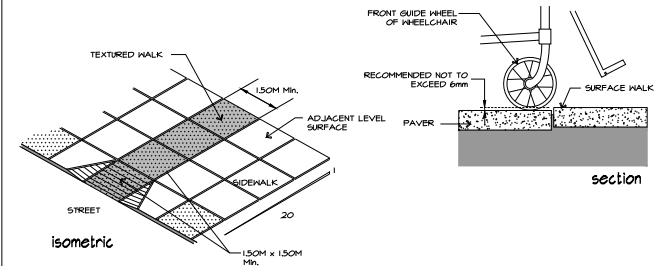
4 ROOF TOP MECH. SCREEN DETAIL (IF REQUIRED)
Scale: 1/4"=1'-0"



METAL GATES C/W HINGES, BOLTS & LOCK PER OWNER'S SPEC.



1 GARBAGE ENCLOSURE DETAIL
Scale: 1/4"=1'-0"



2 CURB LETDOWN DETAIL (IF APPLICABLE)
Scale: N.T.S.

Rev.	Date	Description
01	01-29-23	ISSUED FOR IP
02	02-26-2023	ISSUED FOR IP

Ionic Architecture Inc.
architects a.i.b.c.
20-580 152nd Street
Surrey, B.C. V4A 4R9
Tel: (778) 571-0818
Fax: (778) 571-0819
email: ionic-architecture.com

Project Title:
PROPOSED INDUSTRIAL BUILDING
14913 - 64 Avenue
Surrey, B.C.

Drawing Title	Sheet	of
SITE DETAILS	A-9	9

Revision Project No. 01 20-2025

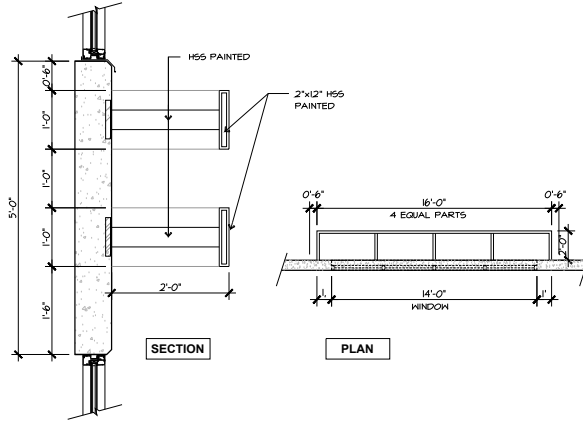


6'-0" H. FENCE
SIERRA SYSTEM RETAINING WALL

5'-0" H. FENCE
BUILDING FENCE

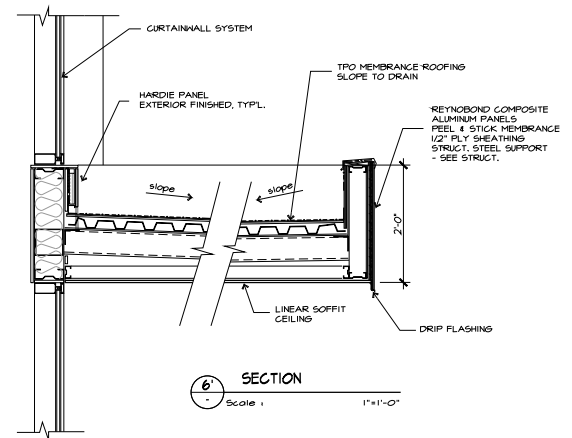
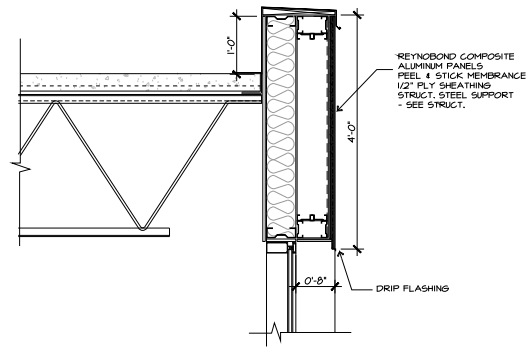
2
A4 Scale : N.T.S.

CHAIN LINK FENCE



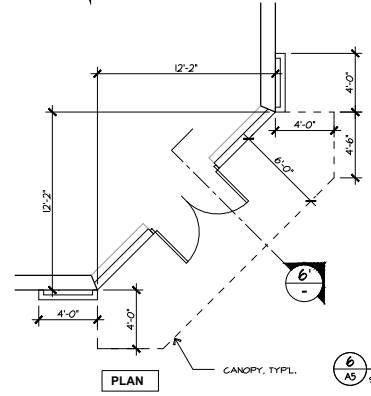
7
A5 Scale : 1"=1'-0"

HORIZONTAL SUNSHADE, TYPL.



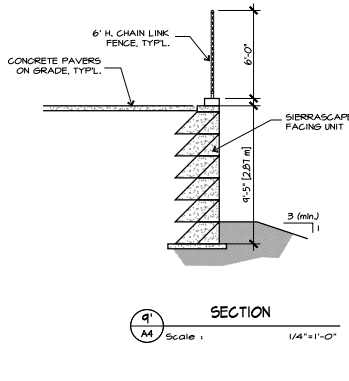
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Scale : 1"=1'-0"

SECTION



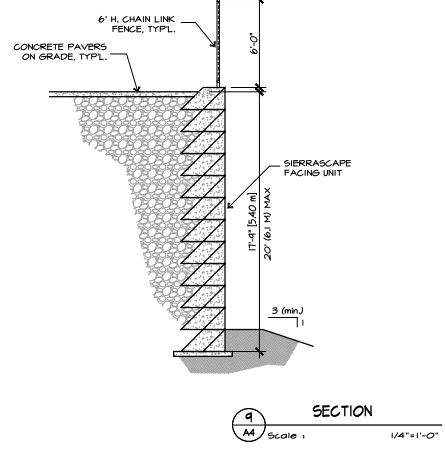
6
A5 Scale : 1/4"=1'-0"

MAIN ENTRANCE CANOPY



9
A4 Scale : 1/4"=1'-0"

SECTION



4
A4 Scale : 1/4"=1'-0"

SECTION

SIERRA SYSTEM RETAINING WALL

SEE BRAUN GEOTECHNICAL LTD. FOR DETAILS

Rev.	Date	Description
01	03-29-23	ISSUED FOR IP
02	02-26-2025	ISSUED FOR IP

Project Title: PROPOSED INDUSTRIAL BUILDING	Drawing Title: SITE DETAILS
Revision Project No.: 01 20-2025	Sheet of: A-10
Date: 01 20-2025	Project No.: 14913 - 64 Avenue Surrey, B.C.

Scale: As Noted	Drawing Title: SITE DETAILS
Date: 01 20-2025	Project Title: PROPOSED INDUSTRIAL BUILDING
Revision Project No.: 01 20-2025	Sheet of: A-10

Scale: As Noted	Drawing Title: SITE DETAILS
Date: 01 20-2025	Project Title: PROPOSED INDUSTRIAL BUILDING
Revision Project No.: 01 20-2025	Sheet of: A-10

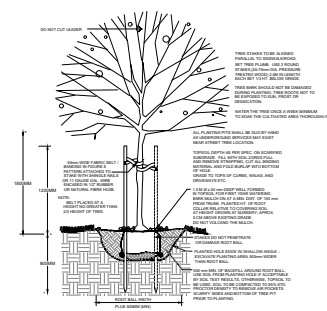
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Date: 01 20-2025	Project Title: PROPOSED INDUSTRIAL BUILDING
Revision Project No.: 01 20-2025	Sheet of: A-10

Scale: As Noted	Drawing Title: SITE DETAILS
Date: 01 20-2025	Project Title: PROPOSED INDUSTRIAL BUILDING
Revision Project No.: 01 20-2025	Sheet of: A-10

Scale: As Noted	Drawing Title: SITE DETAILS
Date: 01 20-2025	Project Title: PROPOSED INDUSTRIAL BUILDING
Revision Project No.: 01 20-2025	Sheet of: A-10

Ionic Architecture Inc.
 architects a.i.b.c.
 201-580 1525 Street
 Surrey, B.C. **office@ionic-architecture.com**
 Tel: 778 571-0818

SEAL:

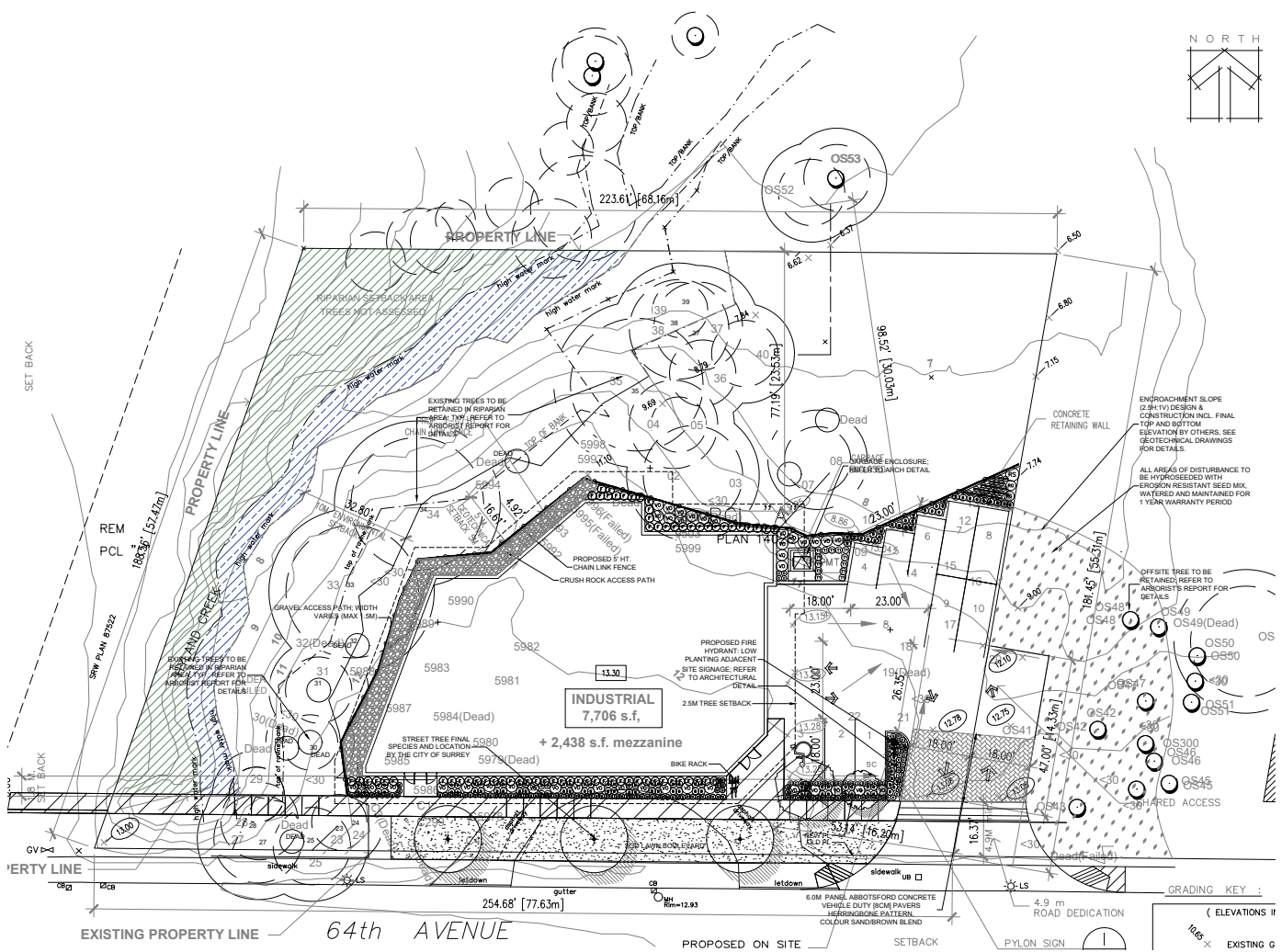


1 TYPICAL DECIDUOUS TREE DETAIL

*NOTE: IRRIGATION SYSTEM TO BE SUPPLIED BY CERTIFIED PROFESSIONAL (INCLUDING RAIN SENSOR); PROVIDE SHOP DRAWINGS FOR REVIEW

ENCROACHMENT SLOPE (2:1) TO BE CONSTRUCTED INCL. FINAL TOP AND BOTTOM ELEVATION BY OTHERS, SEE GEOTECHNICAL DRAWINGS FOR DETAILS

ALL AREAS OF DISTURBANCE TO BE HYDROSEEDED WITH EROSION RESISTANT SEED MIX WATERED AND MAINTAINED FOR 1 YEAR WARRANTY PERIOD



NO.	DATE	REVISION DESCRIPTION	DR.
1	14 JUN 22	REV. PER CONCEPT RAMP	CW
2	14 SEP 23	REV. PER CITY COMMENTS/ISSUED FOR DP	CW
3	18 MAR 23	UPDATE PER COMMENTS	CLS
4	18 FEB 23	UPDATE PER CIVIL	CLS
5	15 MAY 23	REV. PER NEW SITE PLAN ISSUED FOR BP	CW
6	14 NOV 23	REV. PER CITY COMMENTS/ISSUED FOR BP	CW
7	18 OCT 24	UPDATE PER CITY COMMENTS / RESOLVE	CLS
8	22 OCT 20	UPDATE PER NEW SITE PLAN	CLS
9	22 OCT 28	UPDATE WITH BEAMA	CLS

CLIENT:

PROJECT:

PROPOSED INDUSTRIAL BUILDING
14913 64TH AVENUE
SURREY

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 14 MAY 15 DRAWING NUMBER:

SCALE: 1/16" = 1' 0"

DRAWN: CW

DESIGN: CW

CHKD: PCM

L1

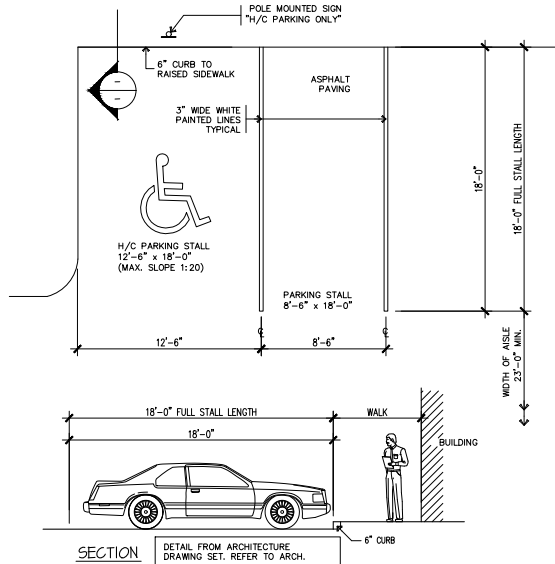
OF 2

PLANT SCHEDULE PMG PROJECT NUMBER: 14-045

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER RUBRUM 'KARPIK'	COLUMNAR KARPICK MAPLE	5CM CAL, 1.8M STD, B&B
	1	CRATAEGUS CRUG-GALLI	THORNLESS COCKSPUR HAWTHORN	6CM CAL, 1.8M STD, B&B
	1	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	3.0M HT, B&B
SHRUB	1	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT, 60CM
	2	ROSA GYMNOCARPA	BALDHP ROSE	#2 POT, 40CM
	39	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT, 50CM
GRASS	97	ARCTOSTAPHYLOS UVA-URSI	KINKINNICK	#1 POT, 20CM, 450 O.C.
	24	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT, 25CM
	67	POLYSTICHUM MUNIUM	WESTERN SWARD FERN	#1 POT, 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

BCBC 3.8.3.4.(1).
ACCESSIBLE PARKING STALLS

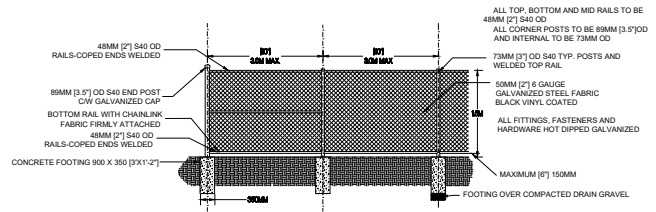


SECTION
DETAIL FROM ARCHITECTURE
DRAWING SET. REFER TO ARCH.

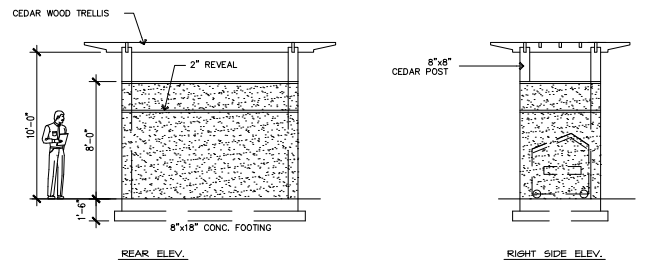
6 PARKING STALL DETAILS
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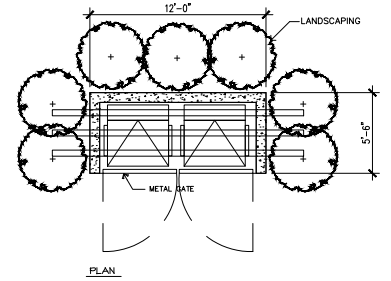
1 CORA 'EXPO' BIKE RACK MODEL # 2704
SPECIFIED COLOUR: BLACK POWDERCOAT. USE TAMPER-PROOF HARDWARE. MOUNT ON CONCRETE PAD DIMENSIONS PER PLAN. USE REINFORCEMENT MESH IN CONC. PAD.



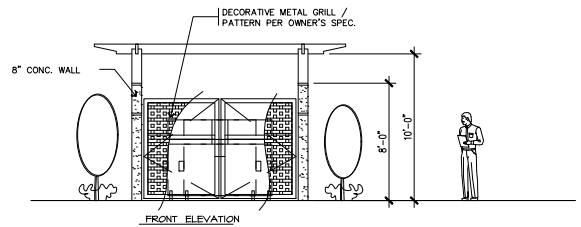
2 1.5M HT. CHAINLINK FENCE
Scale: 1/4"=1'-0"



REAR ELEV. RIGHT SIDE ELEV.



PLAN



FRONT ELEVATION

3 GARBAGE ENCLOSURE DETAIL
Scale: 1/4"=1'-0"

DETAIL FROM ARCHITECTURE
DRAWING SET. REFER TO ARCH.
METAL GATES C/W HINGES, BOLTS
& LOCK PER OWNER'S SPECS.

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 - f. 604 294-0022

SCALE:

5	22.OCT.26	UPDATE WITH BEAMA	CLS
8	22.OCT.20	UPDATE PER NEW SITE PLAN	CLS
7	18.OCT.04	UPDATE PER CITY COMMENTS / RESOLVE	CLS
6	18.MAR.03	UPDATE PER COMMENTS	CLS
5	18.FEB.09	UPDATE PER CIVIL	CLS
4	15.MAY.20	REV. PER NEW SITE PLAN (ISSUED FOR BP)	CW
3	14.NOV.07	REV. PER CITY COMMENTS (ISSUED FOR BP)	CW
2	14.SEP.25	REV. PER CITY COMMENTS (ISSUED FOR BP)	CW
1	14.JUN.02	REV. PER FORGALFT RAMP	CW

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**PROPOSED INDUSTRIAL
BUILDING**
14913 64TH AVENUE
SURREY

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 14.MAY.15 DRAWING NUMBER:
SCALE: 1/16" = 1'0"
DRAWN: CW
DESIGN: CW
CHKD: PCM OF 2

L2

INTER-OFFICE MEMO

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

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

DATE: **November 24, 2014** PROJECT FILE: **7812-0303-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 14913 64 Avenue**

DEVELOPMENT PERMIT

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

Property and Right-of-Way Requirements

- Dedicate 4.942 meters along 64 Avenue for the ultimate 30.0 metre Arterial Road Standard.
- Provide a 0.500 metre Statutory Right-of-Way (SRW) along 64 Avenue frontage for service connections and sidewalk maintenance.

Works and Services

- Construct an 11.0 metre wide concrete letdown with a 6.0 metre access landing area at a maximum 5% grade. The remainder of the driveway is to be a maximum 10% grade.
- Construct a 40.0 metre long median break to allow for left turn movement into the site. The City will not provide funding for the construction of the median break.
- Construct storm, water, and sanitary service connections to service the development.
- Provide on-site stormwater management features in accordance with the Hyland Creek ISMP and register applicable restrictive covenants (RC).
- Register a shared access and working easement on title with 15090/15100 66A Avenue.
- Enter into an agreement with the City for monitoring and maintenance of replantings in the conveyed riparian areas.

A Servicing Agreement required prior to issuance of the Development Permit.

DEVELOPMENT VARIANCE PERMIT

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

Rémi Dubé, P.Eng.
Development Services Manager

CE

NOTE: Detailed Land Development Engineering Review available on file

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 12-0303-00

Address: 14913 / 43 - 64 Avenue, Surrey, BC

Registered Arborist: Peter Mennel and Mike Fadum

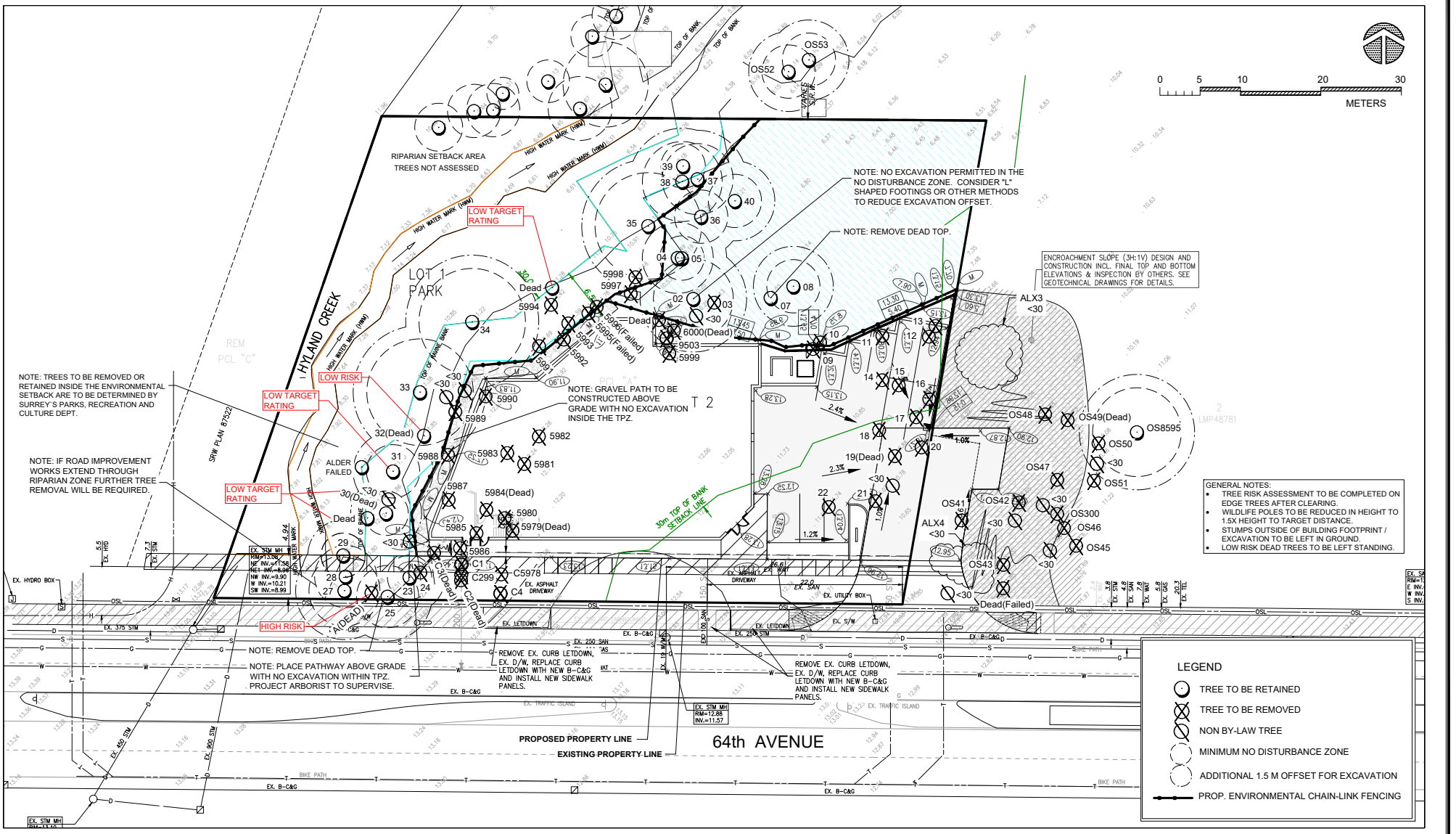
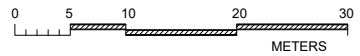
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	42
Protected Trees to be Removed	37
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder, Cottonwood & Dead Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 37 X two (2) = 74 	74
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	~14

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	10
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X 1 one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = 20 	20
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: March 1, 2023
--	---------------------





NOTE: TREES TO BE REMOVED OR RETAINED INSIDE THE ENVIRONMENTAL SETBACK ARE TO BE DETERMINED BY SURREY'S PARKS, RECREATION AND CULTURE DEPT.

NOTE: IF ROAD IMPROVEMENT WORKS EXTEND THROUGH RIPARIAN ZONE FURTHER TREE REMOVAL WILL BE REQUIRED.

LOW TARGET RATING

LOW TARGET RATING

HIGH RISK

NOTE: REMOVE DEAD TOP.
NOTE: PLACE PATHWAY ABOVE GRADE WITH NO EXCAVATION WITHIN TPZ. PROJECT ARBORIST TO SUPERVISE.

REMOVE EX. CURB LETDOWN, EX. D/W, REPLACE CURB LETDOWN WITH NEW B-C&G AND INSTALL NEW SIDEWALK PANELS.

REMOVE EX. CURB LETDOWN, EX. D/W, REPLACE CURB LETDOWN WITH NEW B-C&G AND INSTALL NEW SIDEWALK PANELS.

LOW TARGET RATING

NOTE: GRAVEL PATH TO BE CONSTRUCTED ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZ.

NOTE: NO EXCAVATION PERMITTED IN THE NO DISTURBANCE ZONE. CONSIDER "L" SHAPED FOOTINGS OR OTHER METHODS TO REDUCE EXCAVATION OFFSET.

NOTE: REMOVE DEAD TOP.

ENCROACHMENT SLOPE (3H:1V) DESIGN AND CONSTRUCTION INCL. FINAL TOP AND BOTTOM ELEVATIONS & INSPECTION BY OTHERS. SEE GEOTECHNICAL DRAWINGS FOR DETAILS.

- GENERAL NOTES:
- TREE RISK ASSESSMENT TO BE COMPLETED ON EDGE TREES AFTER CLEARING.
 - WILDLIFE POLES TO BE REDUCED IN HEIGHT TO 1.5X HEIGHT TO TARGET DISTANCE.
 - STUMPS OUTSIDE OF BUILDING FOOTPRINT / EXCAVATION TO BE LEFT IN GROUND.
 - LOW RISK DEAD TREES TO BE LEFT STANDING.

LEGEND

- TREE TO BE RETAINED
- ⊗ TREE TO BE REMOVED
- NON-BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- ADDITIONAL 1.5 M OFFSET FOR EXCAVATION
- PROP. ENVIRONMENTAL CHAIN-LINK FENCING

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	MAY 02/14	SL	NEW SITE PLAN	6	FEB 06/18	MK	NEW SITE PLAN	11	JAN 04/21	MK	NEW SITE PLAN
2	SEPT 10/14	SL	NEW SITE PLAN	7	FEB 19/18	MK	NEW SITE PLAN	12	MAR 23/21	MK	SITE & GRADING PLAN
3	NOV 14/14	SL	NEW SITE PLAN	8	OCT 09/18	MK	REVISIONS	13	APR 08/21	MK	SITE PLAN
4	AUG 30/16	MK	NEW SITE PLAN	9	NOV 08/18	MK	KEY & GRADING PLAN	14	JUN 10/21	MK	RAPR SETBACKS
5	MAY 24/17	MK	REVISIONS	10	SEPT 17/20	MK	NEW SITE PLAN	15	SEPT 17/21	MK	SITE PLAN
								16	MAR 28/22	MK	GRADING PLAN
								17	APR 21/22	MK	SITE PLAN
								18	NOV 24/22	MK	REVISIONS
								19	FEB 23/23	MK	SITE GRADING PLAN
								20			

MIKE FADUM AND ASSOCIATES LTD VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

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PROJECT TITLE
**14913 64 AVE.
SURREY, B.C.**

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

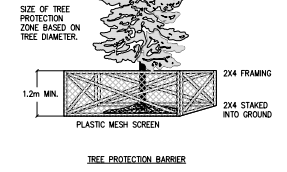
CLIENT

DRAWN
SGL

SCALE
AS SHOWN

DATE
JULY 24, 2012

T-1
SHEET 1 OF 2



ENCROACHMENT SLOPE (3H:1V) DESIGN AND CONSTRUCTION INCL. FINAL TOP AND BOTTOM ELEVATIONS & INSPECTION BY OTHERS. SEE GEOTECHNICAL DRAWINGS FOR DETAILS.

NOTE: NO EXCAVATION PERMITTED IN THE NO DISTURBANCE ZONE. CONSIDER "L" SHAPED FOOTINGS OR OTHER METHODS TO REDUCE EXCAVATION OFFSET.

NOTE: REMOVE DEAD TOP.

LOW TARGET RATING

LOW RISK

LOW TARGET RATING

LOW TARGET RATING

NOTE: TREES TO BE REMOVED OR RETAINED INSIDE THE ENVIRONMENTAL SETBACK ARE TO BE DETERMINED BY SURREY'S PARKS, RECREATION AND CULTURE DEPT.

NOTE: IF ROAD IMPROVEMENT WORKS EXTEND THROUGH RIPARIAN ZONE FURTHER TREE REMOVAL WILL BE REQUIRED.

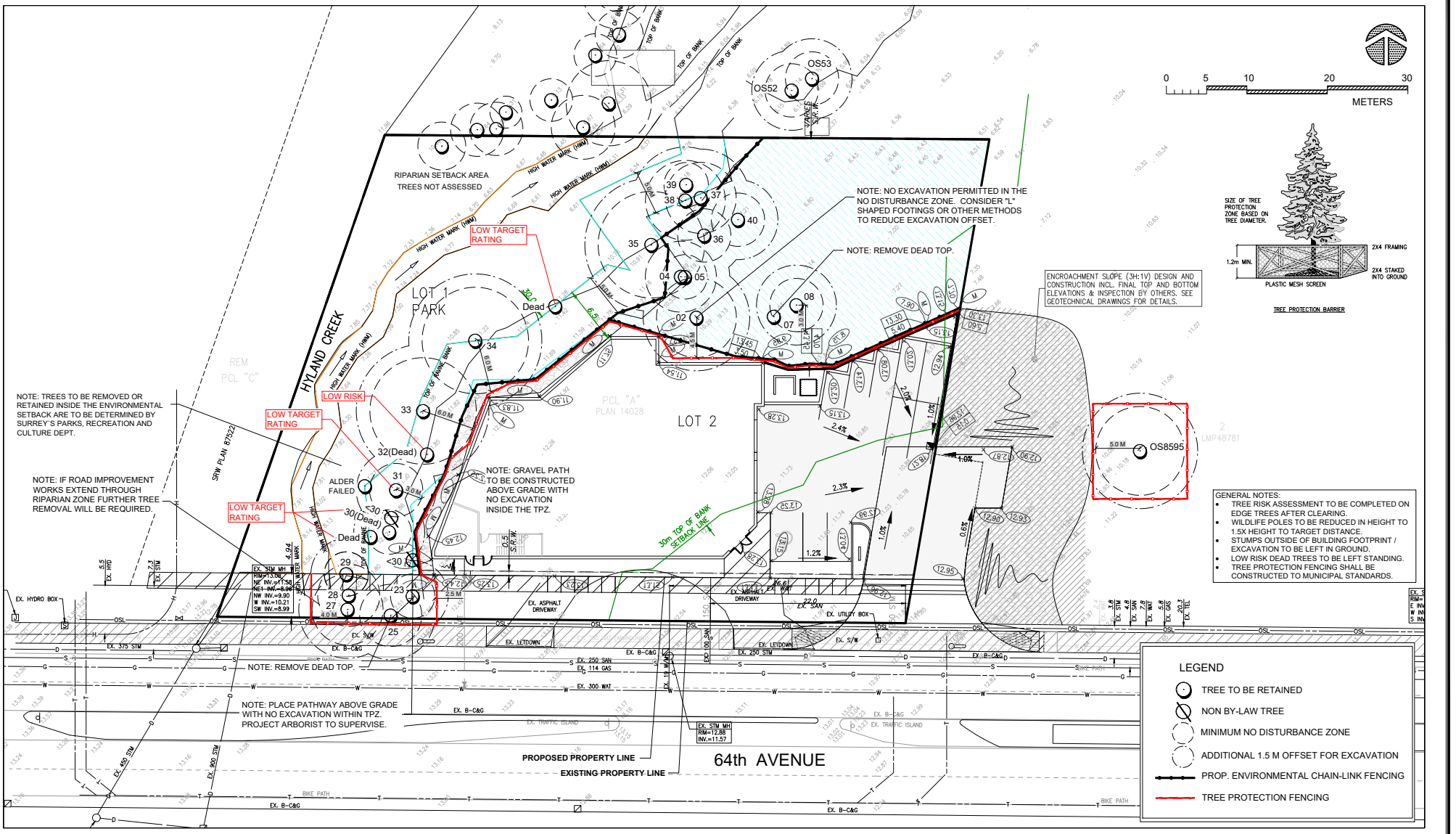
NOTE: GRAVEL PATH TO BE CONSTRUCTED ABOVE GRADE WITH NO EXCAVATION INSIDE THE TPZ.

NOTE: REMOVE DEAD TOP.
NOTE: PLACE PATHWAY ABOVE GRADE WITH NO EXCAVATION WITHIN TPZ. PROJECT ARBORIST TO SUPERVISE.

- GENERAL NOTES:
- TREE RISK ASSESSMENT TO BE COMPLETED ON EDGE TREES AFTER CLEARING.
 - WILDLIFE POLES TO BE REDUCED IN HEIGHT TO 1.5X HEIGHT TO TARGET DISTANCE.
 - STUMPS OUTSIDE OF BUILDING FOOTPRINT / EXCAVATION TO BE LEFT IN GROUND.
 - LOW RISK DEAD TREES TO BE LEFT STANDING.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.

LEGEND

- TREE TO BE RETAINED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- ADDITIONAL 1.5 M OFFSET FOR EXCAVATION
- PROP. ENVIRONMENTAL CHAIN-LINK FENCING
- TREE PROTECTION FENCING



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	MAY 02/14	SL	NEW SITE PLAN	6	FEB06/18	MK	NEW SITE PLAN	11	JAN04/21	MK	NEW SITE PLAN	16	MAR28/22	MK	GRADING PLAN
2	SEPT 10/14	SL	NEW SITE PLAN	7	FEB19/18	MK	NEW SITE PLAN	12	MAR23/21	MK	SITE & GRADING PLAN	17	APR21/22	MK	SITE PLAN
3	NOV 14/14	SL	NEW SITE PLAN	8	OCT09/18	MK	REVISIONS	13	APR08/21	MK	SITE PLAN	18	NOV24/22	MK	REVISIONS
4	AUG 30/16	MK	NEW SITE PLAN	9	NOV08/18	MK	KEY & GRADING PLAN	14	JUN10/21	MK	RAPR SETBACKS	19	FEB23/23	MK	SITE GRADING PLAN
5	MAY 24/17	MK	REVISIONS	10	SEPT17/20	MK	NEW SITE PLAN	15	SEPT17/21	MK	SITE PLAN	20			

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PROJECT TITLE
14913 64 AVE.
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN
CLIENT

DRAWN
SGL
SCALE
AS SHOWN
DATE
JULY 24, 2012

T-2
SHEET 2 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0303-02

Issued To:

Address of Owner:

Issued To:

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: 011-049-511
Parcel "A" (Reference Plan 14028) Lot 2 Section 15 Township 2
New Westminster District Plan 4079
14913 64 Ave

(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(s) has/have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 48, Light Impact Industrial Zone (IL), the minimum front yard setback is reduced from 7.5 metres to 1.8 metres to the principal building face.
 - (b) In Section F of Part 48, Light Impact Industrial Zone (IL), the minimum west side yard setback is reduced from 7.5 metres to 1.5 metres to the principal building face.
 - (c) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum setback distance from top-of-bank for a "Natural Class A Stream" (red-coded) is reduced from 30 metres to a minimum of 6.5 metres measured from top-of-bank.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.
6. 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.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

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

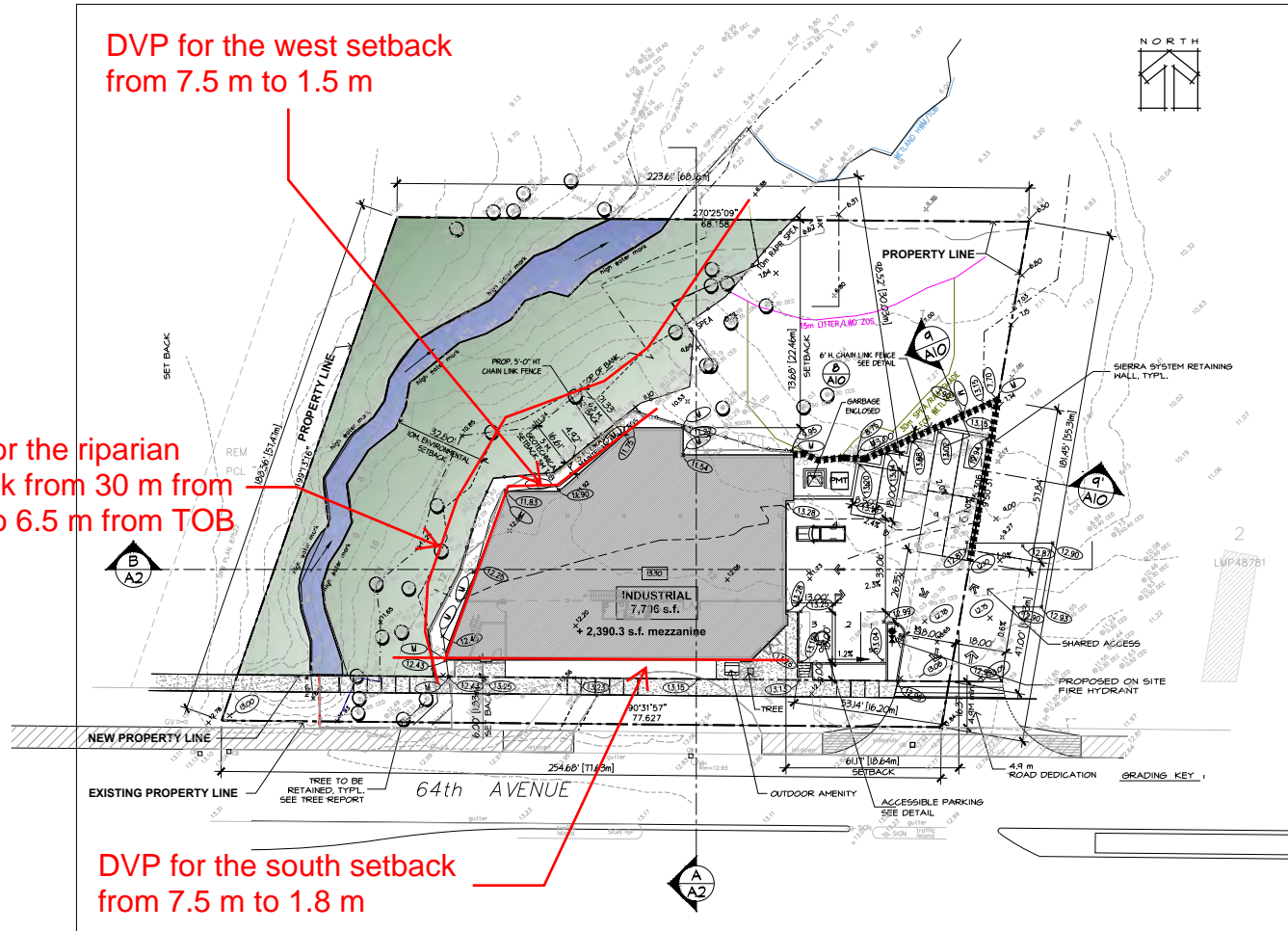
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

DVP for the west setback from 7.5 m to 1.5 m

DVP for the riparian setback from 30 m from TOB to 6.5 m from TOB

DVP for the south setback from 7.5 m to 1.8 m



SITE STATISTICS

Address: 14913 64th Avenue, Surrey, BC
 Legal Description: Part of PL 153179 (14028)
 Lot 2 Section 15, Township 2 N.W.D., Plan 4079
 Zoning: High Impact Industrial Zone

	HA	Acres	m ²	sf
Site Area (Gross)	0.50755	0.982	3973.5	42791
Road Deduction	0.03853	0.055	385.5	4149
Environmental Setback	0.234	0.578	2340.0	25187.6
Site Area (Net)	0.175	0.305	1230.0	13454.4

Density Allowed	F.P.F.F. CO	1340
Density Provided	F.A.R. P.D. N	10.09%
INDUSTRIAL - Ground floor		7,706
INDUSTRIAL - Mezzanine		2,301
Total Area		10,007
Site Coverage Allowed (Net area)	60%	8073
Building Area	52%	7702

SETBACKS	Required	Provided
Front (South) from road median	25' (7.5m)	6' (1.80m)
Rear (North)	25' (7.5m)	27' (8.1m)
Side (East)	25' (7.5m)	21.33' (6.50m)
Side (West)	25' (7.5m) @ C.M.	5' (1.5m)
Max height	25' (7.5m)	32.00' (9.75m)

MAXIMUM BUILDING HEIGHT CALCULATION

Proposed Top Roof	24.67m
Proposed Slab to Grade	13.30m
Average Building Grade	11.00m
Maximum Building Height	21.67m
	13.67' (APPROX. 44.82')

Parking Requirements

Gravel Warehouse @ 1:1075's	7706	7.17
Mezz. (Industrial) @ 1:1075's	2301	2.22
Parking Provided: 10 total		9.39

Access to Parking: Provided on 1st & 300 parking via 11th Street

Bicycle @ 0.06:1075's @ C-4 Req'd Provided 7

NOTES:

- TYPICAL PARKING SPACE 4.0x10' SMALL SPACE 2.5x10' HANDICAP SPACE 12.5x10'
- PROVIDE CURB LET DOWNS TO ALL PATHS AND WALKWAYS FROM PARKING AREAS AT LOCATIONS INDICATED.
- PROVIDE 6" EXTRUDED CONCRETE CURB AT LANDSCAPING AREAS & PARKING ISLANDS AS INDICATED.
- PROVIDE 6" CONC. WHEEL STOPS SECURED BY DEFORMED BARS WHERE THERE IS NO CURB.
- PARKING PAINTED LINES 1" 3" WIDE WHITE PAINT LINE FOR PARKING SPACES TYP. LETTERS TO BE 10" HIGH "SMALL CAR ONLY" FOR SMALL CAR SPACES, DENOTED AS "SC" ON PLAN.
- SIDEWALKS - 4" CONC. (W/STEEL MESH) ON MIN. 6" COMPACTED GRANULAR FILL. PROVIDE FIBREBOARD WHEN ADJACENT BLDG. AS SEPARATOR. CONTROL JOINTS @ 5' O.C. MAX. (20' STRIPS). FINISHES - BROOM FINISH OR EXPOSED AGGREGATE WHERE NOTED.

SITE PLAN
 Scale 1"=20'

(ELEVATIONS IN METRES)

EXISTING GRADE	1000 X
PROPOSED GRADE	1000 O
FINISH FLOOR ELEVATION	1000 B
SURFACE DRAINAGE	---
TREE TO BE RETAINED (SEE TREE REPORT)	○

MAXIMUM BUILDING HEIGHT CALCULATION

PROPOSED TOP OF ROOF	24.67 M.
PROPOSED SLAB ON GRADE	13.01 M.
AVERAGE EXISTING GRADE	11.00 M.
MAXIMUM BLDG. HT.	24.67 M. (81.00 FT.)
	13.67 M. (44.82 FT.) (APPROX.)

IONIC ARCHITECTURE INC.
 architects o.a.b.c.
 200-660-8888
 11770 67th Street
 Surrey, BC V3V 6G8
 info@ionic-architecture.com

SITE PLAN
 Project No. 14913 - 64 Avenue
 Sheet A-4 of A-4
 Revision 01 20-2025
 Date 02-26-2025
 ISSUED FOR DP
 01-29-2025
 Description

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7912-0303-01

Planning Report Date: January 16, ~~2016~~ ²⁰¹⁷
Please note: The year was incorrectly labeled when it originally came to the January 16, 2017 Regular Council - Land Use Meeting.

PROPOSAL:

- **Development Variance Permit**

to reduce the minimum streamside setback in order to permit the development of a single-tenant industrial building.

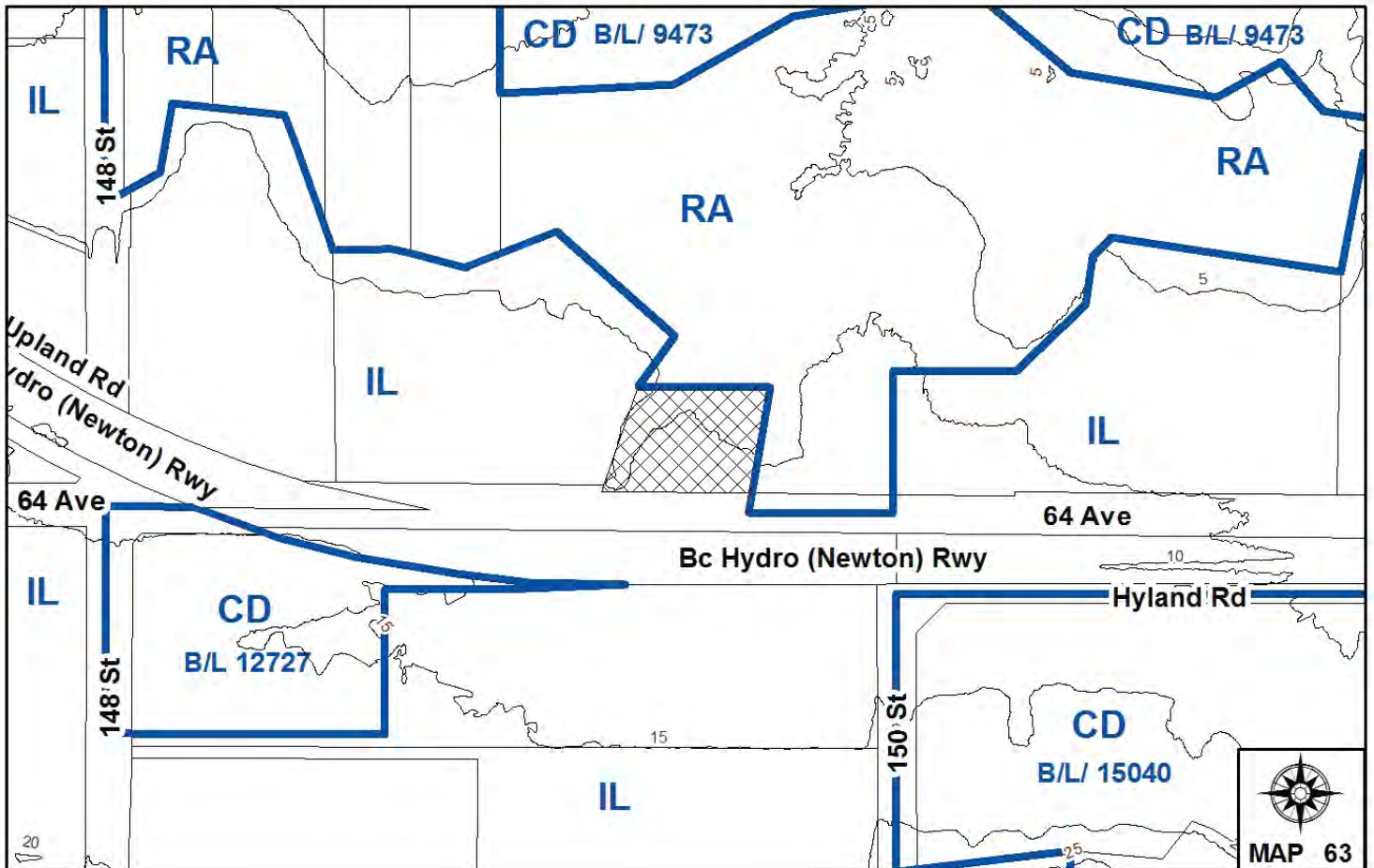
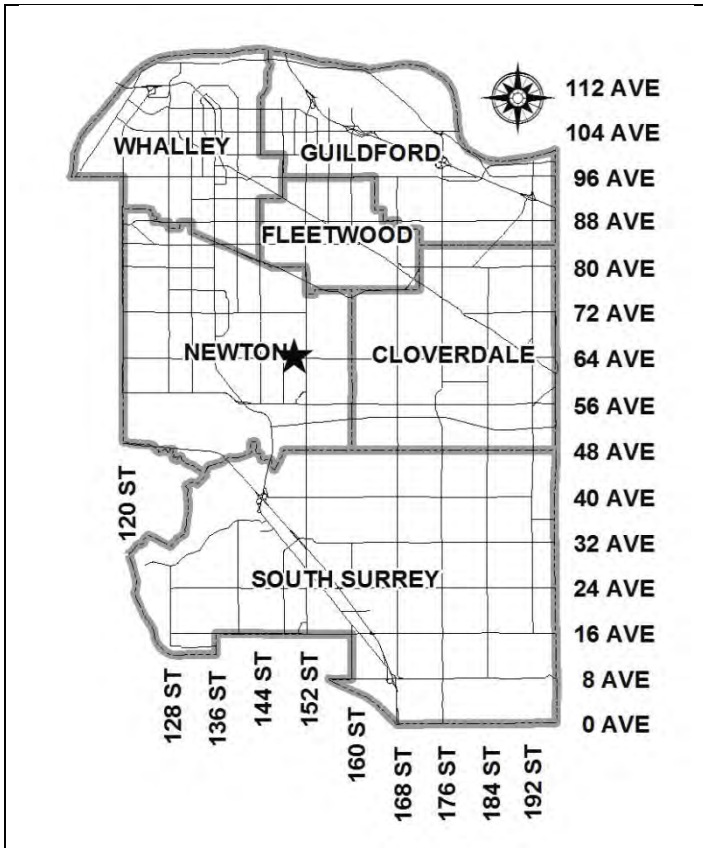
LOCATION: 14913 - 64 Avenue

OWNER: G.s. 22(1) Matharu

P.s. 22(1) Matharu

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the minimum distance (setback) from top-of-bank for a "Natural Class A Stream" in Part 7A of the Zoning By-law.

RATIONALE OF RECOMMENDATION

- The applicant has demonstrated that the requested setback relaxations do not impact the objectives outlined in the Official Community Plan for protecting sensitive ecosystems.
- The applicant provided a Riparian Area Regulations (RAR) assessment report and peer review for the on-site Class A watercourse.
- The application was in process prior to the adoption of Part 7A Streamside Protection in the Zoning By-law.
- Council authorized staff to draft the Development Permit on December 1, 2014 and granted support to the Development Variance Permit to reduce the minimum front yard and side yard setbacks on December 15, 2014.
- On September 12, 2016 Council gave Final Adoption to Text Amendment By-law No. 18809 which incorporates streamside protection regulations as Part 7A in the Zoning By-law which establishes a minimum 30 metre (98 ft.) setback from top-of-bank for "Natural Class A Streams".
- The applicant proposes to convey the Streamside Protection and Enhancement Area (SPEA) located on the subject property, with an area of 1,427 square metres (15,360 sq. ft.), to the City for open space. The open space comprises approximately forty percent (40%) of the total site area. The riparian area was established in accordance with a Riparian Area Regulation (RAR) assessment and confirmed through a peer-review process. The setbacks for the watercourse were relaxed from 30 metres from high-water mark to 10 metres from high-water mark, in accordance with the RAR report.
- Prior to approving the associated development, a variance to the new streamside regulations is required to allow for a minimum setback of 6.5 metres (21 ft.) from top-of-bank, in keeping with the setbacks previously approved under the RAR review process.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7912-0303-01 (Appendix III) to reduce the minimum setback distance from top-of-bank for a "Natural Class A Stream" in Part 7A of Zoning By-law No. 12000, from 30 metres (98 ft.) to 6.5 metres (21 ft.), measured from top-of-bank, to proceed with Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and East:	Bible Fellowship Housing Society and vacant land	Industrial	RA
South (Across 64 Avenue):	B.C. Hydro rail corridor, and beyond, industrial buildings as well as outdoor storage	Industrial/Industrial	IL
West:	City land and Fire Hall No. 9	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the north side of 64 Avenue between 148 Street and 152 Street. The property is designated "Industrial" in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)".
- The single family dwelling and detached garage on-site were previously demolished.
- At the Regular Council – Land-Use Meeting on December 1, 2014, Council authorized staff to draft Development Permit No. 7912-0303-00 for a single-tenant industrial building proposed on-site. In addition, Council granted support to Development Variance Permit No. 7912-0303-00 to reduce the minimum front yard and side yard setbacks at the Regular Council – Public Hearing meeting on December 15, 2014.
- The proposed development (Appendix II) is not in compliance with the new setback requirement for streamside protection and, therefore, a Development Variance Permit is required to allow the development application to proceed as originally contemplated.

Streamside Protection Considerations

- In July 2014, Council endorsed the Biodiversity Conservation Strategy and the implementation measures it recommended to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. This document identifies the use of a Development Permit Area (DPA) as an effective means to protecting Surrey's natural environmental assets.
- On September 12, 2016, Council approved changes to the Official Community Plan (OCP) and the Zoning By-law to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O or B streams, and the Zoning By-law (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.
- During drafting of the Streamside Protection Measures, staff were aware that its implementation would create a number of non-conforming sites throughout the City of Surrey. As such, it was anticipated that Development Variance Permit (DVP) applications could be considered in specific extenuating circumstances.
- Although the subject site is located within the newly established Sensitive Ecosystem DPA, a Sensitive Ecosystem Development Permit and accompanying Ecosystem Development Plan will not be required. The applicant demonstrated that the requested setback reduction does not impact the objectives outlined in the Official Community Plan for protecting sensitive ecosystems, and in support of this, the applicant:
 - Submitted a Riparian Areas Regulation (RAR) assessment report prepared by Marlim Ecological Consulting Ltd. for the on-site Class A watercourse;
 - Submitted a RAR peer review conducted by Phoenix Environmental Services Ltd. which concluded that the RAR assessment is acceptable;
 - The applicant proposes to convey the Streamside Protection and Enhancement Area (SPEA) located on the subject property to the City for open space; and
 - The applicant will enter into P-15 agreement for the monitoring and maintenance of the re-plantings in the riparian area.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setback distance from top-of-bank for a "Natural Class A Stream" in Part 7A of the Zoning By-law from 30 metres (98 ft.) to 6.5 metres (21 ft.).

Applicant's Reasons:

- The applicant has taken appropriate measures to ensure the objectives of the sensitive ecosystems guidelines in the OCP have been met.
- The applicant will convey, without compensation, the portion of the Streamside Protection and Enhancement Area (SPEA) that falls on the subject property to the City for open space.

Staff Comments:

- The property is significantly encumbered by Hyland Creek, a Class A watercourse, which flows east to west from the Serpentine River towards King George Boulevard and 68 Avenue.
- In accordance with the newly approved streamside setback areas in the Zoning By-law, the minimum required setback measured from top-of-bank is 30 metres (98 ft.). The requested DVP seeks a minimum 6.5 metres (21 ft.) setback measured from top-of-bank.
- Where the proposal involves reducing the streamside setback area, a Development Variance Permit (DVP) is required and is to include an Impact Mitigation Plan. This is intended to ensure that the proposed setback reduction does not create negative impacts on the sensitive ecosystems that are intended to be protected, cause flooding or other negative impacts on the property owners located next to the stream, or increase City of Surrey maintenance costs as a result of the reduced setback.
- It has been determined that an Impact Mitigation Plan is not required in this scenario and the requested variance has merit for the following reasons:
 - The applicant provided a Riparian Areas Regulation (RAR) assessment report on February 6, 2013 for the on-site Class A watercourse. The RAR report supports a 10 metre (33 ft.) setback from high water mark adjacent to the watercourse. As a result, the proposed single-tenant industrial building will be setback a minimum of 10 metres (33 ft.) to 15 metres (49 ft.) from high water mark;
 - The Qualified Environmental Professional (QEP) who completed the original RAR assessment has since updated the site plan and confirmed the proposed industrial building will be located a minimum of 6.5 metres (21 ft.) to 6.9 metres (23 ft.) from top-of-bank. The average setback is 6.7 metres (22 ft.) from top-of-bank;
 - The RAR report was peer reviewed by a Qualified Environmental Professional (QEP), dated September 16, 2013, which concluded the original RAR assessment is acceptable;
 - The portion of the Streamside Protection and Enhancement Area (SPEA) that falls on the subject property has an area of 1,427 square metres (15,360 sq. ft.) and will be conveyed to the City for open space. This open space comprises approximately forty percent (40%) of the total site area;

- The applicant will complete a P-15 Agreement with the City for the monitoring and maintenance of re-plantings in the riparian area;
- The application was in process prior to the adoption of the Streamside Protection requirements in the Zoning By-law; and
- The proposed DVP is required to facilitate the associate development.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Development Variance Permit No. 7912-0303-01

INFORMATION AVAILABLE ON FILE

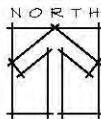
- Riparian Areas Regulation (RAR) Assessment Report Prepared by Marlim Ecological Consulting Ltd., dated February 6, 2013.
- Peer Review of the Riparian Areas Regulation (RAR) Assessment Report Prepared by Phoenix Environmental Services Ltd, dated September 16, 2013.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MRJ/dk

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



SITE PLAN

Scale 1"=20'

XXXXX.dwg		Drawing Title:		SITE PLAN	
Scale:	As Noted	Sheet:	of	Proposed Title:	
Date:		13-1392		PROPOSED INDUSTRIAL BUILDING	
Revision:		A101		14933 - 64 Avenue	
				Surrey B.C.	
Ionic Architecture Inc. architect-member a.i.b.c. 20-5500 152nd Street Surrey B.C. V3V 5T1-0698 tel: 1778 571-0618 fax: 1778 571-0699 office@ionic-architecture.com					

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0303-01

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: 011-049-511

Parcel "A" (Reference Plan 14028) Lot 2 Section 15 Township 2 New Westminster District Plan 4079

14913 - 64 Avenue

(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(s) has/have been issued, as follows:

Parcel Identifier:

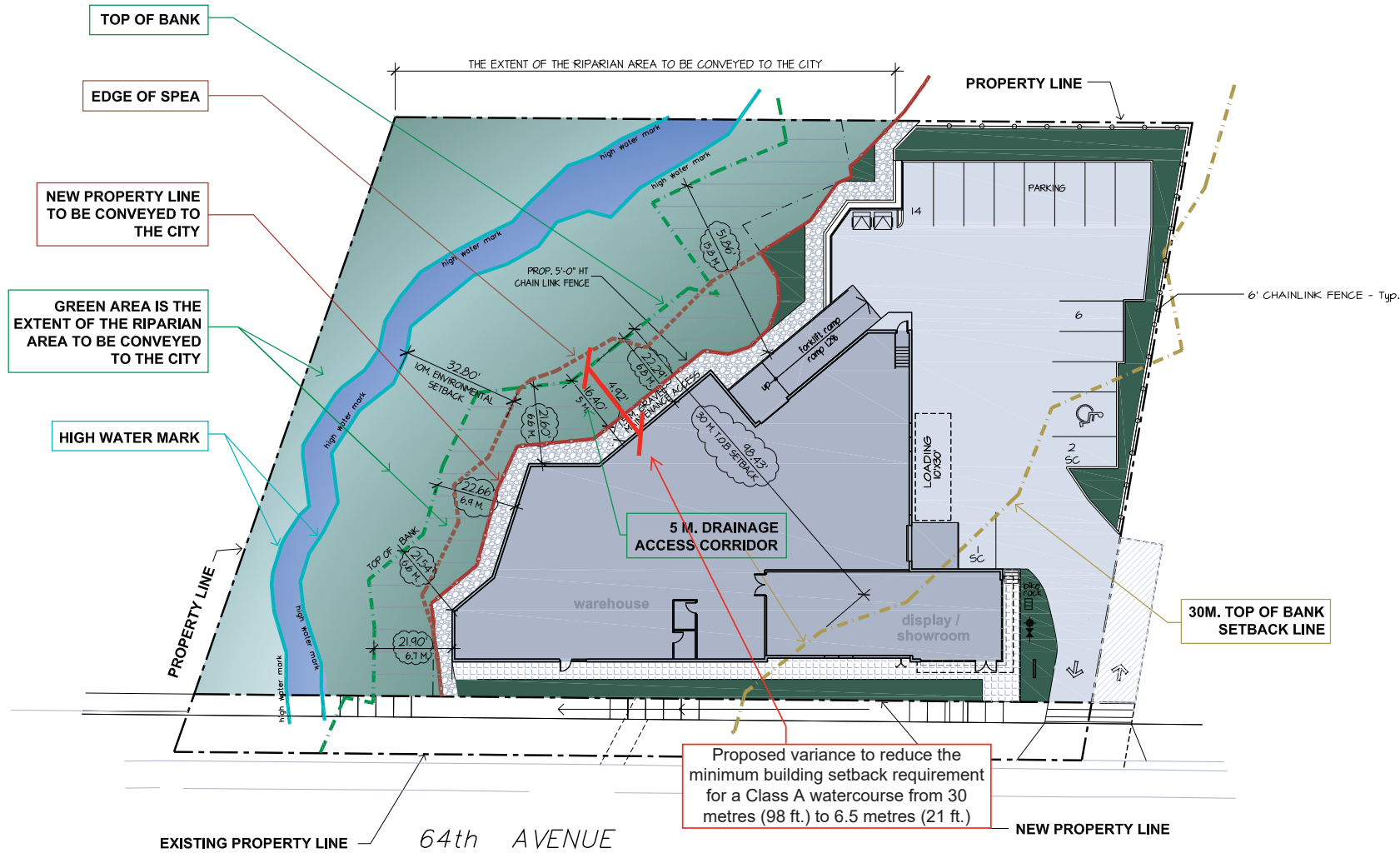
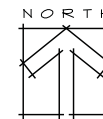
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum distance from top-of-bank for a "Natural Class A Stream" is reduced from 30 metres (98 ft.) to a minimum of 6.5 metres (21 ft.) measured from top-of-bank.
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 unless the subdivision, as conceptually shown on Schedule S which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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 – Linda Hepner

City Clerk – Jane Sullivan



Proposed variance to reduce the minimum building setback requirement for a Class A watercourse from 30 metres (98 ft.) to 6.5 metres (21 ft.)

SITE PLAN

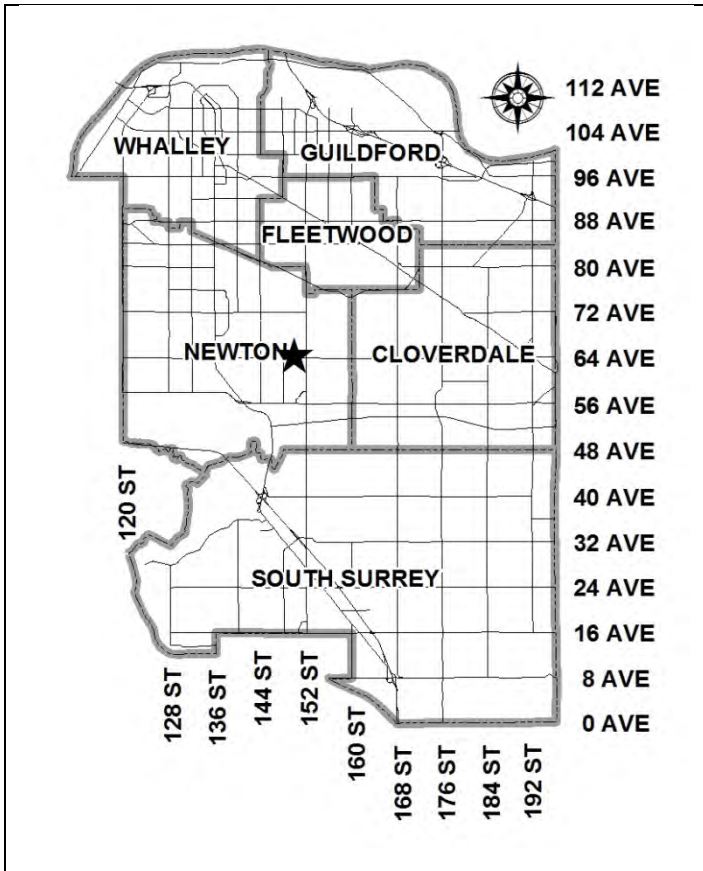
Scale 1"=20'

XXXXX.DWG Scale: As Noted Date: - Revision: 13-1392		Drawing Title: SITE PLAN Sheet: - of - Project Title: PROPOSED INDUSTRIAL BUILDING 14933 - 64 Avenue Surrey B.C.	Project No. 13-1392 Sheet of - Drawing Title: SITE PLAN Project Title: PROPOSED INDUSTRIAL BUILDING 14933 - 64 Avenue Surrey B.C.	Ionic Architecture Inc. architect-member a.i.b.c. 20-6500 152nd Street Surrey B.C. V4S 1G9 Tel: (778) 871-0818 Fax: (778) 871-0819 Email: office@ionic-architecture.com
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City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0303-00

Planning Report Date: December 1, 2014

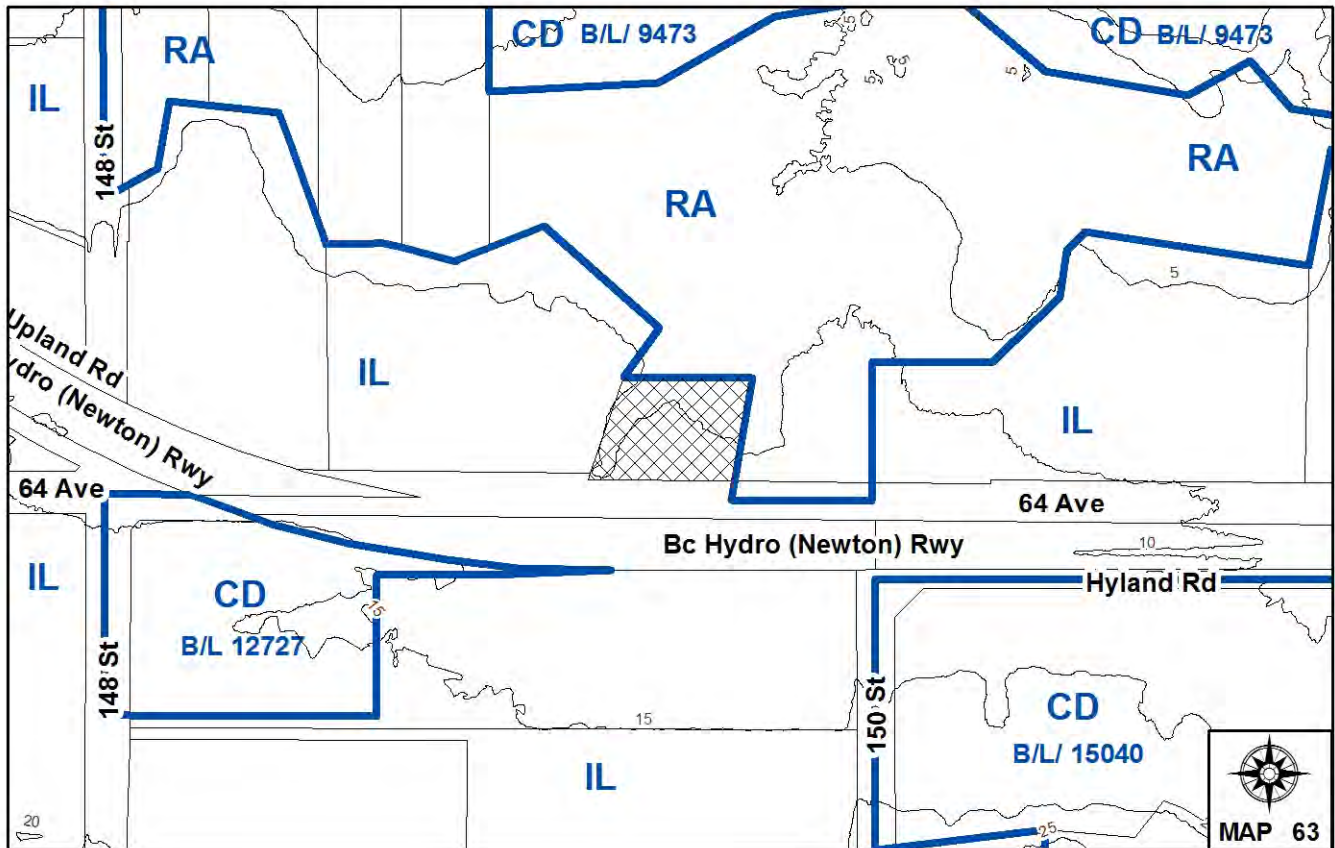


PROPOSAL:

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

in order to permit the development of a single-tenant industrial building as well as vary the minimum front yard and side yard setbacks under the IL Zone.

LOCATION: 14913 – 64 Avenue
OWNER: Cs. 22(1) Matharu
 Ps. 22(1) Matharu
ZONING: IL
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit in order to reduce the minimum front yard and side yard setbacks to accommodate the construction of an industrial building.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation.
- The proposed single-tenant industrial building is considered attractive, well-designed and provides an appealing addition to 64 Avenue as well as establishes a high-standard for the form, design and character of future industrial buildings proposed within the surrounding neighbourhood.
- The applicant is proposing setback variances in order to maximize the building envelope with minimal impact to the adjacent riparian area, to be conveyed to the City, as well as 5 metre (16 ft.) wide drainage access corridor along the western façade. The proposed setback relaxation on 64 Avenue is considered reasonable and ensures an attractive streetscape without reducing on-site parking. A minimum setback of 1.5 metres (5 ft.) is proposed between the eastern boundary of the riparian area and proposed industrial building. The setback will allow for a 5 metre (16 ft.) wide drainage servicing corridor as well as provide sufficient root protection zones in order to maximize off-site tree preservation (Appendix II).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0303-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0303-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 3 metres (10 ft.); and
 - (b) to reduce the minimum west side yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant convey the riparian area, measured to 10 metres (33 ft.) from high water mark, as well as the drainage access corridor measured to 5 metres (16 ft.) from top-of-bank to the City without compensation;
 - (g) the applicant successfully complete a P-15 agreement for future planting within the riparian area;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (j) the applicant register a Restrictive Covenant (RC) on title which limits all fencing located adjacent to the riparian area and 5 metre drainage access corridor to black coated vinyl chain link with a maximum height of 1.2 metres.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Parks, Recreation & Culture: A P-15 agreement is required for monitoring and maintenance of re-planting within the riparian area. All fencing located adjacent to the riparian area and 5 metre drainage access corridor should be on the west lot line and limited to black coated vinyl chain link. The fence height and mature height of landscape material planted adjacent to the riparian area and drainage access corridor should not exceed 1.2 metres.
- Surrey Fire Department: No comments.

SITE CHARACTERISTICS

Existing Land Use: Vacant parcel

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and East:	Bible Fellowship Housing Society and vacant land	Industrial	RA
South (Across 64 Avenue):	B.C. Hydro rail corridor, and beyond, Industrial buildings as well as outdoor storage	Industrial/Industrial	IL
West:	City land and Fire Hall No. 9	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the north side of 64 Avenue between 148 Street and 152 Street. The property is designated "Industrial" in the Official Community Plan (OCP) and presently zoned "Light Impact Industrial Zone (IL)".
- A single family dwelling and detached garage were recently demolished.

Current Proposal

- The applicant proposes to construct a single-tenant industrial building that provides roughly 692 square metres (7,450 sq. ft.) of ground-floor warehouse space with a 155 square metre (1,670 sq. ft.) showroom to display the flooring products stored on-site. The applicant has provided a letter that states retail and retail warehouse uses will not take place, in keeping with the land-uses permitted under the IL Zone.

- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3 metres (10 ft.) as well as west side yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) in order to allow the construction of the proposed industrial building.

DESIGN PROPOSAL AND REVIEW

Proposed Building

- The applicant proposes to construct a single-tenant industrial building on the subject property that includes a warehouse and adjacent showroom for display purposes. The proposed building will offer about 847 square metres (9,120 sq. ft.) of floor space.
- The proposed industrial building conforms to the Floor Area Ratio (FAR), maximum building height, lot coverage as well as rear yard and east side yard minimum setback requirements in the IL Zone.
- The concrete tilt-up building is attractive, well-designed and provides an appealing addition to 64 Avenue by establishing a high-standard in terms of the form, design and character of future industrial buildings within the surrounding neighbourhood. The façade includes pre-finished metal flashing, steel canopies, aluminum shading devices, concrete reveals with darker accent materials as well as ground-floor windows and blue-tinted glass curtain walls with aluminum composite panels on the upper-storey. Furthermore, several metal trellises are proposed along the south façade to support the growth of vertical planting which adds interest to the building elevation and effectively reduces the amount of blank walls facing 64 Avenue.
- The proposal was not forwarded to the Advisory Design Panel (ADP) for review but discussed internally by City staff and deemed generally acceptable in terms of form, design and character.

Driveway Access and On-site Parking

- Under the Zoning By-law, one parking space is required for every 100 square metres (1,075 sq. ft.) of gross floor area for warehouse uses. Therefore, the proposed industrial building would require the applicant to provide nine (9) parking stalls on-site for employees and customers. The applicant proposes fourteen (14) parking stalls which includes one (1) accessible parking space thereby complying with provisions identified in the Zoning By-law.
- The applicant is proposing a reciprocal access easement along the east lot line of the subject property to facilitate a shared driveway for future development of that portion of 6633/6673 - 152 street adjacent to 64 Avenue. The owner of the neighbouring property (Bible Fellowship Housing Society) has provided a letter to staff in support of the reciprocal access easement.

Riparian Area Conveyance and Drainage Access Corridor

- The property is significantly encumbered by Hyland Creek, a Class A (red-coded) watercourse.

- The applicant previously submitted a Detailed Riparian Area Regulation (RAR) Assessment by Marlim Ecological Consulting Ltd. in February, 2013. The Peer Review conducted by Phoenix Environmental Services Ltd. in September, 2013 confirmed that a 10 metre setback from high water mark is sufficient to preserve the Streamside Protection and Enhancement Area (SPEA).
- In accordance with the findings of the Detailed RAR Assessment as well as Peer Review, the applicant has agreed to convey the riparian area, measured to 10 metres from high water mark, to the City without compensation for conservation purposes.
- Furthermore, the applicant has volunteered to convey an additional 5 metre (16 ft.) wide drainage access corridor to the City along the eastern boundary of the riparian area for City access/maintenance.

Proposed Free-standing Signage

- The Surrey Sign by-law permits a free-standing sign with a maximum height of 4.5 metres (15 ft.). The proposed free-standing sign will comply with the maximum height requirement and will not exceed a total height of 2.4 metres (8 ft.).
- The free-standing sign is 3 metres (10 ft.) wide and double-sided resulting in a total sign area of 8.9 square metres (97 sq. ft.). The Sign By-law permits a total sign area of 28 square metres (300 sq. ft.).
- The free-standing sign consists of a concrete foundation, granite surface, sandblasted concrete accent materials and back-lit aluminum letters which provide advertising exposure to passing motorists.
- The applicant proposes a minimum setback of 2 metres (6.5 ft.) from the south lot line of the subject property, in accordance with the minimum setback requirements in the Sign By-law.
- The applicant is proposing to introduce additional landscaping around the base of the sign to improve the overall appearance, including low-lying shrubs and additional groundcover.
- No fascia signage is currently proposed for the single-tenant industrial building.

Proposed Landscaping

- The proposed landscaping includes several on-site trees interspersed along the northern and eastern perimeter of the surface parking area. In an effort to improve pedestrian circulation, a north-south walkway is proposed off 64 Avenue with additional landscaping that connects to the sidewalk along the southern building façade which is used for emergency access purposes.
- A variety of trees, shrubs and groundcover are proposed on the subject property.
- Several trellis features are proposed on the southern façade in order to facilitate the growth of vertical planting.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates 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:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Coniferous Trees			
Douglas Fir	7	6	1
Grand Fir	1	1	0
Sitka Spruce	1	1	0
Western Red Cedar	29	29	0
Total (excluding Alder and Cottonwood Trees)	39	38	1
Additional Trees in the proposed Riparian Area	5	N/A	N/A
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		17	
Total Retained and Replacement Trees		18	
Contribution to the Green City Fund		\$17,700	

- The Arborist Assessment states that there are a total of 39 protected trees on the site, excluding Alder and Cottonwood trees. It was determined that no 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.
- Table 1 includes an additional 5 protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.

- 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 76 replacement trees on the site. Since only 17 replacement trees can be accommodated on the site, the deficit of 59 replacement trees will require a cash-in-lieu payment of \$17,700, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 64 Avenue. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist primarily of western red cedars.
- In summary, 17 trees are proposed to be retained or replaced on the site with a contribution of \$17,700 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 9, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject property is located within a Frequent Transit Area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal complies with the density permitted in the IL Zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant is proposing to implement several Low Impact Development Standards (LIDS) which include absorbent soils, green walls as well as sediment control devices. • The subject property includes a red-coded (Class A) watercourse that will be conveyed to the City, without compensation, for conservation purposes. • The applicant proposes to provide recycling pick-up on-site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The applicant will encourage pedestrian and cycling-oriented activities through providing accessible sidewalks, pedestrian linkages to off-site pathways and transit stops as well as bike racks and/or storage lockers.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposed layout and overall building design address CPTED principles by reducing hidden recesses, providing lighting within surface parking areas as well as installing significant ground-floor and upper-storey glazing which promotes natural surveillance.
6. Green Certification (F1)	<ul style="list-style-type: none"> • LEED design principles targeted where considered appropriate.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

The development application was not referred to the Advisory Design Panel (ADP) but reviewed internally by City staff and considered acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum front yard setback from 7.5 metres (25 ft.) to 3 metres (10 ft.); and
- To vary the minimum west side yard setback from 7.5 meters (25 ft.) to 1.5 meters (5 ft.).

Applicant's Reasons:

- The proposed variances are required to achieve a functional building envelope given the need for additional road dedication on 64 Avenue and development constraints which include the required drainage access corridor and riparian area encumbrance.

Staff Comments:

- The subject property is significantly constrained by a red-coded (Class A) watercourse. As a result, the proposed variances will ensure the building is functional and maintains appropriate setbacks from the riparian area as well as the drainage access corridor.
- The setback variances will increase the available floor area as well as allow a more efficient layout for industrial operations within the proposed single-tenant building.
- The requested variances also allow for more efficient siting of the propose building and surface parking area while improving on-site vehicle circulation and pedestrian access.
- The setback relaxations will have a negligible impact on adjacent properties.
- The proposed setback variances are, therefore, supported by City staff.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Layout, Building Elevation Drawings and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7912-0303-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ionic Architecture Inc. and PMG Landscape Architects, respectively, dated November 17, 2014.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	3,973 sq. m.
Road Widening area		
Undevelopable area		
Net Total	N/A	2,340 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	60%	38%
SETBACKS (in metres)		
Front	7.5 m.	3 m.
Rear	7.5 m.	18 m.
Side #1 (East)	7.5 m.	+7.5 m.
Side #2 (West)	7.5 m./o m.	1.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	10.81 m.
Accessory	N/A	
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
FLOOR AREA: Industrial		
Warehouse	N/A	692.1 sq. m.
Warehouse - Showroom	N/A	155.1 sq. m.
Total	N/A	847.2 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	847.2 sq. m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	N/A	0.22
FAR (net)	1.0	0.38
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial		
Warehouse and Showroom	9 stalls	14 stalls
Residential	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	9 stalls	14 stalls
Number of disabled stalls	N/A	1 stall
Number of small cars	4 stalls	2 stalls
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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LOCATION PLAN
Scale 1/8"=1'-0"



64 AVE. ELEVATION
Scale 1/8"=1'-0"



LEGAL DESCRIPTION :

Part of PCL "A" (RP 14028),
Lot 2 Section 15, Township 2, NMD, Plan 4079

CIVIC ADDRESS:

ADDRESS : 14913 64 AVENUE , SURREY, BC

Consultants :

Survey :
Chabot and Associates
Land Surveying Inc.
121 - 15940 20th Avenue
Surrey, B.C. V3W 0E2
ph. : 604-522-8186

Environmental :

Martin Ecological Consulting Ltd
12876 - 112 Avenue
Surrey, B.C. V4A 1S6
ph. : 604-522-6186

Arborist :

Mika Peden & Associates Ltd
118 125 8271 - 121 Street
Surrey, B.C. V3M 0A6
ph. : 604-522-6186

Landscaping :

PMO Landscape Architects
suite C100-1105 56th Creek Dr.
Surrey, B.C. V3C 6M1
ph. : 604-294-0011

Civil :

RJB Engineering Inc.
121 1465 - 130 St.
Surrey, B.C. V3M 1H8
ph. : 604-512-4328

ESD#	DR #	Description
02	11-14-17	
01	02-05-14	
		Rev.
		Date

Ionic Architecture Inc.
architect - member a.i.b.c.
90-400 150th Street
Surrey B.C. V3R 5A8
tel: 778-871-0886
www.ionicarch.com

PROPOSED INDUSTRIAL BUILDING
14913 - 64 Avenue
Surrey B.C.

Appendix II

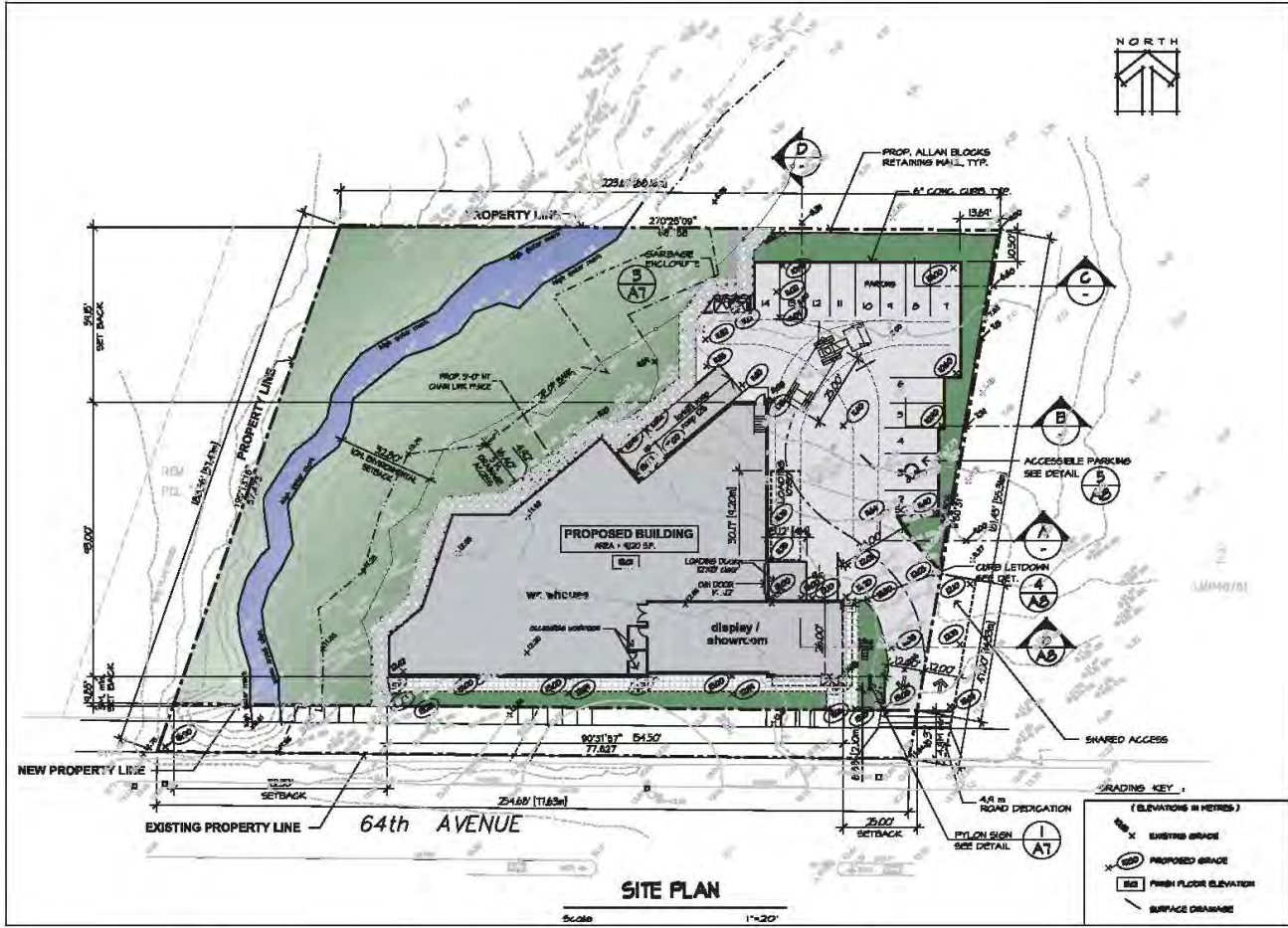
DRAWING INDEX :

- A-1 COVER SHEET
- A-2 SITE PLAN & PROJECT DATA
- A-3 FLOOR PLAN
- A-3a ROOF PLAN
- A-4 SOUTH & EAST ELEVATIONS
- A-5 NORTH & WEST ELEVATIONS
- A-6 SECTIONS
- A-7 SITE DETAILS
- A-8 SITE DETAILS

DEV. PERMIT APPLICATION # 7912-0303-00

proposed industrial building
14913 64 AVENUE

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SITE STATISTICS :

ADDRESS : 14913 64 AVENUE, SURREY, BC
 LEGAL DESCRIPTION: Part of P.C.L. "A" 888 142288
 L.S. 2 Section 25, Township 2, Range 19N 40W
 ZONING : L LIGHT IMPACT INDUSTRIAL ZONE

SITE AREA (GROSS) :	6240 m ² (143 ACRES)	6470 S.M.U.	42380 S.F.
ROAD DEDICATION :	6028 m ² (139 ACRES)	6261 S.M.U.	4104 S.F.
BANKING SETBACK :	602 m ² (13 ACRES)	6260 S.M.U.	4045 S.F.
SITE AREA NETO :	6025 m ² (137 ACRES)	(23540 S.M.U.)	20860 S.F.

DENSITY ALLOWED -	FURS. OF L.O.D.	22980 S.F.
DENSITY PROVIDED -	FURS. OF O.S.B.	4320 S.F.

SHOWROOM	1870 S.F.
WAREHOUSE	1760 S.F.
TOTAL FLOOR AREA :	4320 S.F.

SITE COVERAGE ALLOWED - (80%)	5015 S.F.
BUILDING AREA	4320 S.F.
SITE COVERAGE PROVIDED :	(86%)

SETBACKS :	REQUIRED -	PROVIDED -
FRONT (60m) from road dedication	2' (7.3m)	4.5' (1.36m)
REAR (NORTH)	2' (7.3m)	5' (1.52m)
SIDE (EAST)	2' (7.3m)	2' (7.3m)
SIDE (WEST)	2' (7.3m)	12.5' (3.81m)
MAX. HEIGHT	4' (1.22m)	36' (10.97m)

PARKING REQUIREMENT :

SHED FL.	1400 S.F.	64 STALLS
WAREHOUSE # 1075 S.F.	1600 S.F.	43 STALLS
SHOWROOM # 2340 S.F.	1600 S.F.	43 STALLS
TOTAL PARKING REQUIRED -	PLUS 1 LOADING PARKING 10 FT X 30 FT	112 STALLS

PARKING PROVIDED :

12 STALLS
3 SMALL CAR STALLS
TOTAL : 15 STALLS
PLUS 1 LOADING STALL 10'x30'

ACCESSIBLE PARKING :

REQUIRED 1 PER 100 PARKING STALLS : 1 PROVIDED 1
BIKES/ESB 1 PER 100 S.F. : 5 PROVIDED 3

NOTES :

TYPICAL PARKING SPACE 8.5'x18'
 SMALL SPACE 8.5'x18'
 HANDICAP SPACE 12.5'x18'

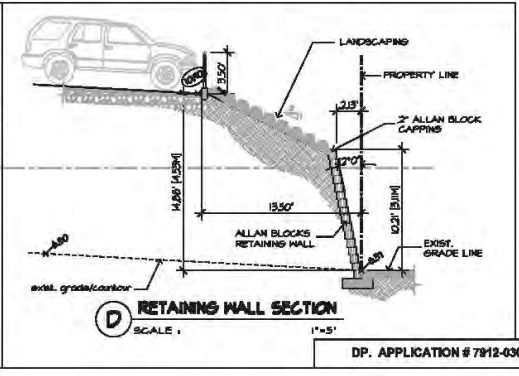
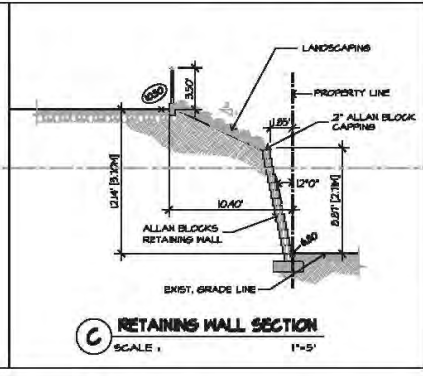
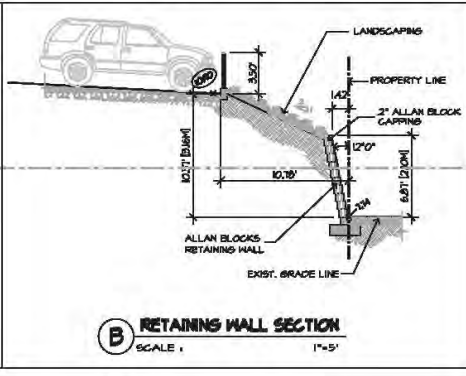
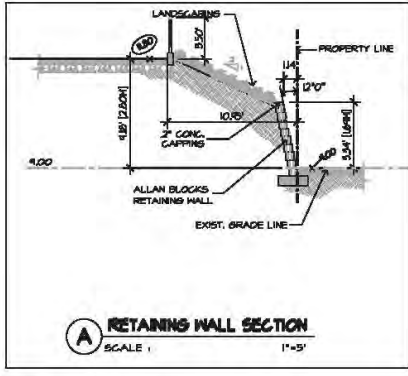
PROVIDE CURB LIFT DEVICES TO ALL PATHS AND WALKWAYS FROM PARKING AREAS AT LOCATIONS INDICATED.

PROVIDE 6" EXTRUDED CONCRETE CURBS AT LANDSCAPING AREAS & PARKING ISLANDS AS INDICATED.

PROVIDE 6" CONC. WHEEL STOPS SECURED BY DEFORMED BARS WHERE THERE IS NO CURB.

PARKING PAINTED LINES 3" WIDE WHITE PAINT LINE FOR PARKING SPACES TYP. LETTERS TO BE 12" HIGH * SMALL CAR ONLY FOR SMALL CAR SPACES, DENOTED AS "SC" ON PLAN.

SIDEWALKS - 4" CONC. (W/STEEL MESH) ON MIN. 6" COMPACTED GRANULAR FILL, PROVIDE FIBREGLASS REINFORCED JOINTS @ 5' O.C. MAX. (DIP STRIPS), FINISHES - BROOK FINISH OR EXPOSED AGGREGATE WHERE NOTED.

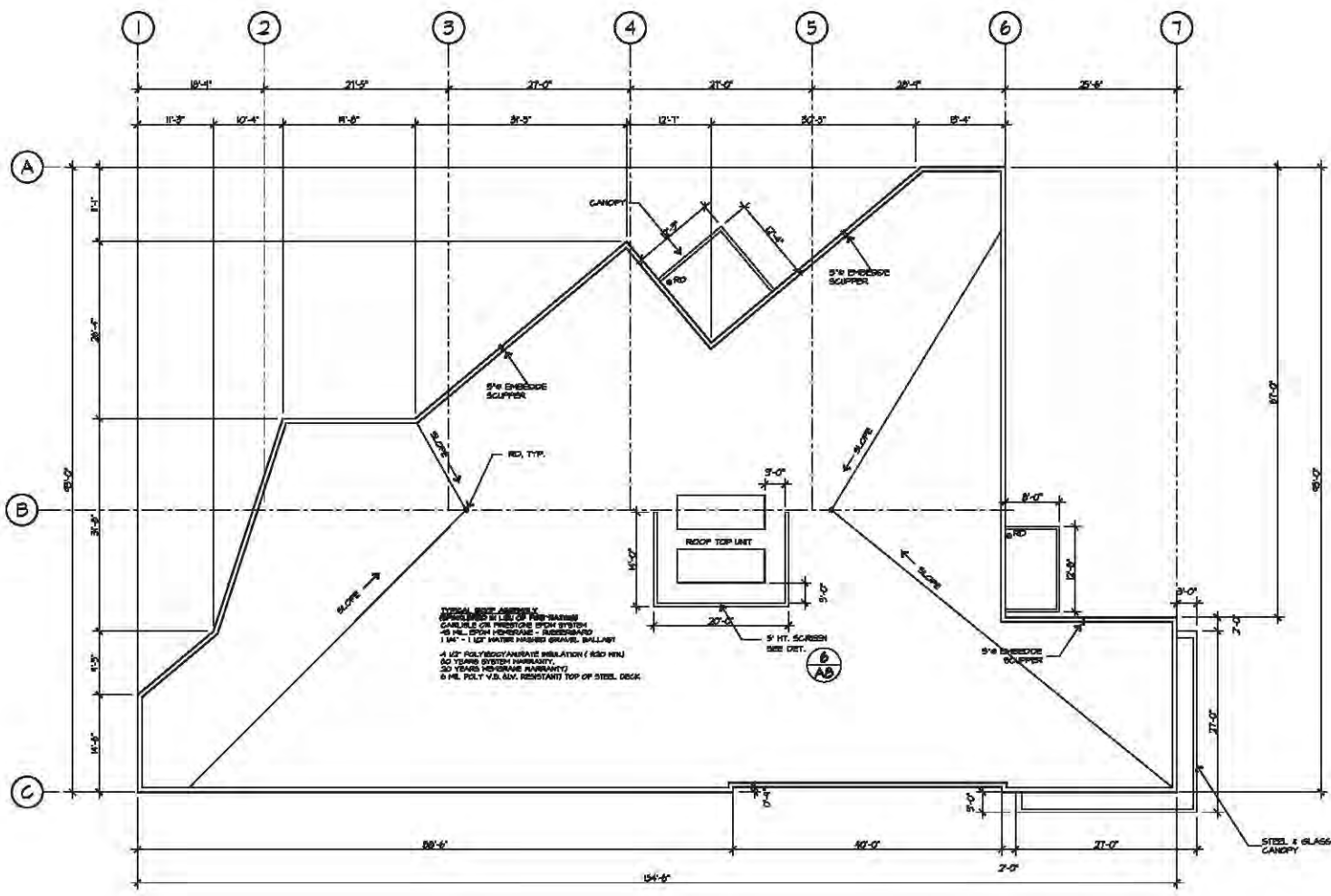
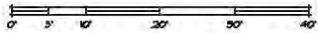


DATE	11-17-14	ISSUED FOR DP	
DATE	05-01-14	ISSUED FOR DP	
DATE	03-03-14	ISSUED FOR DP	
DATE	03-03-14	ISSUED FOR DP	

DP. APPLICATION # 7912-0303-00

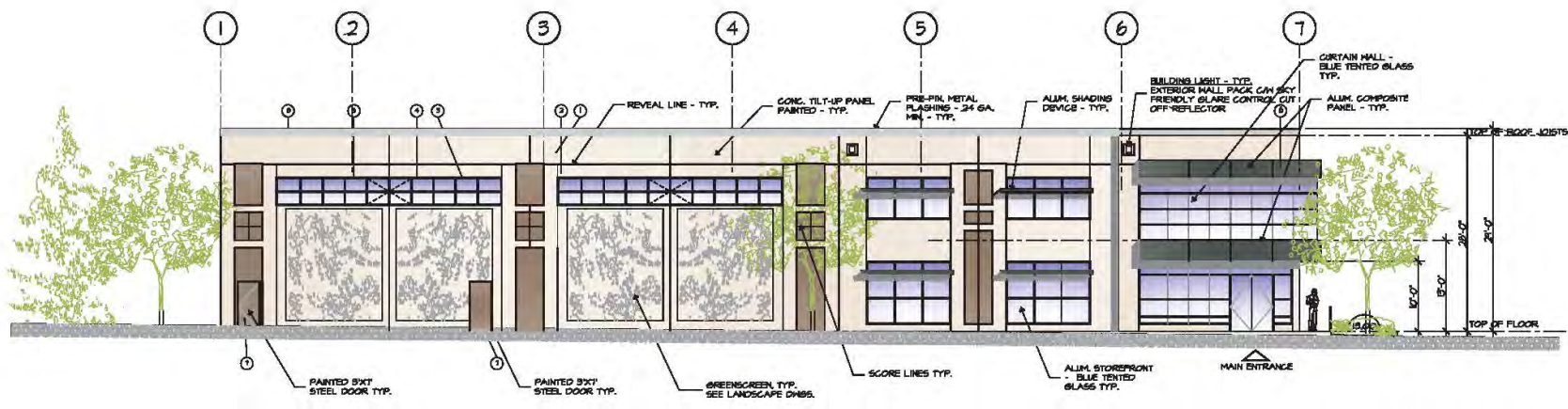
IONIC Architecture Inc.
 architect - member a.i.b.c.
 14913 64 Avenue, Surrey B.C.
 Tel: 604-591-9488
 Fax: 604-591-9488
 www.ionicarch.com

IONIC Architecture Inc.
 SITE PLAN
 Project Title: PROPOSED INDUSTRIAL BUILDING
 14913 - 64 Avenue
 Surrey B.C.
 Scale: As Noted
 Date: JUN. 2014
 Revision: 13-1392
 Sheet: A-2



ROOF PLAN PLAN
 Scale 1/8"=1'-0"

Scale	As Noted	Sheet	of	Drawing Title	Revision
Date	JUN 2014			ROOF PLAN	
Revision	13-1392			PROPOSED INDUSTRIAL BUILDING	
	A-30			14913 - 64 Avenue	
				Surrey B.C. V2R 5A8	
				architect-member a.i.a.c.	
				IONIC ARCHITECTURE INC.	
				1011-17-16	
				DATE	
				DESCRIPTION	

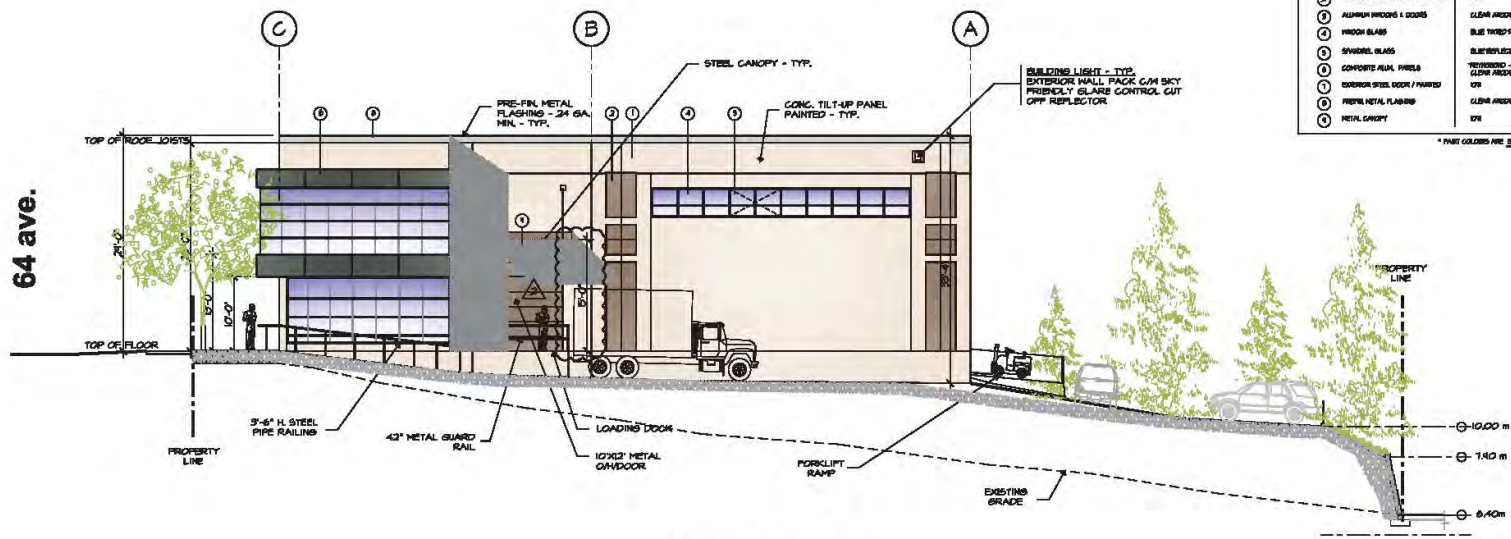


STREET PROFILE (view from 64 avenue)

Scale 1/8"=1'-0"

EXTERIOR MATERIALS & FINISHES	
SYMBOL / FINISH	COLOR
①	CONCRETE WALL PANEL / PAINTED 282
②	CONCRETE WALL PANEL / PAINTED 878
③	ALUMINUM WINDOWS & DOORS CLEAR ANODIZED
④	FRIGID GLASS BLUE TINTED REFLECTIVE
⑤	FRIGID GLASS SILVER TINTED
⑥	CONCRETE WALL PANELS TERRAZZO - 32 PUNCH CLEAR ANODIZED
⑦	PRE-FIN METAL FLASHING CLEAR ANODIZED
⑧	METAL CANOPY 878

* FINISH COLORS ARE INDICATED HERE



EAST ELEVATION

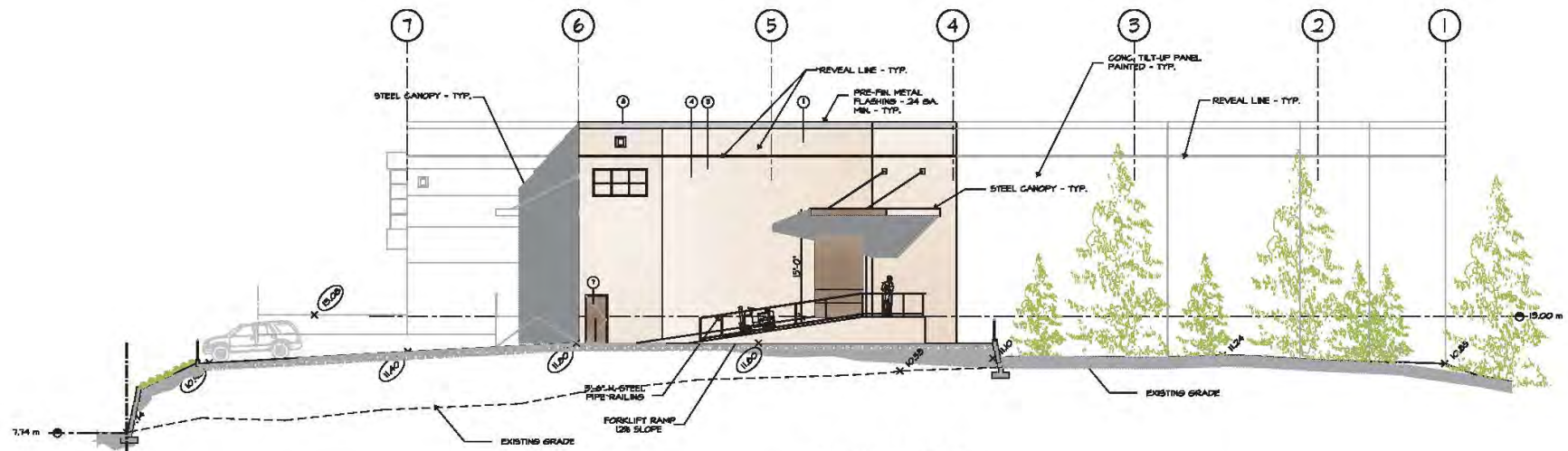
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Scale	As Noted	Sheet	of	Project No.	13-1392
Date	JAN. 2014			Project No.	14913 - 64 Avenue
Revision				Location	Surrey B.C.
				Client	A-4

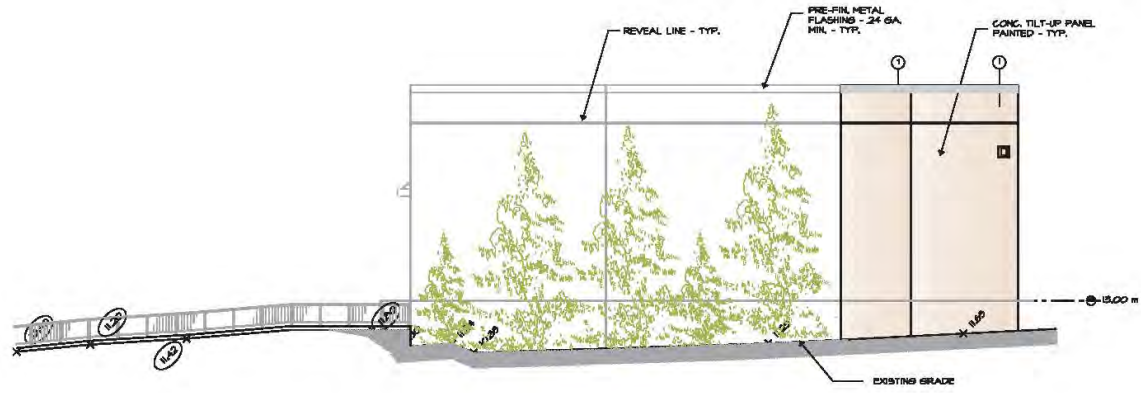
Company Name	Ionic Architecture Inc.
Architect	member a.i.b.c.
Address	14913 - 64 Avenue
Phone	778-871-0818
Website	www.ionic-architecture.com

Drawn By	DP	Date	
Checked By	DP	Date	
Approved By	DP	Date	



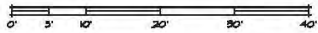
NORTH ELEVATION

Scale 1/8"=1'-0"



WEST ELEVATION

Scale 1/8"=1'-0"

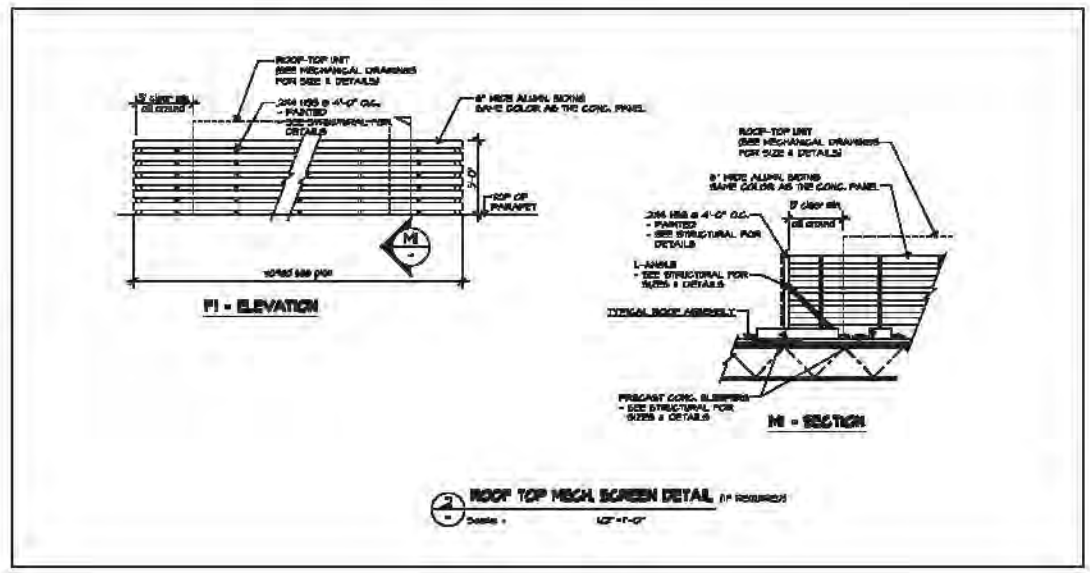
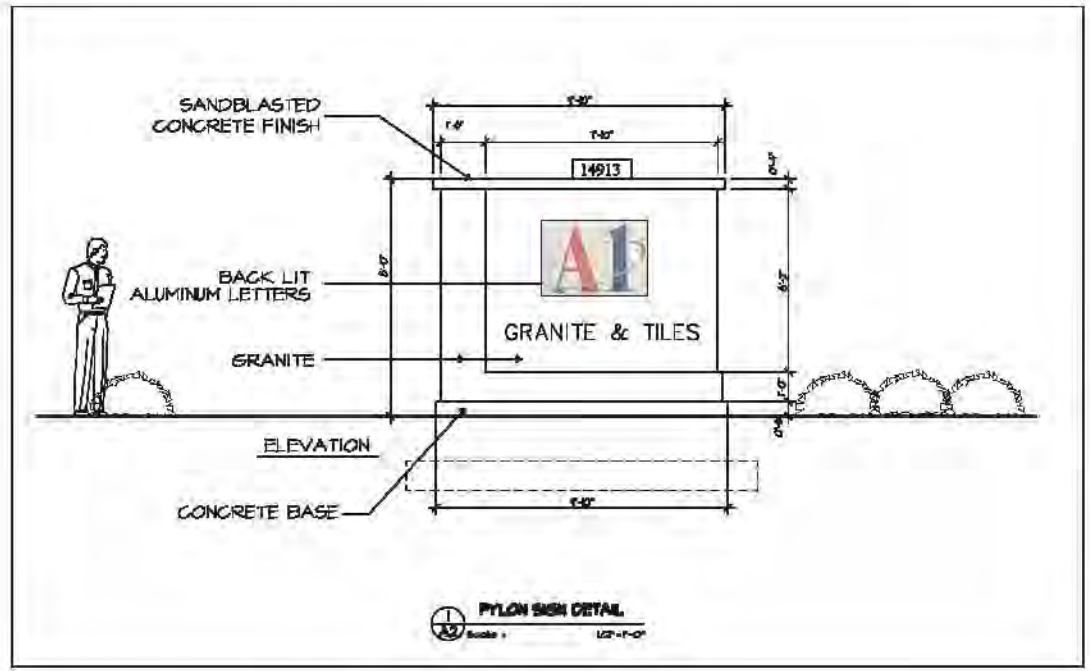
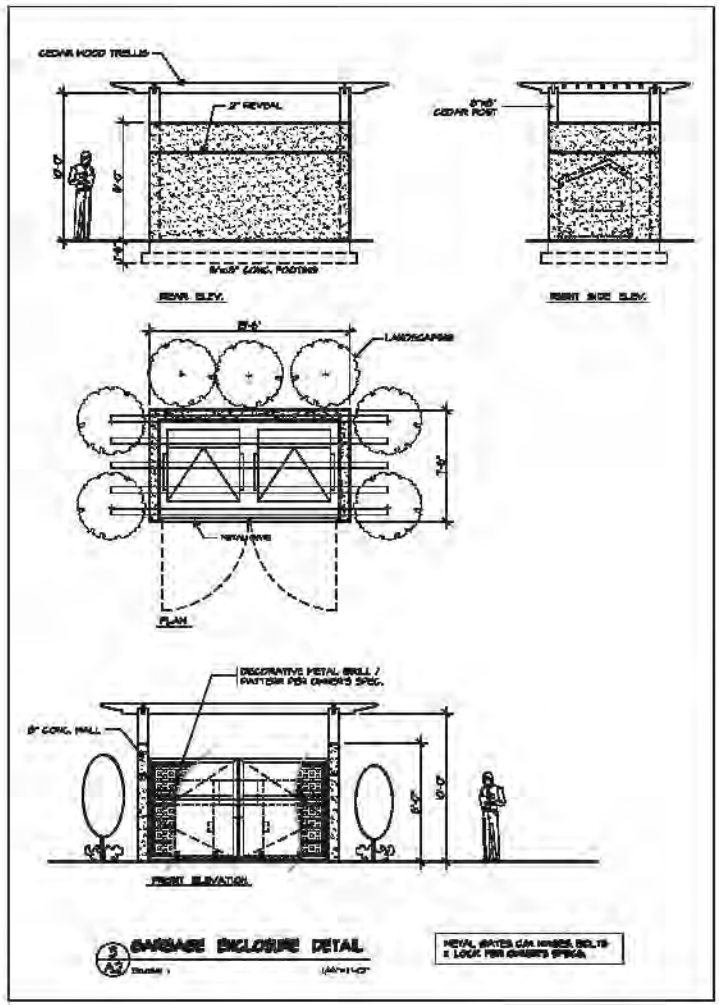


EXTERIOR MATERIALS & FINISHES :

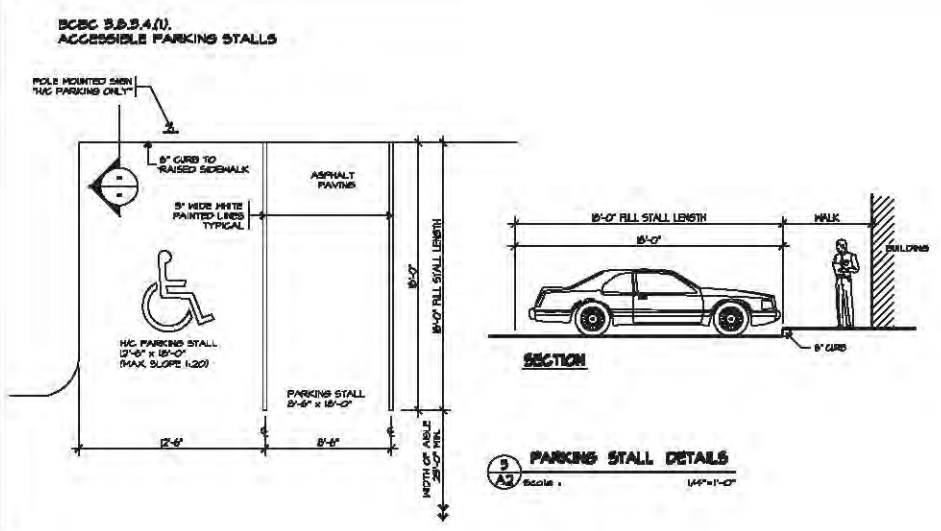
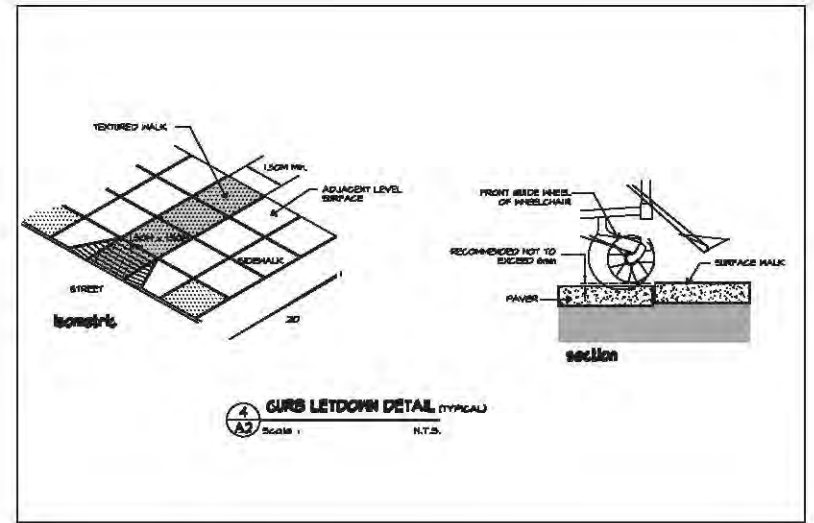
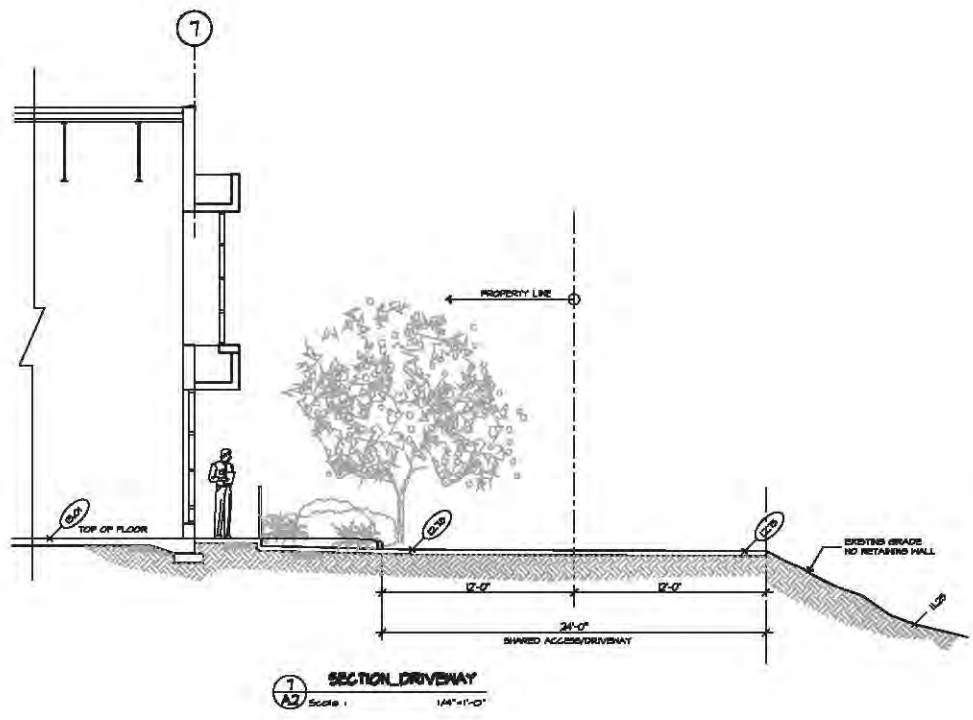
SYMBOL / FINISH	COLOR
① CONCRETE WALL PANEL / PAINTED	267
② CONCRETE WALL PANEL / PAINTED	101
③ ALUMINUM SIDING / COLOR	GLASS MIRROR
④ WINDOW GLASS	BLUE TINT REFLECTIVE
⑤ WINDOW GLASS	BLUE REFLECTIVE
⑥ COMPOSITE PANEL PANELS	RETICULATED - 10 MESH
⑦ EXTERIOR STEEL DOOR / PAINTED	101
⑧ PRE-FIN. METAL FLASHING	GLASS MIRROR
⑨ METAL CANOPY	101

* PAINT COLORS ARE COORDINATED

Sheet No.	A-5
Scale	1/8"=1'-0"
Date	JULY 2014
Revision	13-1392
Project No.	14913 - 64 Avenue
Project Name	PROPOSED INDUSTRIAL BUILDING
Client	IONIC ARCHITECTURE INC.
Architect	IONIC ARCHITECTURE INC.
Address	14913 - 64 Avenue
City	SURREY B.C.
Country	CANADA
Phone	604-581-1111
Fax	604-581-1111
Website	www.ionicarch.com
Drawn By	IONIC ARCHITECTURE INC.
Checked By	IONIC ARCHITECTURE INC.
Scale	1/8"=1'-0"
Date	11-17-14
Project	13-1392
Sheet	A-5
Scale	1/8"=1'-0"
Date	11-17-14
Project	13-1392
Sheet	A-5



Sheet No.	13-1392	Project No.	14913 - 64 Avenue
Date	JUN 2014	Client	PROPOSED INDUSTRIAL BUILDING
Revision	A-7	Architect	Ionic Architecture Inc.
		Architect - member A.I.A.C.	
		Address	14913 - 64 Avenue
		City	Surry B.C.
		Phone	604-299-8222
		Fax	604-299-8222
		Website	www.ionicarch.com
		Scale	As Shown
		Description	

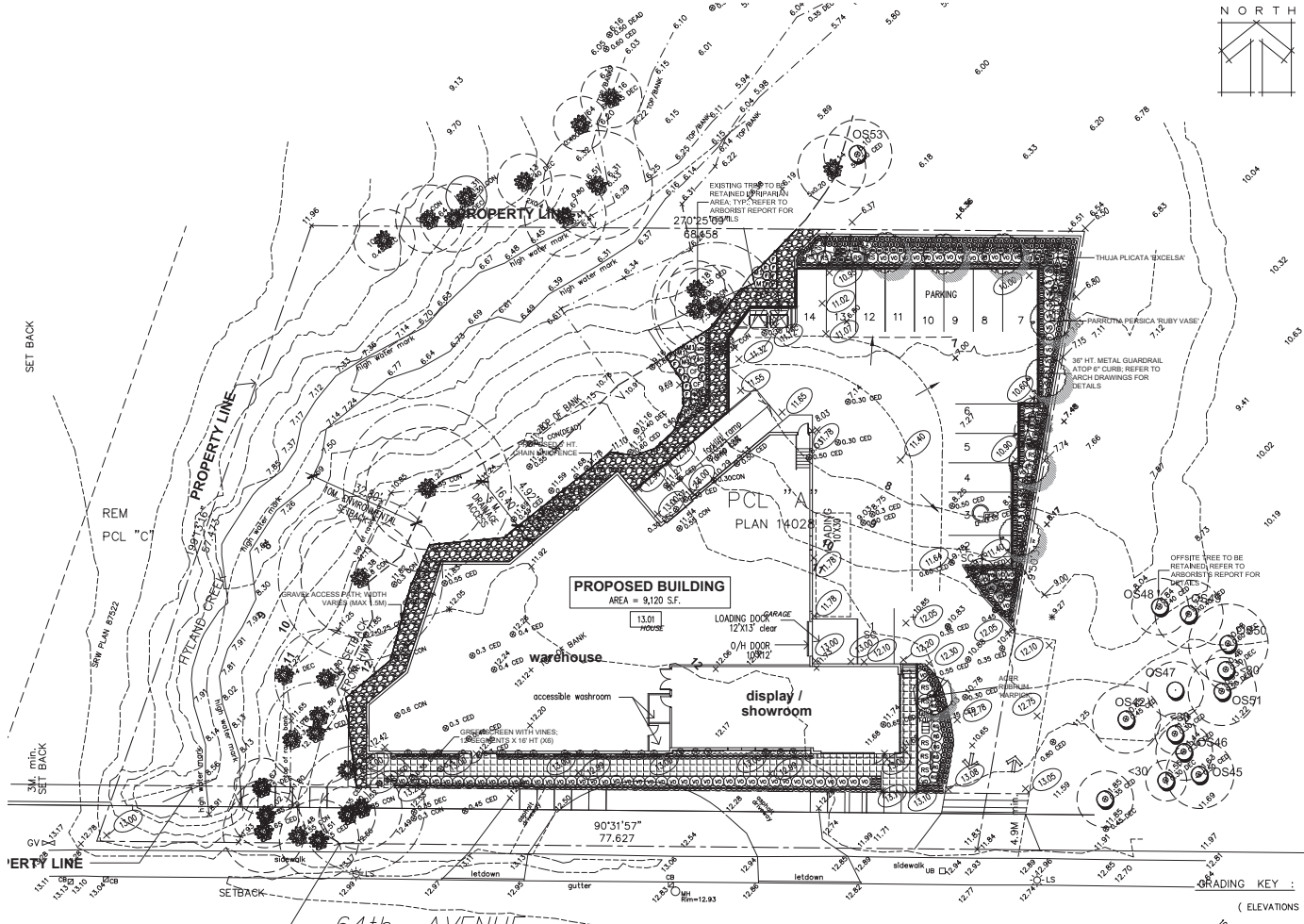
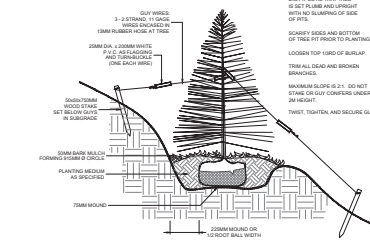
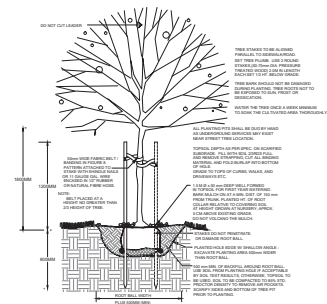


Project No.	13-1392
Project Name	PROPOSED INDUSTRIAL BUILDING
Address	14913 - 64 Avenue
City	Surrey B.C.
Client	
Scale	
Date	19/11/2014
Drawn By	
Checked By	
Project No.	13-1392
Project Name	PROPOSED INDUSTRIAL BUILDING
Address	14913 - 64 Avenue
City	Surrey B.C.
Client	
Scale	
Date	19/11/2014
Drawn By	
Checked By	

Ionic Architecture Inc.
architect - member a.i.b.c.
address: 14913 - 64 Avenue
Surrey B.C. V4N 2A8
phone: 604-591-9999
email: info@ionicarch.com

IONIC ARCHITECTURE INC.
SITE DETAILS
Sheet of
Project No. 13-1392
Project Name PROPOSED INDUSTRIAL BUILDING
Address 14913 - 64 Avenue
City Surrey B.C.

SEAL:



1	14 NOV 17	REV. PER CITY COMMENTS/ISSUED FOR PERM.	CU
2	14 SEP 23	REV. PER CITY COMMENTS/ISSUED FOR PERM.	CU
1	14 JUN 22	REV. PER FORELIFT RAMP	CU
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:
PROPOSED INDUSTRIAL BUILDING
14913 64TH AVENUE
SURREY

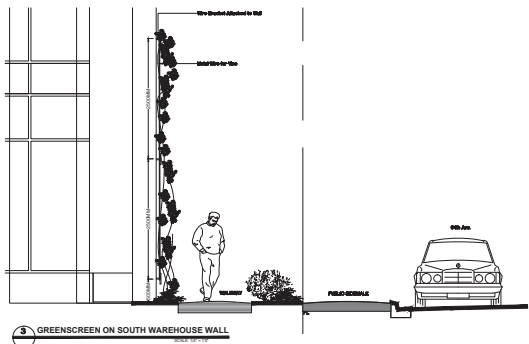
DRAWING TITLE:
LANDSCAPE PLAN

DATE: 14.MAY.15 DRAWING NUMBER:
SCALE: 1/16" = 10'
DRAWN: CW
DESIGN: CW
CHKD: PCM

L1
OF 2

PLANT SCHEDULE				PMG PROJECT NUMBER: 14-045
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER RUBRUM 'KARPIK'	COLUMNAR KARPICK MAPLE	5CM CAL; 1.8M STD; B&B
	7	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5CM CAL; B&B
	9	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT; B&B
SHRUB	2	CORNUS SERICEA 'FLAVIRAMEA'	YELLOWTWIG DOGWOOD	#2 POT; 50CM
	5	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 50CM
	16	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT; 80CM
	9	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT; 40CM
	89	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
VINE	18	TRACHELOSPERMUM JASMINOIDES 'MADISON'	STAR JASMINE	#3 POT; 75CM; STAKED
ERC	222	ARCTOSTAPHYLOS UVA-URSI	KINKKINICK	#1 POT; 20CM, 450 O.C.
	76	BLECHNUM SPICANT	DEERFERN	#1 POT; 25CM
	337	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 25CM
	20	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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



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

FROM: Development Services Manager, Engineering Department

DATE: November 24, 2014 **PROJECT FILE:** 7812-0303-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 14913 64 Avenue

DEVELOPMENT PERMIT

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

Property and Right-of-Way Requirements

- Dedicate 4.942 meters along 64 Avenue for the ultimate 30.0 metre Arterial Road Standard.
- Provide a 0.500 metre Statutory Right-of-Way (SRW) along 64 Avenue frontage for service connections and sidewalk maintenance.

Works and Services

- Construct an 11.0 metre wide concrete letdown with a 6.0 metre access landing area at a maximum 5% grade. The remainder of the driveway is to be a maximum 10% grade.
- Construct a 40.0 metre long median break to allow for left turn movement into the site. The City will not provide funding for the construction of the median break.
- Construct storm, water, and sanitary service connections to service the development.
- Provide on-site stormwater management features in accordance with the Hyland Creek ISMP and register applicable restrictive covenants (RC).
- Register a shared access and working easement on title with 15090/15100 66A Avenue.
- Enter into an agreement with the City for monitoring and maintenance of replantings in the conveyed riparian areas.

A Servicing Agreement required prior to issuance of the Development Permit.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

CE

NOTE: Detailed Land Development Engineering Review available on file

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 12-0303-00


Address: 14913 / 43 - 64 Avenue, Surrey, BC

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	39
Protected Trees to be Removed	38
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $38 \times \text{two (2)} = 76$ 	76
Replacement Trees Proposed	17
Replacement Trees in Deficit	59
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	5

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times 1 \text{ one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $1 \times \text{two (2)} = 2$ 	3
Replacement Trees Proposed	0
Replacement Trees in Deficit	3

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: November 14, 2014
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(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0303-00

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: 011-049-511

Parcel "A" (Reference Plan 14028) Lot 2 Section 15 Township 2 New Westminster District Plan 4079

14913 – 64 Avenue

(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(s) has/have been issued, as follows:

Parcel Identifier:

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

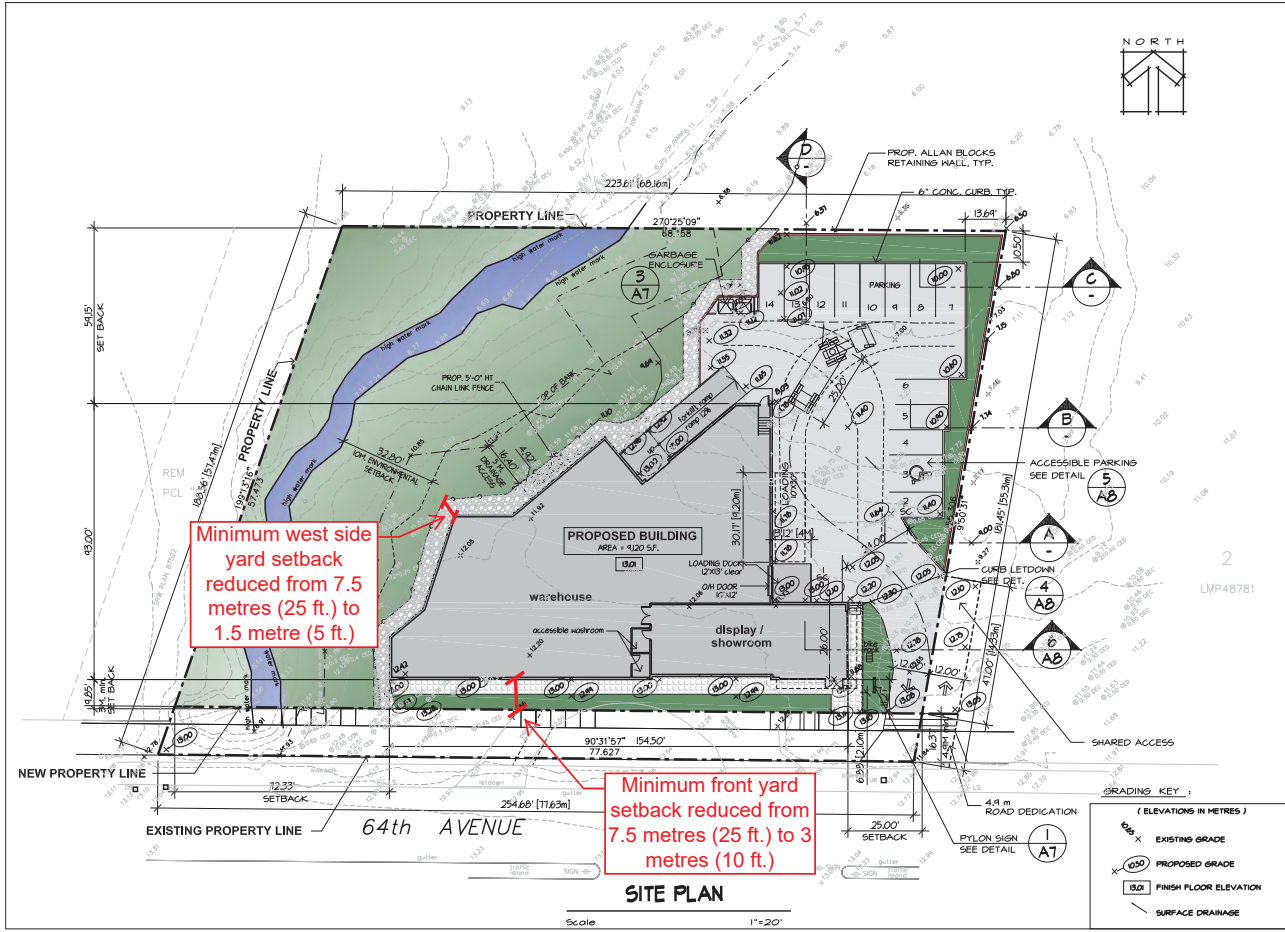
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 48, Light Impact Industrial Zone (IL), the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 3 metres (10 ft.).

- (b) In Section F of Part 48, Light Impact Industrial Zone (IL), the minimum west side yard setback is reduced from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7912-0303-00(A) (the "Drawings") which is attached hereto and forms part of this development variance permit.
 6. 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.
 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 8. 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.
 9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 10. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



SITE STATISTICS :

ADDRESS : 14913 64 AVENUE, SURREY, BC
 LEGAL DESCRIPTION: Part of PCL "A" (R# 14028),
 Lot 2 Section 5, Township 2, Range 2, Plan 4074

ZONING : IL LIGHT IMPACT INDUSTRIAL ZONE

SITE AREA (GROSS) :	(0.40 ha)	(.98 ACRES)	(8413.5M)	42,160 SF.
ROAD DEDICATION :	(0.028 ha)	(.074 ACRES)	(2301.15M)	4,101 SF.
ENVRD. SETBACK :	(0.12 ha)	(.31 ACRES)	(1,250.5M)	13,463 SF.
SITE AREA (NET) :	(0.23 ha)	(.57 ACRES)	(2,340.5M)	25,886 SF.
DENSITY ALLOWED :	F.A.R. OF 1.00 22,340 SF.			
DENSITY PROVIDED :	F.A.R. OF 0.36 4,120 SF.			
SHOWROOM WAREHOUSE :	1,610 s.f. 1,450 s.f.			
TOTAL FLOOR AREA :	4,120 SF.			
SITE COVERAGE ALLOWED: (60%) :	15/13 SF.			
BUILDING AREA:	4,120 SF.			
SITE COVERAGE PROVIDED :	(36%)			
SETBACKS :	REQ'D -	PROVIDED -		
FRONT (SOUTH) from road dedication :	25' (7.5m)	4.85' (3.00m)		
REAR (NORTH) :	25' (7.5m)	54.15' (16.00 m)		
SIDE (EAST) :	25' (7.5m)	25' (7.5m)		
SIDE (WEST) :	25' (7.5m)	12.33' (3.200 m)		
MAX. HEIGHT :	45' (13.71 m)	36' (11.00 m)		
PARKING REQUIREMENT :				
GROUND FL. WAREHOUSE @ 1/1075 SF. :	1,450/1075 :	6/4 STALLS		
SHOWROOM @ 2,150/1075 SF. :	1,610/1075 12/15 :	4/3 STALLS		
TOTAL PARKING REQUIRED - PLUS 1 LOADING PARKING ISL X30 FT :	11/2 STALLS			
PARKING PROVIDED :	12 STALLS			
TOTAL 14 STALLS PLUS 1 LOADING STALL 10'x30'				
ACCESSIBLE PARKING :	REQ'D 1 PER 100 PARKING STALLS ; 1 PROVIDED - 1			
BICYCLES @ 0.02 / 1075 SF. + 5 REQ'D :	PROVIDED - 2			

NOTES :

TYPICAL PARKING SPACE 8.5'x10'
 SMALL SPACE 8.5'x10'
 HANDICAP SPACE 12.5'x10'

PROVIDE CURB LET DOWN TO ALL PATHS AND WALKWAYS FROM PARKING AREAS AT LOCATIONS INDICATED.

PROVIDE 6" EXTRUDED CONCRETE CURBS AT LANDSCAPING AREAS & PARKING ISLANDS AS INDICATED.

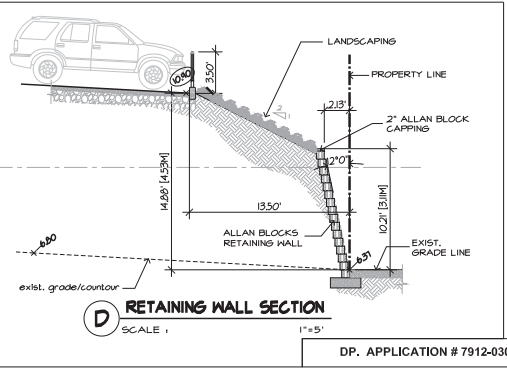
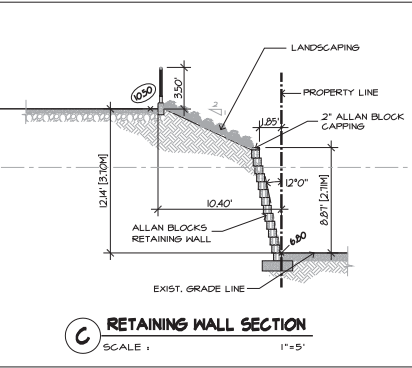
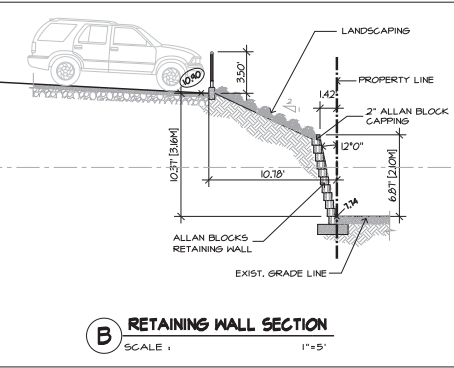
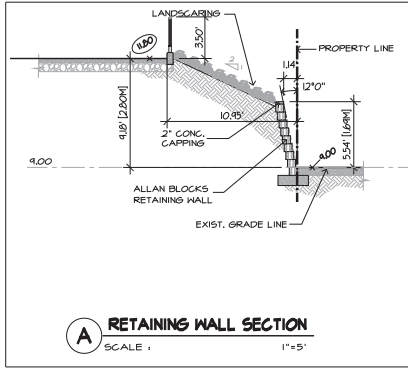
PROVIDE 6" CONC. WHEEL STOPS SECURED BY DEFORMED BARS WHERE THERE IS NO CURB.

PARKING PAINTED LINES : 3" WIDE WHITE PAINT LINE FOR PARKING SPACES TYP. LETTERS TO BE 10" HIGH * SMALL CAR ONLY* FOR SMALL CAR SPACES, DENOTED AS "SC" ON PLAN.

SIDEWALKS - 4" CONC. (W/STEEL MESH) ON MIN. 6" COMPACTED GRANULAR FILL, PROVIDE FIBREBOARD WHEN ADJOINING BLDGS. AS SEPARATOR, CONTROL JOINTS @ 5' O.C. MAX. (ZIP STRIPS), FINISHES - BROOM FINISH OR EXPOSED AGGREGATE WHERE NOTED.

MAXIMUM BUILDING HEIGHT CALCULATION

PROPOSED TOP OF ROOF :	21.34 M.
PROPOSED SLAB ON GRADE :	15.01 M.
AVERAGE EXISTING GRADE :	10.13 M.
MAXIMUM BLDG. HT. :	12.91 M. (approx. 36 FT.)



ISSUED FOR DP	11-17-14	
ISSUED FOR DP	06-01-14	
ISSUED FOR DP	02-03-14	

Rev. Date Description

Ionic Architecture Inc.
 architect - member a.i.b.c.
 300-6000 West Street
 Surrey B.C. V3S 6S9
 Tel: 778-871-0888
 Fax: 778-871-0889
 a.ionic@architect.com

Schedule A
 7912-0303-00(A)