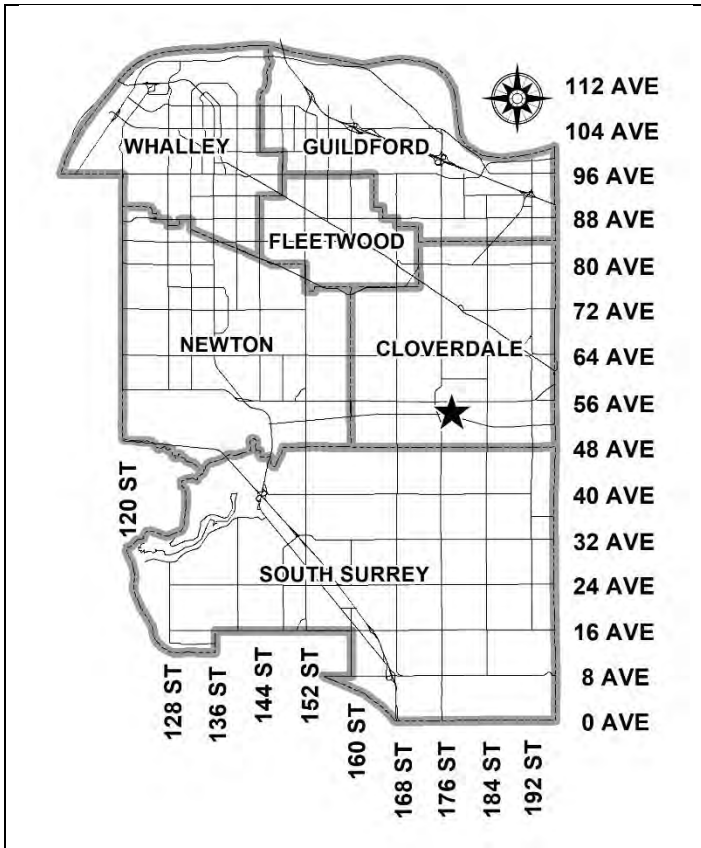


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0227-00

Planning Report Date: May 1, 2023



PROPOSAL:

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

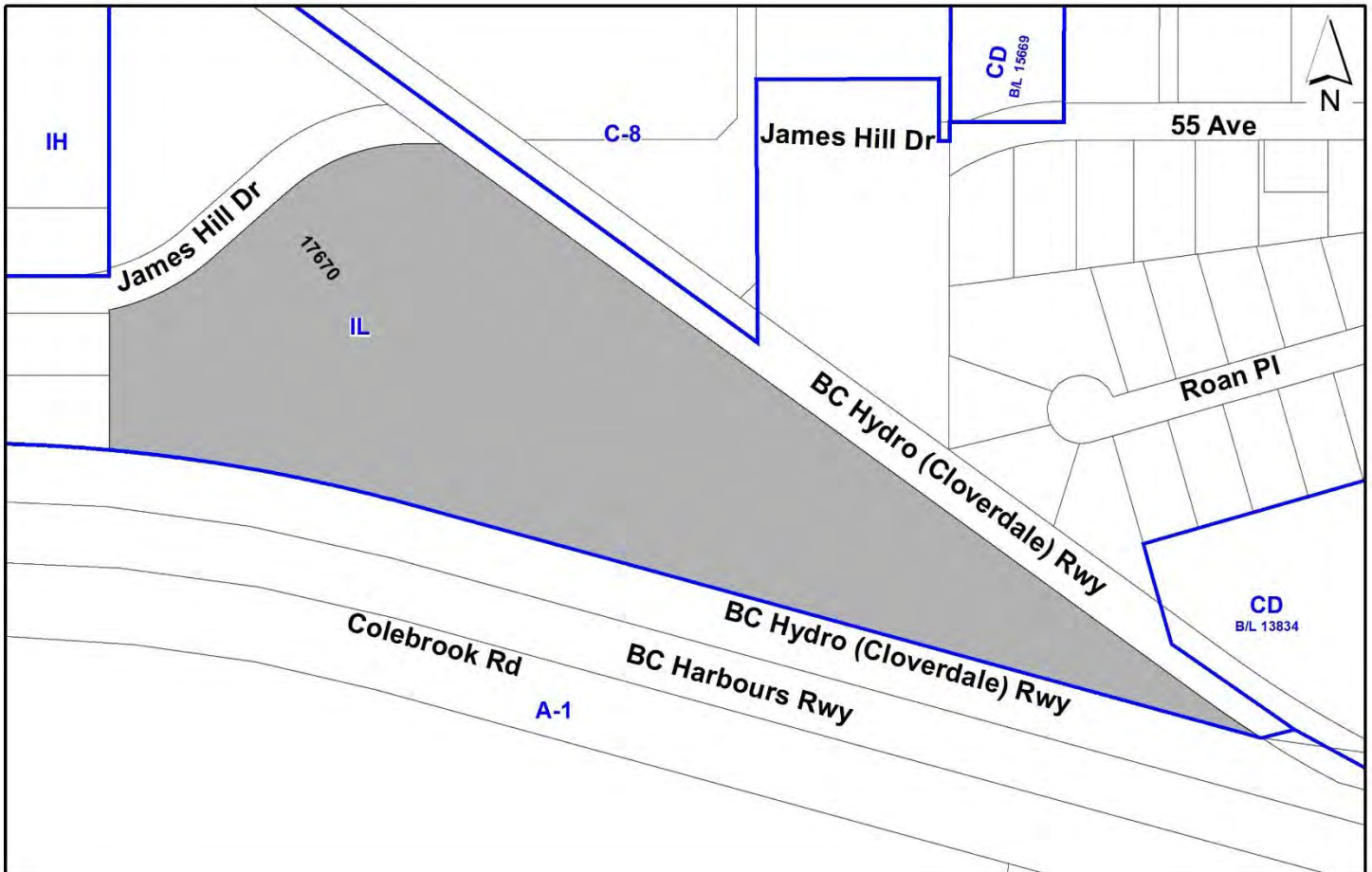
To permit the development of a 40,250-square metre, one-storey (with mezzanine) multi-tenant industrial building in Cloverdale Town Centre.

LOCATION: 17670 - James Hill Drive

ZONING: IL

OCP DESIGNATION: Industrial

TCP DESIGNATION: Industrial/Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character, Hazard Lands (Flood Prone Area) and Sensitive Ecosystems (Streamside Areas).
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to Part 5 “Off-Street Parking and Loading/Unloading” of the Surrey Zoning Bylaw, to reduce the minimum off-street parking requirements from 422 parking stalls to 294 parking stalls for the proposed one-storey (with mezzanine) 40,250-square metre industrial building on the subject site.

RATIONALE OF RECOMMENDATION

- The proposal complies with the “Industrial” designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the “Industrial” designation in the Official Community Plan (OCP) and supports the City’s Employment Lands Strategy.
- The proposal complies with the “Industrial/Business Park” designation in the Cloverdale Town Centre Plan (TCP).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character, Hazard Lands (Flood Prone) and Sensitive Ecosystems (Streamside Areas).
- The proposed building achieves an attractive architectural building form, which utilizes high-quality materials and contemporary lines. The tilt-up concrete building will include extensive glazing along the James Hill Drive frontage with a well-landscaped street interface to achieve a positive urban experience between the proposed building and the public realm.
- A single-user tenant is proposed to be utilizing the entirety of the proposed building to provide unitized handling of wood pulp for Canadian Forest Product companies. The proposed 294 parking stalls to be provided on-site are anticipated to be sufficient for the approximately 16 employees, on-site visitor needs, and the tenant’s projected growth over the span of the 20-year lease term. Based on other comparable sites with similar uses, the proposed parking rate on the subject site well exceeds those provided on the comparable sites.
- Staff support the proposed parking variance based on demonstrated on-site needs and significantly lower parking demands observed on comparable sites.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0227-00 generally in accordance with the attached drawings (Appendix I and IV) as well as the finalized Geotechnical Report and Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7921-0227-00 (Appendix VI), to reduce the minimum off-street parking requirements from 422 to 294 parking stalls for the proposed industrial building on the subject property, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final issuance and execution:
 - (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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) final approval, including the submission and acceptance of a finalized Traffic Impact Analysis (TIS) by a Qualified Professional, from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) registration of a combined Restrictive Covenant/Statutory Right-of-Way over the identified on-site streamside protection areas;
 - (i) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
 - (j) registration of a Section 219 Restrictive Covenant to restrict the northern-most driveway access to the subject site from James Hill Drive to left-out only; and
 - (k) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be susceptible to damage due to flooding and/or erosion.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	Cloverdale TCP Designation	Existing Zone
Subject Site	Vacant industrial lot	Industrial/Business Park	IL
North (Across James Hill Drive and Rail Right-of-Way):	Unauthorized truck park, Clover Square Village Shopping Centre and mixed industrial uses.	Commercial and Industrial/Business Park	C-8 and IL
East (Across Rail Right-of-Way):	Mixed industrial uses and Pacific Community Church.	Industrial/Business Park	IL and CD (Bylaw No. 13834)
South (Across Rail Right-of-Way and Colebrook Road):	City-owned agricultural lot and Surrey Animal Resource Centre	Agricultural in the OCP	A-1
West:	Multi-tenant industrial building (Cloverdale Centre)	Industrial/Business Park	IL

Context & Background

- The 6.88-hectare subject property, located at 17060 James Hill Drive in Cloverdale Town Centre, is designated “Industrial” in the Official Community Plan (OCP), “Industrial/Business Park” in the Cloverdale Town Centre Plan (TCP) and is zoned “Light Impact Industrial Zone (IL)”.
- The subject property, as well as 17677 James Hill Drive to the north-west, across James Hill Drive, were created under Development Application No. 7908-0088-00 which was granted final approval on April 28, 2016.
- Under a previous Development Application No. 7914-0221-00, which was granted final approval by Council on February 25, 2019, and included a Development Permit for Form and Character, the applicant proposed four one-storey with mezzanine industrial buildings with a combined floor area of approximately 22,774 square metres, and two accessory storage yards on the subject property. However, due to changing market conditions and the requirements of the confirmed tenant for the subject property the applicant subsequently submitted the subject land development application which proposes a single 40,250-square metre one-storey with mezzanine industrial building.
- The City’s mapping software (COSMOS) identifies a number of on-site or adjacent watercourses. As such, a Sensitive Ecosystems (Streamside Areas) Development Permit is required (*see Development Permit section for details*).
- As the subject property is located within the 200-year floodplain of both the Serpentine River and Nicomekl River a Hazard Lands (Flood Prone Areas) Development Permit is required.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 40,250-square metre, one-storey (with mezzanine) industrial building in Cloverdale Town Centre, the applicant proposes the following:
 - **Development Permit** for Form and Character, Hazard Lands (Flood Prone Areas) and Sensitive Ecosystems (Streamside Areas); and
 - **Development Variance Permit** to reduce the off-street parking requirement from 422 to 294 parking stalls.

	Proposed
Lot Area	
Gross Site Area:	6.88 hectares (68,838 sq.m.)
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	6.88 hectares (68,838 sq.m.)
Number of Lots:	1
Building Height:	12.5 metres
Floor Area Ratio (FAR):	0.6 FAR
Floor Area	
Industrial:	38,957 square metres
Office:	1,300 square metres
Total:	40,258 square metres

Off-Street Parking Variance

- Under Part 5 “Off-Street Parking and Loading/Unloading” of the Surrey Zoning Bylaw the proposed development would require a total of 422 off-street parking stalls, based on the requirements for 1 parking stall per 100 square metres of industrial gross floor area and 2.5 parking stalls per 100 square metres of office gross floor area.
- The applicant has requested a Development Variance Permit in order to reduce the minimum off-street parking requirements from 422 to 294 parking stalls, equivalent to a reduction of 128 parking stalls or 0.7 parking stalls per 100 square metres of industrial gross floor area.
- The applicant has confirmed that a proposed tenant, who will be utilizing the entirety of the proposed building to provide unitized handling of wood pump for Canadian Forest Product companies, has signed a 20-year lease. As the proposed warehouse operation will not be open to the public and will operate on a two-shift system, the peak parking demand on-site is estimated at 30 parking stalls, factoring in approximately 16 employees as well as additional requirements for daily visitations from off-site staff or maintenance companies.
- The proposed tenant has confirmed that their current warehouse operation in Burnaby has an on-site parking rate of 0.19 stalls per 100 square metres of gross floor area, which has been sufficient for all of the on-site parking needs with no noticeable deficiencies in parking supply. Another comparable site within Surrey was reviewed and currently provides an equivalent of 0.26 parking stalls per 100 square metres of gross floor area. By comparison, the proposed 0.7

parking stalls per 100 square metres of gross floor area on the subject site exceeds the parking needs of comparable sites with similar on-site uses.

- Based upon these considerations, staff support the requested parking variance to proceed for Council consideration.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval of the proposed Development Permit has been granted. The applicant will be required to complete a Transportation Impact Analysis (TIA), to the satisfaction of both MOTI and City staff, prior to final issuance and execution of the subject Development Permit and Development Variance Permit.
Surrey Fire Department:	No concerns.
Southern Railways of British Columbia:	No concerns. The applicant will continue to work with Southern Railways of BC on the proposed rail spur track design.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- As part of the subject development application the applicant will be required to provide the following:
 - Construct and/or relocate the three (3) proposed James Hill Drive access driveways with concrete letdowns; and
 - Register a Section 219 Restrictive Covenant to restrict the northern-most access to Left-Out only and to install two “Do Not Enter” signs on each side of the access point.
- The applicant is required to provide a site-specific Transportation Impact Analysis (TIA) by both the City of Surrey and the Ministry of Transportation & Infrastructure as per Section 505 of the Local Government Act. Submission and acceptance of the TIA by both City and MOTI staff will be a condition of final issuance and execution of both the subject Development Permit and Development Variance Permit.

- The subject site is located approximately 800 metres (~10 to 15-minute walk) from TransLink Route No. 342 (Langley Centre / Newton Exchange).
- The applicant is also proposing to construct a new on-site rail spur from the existing railroad right-of-way to the immediate south, in order to provide rail access to the proposed warehouse facility. Southern Railways of British Columbia has no concerns with the proposal, subject to approval of the finalized track design drawings.

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 proposed development complies with the “Industrial” land use designation of the subject property under the Metro Vancouver *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The proposed development complies with the “Industrial” land use designation of the subject property under the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The proposed development complies with the “Industrial / Business Park” designation of the subject site under the Cloverdale Town Centre Plan (TCP).

PUBLIC ENGAGEMENT

- A Development Proposal Sign was installed along the James Hill Drive frontage on March 13, 2023. To date, staff have received no telephone, electronic or written correspondence from neighbouring residents or businesses with respect to the development proposal.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to, and generally complies with, Form and Character Development Permit guidelines as well as the urban design guidelines in the Cloverdale Town Centre Plan (TCP).

Proposed Building

- The proposed building has a modern, linear appearance with more significant architectural emphasis placed on the James Hill Drive (western) façade, with horizontal glazing proposed along the entirety of the elevation and as well as glazed curtain walls and laminated glass canopies to distinguish the individual unit entries.
- The proposed insulated concrete tilt-up panel building will be painted in a three-tone colour palette of light, medium and dark grey with red accents around the proposed entrances as well as additional geometric extrusions in order to improve the visual appeal of the longer building elevations.
- There are twenty-five (25) angled loading bays along the north side of the building, which are to be accessed by a one-way internal drive aisle that is both entered and exited through James Hill Drive. One (1) oversized 9-metre high by 6-metre wide overhead door, located at the south-east corner of the proposed building, will provide access for rail deliveries into the proposed building from the newly proposed on-site rail spur.
- Seventy-three (73) employee and visitor parking stalls are provided to the west of the proposed building, adjacent to James Hill Drive. The remaining 221 parking stalls are provided to the east of the proposed building.
- Rooftop mechanical units will be screened with perforated metal screening or located outside the field of view of the James Hill Drive public realm.

Mezzanine Space

- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant is currently proposing 3.2% mezzanine space at this time.
- As the subject development proposal does not currently meet the off-street parking requirements of the Surrey Zoning Bylaw, the applicant has requested a Development Variance Permit (see Planning Considerations section for details). As no additional parking spaces would be available for use, based on the current site plan, the applicant has agreed to register a Section 219 Restrictive Covenant restricting the mezzanine space to avoid a situation where there may be insufficient parking to accommodate the on-site uses in the future.

Landscaping

- The applicant is proposing a continuous 3.0-metre wide landscaped buffer along James Hill Drive in addition to a 1.5-metre wide landscaped buffer along the full length of all other property lines, except for those identified streamside protection areas as noted below.
- The landscape plans include a variety of deciduous and coniferous trees in addition to a number of low-lying shrubs, grasses, and other ground-cover.
- Landscaped tree islands, each containing a deciduous tree as well as low-lying shrubs and groundcover, are proposed within both the eastern and western surface parking lots, spaced approximately every six (6) parking stalls as per OCP guidelines.

Signage

- No free-standing (monument) signage is currently proposed on the subject property, however, any future free-standing (monument) signage would be required to comply with Surrey Sign Bylaw, 1999, No. 13656, as amended.
- Final signage details will be addressed through a future Sign Permit.

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/O (red-coded, seasonal) Channelized Stream which flows west-to-east from the western lot line and an existing Class B (yellow-coded) Ditch which flows west-to-east along a portion of the north lot line, within the rail right-of-way. In addition, the project QEP has confirmed the presence of two small, on-site isolated ponds/wetlands along the north lot line (*see Appendix VI for details*). 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/O Channelized Stream requires a minimum streamside setback of 25 metres, as measured from the top-of-bank, while a Class B Ditch requires a minimum streamside setback of 7 metres, as measured from the top-of-bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law. The project QEP has recommended a 10-metre operational buffer zone for the two isolated wetlands/ponds, which are not connected to any other watercourse, for their protection during and after the proposed development.
- The identified streamside protection areas 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, in compliance with the OCP. Permanent fencing will be installed along the boundaries of the streamside protection areas to mitigate future encroachment.
- In addition, the project QEP has recommended that invasive species within the identified streamside protection areas be removed, and a significant number of native trees, low-lying shrubs and grasses be planted to improve the quality of the riparian habitat. A minimum 5-year maintenance and monitoring plan will be required to ensure that the proposed riparian planting achieves a “free-growing” status, in compliance with Sensitive Ecosystems Development Permit guidelines.
- An Ecosystem Development Plan, prepared by Afshin Parsamanesh, *R.P. Bio.*, of ENKON Environmental Limited and dated January 17, 2023, was reviewed by staff and found to be generally acceptable with some modifications to content and format of the report still required. As a condition of the final issuance of both the subject Development Permit and Development Variance Permit the Ecosystem Development Plan will need to be reviewed and accepted by an independent, third party QEP. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Nicomekl River and Serpentine River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- A minimum flood plain elevation of approximately 2.4 metres geodetic is required. The applicant is proposing a minimum main floor elevation of 3.5 metres geodetic elevation, which is approximately 1.1 metres above the minimum flood plain level.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of issuance and execution of both Development Permit No. 7921-0227-00 and Development Variance Permit No. 7921-0227-00.

Farming Protection Development Permit Requirement

- As the subject property is located within 80 metres of the Agricultural Land Reserve (ALR) a Farm Protection Development Permit is not required as part of the subject development application.

TREES

- Morgan Sullivan, ISA Certified Arborist of Diamond Head Consulting 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
Cottonwood Trees			
Black Cottonwood	9	9	0
Deciduous Trees (excluding Cottonwood Trees)			
Trembling Aspen	1	0	1
Total (excluding Cottonwood Trees)	1	0	1
City Trees (James Hill Drive)	13	0	13
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		183	
Total Retained and Replacement Trees		183	

Contribution to the Green City Program	Not required
---	---------------------

- The Arborist Assessment states that there are a total of ten (10) protected trees on the site, of which nine (9), approximately 90% of the total trees on the site, are Black Cottonwood trees. It was determined that one (1) tree 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.
- In addition, the project Arborist identified thirteen (13) trees within the existing James Hill Drive road allowance of which all thirteen (13) trees can be retained as part of the subject development application.
- 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 11 replacement trees on the site. The applicant is proposing 183 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Armstrong Red Maple, Autumn Blaze Maple, Black Birch, European Hornbeam, Autumn Purple Ash, Worplesdon Sweetgum, Douglas-fire, Scarlet Oak and Western Red Cedar.
- In summary, a total of 183 trees are proposed to be retained or replaced on the site with no required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Cloverdale Town Centre Plan
Appendix IV.	Ecosystem Development Plan – Site Plans
Appendix V.	Aerial Photo (COSMOS, August 2022)
Appendix VI.	Development Variance Permit No. 7921-0227-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

CL/ar



1 CONTEXT PLAN
SCALE: NTS



2 176th Street
LOOKING SOUTH
SCALE: NTS



3 EXISTING SITE ACCESS
LOOKING EAST
SCALE: NTS



4 EXISTING SITE ACCESS
LOOKING WEST
SCALE: NTS



5 55 Avenue
LOOKING EAST
SCALE: NTS




6 EXISTING SITE
LOOKING NORTH
SCALE: NTS




7 EXISTING SITE
LOOKING NORTH
SCALE: NTS

PROJECT STATISTICS

Industrial Park 1760 James Hill Drive, Surrey, British Columbia		
Project Name: Warehouse / Office Development		
City Address: 1760 James Hill Drive, Surrey, British Columbia		
Legal Description: Lot 2 Sec 5 TRS EPP48040		
Zoning: I-1 Light Impact Industrial Zone		
Site Total Area: 6,88347 ha = 74093020 sq.ft. [6883467 sq.m.]		
Uses	Allowed / Required	Proposed
	Light Impact Industry	Light Impact Industry
Lot Coverage	60.00%	56.60%
Setbacks		
Front (West)	25.00 ft. [7.62 m.]	79.21 ft. [24.14 m.]
Rear (East)	25.00 ft. [7.62 m.]	839.54 ft. [255.89 m.]
Side (North)	25.00 ft. [7.62 m.]	38.25 ft. [11.66 m.]
Side (South)	25.00 ft. [7.62 m.]	31.33 ft. [9.55 m.]
Building Height		
Principal Building	60.00 ft. [18.29 m.]	39.67 ft. [12.09 m.]
Floor Area Ratio	1.00	0.58
Building Floor Area	434,931.07 sq.ft. [40,406.42 sq.m.]	
Total Warehouse Area	420,377.07 sq.ft. [39,054.31 sq.m.]	
Total Mezzanine / Office Area	14,554.00 sq.ft. [1,352.12 sq.m.]	
Total Warehouse 1	358,386.99 sq.ft. [33,295.24 sq.m.]	
Warehouse	333,431.47 sq.ft. [30,976.80 sq.m.]	
Rail Track	18,401.52 sq.ft. [1,709.56 sq.m.]	
Mezzanine - Office	6,554.00 sq.ft. [608.88 sq.m.]	
Total Warehouse 2	21,933.86 sq.ft. [2,037.70 sq.m.]	
Warehouse	19,933.68 sq.ft. [1,851.90 sq.m.]	
Mezzanine - Office	2,000.00 sq.ft. [185.81 sq.m.]	
Total Warehouse 3	17,842.47 sq.ft. [1,657.62 sq.m.]	
Warehouse	15,842.47 sq.ft. [1,471.81 sq.m.]	
Mezzanine - Office	2,000.00 sq.ft. [185.81 sq.m.]	
Total Warehouse 4	17,549.85 sq.ft. [1,630.43 sq.m.]	
Warehouse	15,549.85 sq.ft. [1,444.63 sq.m.]	
Mezzanine - Office	2,000.00 sq.ft. [185.81 sq.m.]	
Total Warehouse 5	19,218.10 sq.ft. [1,765.42 sq.m.]	
Warehouse	17,218.10 sq.ft. [1,599.62 sq.m.]	
Mezzanine - Office	2,000.00 sq.ft. [185.81 sq.m.]	
Off-Street Parking Spaces		
Part 5, Table D.1.	422 spaces required	294 spaces provided
Total		
Warehouse	389 spaces required 1 parking spaces per 1076.391 sq.ft. [100.00 sq.m.] of Gross Floor Area	285 spaces provided 9 accessible parking spaces
Office	33 spaces required 2.5 parking spaces per 1076.391 sq.ft. [100.00 sq.m.] of Gross Floor Area	
Accessible Parking Spaces	8 spaces required 2% of required parking spaces	9 accessible parking spaces




NORTH



Jordan Kulev
architect inc.

118-2580 Highway 10 West Surrey, BC V3R 2G2
604.819.1212 | www.jko.ca

PIECE CONSULTANT



CONSULTANT

SCALE: 2023-06-20

NO	DATE	REVISION
8	20APR2023	REVISED FROM OP RESUBMISSION
7	16APR2023	REVISED FROM OP RESUBMISSION
6	28SEP2022	REVISED FROM OP RESUBMISSION
5	31SEP2022	PROVIDE TO VECTRA WS WERE REVISED
4	04AUG2022	OFF STREET PARKING SPACES REVISED
3	15JAN2022	CONTEXT PLAN UPDATED
2	17FEB2022	REV. PROPOSING STATE AS PER OWNER LETTER
1	12JUL2021	ISSUED FOR TOP SUBMISSION

Industrial Park

1760 James Hill Drive
Surrey, British Columbia

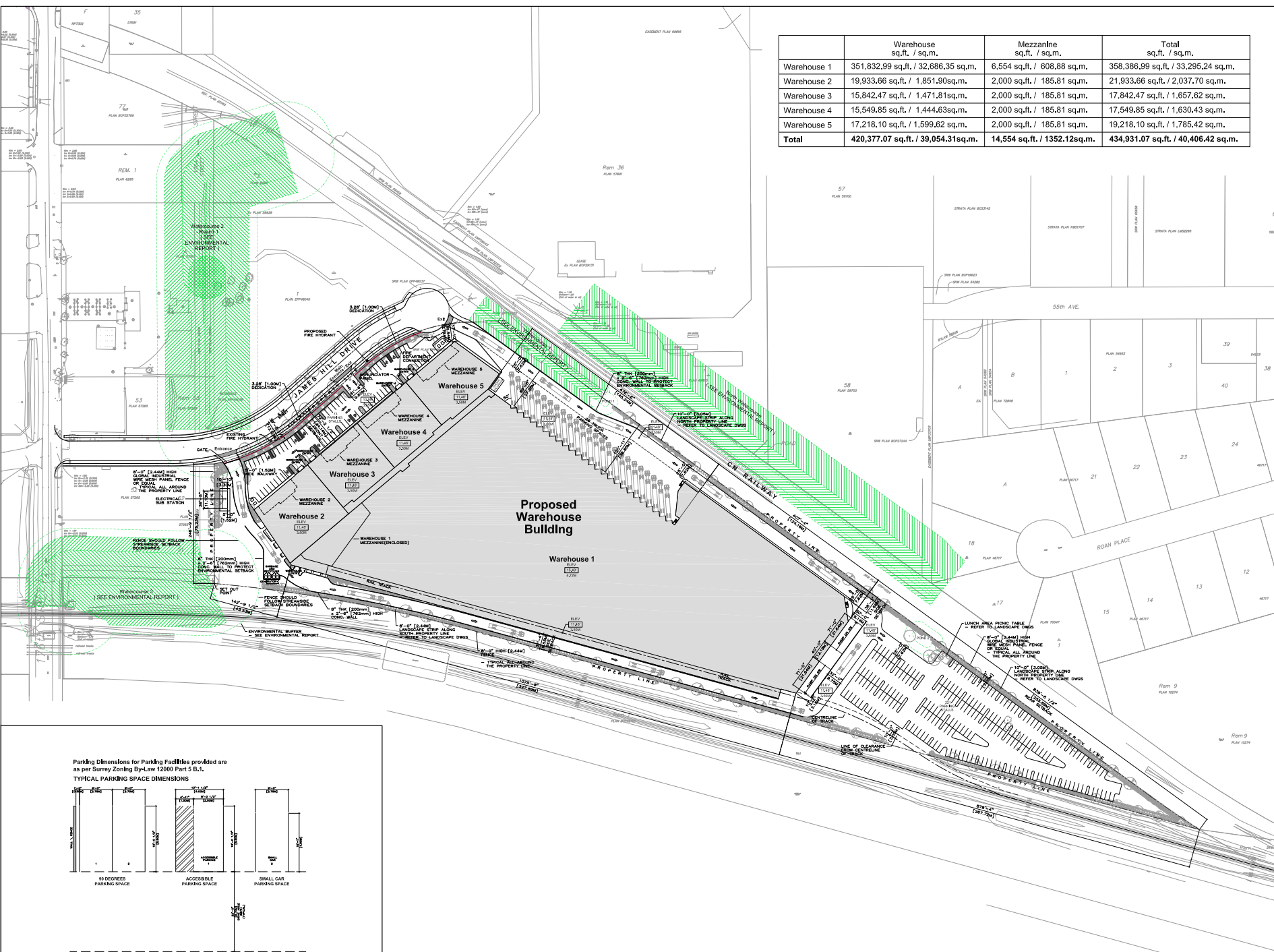
CONTEXT PLAN
PROJECT STATISTICS
EXISTING SITE PICTURES

DEVELOPMENT PERMIT

A151

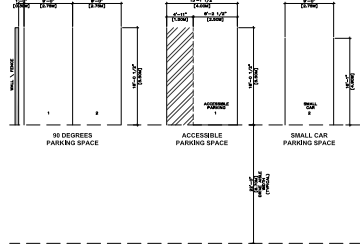
SCALE: NTS PROJECT NO: 1419
DRAWN BY: CD DATE: JUNE 2014

	Warehouse sq.ft. / sq.m.	Mezzanine sq.ft. / sq.m.	Total sq.ft. / sq.m.
Warehouse 1	351,832.99 sq.ft. / 32,686.35 sq.m.	6,554 sq.ft. / 608.88 sq.m.	358,386.99 sq.ft. / 33,295.24 sq.m.
Warehouse 2	19,933.66 sq.ft. / 1,851.90sq.m.	2,000 sq.ft. / 185.81 sq.m.	21,933.66 sq.ft. / 2,037.70 sq.m.
Warehouse 3	15,842.47 sq.ft. / 1,471.81sq.m.	2,000 sq.ft. / 185.81 sq.m.	17,842.47 sq.ft. / 1,657.62 sq.m.
Warehouse 4	15,549.85 sq.ft. / 1,444.63sq.m.	2,000 sq.ft. / 185.81 sq.m.	17,549.85 sq.ft. / 1,630.43 sq.m.
Warehouse 5	17,218.10 sq.ft. / 1,599.62 sq.m.	2,000 sq.ft. / 185.81 sq.m.	19,218.10 sq.ft. / 1,785.42 sq.m.
Total	420,377.07 sq.ft. / 39,054.31sq.m.	14,554 sq.ft. / 1352.12sq.m.	434,931.07 sq.ft. / 40,406.42 sq.m.



Proposed Warehouse Building

Parking Dimensions for Parking Facilities provided are as per Surrey Zoning By-Law 12000 Part 5 B.1.



2 TYPICAL PARKING SPACE DIMENSIONS
SCALE: 1/8" = 1'-0"

1 SITE PLAN
SCALE: 1" = 60'-0"

INDUSTRIAL PARK
17670 James Hill Drive
Surrey, British Columbia

Jko
Jordan Kulev
architect inc.

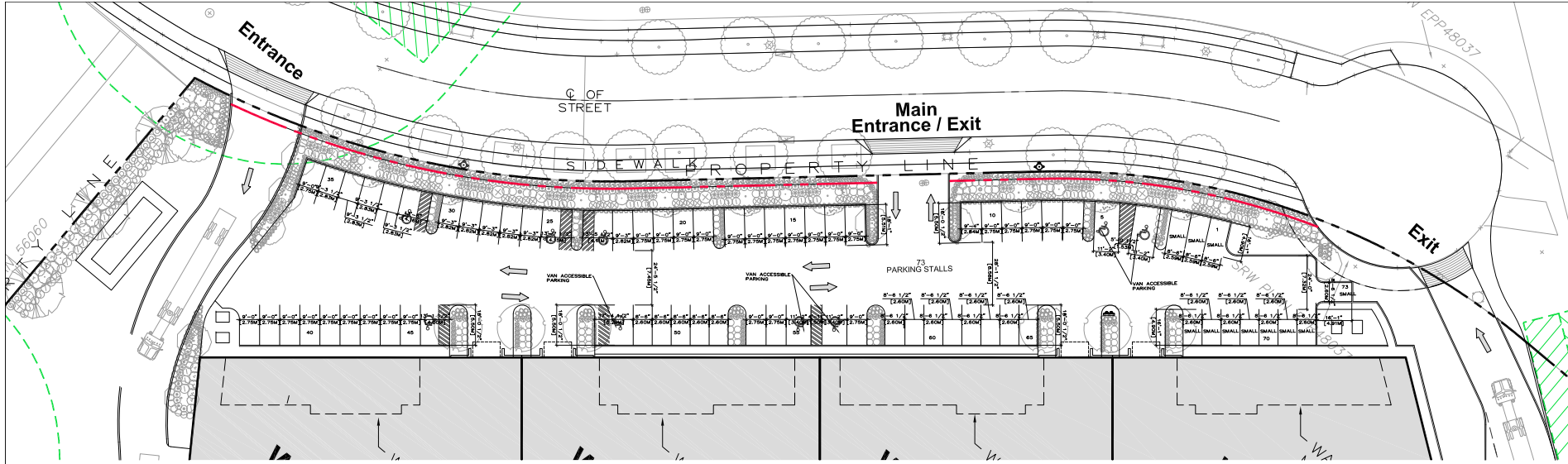
DATE: 2023-06-26

NO.	DATE	REVISION
16	04/11/2023	REQUIRED FOR DP RESUBMISSION
15	04/10/2023	REQUIRED FOR DP RESUBMISSION
14	10/03/2023	GENERAL REVISIONS AS CALLED
13	07/07/2023	REV. FRONT & BACK STALLS AND LANDSCAPE SETBACK
12	06/07/2023	REQUIRED AS PRELIMINARY. REVISED SETBACKS & TO CORRECT LOGGING EOL.
11	03/27/2023	REQUIRED FOR DP RESUBMISSION
10	03/15/2023	ADDED DO NOT ENTER STOP SIGN AND SIGNAGE
9	03/02/2023	REV. VIO SWIM & VIO AREA AND PARKING SETBACKS
8	02/02/2023	ADDED ENKON SETBACKS
7	01/04/2023	ISSUED FOR DP RESUBMISSION
6	01/04/2023	ADDED STAIRS DOOR (GAR. AT SUBTRACK)
5	03/04/2022	USE LATEST TOPO SURVEY & COLLECTED TO SUBTRACK
4	02/04/2022	REVISED RAIL TRACK FROM 100'-0" TO 80'-0" FROM
3	01/26/2022	REVISED PARKING LAYOUT AT EAST END OF TRACK
2	08/02/2021	CHANGED NORTH SETBACKS FROM 100'-0" TO 120'-0"
1	03/11/2021	ISSUED FOR DP

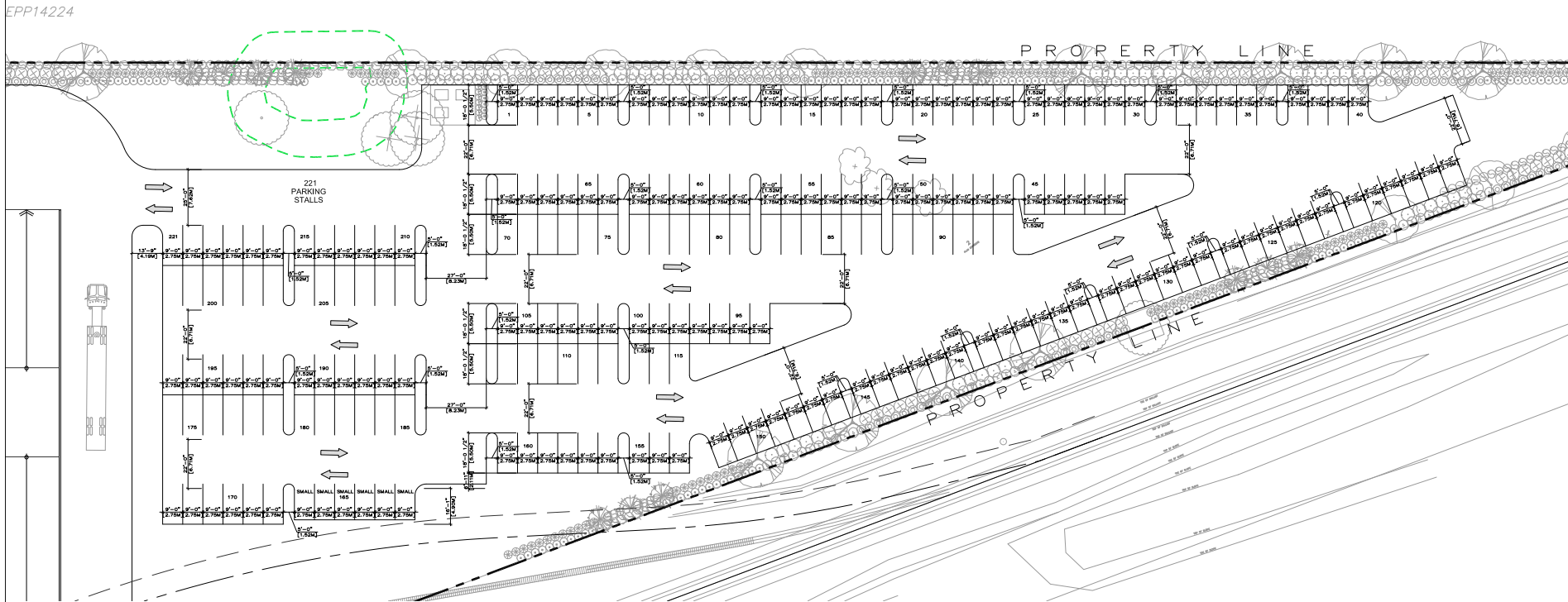
SCALE: 1" = 60'-0"
PROJECT NO: 1410
DATE: 2023-06-26
DRAWN BY: CQ / MP

A152

SCALE: 1" = 60'-0"
PROJECT NO: 1410
DATE: 2023-06-26
DRAWN BY: CQ / MP



1 EAST PARKING AREA PLAN
SCALE: 1" = 16'-0"



2 WEST PARKING AREA PLAN
SCALE: 1" = 16'-0"

Jka
Jordan Kutev
Professional Engineer
110-1188 Bouverie Street, Suite 100
Vancouver, BC V6E 2E2
Phone: 604-271-8888
www.jka.ca

CONSULTANT

2023-06-25

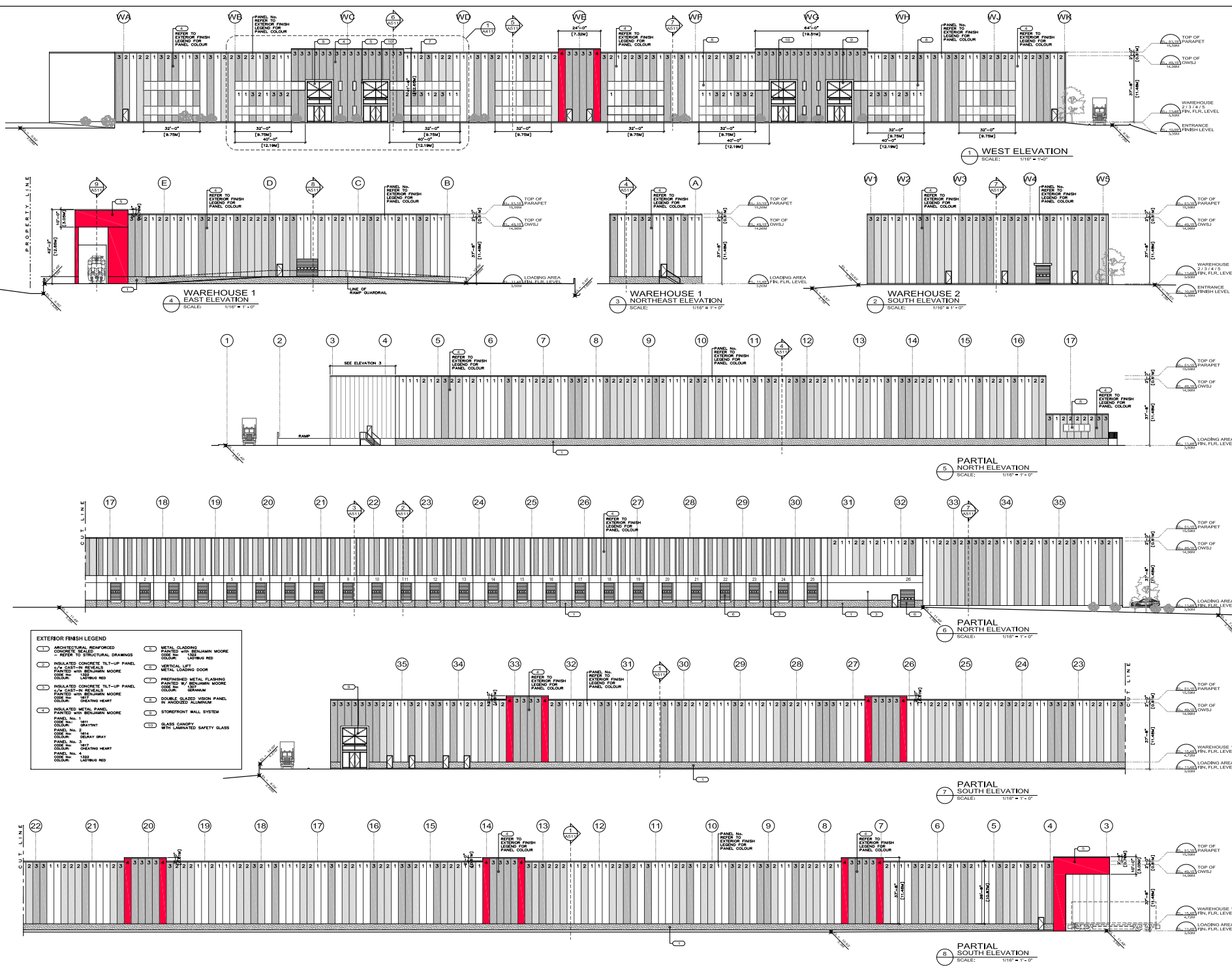
NO	DATE	REVISIONS	REMARKS
1		ISSUED FOR SUBMISSION	

Industrial Park
17670 James Hill Drive
Surrey, British Columbia

ENLARGED PARKING AREA PLAN

A153

SCALE: PROJECT NO: 1419
DRAWN BY: DATE: CD/JMP JUNE 2014



Jko
Jordan Kulev
architect inc
141 25th Avenue West Surrey, BC V4A 2J2
4. 604.893.3332 F. 604.893.3333
WWW.JKOARCHITECT.COM

PROJECT NO: 1419
DATE: JUNE 2014

INDUSTRIAL PARK
17670 James Hill Drive
Surrey, B89H Columbia

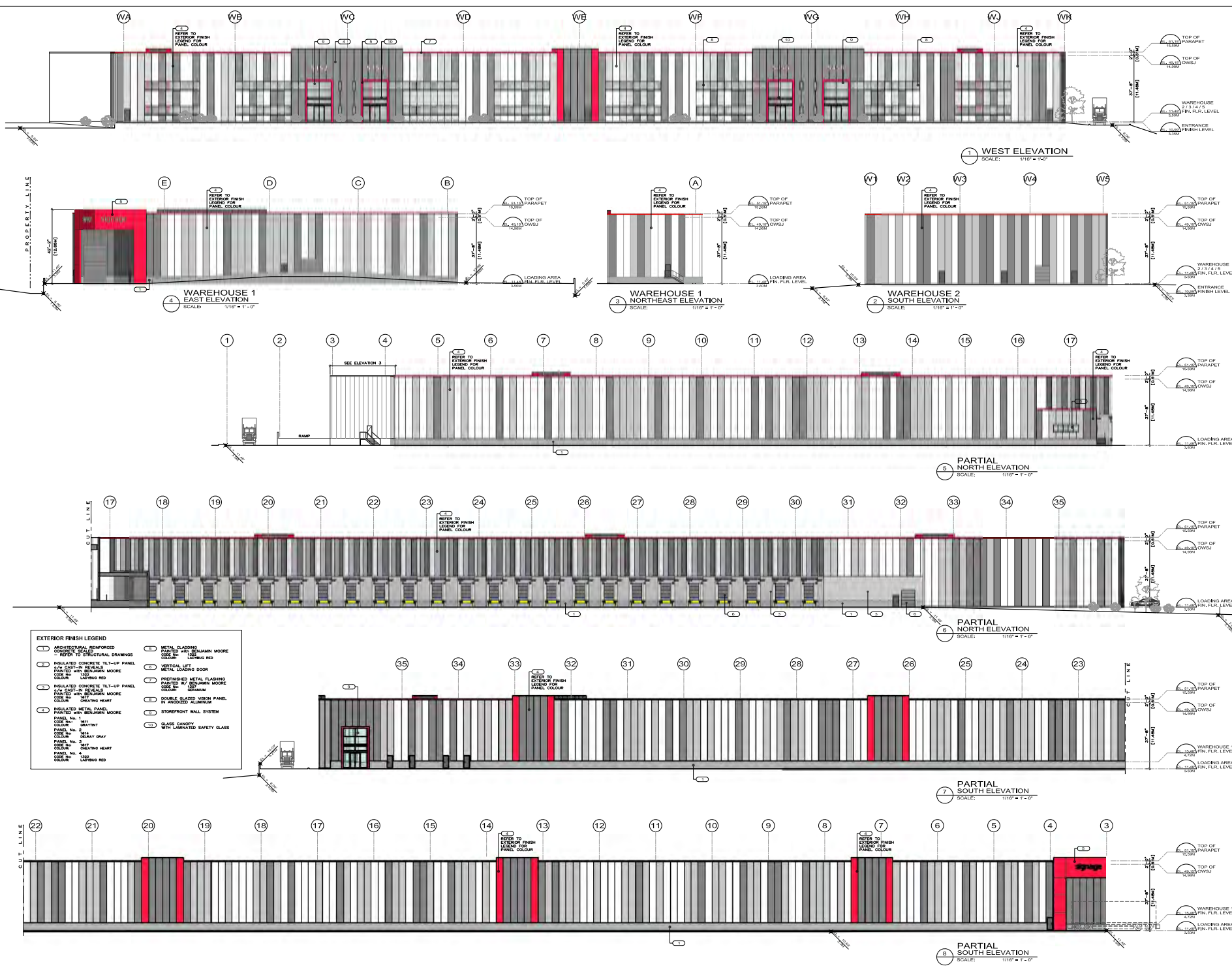
BUILDING SECTIONS
WAREHOUSE 1
WAREHOUSE 2

A401

SCALE: AS NOTED
DRAWN BY: CJ/MP

REVISIONS

NO.	DATE	REVISIONS
1	02/14/10	ISSUED FOR EP
2	08/29/10	ADDED DIMENSIONS AND MEZ. FLOOR HTS.
3	02/10/12	ISSUED FOR EP COORDINATION
4	04/26/12	ISSUED EAST, WEST & SOUTH ELEVATIONS
5	01/04/13	ISSUED FOR TOP OF PARAPET
6	03/07/13	ISSUED FOR TOP OF PARAPET



Jko
Jordan Kulev
architect inc
18 28th Broadway West Toronto, ON M5R 2S7
416-929-2222

CONSULTANT

1 05/11/2023 REBILLED FOR OF RESUBMISSION
NO DATE REMOVED

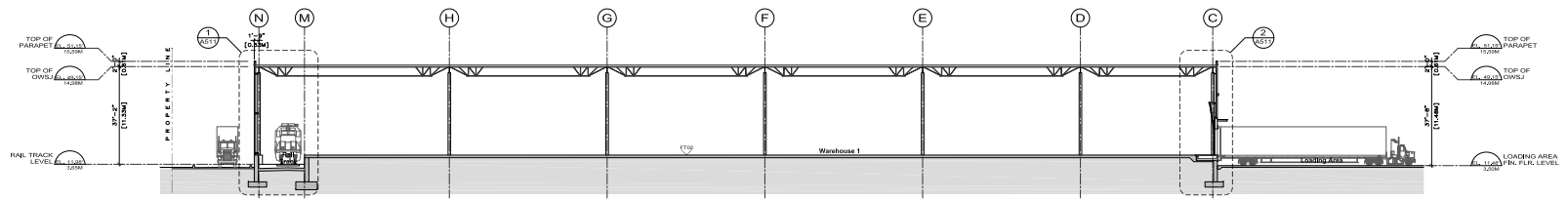
17670 James Hill Drive
Surrey, B88Hh Columbia

COLORED BUILDING ELEVATIONS

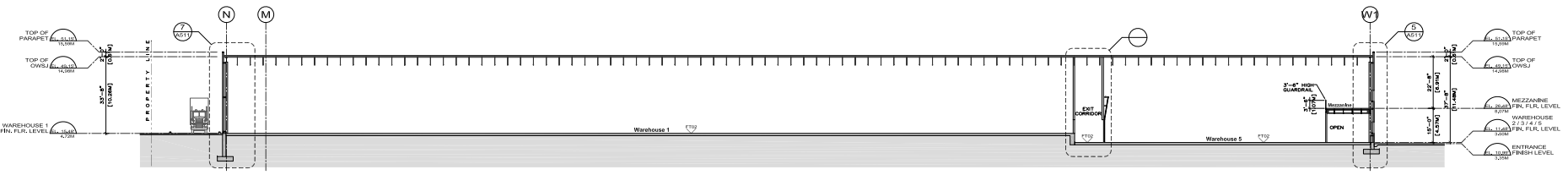
DEVELOPMENT PERMIT

A402

SCALE: AS NOTED
DATE: JUNE 2014
DRAWN BY: CQ/MP



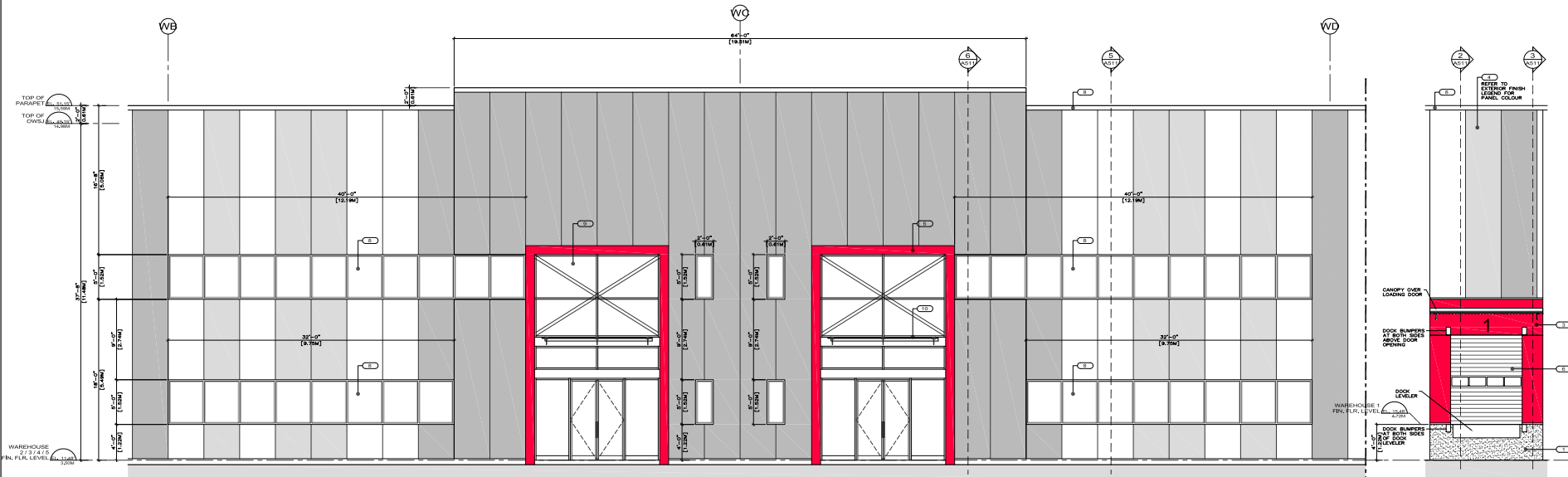
1 SECTION A-A
SCALE: 1/16" = 1'-0"



2 SECTION B-B
SCALE: 1/16" = 1'-0"

EXTERIOR FINISH LEGEND

1	ARCHITECTURAL REINFORCED CONCRETE REFER TO MECHANICAL DRAWINGS	6	METAL CLADDING COATED WITH BENJAMIN MOORE LASTING RED	
2	INSULATED CONCRETE TILT-UP PANEL 5/8" CAST-IN REVEALS PAINTED WITH BENJAMIN MOORE COOL IN LASTING RED	7	VERTICAL LIFT METAL LOADING DOOR	
3	INSULATED CONCRETE TILT-UP PANEL 3/8" CAST-IN REVEALS PAINTED WITH BENJAMIN MOORE COOL IN CREATING HEART	8	PRE-FINISHED METAL FLASHING PAINTED BY BENJAMIN MOORE COOL IN SEMI-MAT	
4	INSULATED METAL PANEL PAINTED WITH BENJAMIN MOORE COOL IN SEMI-MAT	9	SHIMULE ALUMINUM PANEL IN ANODIZED ALUMINUM	
5	INSULATED METAL PANEL PAINTED WITH BENJAMIN MOORE COOL IN SLAY GRAY	10	STOREFRONT WALL SYSTEM	
	PANEL NO. 1 CODE IN: 3611 COLOR: SLAY GRAY		11	GLASS CANOPY WITH LAMINATED SAFETY GLASS
	PANEL NO. 2 CODE IN: 3614 COLOR: SLAY GRAY			
	PANEL NO. 3 CODE IN: 3617 COLOR: CREATING HEART			
	PANEL NO. 4 CODE IN: 1322 COLOR: LASTING RED			



3 ENLARGED PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"

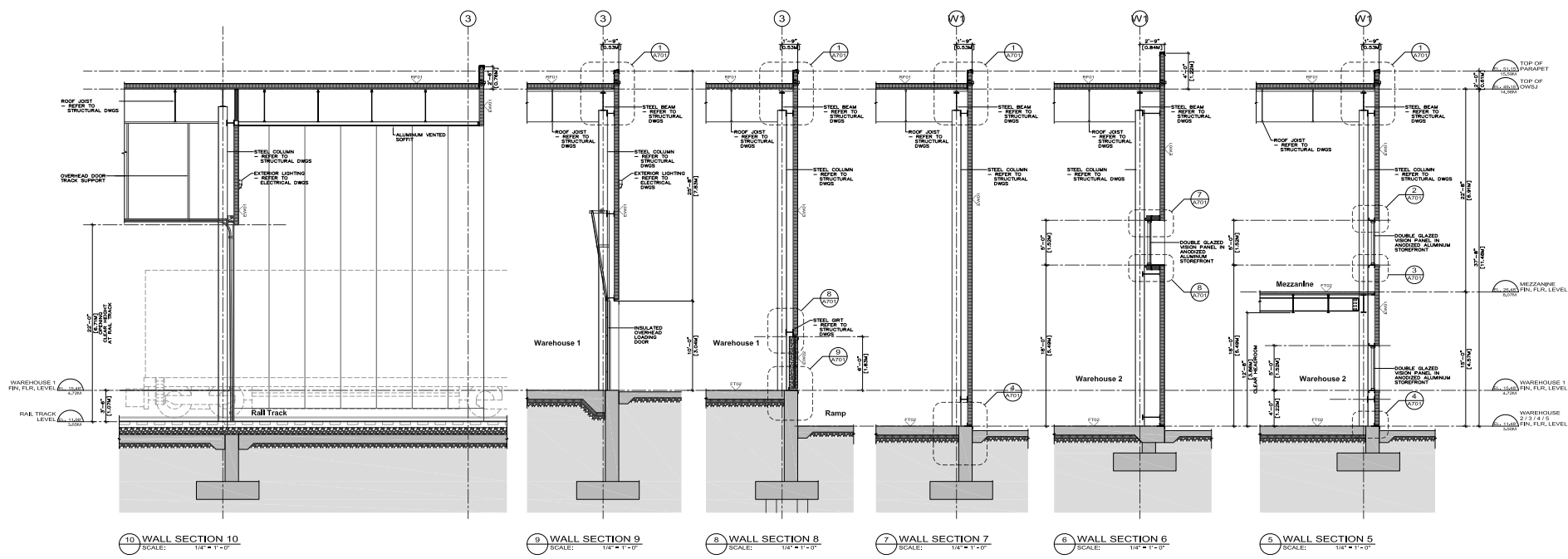
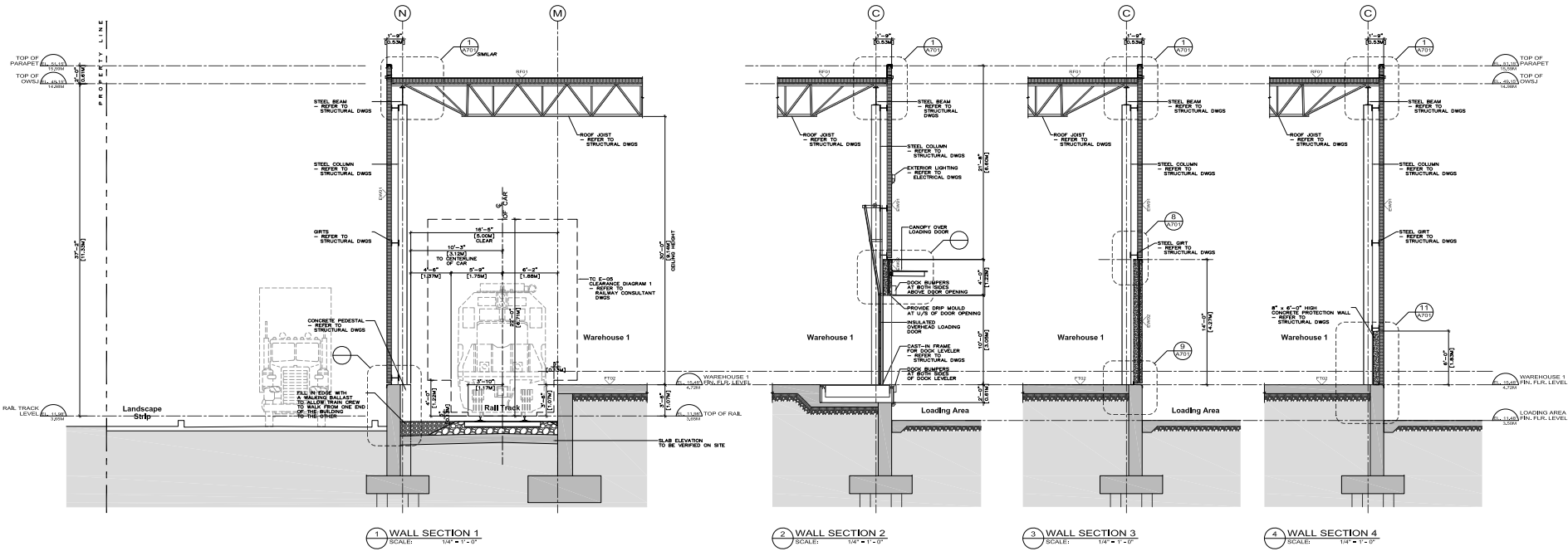
4 LOADING DOCK TYPICAL ELEVATION
SCALE: 1/8" = 1'-0"

1	05/01/2024	REISSUED FOR SUBMISSION
NO	DATE	REVISION

Industrial Park
17670 James Hill Drive
Surrey, B89Hh Columbia

BUILDING SECTIONS
ENLARGED PARTIAL ELEVATION

A451



JKO
Jordan Kulev
architect inc
14 2881 Broadway West Toronto, ON M6K 3J7
416-593-2222 F 416-593-2222
www.jkoarchitect.com

CONSULTANT

SEAL 2023-06-25

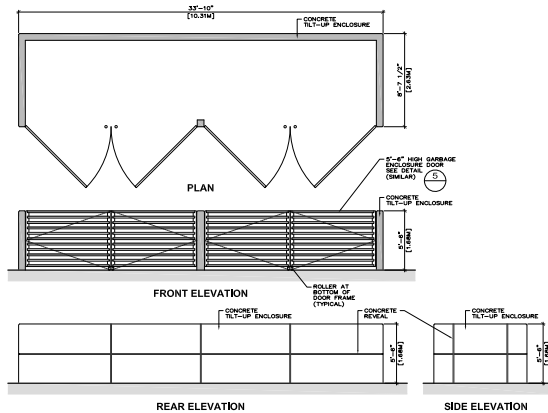
6	04PL2023	ISSUED FOR TOP REGISTRATION
5	04AN2023	ISSUED FOR TOP REGISTRATION
4	04MAY2023	ADDED DOORS/FAS
3	04APR2023	REVISED RAIL FROM 2 TO 1 TO MATCH SECTION
2	03SEP2023	ADDED DIMENSIONS
1	03JUL2023	ISSUED FOR DP
00		DATE REVISIONS

Industrial Park
17670 James Hill Drive
Surrey, B89H Columbia

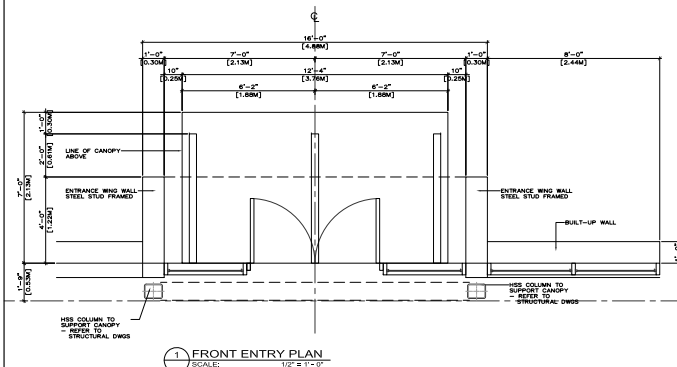
WALL SECTIONS

A511

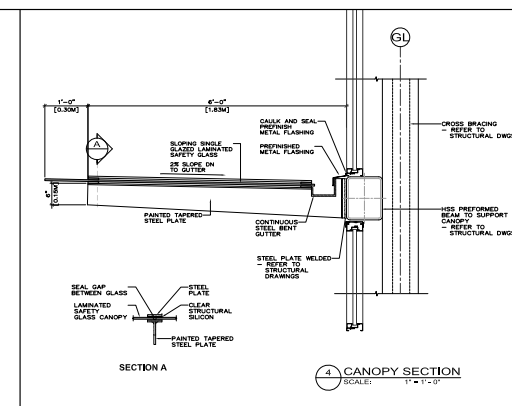
SCALE: AS NOTED PROJECT NO: 1419
DRAWN BY: DATE: CC/JP JUNE 2014



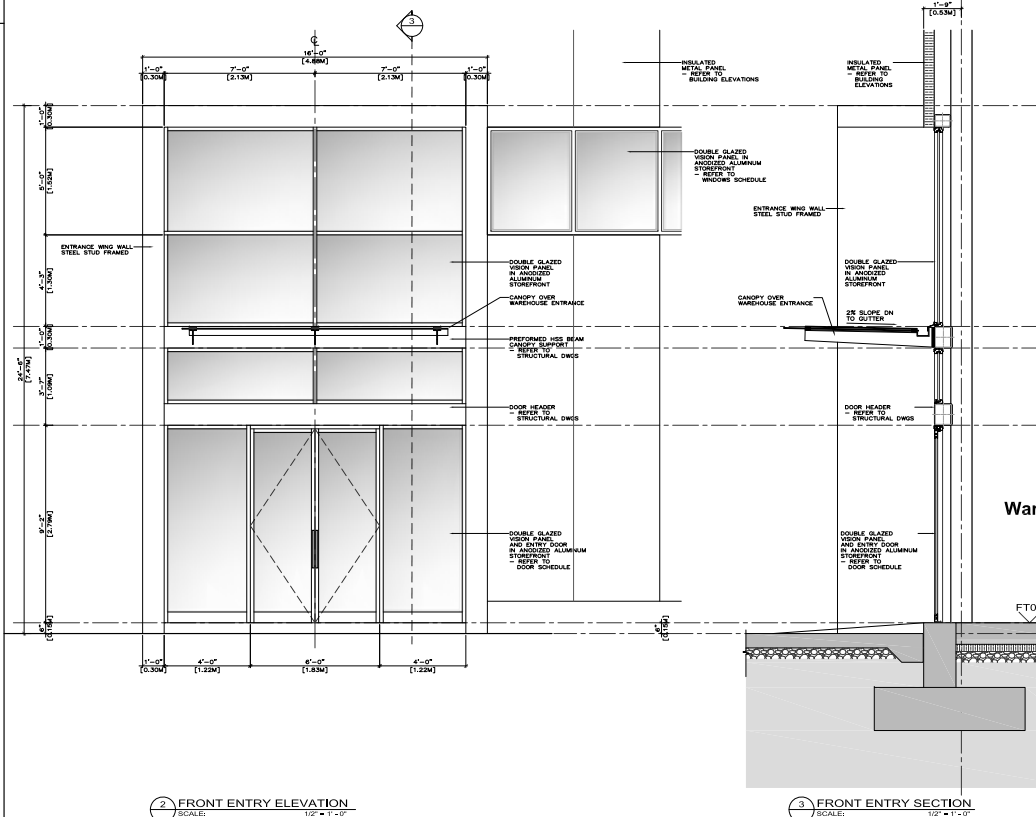
4 DETAILS
GARBAGE AND RECYCLING ENCLOSURE
SCALE: 1/4" = 1'-0"



1 FRONT ENTRY PLAN
SCALE: 1/2" = 1'-0"



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



2 FRONT ENTRY ELEVATION
SCALE: 1/2" = 1'-0"

3 FRONT ENTRY SECTION
SCALE: 1/2" = 1'-0"

Jordan Kulev Architect Inc.
148 25th Broadway West Toronto, ON M5H 2J2
416-929-3322 F 416-929-3323
www.jordan-kulev.com



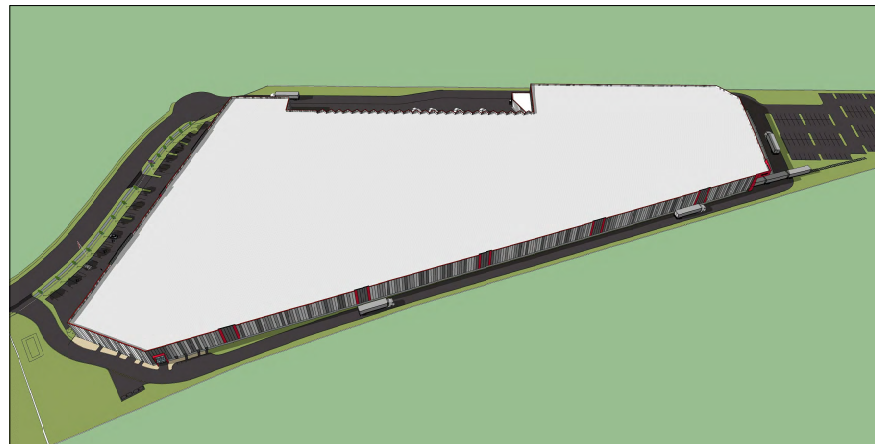
NO.	DATE	REVISIONS
1	04/14/2013	ISSUED FOR PERMITS
2	04/14/2013	ISSUED FOR PERMITS
3	04/14/2013	ISSUED FOR PERMITS
4	04/14/2013	ISSUED FOR PERMITS
5	04/14/2013	ISSUED FOR PERMITS
6	04/14/2013	ISSUED FOR PERMITS
7	04/14/2013	ISSUED FOR PERMITS
8	04/14/2013	ISSUED FOR PERMITS
9	04/14/2013	ISSUED FOR PERMITS
10	04/14/2013	ISSUED FOR PERMITS
11	04/14/2013	ISSUED FOR PERMITS
12	04/14/2013	ISSUED FOR PERMITS
13	04/14/2013	ISSUED FOR PERMITS
14	04/14/2013	ISSUED FOR PERMITS
15	04/14/2013	ISSUED FOR PERMITS
16	04/14/2013	ISSUED FOR PERMITS
17	04/14/2013	ISSUED FOR PERMITS
18	04/14/2013	ISSUED FOR PERMITS
19	04/14/2013	ISSUED FOR PERMITS
20	04/14/2013	ISSUED FOR PERMITS

Industrial Park
17670 James Hill Drive
Surrey, B84H8 Columbia

TYPICAL DETAILS

A603

SCALE: AS NOTED PROJECT NO: 1419
DRAWN BY: DATE: CCJ/MP JUNE 2014



Jordan Kulev Architect Inc.
 114 22nd Avenue West, Suite 101, St. John's, NL A1B 2X2
 Tel: (709) 576-1111 Fax: (709) 576-1112
 www.jordan-kulev.com

Jko
 Jordan Kulev
 Architect Inc.
 ARCHITECTURAL CONSULTANT

CONSULTANT

SEAL: 2023-06-20

3	04/11/2023	ISSUED FOR PERMITS
2	10/14/2022	ISSUED FOR PERMITS
1	04/11/2021	ISSUED FOR DP
NO	DATE	REMARKS

Industrial Park
 17670 James Hill Drive
 Surrey, B8H8h Columbia

3D VIEWS

DEVELOPMENT PERMIT

A801

SCALE: NTS PROJECT NO: 1419
 DRAWN BY: EZ DATE: JUNE 2014



EXTERIOR FINISH LEGEND
 8. INSULATED METAL PANEL
 PAINTED W/ BENJAMIN MOORE
 GRANTRE 1611
 GRAY/lt
 9. WINDOW WALL STOREFRONT
 CLADDING W/ ANODIZED ALUMINUM
 FRAME
 10. METAL CLADDING
 PAINTED W/ BENJAMIN MOORE
 LADYBUG RED 1322
 11. GLASS CANOPY
 W/ LAMINATED SAFETY GLASS

Borezan
 Industrial Park 5452 - 176th Street, Surrey
Jka
 architectural planning, interior design

- Benjamin Moore
1611 LRV: 69
Gray/lt
Tint: Gray
Member of Sherwin-Williams
- Benjamin Moore
1614 LRV: 35
Deli's Gray
Gr: De-Delav
Sof Co
- Benjamin Moore
1617 LRV: 9
Charming heart
Coastal Parkers
Charbon le Bois
- Benjamin Moore
1322 LRV: 14
Ladybug Red
Roge Marquise
Cocarde

176th Street Industrial Park
 176th Street, Surrey, BC V4A 4K1
 604-271-1111
 www.jka.ca

Jka
 jordan kutev
 jordan@jka.ca
 604-271-1111
 www.jka.ca

PRIME CONSULTANT

CONSULTANT

2023-06-25

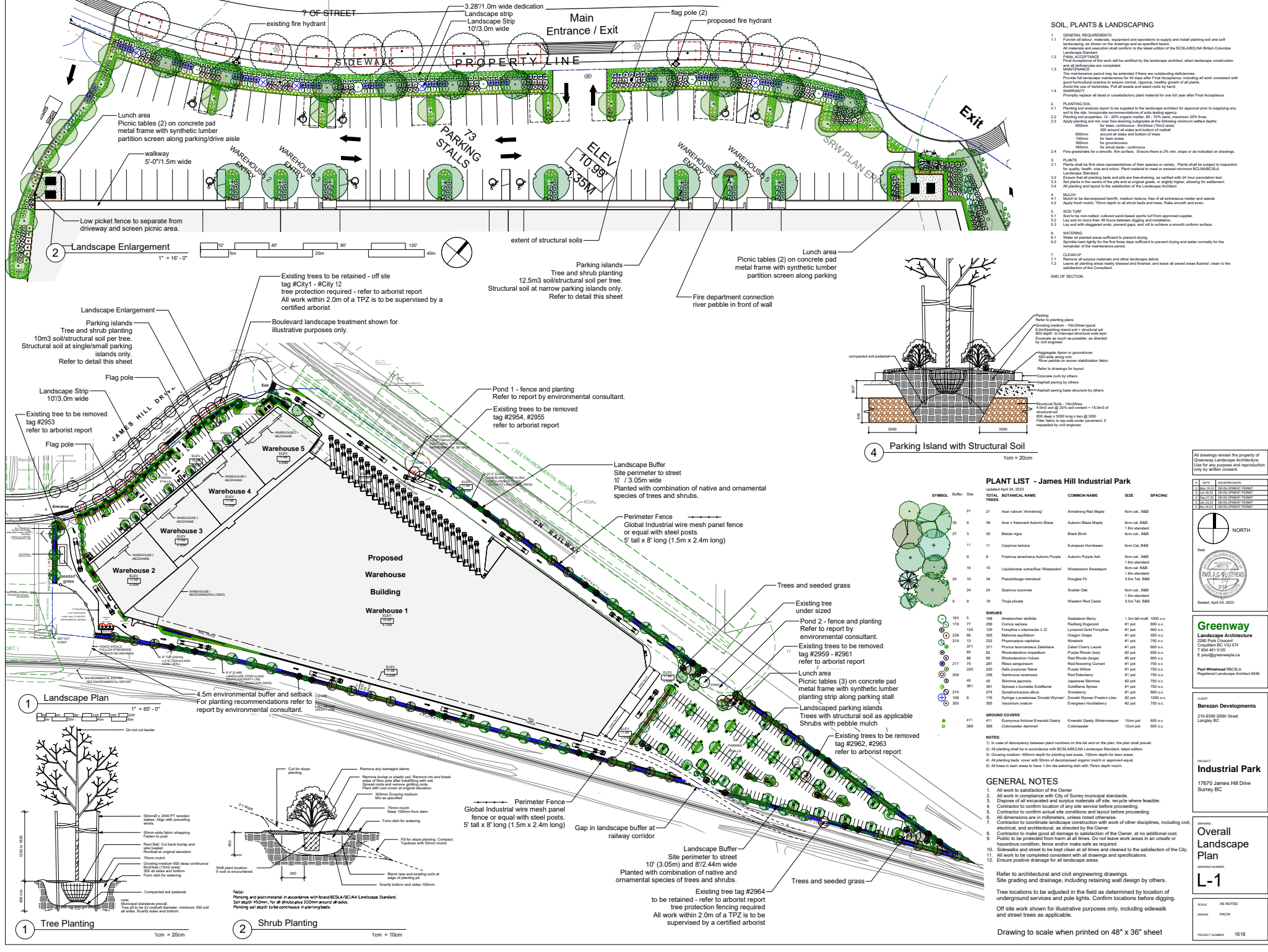
NO	DATE	REVISIONS
2	2024/02/20	REVISED FOR DP RESUBMISSION
1	2023/02/20	REVISED FOR DP RESUBMISSION

Industrial Park
 17670 James Hill Drive
 Surrey, British Columbia

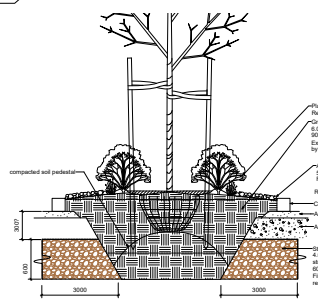
COLOUR SAMPLE BOARD

A901

SCALE: NTS PROJECT NO: 1419
 DRAWN BY: EZ DATE: JUNE 2014



- ### SOIL, PLANTS & LANDSCAPING
- GENERAL REQUIREMENTS**
 - Furnish all labor, materials, equipment and operators to supply and install planting soil and soft landscaping as shown on the drawings and as specified herein.
 - All materials and execution shall conform to the latest edition of the BCSCA/ISCLNA British Columbia Landscape Standard.
 - FINAL ACCEPTANCE**
 - Final Acceptance of the work will be certified by the landscape architect, when landscape construction and maintenance are completed.
 - MAINTENANCE**
 - The maintenance period may be extended if there are outstanding deficiencies.
 - Provide full landscape maintenance for 45 days after Final Acceptance, including all work consistent with good horticultural practice to ensure survival, appearance, vigorous, healthy growth of all plants.
 - Avoid the use of herbicides. Pull all weeds and weed roots by hand.
 - Priority repairs all dead or unsatisfactory plant material for one full year after Final Acceptance.
 - PLANTING SOIL**
 - Planting soil analysis report to be supplied to the landscape architect for approval prior to supplying any soil to the site. Incorporate recommendations of soil testing agency.
 - Planting soil prepared: 12-20% organic matter, 60-70% sand, maximum 20% fines.
 - Apply planting soil over base material in accordance with the following minimum wetbed depths:
 - 600mm for trees, continuous - 100mm (100cm) wide
 - 300mm for shrubs, continuous - 100mm (100cm) wide
 - 150mm for lawn areas
 - 300mm around all sides and bottom of outside
 - 100mm for shrub beds - continuous
 - Flare grades for a smooth, firm surface. Ensure there is 2% min. slope or as indicated on drawings.
 - PLANTS**
 - Plants shall be the exact representative of their species or variety. Plants shall be subject to inspection for quality, health, size and color. Plant material to meet or exceed minimum BCSCA/ISCLNA Standard.
 - Ensure that all planting beds and pits are free-draining, as verified with 24 hour percolation test.
 - See notes in the notes of this plan and original plans, as slightly higher, allowing for settlement.
 - All planting and layout to be the satisfaction of the Landscape Architect.
 - MULCH**
 - Mulch to be decomposed hemlock, medium texture, free of all extraneous matter and weeds.
 - Apply fresh mulch, 75mm depth to all shrub beds and trees. Make smooth and even.
 - SOIL TREAT**
 - Soil to be non-velvet, cultured sand-based sports turf from approved supplier.
 - Lay and top dress to 40 hours between digging and installation.
 - Lay soil with staggered ends, prevent gaps, and roll to achieve a smooth uniform surface.
 - WATERING**
 - Water all planted areas sufficient to prevent drying.
 - Water all planted areas until the plant has established its root system and water normally for the remainder of the maintenance period.
 - CLEAN UP**
 - Remove all surplus materials and other landscape debris.
 - Leave all planting areas neatly dressed and finished, and leave all paved areas flushed clean to the satisfaction of the Consultant.
- END OF SECTION



4 Parking Island with Structural Soil
1cm = 20cm

PLANT LIST - James Hill Industrial Park

updated April 24, 2023

SYMBOL	Surf. Size	TOTAL BOTANICAL NAME	COMMON NAME	SIZE	SPACING
21	21	Acer rubrum 'Armstrong'	Armstrong Red Maple	6m cal. S&B	
39	39	Acer x Freemanii Autumn Blaze	Autumn Blaze Maple	6m cal. S&B	
27	30	Black Birch	Black Birch	1.8m standard	
11	11	Carpinus betulus	European Hornbeam	6m Cal. S&B	
9	9	Fraxinus americana Autumn Purple	Autumn Purple Ash	6m cal. S&B	
10	10	Liquidambar styraciflua 'Wopkester'	Wopkester Sweetgum	6m cal. S&B	
24	24	Pseudotsuga menziesii	Douglas Fir	1.8m standard	
24	24	Quercus coccinea	Scarlet Oak	6m cal. S&B	
9	9	Thuja sylvatica	Western Red Cedar	1.8m standard	
SHRUBS					
163	5	Amelanchier alnifolia	Saskatoon Berry	1.2m tall multi	1000 c.c.
179	77	Cornus amomum	Flowering Dogwood	#1 pot	900 c.c.
125	125	Forsythia x intermedia 'L.C'	Intermedia Gold Forsythia	#1 pot	900 c.c.
239	60	Moronea multiflora	Orange Dog	#1 pot	900 c.c.
82	82	Physocarpus opulifolius	Marble Vine	#1 pot	750 c.c.
371	371	Prunus laurocerasus Zabeliana	Zabel Cherry Laurel	#1 pot	600 c.c.
219	13	Rhododendron leucodermis	Rhododendron leucodermis	#1 pot	900 c.c.
89	89	Rhododendron Viticum	Red Flinders Orange	#5 pot	900 c.c.
217	70	Ribes sanguineum	Red-Flowering Currant	#1 pot	750 c.c.
220	220	Sida serotina Willow	Willow	#1 pot	750 c.c.
258	258	Sorbus aucuparia	Red Elderberry	#1 pot	750 c.c.
45	45	Sorbus aucuparia	Japanese Snowflake	#2 pot	750 c.c.
361	361	Spiraea x humilis Goldflame	Goldflame Spirea	#1 pot	750 c.c.
214	214	Syringa oblata	Debutante	#1 pot	900 c.c.
168	8	Syringa x preloensis Donald Wyman	Donald Wyman Przewit Lilac	#2 pot	1000 c.c.
305	305	Vaccinium myrtillus	Evergreen Huckleberry	#2 pot	750 c.c.
GROUND COVERS					
411	411	Erigeron philadelphicus Emerald Glensy	Emerald Glensy Whiteflowered	10cm pot	600 c.c.
389	389	Cotoneaster dammeri	Cotoneaster	10cm pot	500 c.c.

- NOTES:**
- In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
 - All planting shall be in accordance with BCSCA/ISCLNA Landscape Standard, unless otherwise specified.
 - Grading medium in 400mm depth for planting bed areas, 150mm depth for lawn areas.
 - All planting beds, cover with 50mm of decomposed organic mulch or approved equal.
 - All lawns in lawn areas to have 1.5m dia watering disk with 75mm depth mulch.

- ### GENERAL NOTES
- All work to satisfaction of the Owner.
 - All work in compliance with City of Surrey municipal standards.
 - Dispose of all excavated and surplus materials off site, recycle where feasible.
 - Contractor to confirm location of any site service before proceeding.
 - Contractor to confirm actual site conditions and layout before proceeding.
 - Contractor to coordinate landscape construction with work of other disciplines, including civil, electrical and architectural, as directed by the Owner.
 - Contractor to make good all damage to satisfaction of the Owner, at no additional cost.
 - Public to be protected from harm at all times. Do not work in areas in an unsafe or hazardous condition, fence and/or make safe as required.
 - Sidewalks and street to be kept clear at all times and cleaned to the satisfaction of the City.
 - All work to be completed consistent with all drawings and specifications.
 - Ensure positive drainage for all landscape areas.

Refer to architectural and civil engineering drawings. Site grading and drainage, including retaining wall design by others.

Tree locations to be adjusted in the field as determined by location of underground services and pole lights. Confirm locations before digging.

Off site work shown for illustrative purposes only, including sidewalk and street trees as applicable.

All drawings remain the property of Greenway Landscape Architecture Ltd. For any copyright and reproduction only by written consent.

#	DATE	DESCRIPTION
1	2023-04-24	SCHEMATIC DESIGN
2	2023-04-24	SCHEMATIC DESIGN
3	2023-04-24	SCHEMATIC DESIGN
4	2023-04-24	SCHEMATIC DESIGN

Scale
North
Seal
PAUL & JENNIFER
Landscape Architects
2023
Sealed April 24, 2023

Greenway Landscape Architecture
2300 Park Crescent
Coquitlam BC V3J 6T4
T 604-461-5100
E paul@greenway.ca

Paul Whithead FICSLA
Registered Landscape Architect #246

CLIENT
Berezan Developments
218-899 200th Street
Langley BC

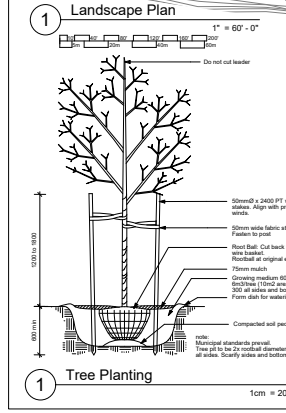
PROJECT
Industrial Park
17670 James Hill Drive
Surrey BC

Drawings
Overall Landscape Plan

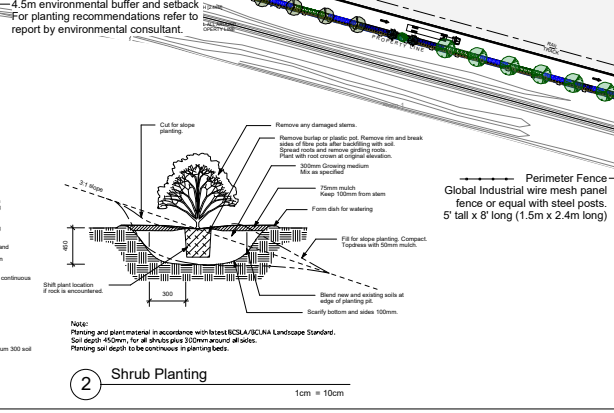
DRAWING NUMBER
L-1

SCALE AS NOTED
SUAWN PACTW

PROJECT NUMBER 1616



1 Tree Planting
1cm = 20cm



2 Shrub Planting
1cm = 10cm



1 Landscape Plan
1" = 60'-0"



2 Landscape Enlargement
1" = 16'-0"

INTER-OFFICE MEMO

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

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

DATE: **April 21, 2023** PROJECT FILE: **7821-0227-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 17670 James Hill Dr**

DEVELOPMENT PERMIT

The following are to be addressed as a condition of the subsequent Building Permit issuance:

- Construct/relocate driveway(s) with concrete letdown
- Restricted Covenant (RC) required for the eastern access. Access to be left-out only and developer must erect two “do not enter signs” on each side of the access.

DEVELOPMENT VARIANCE PERMIT

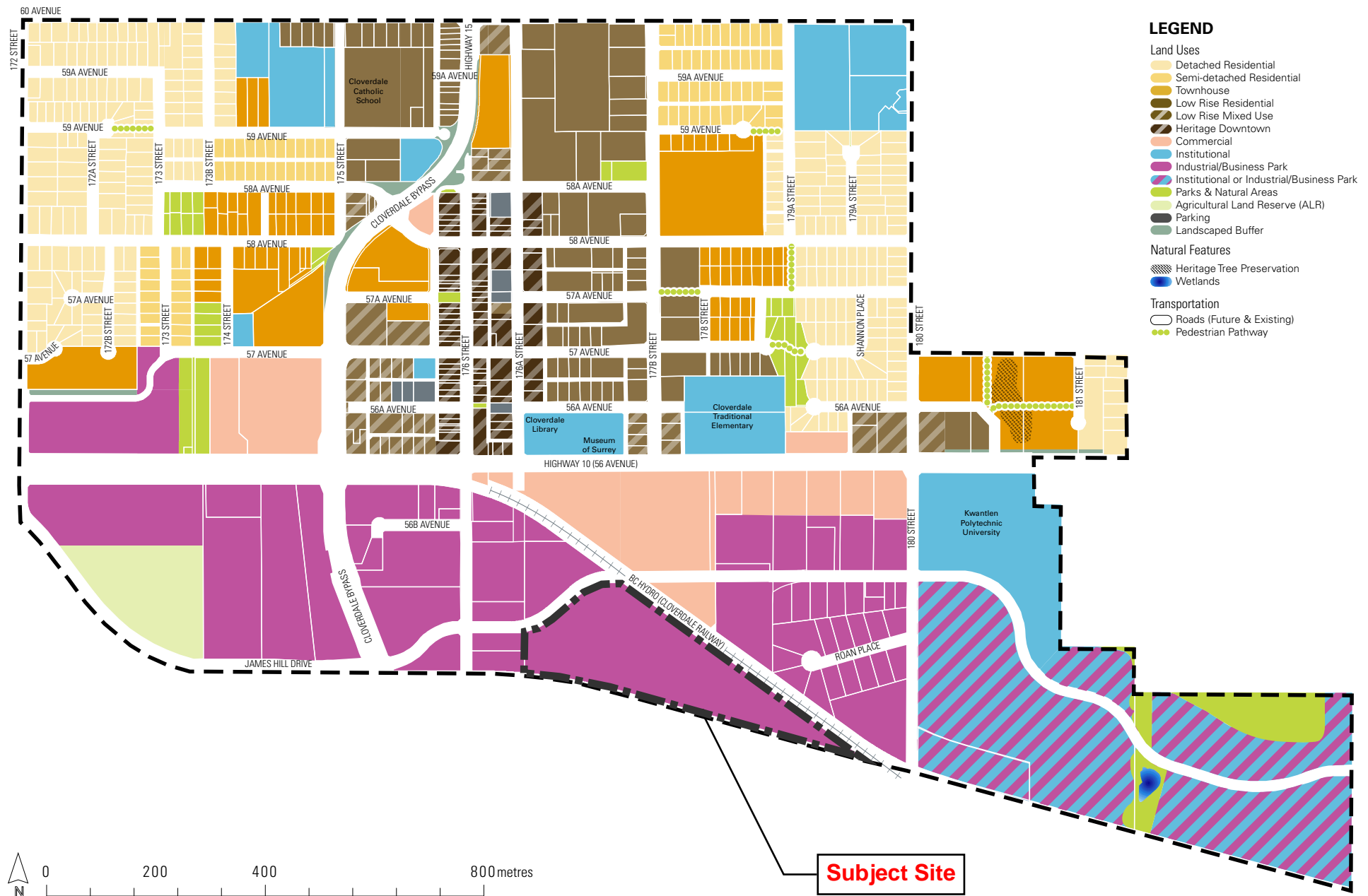
Engineering has no comments on the proposed Development Variance Permit to reduce the amount of on-site parking.



Jeff Pang, P.Eng.
Development Services Manager

TH

Figure 3.1: Land Use Map



17670 James Hill Drive Riparian Areas Protection Regulation Overview

Client:
Berezan Management Ltd.



© OpenStreetMap (and) contributors, CC-BY-SA

Legend

- Subject property
- Pond - Isolated
- Design (March 24, 2022)

City of Surrey Watercourse Classification

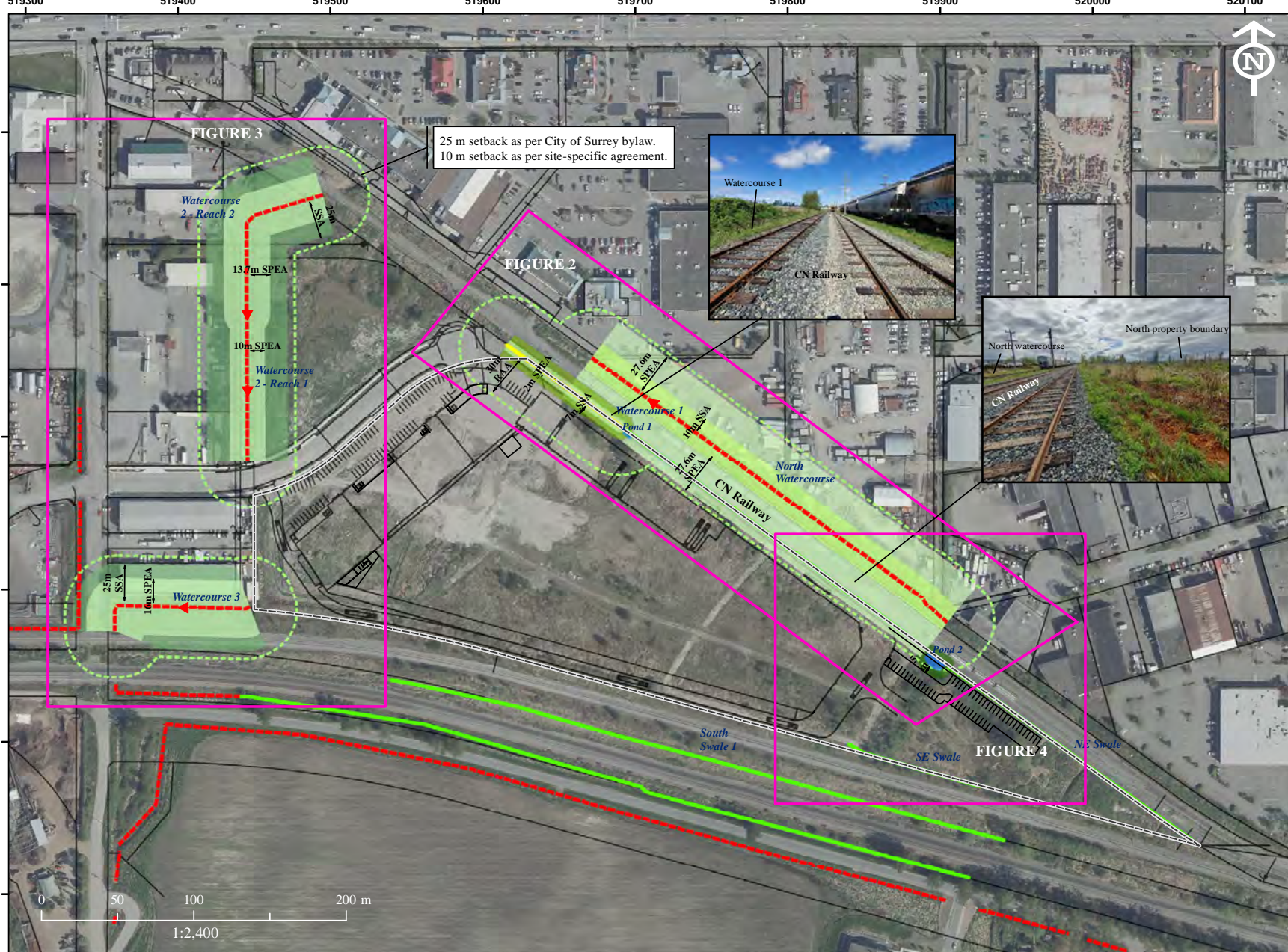
- A/O
- B
- C

Setbacks

- 30m Riparian Assessment
- Streamside Protection and Enhancement Area
- 7m City Streamside Setback Area
- 10m SSA
- 25m SSA
- 5 m setback (Pond 2)

Map Author: C.Prentice
Updated by: E. Flanagan
Updated: March 24, 2022
Projection: NAD 83, UTM Zone 10
Base data from the City of Surrey's
Online Mapping System

Figure 1



25 m setback as per City of Surrey bylaw.
10 m setback as per site-specific agreement.



FIGURE 3

Watercourse 2 - Reach 2

13.7m SPEA

10m SPEA

Watercourse 2 - Reach 1

25m SSA

16m SPEA

Watercourse 3

FIGURE 2

Watercourse 1

27.6m SPEA

Watercourse 1

Pond 1

7m SSA

10m SSA

25m SSA

North Watercourse

CN Railway

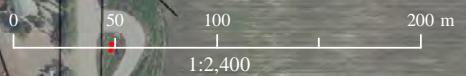
Pond 2

SE Swale

N.E. Swale

South Swale 1

FIGURE 4





17670 James Hill Drive Riparian Areas Protection Regulation

Client:
Berezan Management Ltd.



- Legend**
- Culvert
 - Subject property
 - Approximate HWM/TOB
 - Pond - Isolated
 - Design (March 24, 2022)
- City of Surrey Watercourse Classification**
- A/O
 - B
 - C
- Setbacks**
- 30m Riparian Assessment
 - Streamside Protection and Enhancement Area
 - 7m City Streamside Setback
 - 10m SSA
 - 25m SSA
 - 5 m setback (Pond 2)

Map Author: K. Piper
 Updated by: E. Flanagan
 Updated: March 24, 2022
 Projection: NAD 83, UTM Zone 10
 Base data from the City of Surrey's
 Online Mapping System

Figure 2



519200

519300

519400

519500

519600



17670 James Hill Drive Riparian Areas Protection Regulation

Client:
Berezan Management Ltd.



© OpenStreetMap (and) contributors, CC-BY-SA

25 m setback as per City of Surrey bylaw.
10 m setback as per site-specific agreement.

Legend

- Culvert
- Subject property
- Approximate HWM/TOB
- Pond - Isolated
- Design (March 22, 2022)

City of Surrey Watercourse Classification

- A/O
- B
- C

Setbacks

- 30m Riparian Assessment
- Streamside Protection and Enhancement Area
- 7m City Streamside Setback Area
- 10m SSA
- 25m SSA

Map Author: K. Piper
Updated by: E. Flanagan
Updated: March 22, 2022
Projection: NAD 83, UTM Zone 10
Base data from the City of Surrey's
Online Mapping System

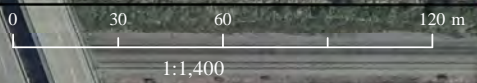
Figure 3

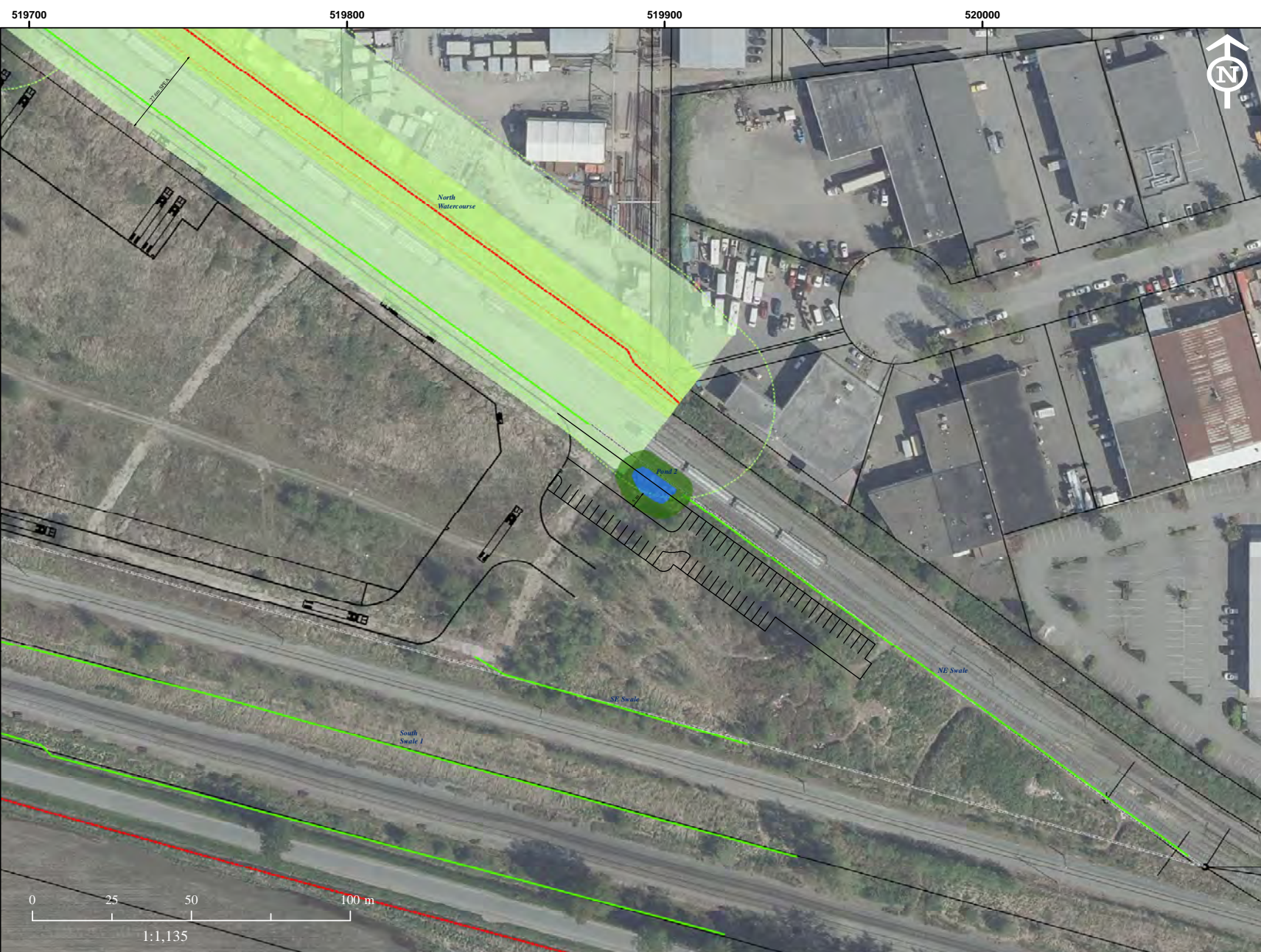


5438900

5438800

5438700





17670 James Hill Drive Riparian Areas Protection Regulation

Client:
Berezan Management Ltd.



- Legend**
- Subject property
 - Approximate HWM/TOB
 - Pond - Isolated
 - Design (March 24, 2022)
- City of Surrey Watercourse Classification**
- A/O
 - B
 - C
- Setbacks**
- 30m Riparian Assessment
 - Streamside Protection and Enhancement Area
 - 7m City Streamside Setback Area
 - 10m SSA
 - 25m SSA
 - 5 m setback (Pond 2)

Map Author: E. Flanagan
Created: March 24, 2022
Projection: NAD 83, UTM Zone 10
Base data from the City of Surrey's
Online Mapping System










Figure 4



17676 James Hill Dr.
Site Map of
Drainage Features

Client:
Berezan Management Ltd.

Legend

-  Culvert
 -  Subject property
 -  Pond
 -  7m setback
 -  10m setback
 -  25m setback
- Classification**
-  AO
 -  B
 -  C

Origin of the setbacks is top of bank.

Created on:
October, 2020
Created by:
Leila Riahi

Projection:
NAD 83, UTM Zone 10

Base data from the City of Surrey's
Open Data website.



1:2,100

Figure 1



1) Sediment Control

All works shall be conducted in accordance with sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" (DFO/MoE).

2) Invasive species

Invasive species like Himalayan blackberry and English Ivy are to be removed from or adjacent to the disturbance area (within 1 m of the boundary). Existing native vegetation within the planting areas shall be maintained in good condition.

3) Fill

Fill to be removed from watercourse before planting areas, if required.

4) SPEA Fencing

Fencing to be installed along the perimeter of the planted area. **Total length of fencing: 122m**

5) Filtrex Grosoxy

Filtrex logs are to be installed on the watercourse top-of-bank per manufacturer's specifications. Fill logs with growing medium with low grow grass seed. Logs are to be staked in place as per manufacturer's instructions. **Total length of Grosoxx: 82m**

6) Soil Application

- 1) All non-native soil materials are to be completely removed. Underlying material is to be scarified at a depth of 200mm prior to application of soil amendment and compost mulch.
- 2) Disturbance areas to receive 300mm depth of 3P topsoil per BCLNA standards (10-15% OM less than 2 mm, minimum 20% Fines) or equivalent.
- 3) Disturbed areas are to be covered with Ecoblanket mulch at a depth of 75mm (which includes a low grow reclamation seed mix). Mulch is to be applied after planting has been completed.

Total Soil Volume: 172.2 m³

Total Ecoblanket Volume: 43 m³

Planting Specifications

- 1) Project QEP to meet with landscaper for a preconstruction meeting. Layout may need to be adjusted to meet site specific conditions.
- 2) All planted stock shall be guaranteed nursery stock per BCLNA standards. Stock shall be inspected and approved by the Project QEP prior to installation.
- 3) Plant 573 of #2 pot shrubs at 1m spacing and plant 22 of #5 pot trees at 4m spacing from existing vegetation and planted stock.

Restoration Maintenance

- 1) Emerging invasive species shall continue to be removed from the planting area as necessary for 5 years. For example, emerging Himalayan blackberry will require monthly removal of roots and shoots during the growing season (April 1st to October 15th).
- 2) Water all planted stock 3 times weekly during dry periods from May 1st to September 30.
- 3) Plant survival monitoring shall be conducted for a period of five (5) years. species survivorship shall achieve 80%. Replacement planting of dead stock may be required on an annual basis to satisfy this specification. Survival or replacement stock is subject to survival criteria as specified above.
- 4) Planted stock shall be inspected by the Owner or Owner's Representative to the end of the warranty period to assess requirements for watering and maintenance/wedding of non-native invasive plant species.

James Hill

Planting Plan

client: *Berezan Management*

- Shrub Spacing 1m
- Filtrex Grosoxx
- Split Rail Fencing

CoS Watercourse Classification

- A/O
- Subject Property
- Pond Setback (5m)

Tree Species

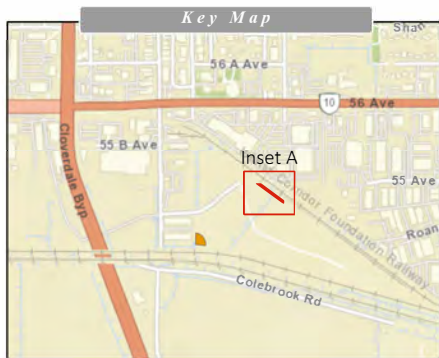
- Ac
- Am
- Ar
- Cc
- Pe
- Pm
- Ps
- Tp

Shrub Species

- Cs
- Hd
- Je
- Pc
- Rg
- Rn
- Rp
- Rs
- Rsang
- Sa
- Sd
- Sh
- Sr

Appendix G-1

Cartographer: E.Fortune
Date: Jan, 2023
Coordinate System: NAD 83, UTM 10N
Data: <https://data.surrey.ca/>



Watercourse 1 Shrub Stocking				
Common Name	Scientific Name	Label	Pot Size	Count
Red-osier dogwood	<i>Cornus sericea</i>	Cs	2	39
seaspray	<i>Halodiscus discolor</i>	Hd	2	42
Pacific ninebark	<i>Physocarpus capitatus</i>	Pc	2	44
baldfip rose	<i>Rosa gymnocarpa</i>	Rg	2	85
Nootka rose	<i>Rosa mitkana</i>	Rn	2	22
Tumbleberry	<i>Rubus parviflorus</i>	Rp	2	70
salmonberry	<i>Rubus spectabilis</i>	Rs	2	122
red-lowering currant	<i>Physocarpus capitatus</i>	Rsang	2	36
common snowberry	<i>Symphoricarpos albus</i>	Sa	2	44
hardhack	<i>Spiraea douglasii</i>	Sd	2	17
Hooker's willow	<i>Salix hookeriana</i>	Sh	2	50
red elderberry	<i>Sambucus racemosa</i>	Sr	2	2
Total				573

Watercourse 1 Planting Area Tree Stocking				
Common Name	Scientific Name	Label	Pot Size	Count
vine maple	<i>Acer circinnatum</i>	Ac	5	4
bigleaf maple	<i>Acer macrophyllum</i>	Am	5	3
red alder	<i>Alnus rubra</i>	Ar	5	2
beaked hazelnut	<i>Corylus cornuta</i>	Cc	5	2
bitter cherry	<i>Prunus emarginata</i>	Pe	5	5
Douglas Fir	<i>Pseudotsuga menziesii</i>	Pm	5	2
sitka spruce	<i>Picea sitchensis</i>	Ps	5	2
western redcedar	<i>Thuja plicata</i>	Tp	5	2
Total				22

1) Sediment Control

All works shall be conducted in accordance with sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" (DFO/MoE).

2) Invasive species

Invasive species like Himalayan blackberry and English Ivy are to be removed from or adjacent to the disturbance area (within 1 m of the boundary). Existing native vegetation within the planting areas shall be maintained in good condition.

3) Fill

Fill to be removed from watercourse before planting if required.

4) SPEA Fencing

Fencing to be installed along the perimeter of the planted area. **Total length of fencing: 100m**

6) Soil Application

- 1) All non-native soil materials are to be completely removed. Underlying material is to be scarified at a depth of 200mm prior to application of soil amendment and compost mulch.
- 2) Disturbance areas to receive 300mm depth of 3P topsoil per BCLNA standards (10-15% OM less than 2 mm, minimum 20% Fines) or equivalent.
- 3) Disturbed areas are to be covered with Ecoblanket mulch at a depth of 75mm (which includes a low grow reclamation seed mix). Mulch is to be applied after planting has been completed.

Total Soil Volume: 210 m³

Total Ecoblanket Volume: 53 m³

Planting Specifications

- 1) Project QEP to meet with landscaper for a preconstruction meeting. Layout may need to be adjusted to meet site specific conditions.
- 2) All planted stock shall be guaranteed nursery stock per BCLNA standards. Stock shall be inspected and approved by the Project QEP prior to installation.
- 3) Plant 700 of #2 pot shrubs at 1m spacing and plant 44 of #5 pot trees at 4m spacing from existing vegetation and planted stock.

Restoration Maintenance

- 1) Emerging invasive species shall continue to be removed from the planting area as necessary for 5 years. For example, emerging Himalayan blackberry will require monthly removal of roots and shoots during the growing season (April 1st to October 15th).
- 2) Water all planted stock 3 times weekly during dry periods from May 1st to September 30.
- 3) Plant survival monitoring shall be conducted for a period of five (5) years. species survivorship shall achieve 80%. Replacement planting of dead stock may be required on an annual basis to satisfy this specification. Survival or replacement stock is subject to survival criteria as specified above.
- 4) Planted stock shall be inspected by the Owner or Owner's Representative to the end of the warranty period to assess requirements for watering and maintenance/wedding of non-native invasive plant species.

Planting Plan

client: *Berezan Management*

- Shrub Spacing 1m
- Filtrexx Grossoxx
- Split Rail Fencing

CoS Watercourse Classification

- A/O
- Subject Property
- Pond Setback (5m)

Tree Species

- Ac
- Am
- Ar
- Cc
- Pe
- Pm
- Ps
- Tp

Shrub Species

- Cs
- Hd
- Je
- Pc
- Rg
- Rn
- Rp
- Rs
- Rsang
- Sa
- Sd
- Sr

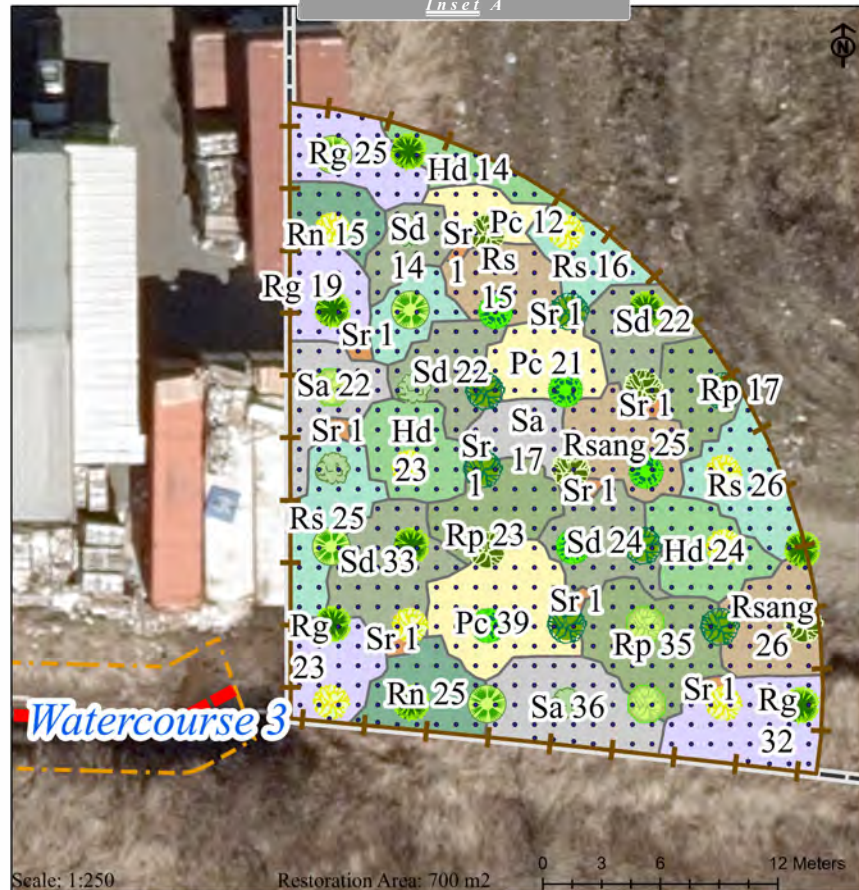
Appendix G-2

Cartographer: E.Fortune
Date: Jan, 2023
Coordinate System: NAD 83, UTM 10N
Data: <https://data.surrey.ca/>



Watercourse 3 Shrub Stocking				
Common Name	Scientific Name	Label	Pot Size	Count
oceanspray	<i>Holodiscus discolor</i>	Hd	2	61
Pacific ninebark	<i>Physocarpus capitatus</i>	Pc	2	72
baldfire rose	<i>Rosa gymnocarpa</i>	Rg	2	99
Noodka rose	<i>Rosa nutkana</i>	Rn	2	40
Thimbleberry	<i>Rubus parviflorus</i>	Rp	2	75
salmonberry	<i>Rubus spectabilis</i>	Rs	2	82
red-flowering currant	<i>Physocarpus capitatus</i>	Rsang	2	71
common snowberry	<i>Symphoricarpos albus</i>	Sa	2	75
hardhack	<i>Spiraea douglasii</i>	Sd	2	115
red elderberry	<i>Sambucus racemosa</i>	Sr	2	10
Total				700

Watercourse 3 Tree Stocking				
Common Name	Scientific Name	Label	Pot Size	Count
vine maple	<i>Acer circinatum</i>	Ac	5	8
bigleaf maple	<i>Acer macrophyllum</i>	Am	5	8
red alder	<i>Alnus rubra</i>	Ar	5	4
beaked hazelnut	<i>Corylus cornuta</i>	Cc	5	4
bitter cherry	<i>Prunus emarginata</i>	Pe	5	3
Douglas Fir	<i>Pseudotsuga menziesii</i>	Pm	5	5
sitka spruce	<i>Picea sitchensis</i>	Ps	5	7
western redcedar	<i>Thuja plicata</i>	Tp	5	5
Total				44

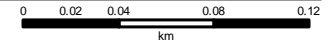




Aerial Photo (COSMOS, August 2022)

Scale: 1:3,170

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0227-00

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: 029-835-089
Lot 2 Section 5 Township 8 New Westminster District Plan Epp48040
17670 James Hill Drive

(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 Part 5 "Off-Street Parking and Loading/Unloading" the minimum off-street parking requirements are reduced from 422 parking stalls to 294 parking stalls for the proposed industrial building on the subject property.

5. This development variance permit applies to only that portion of the proposed 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 buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

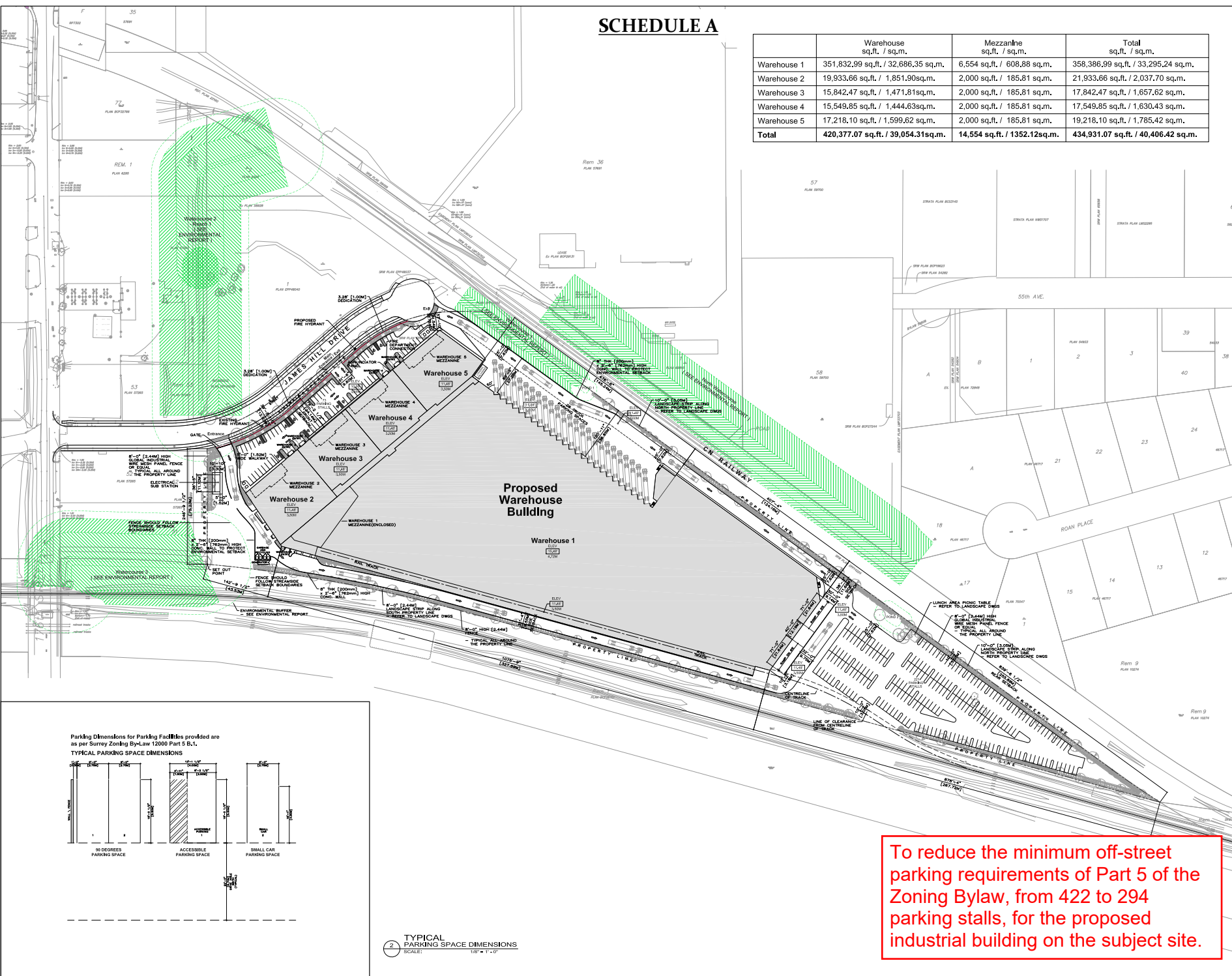
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

SCHEDULE A

	Warehouse sq.ft. / sq.m.	Mezzanine sq.ft. / sq.m.	Total sq.ft. / sq.m.
Warehouse 1	351,832.99 sq.ft. / 32,686.35 sq.m.	6,554 sq.ft. / 608.88 sq.m.	358,386.99 sq.ft. / 33,295.24 sq.m.
Warehouse 2	19,933.66 sq.ft. / 1,851.90sq.m.	2,000 sq.ft. / 185.81 sq.m.	21,933.66 sq.ft. / 2,037.70 sq.m.
Warehouse 3	15,842.47 sq.ft. / 1,471.81sq.m.	2,000 sq.ft. / 185.81 sq.m.	17,842.47 sq.ft. / 1,657.62 sq.m.
Warehouse 4	15,549.85 sq.ft. / 1,444.63sq.m.	2,000 sq.ft. / 185.81 sq.m.	17,549.85 sq.ft. / 1,630.43 sq.m.
Warehouse 5	17,218.10 sq.ft. / 1,599.62 sq.m.	2,000 sq.ft. / 185.81 sq.m.	19,218.10 sq.ft. / 1,785.42 sq.m.
Total	420,377.07 sq.ft. / 39,054.31sq.m.	14,554 sq.ft. / 1352.12sq.m.	434,931.07 sq.ft. / 40,406.42 sq.m.



To reduce the minimum off-street parking requirements of Part 5 of the Zoning Bylaw, from 422 to 294 parking stalls, for the proposed industrial building on the subject site.



JKa
Jordan Kulev
architect inc.

DATE: 2023-06-26

NO.	DATE	REVISION
18	04/11/2023	REVISED FOR DP RESUBMISSION
18	04/11/2023	REVISED FOR DP RESUBMISSION
14	10/01/2022	GENERAL REVISIONS AS CALLED
13	07/01/2022	REV. FRONT & BACK STALLS AND LANDSCAPE STRIP
12	06/01/2022	REVISED AS PER COMMENTS
12	06/01/2022	REVISED TRACKS & TO CORRECT LOGGING
11	03/22/2022	REVISED FOR DP RESUBMISSION
10	03/22/2022	ADDED DO NOT ENTER STOP SIGN AND SIGNAGE
9	03/22/2022	REV. W/ 50' SW & SW AREA AND PARKING STRIP
8	03/22/2022	ADDED ENKON STRUTS
7	03/22/2022	REVISED FOR DP RESUBMISSION
6	03/22/2022	ADDED STAIRS DOOR (4x6) AT SUBTRACK
5	03/22/2022	USE LATEST TOPO SURVEY & CORRECTED TO BE REAL
4	03/22/2022	REVISED RAIL TRACK FROM 10' TO 15' FROM BOUNDARY
3	03/22/2022	REVISED PARKING LAYOUT AT EAST END OF TRACK
2	03/22/2022	CHANGED NORTH STRUTS & SIGNAGE
1	03/22/2022	ISSUED FOR DP

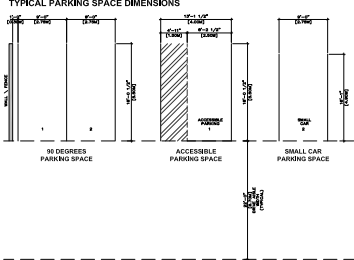
Industrial Park
17670 James Hill Drive
Surrey, British Columbia

SITE PLAN

A152

SCALE: 1" = 60'-0"
PROJECT NO: 1419
DRAWN BY: CJP / MP
DATE: JUNE 2014

Parking Dimensions for Parking Facilities provided are as per Surrey Zoning By-Law 12000 Part 5 B.1.



TYPICAL PARKING SPACE DIMENSIONS
SCALE: 1" = 1'-0"