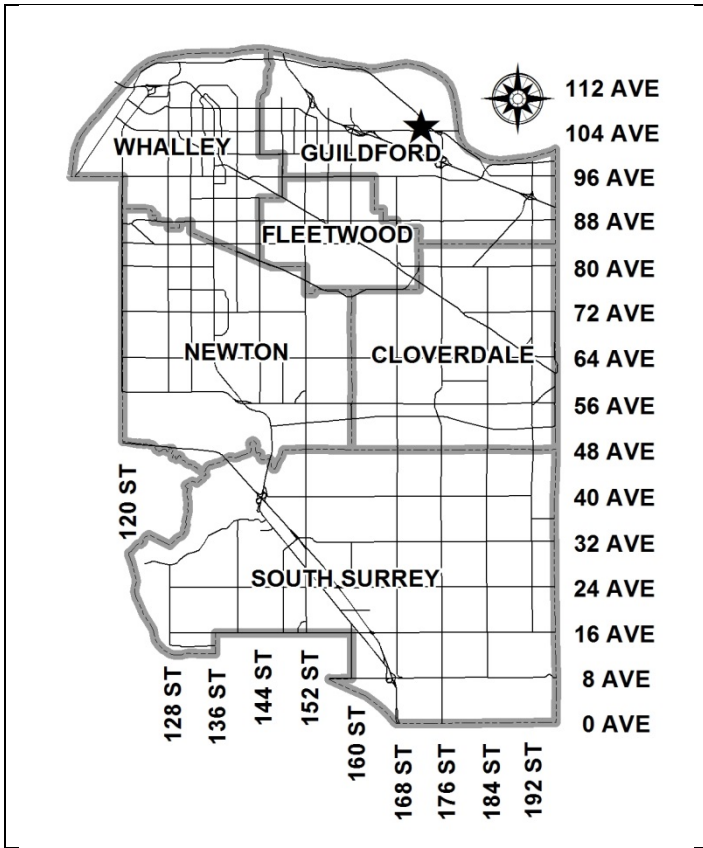


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0150-00

Planning Report Date: May 12, 2014



**PROPOSAL:**

- **Rezoning** from I-P(2) (By-law No. 5942) to IL-1
- **Development Permit**
- **Development Variance Permit**

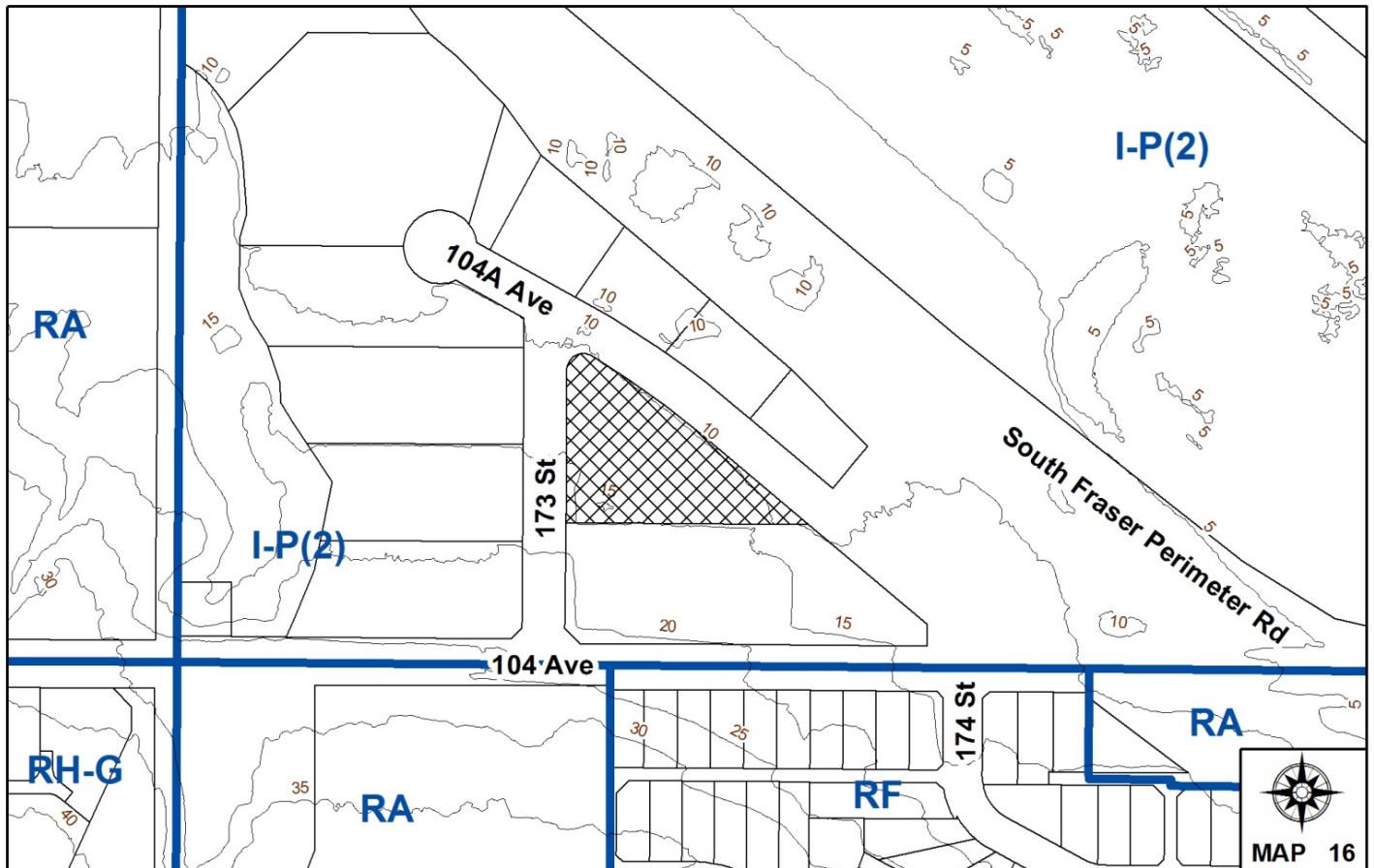
in order to develop a construction waste recycling depot.

**LOCATION:** 10436 - 173 Street

**OWNER:** 0969992 BC Ltd

**ZONING:** I-P(2) (By-law No. 5942)

**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires relaxation of the south side yard building setback.

### RATIONALE OF RECOMMENDATION

- Complies with Industrial designation in the OCP.
- The proposed density and building form are appropriate for this industrial enclave.
- Although community concerns have been expressed for the proposed construction waste recycling depot, the applicant has addressed the concerns.
- The proposed facility meets Surrey's Sustainability Charter by diverting recoverable materials from the landfill, for reprocessing and reuse.
- The proposed facility satisfies the Metro Vancouver target to increase private sector recycling, and increase recycling volumes, specifically targeting wood and plastics for reuse, recycling and energy recovery.
- The requested variance responds to the site conditions and is similar to the interior side yard setbacks of the buildings on the west side of 173 Street.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Industrial Park Zone Two (I-P(2))" (By-law No. 5942) to "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0150-00 generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7913-0150-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback of the IL-1 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (d) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

## REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104A Avenue):	Vacant	Industrial	I-P(2) (By-law No. 5942)
East (Across South Fraser Perimeter Road):	Surrey Intermodal Yard	Industrial	I-P(2) (By-law No. 5942)
South:	Multi-tenant industrial building	Industrial	I-P(2) (By-law No. 5942)
West (Across 173 Street):	Mixed multi-tenant industrial building, truck repair and Stewart Trailers	Industrial	I-P(2) (By-law No. 5942)

DEVELOPMENT CONSIDERATIONSBackground

- The 5,008-square metre (1.2-acre) subject site is currently zoned Industrial Park Zone (Two) (I-P(2)), under Surrey Zoning By-law No. 5942.
- The I-P(2) Zone is historic zoning from Surrey Zoning By-law, 1979, No. 5942. When Zoning By-law No. 12000 was approved in 1993, the zoning for almost all lots was converted to the closest equivalent zone. However, for the lots zoned I-P(2), there was not a comparable zone in Zoning By-law No. 12000. As a result, the I-P(2) Zone still regulates the site and the surrounding lands.
- The I-P(2) Zone allows for all of the uses permitted in the General Industrial (I-G) Zone of Zoning By-law No. 5942, which includes the manufacture, processing, assembly and services of a number of products, service industrial uses, storage yards (lumber yards, automobile towing, wholesale and retail of heavy industrial construction components) and warehousing. The I-P(2) Zone also allows for transportation and trucking industries, and a limited amount of commercial uses including banks, offices, grocery stores and restaurants.
- Open storage of goods is prohibited in the I-P(2) Zone except the storage of “new cars and machinery”.
- The subject site was created in September 2000 as part of a land development application to subdivide the parent property into 15 lots (Application No. 7999-0071-00). A Development Permit was required at that time, prior to subdivision approval.
- Development Permit No. 7999-0071-00 was issued on July 24, 2000. As there were no buildings proposed within the initial application, Development Permit No. 7999-0071-00 is

general in nature, and was intended, through text and graphics, to provide basic siting, landscaping and design controls for future buildings.

- Subsequently, in conjunction with the issuance of Development Permit No. 7901-0330-00 for the site to the west of the subject site, at 110425 – 173 Street, the graphics section of the generic Development Permit was replaced with a written section in order to address site constraints.
- The subject site is one of the last properties to develop within this I-P(2)-zoned area (see aerial photo attached as Appendix II).
- The I-P(2)-zoned properties located north of 104A Avenue (172855, 17289, 17311, 17325 and 17337 – 104A Avenue) were purchased by the Gateway Program for the construction of the South Fraser Perimeter Road. There are portions of the remainder lots which were not required for the infrastructure construction, which may be marketed in the future for industrial development.

### Current Proposal

- The 5,008-square metre (1.2-acre) property located at 10438 - 173 Street is in the East Fraser Heights Industrial Area. This lot is designated Industrial in the Official Community Plan.
- The applicant, Great West Disposal, is proposing a rezoning of the site from "Industrial Park Zone (Two) (I-P(2))" (By-law No. 5942) to "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000), a Development Permit to regulate the form and character of the building, and a Development Variance Permit to relax the south side yard setback, in order to permit the development of a construction waste recycling depot.
- Surrey Zoning By-law No. 5942 did not identify "recycling" as a permitted use within the various zones of the By-law. In the current Zoning By-law No. 12000, recycling depots are defined as follows:

means a building which is used or intended to be used for collecting, sorting, refunding and redistributing recyclable materials and specifically excludes the processing of recyclable material, other than the breaking of glass bottles.
- Both the Light Impact Industrial Zone (IL) and Light Impact 1 Zone (IL-1) allow for recycling depots provided that the use is confined to an enclosed building, and the storage of used tires is prohibited.
- The major difference between the IL Zone and the IL-1 Zone is that the IL-1 Zone does not permit automotive service uses, and it limits the outdoor storage to 1.5 times the lot coverage of the principal building to a maximum of 40% of the lot area. The outdoor storage restriction of the IL-1 Zone is more in keeping with the outdoor storage limitations of the I-P(2) Zone.
- Some of the differences in the permitted uses section between the existing I-P(2) Zone that regulates the site and the proposed IL-1 Zone, are described in the following table:

Uses	I-P(2) Zone (By-law No. 5942)	IL-1 Zone (By-law No. 12000)
Transportation industries including bus terminals, truck terminals, truck washing, repairing and refuelling facilities	Permitted	Not Permitted
Outside Storage	New cars and machinery permitted	Limited to 1.5 times the lot coverage of the principal building
Offices and banks	Permitted	Limited Offices
Grocery Store	Permitted	Not Permitted
Trade schools	Not Permitted	Permitted
Assembly Halls	Not Permitted	Permitted as an accessory use and limited in size
Child Care Centres	Not permitted	Permitted as an accessory use

- The applicant, Great West Disposal, proposes to operate their business from this site. Their business consists of accepting the delivery of construction waste material which is dropped off in construction bins inside the building. These bins are then sorted into recoverable materials (metal, wood, plastics, glass etc.) which are placed in containers and removed to other companies who specialize in the re-processing of recoverable materials. Any products which cannot be recycled are then taken to the Metro Vancouver Waste Transfer Station for disposal.
- As well as complying with City By-laws, the operators of Great Western Disposal are also required to have a license issued by Metro Vancouver as a licensed recoverable material facility. Metro Vancouver closely monitors these businesses to ensure that they are within the weight limitations and material restrictions identified in their license.
- Great West Disposal currently operates a construction waste management business. They deliver roll-off bins to construction sites, retrieve the bins that are full, and deliver the full bins to other recycling businesses in the Lower Mainland for sorting and recycling the waste material. This proposed rezoning will allow them to sort the waste on their own site.
- Great West Disposal currently has four employees. The applicant anticipates increasing the number of employees to ten, should this application be approved.
- The proposed building will be sited on the west side of the site and have a floor area of 2,420 square metres (26,050 sq.ft.). The proposal represents a floor area ratio (FAR) of 0.42 and a lot coverage of 42.4% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL-1 Zone.
- The proposed building will be 11.0 metres (36 ft.) in height, which is less than the maximum height of 18 metres (59 ft.) permitted in the IL-1 Zone (and the existing I-P(2) Zone).
- The site slopes moderately from south to north and from south-west to north-east. With the development of the up-lying industrial building, a substantial retaining wall has been constructed along the common property line, the subject site's south property line.

- To access the site, two driveway accesses are proposed. One driveway is from 173 Street, which will accommodate passenger vehicle traffic for employees and visitors. The second driveway from 104A Avenue will accommodate primarily vehicles delivering construction waste to the site. There is an on-site weigh scale to be located parallel the 104A Avenue road frontage to allow vehicles to be weighed before and after delivering materials to the site.
- The applicant has proposed 9 parking stalls accessed from the 173 Street driveway. This satisfies the Zoning By-law requirement of 5 parking spaces for a recycling depot.

#### PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on July 26, 2013, and a development proposal sign was erected on the property. In response to the pre-notification, Planning staff received numerous telephone calls and e-mail messages concerning the proposed use. The applicant was requested to have a Public Information Meeting to provide the community an opportunity to review the proposal, and provide additional comments regarding the proposal.

- The applicant held a Public Information Meeting (PIM) on October 1, 2013 at the Fraser Heights Recreation Centre. Twenty-nine people signed the attendance sheet, however, more people were in attendance. The applicant displayed boards explaining the proposal, showing the site plan and building elevations. Staff from the consulting engineering company and from Great West Disposal were in attendance to respond to questions. A Planning & Development staff member was also in attendance to observe and to respond to file processing questions.
- Subsequent to the PIM, Planning staff received 13 e-mails and a 79-name petition Fraser Heights residents, an e-mail from the Fraser Heights Community Association, as well 3 e-mails from the adjoining businesses in the business park. The concerns are summarized below, with the applicant's responses to the concerns, followed by staff comments (in italics):

##### 1. Increased Traffic

- Residential Concerns:
  - Increased road traffic along the 104 Avenue arterial corridor, specifically in a west bound direction toward the Abbey Ridge Community.

##### Applicant's Response:

- Traffic volume along 104 Avenue is in excess of 1,200 vehicles per day. Liberty Contract Management conducted a traffic count for a one hour period. It was observed that 104 Avenue had on average 140 vehicles pass the intersection of 104 Avenue and 173 Street.
- Of the 140 vehicles, 6.5% were heavy vehicles. An additional 5% increase in the traffic volumes as a result of this facility will not adversely impact the arterial road.

- It should be noted that 104 Avenue to the west of the 173 Street intersection with 104 Avenue is posted as a "No Truck Route". With the completion of the new Port Mann Bridge and the removal of the weigh scales along Highway No. 1, the 104 Avenue corridor is no longer a more efficient route for heavy trucks than the 176 Exit onto Highway No. 1.

*(104 Avenue is a designated "No Truck Route" west of 173 Street. Large trucks should not be using this as a route to access Highway No. 1. By-law Enforcement will be requested to provide additional enforcement to ensure that trucks are adhering to the designated truck routes.)*

- Concerns of Businesses:
  - The proposed business will result in an increase in the number of heavy trucks turning eastbound at the 104 Avenue/173 Street intersection. These trucks may queue to access the intersection and block the driveways of the existing businesses.

Applicant's Response:

- Great West Disposal anticipates 30 tandem roll-off trucks will access/exit the proposed development during regular business hours Monday through Friday.
- There are currently two transportation related businesses located in the area (at 17276 and 17288 – 104A Avenue). The existing road network should be able to accommodate the additional truck traffic.

*(The I-P(2) Zone permits trucking terminals, delivery, and truck washing and repairing facilities. There are currently two truck-related businesses on I-P(2)-zoned lots located at 17276 and 17288 – 104 Avenue to the north-west of the subject site. The proposed use is in keeping with the permitted truck-related businesses permitted in the area. If truck movement at the 104 Avenue/ 173 Street intersection becomes problematic, traffic lights could assist with the movement of truck traffic.)*

2. Disposal of Recycling Material on the Fronting and Surrounding Roads

- Concern of Residents:
  - This business will increase the truck traffic in the area. If the loads are not properly secured it may result in nails, glass and other debris being strewn over the streets.

Applicant's Response:

- Great West Disposal will ensure that all deliveries to their site are securely tarped so that debris is not deposited onto the surrounding streets.

*(This is a concern commonly related to transfer facilities. An increase in enforcement to fine parties with improperly secured loads may be required if there is construction debris*



*on the surrounding streets.)*

- Concern of Industrial Businesses: This business will attract people who may arrive outside of normal business hours and they will dump their waste material on the streets. The recycling business will also attract undesirables who want to break in and steal metal.

Applicant's Response: The site will be fenced with a security guard and cameras for surveillance during non-business hours.

*(Security cameras and a security guard for the non-business hours will assist in deterring illegal dumping and break and enters. The security guard can also keep watch on the neighbouring businesses and report any nefarious activities).*

3. Aesthetics: The Design of the Building is Not Compatible with the Surrounding Buildings

- Concern of Businesses:
  - The surrounding business owners all have tilt-up concrete buildings with decorative accents. The proposed metal building is not considered to be of comparable quality to the surrounding buildings.
- Applicant's Response:
  - Since the PIM, an architect has been engaged and additional detailing has been incorporated into the design of the site. The proposed metal building has been defined with the office component in red and the recycling component in white and black. Decorative concrete has been added to the front of the office component, and metal canopies have been added to break the expanse of the building. The on-site landscaping will be as dense as the surrounding developments, and will be maintained to similar standards.)

*(The architectural expression has been further refined, with the addition of the canopies, strengthening of the window pattern, and the addition of decorative concrete around the office entrance.)*

DESIGN PROPOSAL AND REVIEW

- The proposed industrial building is located at the west side of the site, with the east side of the site for the maneuvering of vehicles to access the east-facing industrial loading bays.
- Access to the site is provided by a passenger vehicle driveway from 173 Street for visitors and employees and two large truck driveways from 104A Avenue to access the weigh scale, and exit via the easterly driveway.

- The recycling depot portion of the building is proposed to be constructed with metal using white metal on the upper level of the building and with dark grey on the lower level of the building. The colour separation is broken by a red metal canopy. The overhead doors have incorporated glazing to increase natural light into the building and to provide interest along this elevation of the building.
- Second storey glazing and glazing in the overhead doors has been introduced to provide natural light into the warehouse portion of the site and to provide definition in the building façade.
- The office component of the building is proposed to be red painted metal, with evenly spaced windows. City staff have requested that the dimensions and grouping of the windows be revised so that they express a horizontal form. Prior to issuance of the Development Permit revised drawings are required to address this request.
- A concrete accent has been introduced surrounding the main office doors. This finishing reflects the construction material of the other buildings within this industrial area. City staff have requested that this be simplified to a simple triangle at the office entry.
- The office component proposes to have a grey metal canopy for weather protection above the entry doors. City staff have recommended that the concrete accent be extended up to the underside of the canopy.
- The aesthetics of the metal building has greatly improved since the presentation boards were displayed at the PIM. The proposed building is different from the neighbouring concrete buildings, however, the architecture has been reviewed by staff and considered acceptable.
- Because of the grade on 104 Avenue, the west elevation of the proposed building has limited visibility from the properties on the west side of 173 Street, with only the second storey elevation visible from the street. There will be a retaining wall along this road frontage, and prior to issuance of the Development Permit, details are required on the gating to prevent access and on the railing guard to protect from falls.
- The proposed building is 11 metres (35 ft.) in height which is lower than the maximum 18-metre (60 ft.) height permitted in the proposed IL-1 Zone and the existing I-P(2) Zone.
- Part 5 of Surrey Zoning By-law No. 12000 requires 5 parking spaces for the recycling business. The applicant has proposed 8 spaces for both employees and customers, which is 3 more than required.
- The applicant has not requested a free-standing sign for this site. One channel letter fascia sign is proposed on the west elevation, identifying the new business name “Surrey Waste Management”.
- The applicant is proposing a landscaping buffer along the two road frontages, and has augmented the landscaping where the land is not needed for parking or site circulation. This landscaping consists of a mixture of deciduous and coniferous trees, a mixture of shrubs including rhododendrons, spirea and cedars and grasses. An employee lunch area is provided on the north side of the building. A decorative berm accented with stone columns is

proposed at the corner of 173 Street and 104A Avenue.

- The applicant is proposing to install black vinyl-coated chainlink fencing, which is proposed midway through the landscaped road frontages.
- Lighting on the site includes downward cast building lighting. Prior to issuance of the Development Permit, lighting cut sheets are required detail the specifications of the lights.
- The applicant has advised that there will be no roof-top mechanical units for this building.

#### ADVISORY DESIGN PANEL

The proposed development was not referred to the Advisory Design Panel. The proposed development was reviewed by an internal Design Review Committee comprised of City staff and was found to be acceptable. Prior to issuance of the Development Permit, the following items are to be addressed to the satisfaction of the City Architect:

- Site Plan to show final grading
- Building Form and Character
  - Revise building elevations to increase the window size and group windows to express the horizontal form.
  - Consider a simple rectangle of concrete accent at the office entry integrated with the metal canopy.
  - On the west elevation, show the line of grade, and group the windows.
  - Exit stair – revise to enclose and attach to building for CPTED. If open stair is required for exiting provide Building Code analysis. Detail connection at top of stair to gate and fence to prevent access.
  - Retaining wall guard – clarify how protection from the grade change (up to 5.0m approx.) at the top of the retaining wall will be provided at west and south.
  - Specify lighting style and location on elevations.

#### TREES

There are no by-law size trees on the site.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 1, 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"> <li>Complies with the OCP designation</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The density of 0.43 floor area ratio (FAR) is in keeping with the maximum 1.0 FAR.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>Dry swales and natural landscaping is proposed. Approximately 20% landscaped area</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>Electrical vehicle plug-in will be provided. Car pool spaces and bike racks are also provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Sufficiently lit areas with security through landscaping fences and gates.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>No.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>No.</li> </ul>

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the side yard setback of the IL-1 Zone from 7.5 metres (25 ft.) or 0 metre to 1.5 metres (5 ft.).

Applicant's Reasons:

- The site is unusually shaped, and has a cross-slope which makes it difficult to site the building. Adequate room for maneuvering of large truck is required for this business.

Staff Comments:

- Staff concur with the applicant. Applying the minimum setbacks of the IL-1 Zone would result in a small industrial building, and the zone further restricts the outdoor storage to 1.5 times the lot coverage of the building, which would result in a small industrial building.

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.	Aerial Photo
Appendix III.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7913-0150-00

INFORMATION AVAILABLE ON FILE

- Complete set of Architectural and Landscape Plans prepared by Plan Bleu and M2 respectively, dated April 17, 2014 and

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LAP/da

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### Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:              Avnash Banwait  
   Mainland Engineering (2007) Corporation  
   Address:              Suite 206, 8363 - 128 Street  
   Surrey, BC V3W 4G1  
  
   Tel:                      (604)543-8044  
   Fax:                      (604)543-8104

### 2. Properties involved in the Application

(a) Civic Address:              10436 - 173 Street

(b) Civic Address:              10436 - 173 Street  
Owner:                              0969992 BC Ltd  
Director Information:  
   Parmjit Singh Johal

No Officer Information Filed

PID:                                      024-842-958  
Lot 15 Section 17 Township 9 New Westminster District Plan LMP47179

### 3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7913-0150-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## DEVELOPMENT DATA SHEET

Proposed: IL-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		5,008 m <sup>2</sup>
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5,008 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		42.4%
Buildings & Structures	60%	42.4%
Paved & Hard Surfaced Areas		42.4%
Total Site Coverage		86.8%%
SETBACKS ( in metres)		
Front (173 St)	7.5m	7.6m
Rear	7.5m	36m
Side #1 (S)	7.5m or o	1.5*
BUILDING HEIGHT (in metres/storeys)		
Principal	18m	11m
Accessory	n/a	n/a
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	5,008 m	2,420 m
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,008 m	2,420 m

\* ***Variance requested.***

**Development Data Sheet cont'd**

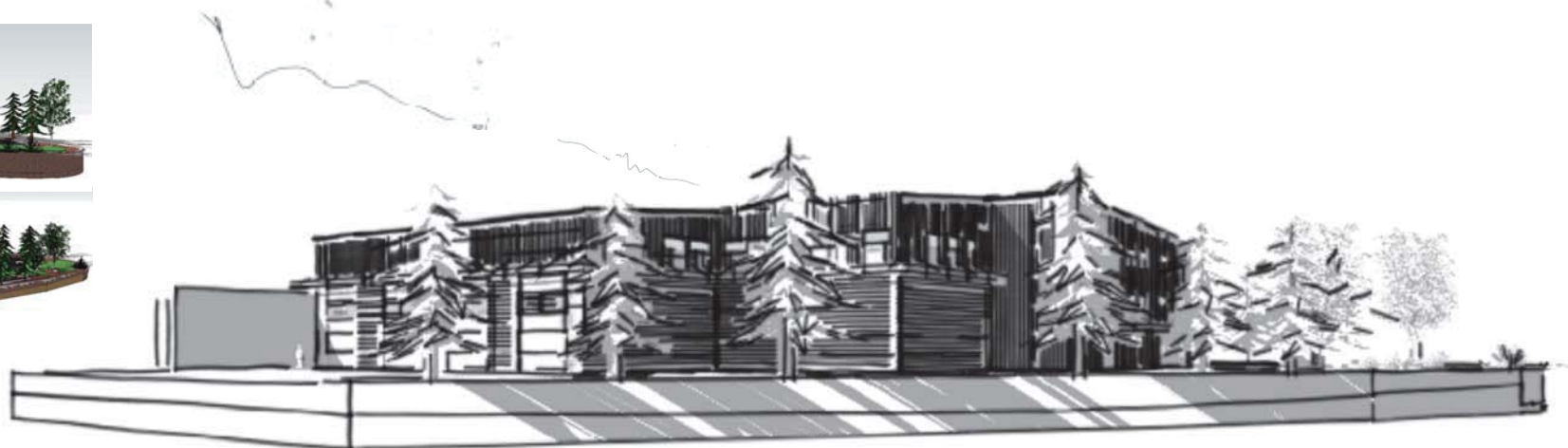
<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.42
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	5	8
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	5	8
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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# SURREY WASTE MANAGEMENT DESIGN PANEL



PROPOSED NEW BUILDING



MATERIALS AND DESIGN PRECEDENTS

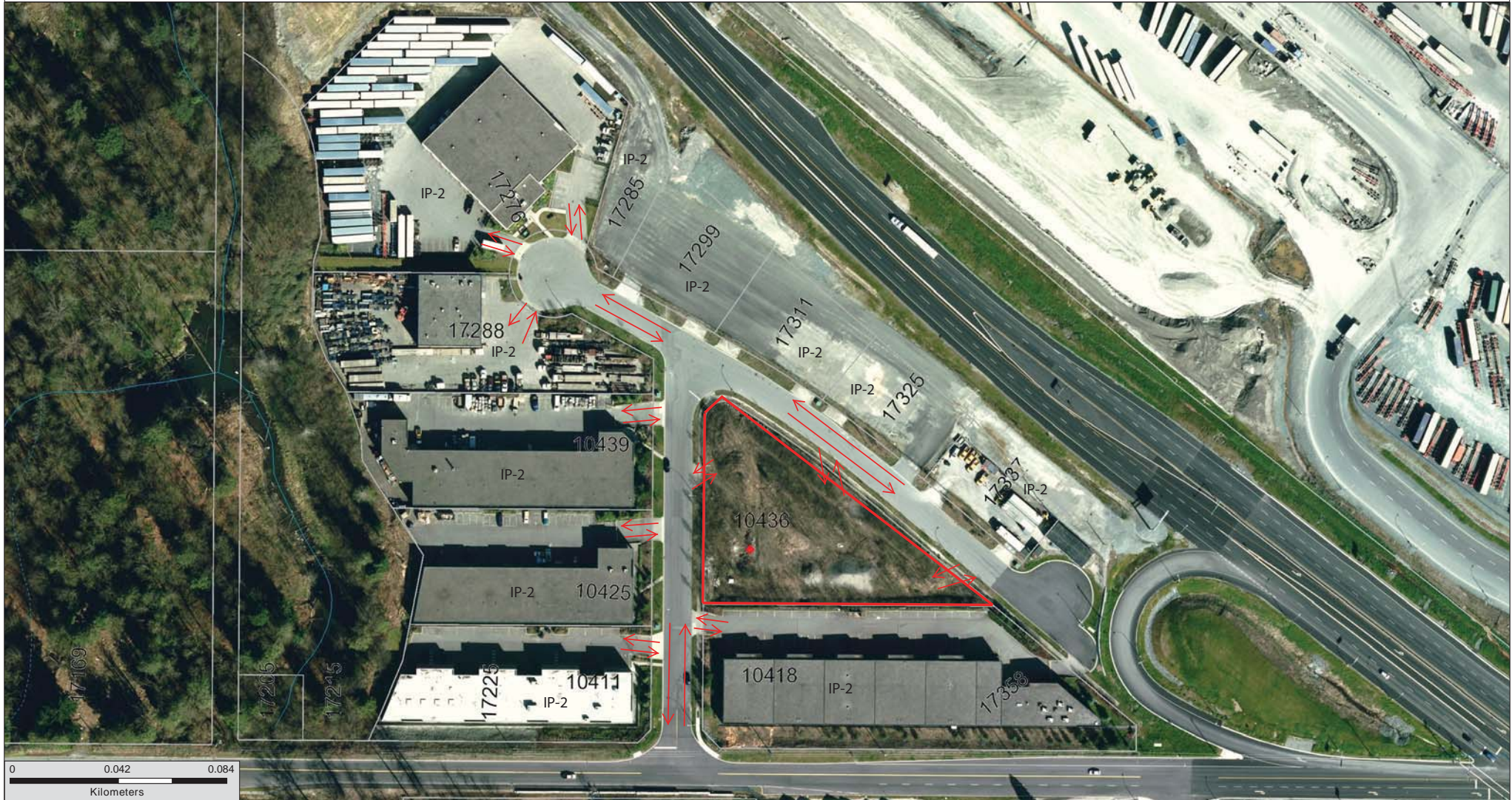
APRIL 30th, 2014

**LIBERTY** DESIGN & CONSTRUCTION

604.534.3412

[www.libertycontractmanagement.ca](http://www.libertycontractmanagement.ca)

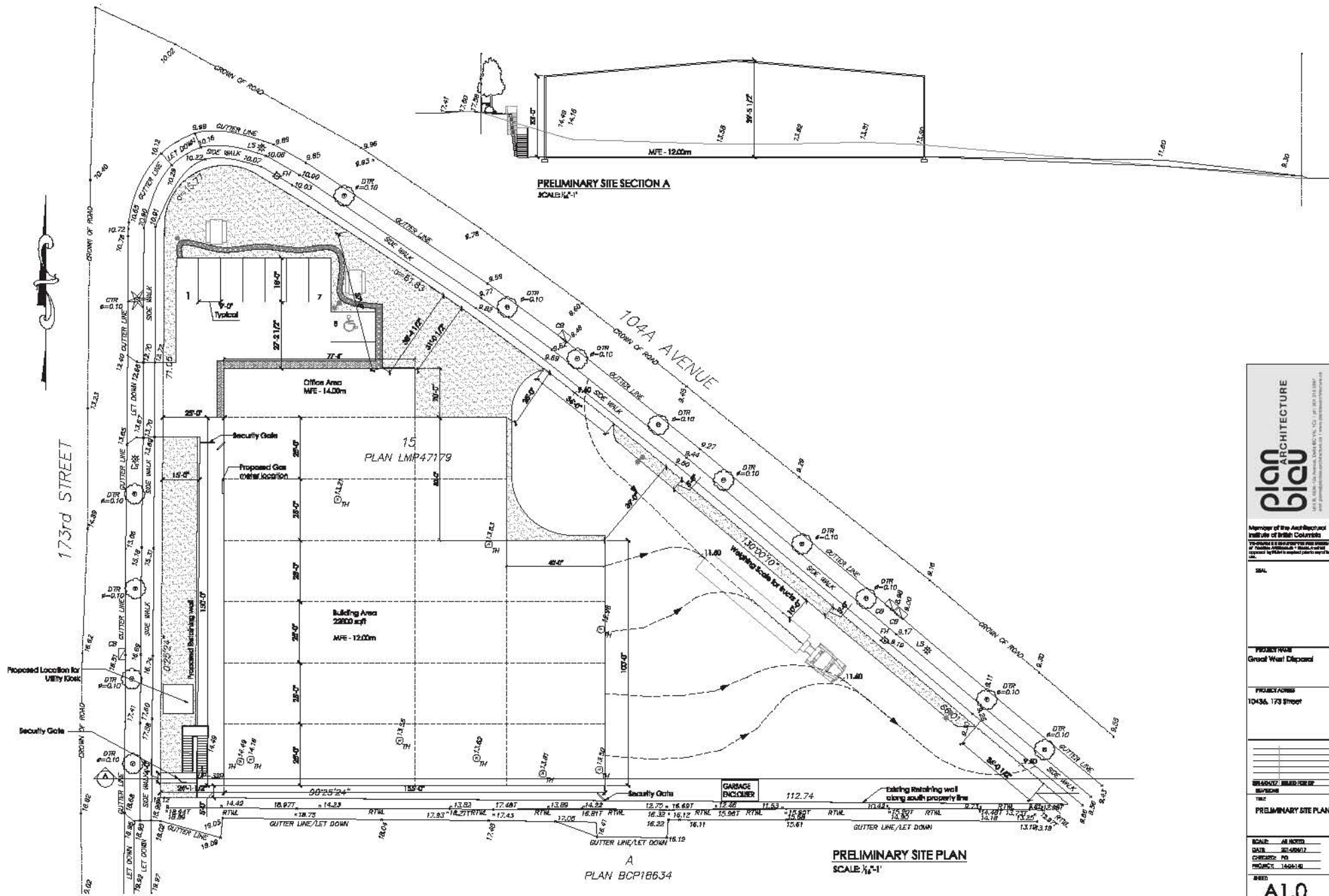




The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and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

Built Context Plan

Scale: 1:1,403  
Map created on: May-02-14



PRELIMINARY SITE SECTION A  
SCALE: 1/4" = 1'

A  
PLAN BCP18634

PRELIMINARY SITE PLAN  
SCALE: 1/4" = 1'



Member of the Architectural Institute of British Columbia  
 10436 173 Street, Surrey, BC V3V 2S9  
 TEL: 604-581-1111 FAX: 604-581-1112  
 WWW.BLEEDARCHITECTURE.COM

DATE: \_\_\_\_\_

PROJECT FROM  
Great West Capital

PROJECT ADDRESS  
10436, 173 Street

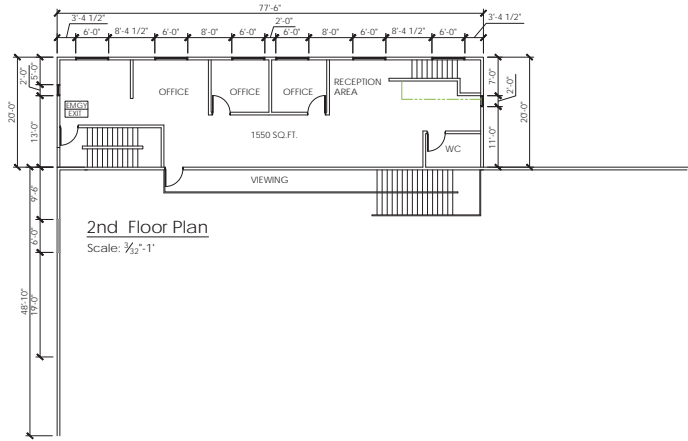
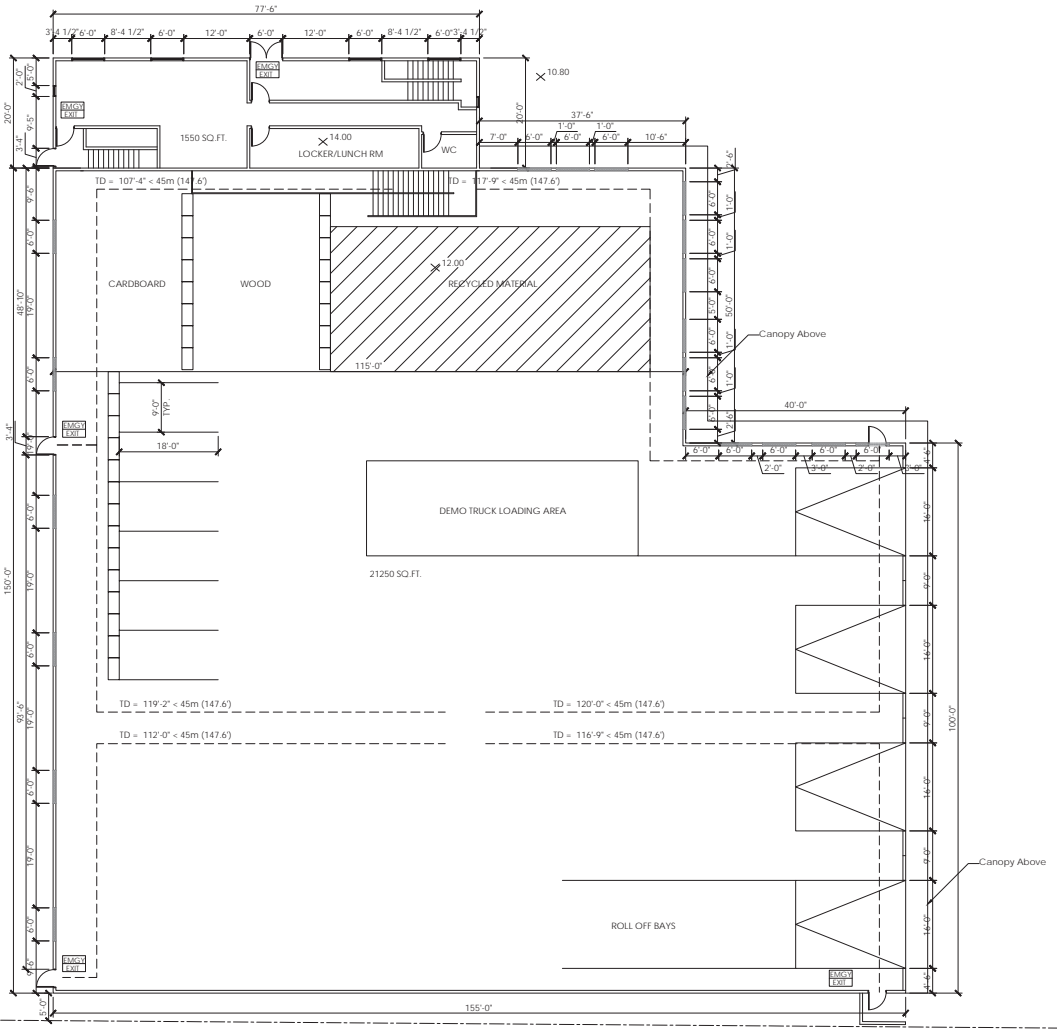
DATE: \_\_\_\_\_

PRELIMINARY SITE PLAN

SCALE: AS SHOWN  
 DATE: 20150627  
 CHECKED: MD  
 PROJECT: 10436-173

DATE: \_\_\_\_\_

A1.0



We warrant in a document filed in the province of British Columbia to create a design approved by BMA is required prior to any of its use.

SEAL

PROJECT NAME  
Great West Disposal

PROJECT ADDRESS  
10436, 173 Street

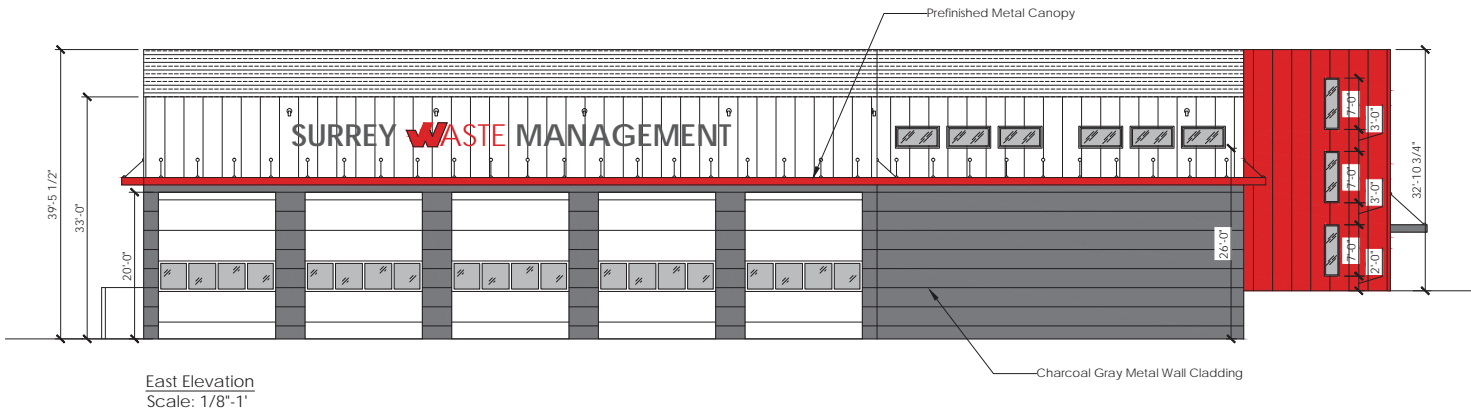
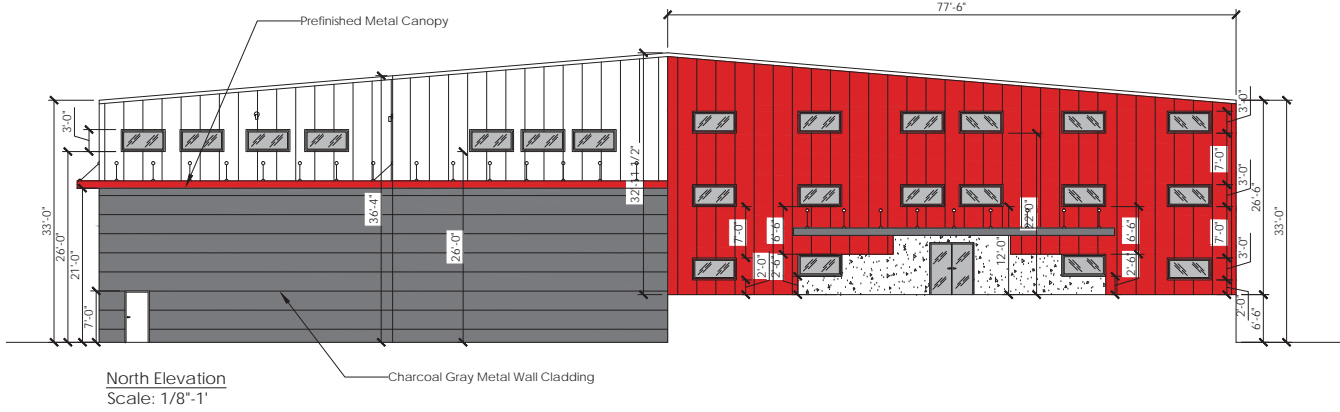
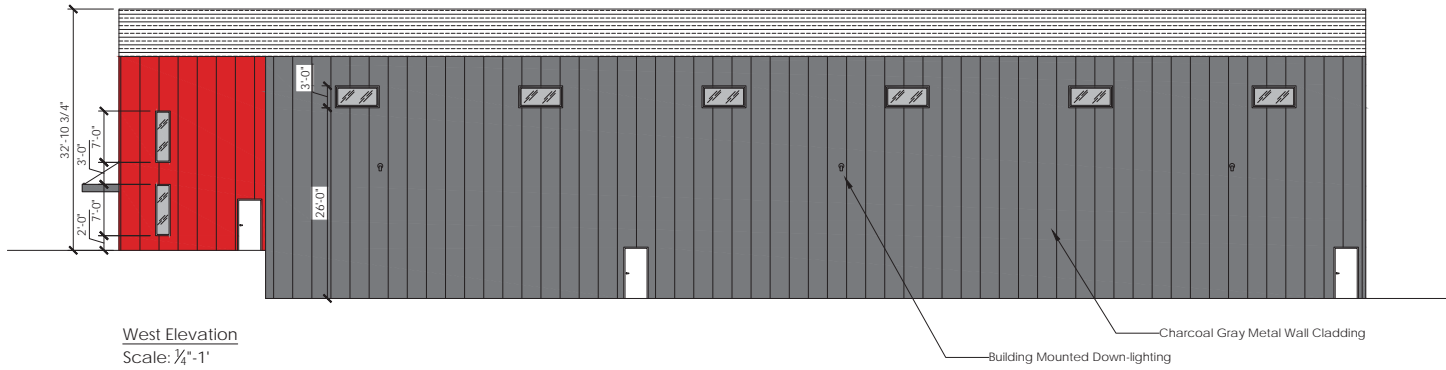
DATE	BY	REVISIONS

TITLE  
PRELIMINARY FLOOR PLAN

SCALE: AS NOTED  
DATE: 2014/04/17  
CHECKED: PJS  
PROJECT: 14-04-100

SHEET

A2.0



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SEAL

PROJECT NAME  
Great West Disposal

PROJECT ADDRESS  
10436, 173 Street

NO.	DATE	DESCRIPTION

RETURN TO: PROJECT FOR OP REVISIONS  
TITLE  
PRELIMINARY ELEVATIONS

SCALE: AS NOTED  
DATE: 2014/04/17  
CHECKED: PG  
PROJECT: 14-04-100

SHEET  
A3.0



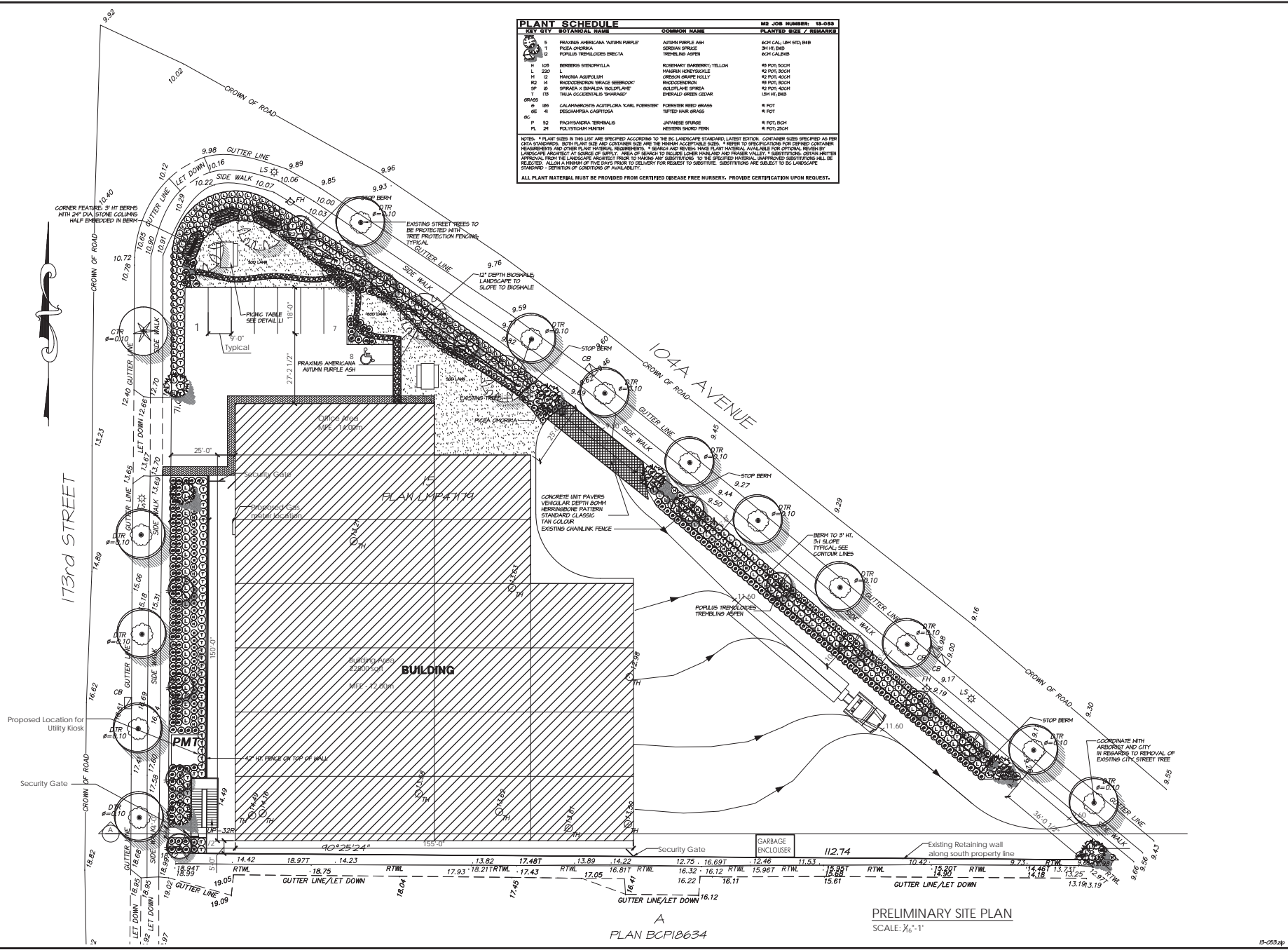




KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER	19-093
S	5	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	60H CALLYR STD, B4B	
P	1	POCA ONONICA	GERMAN SPRUCE	26 HI, S1B	
S	12	POPULUS TREMULOIDES ERRECTA	TREMULING ASPEN	60H CALLED	
H	108	ROSEBERRY STENOCHYLIA	ROSEMARY BARBERRY, YELLOW	45 POT, 50CH	
L	222	VARIOUS HYDRANGEA	HYDRANGEA	45 POT, 50CH	
H	12	MANDARIN AQUIFOLIUM	ORANGE GRAPE HULLY	45 POT, 50CH	
H	14	INDIVIDUUM VIBRANS 'REDBROOK'	INDIVIDUAL VIBRANS	45 POT, 50CH	
SP	18	SPERMA X BHALADA 'WOLFPANE'	WOLFPANE SPERMA	45 POT, 50CH	
T	78	TILIA OCCIDENTALIS 'HARRARD'	EMERALD GREEN CEDAR	15H HI, B4B	
GRAS	365	CALAMAGROSTIS ACUTIFLORA 'KARL FUCHSNER'	FUCHSNER REED GRASS	4 POT	
OE	46	DESGAMPSIA CASPITOSA	TUFFED HAIR GRASS	4 POT	
P	52	PACHITANERIA TERRIBALIS	JAPANESE SPURGE	4 POT, 50CH	
PL	24	POLYTHICARIS MARITIMA	HEATH WINDY FERN	4 POT, 25CH	

NOTES: \* PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR SPECIFIED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* DESIGN AND REVISION: THESE PLANT MATERIALS AVAILABLE FOR CHECKOUT. REVISED BY LANDSCAPE ARCHITECT AT SCOPE OF SUPPLY. AREA OF DESIGN TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIALS. UNSPECIFIED 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 PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:  
**INDUSTRIAL DEVELOPMENT**  
 173RD ST - 1044 AVENUE  
 SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 18.07.08	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<b>L1</b>
DRAWN: -	
DESIGN: -	
CHECK: MM	

M2LA PROJECT NUMBER: 19-093 OF 2

PRELIMINARY SITE PLAN  
 SCALE: 1/8"=1'

PLAN BCPI8634

# INTER-OFFICE MEMO

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

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

**DATE:** May 9, 2014                      **PROJECT FILE:** 7813-0150-00

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**RE:** Engineering Requirements (Commercial/Industrial)  
Location: 10436 173 St

## REZONE

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

- No further dedications required.

### *Works and Services*

- Construct proposed 11 m industrial driveway let downs to 104A Avenue with supporting on-site turning movement analysis (conflicts with existing boulevard features such as street trees, hydrants and lighting fixtures must be addressed).
- Ensure existing service connections are adequate for the proposed building.
- Ensure required legal documents associated with servicing (e.g. stormwater management features, pump sewer connection) are registered on title and up to date.

Based on anticipated scope of work, a Servicing Agreement is not required prior to Rezone. Works and services must be addressed prior to issuance of the Building Permit.

## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager

RD

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0150-00

Issued To: 0969992 BC Ltd.  
(Incorporation No. 0969992)  
  
("the Owner")

Address of Owner: 15410 68 Ave  
Surrey BC V3S 2B9

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: 024-842-958  
Lot 15 Section 7 Township 9 NWD Plan LMP47179  
10436 173 St

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:  
  
Section F Yards and Setbacks of Part 48A of the Light Impact Industrial 1 Zone (IL-1), the south side yard setback is varied from 7.54 metres (25 ft.) to 1.5 metres (5 ft.).
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- . 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.

5. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
6. This development variance permit is not a building permit.

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

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan