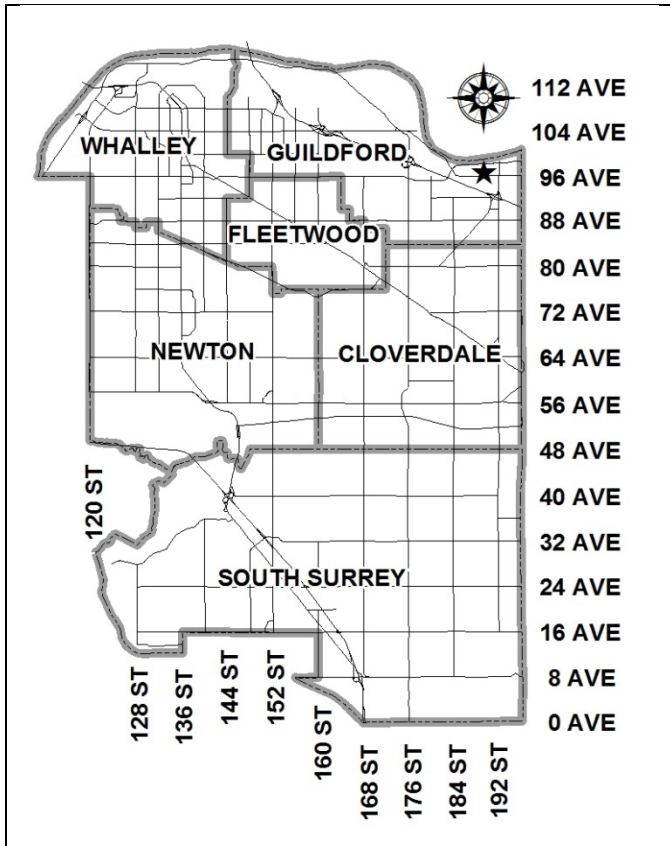


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0306-00

Planning Report Date: February 23, 2015

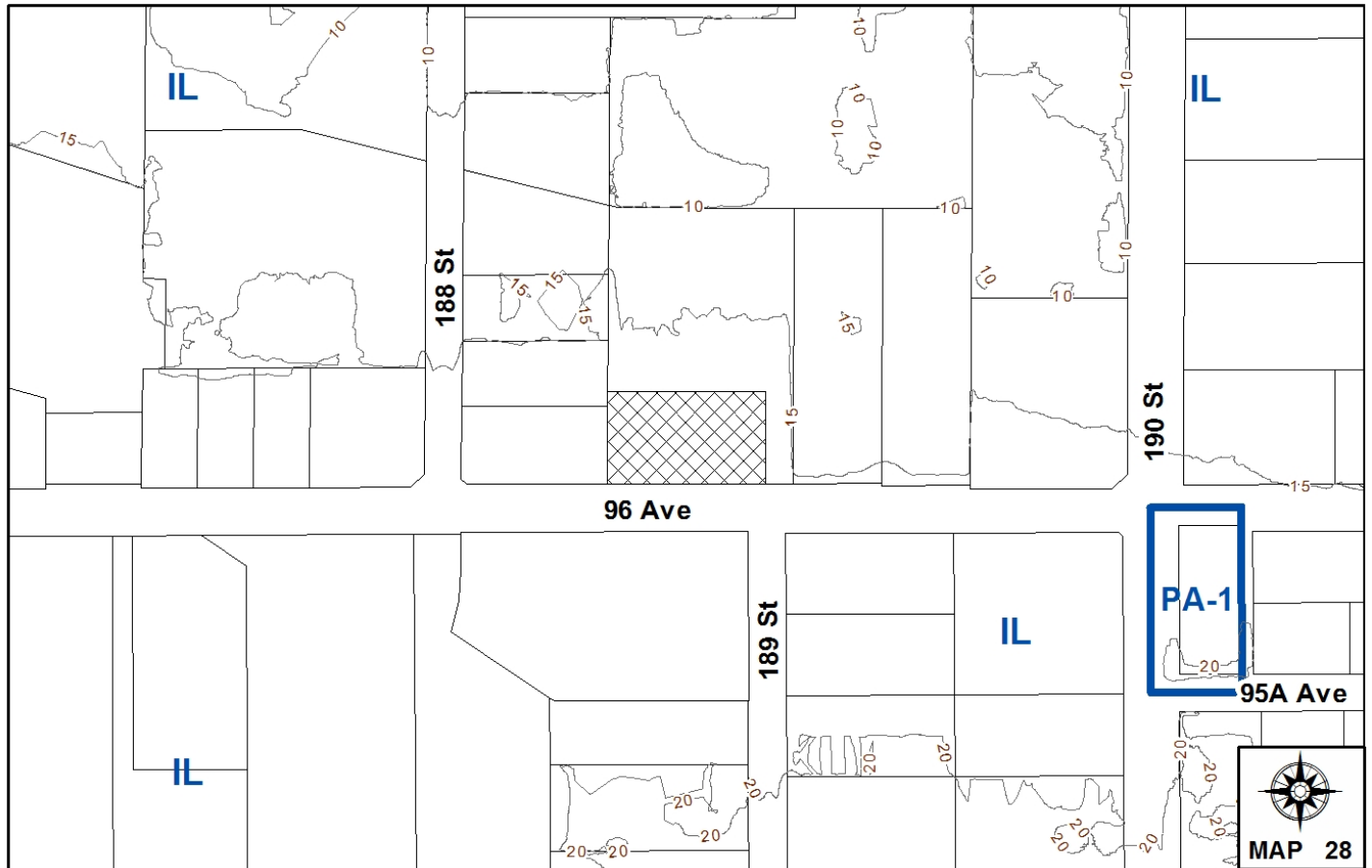


PROPOSAL:

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

in order to allow the construction of a single tenant industrial building in Port Kells.

LOCATION: 18877 - 96 Avenue
OWNER: Kelfor Properties Inc.
ZONING: IL
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires relaxation of the rear and front yard setbacks for the principal building under the IL Zone.

RATIONALE OF RECOMMENDATION

- Complies with Industrial designation in the OCP.
- The proposed density and building form are suitable for this area of Port Kells. The building features high quality, durable materials and substantial glazing.
- The proposed setbacks achieve a more urban streetscape in this developed industrial area.
- The proposed development supports the City's Economic Development and Employment Land Strategies.
- The development of the land includes the retention of a large sequoia tree, which is a suitable tree for an industrial development site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0306-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0306-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) for the principal building ; and
 - (b) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.) for the principal building.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan for the widening of 96 Avenue, to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant site with a Giant Sequoia tree along the frontage.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Kinder Morgan pump station	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
East (Across shared driveway):	Sheet metal and pneumatic conveyor manufacturer	Industrial	IL
South (Across 96 Avenue):	Construction contractors and suppliers offices, and coffee shop	Industrial	IL
West:	Ryder Truck Rental	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The 4,287-square metre (1.06-ac.) subject lot is located in Port Kells. Additional road widening has been requested along the 96 Avenue frontage, resulting in a net lot area of 4,160 square metres (1.03 ac).
- The lot is designated Industrial in the OCP and zoned "Light Impact Industrial Zone (IL)".
- The applicant proposes to construct an industrial warehouse building, which is a permitted use under the IL Zone. At this time, a specific tenant has not been secured for the space.
- The floor area ratio (FAR) based on the net site area of 4,160 square metres (44,779 sq. ft.) is 0.5 and the lot coverage is 37%. This proposal is within the 1.0 FAR and 60% lot coverage permitted under the IL Zone.
- Since the subdivision plan creating the subject property was approved in April 2009, additional road right-of-way requirements have been identified for the future widening of 96 Avenue. Prior to approval of the Development Variance Permit and the issuance of the Development Permit, a road dedication plan for additional road widening along 96 Avenue is required.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed vehicular access to the property from 96 Avenue is located on the panhandle portion of the adjacent Kinder Morgan property. A reciprocal access agreement was secured with the subdivision to allow for the shared driveway to limit the number of driveway accesses to 96 Avenue.

- The subject lot is wide and shallow. The retention of a Giant Sequoia tree on the site has further impacted the proposed siting of the building. As a result, the applicant has requested relaxations to the front and rear yard setbacks to allow for the construction of the proposed building in the western half of the site with a parking lot in the eastern half (see By-law Variance Section).
- The building is proposed to be constructed using tilt-up concrete panels, with the main warehouse portion of the building painted soft grey. The office component is proposed to be painted with a deep dark grey, creating a striking contrast and highlighting the office component of the building. Substantial glazing and spandrel glass is proposed along the building face fronting 96 Avenue. Additional second storey glazing is proposed along the warehouse portion to break up the façade along 96 Avenue and to provide light into the warehouse space.
- Additional natural light into the warehouse space will be provided by the roof skylights.
- In accordance with Official Community Plan (OCP) design guidelines, the overhead doors for the warehouse portion of the building have been focused away from 96 Avenue and face towards the panhandle driveway access.
- A 1.5-metre (5 ft.) high, free-standing sign is proposed facing 96 Avenue. This sign is proposed to be constructed using concrete panels on a low profile base, painted light and dark greys. The proposed free-standing sign complies with the Sign By-law.
- Based on the floor area of the proposed building, the Zoning By-law requires a total of 21 parking spaces for employees and customers. A total of 26 spaces have been provided.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Giant Sequoia	1	0	1
Austrian Pine	3	3	
Douglas Fir	1	1	1
Total	5	4	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		10	

Contribution to the Green City Fund	n/a
--	------------

- The Arborist Assessment states that there are a total of 5 protected trees on the site. It was determined that 1 tree, a Giant Sequoia, 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a total of 8 replacement trees on the site. The applicant is proposing 9 replacement trees, exceeding City requirements.
- The new trees on the site will include Bow Maples and Daybreak Cherries.

Landscaping

- Landscaping is proposed along the 96 Avenue road frontage, and where possible, extends into the parking area in landscape islands. This landscaping incorporates flowering and non-flowering trees and shrubs.
- At the request of the Planning staff, the original building siting was modified to allow for the retention of a large giant sequoia on the site. Additional ground cover landscaping under the base of the giant sequoia may be requested prior to final approval of the Development Permit with guidance from the City’s Landscape Architect.
- To maintain site security, a chain link fence is proposed along the north and east property lines. A security gate will be provided to limit access to the site during business hours.

ADVISORY DESIGN PANEL

This project was not referred to the Advisory Design Panel. The plans were reviewed by Planning staff and were found to be satisfactory.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 14, 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"> • Undeveloped property in an existing industrial area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • 0.5 floor area ratio

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Site provides provisions for recycling pick up
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • 96 Avenue is a bus route.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Single driveway from the main entrance. Adequate building/lot lighting.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • n/a

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) for the principal building.

Applicant's Reasons:

- The property is 85 metres (279 ft.) wide and only 50 metres (164 ft.) deep. This configuration makes it difficult to maximize the building area on the site.

Staff Comments:

- The front yard setback is landscaped between the fronting street and the face of the building, enhancing the streetscape along 96 Avenue. The reduced setback allows for a more street-oriented building which is preferable to having a parking lot between the fronting street and the building face.
- During the pre-application discussions on this site, it was requested that the giant sequoia tree be retained on the site. A 7.5-metre (25 ft.) root protection zone is required to retain the tree and ensure its survival, which further limits the siting of the building on the property.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0 metres (0 ft.) for the principal building.

Applicant's Reasons:

- The building has been oriented to face the common driveway access with Kinder Morgan. The "o" metre setback increases the industrial building area, and will not impact any further construction on the Kinder Morgan property to the north.

Staff Comments:

- The o-lot line will not impact the adjoining property and maximizes the improvements to be constructed on the property.
- Staff support the requested variance.

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.	Site Plan, Building Elevations, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV	Development Variance Permit No. 7914-0306-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by ATA Architecture Ltd and Kavolinas and Associates respectively, dated October 27, 2014 and January, 2015, respectively.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/da

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DEVELOPMENT DATA SHEET

Existing Zoning: IL

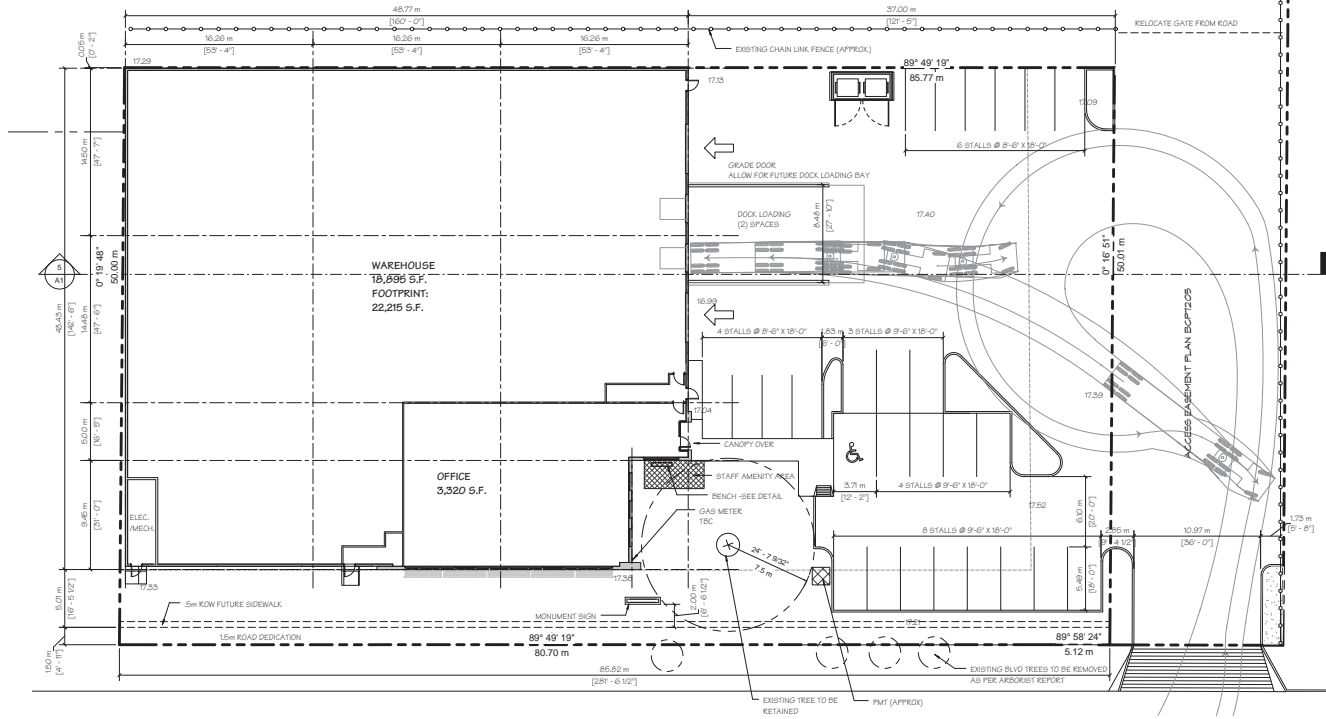
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		4,289 m ²
Road Widening area		129.5 m ²
Undevelopable area		
Net Total		4,160.3 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	49.6%
Paved & Hard Surfaced Areas		39.9%
Total Site Coverage		89.5%
SETBACKS (in metres)		
Front	7.5m	5m*
Rear	7.5m	0*
Side #1 (W)	0	0
Side #2 (E)	7.5m	37m
BUILDING HEIGHT (in metres/storeys)		
Principal	18m	9.14m
Accessory	6m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
		2,064 m ²
FLOOR AREA: Institutional		
	4,160.3 m ²	
TOTAL BUILDING FLOOR AREA		
	4,160.3 m ²	2,064 m ²

* **Variance requested.**

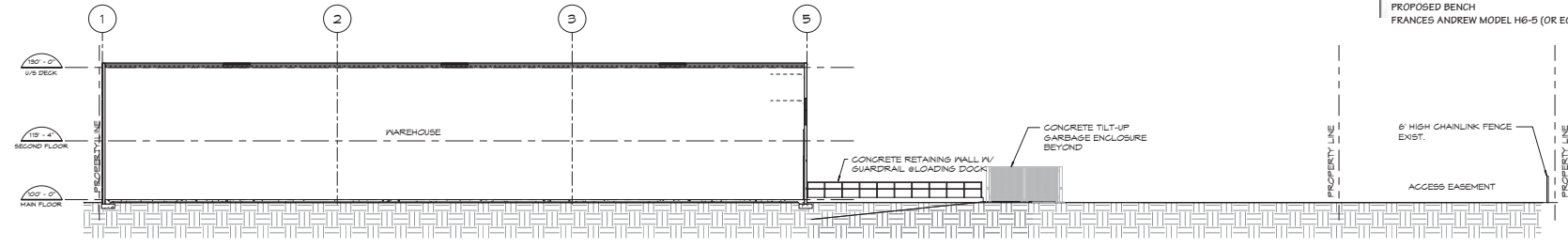
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.48
FAR (net)	1.0	0.5
AMENITY SPACE (area in square metres)	N/A	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	21	26
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	21	26
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	YES
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1 SITE PLAN
1:200

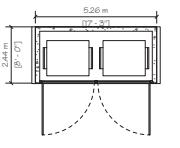


5 SITE SECTION
1:150

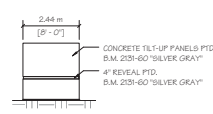
LEGEND:

- PROPERTY LINE
- BUILDING SETBACKS
- CHAINLINK FENCE
- SOFT LANDSCAPING
SEE LANDSCAPE PLAN
- CONCRETE SIDEWALK

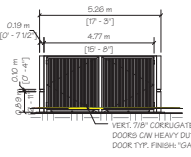
NOTE: GAS METER MUST PROVIDE 1.0M MIN. CLEARANCE TO WINDOW OPENINGS
FINAL LOCATION TO BE CONFIRMED WITH FORTISBC



GARBAGE ENCLOSURE PLAN
1:100



GARBAGE ENCLOSURE SIDE
1:100



GARBAGE ENCLOSURE FRONT
1:100

LEGAL DESCRIPTION:
LOT 3, SECT. 16P3, NW/4 PLAN BCP41410

MUNICIPAL ADDRESS:
18877-96 AVENUE
SURREY, B.C.

ZONING:
IL - LIGHT INDUSTRIAL
OCP - INDUSTRIAL

SITE INFORMATION:
SITE AREA: 1.06 ACRES (4,289.8m²) (46,174.44 S.F.)
SITE COVERAGE: 60%
PERMITTED: 48%
FAR: .48

BUILDING AREAS:
WAREHOUSE: 1,758.4m² 19,895 S.F.
MAIN FLOOR OFFICE: 309.4m² 3,320 S.F.
2nd FLOOR STORAGE: 308.4m² 3,320 S.F.
TOTAL: 2,376.2m² 25,535 S.F.

BUILDING FOOTPRINT:
2,063.7m² 22,215 S.F.

SETBACKS:

	REQUIRED	PROVIDED
FRONT (SOUTH)	7.5m (25')	5.0m (16'-5 1/2")
REAR (NORTH)	7.5m (25')	0'
SIDE (EAST)	7.5m (25')	37.0m (121'-6")
SIDE (WEST)	0	0

* VARIANCES TO ZONING SETBACKS REQUIRED

PARKING REQUIREMENTS:
PARKING @ 1 S.F. PER 1075 SF
22,215 SF / 1075 SF
PARKING REQUIRED: 24 CARS
PARKING PROVIDED: 25 CARS
SMALL CARS PERMITTED: 25%
PROPOSED: 0



PROPOSED BENCH
FRANCES ANDREW MODEL H6-5 (OR EQUIVALENT)

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REVISIONS

REV	DATE	DESCRIPTION
1	07/03/14	ISSUED FOR EQUIPMENT PERMIT
2	03/10/16	REDESIGNED EQUIPMENT PERMIT

ATA
ATA ARCHITECTURAL DESIGN LTD.
200-1687 West Broadway
Vancouver, B.C. V6J 1Y2
TEL: (604) 736-3730 FAX: (604) 736-3771

PROJECT
KELFOR

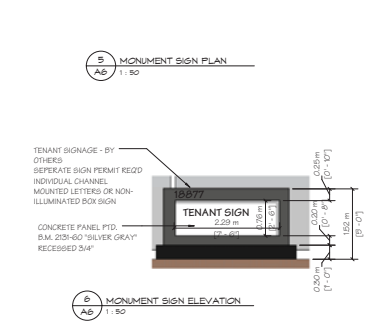
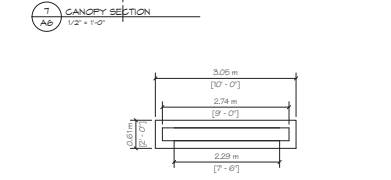
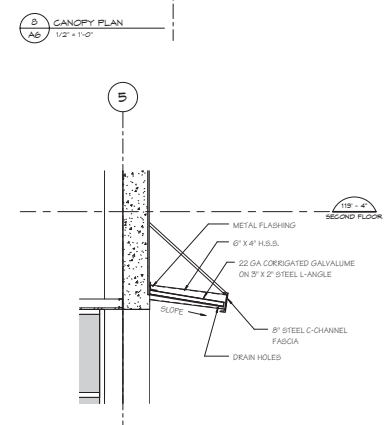
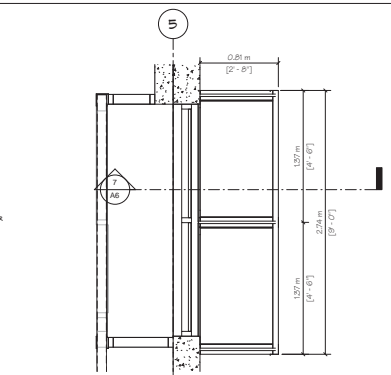
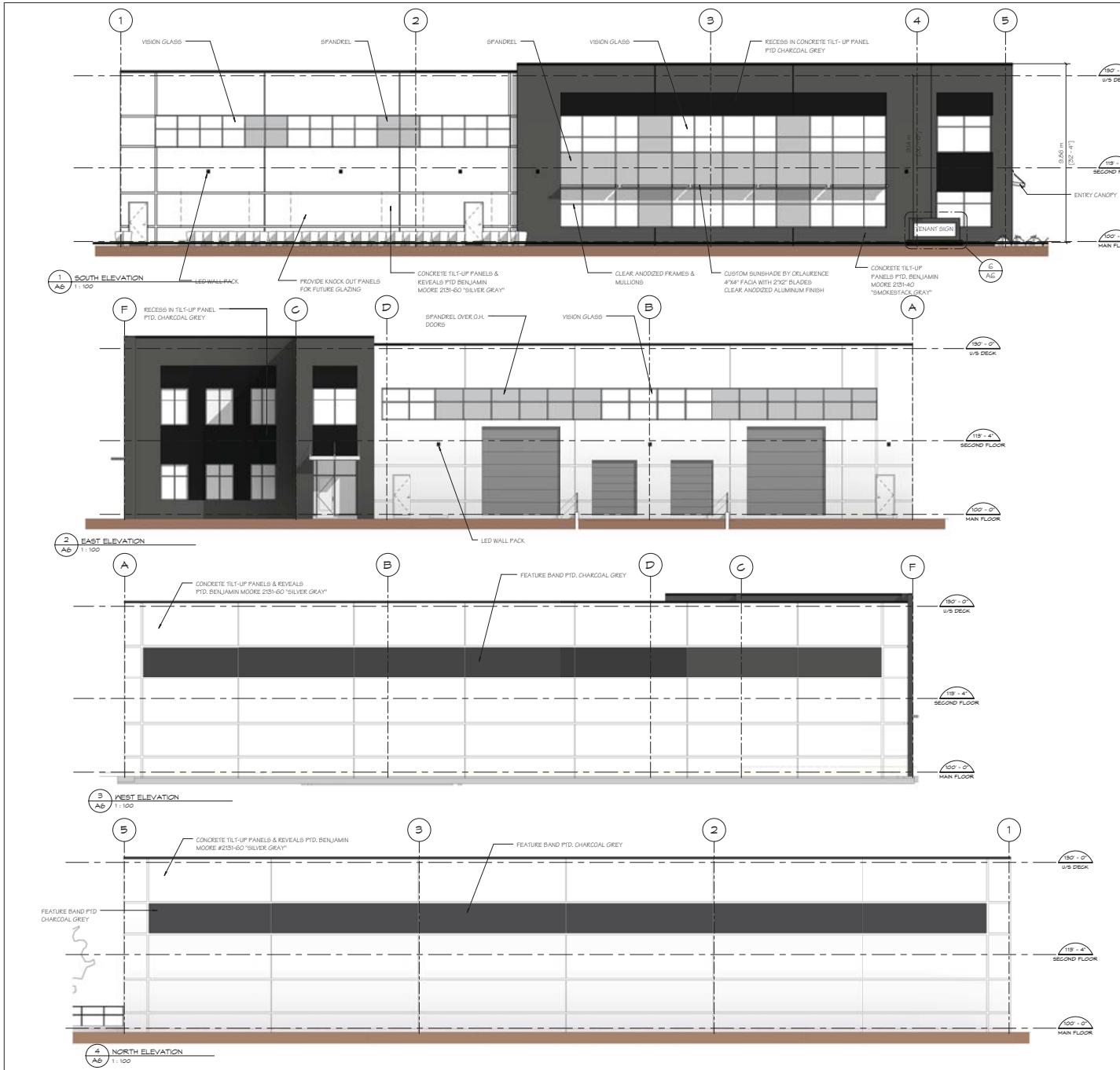
18877-96 AVE. SURREY

TECK CONSTRUCTION LLP
5197 - 216th STREET
LANGLEY B.C.
PROJECT NUMBER
SHEET TITLE
SITE PLAN

SCALE: As indicated SHEET NO.
DATE: FEB 7-12
CHK'D BY: -
DRN BY: GJ

A1
OF 12

Appendix II



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REV	DATE	DESCRIPTION
1	07/03/14	ISSUED FOR EQUIPMENT PERMIT
2	08/14/14	REVISED FOR EQUIPMENT PERMIT
3	08/14/14	REVISED FOR EQUIPMENT PERMIT

REVISIONS

REV	DATE	DESCRIPTION

ATA
 ARCHITECTURAL DESIGN LTD
 200-1687 West Broadway
 Vancouver, B.C. V6J 1Y2
 TEL: (604) 736-3730 FAX: (604) 736-3771

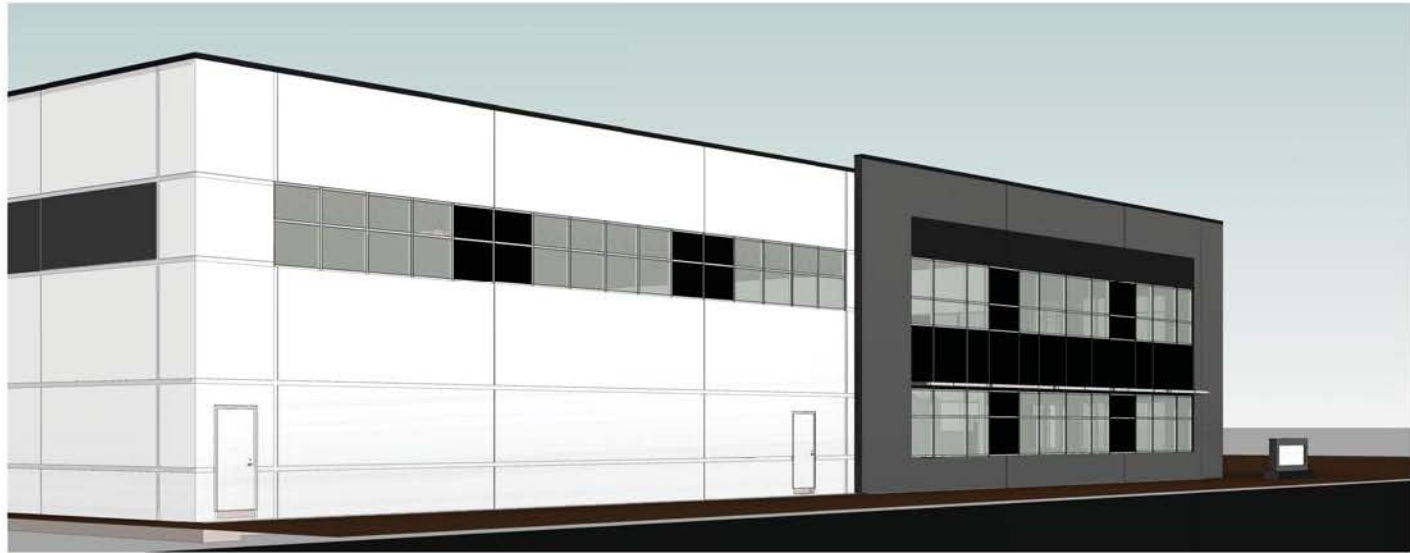
PROJECT
KELFOR
 18877-96 AVE. SURREY

TECK CONSTRUCTION LLP
 5187 - 216th STREET
 LANGLEY B.C.
 PROJECT NUMBER
ELEVATIONS

SCALE: As indicated SHEET NO.
 DATE: 10/27/14
 CHECKED BY: -
 DRAWN BY: S.J.
A6
 OF 12



1 SOUTHEAST
D4



2 SW PERSPECTIVE-TECK
D4

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REVISIONS	
REV	DESCRIPTION

ATA
ATA ARCHITECTURAL DESIGN LTD
200-1687 West Broadway
Vancouver, B.C. V6J 1Y2
TEL: (604) 736-3730 FAX: (604) 736-3771

PROJECT
KELFOR

18877-96 AVE. SURREY

TECK CONSTRUCTION LLP

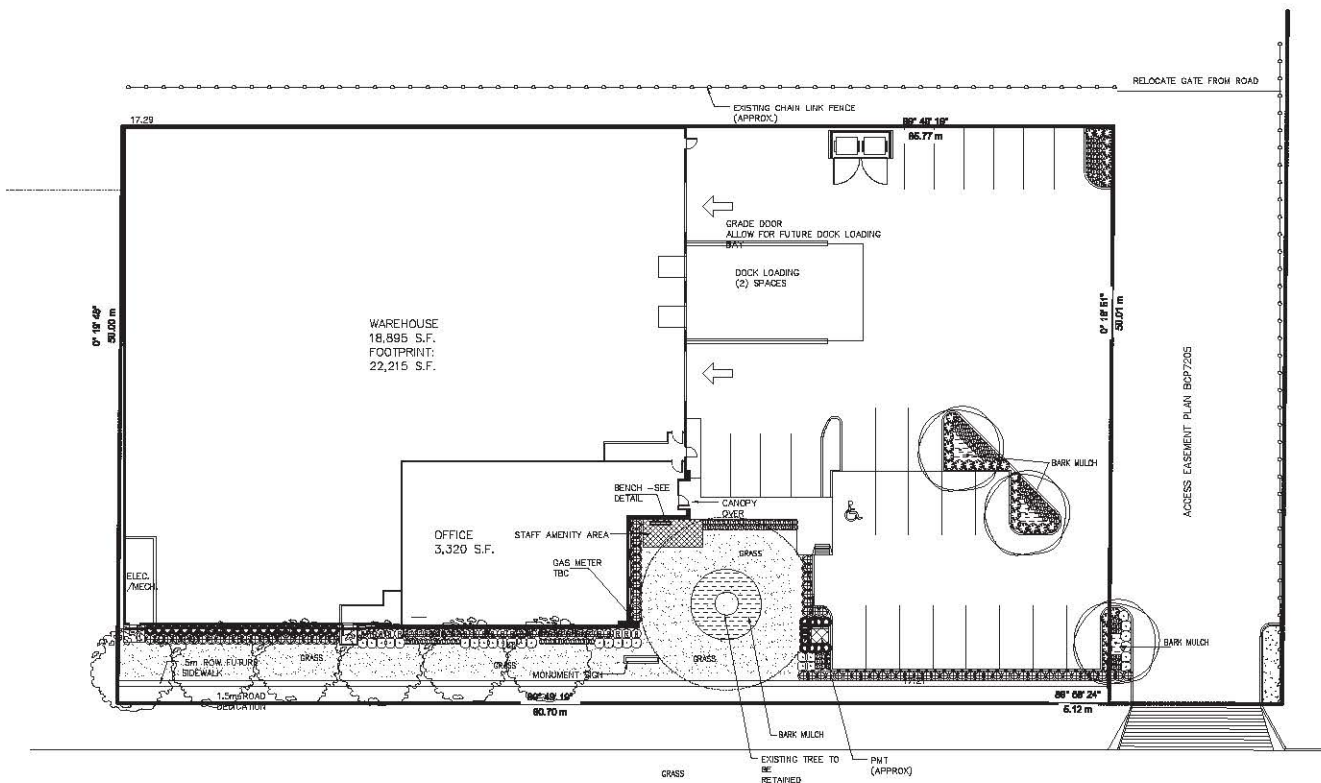
5187 - 216th STREET LANGLEY B.C.

PROJECT NUMBER

SHEET TITLE **PERSPECTIVES**

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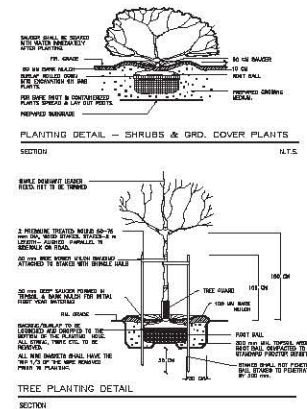
01/12



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS YEDDENSIENSIS 'AKEBONO'	DAYBREAK CHERRY	6	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	3	6 CM. CAL.	AS SHOWN	B. & B.
○	RHODODENDRON 'YANUSHIMANUM 'CRETE'	YAK. RHODODENDRON	26	#3 POT	90 CM. O.C.	
⊕	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	50	#3 POT	90 CM. O.C.	
⊕	RHODODENDRON CUNNINGHAM'S WHITE	RHODODENDRON	18	#3 POT	90 CM. O.C.	
⊕	RHODODENDRON RAMPO	RHODODENDRON	18	#3 POT	90 CM. O.C.	
⊕	RHODODENDRON COTTON CANDY	RHODODENDRON	12	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCRASSUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	69	#3 POT	90 CM. O.C.	
⊕	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	33	1.50 METERS	65 M. O.C.	
⊕	ERICA CARNEA 'MYRTLEHILL PINK'	HEATHER	38	#1 POT	30 CM. O.C.	
⊕	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	41	#3 POT	45 CM. O.C.	
⊕	NESSSELLA TENJUSSIMA	MEXICAN FEATHER GRASS	68	#3 POT	45 CM. O.C.	

- NOTES / GENERAL**
- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARDS "LATEST EDITION". CULTIVAR SPECIES ARE SPECIFIED AS PER "BC LANDSCAPE STANDARDS" PLANT SIZE AND CONTAINER SIZE. SEE THE GENERAL NOTES FOR SPECIES SELECTION AND PLANTING REQUIREMENTS. MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SCENE TO INCLUDE LINES, MULCH AND TREE MULCH. SUBSTITUTIONS MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. APPROVED SUBSTITUTES WILL BE LISTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTES ARE SUBJECT TO THE "LANDSCAPE ARCHITECT".
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" SOURCES. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARDS". PROVIDE CERTIFICATION FROM SELLER. ALL LANDSCAPING AND PLANTING MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARDS".
 - ALL PLANTING MEDIA MUST BE PROVIDED PER SPECIFIED STANDARDS.

LAWN AREAS	300 mm
SHRUB BEDS	300 mm
SHRUB BEDS	300 mm
TREE BEDS	300 mm
 - SHRUBS AND TREES SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 3 AND LEVEL 3A. ALL PLANTING MEDIA SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE FROM THE SOIL. THIS SOIL WILL BE USED ON THE SITE.
 - SHRUBS AND TREES SHALL BE PLANTED AT THE RECOMMENDED SPACING OF THE STANDARDS FOR GRASSING MEDIA. SEEDS SHALL BE VERTICALLY PLACED FROM SIGNAL BROADCASTING MEDIA PLANT PAPER. MUST BE RETENTION OF MEDIA. MUST BE PLANTING ORIENTATION TOWARD MATERIALS STORED OVER OR IN AREA UNDER OBJECTS.
 - ALL PLANTING MEDIA SHALL BE AT LEAST 30 MM BARK MULCH.
 - PLANT SPECIES AND VARIETIES MUST NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE "LANDSCAPE ARCHITECT".
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN WEAK CONDITION SHALL BE REPLACED. PLANTING MEDIA SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, CLEAR THE SITE THROUGH A CLEAR AND PERCEIVABLE CHANNEL, FREE FROM ALL OBSTRUCTIONS.



DATE	REVISION	VLS

C. KAVOLINAS & ASSOCIATES INC.
SICLIA OSA
2482 JOSHUA COURT
ABERFORD, B.C.
V2G 3E8
PHONE (604) 887-2376

CLIENT
INC. SHARVA JOHNSON
TECK CONSTRUCTION LLP
5197 - 218 STREET
LANGLY, B.C.
V3A 2M4
604 514 4276

TITLE
PLAN VIEW
LANDSCAPE PLAN
KELFOR SITE
WAREHOUSE DEVELOPMENT
1907 - 688 AVENUE
SURREY, B.C.

SCALE: 1:200	DATE: JUN/15
DWNT: 04/05	
DRWD: 04/05	
APPRD: 04/05	

PROJECT	JOB No.
DRAWING No.	
L-1	



DAYBREAK CHERRY



BOWHALL MAPLE



HEATHER



HUGHES JUNIPER



CUNNINGHAM'S WHITE RHODODENDRON



COTTON CANDY RHODODENDRON



RAMPO RHODODENDRON



OTTO LUYKEN LAUREL



EMERALD ARBORVITAE



LAVENDER



VERBEENA



MEXICAN FEATHER GRASS

DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC
 BEOLA, OKLA
 2182 JOYFUL COURT
 ARKOTSDOWN, B.C.
 OK 730 358
 PHONE: (504) 827-5276

CLIENT
 MS. SHALFA JOHNSON
 YESS. CONSTRUCTION LLP
 5187 - 218 STREET
 LAWLEY, B.C.
 OK 730 428

TITLE
 PLAN VIEW
 LANDSCAPE PLANTS
 KELFOR SITE
 WAREHOUSE DEVELOPMENT
 16807 - 88th AVENUE
 SURREY, B.C.

SCALE	N.T.S.	DATE	JAN/15
DRAWN		CHECKED	
DATE		DATE	
APP'D		DATE	

PRINTED	JEP
DATE	
L-2	

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

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

DATE: **February 16, 2015** PROJECT FILE: **7814-0306-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18877 - 96 Avenue**

DEVELOPMENT PERMIT

The following requirements can be addressed as part of the corresponding Building Permit:

Property and Right-of-Way Requirements

- A 1.5 metre dedication along 96 Avenue for the ultimate 30 m Arterial Road standard is requested.
- A 0.5 metre wide statutory right-of-way (SROW) along 96 Avenue for service connection and sidewalk maintenance is required.

Works and Services

- Construct 11.0 metre shared driveway access.
- Provide necessary service connections.
- Register restrictive covenants for stormwater management features.

A Servicing Agreement is required prior to issuance of the Building Permit.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

HB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0306-00

Issued To: KELFOR PROPERTIES INC.
(Incorporation No. 0976762)

("the Owner")

Address of Owner: 18946 98 Ave
Surrey BC V4N 3R6

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: 027-953-319
Lot 3 Section 4 Township 9 New Westminster District Plan BCP41410
18877 96 Ave

(the "Land")

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

Parcel Identifier:

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

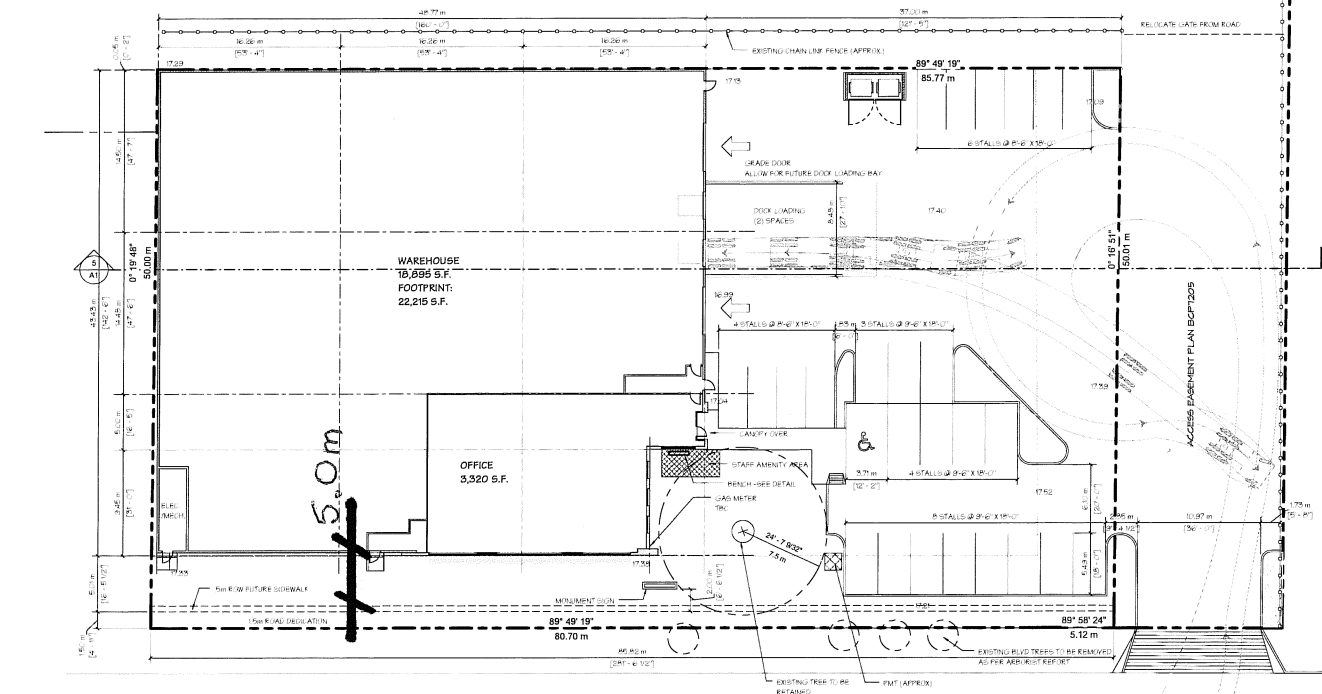
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) Section F Yards and Setback of Part 48 Light Impact Industrial Zone (IL) the minimum front yard setback of a principal building is varied from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) and
2. Section F Yards and Setback of Part 48 Light Impact Industrial Zone (IL) the minimum rear yard setback of a principal building is varied from 7.5 metres (25 ft.) to 0 metres.
5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A which is attached hereto and forms part of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

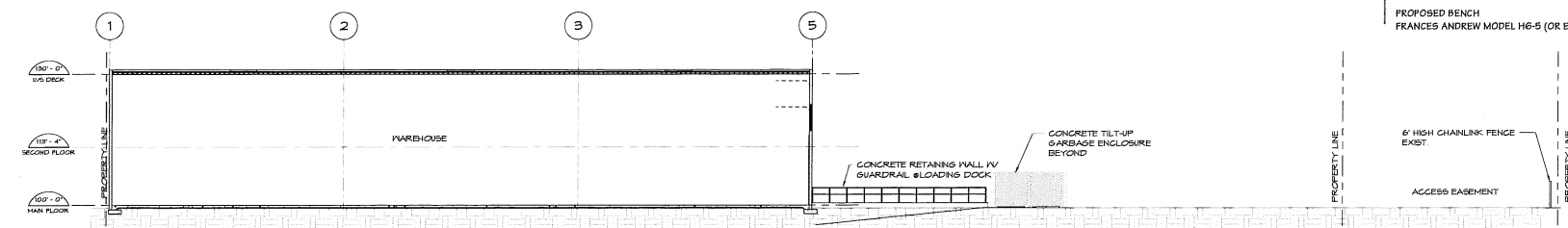
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



1 SITE PLAN
A1 1:200

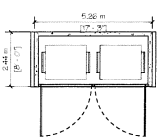


5 SITE SECTION
A1 1:150

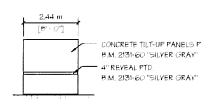
LEGEND:

	PROPERTY LINE
	BUILDING TRACKS
	CHAINLINK FENCE
	SOFT LANDSCAPING SEE LANDSCAPE PLAN
	CONCRETE SIDEWALK

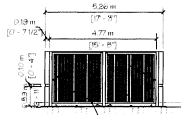
NOTE: 6AS METER MUST PROVIDE 1.0M MIN. CLEARANCE TO WINDOW OPENINGS
FINAL LOCATION TO BE CONFIRMED WITH FORTIBEC



GARBAGE ENCLOSURE PLAN
1:100



GARBAGE ENCLOSURE SIDE
1:100



GARBAGE ENCLOSURE FRONT
1:100

LEGAL DESCRIPTION:
LOT 5, SE/4, T1P 9, N102 PLAN 874462

MUNICIPAL ADDRESS:
18877-96 AVENUE
SURREY, B.C.

ZONING:
IL LIGHT INDUSTRIAL
OCT INDUSTRIAL

SITE INFORMATION:
SITE AREA: 1.06 ACRES (4,283.94m²) (46,174.44 S.F.)
SITE COVERAGE: 60%
PERMITTED: 45%
PROPOSED: 45%
FAR: 45

BUILDING AREAS:

WAREHOUSE	17,954.4m ²	18,895 S.F.
MAIN FLOOR OFFICE	3,320.4m ²	3,520 S.F.
24 HOURS STORAGE	3,054.4m ²	3,295 S.F.
TOTAL	23,929.2m ²	25,690 S.F.

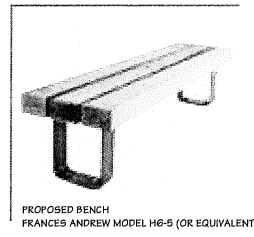
BUILDING FOOTPRINT:
2,618.7m² 28,295 S.F.

SETBACKS:

REQUIRED	PROVIDED	
FRONT (SOUTH)	7.5m (25')	9.0m (30'-5 1/2")
REAR (NORTH)	7.5m (25')	0.1'
SIDE (EAST)	7.5m (25')	37.0m (121'-5")
SIDE (WEST)	0'	0'

* VARIANCES TO ZONING SETBACKS REQUIRED

PARKING REQUIREMENTS:
PARKING SPACES FOR 24 CARS
22,295 SF FLOOR SF
PARKING PROVIDED: 24 CARS
SMALL CARS
PERMITTED: 25%
PROPOSED: 0%



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REVISIONS

REV DATE	DESCRIPTION
17-02-14	INITIAL PERMITS SUBMITTAL
17-02-14	REVISE PERMITS SUBMITTAL

ATA
ATA ARCHITECTURAL CONSULTANTS
200-1687 West Broadway
Vancouver, B.C. V6J 1X2
TEL: (604) 736-3730 FAX: (604) 736-3771

KELFOR
18877-96 AVE. SURREY

TECK CONSTRUCTION LLP
5197 - 216th STREET
LANGLEY B.C.
PROJECT NUMBER

SHEET TITLE
SITE PLAN
SCALE: As indicated SHEET NO.
DATE: FEB 21 2018
DRAWN BY: [Signature]
CHECKED BY: [Signature]

A1
OF 10