

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0316-00

Planning Report Date: April 27, 2015

**PROPOSAL:**

- **Rezoning** a portion of the site from A-2 to IB-1
- **Development Permit**
- **Development Variance Permit**

To permit the development of a 20,118 m<sup>2</sup> addition to the existing warehouse at 3188-188 Street. A DVP is needed to vary the off-street parking requirement.

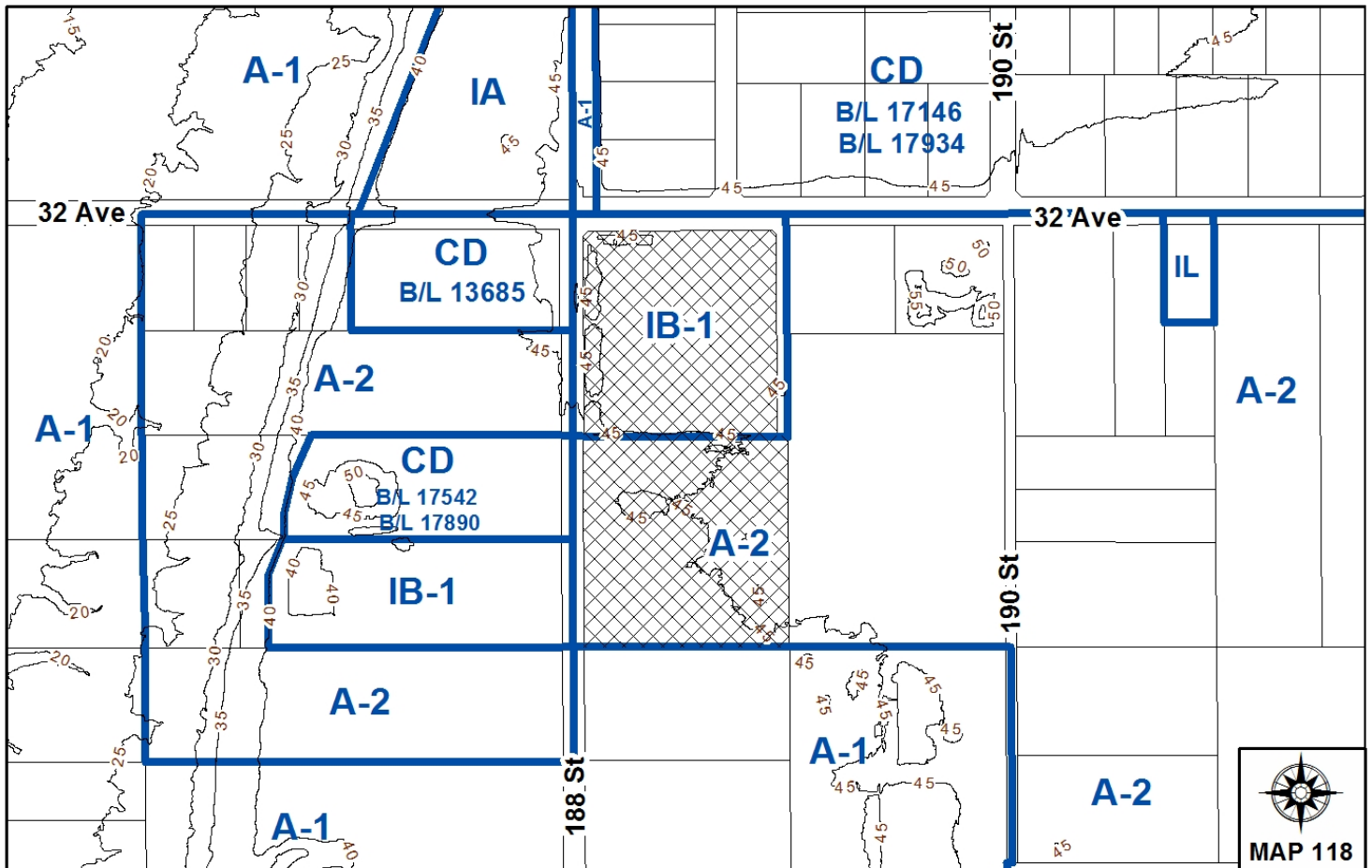
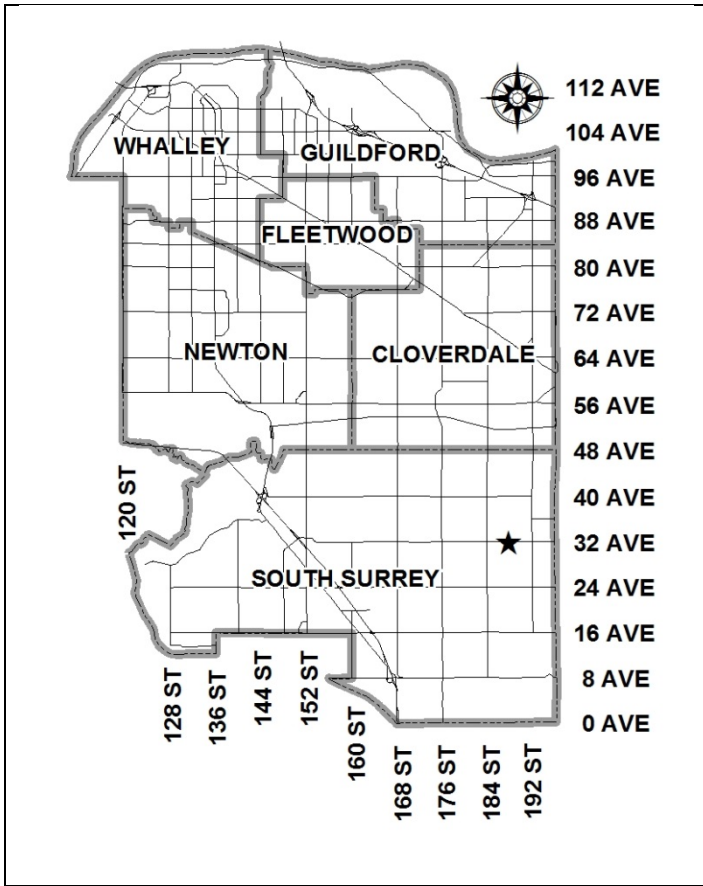
**LOCATION:** 3084 and 3188 - 188 Street

**OWNER:** 464676 BC Ltd  
 Never Idle Holdings Ltd

**ZONING:** IB-1 & A-2

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park and Business Park/Office



### 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

- A Development Variance Permit is required to vary the number of required on-site parking stalls.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) and the Campbell Heights Local Area Plan (LAP).
- The form and character of the proposed extension to the cold storage warehouse meets intent of the Campbell Heights Development Design Guidelines and conforms with the design and treatment of the existing on-site facility.
- The proposed variance to vehicle parking is supported given the nature of the facility. The applicant has demonstrated the total number of parking stalls provided on-site will more than accommodate the number of employees anticipated on the site during peak periods.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the site from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0316-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7914-0316-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum number of on-site parking spaces from 400 to 148.
4. Development Variance Permit (DVP) No.7910-0144-00 be removed from the property's title once DVP No. 7914-0326-00 is issued.
5. 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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) 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; and
  - (i) registration of Section 219 Restrictive Covenant to require the full parking requirements should the use change in the future.

REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Fire:** The City of Surrey Bylaw No.15740 for Public Safety E-Comm Radio Amplification applies to this building.

SITE CHARACTERISTICS

Existing Land Use: Agricultural farm use with two residences, barns and other accessory structures on site.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (32 Avenue):	Vacant industrial land (Campbell Heights Phase I)	Mixed Employment/ Business Park	CD (By-law Nos. 17146/17934)
East:	Residential/agricultural uses including large scale greenhouse operations.	Mixed Employment/ Business Park, Business Park (Office)	A-2
South:	Agricultural use with residence and greenhouse operations.	Mixed Employment/ Business Park	A-1
West (188 Avenue):	Cold storage facilities, fish processing plant, warehouse/distribution yard.	Mixed Employment/ Business Park	CD (Bylaw No. 13685 & By-law Nos. 17542/17890), A-2, IB-1

DEVELOPMENT CONSIDERATIONSBackground

- The development site is located at the southeast corner of 188 Street and 32 Avenue. The site is approximately 67,620 m<sup>2</sup> (727,855 ft<sup>2</sup>) in area and is designated "Mixed Use" in the Official Community Plan (OCP) and "Business Park" and "Business Park-Office" in the Campbell Heights Local Area Plan (LAP).
- The northern portion of the site (3188-188 Street) is zoned "Business Park 1 Zone (IB-1)" and contains an existing cold storage/warehouse facility, processed under development application 7910-0144-00. The southern half of the site (3084-188 Street) is zoned "Intensive Agriculture Zone (A-2)" and contains several buildings, including two houses, barns, sheds and structures.

### Proposal

- The applicant is proposing to rezone and consolidate the southern half of the site from "Intensive Agricultural" (A-2) to "Industrial Business Park One" (IB-1) in order to permit a 20,118 m<sup>2</sup> (216,548 ft<sup>2</sup>) expansion to the existing cold storage warehouse facility at 3188 - 188 Street. The enlarged facility will have a total square footage of 39,866 m<sup>2</sup> (429,114 ft<sup>2</sup>).
- A Development Permit (DP) is required to regulate the form and character of the addition to the facility. A new Development Variance Permit (DVP) is also required to vary the total number of required parking spaces on the site from 400 to 148. The new DVP will replace the previous DVP No. 7910-0144-00 on the northern half of the site, which reduced the required on-site parking from 206 to 78 stalls.

### DESIGN PROPOSAL AND REVIEW

#### Site Layout

- The proposed extension to the existing cold storage warehouse will expand and continue the form and structure of the present building, and its loading operations, south along 188 Street. The extension will be constructed in two phases.
- Phase I of the extension will add 12,007 m<sup>2</sup> (129,242 ft<sup>2</sup>) of cold freezer storage space (operating at -30°C), while Phase II of the extension will add another 8,111 m<sup>2</sup> (87,306 ft<sup>2</sup>) of freezer storage along with mechanical and electrical equipment rooms.
- Collectively, the Phase I and II extensions to the building will add 35 loading bays to the west side of the building facing 188 Street. The freezers, located on the east side of building, will be accessed internally by the loading docks on the west side of the building.
- In all, the expanded warehouse facility will be equipped with 59 loading bays to allow for the refrigerated storage, distribution and shipment of goods.
- The present parking lot along 188 Street will be extended south, along the bio-swale fronting 188 Street, collecting and managing the site's storm water and surface runoff. The site will be accessed by two vehicular entrances off 188 Street which will be gated and finished with broom finished concrete.
- Under the rezoning application, the applicant will be required to dedicate half of a new 189 Street along the eastern portion of the site and dedicate and construct half of a new 30 Avenue on the south side of the site to industrial standards. An additional 3 x 3 metre corner cut-off will be required at 188 Street and 30 Avenue.
- It is anticipated that Phase I of the proposed expansion will be completed by late 2015 or early 2016. Phase II is anticipated for completion within two years of Phase I expansion.

### Design Review

- The form and character of the proposed extension will complement the existing cold storage facility and meet the intent of the Campbell Heights Development Design Guidelines.
- The proposed addition will be finished in the same pre-fabricated, insulated, grey and green metal wall panels with glazing and spandrel glass accents and concrete and aluminum metal flashing.
- Along the eastern façade of the building (the freezer walls), the metal panel walls will continue to be broken up by reflective glazed towers and vertical projecting elements to create visual interest and reflect the changing sky and landscape. The vertical towers will be lit internally during the evenings.
- The office and reception area, located at the northwest corner of the existing building, adjacent to the intersection at 32 Avenue and 188 Street, will also continue to act as the primary public entry to the building. This office area is lower height in relation to rest of the warehouse and provides a human-scaled entry to the building. It is also sited to eliminate the view of trucks and trailers from 32 Avenue.
- In lieu of this, both the Phase I and II extensions have been designed to mirror the primary office area and 'bookend' the warehouse by providing similar (lower in height) extensions at the southwest corner of the facility. Collectively these features will break up the visual repetition of the loading dock area along 188 Street, screen the view of trucks and trailers from 30 Avenue and provide additional vertical relief to the building's façades.
- In the final Phase II expansion, the southern façade facing 30 Avenue will be treated and finished with reflective glazed tower and a fully glazed finished extension to look like a secondary office area. In the interim, during Phase I of the project, the applicant is proposing to finish the 'temporary' south wall in a manner consistent with the final south elevation without the reflective glazed tower or glazed office facade.
- Through the site additional decorative lighting is proposed to minimize light pollution and maintain security. A series of large roof top mechanical units will also be screened with metal panels matching the building.

### Landscaping

- The overall landscaping plan for the site calls for 102 deciduous and coniferous trees (including Japanese snowbell, autumn blaze maple, Serbian spruce and Douglas fir etc.) to be planted on-site, along with various shrubs and groundcover.
- Phase I of the landscaping plan will provide for the completion of the streetscape (planted bioswale, trees and ground cover) along the whole of 188 Street, as well as planting along the east side of the Phase I building extension facing 189 Street. In Phase I, the remaining buildable area for Phase II expansion will be seeded and grassed.
- Phase II of the landscaping will plant and complete the on-site landscaping facing 30 Avenue as well as the final landscaping at the east side of Phase II extension facing 189 Street.

- In large part, the proposed landscaping will continue and enhance the planting scheme from the original facility. The landscaping plan will, however, revisit and enhance the treatment and screening of the existing loading bays in the side yard facing 188 Street.
- Initially the location of the truck loading bays along 188 Street was accepted due to the configuration of the property. Typically these areas are tucked in the rear of properties or behind pony walls so that they remain invisible from the street.
- In this instance, the developer agreed to screen the internal operations of the yard by planting vegetation along the chain link fence enclosing the site. The accepted planting plan, however, never quite achieved the effect or the coverage sought.
- In lieu of this, the developer has agreed to revisit and enhance the existing landscaping along the 188 Street frontage (and the entire site) with a dense row of alternating coniferous emerald green cedars and deciduous dwarf burning bushes. In all 188 emerald cedars and 246 dwarf burning bushes will be planted along 188 Street frontage and the chain link fence enclosing the site. Each of the plants is anticipated to grow to at least 3 metres (10 feet) in height over time in order to achieve the desired effect.

### TREES

- On April 9, 2105, Trevor Cox, 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
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Paper Birch	1	1	0
Purple Leaf Plumb	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	46	46	0
Lode pole Pine	1	1	0
Western Red Cedar	1	1	0
White Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>51</b>	<b>51</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>102 (38 in Phase I, 64 in Phase II)</b>	

<b>Total Retained and Replacement Trees</b>	<b>102 (38 in Phase I, 64 in Phase II)</b>
<b>Contribution to the Green City Fund</b>	<b>0.00</b>

- The Arborist Assessment states that there are a total of 51 By-law sized trees on the site, none of which are alder or cottonwood trees. Unfortunately, due to the size of the facility, the nature of the layout and the desire to maintain efficiencies on-site none of the identified trees may be retained.
- In lieu of this, the applicant will be required to replace the 51 trees on a 2:1 basis. The applicant is proposing to plant 102 replacement trees on site.

### PRE-NOTIFICATION

- Pre-notification letters were sent out for this project on February 23, 2015. A development sign was posted on the site in March 2015. To date no calls have been received concerning the application.

### SUSTAINABLE DEVELOPMENT CHECKLIST

On February 7, 2015, the applicant prepared and submitted a sustainable development checklist for the development site. The table below summarizes the features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The development application is consistent with the prescribed use (Land Use Designation and Zoning) and site context.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The project density is in keeping with the Zoning By-law.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The project will incorporate bio-swales (on -site water management), low maintenance/drought resistant landscaping and permeable paving</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The project will include designated carpool parking stalls and on-site bicycle rack parking.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The site will utilize CPTED (Crime Prevention through Environmental Design) principles.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• The building will be designed to ASHRAE 90.1 standards.</li> <li>• Pre-wiring for future electric car charging stations will also be provided.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• None</li> </ul>



BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- Decrease the minimum required number of car parking stalls from 400 to 148.

## Applicant's Reasons:

- The cold storage facility currently employs about 20 people on-site. As a result of the proposed expansion, the number of employees working on-site will increase by 14-15 people, for a total of 35 employees.
- The 148 parking stalls proposed will more than accommodate the employee and visitor parking requirements of the facility.

## Staff Comments:

- The applicant has provided an analysis of parking spaces required for this site based on the maximum number of employees (35) working at the plant at one time (on a peak shift basis).
- Phase I of the expansion will provide for an additional 40 parking stalls on-site, while Phase II will provide the remaining 30 stalls, for a total of 148 stalls.
- In lieu of the variance, the applicant is willing to enter into a covenant requiring full compliance with the parking provisions of the Zoning By-law if the use of the property changes in the future.

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	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	Development Variance Permit No. 7914-0316-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/da

\\file-server1\net-data\csdc\generate\areaproduct\save\11437494097.doc  
DRV 4/22/15 4:07 PM

Information for City Clerk

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

1. (a) Agent:      Name:                    Oleg Verbenkov  
   Pacific Land Group  
   Address:           Suite 101, 7485 - 130 Street  
   Surrey, BC V3W 1H8  
  
   Tel:                    604-501-1624 - Primary  
   604-501-1624 - Fax
  
2.      Properties involved in the Application
  - (a)      Civic Address:           3084 - 188 Street  
   3188 - 188 Street
  
  - (b)      Civic Address:           3084 - 188 Street  
   Owner:                    464676 BC Ltd  
   Director Information:  
   Richard Scheves  
   Stan Scheves  
  
   Officer Information as at February 9, 2015:  
   Richard Scheves (President)  
   Stan Scheves (Secretary)  
  
   PID:                    000-725-030  
   Lot "C" Section 21 Township 7 New Westminster District Plan 12724
  
  - (c)      Civic Address:           3188 - 188 Street  
   Owner:                    Never Idle Holdings Ltd  
   PID:                    028-585-470  
   Lot 1 Section 21 Township 7 New Westminster District Plan BCP48146
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone a portion of the property.
  
  - (b)      Proceed with Public Notification for Development Variance Permit No. 7914-0316-00 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.
  
  - (c)      Remove Notice of Development Variance Permit No. 7910-0144-00 from title.

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	-	71,404 m <sup>2</sup> (768,586 ft <sup>2</sup> )
Road Widening area	-	3,784 m <sup>2</sup> (40,730 ft <sup>2</sup> )
Net Total	-	67,620 m <sup>2</sup> (727,855 ft <sup>2</sup> )
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	58.27%
Paved & Hard Surfaced Areas	-	-
Total Site Coverage	-	-
SETBACKS ( in metres)		
Front N (30 Ave)	16.0 m (52 ft)	20.0 m (65 ft.)
Front S (32 Ave)	16.0 m (52 ft)	21.0 m (69 ft.)
Side #1 (W)	9.0 m (30 ft.)	26.0 m (85 ft.)
Side #2 (E)	9.0 m ( 30 ft.)	12.0 m (39 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m (45 ft.)	13.5 (44 ft.)
Accessory	-	-
NUMBER OF RESIDENTIAL UNITS	-	-
One Bed	-	-
Two Bedroom	-	-
Three Bedroom +	-	-
Total	-	-
FLOOR AREA: Residential	-	-
FLOOR AREA: Commercial	-	-
Retail	-	-
Office	-	-
Total	-	-
FLOOR AREA: Industrial	-	39,866 m <sup>2</sup> (429,114 ft <sup>2</sup> )
FLOOR AREA: Institutional	-	-
TOTAL BUILDING FLOOR AREA	-	39,866 m <sup>2</sup>

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	-	-
# of units/ha /# units/acre (net)	-	-
FAR (gross)	-	-
FAR (net)	1.00	.59
AMENITY SPACE (area in square metres)	-	-
Indoor	-	-
Outdoor	-	-
PARKING (number of stalls)		
Commercial	-	-
Industrial	400	148
Residential Bachelor + 1 Bedroom	-	-
2-Bed	-	-
3-Bed	-	-
Residential Visitors	-	-
Institutional	-	-
Total Number of Parking Spaces	400	148
Number of disabled stalls	2	2
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
---------------	----	---------------------------------	-----



ABBOTSFORD OFFICE  
400 34077 GLADYS AVE, ABBOTSFORD, BC V3B 3E8  
T. 604.853.8831 F. 604.861.1580 www.krahn.com



larry podhora / architect

210 - 1811 GORTONWAY ST, VANCOUVER, BC, V6K 4Y1  
P. 604.264.8882 F. 604.264.8888

4	20-06-2016	PLANNING DEPT. REVIEW CHANGES - 2	
3	04-06-2016	PLANNING DEPT. REVIEW CHANGES	
2	25-05-2016	ISSUED FOR DEVELOPMENT PERMIT	
1	15-05-2016	ISSUED FOR CLIENT REVIEW	
NO.	DATE	BY/REV	DESCRIPTION
REVISED & REVISIONS			
SCALE			



# Cloverdale Cold Storage - Phase 4

3188 - 3077 - 188th Ave, Surrey, BC

**PROJECT TEAM:**

**ARCHITECTURAL:**

KRAHN GROUP OF COMPANIES  
400 - 34077 GLADYS AVE  
ABBOTSFORD, BC, V2S 3E8  
P. 604.853.8831 F. 604.853.1580

CONTACT: MARK BRONSEMA

**LANDSCAPE:**

CHP ARCHITECTS  
9355 YOUNG ROAD  
CHILLIWACK, BC, V2P 4S3  
P. 604.793-0455

CONTACT: KYOUNG

**CIVIL:**

HUB ENGINEERING  
#101 - 7485 - 130th STREET  
SURREY, BC, V3W 1H8  
P. 604.572.4328

CONTACT: MIKE KOMPTER



CONTEXT MAP - NTS.

PROJECT NAME:  
**ADDITION TO:  
CLOVERDALE COLD  
STORAGE**

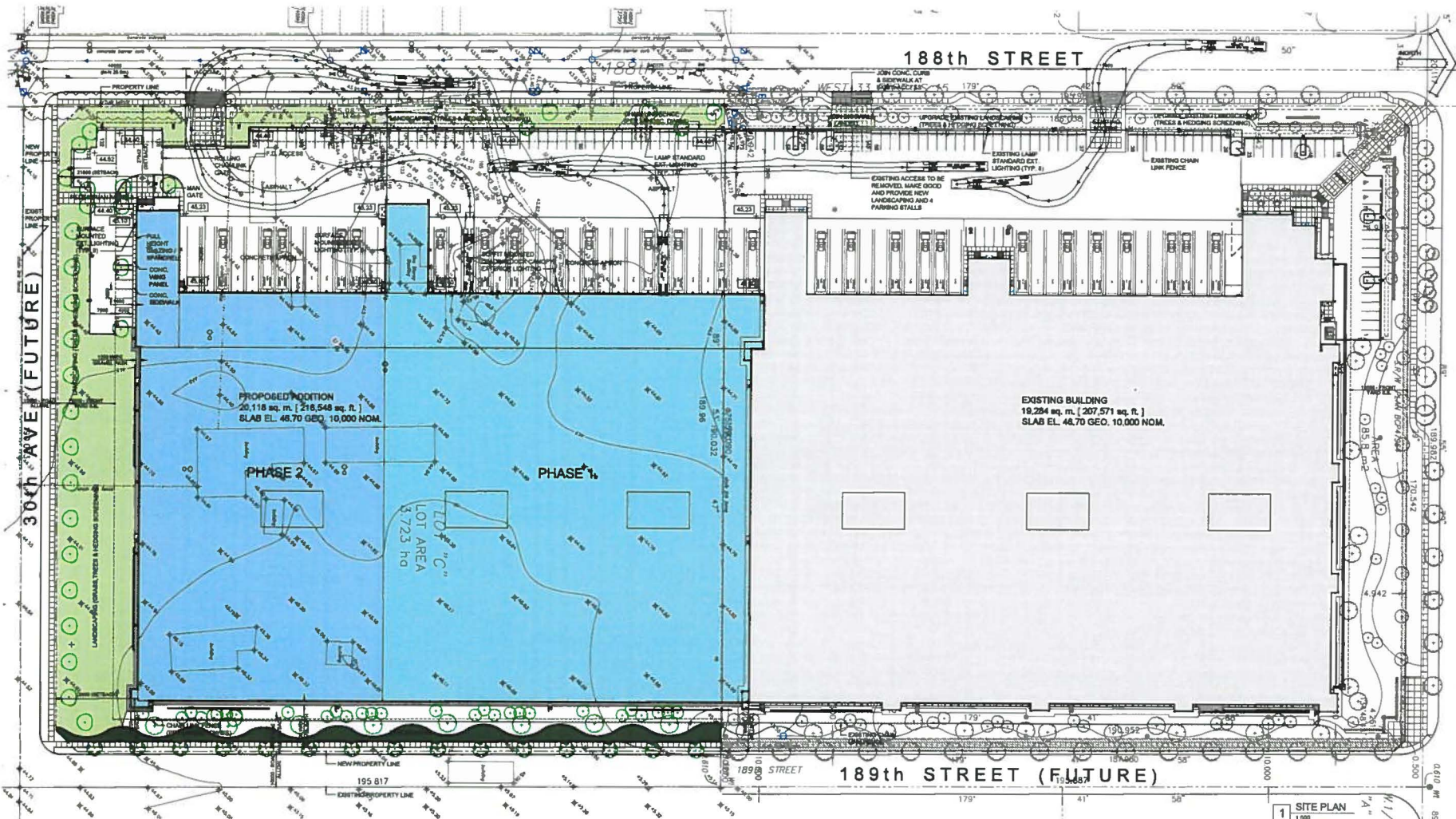
PROJECT ADDRESS:  
**3188 - 188 STREET  
SURREY, BC.**

DRAWING TITLE:  
**COVER PAGE**

SCALE	AS NOTED
DRAWN	MA
CHECKED	PL
PROJECT NO.	8114916
DRAWING NO.	

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE LOANED, REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT PRIOR WRITTEN PERMISSION.

APPENDIX II



32nd AVE

NO. DATE DRAWING DESCRIPTION

ISSUES & REVISIONS

SCALE

APPROVED INDICATES

PROJECT NAME  
**ADDITION TO:  
CLOVERDALE COLD  
STORAGE**

PROJECT ADDRESS  
**3188 - 188 STREET  
SURREY, BC.**

DRAWING TITLE  
**SITE PLAN**

SCALE	AS NOTED
DRAWN	ML
CHECKED	PL
PROJECT NO.	SL4888
DRAWING NO.	

**A2.0**

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT

**PROPERTY INFORMATION:**

CIVIC ADDRESS: 3188 + 3052 + 3053 - 188th AVE, SURREY BC  
LEGAL ADDRESS:  
ZONING: B-1 - BUSINESS PARK 1 ZONE  
SITE AREA: 47,620 sq. m.  
SITE COVERAGE (EXISTING): 28.52% (13,284 sq. m.)  
SITE COVERAGE (PROPOSED): 38.27% (18,118 sq. m.)  
SITE COVERAGE (TOTAL): 66.27% (31,402 sq. m.)

**GROSS FLOOR AREA:**

EXISTING MAIN FLOOR: 19,284 sq. m.  
EXISTING MEZZANINE: 654 sq. m.  
PROPOSED MAIN FLOOR: 20,118 sq. m.  
PROPOSED MEZZANINE: 83 sq. m.  
TOTAL GROSS FLOOR AREA: 39,889 sq. m.

**CITY OF SURREY ZONING BY-LAW REVIEW:**

FLOOR AREA RATIO PERMITTED + 1.0  
FLOOR AREA RATIO PROPOSED: 39.888 / 67.620 = 0.5885

LOT COVERAGE PERMITTED + 60%  
LOT COVERAGE PROPOSED: 68.27%

**SETBACKS:**

FRONT YARD - 16.0m  
SIDE YARD ON PLANNING STREET - 8.0m  
BUILDING HEIGHT  
PRINCIPAL BUILDING - PERMITTED + 14.0m  
BUILDING HEIGHT - PROPOSED + 15.0m

**OFF STREET PARKING REQUIREMENTS (PART 5)**

**PARKING STALL STANDARDS (20' PARKING):**

2.5m WIDTH 6.5m LENGTH 8.3m ARBLE  
2.7m WIDTH 6.5m LENGTH 8.7m ARBLE  
2.5m WIDTH 6.5m LENGTH 7.0m ARBLE

**PARKING STALL STANDARDS (SMALL CAR):**

LENGTH OF 4.8m FOR A MAXIMUM 25% OF REQUIRED PARKING

**PARKING STALL STANDARDS (ACCESSIBLE):**

3.7m WIDTH 6.5m LENGTH  
1 PER 100 STALLS REQUIRED

**CITY OF SURREY ZONING BY-LAW REVIEW (CONTINUED):**

**PARKING REQUIREMENTS FOR INDUSTRIAL USES:**

WAREHOUSE AREA: 1 STALL PER 100 sq. m. OF G.F.A.

**PARKING CALCULATIONS:**

EXISTING BUILDING PARKING REQ'D: 19,746/100 = 197.46 (198) STALLS  
EXIST. BUILDING PARKING PROVIDED: 79 STALLS

PROPOSED ADDITION PARKING REQ'D: 20,118/100 = 201.18 (202) STALLS  
PROP. ADDITION PARKING PROVIDED: 79 STALLS

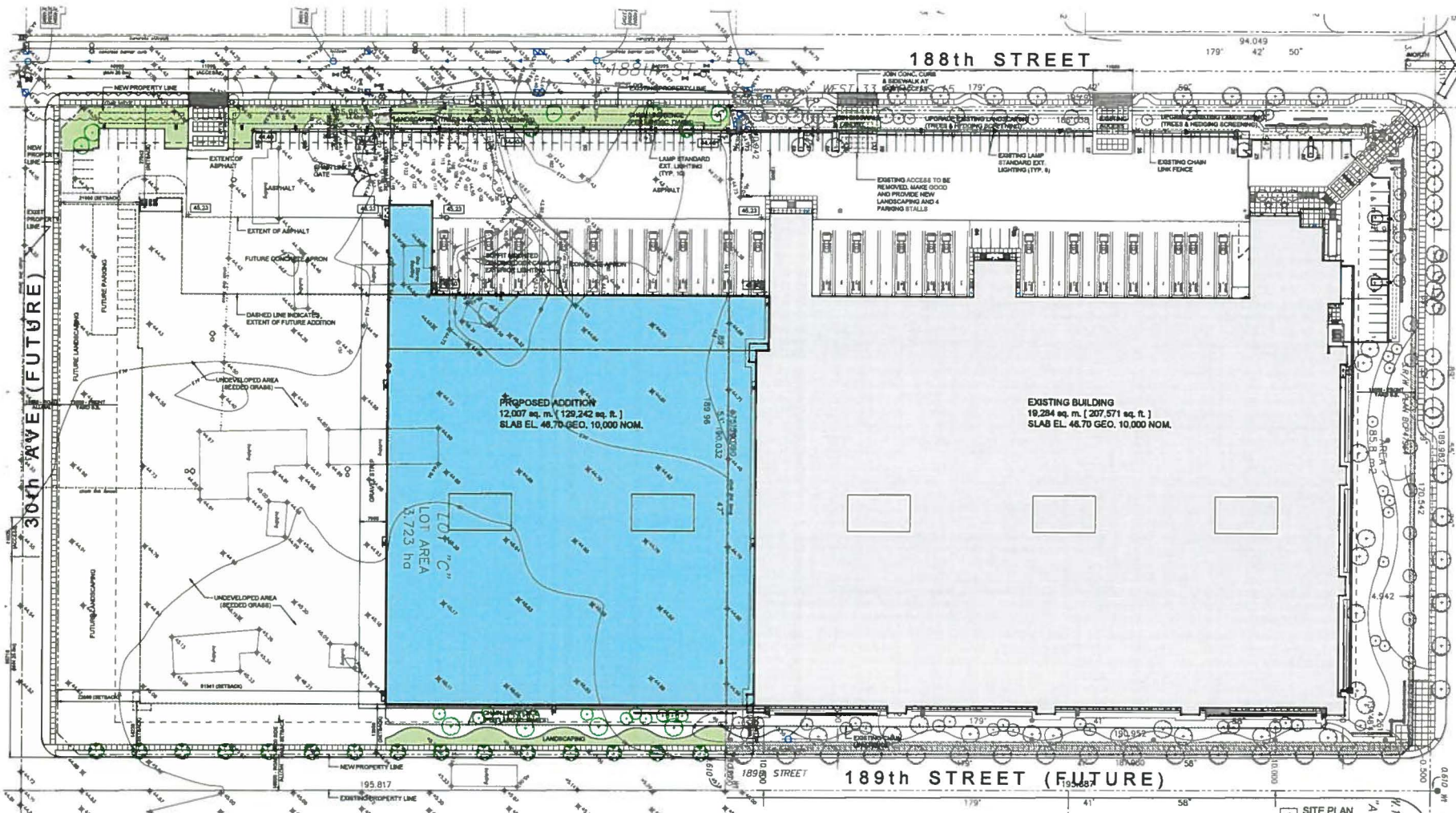
ADD. PARKING AT EXIST. ACCESS: 4 STALLS

TOTAL PARKING STALLS REQUIRED: 400 STALLS  
TOTAL PARKING STALLS PROVIDED: 182 STALLS

**EMPLOYEE COUNT**

	REGULAR NUMBER OF EMPLOYEES	PEAK NUMBER OF EMPLOYEES
CURRENT (EXIST. BLDG.)	8 - 8 EMPLOYEES	18 - 20 EMPLOYEES
FUTURE (EXIST. & PROPOSED BLDG.)	14 - 15 EMPLOYEES	25 - 30 EMPLOYEES

1 SITE PLAN  
1:500



**PROPOSED ADDITION**  
 12,007 sq. m. [ 129,242 sq. ft. ]  
 SLAB EL. 46.70 GEO. 10,000 NOM.

**EXISTING BUILDING**  
 19,284 sq. m. [ 207,571 sq. ft. ]  
 SLAB EL. 46.70 GEO. 10,000 NOM.

LOT "C"  
 LOT AREA  
 1,723 ha

**PROPERTY INFORMATION:**  
 CIVIC ADDRESS: 3188 + 3584 + 3582 - 188th AVE, SURREY, BC  
 LEGAL ADDRESS: ZONING: B1-1 - BUSINESS PARK (2 ZONE)  
 SITE AREA: 46 47,852 sq. m.  
 SITE COVERAGE (EXISTING): 23.62% (19,284 sq. m.)  
 SITE COVERAGE (PROPOSED): 17.79% (12,007 sq. m.)  
 SITE COVERAGE (TOTAL): 48.27% (31,291 sq. m.)  
 GROSS FLOOR AREA:  
 EXISTING MAIN FLOOR: 19,284 sq. m.  
 EXISTING MEZZANINE: 466 sq. m.  
 PROPOSED MAIN FLOOR: 12,007 sq. m.  
 PROPOSED MEZZANINE: 819 sq. m.  
 TOTAL GROSS FLOOR AREA: 31,756 sq. m.

**CITY OF SURREY ZONING BY-LAW REVIEW:**  
 FLOOR AREA RATIO PERMITTED = 1.0  
 FLOOR AREA RATIO PROPOSED = 31.78% (47,420 + 8,469)  
 LOT COVERAGE PERMITTED = 60%  
 LOT COVERAGE PROPOSED = 48.27%  
 SETBACKS:  
 FRONT YARD - 18.0m  
 SIDE YARD ON FLANKING STREET - 6.5m  
 BUILDING HEIGHT:  
 PRINCIPAL BUILDING - PERMITTED = 14.0m  
 BUILDING HEIGHT - PROPOSED = 13.0m  
 OFF-STREET PARKING REQUIREMENTS (PART 5)  
 PARKING STALL STANDARDS (80' PARKING)  
 2.50m WIDTH 6.5m LENGTH 6.1m ABLE  
 2.75m WIDTH 6.5m LENGTH 6.7m ABLE  
 2.80m WIDTH 6.5m LENGTH 7.0m ABLE  
 PARKING STALL STANDARDS (SMALL CAR)  
 LENGTH OF 4.5m FOR A MAXIMUM 20% OF REQUIRED PARKING  
 PARKING STALL STANDARDS (ACCESSIBLE)  
 3.70m WIDTH 6.5m LENGTH  
 1 PER 100 STALLS REQUIRED

**CITY OF SURREY ZONING BY-LAW REVIEW (CONTINUED):**  
 PARKING REQUIREMENTS FOR INDUSTRIAL USES:  
 WAREHOUSE AREA: 1 STALL PER 100 sq. m. OF G.F.A.  
 PARKING CALCULATIONS:  
 EXISTING BUILDING PARKING REQ'D: 19,746/100 = 197.46 (198) STALLS  
 EXIST. BUILDING PARKING PROVIDED: 79 STALLS  
 PROPOSED ADDITION PARKING REQ'D: 12,007/100 = 120.07 (121) STALLS  
 PROP. ADDITION PARKING PROVIDED: 47 STALLS  
 ADD. PARKING AT EXIST. ACCESS: 4 STALLS  
 TOTAL PARKING STALLS REQUIRED: 319 STALLS  
 TOTAL PARKING STALLS PROVIDED: 129 STALLS

1 SITE PLAN  
 1:500

**Krahn**  
 GROUP OF COMPANIES  
 4800 DUNDAS STREET WEST, SUITE 100, MISSISSAUGA, ONTARIO L4X 1L3  
 TEL: (905) 874-8888 FAX: (905) 874-8889  
 WWW.KRAHN.COM

**KL Tech**  
 ENGINEERING LTD.  
 lary podhora / architect  
 316 - 1211 KENNEDY ST. MARKHAM, ONTARIO L3R 9Y3  
 P. 905.947.1100 F. 905.947.1101

32nd AVE

1	20-04-2016	PLANNING DEPT. REVIEW CHANGES
2	04-05-2016	PLANNING DEPT. REVIEW CHANGES
3	26-05-2016	ISSUED FOR DEVELOPMENT PERMIT
4	15-06-2016	ISSUED FOR CLIENT REVIEW
NO	DATE	REVISION DESCRIPTION
ISSUES & ADVISORS		
SEAL		

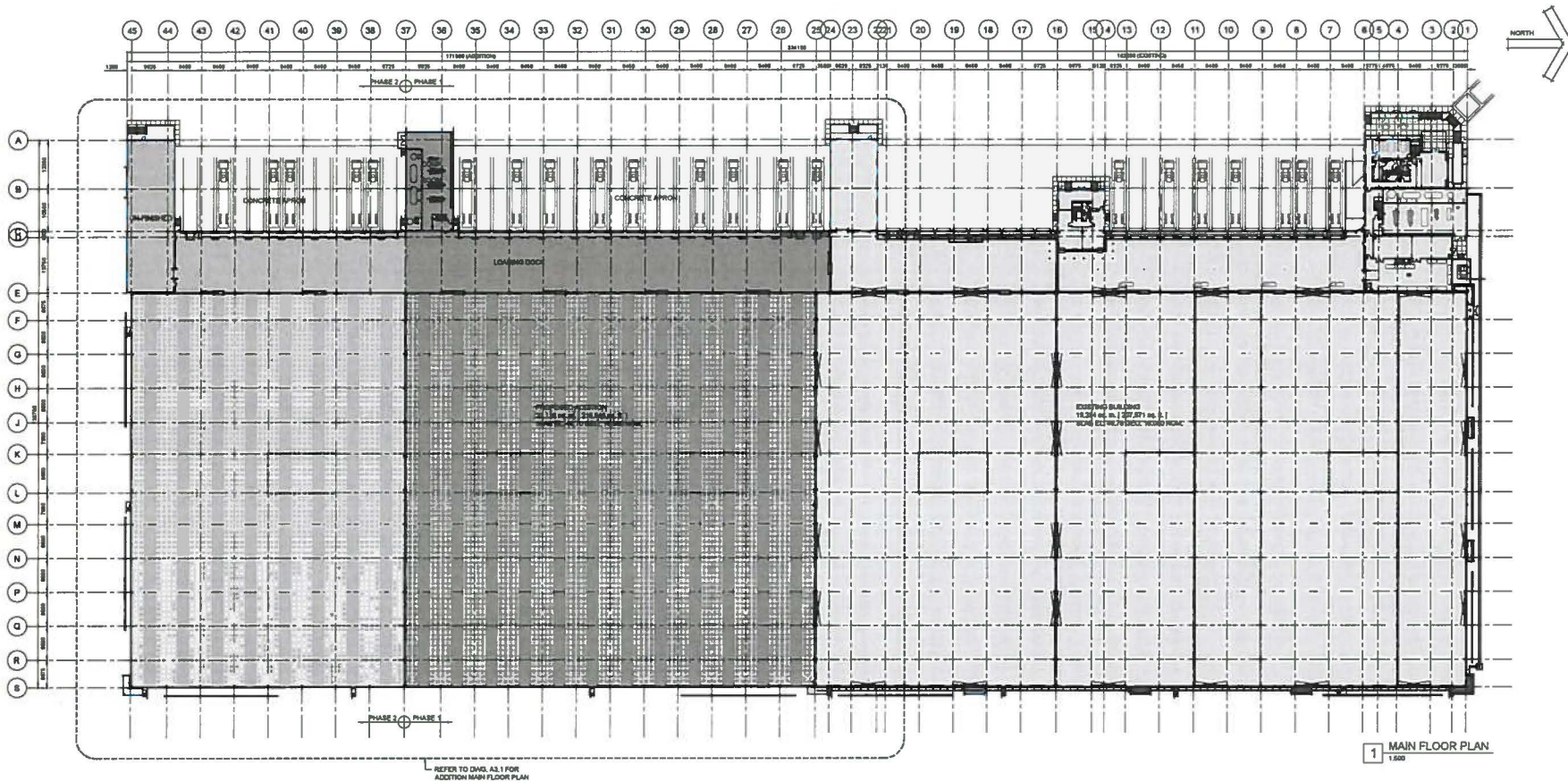
PROJECT NAME  
**ADDITION TO CLOVERDALE COLD STORAGE**

PROJECT ADDRESS  
**3188 - 188 STREET SURREY, BC.**

DRAWING TITLE  
**SITE PLAN - PHASE 1**

SCALE:	AS NOTED
DRAWN:	MA
CHECKED:	JL
PROJECT NO:	SL188
DRAWING NO:	A2.0b

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT



NO	DATE (YYYY)	DESCRIPTION
1	20-04-2016	PLANNING DEPT. REVIEW CHANGES-1
2	04-05-2016	PLANNING DEPT. REVIEW CHANGES-2
3	20-01-2016	ISSUED FOR DEVELOPMENT PERMIT
4	13-04-2014	ISSUED FOR CLIENT REVIEW

DESIGNER & REVIEWERS

SCALE

PROJECT NAME  
**ADDITION TO:  
CLOVERDALE COLD  
STORAGE**

PROJECT ADDRESS  
**3188 - 188 STREET  
SURREY, BC.**

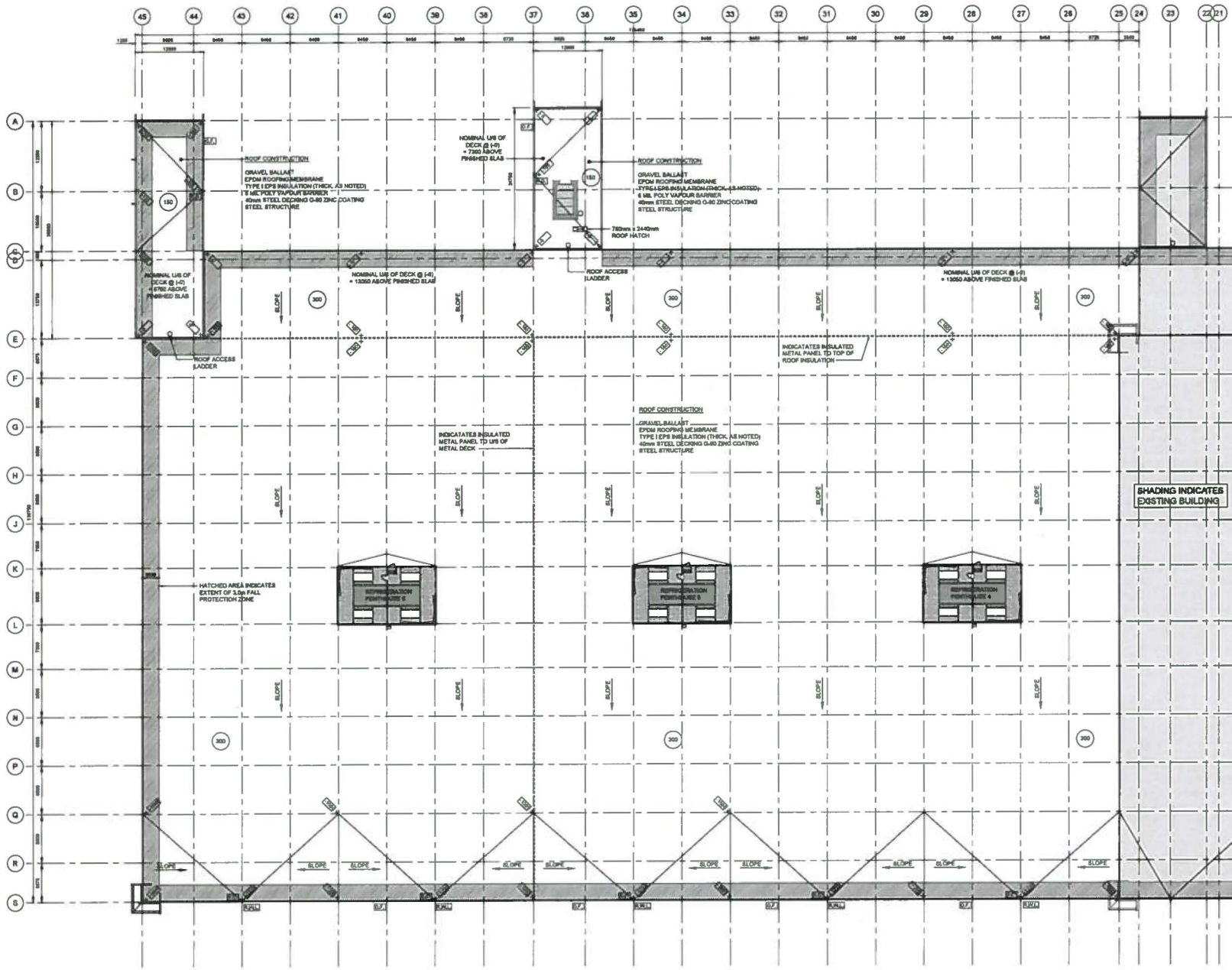
DRAWING TITLE  
**MAIN FLOOR PLAN**

SCALE	AS NOTED
DRAWN	MA
CHECKED	PL
PROJECT NO	8114899
DRAWING NO	

**A3.0**

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.





**Krahn**  
GROUP OF COMPANIES

ABBOTSFORD • EDMONTON • VANCOUVER

ABBOTSFORD OFFICE  
480 SACTI DRIVE, ABBOTSFORD, BC V3B 2E3  
P. 604.252.8531 F. 604.250.1380 www.krahn.com

**KL Tech**  
ENGINEERING LTD.

lary podhora / architect

216 - 1311 KOOTENAY ST. VANCOUVER, BC V6B 4Y3  
P. 604.254.6862 F. 604.254.6868

1	30-04-2018	PLANNING DEPT. REVIEW CHANGE - 1
2	04-05-2018	PLANNING DEPT. REVIEW CHANGE
3	20-07-2018	ISSUED FOR DEVELOPMENT PERMIT
4	13-08-2018	ISSUED FOR CLIENT REVIEW
REV.	DATE	DESCRIPTION
SUBMIT & REVISIONS		
SCALE		

PROJECT NAME  
**ADDITION TO:  
CLOVERDALE COLD  
STORAGE**

PROJECT ADDRESS  
**3188 - 186 STREET  
SURREY, BC.**

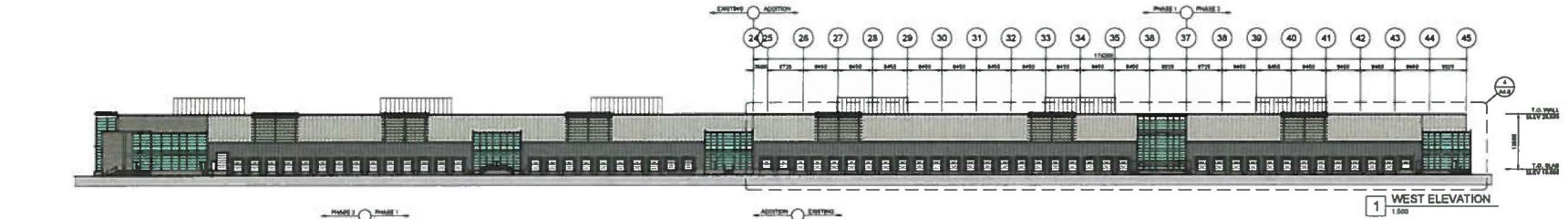
DRAWING TITLE  
**ROOF PLAN  
ADDITION**

SCALE	AS NOTED
DRAWN	MA
CHECKED	PL
PROJECT NO	054919

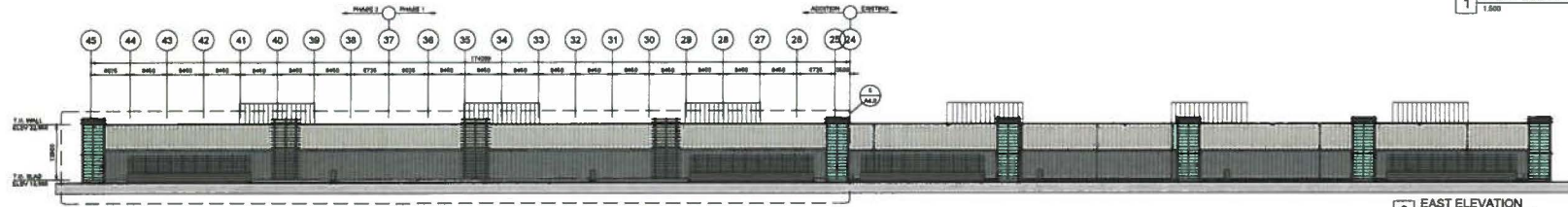
**1** ROOF PLAN - ADDITION  
1:200

DRAWING NO. **A3.2**

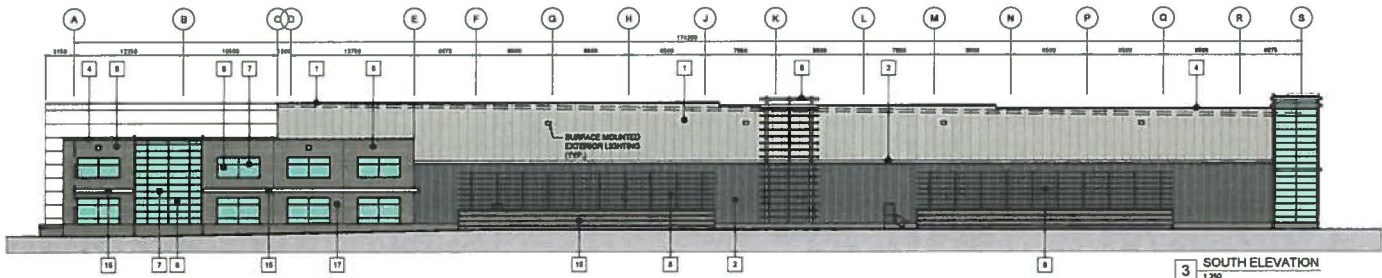
THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



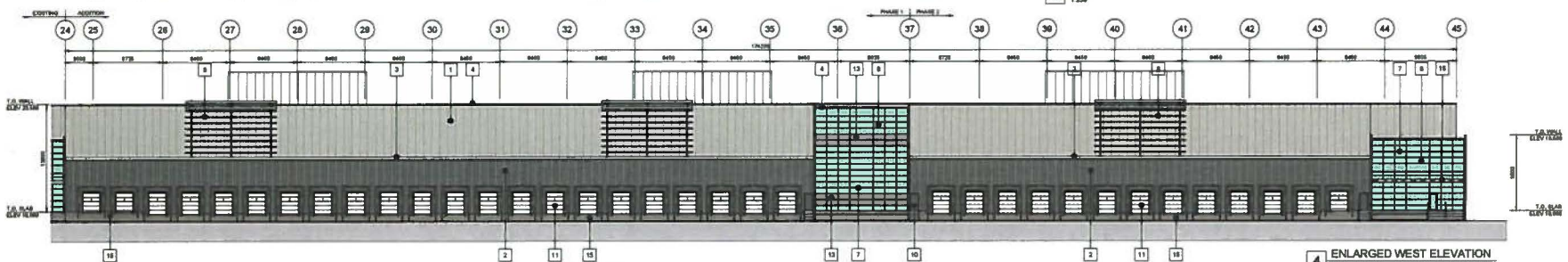
1 WEST ELEVATION  
1:500



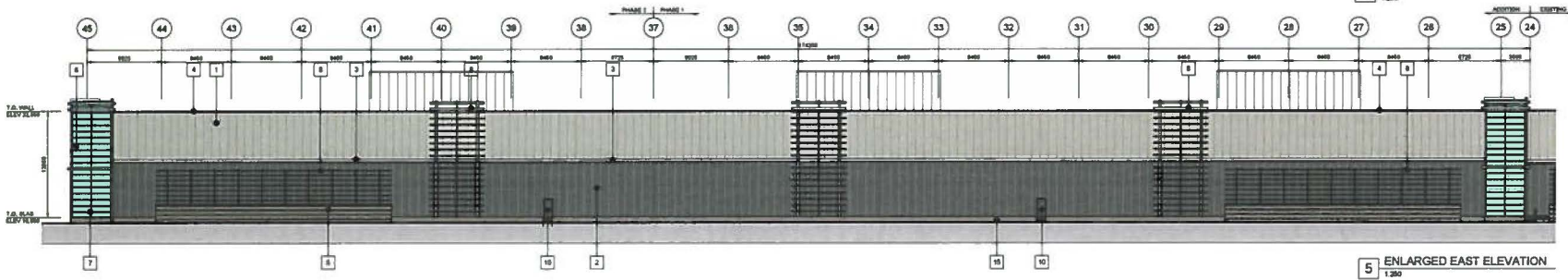
2 EAST ELEVATION  
1:500



3 SOUTH ELEVATION  
1:250



4 ENLARGED WEST ELEVATION  
1:200



5 ENLARGED EAST ELEVATION  
1:200

**MATERIAL FINISH SCHEDULE**

1	INSULATED METAL WALL PANEL COLOUR: C1	10	INSULATED MAN DOORS
2	INSULATED METAL WALL PANEL COLOUR: C2	11	INSULATED OVERHEAD DOOR
3	HORIZONTAL CAP FLASHING COLOUR: C8	12	EXTERIOR GUARDHANDRAILS COLOUR: C4
4	METAL FLASHING COLOUR: C8	13	MECHANICAL LOUVRES COLOUR: C8
5	TLT LP CONCRETE COLOUR: C3	14	RAIN WATER LEADERS COLOUR: C3
6	GLAZING COLOUR: C8	15	EXPOSED TILT UP FOUNDATIONS COLOUR: C3
7	ALUMINUM GLAZING FRAMES COLOUR: C8	16	SUNSCREEN COLOUR: C8
8	ALUMINUM LATTICE COLOUR: C8	17	CONCRETE REVEAL
9	HOLLOW METAL DOORS		

**COLOUR SCHEDULE**

COLOUR C1	VALPAR - DRIFTWOOD
COLOUR C2	VALPAR - HEATHERED ZINC
COLOUR C3	VALPAR - WEAVERED RED
COLOUR C4	BM - HC-107 - AMHERST GRAY
COLOUR C5	BM - 2124-18 - THROUGHOUT IRON
COLOUR C6	ALUMINUM - CLEAR ANODIZED
COLOUR C8	GLAZING - FPO SOLAR COOLAZURIA

**REVISIONS**

NO.	DATE	DESCRIPTION
1	15-06-2014	ISSUED FOR CLIENT REVIEW
2	20-06-2014	ISSUED FOR DEVELOPMENT PERMIT
3	04-08-2014	PLANNING DEPT. REVIEW CHANGES
4	20-08-2014	PLANNING DEPT. REVIEW CHANGES - 2

**SCALE**

PROJECT NAME  
**ADDITION TO CLOVERDALE COLD STORAGE**

PROJECT ADDRESS  
**3180 - 106 STREET SURREY, BC.**

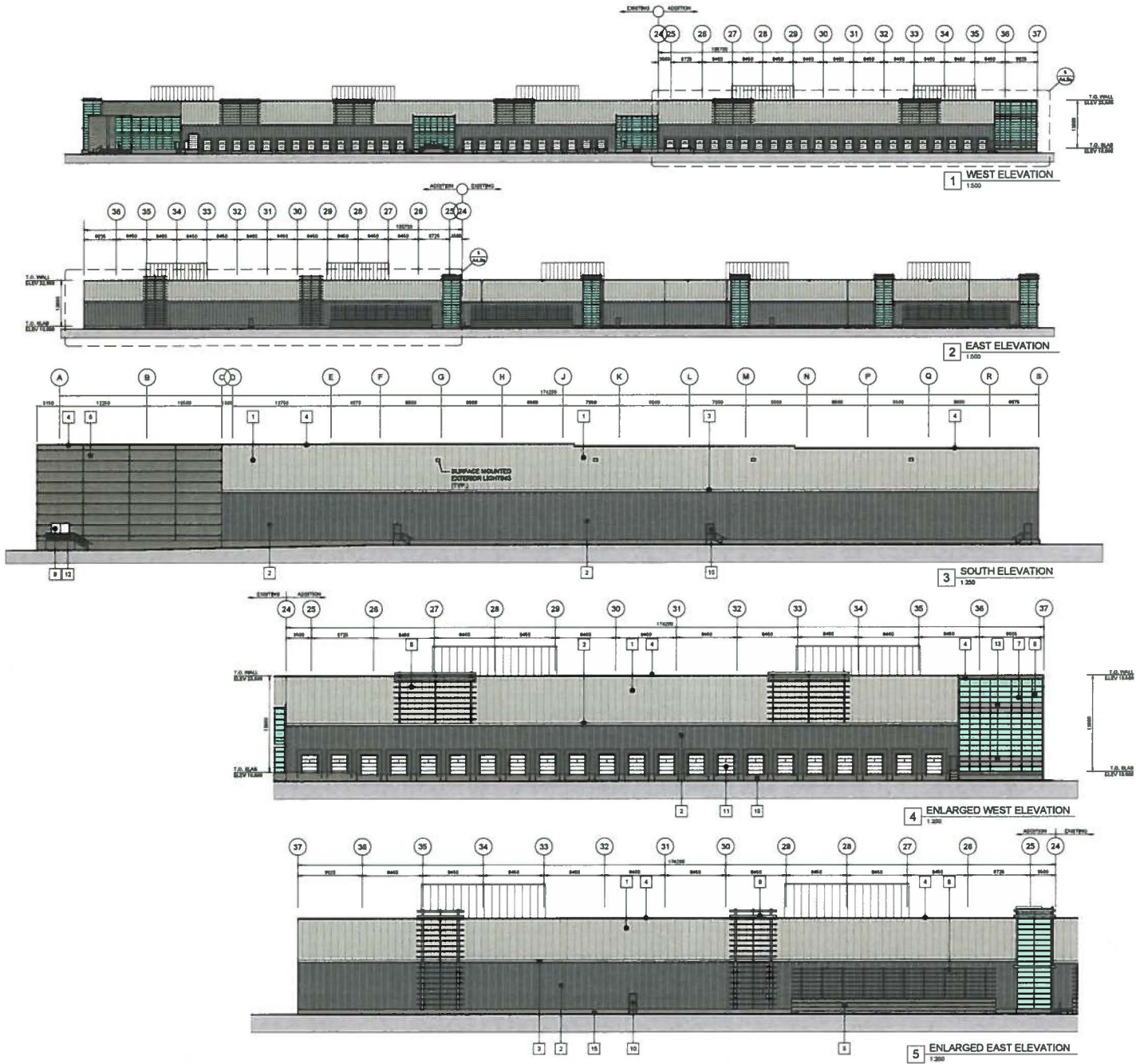
DRAWING TITLE  
**ELEVATION**

SCALE	AS SHOWN
DRAWN	SKA
CHECKED	PL
PROJECT NO	SL14016
DRAWING NO	

**A4.0**

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT





**MATERIAL FINISH SCHEDULE**

- 1 INSULATED METAL WALL PANEL  
COLOUR: C1
- 2 INSULATED METAL WALL PANEL  
COLOUR: C2
- 3 HORIZONTAL CAP FLASHING  
COLOUR: C3
- 4 METAL FLASHING  
COLOUR: C3
- 5 TILT UP CONCRETE  
COLOUR: C3
- 6 GLAZING  
COLOUR: C6
- 7 ALUMINUM GLAZING FRAMES  
COLOUR: C3
- 8 ALUMINUM LATTICE  
COLOUR: C3
- 9 HOLLOW METAL DOORS
- 10 INSULATED MAN DOOR
- 11 INSULATED OVERHEAD DOOR
- 12 EXTERIOR GUARDHANDRAILS  
COLOUR: C3
- 13 MECHANICAL LOUVERES  
COLOUR: C3
- 14 RAIN WATER LEADERS
- 15 EXPOSED TILT UP FOUNDATION  
COLOUR: C3
- 16 BUSHWREN  
COLOUR: C6
- 17 CONCRETE REVEAL

**COLOUR SCHEDULE**

- COLOUR C1 VALUPAR - GRIFTHOOD
- COLOUR C2 VALUPAR - WEATHERED ZINC
- COLOUR C3 BM - HC-1ET - AMHERST GRAY
- COLOUR C4 BM - 213-15 - WROUGHT IRON
- COLOUR C5 ALUMINUM - CLEAR ANODIZED
- COLOUR C6 GLAZING - 6PG SOLAR COOL AZULRIA

**Krahn GROUP OF COMPANIES**  
 22 ABBOTSFORD @ EDMONTON @ VANCOUVER @  
 ARMY SPONS OFFICE  
 460 JACOB QUAYS DRIVE, ABBOTSFORD BC, V2S 3L3  
 T: 604.853.8311 F: 604.860.1880 www.krahn.com

**KL Tech ENGINEERING LTD.**  
 lary podhora / architect  
 210 - 1311 KENNEDY ST. VANCOUVER, BC, V6K 4Y3  
 P: 604.276.8952 F: 604.276.8955

3

4	20-04-2016	PLANNING DEPT. REVIEW CHANGES - 2
5	04-04-2016	PLANNING DEPT. REVIEW CHANGES
6	20-04-2016	ISSUED FOR DEVELOPMENT PERMIT
7	19-08-2016	ISSUED FOR CLIENT REVIEW
NO.	DATE (mm/yy)	DESCRIPTION
REVISED & REVISIONS		

PROJECT NAME  
**ADDITION TO:  
 CLOVERDALE COLD  
 STORAGE**

PROJECT ADDRESS  
**3180 - 100 STREET  
 SURREY, BC.**

DRAWING TITLE  
**PHASE 1 ELEVATIONS**

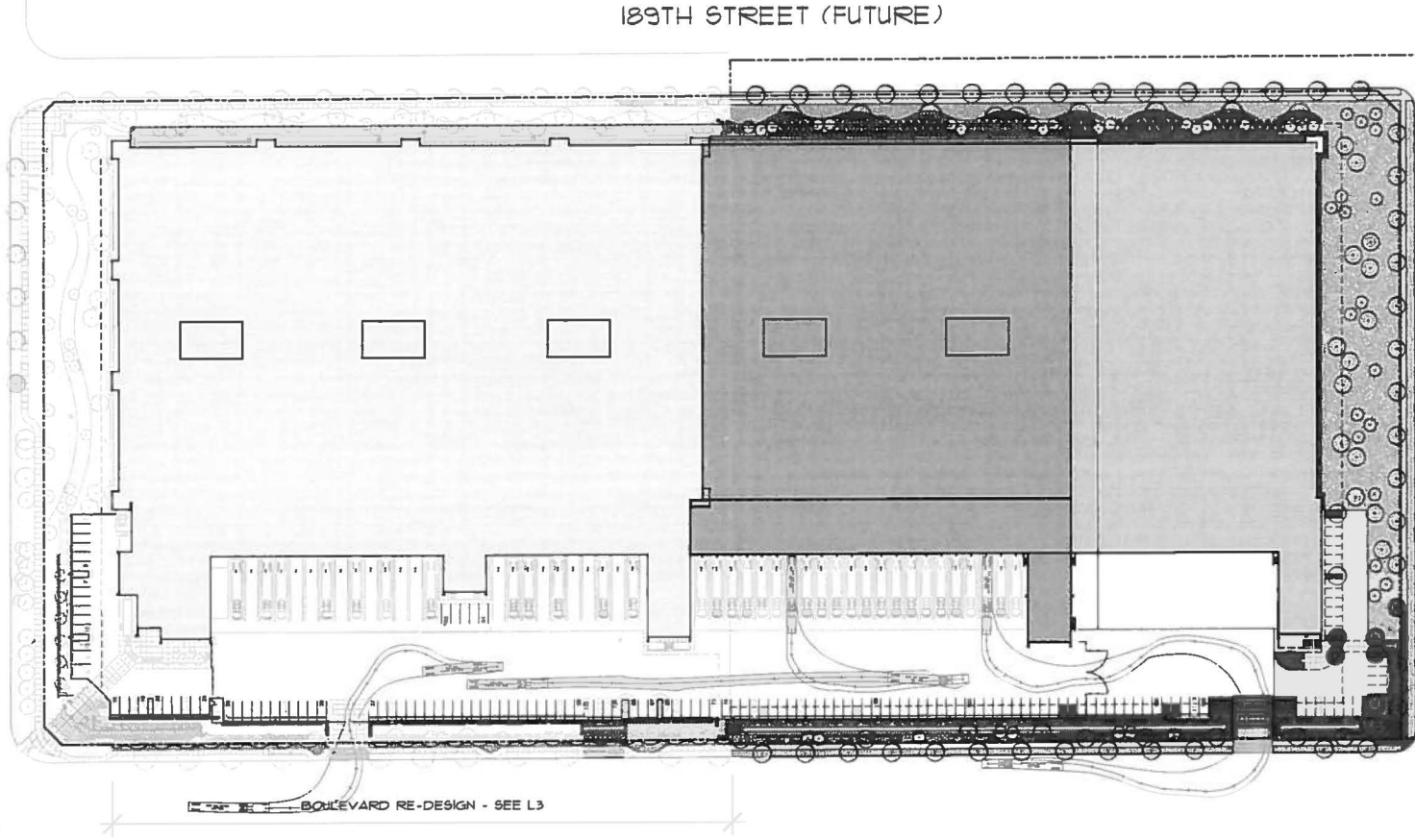
SCALE	AS NOTED
DRAWN	SA
CHECKED	PL
PROJECT NO.	EL14810
DRAWING NO.	A4.0a

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT



OVERALL LANDSCAPE PLAN  
SCALE 1:800

32ND AVENUE



189TH STREET (FUTURE)

30TH AVENUE (FUTURE)

188TH STREET

BOULEVARD RE-DESIGN - SEE L3

CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445

PROJECT NUMBER	1465
DATE	1800
DATE	OCTOBER 2004
DATE	2004
DATE	2004
DATE	2004
DATE	2004
DATE	2004
DATE	2004
DATE	2004
DATE	2004
DATE	2004

OVERALL LANDSCAPE PLAN	
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED	1:1000
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED	1:1000
3. LANDSCAPE ARCHITECTURE	1:1000
4. LANDSCAPE ARCHITECTURE	1:1000
5. LANDSCAPE ARCHITECTURE	1:1000
6. LANDSCAPE ARCHITECTURE	1:1000
7. LANDSCAPE ARCHITECTURE	1:1000
8. LANDSCAPE ARCHITECTURE	1:1000

L-1  
1 OF 4

CLOVERDALE COLD STORAGE  
ADDITION - LANDSCAPE  
3188 - 188 STREET  
SURREY, BC

SEE L3 FOR  
BOULEVARD  
RE-DESIGN

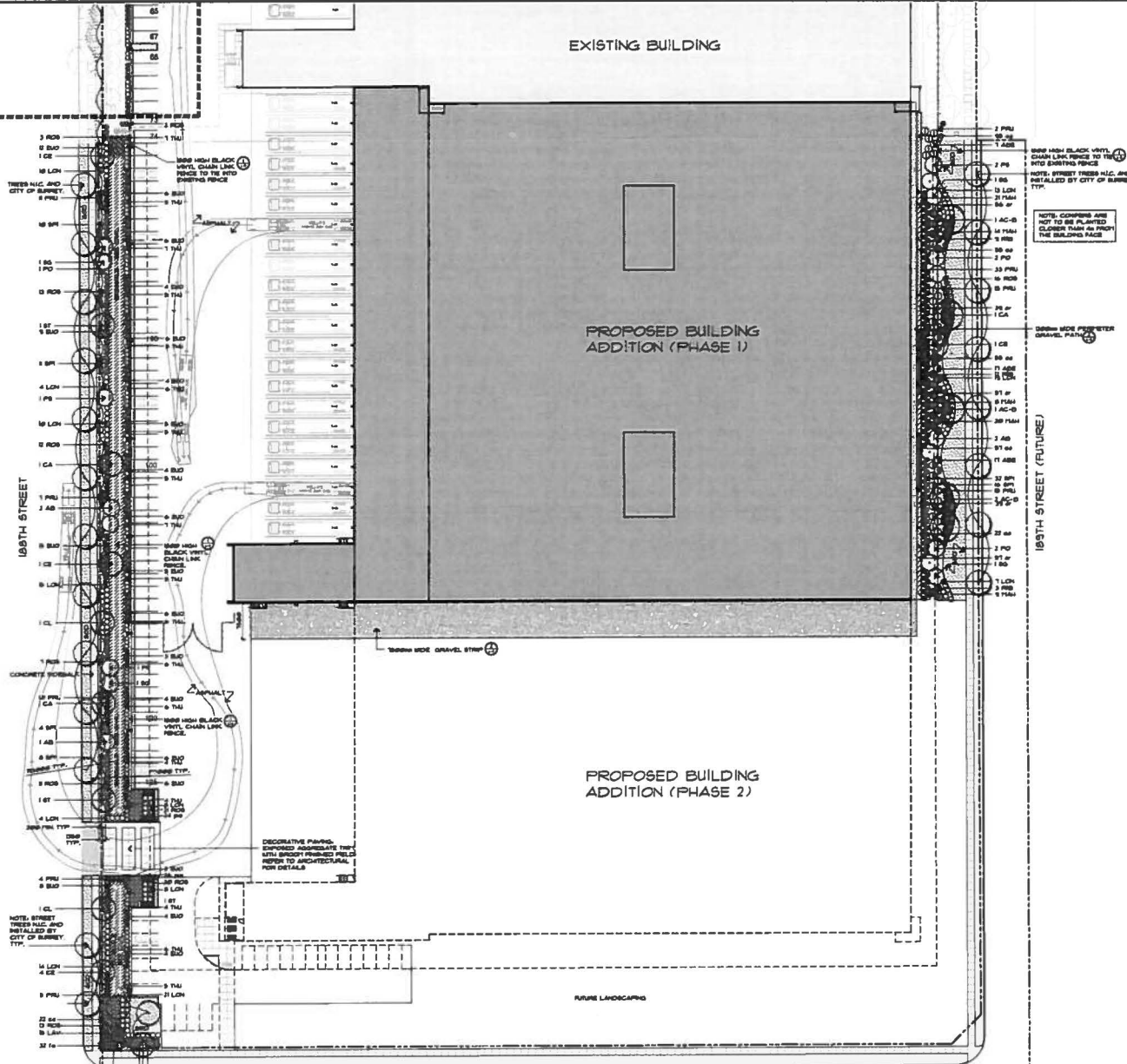
EXISTING BUILDING

PROPOSED BUILDING  
ADDITION (PHASE 1)

PROPOSED BUILDING  
ADDITION (PHASE 2)

FUTURE LANDSCAPING

30TH AVENUE (FUTURE)



NOTE: COMPRES ARE NOT TO BE PLANTED CLOSER THAN 400mm FROM THE BUILDING FACE

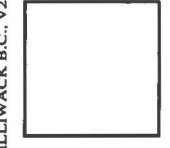
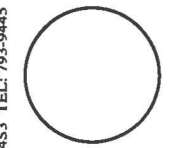
NOTE: STREET TREES N.E.C. AND INSTALLED BY CITY OF SURREY. TYP.

300mm WIDE PERIMETER GRAVEL PAV.

189TH STREET (FUTURE)

DECORATIVE PAVING: COORDINATE APPLICABLE FOR WITH SURROUNDING PAVED AREAS REFER TO ARCHITECTURAL FOR DETAILS

LANDSCAPE PLAN  
SCALE: 1:400



CLOVERDALE COLD STORAGE  
ADDITION - LANDSCAPE

3188 - 188 STREET  
SURREY, BC

LANDSCAPE PLAN  
PHASE 1

NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	11.02.17
2	REVISED DESIGN	11.02.17
3	REVISED DESIGN	11.02.17
4	REVISED DESIGN	11.02.17
5	REVISED DESIGN	11.02.17

PROJECT NUMBER: 1465

SCALE:	1:400
DATE:	OCTOBER 2014
DESIGNER:	LANDSCAPE ARCHITECTURE
PROJECT MANAGER:	LANDSCAPE ARCHITECTURE
PROJECT ADDRESS:	3188 - 188 STREET, SURREY, BC
PROJECT CLIENT:	LANDSCAPE ARCHITECTURE



CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: 793-9445

SEE L3 FOR  
BOULEVARD  
RE-DESIGN

EXISTING BUILDING

PROPOSED BUILDING  
ADDITION (PHASE 1)

PROPOSED BUILDING  
ADDITION (PHASE 2)

89TH STREET

89TH STREET FUTURE

30TH AVENUE (FUTURE)

OVERALL  
PLANT LIST

NOTE 1: PLANT LIST COUNTS ARE FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN WILL GOVERN.

NOTE 2: NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIAL IS TO BE LOWER MAINLAND AND FRASER VALLEY.

NOTE 3: TRANSPLANTED MATERIAL NOT ACCOUNTED FOR IN PLANT QUANTITY.

SYM	QTY	LATIN NAME / COMMON NAME	SIZE	ROOTS	REMARKS
<b>TREES</b>					
AB	4	ABIES STRABALIS	1.5m HIGH	MS	
AC-0	0	ACER FRAXINUS / EUROPEAN FRAXINUS	0.5m CAL	MS	UNSTANDARD
CE	0	CESTRUM LUTHEUM / GAYLARD	0.5m CAL	MS	UNSTANDARD
PO	0	POCA SPINOSA / BERKLEY SPINOSA	1.5m HIGH	MS	
PL	0	PSEUDOTSUGA-FORMOSA / CHINA LAR	1.5m HIGH	MS	
ST	0	STYRAX JAPONICA / JAPANESE HOHOBLE	0.5m CAL	MS	UNSTANDARD
MS	10	MESQUITE-ALBIS / MEXICAN MESQUITE	1.5m HIGH	MS	
CA	0	CARPANUS-BETULUS PARTENSATA / PYRAMIDAL EUROPEAN HORSEBEAN	0.5m CAL	MS	UNSTANDARD
CL	0	CLADONIA REPENS LUTEA / AMERICAN YELLOWWOOD	0.5m CAL	MS	UNSTANDARD
<b>SHRUBS</b>					
ABE	80	ABELIA EDWARD GOUCHER / EDWARD GOUCHER ABELIA	No. 3 POT		
BUD	20	BUCHNERIA ALIANA COFFICATA / COFFEE BURNING BUSH	No. 2 POT		
LON	0	LONICERA FLUCCA / PRIVATE HONEYBUZZ	No. 2 POT		
POT	32	POTENTILLA FRUTICOSA SCARLETT / CHERRY POT	No. 3 POT		
PRU	80	PRUNUS LAURO-CERASUS 90TH LUTHERY / OTTO LUTHERY LAUREL	No. 2 POT		
RDS	20	ROSA INDICA / CHINA ROSE / CHINA ROSE	No. 2 POT		
SP	0	SPINOSA-BIFIDA GOLD FLAME / SPINOSA	No. 2 POT		
HAM	0	HAMONIA AQUILELII / ORANGE GRAPE	No. 3 POT		
RS	40	REBIS SANDERSONII / FLOWERING CURRANT	No. 2 POT		
THU	0	THUJA OCCIDENTALIS SPANARDI / SPANARD CEDAR	No. 9 POT		
<b>PERENNIALS, GRASS/COVERS AND GRASSES</b>					
AR	40	ARCTOSTAPHYLOS UVA URSI VINCIGOVER JACK / GLENNBERY	New POT		
CA	20	CALLUNA VULGARIS PETER SPANARDI / HAZELHUR	New POT		
FR	20	FRAXINA FLAUCA 'ELIAN BLUE' / ELIAN BLUE FENNEL	New POT		
HY	20	HYPNOCALLIS FALLAX / DAY LILY	New POT		
RS	0	REBIS SANDERSONII / FLOWERING CURRANT	New POT		

DESIGNATIVE PLANTS SHOWN APPROXIMATE WITH 50% BENCH MARKS REFER TO ARCHITECTURAL FOR DETAILS

NOTE: STREET TREES NUC AND INSTALLED BY CITY OF SURREY TYP.

NOTE: STREET TREES NUC AND INSTALLED BY CITY OF SURREY TYP.

NOTE: COMPENS ARE NOT TO BE PLANTED CLOSER THAN 4M FROM THE BUILDING FACE

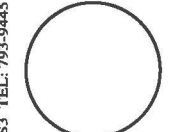
NOTE: COMPENS ARE NOT TO BE PLANTED CLOSER THAN 4M FROM THE BUILDING FACE

NOTE: HIGH BLACK VENTL CHAIN LINK FENCE

NOTE: COMPENS ARE NOT TO BE PLANTED CLOSER THAN 4M FROM THE BUILDING FACE

NOTE: STREET TREES NUC AND INSTALLED BY CITY OF SURREY TYP.

LANDSCAPE PLAN  
SCALE: 1:400



CLOVERDALE COLD STORAGE  
ADDITION - LANDSCAPE

LANDSCAPE PLAN  
PHASE 1 AND 2

NO.	DATE	REVISION
1	11.11.22	ISSUED FOR PERMIT
2	11.11.22	ISSUED FOR PERMIT
3	11.11.22	ISSUED FOR PERMIT
4	11.11.22	ISSUED FOR PERMIT
5	11.11.22	ISSUED FOR PERMIT
6	11.11.22	ISSUED FOR PERMIT
7	11.11.22	ISSUED FOR PERMIT

1465

NO.	DATE	REVISION
1	14.06.22	ISSUED FOR PERMIT
2	14.06.22	ISSUED FOR PERMIT
3	14.06.22	ISSUED FOR PERMIT
4	14.06.22	ISSUED FOR PERMIT
5	14.06.22	ISSUED FOR PERMIT
6	14.06.22	ISSUED FOR PERMIT
7	14.06.22	ISSUED FOR PERMIT





SUBDIVISION PLAN OF LOT 1 PLAN BCP48146 AND LOT C PLAN 12724 BOTH IN SECTION 21 TOWNSHIP 7 NEW WESTMINSTER DISTRICT

PURSUANT TO SECTION 67 LAND TITLE ACT

CITY OF SURREY

BCCS MAP SHEET 92G.007

20M 0 10 20 30M

ALL DISTANCES ARE IN METERS

The intended plot size of this plan is 350mm (22") in height by 600mm (24") in width (D size) when plotted at a scale of 1:1000

NOTE

The plan shows one or more adjacent parts which are not set out on this corner(s) Whose responsibility for clarity

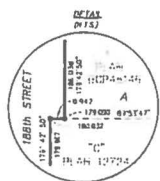
LEGEND

- standard iron post found
- ⊕ Old Pattern Gannons iron Post
- ⊕ Control Monument found
- ⊕ Boundary Monument
- ⊕ Control Monument

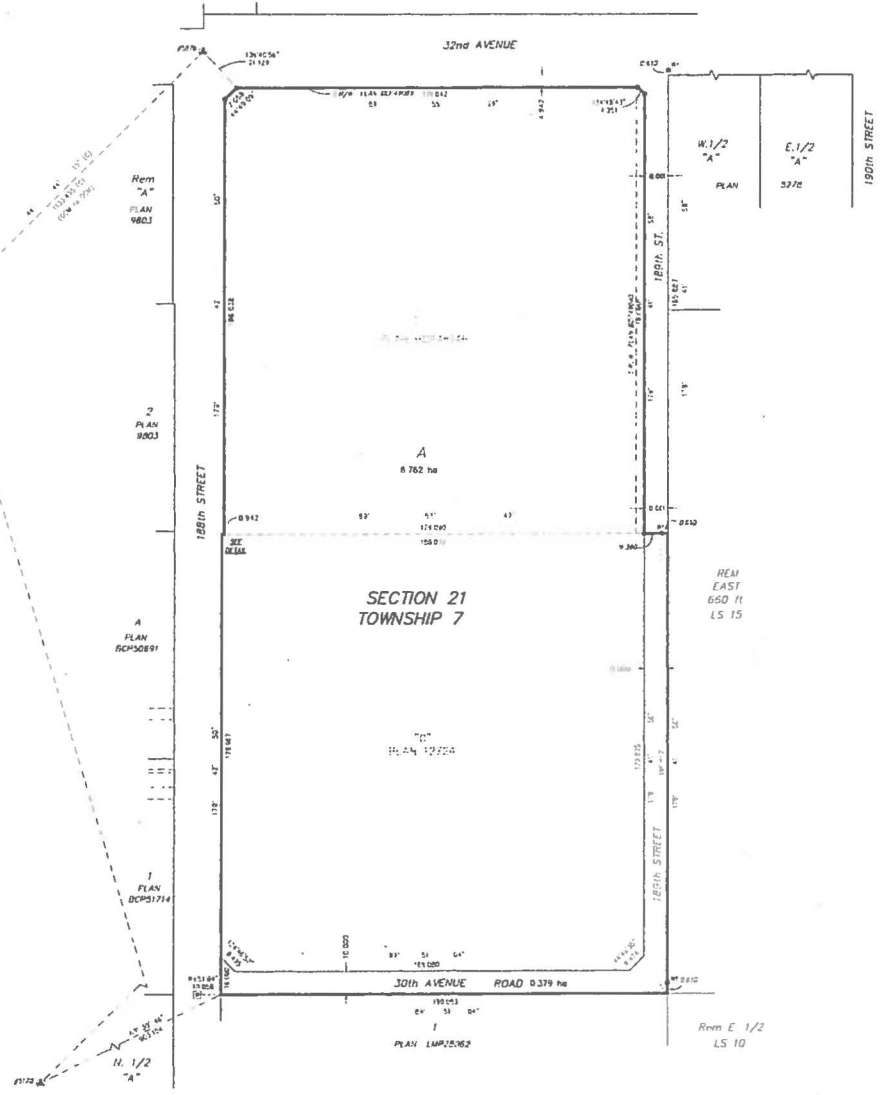
INTEGRATED SURVEY AREA NO. 1 (PROPOSED)

BOUNDARY LINES

BOUNDARY LINES ARE DERIVED FROM OBSERVATIONS BETWEEN GEODESIC CONTROL MONUMENTS 5470 AND 5476 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED OR OTHERWISE INDICATED. HORIZONTAL GROUND-LEVEL DISTANCES OF THE ADJACENT CONTROL MONUMENTS OF 5470 AND 5476 ARE DERIVED FROM GEODESIC CONTROL MONUMENTS 5170 AND 5476



SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 101 - 7425 130th STREET  
SURREY, B.C. V3W 2H8  
TELEPHONE: 604-581-1888  
FAX: 604-581-1888



PRELIMINARY

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY  
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 28th DAY OF JANUARY, 2013  
DAVID J. BROWN BOLS (P.L.S.)



# INTER-OFFICE MEMO

---

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

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

**DATE: April 22, 2015**                      **PROJECT FILE: 7814-0316-00**

---

**RE: Engineering Requirements (Commercial/Industrial)  
Location: 3084 - 188 Street**

## REZONE/SUBDIVISION

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

- dedicate 10.0 metres for 189 Street.
- dedicate 10.0 metres for 30 Avenue.
- dedicate 3.0m x 3.0m corner cut at the intersections of 188 Street and 30 Avenue.
- dedicate 3.0m x 3.0m corner cut at the intersections of 189 Street and 30 Avenue.
- provide a 3.5 metre SROW for 30 Avenue.
- provide a 0.5 metre SROW on 188 Street.

### *Works and Services*

- construct 188 Street to a through local standard.
- construct 30 Avenue to a local standard.
- construct water, sanitary and storm sewers to service the Development.
- provide 50% CIL for the construction of 189 Street.
- pay applicable latecomer fees.

A Servicing Agreement is required prior to Rezone/Subdivision.

## 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

LR

NOTE: Detailed Land Development Engineering Review available on file

### 3.0 Summary

The site inventory identified fifty one trees on the subject site that are protected under the bylaw. All the trees (fifty one trees) are to be removed for the development. The location of these trees has been shown on the Tree Retention Plan.

#### 3.1 Summary of Tree Preservation by Tree Species

Table 3. Summary of Onsite Tree Preservation by Tree Species

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Red Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Paper Birch	1	1	0
Purpleleaf Plum	1	1	0
<b>Coniferous Trees</b>			
Western Redcedar	1	1	0
White Cedar	1	1	0
Lode pole Pine	1	1	0
Douglas-fir	46	46	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>51</b>	<b>51</b>	<b>0</b>
<b>Additional Trees in the proposed Open Space/Riparian Area</b>			
<b>Total Replacement Trees Proposed (Excluding Boulevard Street Trees)</b>		<b>102</b>	
<b>Total Retained and Replacement Trees (Total + Total Replacement trees proposed)</b>		<b>102</b>	

Table 4. Tree Preservation Summary

**TREE PRESERVATION SUMMARY**

Surrey Project No:  
 Address: 3084 and 3052 188th Street Surrey BC  
 Registered Arborist: Max Rathburn  
 ISA Certified Arborist (PN0599A)  
 ISA Certified Tree Risk Assessor (159)

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>51</b>
<b>Protected Trees to be Removed</b>	<b>51</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	<b>102</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 51 X two (2) = 102	
<b>Replacement Trees Proposed</b>	<b>102</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and submitted by:



April 21 2015

Arborist

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0316-00

Issued To: 464676 BC LTD  
NEVER IDLE HOLDINGS LTD

Address of Owner: 18145 - 20 Avenue  
Surrey, BC V3S 9V8

("the 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: 000-725-030  
Lot "C" Section 21 Township 7 New Westminster District Plan 12724

3084 - 188 Street

Parcel Identifier: 028-585-470  
Lot 1 Section 21 Township 7 New Westminster District Plan Bcp48146

3188 - 188 Street

("the Land")

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

Parcel Identifier:

---

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section C.3 of Part 5, Off-Street Parking and Loading/Unloading, the number of required off-street parking spaces may be reduced from 400 to 148.
5. This development variance permit applies to only the portion of the Land on 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.

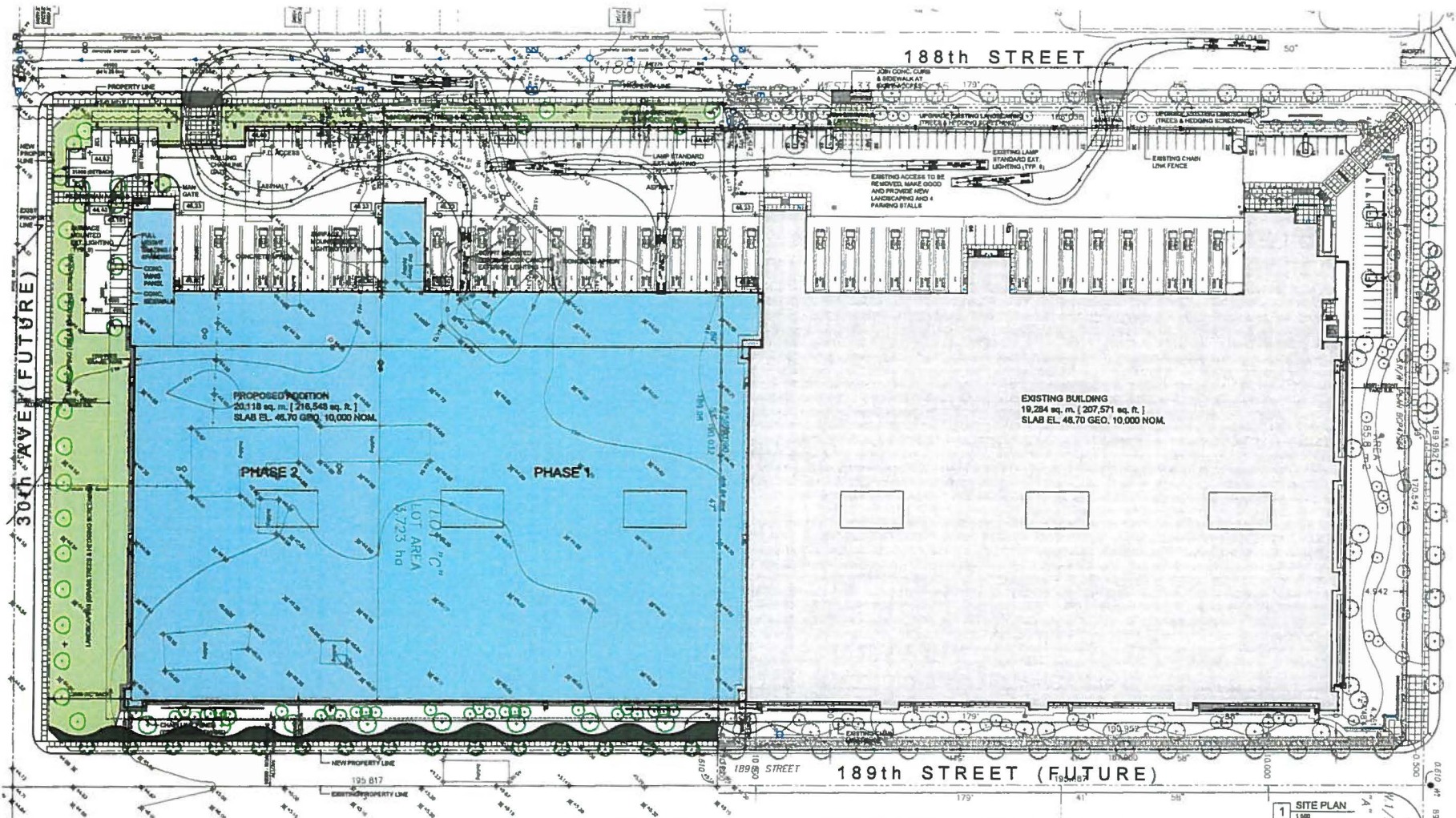
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



32nd AVE

1	20-01-2016	PERMITTED REVIEW CHANGES
2	20-01-2016	PLANNING DEPT REVIEW CHANGES
3	20-01-2016	ISSUED FOR DEVELOPMENT PERMIT
4	18-01-2016	ISSUED FOR CLIENT REVIEW
5	16-01-2016	DESCRIPTION
6	15-01-2016	DESCRIPTION
7	14-01-2016	DESCRIPTION
8	13-01-2016	DESCRIPTION
9	12-01-2016	DESCRIPTION
10	11-01-2016	DESCRIPTION
11	10-01-2016	DESCRIPTION
12	09-01-2016	DESCRIPTION
13	08-01-2016	DESCRIPTION
14	07-01-2016	DESCRIPTION
15	06-01-2016	DESCRIPTION
16	05-01-2016	DESCRIPTION
17	04-01-2016	DESCRIPTION
18	03-01-2016	DESCRIPTION
19	02-01-2016	DESCRIPTION
20	01-01-2016	DESCRIPTION

PROJECT NAME:  
**ADDITION TO:  
CLOVERDALE COLD  
STORAGE**

PROJECT ADDRESS:  
**3188 - 188 STREET  
SURREY, BC.**

DRAWING TITLE:  
**SITE PLAN**

DATE:	AS NOTED
DRAWN:	SK
CHECKED:	PL
PROJECT NO:	SL14018
DRAWING NO:	

**A2.**

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

**SCHEDULE A**

**PROPERTY INFORMATION:**

CHRG ADDRESS 3188 + 3204 + 3882 - 188th AVE, SURREY, BC  
LEGAL ADDRESS  
ZONING B-1 - BUSINESS PARK 1 ZONE  
SITE AREA - 44,672 SQ. M.  
SITE COVERAGE (EXISTING) 28.27% (12,224 SQ. M.)  
SITE COVERAGE (PROPOSED) 73.75% (32,718 SQ. M.)  
SITE COVERAGE (TOTAL) 62.77% (42,442 SQ. M.)

**GROSS FLOOR AREA**

EXISTING MAIN FLOOR 19,284 SQ. M.  
EXISTING MEZZANINES 444 SQ. M.  
PROPOSED MAIN FLOOR 20,118 SQ. M.  
PROPOSED MEZZANINE 6,625 SQ. M.  
TOTAL GROSS FLOOR AREA 39,468 SQ. M.

**CITY OF SURREY ZONING BY-LAW REVIEW:**

FLOOR AREA RATIO: PERMITTED = 1.0  
FLOOR AREA RATIO: PROPOSED  
39 468 / 27 620 = 0.5885

LOT COVERAGE: PERMITTED = 60%  
LOT COVERAGE: PROPOSED = 62.77%

**SETBACKS**

FRONT YARD - 1.0m  
SIDE YARD ON PLANNING STREET - 8.0m  
BUILDING HEIGHT  
PRINCIPAL BUILDING - PERMITTED = 14.0m  
BUILDING HEIGHT - PROPOSED = 15.0m

**OFF STREET PARKING REQUIREMENTS (PART 5)**

PARKING STALL STANDARDS (STANDARD)

2.30m WIDTH	5.5m LENGTH	6.1m ASBLE
2.70m WIDTH	5.5m LENGTH	6.7m ASBLE
2.80m WIDTH	5.5m LENGTH	7.0m ASBLE

PARKING STALL STANDARDS (SMALL CAR)

LENGTH OF 3.0m FOR A MAXIMUM 25% OF REQUIRED PARKING

PARKING STALL STANDARDS (ACCESSIBLE)

3.70m WIDTH	5.5m LENGTH
-------------	-------------

1 PER 100 STALLS REQUIRED

**CITY OF SURREY ZONING BY-LAW REVIEW (CONTINUED)**

**PARKING REQUIREMENTS FOR INDUSTRIAL USES**

WAREHOUSE AREA 1 STALL PER 100 SQ. M. OF G.F.A.

**PARKING CALCULATIONS**

EXISTING BUILDING PARKING REQ'D	19 740/100 = 197.4 (198) STALLS
EXIST. BUILDING PARKING PROVIDED	73 STALLS
PROPOSED ADDITION PARKING REQ'D	20 118/100 = 201.18 (202) STALLS
PROP. ADDITION PARKING PROVIDED	73 STALLS
ADD. PARKING AT EXIST. ACCESS	4 STALLS
TOTAL PARKING STALLS REQUIRED	402 STALLS
TOTAL PARKING STALLS PROVIDED	182 STALLS

**EMPLOYEE COUNT**

REGULAR NUMBER OF EMPLOYEES	PEAK NUMBER OF EMPLOYEES
CURRENT (EXIST. BLDG.)	16 - 20 EMPLOYEES
FUTURE (EXIST. & PROPOSED BLDG.)	28 - 30 EMPLOYEES

1 SITE PLAN  
1:500