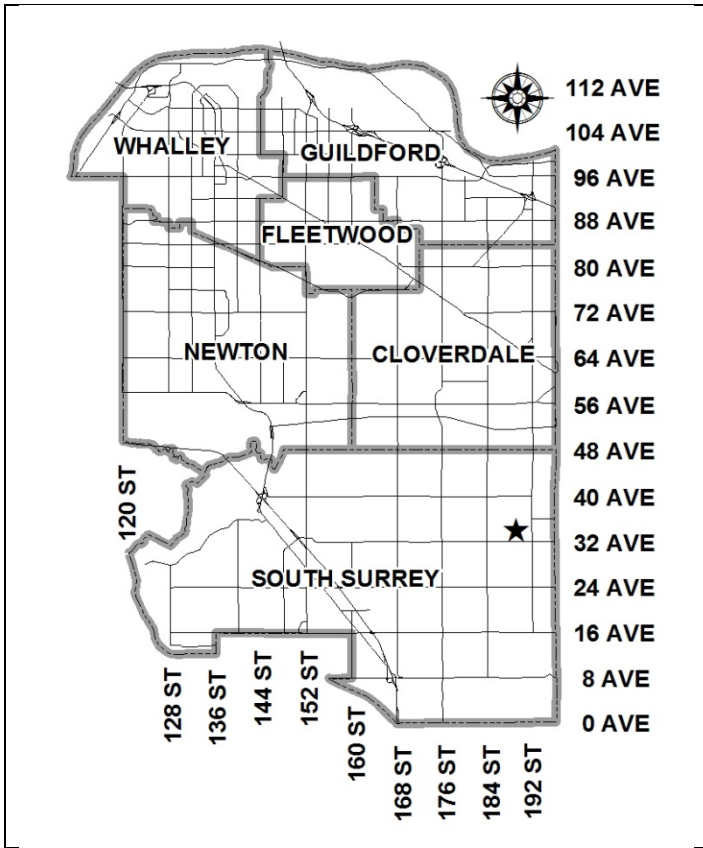


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0372-00

Planning Report Date: October 20, 2015

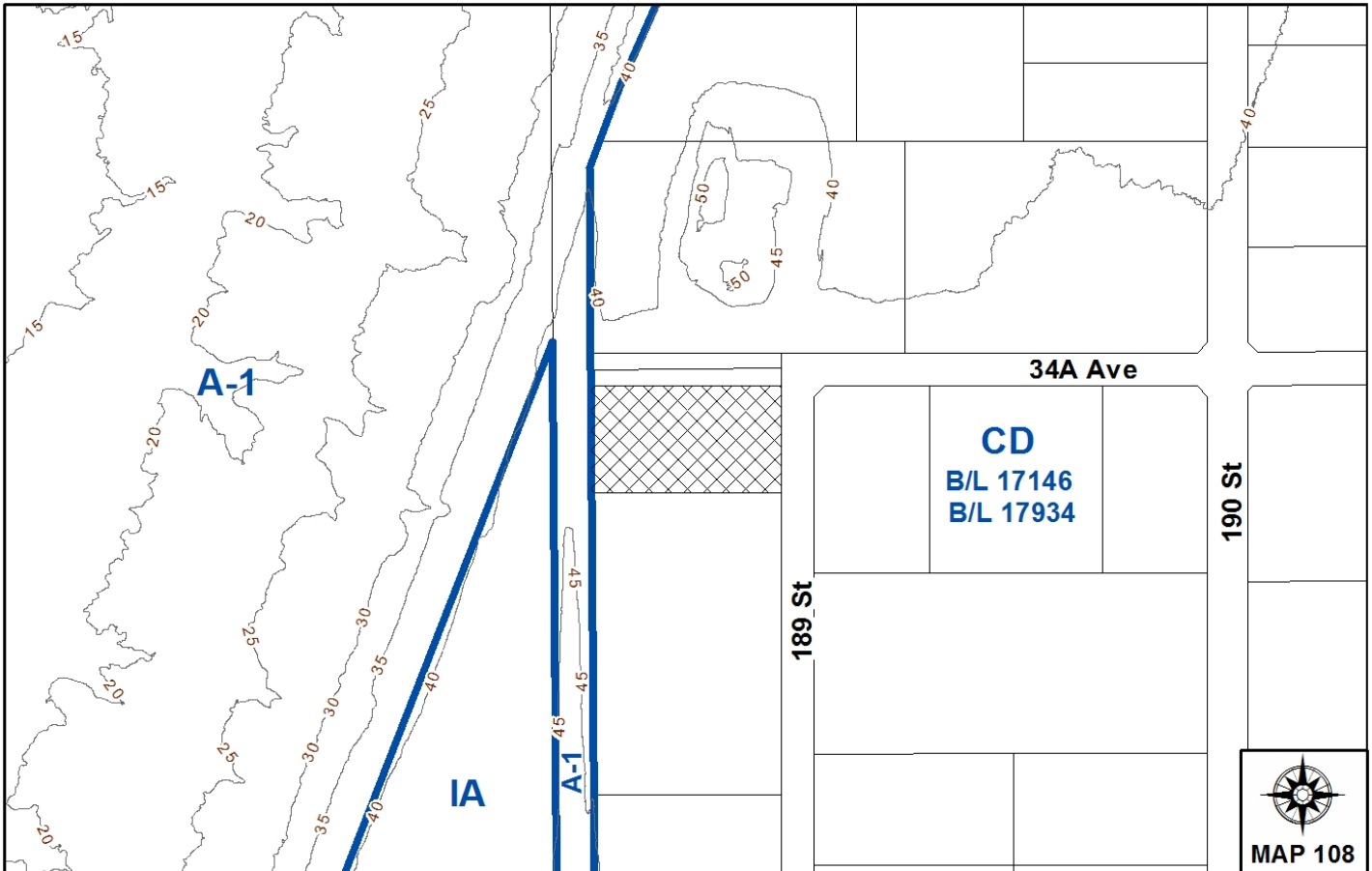


PROPOSAL:

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

to permit the development of 3,879 m² (41,748 ft²) multi-tenant warehouse facility.

LOCATION: 3425 - 189 Street
OWNER: 0988148 BC Ltd
ZONING: CD (By-law Nos. 17146 & 17934)
OCP DESIGNATION: Mixed Employment
LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Denial of Development Variance Permit

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit (DVP) has been requested to vary the front yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.)

RATIONALE OF RECOMMENDATION

- The proposed development generally complies with Official Community Plan (OCP) and the Campbell Heights Local Area Plan (LAP).
- The development is generally consistent with the Campbell Heights North Design Guidelines registered on title and will add another attractive development to the area.
- Despite this staff do not support the applicant's request to vary the front yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.). To date no variances have been supported to reduce front yard setbacks within the Campbell Heights North Business Park and there is little rationale for supporting such a variance.
- Granting a Development Variance Permit (DVP) to reduce the setback would set a precedent in Campbell Heights, which could impact several properties, effect streetscape and cause an equity issue among the owners and developers in the Park who have followed the By-law.
- The proposed development will reinstate the park path along the west boundary of the site and treat the park interface and grading issues at the rear of the property in a comprehensive manner.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0372-00 generally in accordance with the attached drawings (Appendix II).
2. Council deny Development Variance Permit No. 7914-0372 (Appendix IV) varying the front yard setback of the Comprehensive Development (CD) Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);

If, however, Council feels there is merit to supporting the proposed variance, the appropriate resolution is:

Council approve DVP No. 7914-0372-00, varying the following to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the Comprehensive Development Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) resolution of the Park interface issues, including fence/guard rail treatment 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.

Parks, Recreation & Culture:

The applicant will be required to bring the City parkland, which was encroached upon and damaged with the re-grading of the site, back to its original condition. The informal path will need to be reinstated to the satisfaction of Parks and appropriate landscaping and fencing/guard rail will be required to ensure CPTED and maintain sight lines between the park and the site over time.

SITE CHARACTERISTICS

Existing Land Use: The site is a vacant pre-serviced lot, devoid of trees and vegetation.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	City Park, vacant site with approved DP 7914-0312-00.	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
East (Across 189 Street):	Industrial buildings under development	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
South:	Vacant development site under development application No. 7914-0373-00.	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
West	City Park, Agricultural Uses	Conservation/Recreation Open Space Corridors/ Buffers	A-1

DEVELOPMENT CONSIDERATIONS**Background**

- The development site is located at 3425 - 189th Street along the western edge of the Campbell Heights North Business Park. The property abuts City owned lots north and west of the site. There is an informal path adjacent to the rear property in the Biodiversity Conservation Strategy (BCS) corridor.
- The site, measuring 7,160 m² (77,074 ft²) in area, is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- The property was created under the Phase II subdivision of Campbell Heights North (Application No. 7912-0160-00). The CD By-law (Nos. 17146 and 1793), governing the use of

the site, allow for light impact industry, warehouse uses, distribution centres, along with limited office and other accessory uses, forming part of a comprehensive design.

- Under the original rezoning and subdivision applications, the site was cleared; consequently, there are no trees or vegetation left on the site.
- In 2012, Jacob Bros. purchased the site from the Surrey City Development Corporation (SCDC). In 2013, the company re-graded the rear yard of the site abutting the City park, causing damage to the park interface area. Under the application, Jacob Bros. will be required to restore the site to its original condition and address the park interface issues to the satisfaction of staff.

Proposal

- The applicant is applying for a Development Permit to construct a 3,879 m² (41,748 ft²) multi-tenant warehouse facility. The building will be built by Jacob Bros. Construction and will be held by the company and leased to individual tenants.
- The applicant has also applied for a Development Variance Permit (DVP) to vary the front yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.). The variance is not, however, supported by staff.

Site Layout and Design:

- The new facility will be a concrete tilt up, two-storey warehouse measuring approximately 3,879 m² (41,748 ft.²) in area. The warehouse will consist of nine individual tenant units, ranging in size from 317 m² (3,412 ft²) to 1,157 m² (12,453 ft²).
- The building will be situated in the middle of the site to allow for site circulation and parking. The footprint of the building itself will measure approximately 2,803 m² (30,171 ft²) and cover approximately 60 % of the lot.
- Each of the individual tenant units will be accessed via main doors along the north façade of the building facing the City park and rear entry doors and loading bays along the south façade.
- Two accesses providing for truck and vehicular access will service the site from 189 Street. While the northern access will serve both cars and trucks, the southern access will largely be used by trucks exiting the site.
- Altogether the site will provide for 50 employee and visitor parking stalls which exceeds the Zoning By-law's required parking. The site's main parking lot, located adjacent to the northern park area will provide 38 parking stalls, while an additional 12 parking stalls for staff will be located at the rear of the units, near the loading bays.

Design Proposal and Review:

- The proposed building is consistent with the design guidelines outlined for the Campbell Heights North Design Guidelines and reflective of the standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.

- Overall the building will have a modern, contemporary appearance and utilize the same colour scheme and materials as Jacob Bros. head office complex, proposed next door at 3399 - 189 Street under development application No. 7914-0373-00.
- Collectively, both the eastern (front) and northern (side) facades of the building have been treated to animate and add interest at the street level.
- In particular, the north and east elevations of the building facing the street and the park, will be finished in spandrel and vision glass. The entryways and doors to each unit will be accented with canopies, while the concrete, tilt up portions of the building will be painted in a series of beige, silver and light and dark grey tones (quick sand, deep silver and coventry gray), complimented by silver steel canopies, clear anodized aluminium framing and grey reflective glass.
- To add visual interest, the front (east) and the side (north) facades of the warehouse will also be punctuated with a series of vertical concrete planes or 'wing panels' treated with in mitten longboard metal cladding. The cladding, finished in a dark cordoba cherry wood colour, as per the Jacob Bros. head office complex next door will provide breaks in the elevation and add a further level of detail to the facade.
- Roof air handling equipment will also be located to minimize visibility from the street. Wall mounted accent lighting will provide light and augment the building's soffit-mounted lighting. In addition exterior security lighting around the site and the building will work with the site's landscaping and minimize after-dark shaded areas.

Landscaping

- The landscaping plan for the site provides for the required 3.0 metres (10 ft.) of landscaping along 189 Street. The landscaping strip will incorporate the bioswale as required in the Campbell Heights area to allow for site bio-filtration and treat storm water runoff.
- The landscaping plan for the site calls for 32 new trees to be planted on-site (including vine and paperback maples, serviceberry and green ash), along with shrubs and vines and groundcover around the building and parking lot areas.
- A broom finished concrete saw cut sidewalk will provide for a direct pedestrian connection from the street to the units on site. The site's garbage area and PMT will be screened in keeping with Campbell Heights design guidelines. No fencing is proposed on the site.

Park Interface

- Staff have worked with the applicant to create an appropriate landscaping treatment along the park interface at the rear of the property, that will restore the informal pathway and parkland grades to their original condition.

- Specifically the developer has agreed to restore the park land and to construct a retaining wall, 1.5 metres in from the property line, in order to provide for a strip of naturalized landscaping adjacent to the path. The retaining wall which will match and compliment the wall on the property to the south (3399 189 Street) containing Jacob Bros. head office will have a maximum height of 1.5 metres (5 ft.). The retaining wall will then taper down over the length of the site north along the property line.
- In keeping with the treatment to the south, the site will include 1.5 metres (5 ft.) both along the top of the wall, flush with the park site and another 1.5 metres (5 ft.) of landscaping at the base of the wall. Collectively the two proposed landscaping strips will provide the required 3.0 metres (10 ft.) of landscaping adjacent to the Park and the Biodiversity Conservation Strategy (BCS) corridor as required under the area's guidelines and the CD zone for the site.
- Given no outdoor storage is proposed in the rear yard area, the applicant is seeking to simply place a guard rail on top of the retaining wall along the west side of the property. The specific guard rail details and specs have yet to be determined and will need to coordinate with the decorative 2.5 m (8 ft.) permeable metal fencing which will enclose and screen the interior operations of the site along the same property line to the south.

PRE-NOTIFICATION

- In August 2015 a development sign was posted on the site and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS has indicated they have no objection to the proposal and there is no apparent short-term impact perceived on the Little Campbell River at this time.

SUSTAINABLE DEVELOPMENT CHECKLIST

On October 13, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The development application is consistent with the prescribed use (Land Use Designations and Zoning) and site context.
2. Density & Diversity (B1-B7)	• The project density is in keeping with the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	• The project will incorporate bio-swales and low impact development standards.
4. Sustainable Transport & Mobility (D1-D2)	• None
5. Accessibility & Safety (E1-E3)	• The site will utilize CPTED (Crime Prevention through Environmental Design) principles.

Sustainability Criteria	Sustainable Development Features Summary
6. Green Certification (F1)	• None
7. Education & Awareness (G1-G4)	• None

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the front yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.)

Applicant's Reasons:

- Units #102 – #109 in the warehouse will measure 9 metres (30 ft.) in width and follow the building's standard concrete tilt-up wall dimension of 9 metres (30 feet). In contrast, the front unit #101, the largest on the site, will measure 22.5 metres (75 ft.) in width, or 2.5 times the width of the other units. In order to maintain the standard unit width, the applicant is requesting a 1.5 m variance to the front yard setback.
- The warehouse also cannot be shifted west to the back of the site, as the depth of the 8.8 metre (29 ft.) rear yard driving aisle will be required to accommodate truck turning movements.

Staff Comments:

- To date there are no precedents to reduce front yard setbacks in the Campbell Heights North Business Park. Further no variances have been approved for any setbacks in the area.
- Granting a Development Permit (DVP) to reduce the front yard setback of this building would set a precedent in Campbell Heights, which in turn could impact several properties, effect streetscapes and present equity issues among the owners and developers in the area.
- While the building must be situated in the middle of the site, to accommodate truck and vehicular circulation, there are multiple other properties of similar size and configuration located within the Campbell Heights North Business Park. Several of these properties have already been developed without variances.
- Setting the building back at the required 7.5 m (25 ft) setback would result in a 45 m² (480 ft²) reduction in the building's footprint. Staff believe this will not create any significant construction hardships or add any significant cost to the developer.
- Staff do not support the proposed variance and recommend denial of the applicant's request for a 1.5 metre (5 ft) 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 and Perspective
Appendix III	Engineering Summary
Appendix IV	Development Variance Permit No. 7914-0372-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HP/dk

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: 12992 - 76 Avenue, Unit 212
 Surrey, Bc V3w 2v6

 Tel: 604-501-1624 - Primary
 604-501-1624 - Fax

2. Properties involved in the Application

- (a) Civic Address: 3425 - 189 Street

- (b) Civic Address: 3425 - 189 Street
 Owner: 0988148 Bc Ltd
 Director Information:
 Todd Jacob

No Officer Information as at October 14, 2015

PID: 029-167-124
Lot 13 Section 28 Township 7 New Westminster District Plan Epp31532

3. Summary of Actions for City Clerk's Office

- (a) If Council agrees, proceed with Public Notification for Development Variance Permit No. 7914-0372-00 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/Existing Zoning: CD By-law 17146 & 17934

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	-	-
Road Widening area	-	-
Undevelopable area	-	-
Net Total	-	7,160 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	39%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	6.0 m
Rear	7.5 m	11.79 m
Side #1 (N)	7.5 m	15.8 m
Side #2 (S)	7.5 m	11.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	8.53 m
NUMBER OF RESIDENTIAL UNITS	-	-
Bachelor	-	-
One Bed	-	-
Two Bedroom	-	-
Three Bedroom +	-	-
Total	-	-
FLOOR AREA: Residential	-	-
FLOOR AREA: Commercial	-	-
Retail	-	-
Office	-	-
Total	-	-
FLOOR AREA: Industrial	3,879 m ²	3,879 m ²
FLOOR AREA: Institutional	-	-
TOTAL BUILDING FLOOR AREA	3,879 m ²	3,879 m ²

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	.54
AMENITY SPACE (area in square metres)		
Indoor	-	-
Outdoor	-	-
PARKING (number of stalls)		
Commercial	-	-
Industrial	38	50
Residential Bachelor + 1 Bedroom	-	-
2-Bed	-	-
3-Bed	-	-
Residential Visitors	-	-
Institutional	-	-
Total Number of Parking Spaces	38	50
Number of disabled stalls	-	1
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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VIEW FROM EAST



JACOB BROS. CONSTRUCTION - LOT 13 MULTI-TENANT BUILDING

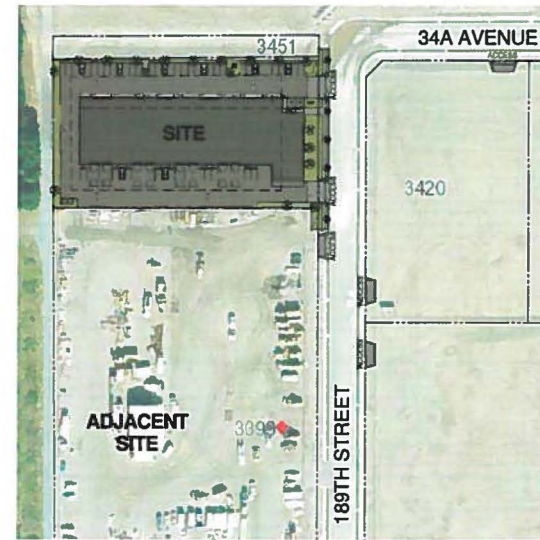
3425 - 189th STREET, SURREY, B.C.

PROJECT TEAM

ARCHITECT OF RECORD	BUILDING DESIGN	STRUCTURAL	CIVIL	LANDSCAPE
LARRY PODHORA ARCHITECT 1852 BRADGOMAN WAY NORTH SAANICH B.C. V8L 0C2 P. 250.216.1001	KRAHN ENGINEERING LTD. 210 - 1311 KOOTENAY STREET VANCOUVER, B.C. V6K 4Y3 P. 604.294.6662 F. 604.294.6665	KRAHN ENGINEERING LTD. 210 - 1311 KOOTENAY STREET VANCOUVER, B.C. V6K 4Y3 P. 604.294.6662 F. 604.294.6665	HUB ENGINEERING 101 - 7485 130 STREET SURREY B.C. V0W 1H8 P. 604.572.4328 F. 604.501.1625	VANDERZALM & ASSOCIATES INC. 1-20177 97 AVENUE LANGLEY B.C. V1M 4B8 P. 604.882.0024 F. 604.882.0042
CONTACT: LARRY PODHORA	CONTACT: SCOTT DELGATTY	CONTACT: DOUG BIRCH	CONTACT: ROD GONZALEZ	CONTACT: DAVID JERKE

PROJECT DATA

CIVIC ADDRESS:	3425 - 189th STREET, SURREY, B.C.
LEGAL ADDRESS:	LOT 13, SECTION 28, TOWNSHIP 7, PLAN EPP31532 NWD
ZONING:	CD - BL17146, BL17834



1 CONTEXT PLAN

1	PREPARED FOR PERMIT
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3	REVISED FOR PERMIT
4	REVISED FOR PERMIT
5	REVISED FOR PERMIT
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49	REVISED FOR PERMIT
50	REVISED FOR PERMIT

larry podhora / architect	
1852 BRADGOMAN WAY, NORTH SAANICH, B.C. V8L 0C2	
PROJECT NAME	
JACOB BROS. CONSTRUCTION - LOT 13 MULTI-TENANT BUILDING	
PROJECT ADDRESS	
3425 - 189th STREET, SURREY, B.C.	
DRAWING TITLE	
COVER PAGE	
SCALE	As indicated
DESIGNED	HP
CHECKED	MS
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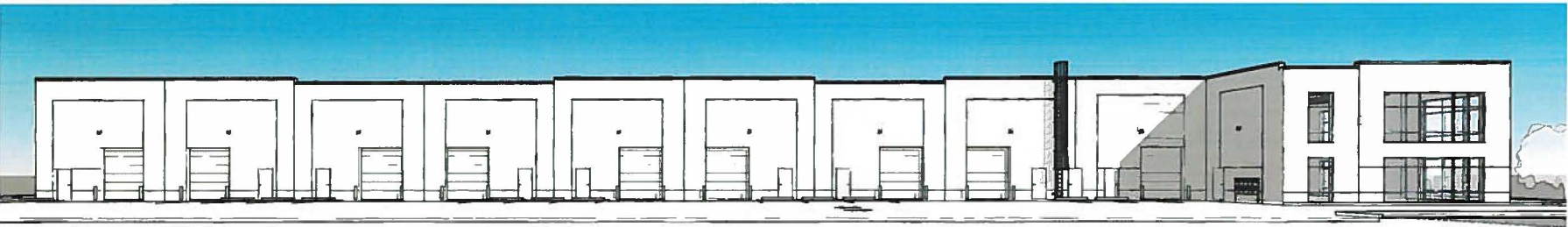
2 SOUTH EAST
SCALE:



1 NORTH EAST
SCALE:



3 NORTH PERSPECTIVE
SCALE:



4 SOUTH PERSPECTIVE
SCALE:

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GROUP OF COMPANIES

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TEL: 212 693 1100 FAX: 212 693 1101

KL Tech
ENGINEERING LTD

jb
JACOB BROS
CONSTRUCTION

1	2018/01/15	ARCHITECTURE
2	2018/01/15	ARCHITECTURE
3	2018/01/15	ARCHITECTURE
4	2018/01/15	ARCHITECTURE
5	2018/01/15	ARCHITECTURE
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18	2018/01/15	ARCHITECTURE
19	2018/01/15	ARCHITECTURE
20	2018/01/15	ARCHITECTURE

larry podhora / architect
188 BRIMLEY AVE, NORTH BAYVIEW, ONTARIO, M2N 6L2

PROJECT NAME
**JACOB BROS. CONSTRUCTION -
LOT 13 MULTI-TENANT BUILDING**

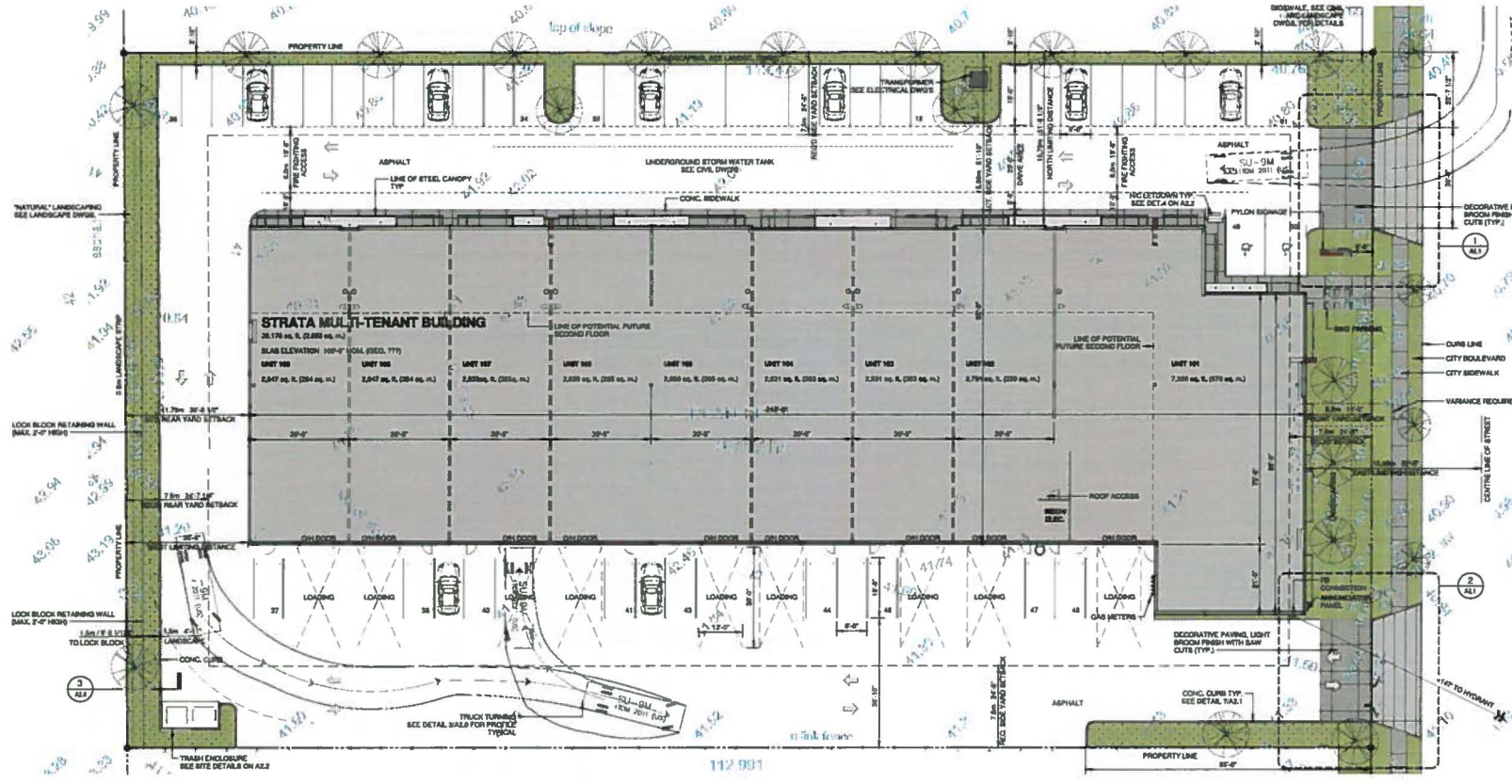
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**3425 - 188th STREET,
SURREY, B.C.**

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PERSPECTIVE VIEWS

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CHECKED: Checker
PROJECT NO.: KL1801
DRAWING NO.:

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189th STREET

1 SITE PLAN
SCALE: 1/8" = 1'-0"

ZONING BY LAW ANALYSIS

1. ZONING	CD - B1.1146 + B1.1704
2. SITE AREA	7.180 sq. m. (27,574 sq. ft.)
3. SITE COVERAGE	ALLOWABLE SITE COVERAGE: 80 % BUILDING AREA: 2,823.8 sq. m. (9,267 sq. ft.) POTENTIAL SECOND FLOOR: 1,875.9 sq. m. (61,577 sq. ft.) TOTAL FLOOR AREA: 4,699.7 sq. m. (151,244 sq. ft.) PROPOSED SITE COVERAGE: 39% FLOOR SPACE RATIO: 0.54 (MAX. 1.0)
4. HEIGHT	MAXIMUM HEIGHT: 14.8 m (48.5') PROPOSED HEIGHT: 6.53 m (21.4')
5. SETBACKS	REQUIRED: 7.5 m (24'-7") PROPOSED: 7.5 m (24'-7") FRONT YARD - IF NO PARKING BETWEEN BUILDING AND STRUT: 11.75 m (38'-10") REAR YARD: 7.5 m (24'-7") SIDE YARD: 7.5 m (24'-7")

6. OFF STREET PARKING / LOADING REVIEW (TABLE C.3 OF PART 6):

PARKING DIMENSIONS AND STALLAGE:

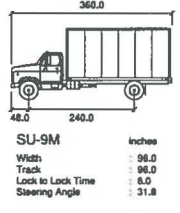
WIDTH: 2.20m (8.00')	LENGTH: 6.50m (21.00')	ANGLE WIDTH: 6.10m (20.00')	35.08 STALLS
WIDTH: 2.75m (9.00')	LENGTH: 6.50m (21.00')	ANGLE WIDTH: 6.75m (22.00')	19.60 STALLS
WIDTH: 2.80m (9.00')	LENGTH: 6.50m (21.00')	ANGLE WIDTH: 7.20m (23.50')	36.48 STALLS

REQUIREMENTS:

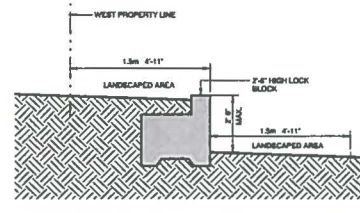
- SMALL CAR, 2% OF REQUIRED PARKING MAY BE REDUCED TO A MIN. 4.50m (14.00') LENGTH
- PARKING FOR PERSONS WITH DISABILITIES: 1 SPACE WHERE MORE THAN 50 STALLS ARE REQUIRED, 1 PER 100 STALLS AFTER 5.70m (18.00') WIDE
- 1 SPACE WHERE MORE THAN 50 STALLS ARE REQUIRED, 1 PER 100 STALLS AFTER 5.70m (18.00') WIDE
- LIGHT IMPACT INDUSTRIAL = 1 SPACE PER 100 sq. m. (1,075 sq. ft.)
- WAREHOUSE MAIN FLOOR = 21,171 sq. ft. / 1,875 sq. ft. = 11.30
- PROPOSED MEZZANINE AREA = 11,577 sq. ft. / 1,875 sq. ft. = 6.18

TOTAL STALLS REQUIRED = 36.48 STALLS
TOTAL STALLS PROVIDED (INCL. 2 HC STALLS) = 36.48 STALLS

**SUBJECT TO PRE-APPLICATION MEETING,
ZONING REVIEW, D.P. & FIRE DEPT. REVIEW**



2 TRUCK PROFILE
SCALE: 1/8" = 1'-0"



3 Retaining wall along west property line
SCALE: 1/8" = 1'-0"

1	2025/11/14	RE-REVISED FOR DP
2	2025/11/14	RE-REVISED FOR DP
3	2025/11/14	ISSUED FOR CONSTRUCTION
4	2025/11/14	RE-REVISED FOR DP
5	2025/11/14	ISSUED FOR CONSTRUCTION

ISSUES AND REVISIONS
DATE

larry podhora / architect
1890 WESTERN AVENUE, NORTH VANCOUVER, B.C. V6V 1W4

PROJECT NAME
**JACOB BROS. CONSTRUCTION -
LOT 13 MULTI-TENANT BUILDING**

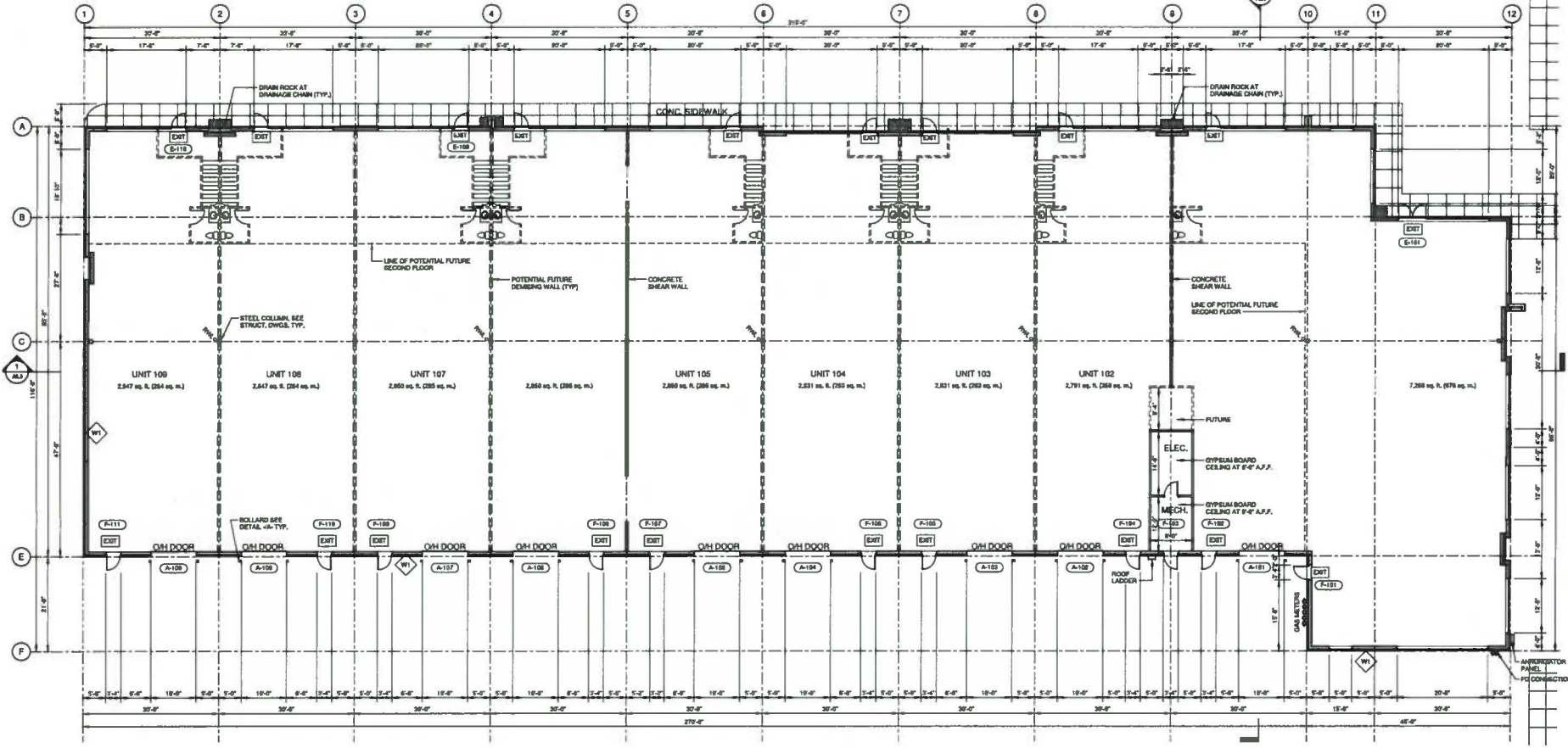
PROJECT ADDRESS
**3425 - 189th STREET,
SURREY, B.C.**

DRAWING TITLE
SITE PLAN

SCALE	As indicated
DRAWN	LH
CHECKED	SAD
PROJECT NO.	KL1381
DRAWING NO.	

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NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR CONSTRUCTION
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1 | MAIN FLOOR
SCALE: 3/32" = 1'-0"

lary podhora / architect
102 BRADSHAW WAY, NORTH BARNES, B.C. V6J 2E2

PROJECT NAME
JACOB BROS. CONSTRUCTION -
LOT 13 MULTI-TENANT BUILDING

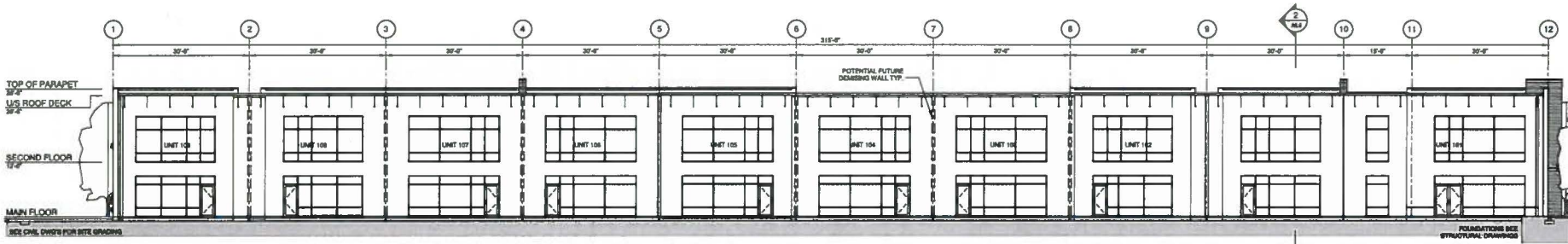
PROJECT ADDRESS
3425 - 180th STREET,
SURREY, B.C.

DRAWING TITLE
FLOOR PLAN

SCALE	3/32" = 1'-0"
DRAWN	LM
CHECKED	SAD
PROJECT NO.	HL18891
DRAWING NO.	

A3.0

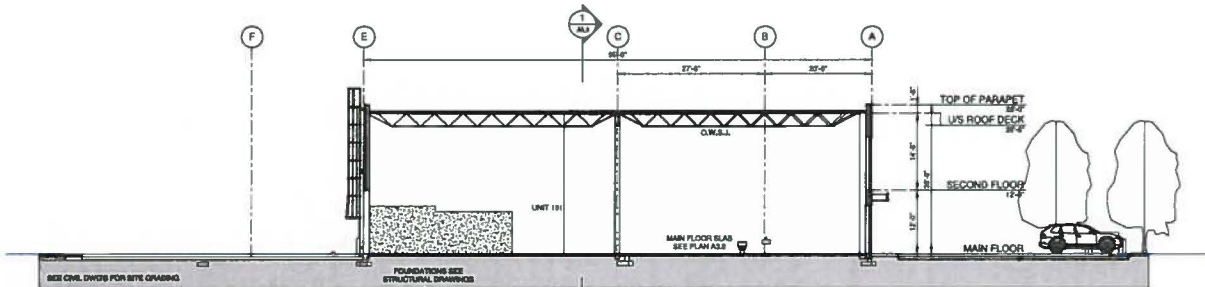
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ARCHITECTURE OFFICE
1100 WEST 42ND STREET, SUITE 100, VANCOUVER, B.C. V6M 2M1
TEL: 604.273.1111 FAX: 604.273.1112
WWW.KRAHN.COM



1 SECTION A-A
SCALE: 3/32" = 1'-0"



2 SECTION B-B
SCALE: 3/32" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/15/2018	ISSUED FOR PERMIT
2	10/15/2018	ISSUED FOR PERMIT
3	10/15/2018	ISSUED FOR PERMIT
4	10/15/2018	ISSUED FOR PERMIT
5	10/15/2018	ISSUED FOR PERMIT
6	10/15/2018	ISSUED FOR PERMIT
7	10/15/2018	ISSUED FOR PERMIT
8	10/15/2018	ISSUED FOR PERMIT
9	10/15/2018	ISSUED FOR PERMIT
10	10/15/2018	ISSUED FOR PERMIT
11	10/15/2018	ISSUED FOR PERMIT
12	10/15/2018	ISSUED FOR PERMIT

larry podhora / architect
188 BRACKEN WAY, NORTH BARNET, B.C. V6L 6C1

PROJECT NAME
JACOB BROS. CONSTRUCTION - LOT 13 MULTI-TENANT BUILDING

PROJECT ADDRESS
3425 - 180th STREET, SURREY, B.C.

DRAWING TITLE
SECTIONS

SCALE	3/32" = 1'-0"
DRAWN	LM
CHECKED	SAD
PROJECT NO.	KL13001
DRAWING NO.	

A5.0

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C:\Users\larry.podhora\OneDrive\Documents\KL13001 - Jacob Bros - Lot 13\Drawings\A5.0.dwg

Jacob BROS. Construction - Lot 13

Re-Issue for Development Permit

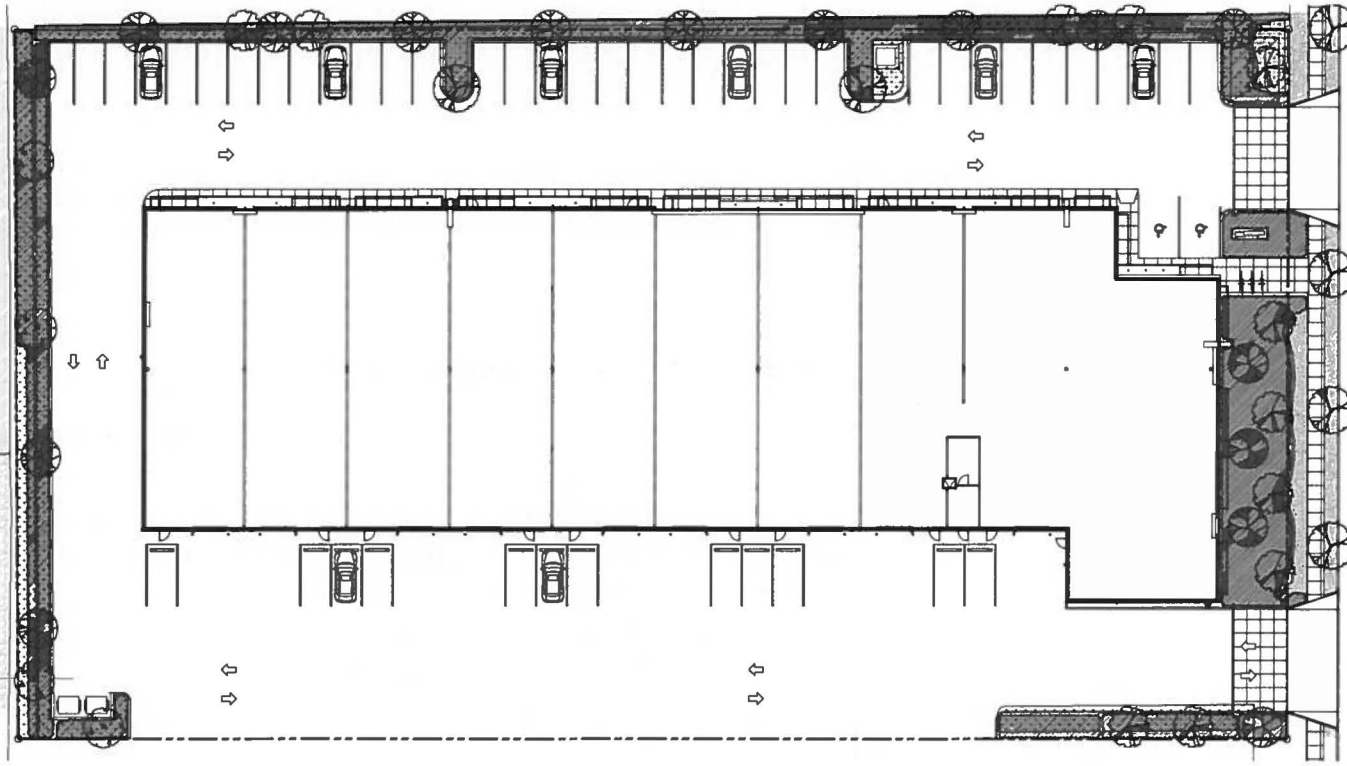


Contact Information	Other Key Contacts:		
van der Zalm + associates inc. Project Landscape Architects Suite 1 - 20177 87th Avenue Langley, British Columbia, V L 604 882 0024 F 604 882 0042 Primary project contact: Jessica Thessan jessica@vzaz.com o. 604.882.0024 x40 Alternate contacts (please email): Stephen Holder stephen@vzaz.com o. 604.882.0024 x28 Dave Jaffe Senior Project Manager o. 604.882.0024 x38	Jacob BROS. Construction Project Owner 181 - 19182 22nd Avenue Surrey, BC V3V 3J6 604.541.0303 Contact: Todd Jacob todd@jacobbros.ca	Krahn Group Project Building Design 655-34077 Gladys Ave. Abbotsford, BC V2S 2E3 604.853.8831 Contact: Mark Bronsma mark@krahn.com	HUB Engineering Project Civil Engineering 101 - 7485 130th Street Surrey, BC V2W 1H8 604.572.4328 Contact: Rod Gonzalez
Legal Address and Description: Insert legal address and description here.			

Landscape Sheet Index

L-00	Cover Page
L-01	Site Plan
L-02	Planting Plan A
L-03	Planting Plan B
LD-01	Details
LD-02	Sections

Site Plan Overview - 1:200



No.	By	Description	Date
5	JT	Re-issue for DP	August 13, 2016
4	AD	Re-issue for DP	July 24, 2016
3	AD	Re-issue for DP	July 6, 2016
2	AD	Issue for Development Permit	June 1, 2016
1	JT	ISSUE FOR REVIEW	Dec 8, 2014

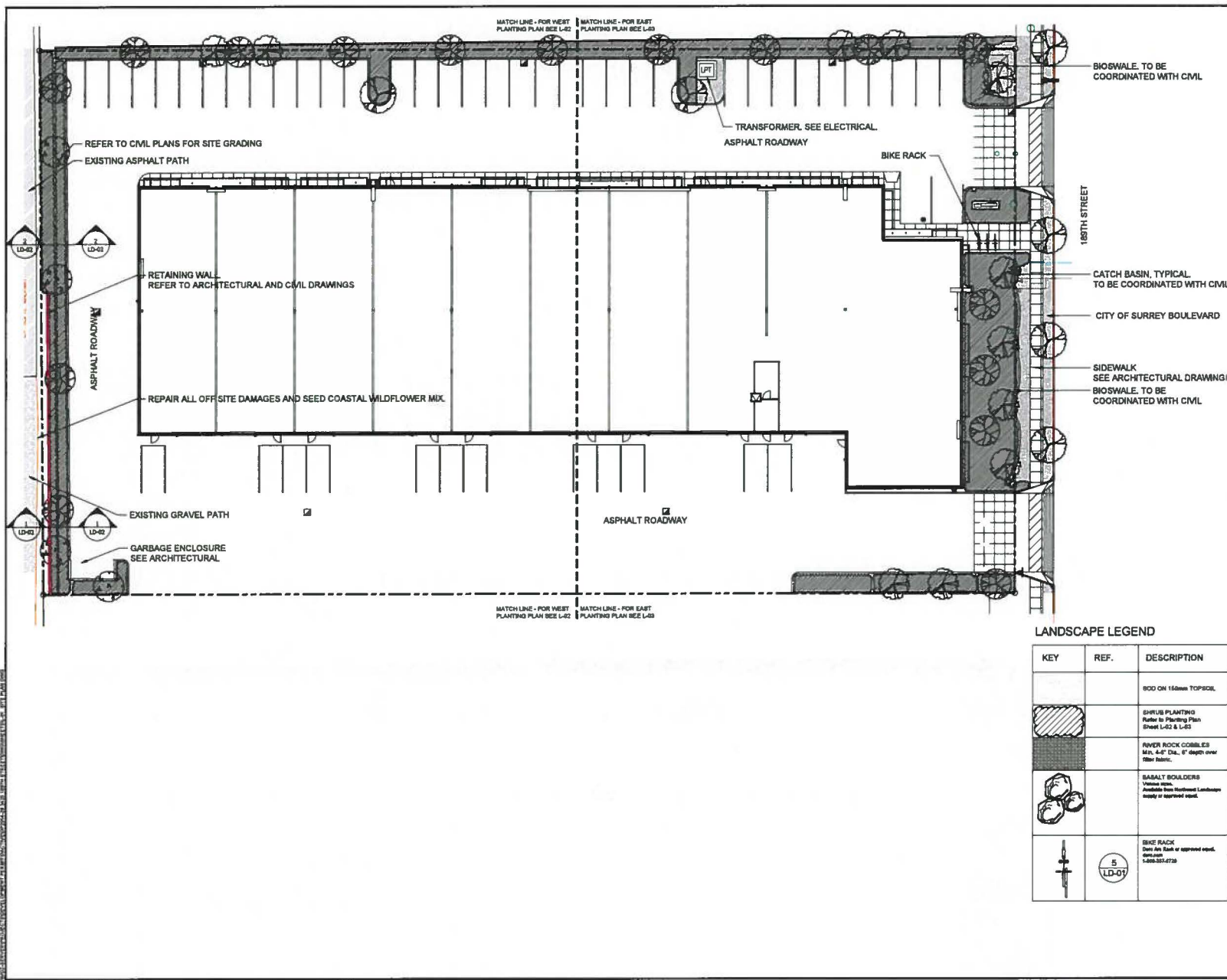
REVISIONS TABLE FOR DRAWINGS
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Project:
**JACOB BROS CONSTRUCTION
 LOT 13**

Location:
 3425 189th Street
 Surrey, BC

Drawn: JT	Stamp:
Checked: BH	
Approved: MVZ	Original Start Date December 1, 2014
Scale: 1:200	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE DESIGNER AS SOON AS POSSIBLE. ALL DIMENSIONS AND SPECIFICATIONS ARE TO BE FOLLOWED UNLESS OTHERWISE SPECIFIED BY THE CONTRACTOR AT THE COMPLETION OF THE WORK.

Drawing Title: **COVER PAGE**
 Drawing #: **L-00**
 VZC Project #: **DP2014-29**
 NORTH



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		600 ON 150mm TOPSOIL
		SHRUB PLANTING Refer to Planting Plan Sheet L-42 & L-43
		RIVER ROCK COBBLES Min. 4-6" Dia., 6" depth over filter fabric.
		BASALT BOULDERS Various sizes. Available from Northwest Landscape supply or approved vendor.
	5 LD-01	BIKE RACK Steel An. East of approved eqpt. quantity: 1-888-333-4729

No.	By	Description	Date
5	JT	Release for CP	August 16, 2016
4	JAD	Release for CP	July 24, 2015
3	JAD	Release for CP	July 9, 2015
2	JAD	Issue for Development Permit	June 1, 2015
1	JT	ISSUE FOR REVIEW	Dec 6, 2014

REVISIONS TABLE FOR DRAWINGS

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Project:
**JACOB BROS CONSTRUCTION
 LOT 13**

Location:
**3425 188th Street
 Surrey, BC**

Drawn: JT	Stamp:
Checked: OH	
Approved: MVDZ	Original Start Date: December 2, 2014
Scale: 1:200	Contractor SHALL VERIFY ALL work meeting the 10% testing and report and not subject to the owner's further inspection. All dimensions and specifications on the drawings including all notes shall be returned to the contractor for verification.



Drawing Title:
SITE PLAN

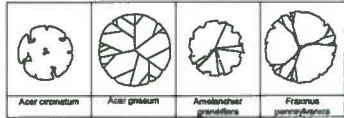


Project #:
DP2014-29

Drawing #:
L-01



TREE LEGEND



TREE SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
1	AC	Acer crinitatum	Vine Maple	B-H: 1.5m/HT: multi stems	Plant as shown
14	AG	Acer glabrum	Paperbark Maple	B-H: 8cm Cal.	Plant as shown
13	AM	Amelanchier canadensis 'Autumn Brilliance'	Flowering Almond	HT: 8cm Cal.	Plant as shown
6	FP	Fraxinus pennsylvanica 'Cinnamon'	Green Ash	B-H: 8cm Cal.	Plant as shown

ON-SITE PLANTING SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS AND GRASSES					
126	Ca	Cornus sericea 'Kalbrey'	Kobay Dogwood	# 3 Pot	600mm O.C.
222	Is	Halimolobos japonensis	Blue Oak Grass	# 3 Pot	450mm O.C.
187	Li	Limonium sibiricum	Black and Blue Salpiglossis	# 2 Pot	600mm O.C.
82	Hz	Hedeoma pteridifolium 'New Zealand Gold'	New Zealand Gold Hedeoma	# 3 Pot	1.5m O.C.
118	Ma	Malvastrum coccineum	Cascadia Oregon Grape	# 2 Pot	1.5m O.C.
63	Mp	Mitella pentstemonifolia 'Yakima Blue'	Yakima Blue	# 2 Pot	1.5m O.C.
73	Pg	Panicum alpinum 'Tahiti'	Four O'Clock Grass	# 2 Pot	750mm O.C.
84	Pl	Prunella laetevirens	Prunella Leaflet	# 3 Pot	600mm O.C.
GRASSMATS					
225	Ar	Archidaphne unguiculata 'Vancouver Jade'	Kanawaka	# 1 Pot	450mm O.C.
46	Ca	Carax maritima 'Sea Dancer'	Sea Dancer Japanese Seaside	# 1 Pot	450mm O.C.
16	Ca	Carax maritima	Common Fluff	# 1 Pot	450mm O.C.
78	Ca	Chamaenerion laevigatum	Black Blueberry	# 1 Pot	450mm O.C.

SEED MIX

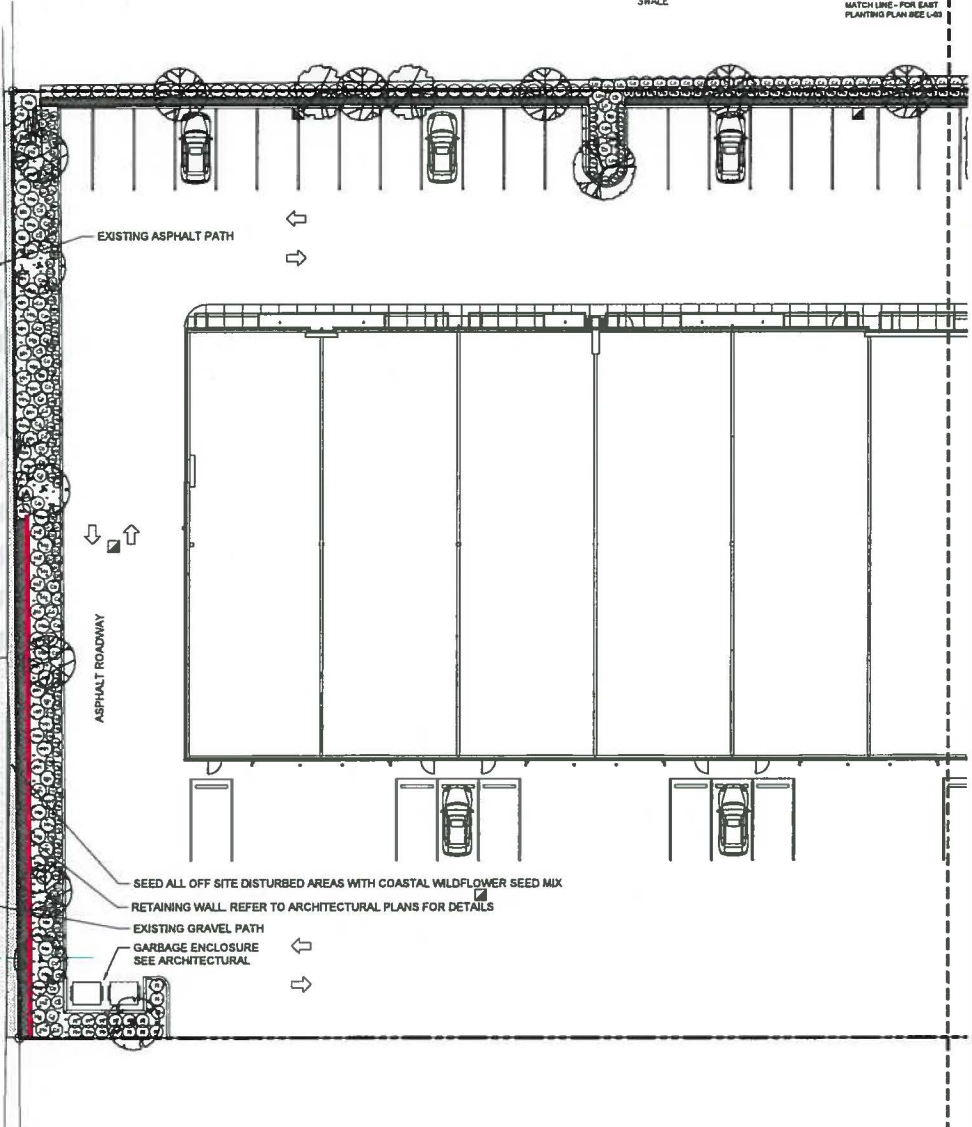
21.5m² * * * Coastal Wildflower M & by Premier Pacific Seeds Ltd.

NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY SOJMA OR BCJLA GUIDELINES.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL SHALL BE REQUIRED AT THE CONTRACTORS EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. SELECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTH FOR PLANTING AS FOLLOWS:
 - SHRUBS: 400mm
 - GRASS: 1000mm
 - TREE: 1500mm WITH 500mm (BELOW ROOT BALL)
- 1" ORGANIC COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED.

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		SOIL ON 150mm TOPSOIL
		SHRUB PLANTING Refer to Planting Plan Sheet L-02 & L-03
		RIVER ROCK COBBLES Max. 4.2" Dia., 6" depth over filter fabric
		BASALT BOULDERS Various sizes Available from Northwest Landscapes ready or approved stock
		BIKE RACK See 3rd Sheet for approved sign-off. Dimensions 1400x375x725



NO.	REV.	DESCRIPTION	DATE
1	1	ISSUE FOR REVIEW	Dec 8, 2014
2	1	Issue for Development Permit	June 1, 2016
3	1	Revisions for CP	July 6, 2016
4	1	Revisions for CP	July 24, 2016
5	1	Revisions for CP	August 16, 2016

REVISION TABLE FOR DRAWINGS

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Project:
 JACOB BROS CONSTRUCTION
 LOT 13

Location:
 3425 188th Street
 Surrey, BC

Drawn: JT	Stamp:
Checked: SH	
Approved: MVDZ	Original Start Date: December 2, 2014
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY CONFLICTS TO THE CONSULTANT BY THE CLOSE OF THE BUSINESS DAY. ALL DIMENSIONS AND LOCATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO BE RETURNED AT THE COMPLETION OF THE WORK.

Drawing Title: PLANTING PLAN A

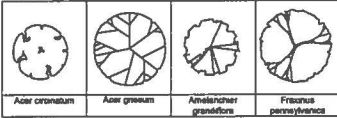
VZ Drawing #: DP2014-29

Drawing #: L-02

DATE: 2016-08-16 10:58:00 AM PROJECT: JACOB BROS CONSTRUCTION LOT 13 SITE: 3425 188TH STREET SURREY, BC DRAWING: PLANTING PLAN A



TREE LEGEND



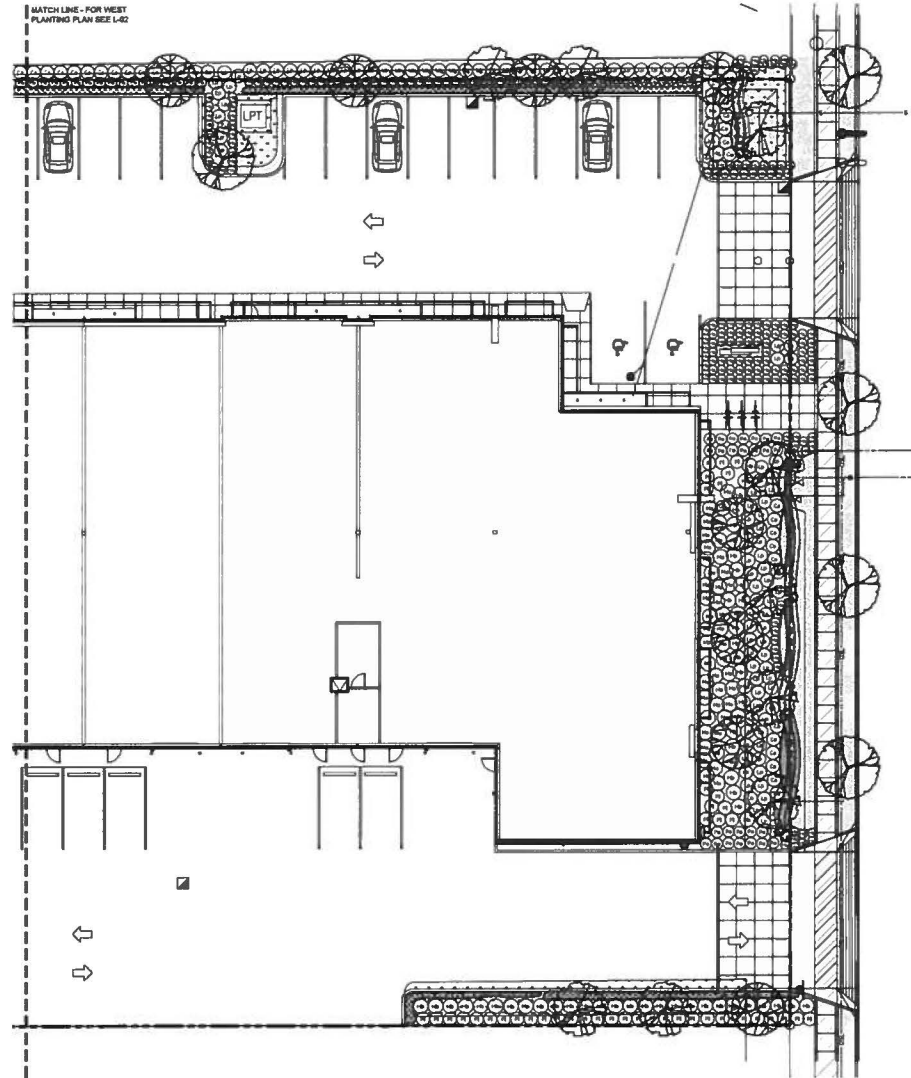
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	AC	Acer cronusum	White Maple	B-H, 1.6m HT, multi stem	Plant as shown
14	AG	Acer glabrum	Pigeonwing Maple	B-H, 6m Cat	Plant as shown
11	AM	Amelanchier grandiflora 'Autumn Brilliance'	Spice-sweet	B-H, 6m Cat	Plant as shown
2	FP	Fraxinus pennsylvanica 'Cobblers'	Green Ash	B-H, 6m Cat	Plant as shown

ON-SITE PLANTING SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS AND GRASSES					
129	CS	Cornus verticillata 'Yalden'	Kobold Hybrid Dogwood	ø 3 Pkt	600mm O.C.
122	HE	Helianthus scaberrimus	Black Cat Grass	ø 1 Pkt	450mm O.C.
187	LP	Limonium plantifolium	Sea-Leaf Hyssopus	ø 3 Pkt	600mm O.C.
83	HP	Habea adansoni 'New Zealand Gold'	New Zealand Gold Haha	ø 3 Pkt	1.0m O.C.
118	MR	Malva sylvestris	Cherokee Orange Oregano	ø 3 Pkt	1.0m O.C.
83	MS	Muscipha stramonium 'Ordeal'	Musk Green	ø 3 Pkt	1.0m O.C.
73	PG	Panicum abscissum 'Havana'	Flagstone Grass	ø 2 Pkt	750mm O.C.
62	PL	Phlox paniculata	Panicle Phlox	ø 2 Pkt	600mm O.C.
SPRINGING					
128	SP	Andropogon scoparius 'Vanguard Jade'	Cypergrass	ø 1 Pkt	1.5m O.C.
46	SD	Stipa capensis 'Sea Dance'	Sea Dance Stipa	ø 1 Pkt	450mm O.C.
15	ST	Stipa sp.	Common Stipa	ø 1 Pkt	450mm O.C.
26	ST	Stipa sp.	Stipa straminea	ø 1 Pkt	450mm O.C.
NOTES					
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCCLA OUMDLINE.					
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.					
3. ALL SOIL TOPSOIL FOR SOIL ANALYSIS RECOMMENDATIONS PRIOR TO BREAKING ON SITE. SELECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.					
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS: A. SHRUBS: 400MM B. SOIL: 150MM C. TREE PITS: 300MM WITH 300MM (BELOW ROOT BALL) 5. 1" MINIMUM COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS. 6. ALL LANDSCAPED AREAS TO BE IRRIGATED.					

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		SOIL ON 150mm TOPSOIL
		SHRUB PLANTING Refer to Planting Plan Sheet L-02 & L-03
		RIVER ROCK DOSSILES Min. 400 Dia. 5' depth plus River Blanks.
		RAEALY BOULDERS Various sizes Available from Northwest Landscapes supply or approved equal.
	5 LD-01	BIKE RACK Refer to Note or approved equal. 488-253-4725



No.	By	Description	Date
5	JT	Revisions for CP	August 14, 2015
4	AD	Revisions for CP	July 24, 2015
3	AD	Revisions for CP	July 8, 2015
2	AD	Issue for Development Permit	June 1, 2015
1	JT	ISSUE FOR REVIEW	Dec 8, 2014

REVISIONS TABLE FOR DRAWINGS
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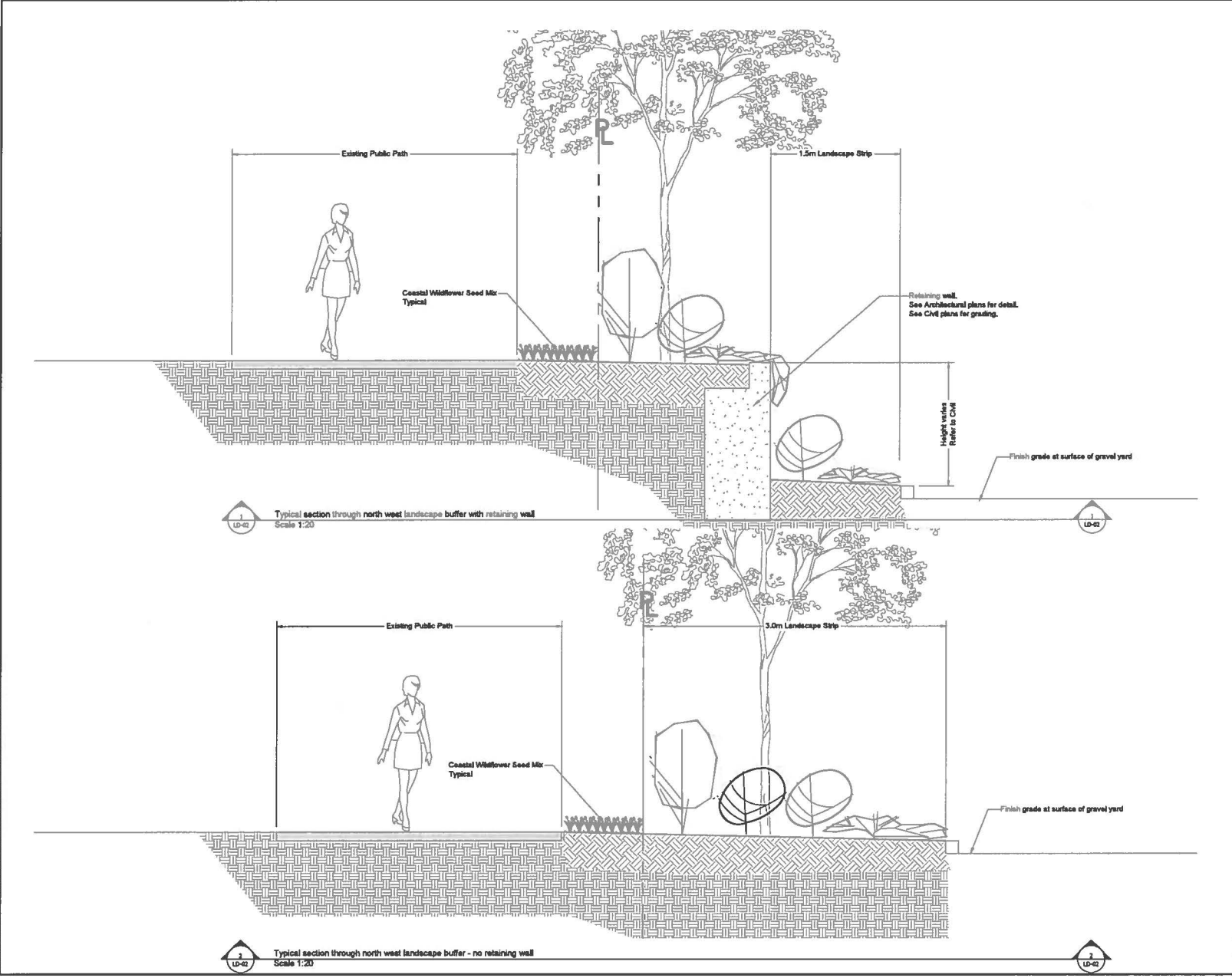
Project:
 JACOB BROS CONSTRUCTION
 LOT 13
Location:
 3425 185th Street
 Surrey, BC

Drawn: JT	Stamp:
Checked: BH	
Approved: MVDZ	Original Start Date: December 2, 2014
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE FIELD AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND PROPORTIONS ARE TO BE CHECKED BY THE CONTRACTOR AT THE COMPLETION OF THE WORK.

Drawing Title: **PLANTING PLAN B**

V02, Project #: **DP2014-29**

Drawing #: **L-03**



No.	By	Description	Date
8	JT	Revisions for DP	August 18, 2016
4	AD	Revisions for DP	July 24, 2016
3	AD	Revisions for DP	July 6, 2016
2	AD	Issue for Development Permit	June 1, 2016
1	JT	ISSUE FOR REVIEW	Dec 8, 2014

REVISIONS TABLE FOR DRAWINGS
 * Design retained. The drawing and sheets in the scope of this set of plans. * corrections are, and only to be highlighted or used for other projects without permission.

Project:
**JACOB BROS CONSTRUCTION
 LOT 13**

Location:
 3425 188th Street
 Surrey, BC

Drawn: JT	Stamp:
Checked: DH	
Approved: MVDZ	Original Start Date December 2, 2014
Scale: AS NOTED	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE VIEWS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. AS A LICENSED PROFESSIONAL ENGINEER, THE CONSULTANT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE DIMENSIONS AT THE CONSTRUCTION OF THE VIEWS.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0372-00

Issued To: 0988148 BC Ltd

("the Owner")

Address of Owner: 1688 - 152 Street, Unit 309
Surrey, BC V4A 4N2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-167-124

Lot 13 Section 28 Township 7 New Westminster District Plan Epp31532

3425 - 189 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Yards and Setbacks of "Comprehensive Development Zone (CD)" (By-law No. 17146, as amended by By-law 17934) the minimum front yard setback may be varied from 7.5 metres (25 ft.) to 6.0 metres (20 ft.)
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions 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 .

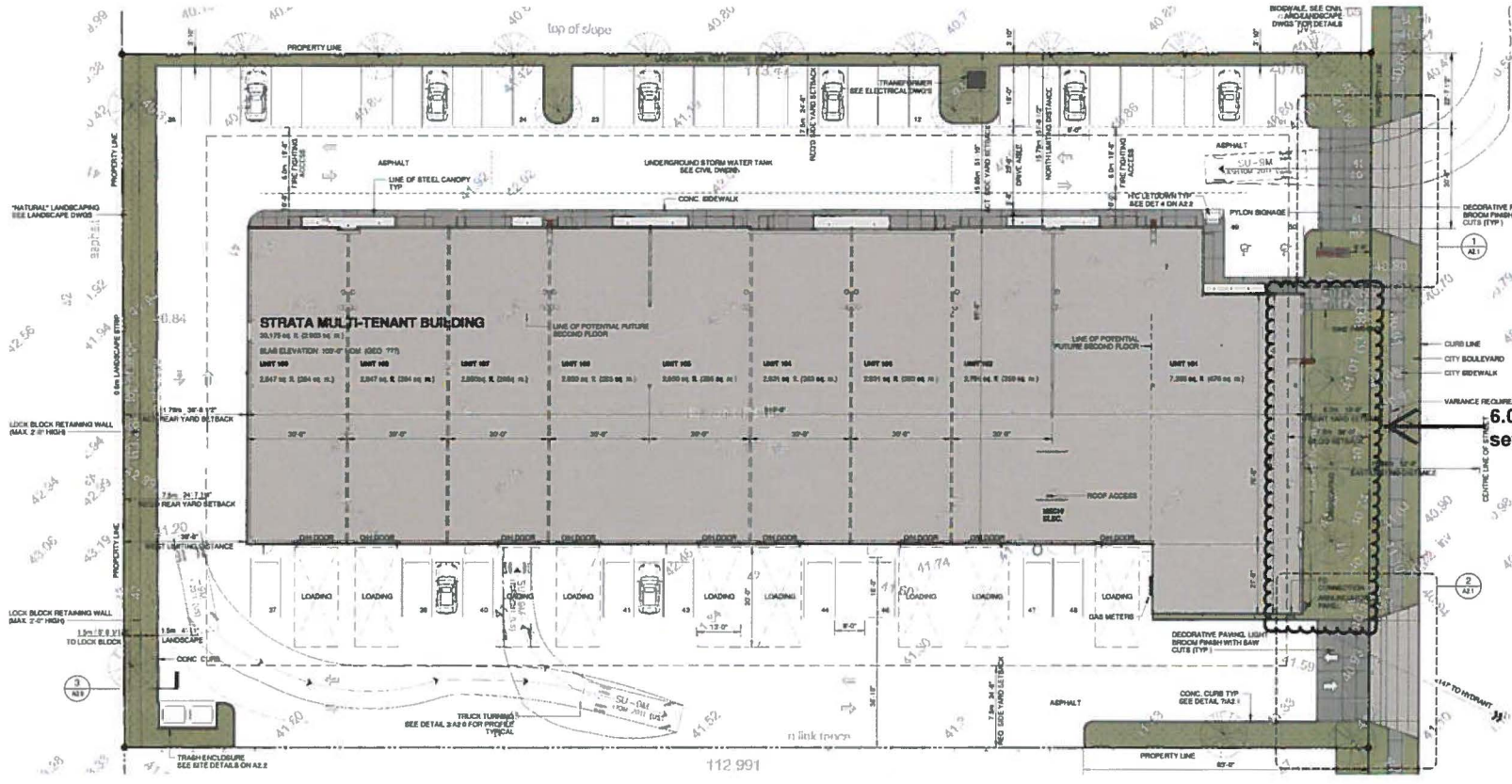
Mayor – Linda Hepner

City Clerk – Jane Sullivan



1891 TREET

6.0 metre front yard setback

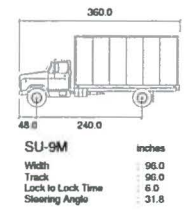


1 SITE PLAN
SCALE 1/8" = 1'-0"

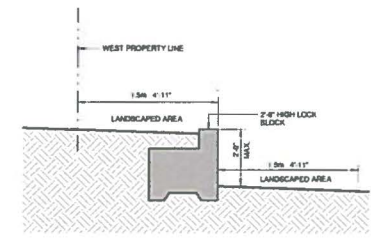
ZONING BY LAW ANALYSIS

1 ZONING	2 ZONING
333 DL17148 - DL1704	OFF STREET PARKING LOADING REVIEW (TABLE C.3 OF PART B): PARKING DIMENSIONS AND STAGNATIONS
2 SITE AREA 7180 sq. ft. (77,874 sq. ft.)	WIDTH: 5.00m (16.00') ASBLE WIDTH: 18.10m (59.00') LENGTH: 5.50m (18.00') ASBLE WIDTH: 8.70m (28.00') WIDTH: 2.75m (9.00') LENGTH: 5.50m (18.00') ASBLE WIDTH: 7.00m (23.00')
3 SITE COVERAGE ALLOWABLE SITE COVERAGE: 40 % BUILDING AREA: 2,820 sq. ft. (26,171 sq. ft.) POTENTIAL SECOND FLOOR: 1,076 sq. ft. (11,577 sq. ft.) TOTAL FLOOR AREA: 3,896 sq. ft. (41,748 sq. ft.) PROPOSED SITE COVERAGE: 30 % FLOOR SPACE RATIO: 0.54 (MAX 0.5)	SMALL CAR: 2% OF REQUIRED PARKING MAY BE REDUCED TO A MIN 4 (8) (16.00) LENGTH PARKING FOR PARKING WITH DISABILITIES 3.70m (12.00) WIDTH 1 SPACE WHERE MORE THAN 80 STALLS ARE REQUIRED 1 PER 100 STALLS AFTER
4 HEIGHT MAXIMUM HEIGHT: 18.0 m (45 ft.) PROPOSED HEIGHT: 8.53 m (28 ft.)	REQUIREMENTS LIGHT IMPACT INDUSTRIAL - 1 SPACE PER 100 sq. ft. (1,275 sq. ft.) WAREHOUSE MAIN FLOOR - 30.171 sq. ft. (1,275 sq. ft.) PROPOSED MEZZANINE AREA - 11,577 sq. ft. 1,275 sq. ft. TOTAL STALLS REQUIRED - 38 NO STALLS TOTAL STALLS PROVIDED (INCL 2 HVC STALLS) - 38 NO STALLS
5 SETBACKS FRONT YARD: IF NO PARKING BETWEEN BUILDING AND STREET REAR YARD: 7.5 m (24' 7 1/2") 11.70 m (38' 0 1/2") SIDE YARD: 7.5 m (24' 7 1/2") 15.5 m (51' 0")	REQUIREMENTS 7.5 m (24' 7 1/2") 6.0m (19' 8") VARIANCE REQD

SUBJECT TO PRE-APPLICATION MEETING,
ZONING REVIEW, D.P. & FIRE DEPT. REVIEW



2 TRUCK PROFILE
SCALE 3/32" = 1'-0"



3 Retaining wall along west property line
SCALE 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024.08.15
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

larry pochora / architect
402 WILSON AVENUE, SUITE 100, VANCOUVER, BC V6B 1K1

PROJECT NAME:
JACOB BROS. CONSTRUCTION
LOT 13 - MULTI-TENANT BUILDING

PROJECT ADDRESS:
3425 - 1891 STREET,
SURREY, B.C.

DATE: 2024.08.15

SITE PLAN

SCALE	DATE
1/8" = 1'-0"	2024.08.15
1/4" = 1'-0"	2024.08.15
1/2" = 1'-0"	2024.08.15
3/4" = 1'-0"	2024.08.15
1" = 1'-0"	2024.08.15

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SCHEDULE A

A2