

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0067-00

Planning Report Date: October 1, 2018

PROPOSAL:

• **Development Variance Permit**

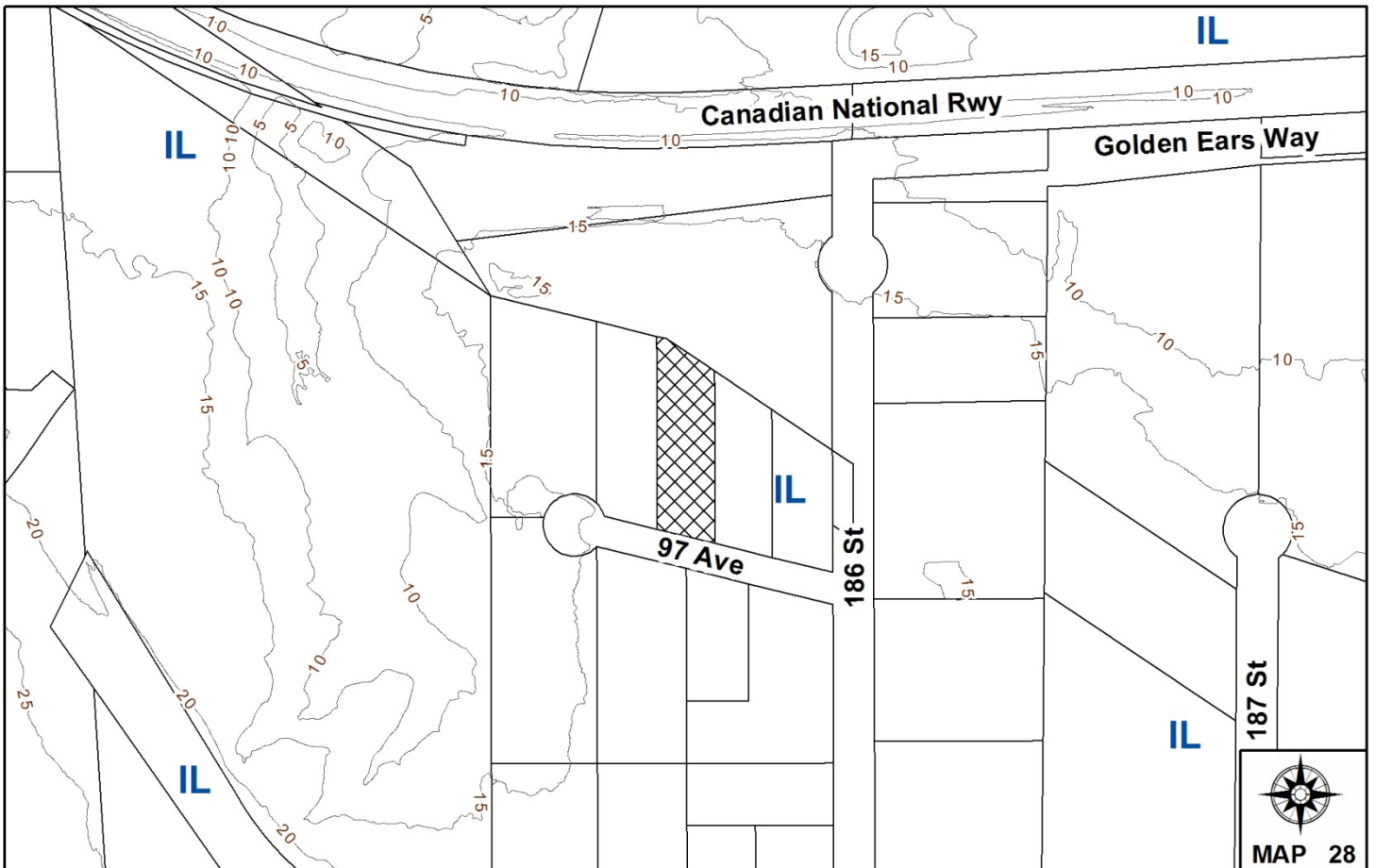
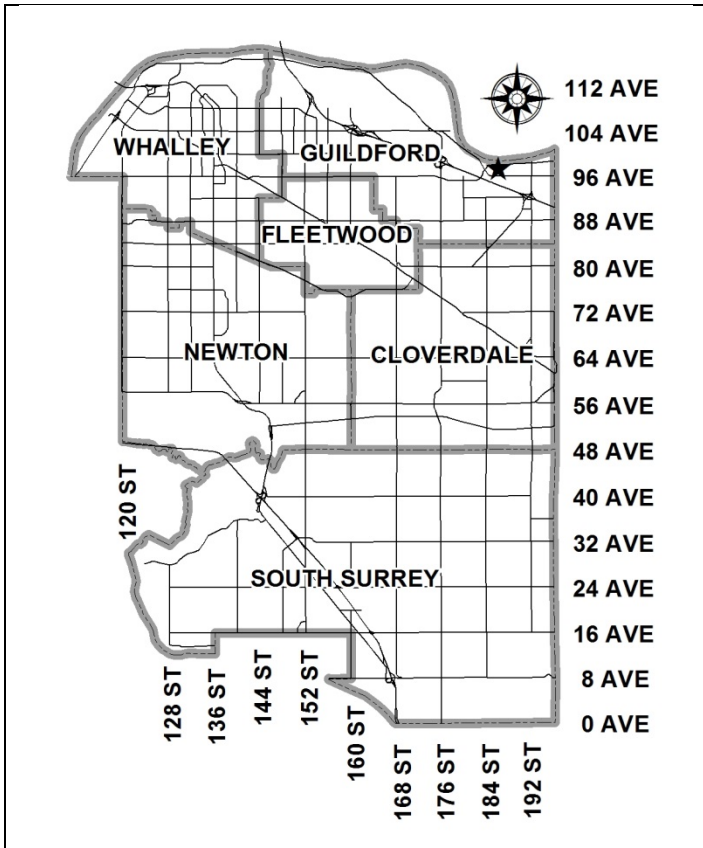
to reduce the rear yard setback of the IL Zone in order to retain an already constructed addition to an existing industrial building on the lot and to eliminate the front yard landscape requirement of the IL Zone to accommodate parking.

LOCATION: 18533 - 97 Avenue

ZONING: IL

OCP Industrial

DESIGNATION:



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to the IL Zone to reduce the rear yard setback from 7.5 metres (25 ft.) to 0.0 metres (0 ft.) to retain a rear addition, constructed without a valid building permit, to an existing industrial building on the lot as well as to eliminate the requirement for a 1.5 metre (5 ft.) wide contiguous landscape strip along 97 Avenue to accommodate parking.

RATIONALE OF RECOMMENDATION

- Complies with OCP Industrial Designation.
- The requested variance would allow the retention of an existing rear addition constructed without a building permit. The owner was unaware when they purchased the property in 2009 that the rear addition to the building was constructed without permits.
- The owner has retained the services of Streamline Facility Planning Corp, to ensure that the addition can be upgraded to satisfy the current requirements of the BC Building Code. Necessary improvements would be a condition of building permit issuance.
- The overall lot coverage and floor area ratio (FAR) of the building on the subject property is 48.8% and 0.67 respectively, which is less than the maximum lot coverage of 60% and 1.0 maximum FAR of the IL Zone.
- The adjacent lot to the north of the subject property, 9781 – 186 Street contains the Trans Mountain Oil Pipeline with a substantial Right-of-Way (ROW), approximately 18.0 metres (59 ft.) in width, encumbering a portion of that lot. This pipeline ROW will prevent construction on the portion of the neighboring lot adjacent to the shared property line and therefore the requested variance will not adversely impact the adjacent lot.
- The applicant has demonstrated that the inclusion of the required 1.5 metre (5 ft.) wide contiguous landscape strip along 97 Avenue would seriously impact vehicle maneuverability to the eight (8) parking stalls proposed on the subject lot adjacent to 97 Avenue. Furthermore, 97 Avenue fronts only nine (9) properties, which are all zoned "Light Impact Industrial Zone (IL)" under the Zoning By-law. The majority of these lots do not have a continuous landscape strip fronting 97 Avenue.

RECOMMENDATION

1. The Planning and Development Department recommends that Council approve Development Variance Permit No. 7915-0067-00 (Appendix III), to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.) to retain the already constructed addition to the existing industrial building on the lot, and to eliminate the requirement for a 1.5 metre (5 ft.) wide contiguous landscape strip along 97 Avenue to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) Registration of a Section 219 Restrictive Covenant for shared access to allow equal access and egress with the adjacent property 18521 - 97 Avenue; and
 - (b) Submission of securities to ensure delineation of parking spaces to comply with the IL Zone.

REFERRALS

Engineering: The Kinder Morgan Pipeline Buffer extends into this property. The 30 metre (98 ft.) buffer includes fill and construction limitations that need to be confirmed by the applicant with Kinder Morgan.

Kinder Morgan: Trans Mountain (Kinder Morgan) pipelines and rights-of-way are subject to the provisions of the National Energy Board Act and the BC Oil and Gas Activities Act. No ground disturbance is permitted within 30 metres of any pipeline without placing a BC One Call at 1-800-474-6886 and obtaining prior written consent from Kinder Morgan. Separate permission is required to install any permanent facility such as a fence, driveway, road, utility or even landscaping within the right-of-way.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial building, which is to remain.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Trans Mountain Oil Pipeline, non-conforming truck parking	Industrial	IL

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Commercial hydraulic repairs shop	Industrial	IL
South (Across 97 Avenue):	Construction equipment rental, machine shop	Industrial	IL
West:	Aluminum railing manufacturer	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background

- The 2,531 square metre (27,254-square foot) subject lot is located at 18533 – 97 Avenue in Port Kells.
- The lot is designated Industrial in the Official Community Plan (OCP) and is zoned "Light Impact Industrial Zone (IL)" under Surrey Zoning By-law, 1993, No. 12000, as amended.
- An 836 square metre (9,000-square foot) one-storey industrial warehouse, including a 139 square metre (1,500-square foot) mezzanine, was constructed with valid building permits on the subject property in 1988.
- The principal building on the subject lot was constructed prior to adoption of Surrey Zoning By-law, 1993, No. 12000 in September 1993. At the time of construction, the property was zoned "General Industrial Zone (I-G)", in Surrey Zoning By-law, 1978 No. 5942. The I-G Zone did not specify any rear yard setbacks.
- With the adoption of Surrey Zoning By-law No. 12000 in 1993, the property was converted to the "Light Impact Industrial Zone (IL)". This zone specifies a minimum rear yard setback of 7.5 metres (25 ft.).
- A Stop Work Order was posted on the subject site on October 8, 1999 following an inspection that discovered that a rear addition to the existing building was constructed without a valid building permit.
- The property was purchased by a new owner in 2009 who indicated he was unaware that the addition at the rear of the building did not have a valid building permit and that this matter was not disclosed prior to the property acquisition.
- That owner had been attempting to lease the building. During the business license inspections for prospective tenants, City staff identified the stop work order and required the addition to either be removed or have the necessary building permit issued to legalize the construction before a business license could be issued.

Current Proposal

- After discussions with both Planning staff and Building Division staff, the owner hired a structural engineer to ascertain what construction on the addition would be required to satisfy the 2012 BC Building Code and to ensure that the construction required was economically viable. If the construction required was unviable, the owner was willing to remove the unpermitted addition.
- After reviewing the report from the structural engineer, the owner decided to proceed with the proposal, and requested a Development Variance Permit (DVP) to relax the rear yard setback from 7.5 metres (25 ft.) to 0.0 metres (0 ft.) in order to retain the addition (see Development Variance Section).
- The warehouse has recently been taken over by ACT Equipment, an industrial wholesale supply company who intend on using the space for storage and ancillary office uses. They plan on taking the necessary steps to secure the building permit for the addition as well as implement further improvements. They are required to ensure that the addition satisfies all the 2012 BC Building Code requirements for structure, fire prevention and seismic.
- The existing addition comprises a floor area of 399 square metres (4,290 sq. ft.), resulting in a combined total area of 1,688 square metres (18,175 sq. ft.). The floor area ratio is 0.67 and lot coverage is 48.8% including the already constructed addition, which is below the maximum 1.0 FAR and 60% lot coverage required by the IL Zone.
- Other than the rear yard setback, which is the subject of the proposed DVP, the siting of the building satisfies the minimum front and side yard setbacks of the IL Zone.
- At the time of construction, the building required a total of 7 parking spaces, under Surrey Zoning By-law, 1978, No.5942. The current Zoning By-law No. 12000 requires a total of 26 spaces for customers and employees, which are to be provided on-site. The applicant has agreed to provide security to the City to ensure parking lot striping to delineate the necessary 26 parking spaces. These parking spaces are shown in the attached site plan.
- A reciprocal access easement shared with neighboring property 18521 - 97 Avenue is to be registered on title, improving accessibility to the onsite parking stalls.

DESIGN PROPOSAL AND REVIEW

- The original building was constructed using tilt-up concrete panels. There is a metal roof canopy on the south and east elevations, delineating the office portion of the building. The unpermitted building addition was constructed using concrete blocks, and has overhead doors. Metal siding has been placed on the north and east elevations and the entire building has a metal roof.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the rear yard setback from 7.5 metres (25 ft.) to 0.0 metres (0 ft.) to retain the already constructed addition to the existing building on the lot; and

- To eliminate the 1.5 metre (5 ft.) wide contiguous landscape strip requirement fronting 97 Avenue.

Applicant's Reasons:

- The rear property line is angled, and it is not structurally possible to remove the portion of the building which extends into the rear setback area.
- The variance request is required in order to apply for a building permit to legitimize the addition and ensure that it complies with the BC Building Code. The legalization of this addition allows for further tenant improvements.
- The 1.5 metre (5 ft.) wide contiguous landscape strip along 97 Avenue would seriously impact vehicle maneuverability. The majority of lots along 97 Avenue are without contiguous landscape strips.

Staff Comments:

- Just to the north of the rear property line is a Trans Mountain Oil Pipeline. The siting of this pipeline will prohibit any construction on the adjoining property near the subject lot. Therefore, the requested variance will not impact the adjoining property.
- The angle of the rear property line makes it difficult to modify the addition to be in compliance with the Zoning By-law requirement.
- The variance request is to legalize an already constructed, non-permitted addition and allow for the building to undergo further upgrades for industrial warehouse use.
- The elimination of the landscaping requirement fronting 97 Avenue will allow for vehicle maneuverability and addition of parking spaces to comply with the Zoning By-law No. 12000, requirements. The site is mid-block on a short cul-de-sac, in an industrial area.
- Staff supports the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Architectural Plans
- Appendix III. Development Variance Permit No. 7915-0067-00

INFORMATION AVAILABLE ON FILE

- Complete set of Architectural Plans prepared by Streamline Facility Planning Corporation dated February, 2018.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: IL

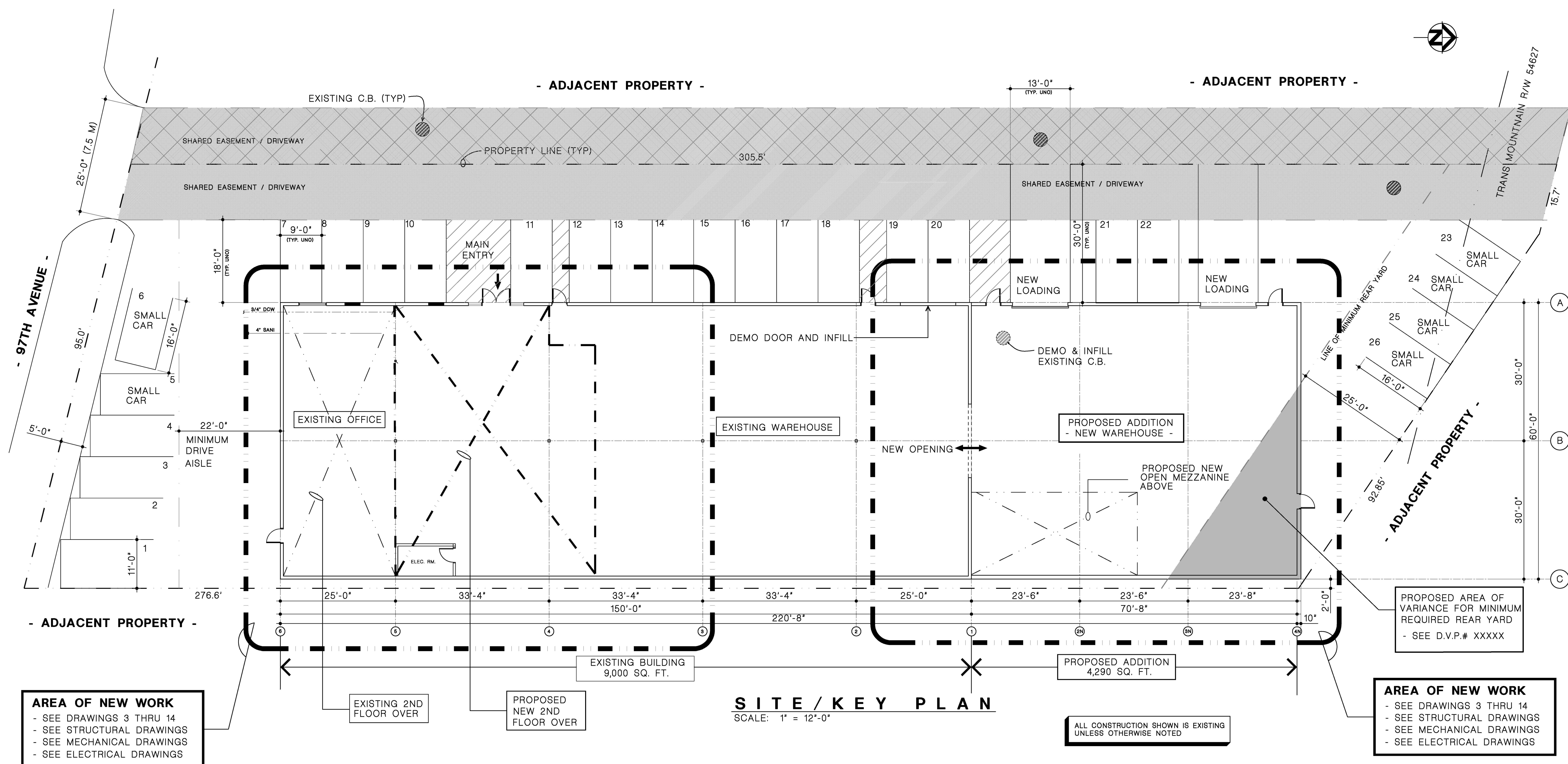
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	48.8%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5m	11.8m
Rear	7.5m	0.0m
Side #1 (N,S,E, or W)	7.5m or 0	0.6m
Side #2 (N,S,E, or W)	7.5m	9.2m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	18m	7.5m
Accessory		
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	2,535.7m ²	1,688m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,535m ²	1,688m ²

** 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)	1.0	0.67
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)	26	26
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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SITE / KEY PLAN
SCALE: 1" = 12'-0"

AREA OF NEW WORK
- SEE DRAWINGS 3 THRU 14
- SEE STRUCTURAL DRAWINGS
- SEE MECHANICAL DRAWINGS
- SEE ELECTRICAL DRAWINGS

AREA OF NEW WORK
- SEE DRAWINGS 3 THRU 14
- SEE STRUCTURAL DRAWINGS
- SEE MECHANICAL DRAWINGS
- SEE ELECTRICAL DRAWINGS

ALL CONSTRUCTION SHOWN IS EXISTING UNLESS OTHERWISE NOTED

SEE DRAWINGS 3 THRU X FOR DETAILS AND USE OF FLOOR AREA

SEP 5/18	ISSUED FOR D.P.V.	E
MAY 20/18	ISSUED FOR CONSULTANTS	D
MAY 2/18	ISSUED FOR REVIEW	C
APR 2/18	ISSUED FOR REVIEW	B
MAR 26/18	ISSUED FOR REVIEW	A

Edwin Wong Architect Inc.

4260 Heritage Drive,
Richmond, BC V7V 4N4
Tel: (604) 312-4889

Streamline
Facility Planning Corporation

#250 - 4311 Viking Way Tel: (604) 207-1190
Richmond, BC V6V 2K9 Fax: (604) 207-1194

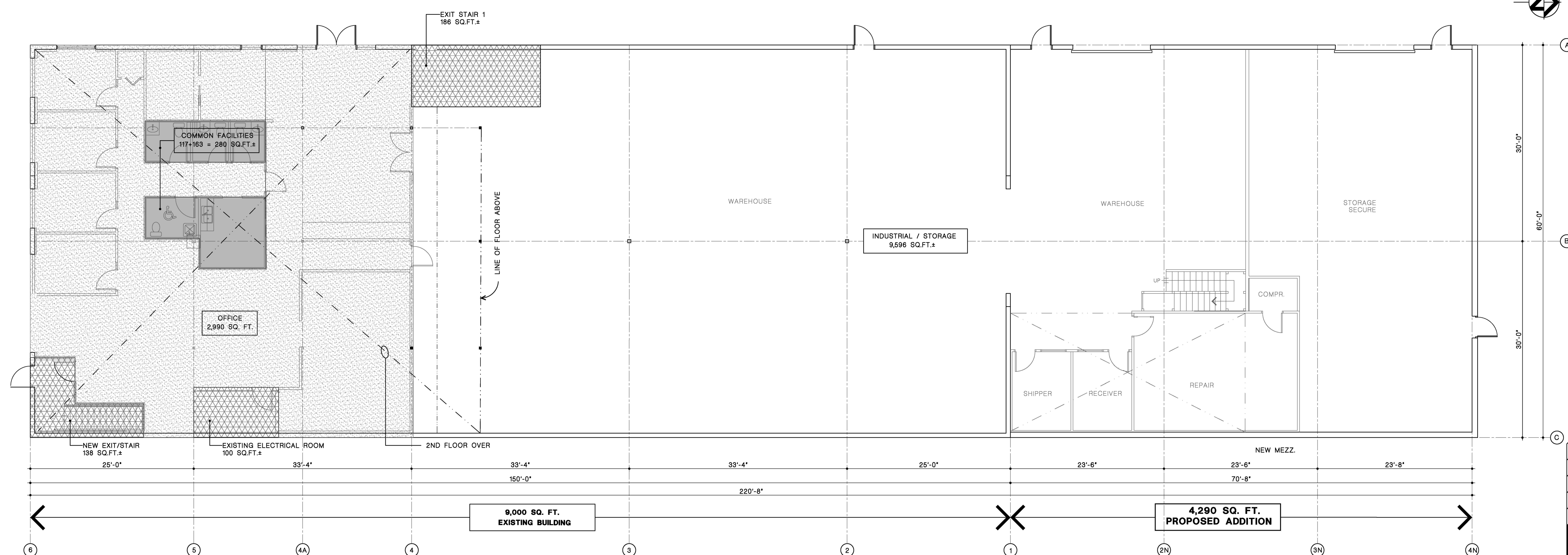
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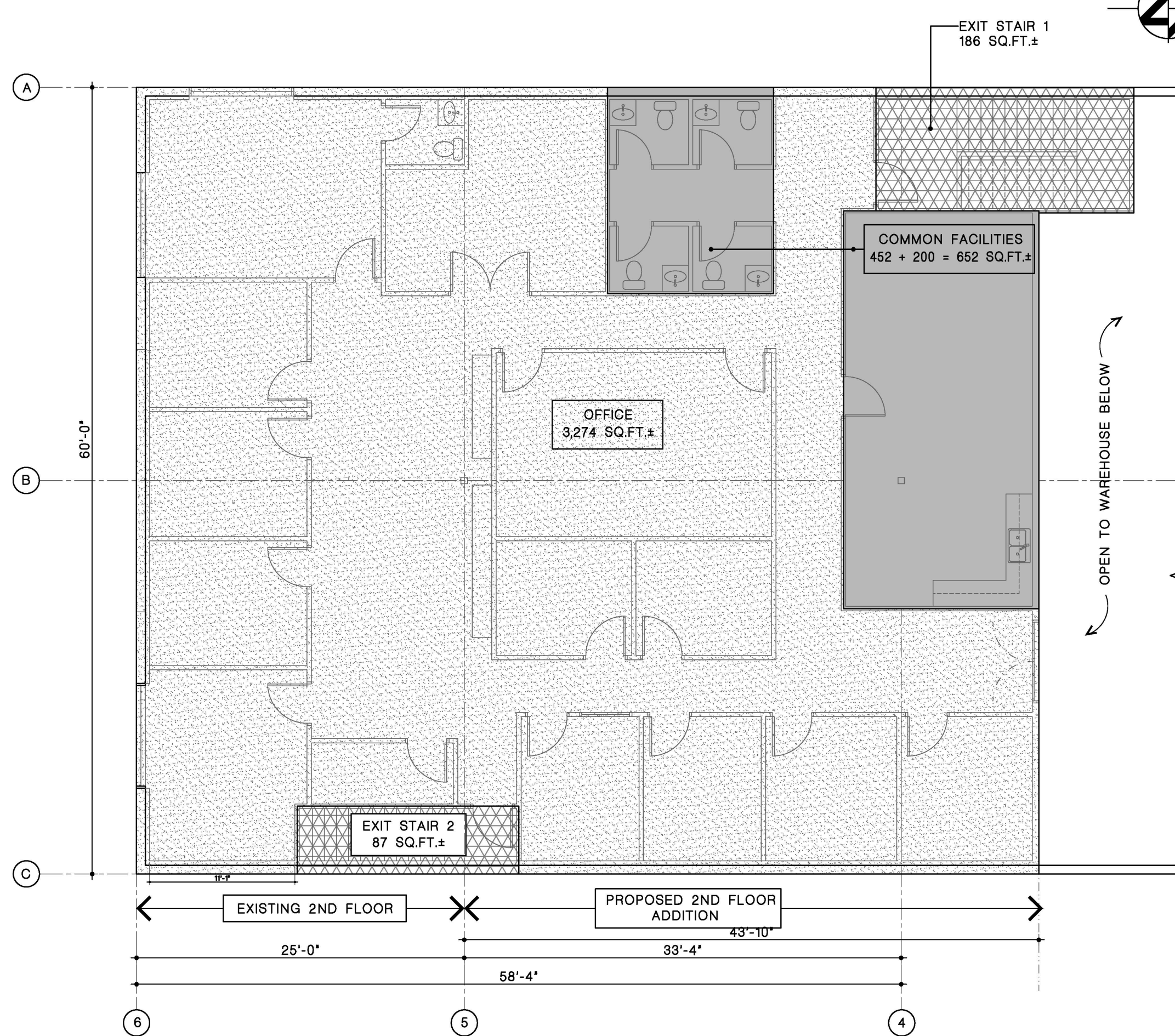
OWNER C/O:
A & J BARBOUR HOLDINGS LIMITED

PROJECT:
BUILDING ADDITIONS
18533 - 97TH AVENUE, SURREY, B.C.

SITE/PARKING PLAN		
Scale	1" = 12'-0"	
Date	FEBRUARY, 2018	
Drawn by	E. VANCE / E. WONG	
Project	Drawing	Revision
17142	2	E



MAIN FLOOR
SCALE: 1/8" = 1'-0"

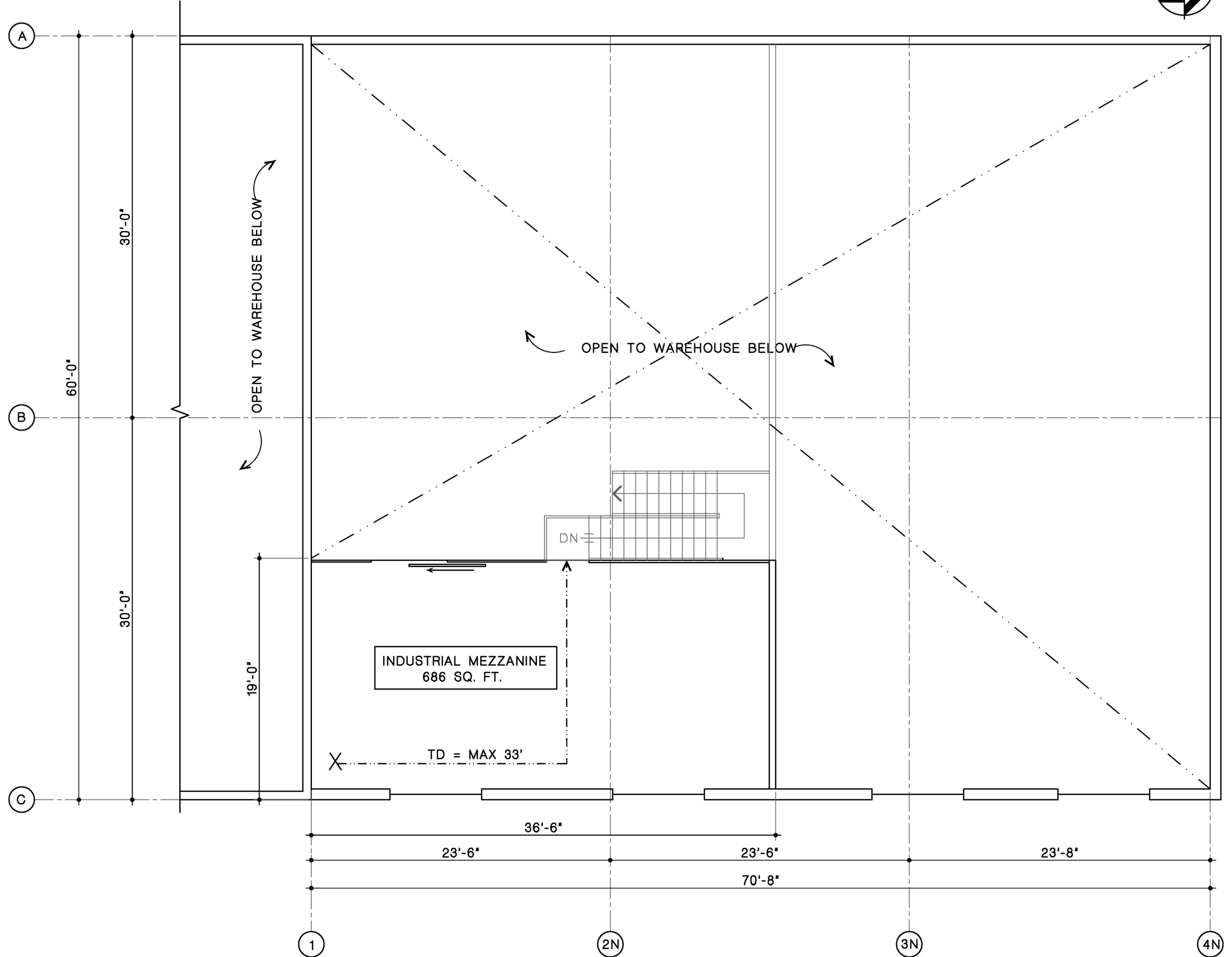


SECOND FLOOR
SCALE: 1/8" = 1'-0"

FLOOR AREAS	
MAIN FLOOR (BUILDING AREA):	13,290 SQ. FT. ±
SECOND FLOOR:	4,199 SQ. FT. ±
OPEN MEZZANINE:	686 SQ. FT. ±
TOTAL FLOOR AREA:	18,175 SQ. FT. +/-

LEGEND - USE OF FLOOR AREAS	
INDUSTRIAL / STORAGE	10,282 SQ. FT. (62%)
OFFICE	6,264 SQ. FT. (34%)
SUB TOTAL:	16,546 SQ. FT. ± (100%)
PRORATED FACILITIES (INDUSTRIAL)	578 SQ. FT. (62%)
PRORATED FACILITIES (OFFICE)	354 SQ. FT. (38%)
TOTAL COMMON FACILITIES:	932 SQ. FT. (100%)
STAIRS / MECH. RM.	697 SQ. FT.
TOTAL FLOOR AREA:	18,175 SQ. FT. +/-

TOTAL INDUSTRIAL / STORAGE	10,860 SQ. FT.
TOTAL OFFICE	6,618 SQ. FT.
STAIRS & MECHANICAL ROOM	697 SQ. FT.
TOTAL FLOOR AREA:	18,175 SQ. FT. +/-



MEZZANINE LEVEL
SCALE: 1/8" = 1'-0"

SEP 5/18	ISSUED FOR D.P.V.	E
JUL 6/18	ISSUED FOR CONSULTANTS	D
MAY 2/18	ISSUED FOR REVIEW	C
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MAR 26/18	ISSUED FOR REVIEW	A

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OWNER C/O:
A & J BARBOUR HOLDINGS LIMITED
PROJECT:
BUILDING ADDITIONS
18533 - 97TH AVENUE, SURREY, B.C.

FLOOR USE SUMMARY		
Scale	1/8" = 1'-0"	
Date	FEBRUARY, 2018	
Drawn by	E. VANCE / E. WONG	
Project	Drawing	Revision
17142	3	E

GENERAL NOTES/SPEC'S

- GENERAL:**
 - RENOVATIONS TO 2012 B.C. BUILDING CODE & MUNICIPAL CODES/REGULATIONS.
 - AREAS: SEE BUILDING CODE REVIEW
 - MAX. FLAME SPREAD RATING OF 25 FOR INTERIOR WALL & CEILING FINISHES.
 - SHUT DOWNS FOR POWER, WATER, FIRE PROTECTION, E.C. MUST BE ARRANGED WITH BUILDING SUPERINTENDANT IN ADVANCE.
 - ALL WORK TO BE PERFORMED BY EXPERIENCED & QUALIFIED TRADES IN ORDER TO PRODUCE WORK OF A HIGH QUALITY COMMERCIAL STANDARD. ALL WORK TO MEET REQUIRED BUILDING AND MUNICIPAL CODES/REGULATIONS.
 - DRAWING INTENT IS TO PROVIDE A COMPLETE, FINISHED & FUNCTIONAL FACILITY ALL MISC. WORK REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS TO BE INCLUDED. ITEMS NOT SPECIFICALLY DETAILED/SPECIFIED TO MATCH BUILDING STANDARD AS APPLICABLE.
 - ALL DEMOLITION MATERIALS TO BECOME PROPERTY OF CONTRACTOR & BE REMOVED FROM SITE.
 - REVISE AND ADD EMERGENCY & EXIT LIGHTING AS SHOWN ON ELECTRICAL DRAWINGS AND AS REQUIRED TO CODE & MUNICIPAL REQUIREMENTS.
- SPRINKLER SYSTEM:**
BUILDING IS NON-SPRINKLERED
- CONTRACTOR RESPONSIBLE FOR:**
 - CHECKING, AND ALLOWING FOR ALL EXISTING CONDITIONS (PRE-TENDER).
 - DAILY CLEAN-UP AND FINAL THOROUGH PROFESSIONAL CLEANING OF ALL AREAS INCLUDING WINDOWS AND INTERIOR GLAZING, AND WASH, SEAL & WAX OF VINYL FLOORS. ALSO CLEAN ALL CEILING FIXTURES, LENSES, DIFFUSERS, T-BARS, ETC.
 - PROTECTION OF COMMON AREAS AND EXISTING CONSTRUCTION.
 - MAKE GOOD ANY DAMAGE.
 - CLEAN-UP OF COMMON AREAS IMMEDIATELY AS REQ'D.
 - MIN. ONE (1) YEAR WARRANTY ON MATERIAL AND LABOUR.
 - PROVIDE SEISMIC RESTRAINTS ON NEW ALL CONSTRUCTION, AND NEW & RELOCATED FIXTURES, ETC. TO MUNICIPAL STANDARDS.
 - GENERAL CONTRACTOR TO COORDINATE ALL OTHER WORK REQ'D TO COMPLETE PLUMBING AND HVAC WORK (i.e. SAWCUTTING, EXCAVATION, CONCRETE, REBAR,

- TENANT RESPONSIBLE FOR:**
 - OFFICE AND SHOWROOM FURNITURE, DISPLAY, ETC.
 - SIGNAGE (U.N.O.)
- PLUMBING:** (SEE BYCAR ENGINEERING LTD.'S DRAWINGS)
 - SEE STRUCTURAL ENGINEER'S DRAWING FOR SLAB ON GRADE INFILL (FOR PLUMBING TRENCHES).
- HVAC:** (SEE BYCAR ENGINEERING LTD.'S DRAWINGS)
 - NEW ROOF TOP UNIT LOCATION & THEIR WEIGHT IS TO BE REVIEWED BY BASE BUILDING STRUCTURAL CONSULTANT PRIOR TO INSTALLATION.
 - CONFIRM WITH STRUCTURAL ENGINEER FOR ROOF OPENING RETROFIT IF/AS REQ'D.
- ELECTRICAL:** (SEE SML CONSULTANTS GROUP LTD.'S DWGS)
- STRUCTURAL:** (SEE LUIZ LEON ENGINEERING LTD.'S DRAWINGS)

ZONING BYLAW REVIEW

ZONE - I/L - LIGHT IMPACT IMPACT INDUSTRIAL
PROPOSED / PERMITTED USES:
 • WAREHOUSE WITH ACCESSORY OFFICE & RETAIL
LOT COVERAGE:
 • SITE AREA: 27,230 SQ FT ±
 • PERMITTED COVERAGE 60%: 16,338 SQ FT ±
 • EXISTING BUILDING AREA: 9,000 SQ FT ± / 33.0%
 • PROPOSED NEW BUILDING AREA/COVERAGE: 13,290 SQ FT ± / 48.8%

FLOOR AREA RATIO:
 • PERMITTED F.A.R.: 1.0
 • EXISTING FLOOR AREA / RATIO: 10,500 SQ FT ± / 0.40
 • PROPOSED NEW FLOOR AREA / RATIO: 18,175 SQ FT ± / 0.67
 EXISTING BUILDING HEIGHT - 25'± (NO CHANGE)
 LANDSCAPING - 5' WIDE STRIP ON SIDE OF LOT ABUTTING HIGHWAY

YARDS & SETBACKS

REQUIRED/(EXISTING) FRONT YARD: 25' / (25')
 REQUIRED/(EXISTING) SIDE YARD: 0' / (2')
 REQUIRED REAR YARD: 25' / (~ 1' TO 25')

-SEE CITY OF SURREY PRELIMINARY APPROVAL LETTER FOR VARIANCE ON REAR SET-BACK REQUIREMENTS.

PROFESSIONAL SEISMIC CERTIFICATION:

- PROVIDE SEISMIC RESTRAINTS ON ALL NEW CONSTRUCTION, NEW AND RELOCATED FIXTURES, ETC. TO BUILDING CODES AND MUNICIPAL STANDARDS.
- CONTRACTOR IS TO PROVIDE PROFESSIONAL CERTIFICATION ON SEISMIC RESTRAINTS FOR THE FOLLOWING NEW WORKS:
 - T-BAR CEILING SYSTEM
 - ALL MECHANICAL (HVAC) & PLUMBING WORKS AND COMPONENTS
 - ALL ELECTRICAL WORKS AND COMPONENTS

BUILDING CODE REVIEW

(2012 B.C. BUILDING CODE)

BUILDING DATA:

- BUILDING AREA: 13,290 SQ.FT. (1,235 SQ.M.) - PROPOSED
- 2-STOREY
- NON -SPRINKLERED
- COMBUSTIBLE & NON-COMBUSTIBLE CONSTRUCTION
- MAJOR OCCUPANCY - GROUP F DIVISION 2
- ANCILLARY USE - GROUP D

BUILDING CLASSIFICATION:

- CLASSIFICATION: 3.2.2.74 ('F2' MAJOR OCCUPANCY)**
- MAX. AREA: 1,500 SQ.M. FOR 2-STOREY FACING 1 OR MORE STREETS
 - NON-SPRINKLERED BUILDING
 - COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION:
 - FLOOR ASSEMBLIES SHALL BE 45 MIN. FIRE SEPARATION
 - MEZZANINE IF COMBUSTIBLE REQUIRES 45 MIN. F.R.R.
 - LOADBEARING STRUCTURES SUPPORTING AN ASSEMBLY WITH AN F.R.R. SHALL HAVE 45 MIN F.R.R. OR BE NON-COMBUSTIBLE.
 - LOADBEARING STRUCTURES SUPPORTING A FIRE SEPARATION SHALL HAVE 45 MIN F.R.R.

H.C. ACCESSIBILITY:

- MAIN FLOOR FULLY ACCESSIBLE TO B.C.B.C.3.8.
- AN ACCESSIBLE UNIVERSAL TOILET ROOM IS PROVIDED.

OCCUPANT LOAD CALCULATION:

INDUSTRIAL / WAREHOUSE:
 - OCCUPANT LOAD (ACTUAL): 4 MALE & 2 FEMALE

OFFICE:
 - AREA: 5,975 SQ. FT.
 6,618 / 100 = 66 33 MALE / 33 FEMALE

TOTAL OCCUPANT LOAD
 37 MALE / 35 FEMALE

WASHROOM CALCULATION:

- WATER CLOSET REQUIRED
- INDUSTRIAL / WAREHOUSE:**
 ACTUAL 4 MALE / 2 FEMALE = 1 WATER CLOSET FOR EACH SEX

OFFICE & SHOWROOM:
 CALCULATED 33 MALE / 33 FEMALE

- WATER CLOSET REQUIRED: 2 WATER CLOSETS FOR EACH SEX

TOTAL WATER CLOSETS REQUIRED:

- 3 FOR MALE & 3 FOR FEMALE

- WATER CLOSET PROVIDED:
 MALE: 4
 FEMALE: 4
 PLUS 1 ACCESSIBLE UNIVERSAL TOILET ROOM

FLOOR AREAS

	SQ. FT. ±
EXISTING MAIN FLOOR:	9,000
EXISTING 2ND FLOOR:	1,500
TOTAL EXISTING FLOOR AREA:	10,500
PROPOSED NEW MAIN FLOOR:	13,290
PROPOSED NEW 2ND FLOOR:	4,199
PROPOSED NEW OPEN MEZZANINE:	686
TOTAL PROPOSED NEW FLOOR AREA:	18,175 SQ. FT. +/-

USE OF SPACE

SEE DRAWING NO. 2
 WAREHOUSE/INDUSTRIAL USE: 10,860 SQ. FT. ±
 OFFICE USE: 6,618 SQ. FT. ±
 STAIRS & MECH. ROOM: 697 SQ. FT. ±
TOTAL: 18,175 SQ. FT. +/-

PARKING & LOADING

INDUSTRIAL USE:	10,860 SQ. FT. / 1075 = 10.1
OFFICE USE:	6,618 SQ. FT. X 2.5 / 1075 = 15.4
MECH. ROOM & STAIRS:	PARKING NOT REQUIRED = 0
	TOTAL PARKING REQUIRED: 25.5 (25)
	SMALL CAR PROVIDED: 6 (23%)
	STANDARD SPACES PROVIDED: 20
	TOTAL PARKING PROVIDED: 26
	LOADING REQUIRED = 1 / PROVIDED = 2



CONTEXT PLAN

SCALE: N.T.S.

LEGAL DESCRIPTION

LOT 26, DL 99, PLAN 54762

SEP 5/18	ISSUED FOR D.P.V.	E
MAY 20/18	ISSUED FOR CONSULTANTS	D
MAY 2/18	ISSUED FOR REVIEW	C
APR 2/18	ISSUED FOR REVIEW	B
MAR 26/18	ISSUED FOR REVIEW	A

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OWNER C/O:
A & J BARBOUR HOLDINGS LIMITED

PROJECT:
BUILDING ADDITIONS
 18533 - 97TH AVENUE, SURREY, B.C.

DRAWING LIST

- A-1** ZONING BYLAW REVIEW, GENERAL NOTES, CONTEXT PLAN, BUILDING CODE ASSESSMENT
- A-2** SITE & PARKING PLAN
- A-3** USE OF SPACE PLAN
- A-4** DEMOLITION PLAN
- A-5** PARTIAL MAIN FLOOR PLAN (OFFICE)
- A-6** SECOND FLOOR OFFICE PLAN
- A-7** PARTIAL MAIN FLOOR PLAN (WAREHOUSE)
- A-8** MEZZANINE PLAN (WAREHOUSE)
- A-9** REFLECTED CEILING PLAN (MAIN OFFICE)
- A-10** REFLECTED CEILING PLAN (2ND FLOOR OFFICE)
- A-11** REFLECTED CEILING PLAN (REPAIR/SHIPPING)
- A-12** REFLECTED CEILING PLAN (MEZZANINE)
- A-13** DEMOLITION PLAN
- A-14** EXTERIOR ELEVATIONS
- A-15** BUILDING SECTIONS
- A-16** DOOR SCHEDULE (TBC)
- A-17** FINISH SCHEDULE (TBC)

GENERAL NOTES

Scale	1/16" = 1'-0"	
Date	FEBRUARY, 2018	
Drawn by	E. VANCE / E. WONG	
Project	Drawing	Revision
17142	1	E

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0067-00

Issued To:

("the Owner")

Address of Owner:

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

Parcel Identifier: 005-273-951
Lot 26 District Lot 99 Group 2 New Westminster District Plan 54762
18533 - 97 Avenue

(the "Land")

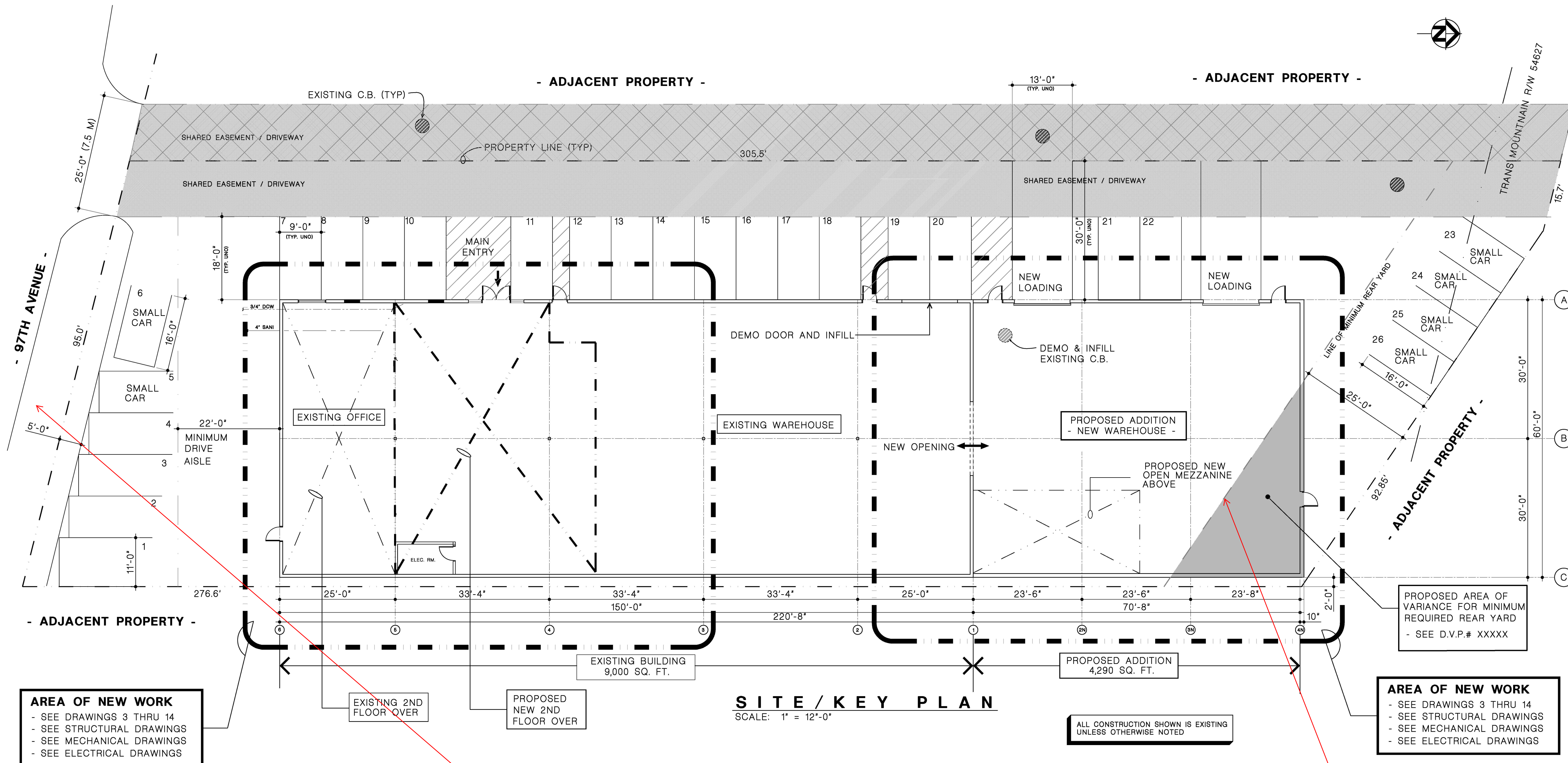
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 48 "Light Impact Industrial Zone (IL)", the minimum rear yard setback is varied from 7.5 metres (25 ft.) to 0.0 metres (0 ft.) to retain the already constructed addition to the existing building on the lot; and
 - (b) In Section F of Part 48 "Light Impact Industrial Zone (IL)", the minimum 1.5 metre (5 ft.) contiguous landscape strip requirement is waived.
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



To eliminate the 1.5 metre (5 ft.) wide contiguous landscape strip requirement fronting 97 Avenue.

Variance to relax the rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).

SEP 5/18	ISSUED FOR D.P.V.	E
MAY 20/18	ISSUED FOR CONSULTANTS	D
MAY 2/18	ISSUED FOR REVIEW	C
APR 2/18	ISSUED FOR REVIEW	B
MAR 26/18	ISSUED FOR REVIEW	A

Edwin Wong Architect Inc.
 4260 Heritage Drive,
 Richmond, BC V7V 4N4
 Tel: (604) 312-4889

Streamline
 Facility Planning Corporation
 #250 - 4311 Viking Way Tel: (604) 207-1190
 Richmond, BC V6V 2K9 Fax: (604) 207-1194

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TENANT:
A.C.T. EQUIPMENT SALES LTD.
OWNER C/O:
A & J BARBOUR HOLDINGS LIMITED
PROJECT:
BUILDING ADDITIONS
 18533 - 97TH AVENUE, SURREY, B.C.

SITE/PARKING PLAN

Scale	1" = 12'-0"
Date	FEBRUARY, 2018
Drawn by	E. VANCE / E. WONG
Project	17142
Drawing	2
Revision	E