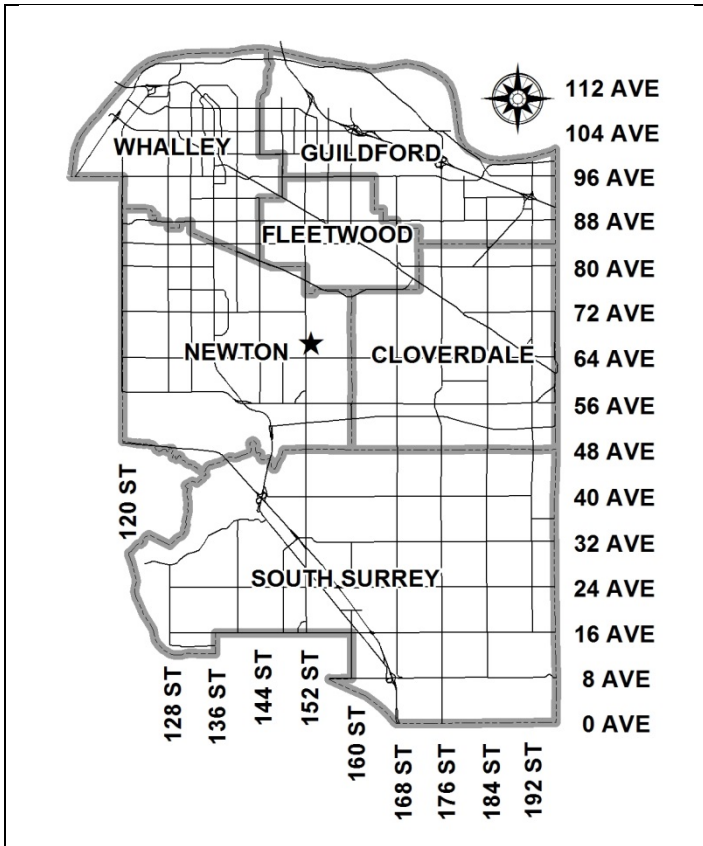


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0148-00

Planning Report Date: June 29, 2015

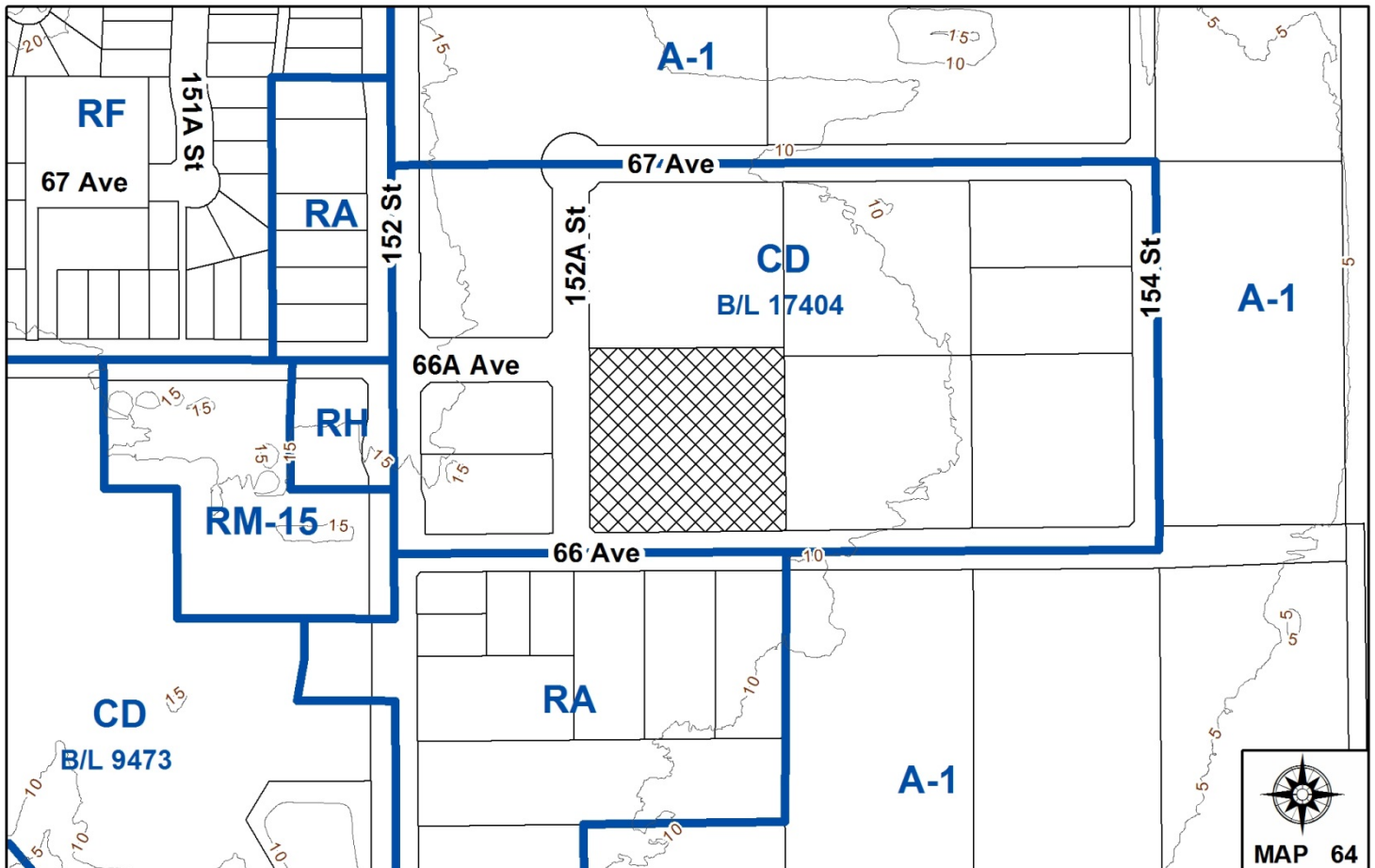


PROPOSAL:

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

to permit the development of an industrial/business park building with second-storey banquet hall.

LOCATION: 6638 - 152A Street
OWNER: Elegant Holdings Ltd
ZONING: CD (By-law No. 17404)
OCP DESIGNATION: Mixed Employment
NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not accommodate all the required parking on the development site. Shared parking is required with neighbouring lots, including Lot 4 (6611 – 152A Street, application no. 7915-0188-00), where a parking lot is proposed for the use of the banquet hall proposed under the current application. Lots 7 and 11 to the east will also share parking with the banquet hall through a parking agreement that has already been registered on title.
- A height variance is requested in order to allow the ground floor to reasonably accommodate industrial businesses, while also permitting the second-storey banquet hall to have a ceiling height appropriate to the scale of the floor area. The proposed building height is 12.6m (41.5 ft) while the zone permits a maximum height of 12 m (40 ft).

RATIONALE OF RECOMMENDATION

- The proposed project is identical to the one approved by Council in March, 2013 under application no. 7913-0086-00. The Development Permit and Development Variance Permit approved under 7912-0086-00 both expired in March, 2015. Consequently, Council's re-approval of the DP and DVP is required to allow the project to proceed.
- The staff report under the previous application, no. 7912-0086-00, outlining the project background and rationale for the variance is included in Appendix VII.
- This application will proceed in tandem with application no. 7915-0188-00, which proposes a Temporary Use Permit (TUP) for parking at 6611 – 152A Street (Lot 4). Development is not planned in the near future on Lot 4 so the owner proposes a TUP to allow parking as primary use to be accessed by the banquet hall in the evenings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0148-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0148-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of CD By-law No. 17404 from 12.0 metres (40 ft.) to 12.6 m (41.5 ft); and
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) Council's approval of a new TUP (7915-0188-00) to secure the required parking on the adjacent property at 6611 – 152A Street (Lot 4).

REFERRALS

Engineering:

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot that was created and zoned under application no. 7908-0128-00.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Vacant lot with recently-approved Development Permit (No. 7913-0059-00)	Mixed Employment/ Business Park	CD (By-law No. 17404)
East:	Vacant (Lot 11) and is party to the shared parking agreement. No development currently proposed.	Mixed Employment/ Business Park	CD (By-law No. 17404)
South (Across 66 Avenue):	Existing single family homes on large lots.	Mixed Employment/ Business Park	RA
West (Across 152A Street):	Two vacant lots. 6611 – 152A Street (Lot 4) is under application (no. 7915-0188-00) for a TUP for parking that is proceeding in conjunction with the current application.	Mixed Employment/ Business Park and Local Commercial	CD (By-law No. 17404)

DEVELOPMENT CONSIDERATIONSBackground, Context and Proposal

- The subject application is identical to application no. 7912-0086-00, which was approved in March, 2013. Because Development Permits and Development Variance Permits lapse if construction has not begun within two years, the approved Development Permit and Development Variance Permit expired in March, 2015. The owner has re-applied for the same proposal.

- Application no. 7912-0086-00 also included a Temporary Use Permit (TUP) and Development Permit for a parking lot at 6611 – 152A Street. The parking was and is still needed to allow the proposed banquet hall to meet its minimum requirement. For the current proposal, rather than including both properties under one application, they will be two separate applications proceeding concurrently. Application no. 7915-0188-00 is for the Temporary Use Permit and Development Permit at 6611 – 152A Street (Lot 4) and must be considered in conjunction with the subject application.
- Application no. 7912-0086-00 included a Development Variance Permit that relaxed a restriction on shared parking to accommodate the proposed parking sharing arrangement with neighbouring lots. The relevant wording in the Zoning By-law has changed since 2013 and a variance is no longer required in this regard.
- Please see Appendix VII for the Planning report for application no. 7912-0086-00, which explains the proposal, context, parking sharing arrangement, and variance request. Appendix VI shows an explanation of the shared parking agreement, which remains valid even though the earlier Development Permit has expired.

Trees

- According to the arborist report submitted for application no. 7912-0086-00, the property contained seven (7) alder and cottonwood trees, all of which were proposed for removal. The tree species were as follows:
- Seven (7) replacement trees were required and 69 trees were proposed to be planted on-site.
- As a condition of final approval of the Development Permit the applicant will be required to submit an updated arborist report to confirm that the number of by-law-sized trees on the property has not changed since 2012.

Landscaping

- The proposed landscaping is identical to the scheme approved under application no. 7912-0086-00. While the planting plan has not changed, before final approval of the development permit, confirmation is required that the cost estimate is still accurate.

ADVISORY DESIGN PANEL

The proposal was presented to the Advisory Design Panel (ADP) as part of the review process for application no. 7912-0086-00, but was not re-referred for the current application.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Increase building height from 12.0 m (40 ft) to 12.6 m (41.5 ft) to allow higher ground-floor ceilings.

Applicant's Reasons:

- The slightly higher ceiling height on the ground floor should increase the utility of these units for industrial businesses. The applicant maintains that the proposed ceiling height of 7.1 m (23.4 ft) for the banquet hall cannot be decreased because it is appropriate for the large scale of the floor area.

Staff Comments:

- Staff think that it is extremely important for developers in the East Newton Business Park to accommodate light industrial businesses in order to maintain the integrity of the industrially-designated land. The proposed building height of 12.6 m (41.5 ft) will facilitate a ground-floor ceiling height that is consistent with the needs of smaller-scale industrial businesses.

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. 7915-0148-00
Appendix V.	CD By-law No. 17404
Appendix VI.	Map including details of parking sharing agreement
Appendix VII.	Staff report for application no. 7912-00860-00 (no appendices)

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MJ/da

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KD 6/25/15 3:16 PM

Information for City Clerk

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

1. (a) Agent: Name: Dave Sanford
 Sanford Design Group
 Address: 3751 - Jacombs Road, Suite 205
 Richmond, BC V6V 2R4

 Tel: 604-276-0114 - Work
 604-276-0114 - Cellular

2. Properties involved in the Application

- (a) Civic Address: 6638 - 152A Street

- (b) Civic Address: 6638 - 152A Street
Owner: Elegant Holdings Ltd
PID: 028-737-903
Lot 5 Section 14 Township 2 New Westminster District Plan BCP49715

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7915-0148-00 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 approval of the associated Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 17404

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		10,497
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		79%
SETBACKS (in metres)		
Front	7.5	19.0
Rear	7.5	22.4
North Side	7.5 or 3.6	21.9
South Side	7.5	22.6
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0	12.6
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		4,951
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,951

** 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)		0.47
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		177 on-site 335 total shared
Number of disabled stalls		2 minimum
Number of small cars		46 minimum
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	(required)
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Appendix II

REVISIONS		
No.	DATE	DESCRIPTION
A	SEPT 08	ISSUED FOR CLIENT REVIEW
B	OCT 08	ISSUED FOR PRICING
C	FEB 09	ISSUED FOR PLANNING REVIEW
D	MAY 09	ISSUED FOR DEVELOPMENT PERMIT
E	MAY 24/12	ISSUED FOR ADP
F	JUNE 24/12	ISSUED FOR ADP
G	JULY 11/12	ISSUED FOR COUNCIL
H	OCT 24/12	ISSUED FOR COUNCIL
J2	MAR 8/13	ISSUED FOR PARKING REV. PER PLANNING & TRAFFIC

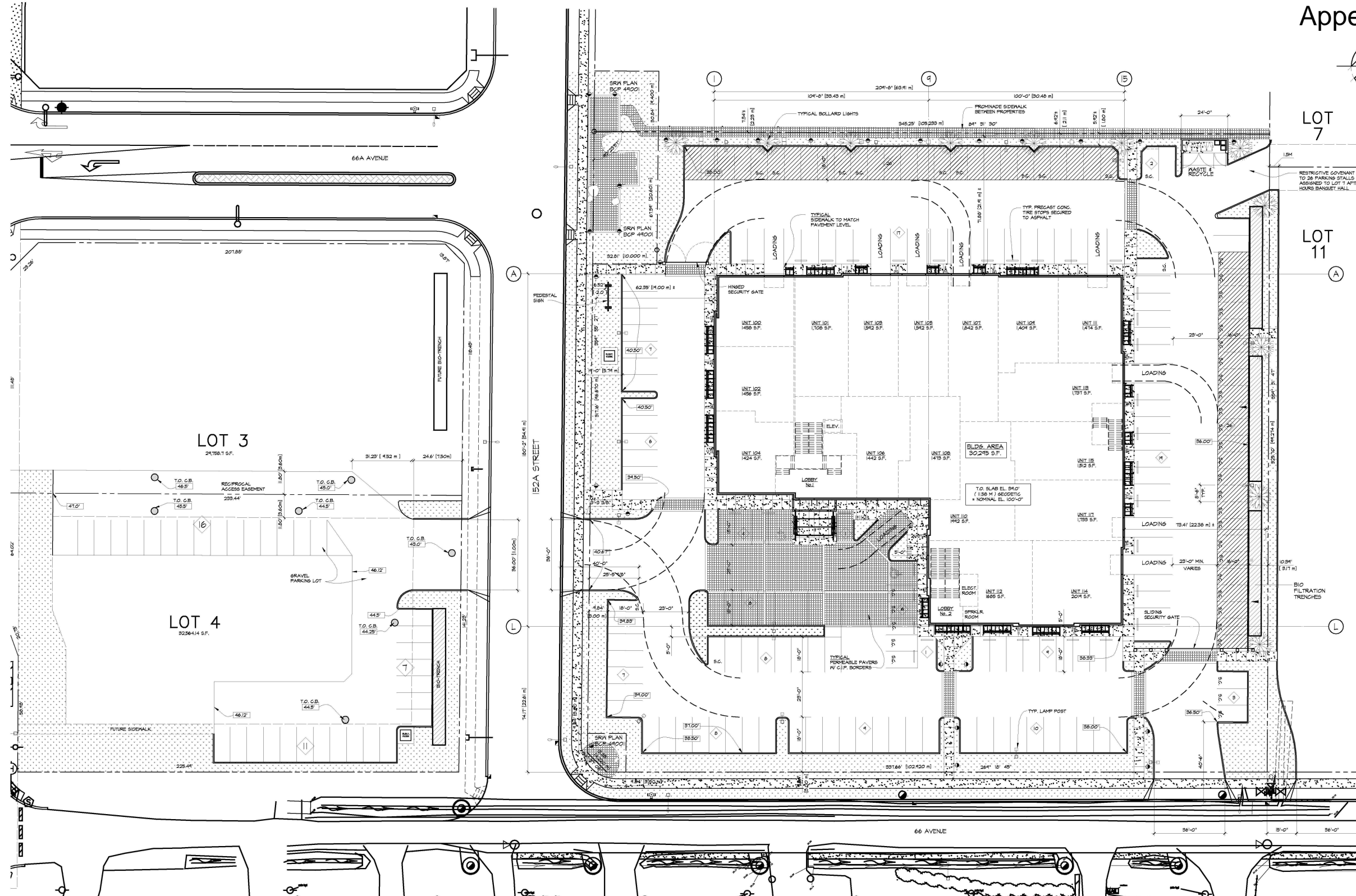
DEVELOPMENT DATA

CIVIC ADDRESS: 6636 - 152 A STREET
LEGAL DESCRIPTION: LOT 5, SECTION 14, TOWNSHIP 2, NWD PLAN BCP4715
ZONING: CD based on IB
SITE AREA: 10,446.77 SQ. M. = 123,910.0 SQ. FT. INCLUDING ROW'S
BUILDING AREA: 2,814.4 SQ. M. = 30,245 SQ. FT.
SITE COVERAGE:
 ALLOWED: 45.0%
 PROPOSED: 30,305 SQ. FT. = 12,490 SQ. FT. = 26.2%
FLOOR AREAS:
 MAIN FLOOR (2815 SQ. M.) 30,245 SQ. FT. (A)
 SECOND FLOOR (2198 SQ. M.) 23,488 SQ. FT. (A)
 TOTAL (4,980 SQ. M.) 53,286 SQ. FT. (A)
 SECOND FLR. BALCONIES (660 SQ. M.) 7,130 SQ. FT. (A)
FLOOR AREA RATIO: 53,286 SQ. FT. = 12,490 SQ. FT. = 0.21
BUILDING SETBACKS (IB) REQUIRED PROVIDED:
 EAST SIDE YARD 12.0' (3.6 m) 13.14' (22.4 m)
 WEST SIDE YARD 24.6' (7.5 m) 62.35' (19.0 m)
 NORTH REAR YARD 24.6' (7.5 m) 11.88' (21.4 m)
 SOUTH FRONT YARD 24.6' (7.5 m) 74.11' (22.6 m)
HEIGHT: MAXIMUM ALLOWABLE: 39'-4" (12.0 m)
 PROPOSED, HIGHEST FT. 40'-11" (12.5 m)
PARKING:
 REGULAR STALL (2.6 X 5.5 M) 8'-4" X 18'-0"
 SMALL CAR (2.6 X 4.4 M) 8'-6" X 16'-0"
 HG STALL (3.7 X 5.5 M) 12'-2" X 18'-0"
 LOADING (3.0 X 4.1 M) 10'-0" X 30'-0"
 MANEUVERING AISLE (7.0 M) 23'-0"

REQUIRED: INDUSTRIAL, DAYTIME BUSINESS USE ONLY
 27,612 SQ. FT. X 31/07/15 SQ. FT. 71.2 STALLS
 EATING ESTABLISHMENT, 7am - 6pm
 25,644 SQ. FT. X 14/ 1075 SQ. FT. 350.0 STALLS
 BYLAW ALLOWS 25% REDUCTION FOR FACILITIES AT DIFF. PERIODS OF DAY - DAYTIME INDUST. USE = 25%

PROVIDED:
ON-SITE: REGULAR STALLS 124 STALLS
 SMALL CARS 46 STALLS
 HG STALLS 3 STALLS
 LOADING 11 STALLS
OFF-SITE: LOT 1 COVENANT 34 STALLS
 LOT 4 COVENANT 62 STALLS
 LOT 11 COVENANT 82 STALLS
TOTAL: 228 STALLS
LOADING: 10' x 30' (3.0 X 9.0 M) 4 BAYS

LEGEND	ABBREVIATIONS
W	BLDG. FLOOD LIGHTS
□	LAMP STANDARD
○	MANHOLE
○	CATCH BASIN
⊗	WATER VALVE
⊕	LANDSCAPE BOLLARD
⊕	FIRE HYDRANT
⊕	SIAMSE CONNECTION
⊕	HANDICAPPED PARKING
⊕	HOSE BIBB
⊕	UTILITIES BOX
⊕	HG ACCESS RAMP
⊕	SHALE-ASPHALT PAVING
⊕	ASPHALT
⊕	CONCRETE
⊕	PERMEABLE PAVERS
⊕	LANDSCAPED AREAS
B.E.R.	BASEMENT ELEVATION RESTRICTION
C.B.	CATCH BASIN
D.D.	DECK DRAIN
D.S.	DAVID SANFORD
E.X.	EXISTING
F.C.B.	FUTURE CATCH BASIN
F.H.	FIRE HYDRANT
I.C.	IN-CONTRACT
L.B.	LAWN BASIN
L.B.L.	LANDSCAPE BOLLARD LIGHT
L.S.	LIGHT STANDARD
M.H.	MANHOLE
M.B.E.	MIN. BASEMENT ELEVATION
N.F.B.B.	HOSE BIBB (NON-FREEZE TYPE)
N.C.	NOT IN CONTRACT
O.I.	OIL INTERCEPTOR
P.F.	POWER POLE
R.D.	ROOF DRAIN
R.S.	ROOF SCOPPER
S.C.	SMALL CAR PARKING



CODE ANALYSIS

3.2.2.24. Group A, Division 2, up to 6 Storeys, Any Area, Sprinklered
 1) A building classified as Group A, Division 2, that is not limited by building area, is permitted to conform to Sentence (2) provided:
 a) except as permitted by Sentences 3.2.2.7(1) and 3.2.2.18.(2), the building is sprinklered throughout, and
 b) it is not more than 6 storeys in building height.
 2) Except as permitted by Article 3.2.2.16., the building referred to in Sentence (1) shall be of noncombustible construction, and
 a) floor assemblies shall be fire-separations with a fire-resistance rating not less than 1 h,
 b) mezzanines shall have a fire-resistance rating not less than 1 h, and
 c) loadbearing walls, columns and arches shall have a fire-resistance rating not less than that required for the supported assembly.

3.2.2.70. Group F, Division 2, up to 4 Storeys, Sprinklered
 1) A building classified as Group F, Division 2 is permitted to conform to Sentence (2) provided:
 a) except as permitted by Sentences 3.2.2.7(1) and 3.2.2.18.(2), the building is sprinklered throughout,
 b) it is not more than 4 storeys in building height, and
 c) it has a building area not more than:
 i) 9 000 m² if 1 storey in building height,
 ii) 4 800 m² if 2 storeys in building height,
 iii) 3 200 m² if 3 storeys in building height, or
 iv) 2 400 m² if 4 storeys in building height.
 2) The building referred to in Sentence (1) is permitted to be of combustible construction or noncombustible construction used singly or in combination, and
 a) floor assemblies shall be fire-separations with a fire-resistance rating not less than 45 min,
 b) mezzanines shall have, if of combustible construction, a fire-resistance rating not less than 45 min,
 c) loadbearing walls, columns and arches supporting an assembly required to have a fire-resistance rating shall:
 i) have a fire-resistance rating not less than 45 min, or
 ii) be of noncombustible construction, and
 d) loadbearing walls, columns and arches supporting a fire separation shall have a fire-resistance rating not less than that required for the fire separation.

SITE PLAN - GENERAL NOTES:

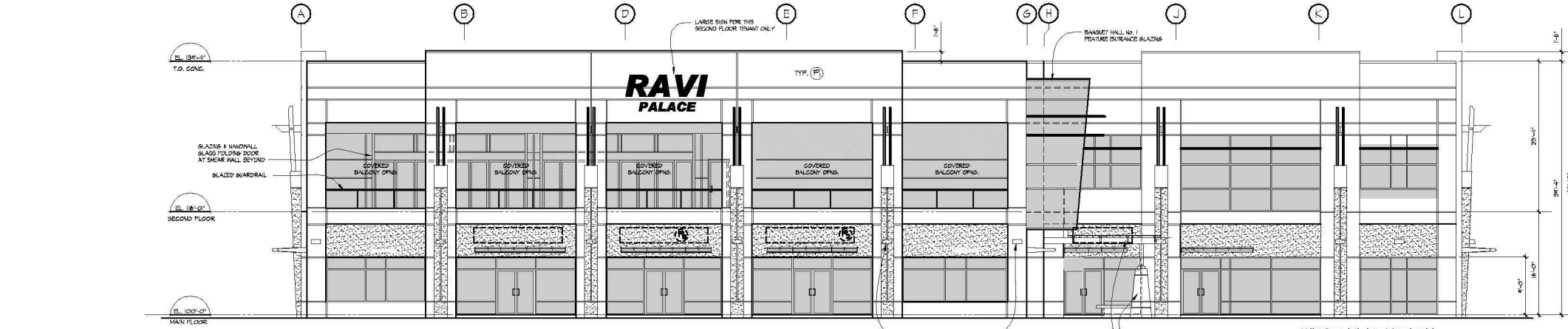
- THE GENERAL CONTRACTOR SHALL HAVE A B.C.L.S. LAYOUT OF THE BUILDING PRIOR TO CONSTRUCTION AND 2 COPIES OF THE SURVEY CONVEYED TO SANFORD DESIGN GROUP AS SOON AS POSSIBLE. ALL COSTS SHALL BE PAID BY THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL CONFIRM IN WRITING TO SANFORD DESIGN GROUP THE TOP OF THE CONCRETE FLOOR SLAB ELEVATION AND SEVERAL (SUFFICIENT NUMBER TO CONFIRM SLAB THICKNESS THROUGHOUT BUILDING AREA), SUB-GRADE ELEVATIONS PRIOR TO PLACING CONCRETE. AFTER COMPLETION OF ALL SERVICE TRENCHES AND BACKFILLING, AND COORDINATION THEREOF, THREE (3) COPIES OF THIS SURVEY (IN IMPERIAL MEASURE) SHALL BE RETURNED TO SANFORD DESIGN GROUP AS SOON AS POSSIBLE. THIS WORK SHALL BE DONE BY A B.C.L.S. AND ALL COSTS PAID FOR BY THE GENERAL CONTRACTOR.
- NO TRUCKS, CRANES OR OTHER HEAVY EQUIPMENT WILL BE PERMITTED ON THE FINISHED FLOOR SLAB WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER AND THE BUILDING DESIGNER.
- TYPICAL TO ALL SIDEWALKS UNDO. - MIN. 6" THICK CONCRETE C/W EXPOSED AGGREGATE FINISH AND ONE HEAVY COAT OF CLEAR SEALER. PROVIDE A MINIMUM OF 9" OF COMPACTED FREE DRAINING GRAVEL FILL UNDER ALL SIDEWALKS. STEEL TROUSEL JOINTS AT 9'-0" O.C. AND EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM USE 1/2" THICK ASPHALT IMPREGNATED FIBREGLASS IN THE EXPANSION JOINTS AND BETWEEN SIDEWALKS AND THE BLDG. ALL EXPOSED EDGES OF AGGREGATE SIDEWALKS SHOULD HAVE EXPOSED CONCRETE FINISH WITH A SAMPLE OF THE EXPOSED AGGREGATE CONCRETE FOR APPROVAL PRIOR TO POURING THE SIDEWALKS. SITE PREPARATION FOR THE BUILDING AND PARKING AREAS SHALL BE DONE IN ACCORDANCE WITH THE BUILDING REPORT PREPARED BY: D.M. PHONE: FILE NO. FAX:
- FINAL SITE GRADING OF THE PARKING AND DRIVEWAY AREAS SHALL BE CONFIRMED ON SITE PRIOR TO PLACING THE ASPHALT PAVING. ANY DISCREPANCIES BETWEEN THE ON-SITE CONDITIONS AND THE DESIGN DRAWINGS SHALL BE BROUGHT TO THE BUILDING DESIGNER'S ATTENTION PRIOR TO COMPLETING THE FINAL SITE GRADING.
- PAINT ALL PARKING STALL LINES, NUMBERS AND HANDICAPPED PARKING SYMBOLS. LABEL LOADING BAYS "LOADING". ALL PARKING STALLS SHALL RECEIVE A NUMBER. PARKING STALL LINES SHALL BE 4" WIDE AND NUMBERS AND LETTERS 8" HIGH. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MUNICIPAL STANDARDS.
- ALL ASPHALT PAVING AND SUB-BASE SHALL BE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS AND MASTER MANAGER. THE BOLLIVARD LANDSCAPING COMPLETE WITH OVERLAYS. THE LANDSCAPE SPRINKLER AND IRRIGATION CONTRACTORS SHALL COORDINATE THE WATER SUPPLY FOR THE LANDSCAPE SPRINKLER SYSTEM PRIOR TO STARTING CONSTRUCTION.
- IT IS THE OWNER'S / DEVELOPER'S RESPONSIBILITY TO NOTIFY THE DESIGNER OF ALL RIGHT OF WAY, EASEMENTS, AND COVENANTS PRIOR TO DESIGN OR CONSTRUCTION.

- GENERAL CONTRACTOR SHALL CONFIRM ALL SERVICE CONNECTIONS (IE. STORM, SANITARY, WATER, ETC.) AND LOCATIONS OF EXISTING SUMPS, CATCH BASINS, LAWN BASINS, ETC. ON-SITE PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL ALSO CONFIRM ALL R/W AND EASEMENTS ETC. WITH THE B.C.L.S. SURVEYOR PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR SHALL CONFIRM THE MINIMUM DEPTH OF ENGINEERED STRUCTURAL FILL (GRAVEL) REQUIRED UNDER ALL FOOTINGS WITH THE GEOTECHNICAL ENGINEER PRIOR TO TENDERING / PRICING.
- PROVIDE AND INSTALL AN UNDERGROUND LANDSCAPE SPRINKLER SYSTEM TO ALL LANDSCAPE AREAS UNTO, COMPLETE WITH ALL VALVES, PIPING, WIRING, ELECTRONIC CONTROLS, ETC. THE UNDERGROUND SPRINKLER SYSTEM SHALL PROVIDE WATER TO ALL LANDSCAPE AREAS, INCLUDING THE BOLLIVARD LANDSCAPING COMPLETE WITH OVERLAYS. THE LANDSCAPE SPRINKLER AND IRRIGATION CONTRACTORS SHALL COORDINATE THE WATER SUPPLY FOR THE LANDSCAPE SPRINKLER SYSTEM PRIOR TO STARTING CONSTRUCTION.
- IT IS THE OWNER'S / DEVELOPER'S RESPONSIBILITY TO NOTIFY THE DESIGNER OF ALL RIGHT OF WAY, EASEMENTS, AND COVENANTS PRIOR TO DESIGN OR CONSTRUCTION.

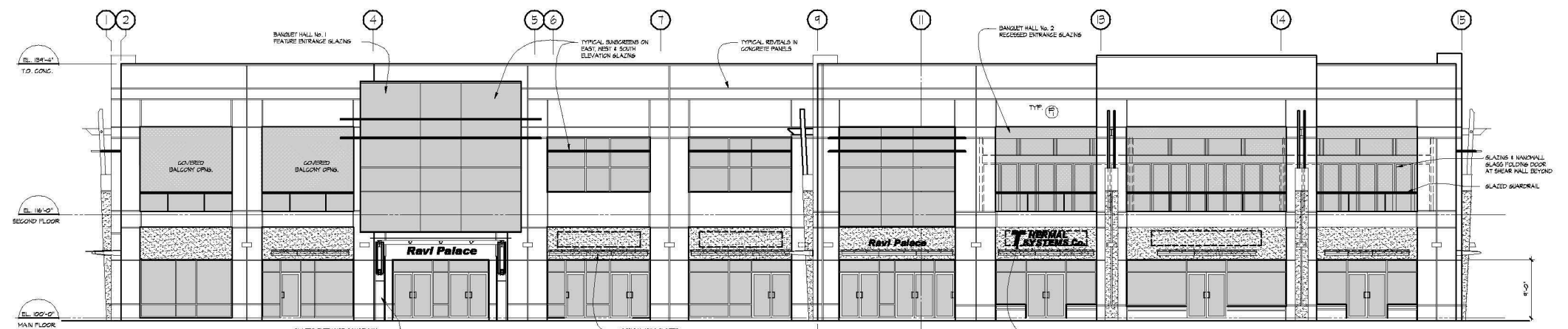
MICHAEL D. BARLEY ARCHITECT
 MEMBER OF THE ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA VANCOUVER, B.C. CANADA

Copyright reserved. This plan and design shall at all times remain the exclusive property of M.D. Barley, Architect. The General Contractor shall verify all dimensions and be responsible for all dimensions and conditions on the job site. The client requests confirmation of errors and discrepancies on the contract drawings. Failure to obtain such confirmation renders the Contractor responsible for any resulting improper work and cost of rectification.

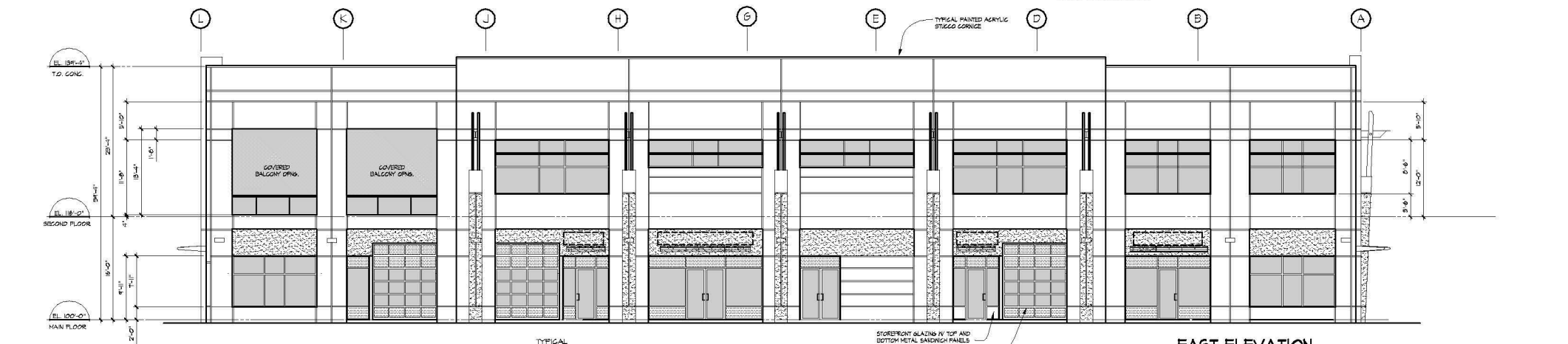
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 SHEET TITLE: SITE DEVELOPMENT PLAN



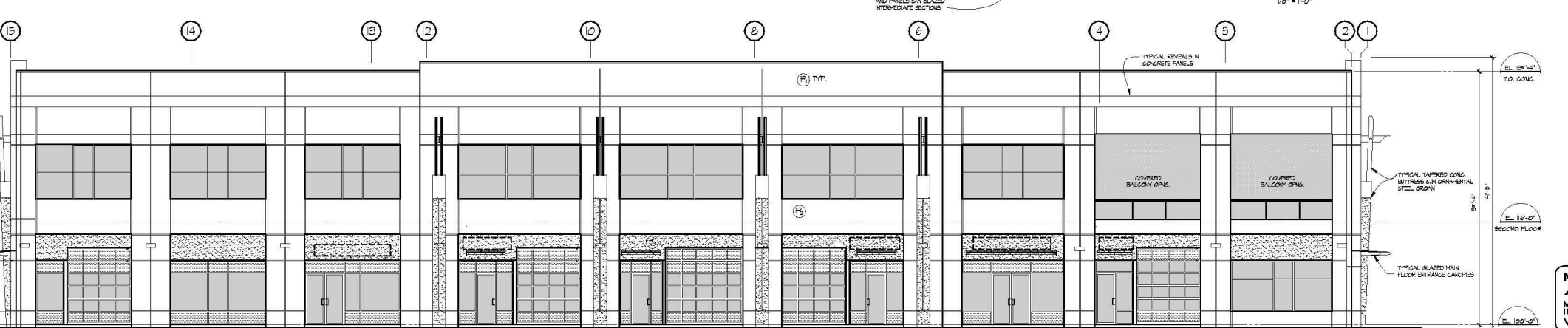
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

REVISIONS		
No.	DATE	DESCRIPTION
A	SEPT 0/11	ISSUED FOR CLIENT REVIEW
B	OCT 0/11	ISSUED FOR PRICING
C	FEB 0/12	ISSUED FOR PLANNING REVIEW
D	MAR 0/12	ISSUED FOR DEVELOPMENT PERMIT
E	MAY 0/12	ISSUED FOR A.D.P.
F	JUNE 0/12	RESUBMITTED FOR A.D.P.
G	JULY 0/12	ISSUED FOR COUNCIL
H	MAR 0/13	RE-ISSUED FOR PLANNING SUBMITTAL & LOADING REV.

- FINISH SCHEDULE**
- (F) BELUMAH HOOR PAINT # H-05 ROYAL GREY (CONCRETE FILL)
 - (R) BELUMAH HOOR PAINT # H-01 HARVEST GREY (PLUM ACENT SUBSTRATE)
 - (S) BELUMAH HOOR PAINT # S-010 TRUSTY BONE (SHE. CAULKES / ORNAMENTAL SHE.)
- TENANT SIGNAGE GUIDELINES**
- SIGNS, LOGOS AND LETTERING SHALL BE WITHIN THE DESIGNATED AREAS BELOW THE SECOND FLOOR AND SHALL BE LIMITED TO 12" HIGH LETTERS. LETTERING AND/OR LOGOS SHOULD BE CENTERED AND NO CLOSER THAN 1/2" FROM THE SIDES TO REVEALS AND MUST BE NO CLOSER THAN 1/2" FROM THE TOP 1/2" FOR UNITS BELOW THE BALCONY AND 1/2" ABOVE THE CANOPY IN DESIGNATED SIGNAGE AREAS SIGNS MUST BE INDIVIDUAL LETTERS EITHER ILLUMINATED OR NON-ILLUMINATED.
 - ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE SIGN REGULATIONS AND BY-LAWES OF THE MUNICIPALITY REGARDLESS OF THE SIGNAGE HEREIN.
 - LOGOS MAY BE INCREASED IN SIZE FROM THIS LIMITATION ON LETTERING TO 20" MAX. HT.
 - THE TENANTS MAY CHOOSE THEIR OWN COLOURS THOUGH TYPICAL UNITS SHOULD CONSIDER THE COLOUR COORDINATION WITH THE BUILDING EXTERIOR FINISH MATERIAL COLOUR SCHEME. BOLD COLOURS ARE NOT ACCEPTABLE.
 - FLUORESCENT SIGN BOARDS AND PLANNING SIGNS ARE NOT PERMITTED. NO SIGN BANNERS ARE ALLOWED.
 - SIGNAGE WILL BE LIMITED TO ONE SIGN PER UNIT AND ONE COMPANY PER SIGN. SIGN SHALL BE LIMITED TO THE COMPANY NAME AND/OR LOGO.
 - ALL LETTERING SHALL BE UNIFORM IN SIZE AND STYLE. THE STYLE SHALL BE DETERMINED BY THE ARCHITECT. NON-ILLUMINATED SIGNS SHALL BE 1/2" THICK. CUT FREE HIGH DENSITY SYSDORAM WITH A PAINY FINISH AND OPTIONAL LAMINATE FRONT. ALL SIGNAGE SHALL BE FASTENED WITH LATES BOLDS.
 - VARIATIONS TO THE LETTER STYLE AND CREATIVE SIGNAGE WHICH EXCEED THE SPECIFICATIONS WILL BE CONSIDERED ON AN INDIVIDUAL BASIS. TENANTS MUST SUBMIT A PROFESSIONAL SIGNAGE PROPOSAL FOR REVIEW BY THE LANDLORD AND/OR STRATA COUNCIL DESIGN COORDINATOR AND RECEIVE WRITTEN APPROVAL TO PROCEED WITH INSTALLATION.
 - REPAIRS AND MAINTENANCE WILL BE EACH TENANT'S RESPONSIBILITY. WHEN ANY SIGNS ARE REMOVED DUE TO CHANGE IN TENANT, THE ENTIRE DESIGNATED SIGNAGE WALL SURFACE SHALL BE MADE GOOD AND RESTORED AS NEW TO THE BUILDING COLOUR SCHEME.
 - ALL SIGNAGE MUST BE FABRICATED AND INSTALLED BY A PROFESSIONAL SIGN MANUFACTURER. NO BANNER SIGNS ARE ALLOWED.
 - ALL SIGNAGE SHALL BE APPROVED BY THE LANDLORD AND/OR STRATA COUNCIL PRIOR TO INSTALLATION. THE APPLICANT MUST SUBMIT THREE COPIES OF SHOP DRAWINGS FOR APPROVAL.
 - NO SIGNAGE OR ADVERTISING WILL BE ALLOWED ON OR IN THE WINDOWS.
 - THE CORPORATE NAME MAY BE APPLIED TO THE EXTERIOR OF THE FRONT DOOR OF THE STRATA UNIT IN 1/2" HIGH WHITE VINYL LETTERING.
 - ALL FINING FOR ILLUMINATED SIGNS MUST BE CONCEALED.

- GENERAL NOTES - ELEVATIONS**
- CALL OUT ALL REPAIRS, ENCASED EMBEDDED STEEL, ETC. WHERE THEY PENETRATE CONCRETE PANELS AND PAINT ALL EXTERIOR FINISH WITH TWO COATS OF RUST PROOF ENAMEL PAINT. REMOVE ALL RUST AND USE RUST PROOF PRIMER PRIOR TO FINISH COATS.
 - THE CONCRETE TILT-UP WALL PANELS SHALL BE PAINTED WITH TWO HEAVY COATS OF REGULAR GOR FORMED EXTERIOR PAINT. ALL PAINT SHALL BE MASTER PAINTERS AND DECORATORS ASSOCIATION APPROVED. ALL SHALL BE PAINT APPLIED PER MANUFACTURER'S SPECIFICATIONS. PAINT FINISHES IN NOT ACCEPTABLE. ALL PAINT SHALL BE APPLIED BY A ROLLER. PRIOR TO PAINTING THE ENTIRE BUILDING, THE PAINTER SHALL PROVIDE ONE TWO-TONE SAMPLE PANEL (ONE EITHER TILT-UP CONCRETE WALL PANEL), FOR BUILDING DESIGNER'S INSPECTION. CONFIRM THE SAMPLE LOCATION WITH THE BUILDING DESIGNER PRIOR TO PAINTING THE SAMPLE PANEL. THE PAINTING CONTRACTOR SHALL ALLOW FOR REPAIRS TO THE ENTIRE CONCRETE WALL PANELS.
 - PAINT ALL REPAIRS WALLS ENCASED CONCRETE WALLS ABOVE FINISHED GRADE AND CONG. LAMP STANDARD BRACKETS ETC. UNDO.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE PAINT MANUFACTURER VISIT THE SITE AND DO A PA TEST ON THE CONCRETE TILT-UP WALL PANELS IN SEVERAL LOCATIONS. THE TEST RESULTS SHALL BE FORWARDED BY MAILING TO THE BUILDING DESIGNER PRIOR TO COMMENCING PAINTING OF THE CONCRETE WALL PANELS.
 - THE CONCRETE TILT-UP WALL PANEL JOINT CALKING COMPOUND WILL BE TESTED FOR DEPTH OF CALKING AND CALKING ADHESION IN SEVERAL LOCATIONS. THE GENERAL CONTRACTOR SHALL ALLOW FOR REPAIR OF THESE RANDOM LOCATIONS. 2" LONG STRIPS OF CALKING TO BE CUT-OUT TO CONFIRM EXACT CALKING DEPTH.
 - CONFIRM ALL EXTERIOR COVERED OPENINGS ON MECHANICAL DYES.
 - ALL LARGEST MECHANICAL OPENINGS SHALL BE PREPARED AND FINISHED (FIBRE & STICK MEMBRANE FLASHING CALKING ETC.) IN THE SAME MANNER AS WINDOW ASSEMBLIES AND INSPECTED BY THE DEVELOPER ENGINEER PRIOR TO INSTALLATION OF MECHANICAL EQUIPMENT.

- GENERAL NOTES - GLAZING**
- THE GLAZING CONTRACTOR SHALL PROVIDE THREE (3) SETS OF ENGINEERED SEALED GLAZING SHOP DRAWINGS TO THE BUILDING DESIGNER FOR REVIEW. ALL GLAZING MUST MEET APPLICABLE WIND LOADS AND DEFLECTION DUE TO THE BUILDING SETTLING. THE GLAZING CONTRACTOR SHALL SUPPLY AND INSTALL ALL ENGINEERED GLAZING GULF ANGLE BRAGING CHANNELS ETC. AS REQUIRED TO SUPPORT AND SECURE THE GLAZING TO THE STRUCTURE. INCLUDE INTERIOR STEEL AS REQUIRED TO MEET APPLICABLE WIND LOADS.
 - IT IS THE GLAZING CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CALKING IS INSTALLED TO PREVENT WATER PENETRATION OF THE GLAZING SYSTEM.
 - ALL ALUMINUM GLAZING FRAMES AND GLAZED DOORS SHALL BE BY ALUMINUM PRODUCTS OR APPROVED EQUAL AND SHALL HAVE A FINISH UNLESS NOTED OTHERWISE.
 - THE GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING DESIGNER WITH SAMPLES OF ALL GLAZING TYPES PRIOR TO THE GLAZING SUB-CONTRACTOR ORDERING GLASS.
 - ALL DOUBLE GLAZING SHALL HAVE A MINIMUM OF 8 MIL OUTER LAYER AND 5 MIL INNER LAYER (V.G. I.E. SHARD LOADING AND/OR ENGINEERING REQUIREMENTS).
 - ALL EXTERIOR CALKING ABOVE WINDOW FRAMES SHALL MATCH THE GLAZING FRAMES UNDO. CONFIRM THE COLOUR PRIOR TO CALKING. ALL CALKING COMPOUND SHALL BE DYMATIC OR DYMATIC BY TREMCO, OR APPROVED EQUAL.
 - THE GLAZING ENGINEER SHALL CONFIRM BY MEANS OF SITE INSPECTIONS, THAT ALL GLAZING HAS BEEN INSTALLED IN ACCORDANCE WITH HIS SEALED ENGINEERED SHOP DRAWINGS AND A WRITTEN REPORT SUBMITTED TO THE BUILDING DESIGNER.
 - THE GLAZING CONTRACTOR SHALL SUBMIT ALL 2008 BC BLDG. CODE LETTERS OF ASSURANCE FOR THE DESIGN AND INSTALLATION OF ALL GLAZING.
 - SEALED UNITS SHALL BE WARRANTED FOR 5 YEARS AND SHALL INCLUDE A WARRANTY FOR BREAKAGE CAUSED BY THERMAL STRESS. THIS WILL BE AT THE SOLE COST OF THE GLAZING CONTRACTOR INCLUDING ALL LABOUR AND MATERIALS.
 - HEAT STRENGTHEN ALL GLASS WHERE REQUIRED.
 - REFLECTIVE COATINGS SHALL BE ON #2 SURFACE AND FRAGILES ON #4 SURFACE UNLESS NOTED OTHERWISE.
 - ALL GLAZING OPERABLES SHALL BE CONFIRMED ON SITE PRIOR TO PREPARING SHOP DRAWINGS AND FABRICATION OF FRAMES.
 - GLAZING SHOP DRAWINGS MUST BE REVIEWED BY A QUALIFIED REGISTERED BUILDING ENVELOPE ENGINEER. ALL COSTS FOR THE REVIEW TO BE PAID FOR BY THE GLAZING CONTRACTOR.
 - ALL GLAZING SHALL HAVE A COEFFICIENT OF GLASS IN U VALUE OF _____ OR BETTER.
 - ALL DOUBLE GLAZING SHALL BE INSULATED WITH 1/2" AIR SPACE.
 - IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ORGANIZE AND COORDINATE A SITE MEETING WITH THE BUILDING ENVELOPE CONSULTANT PRIOR TO INSTALLATION OF GLAZING FRAMES AND/OR GLAZING FLASHINGS.
 - OVERALL THICKNESS OF OPERABLE AND FIXED GLAZING FRAMES AT VENTS SHALL BE 4" MAX. I.E. TOTAL INTERRUPTION OF GLASS SHALL NOT EXCEED 4" AT OPENING WINDOWS.

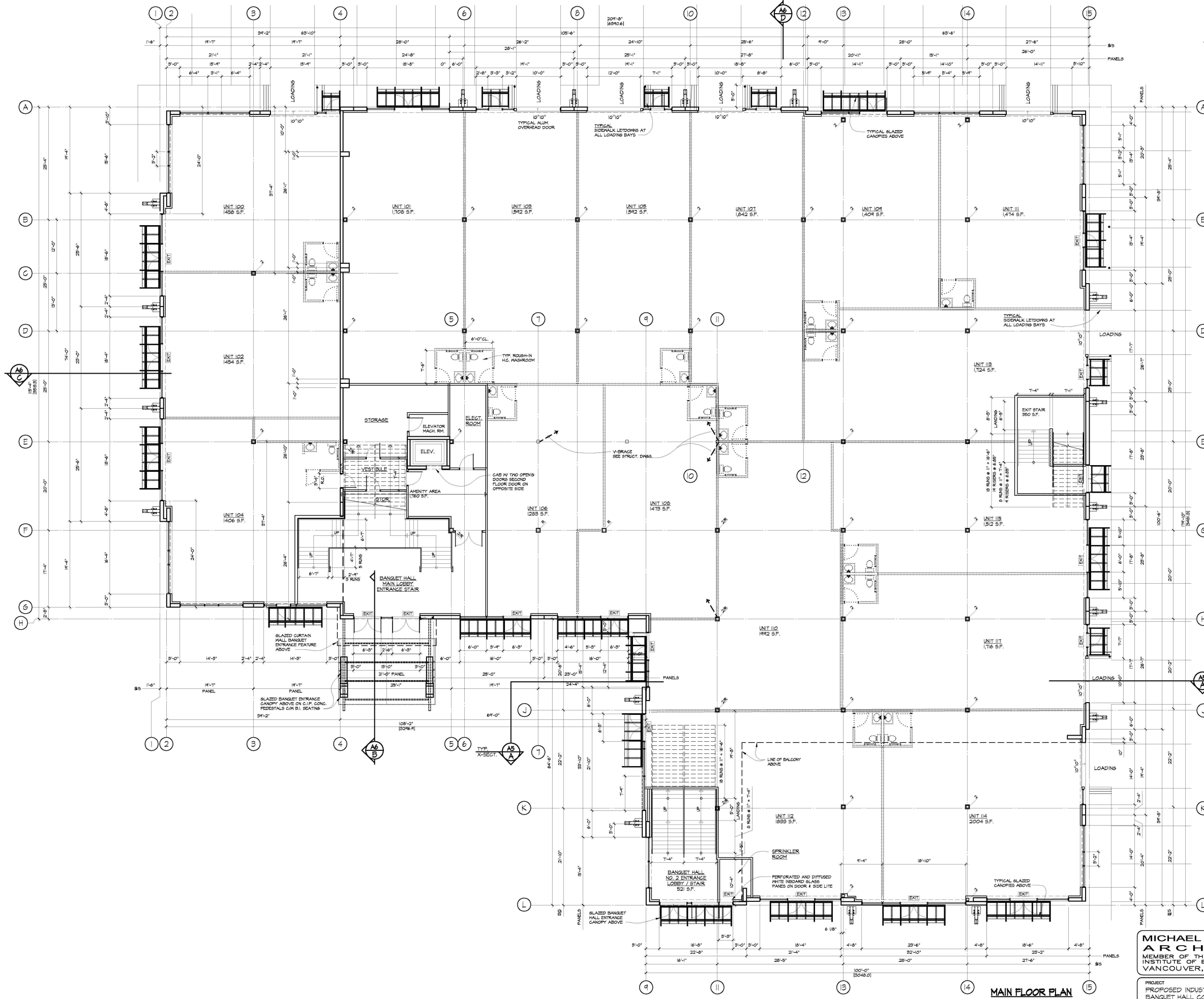
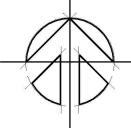


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PROJECT PROPOSED INDUSTRIAL BUILDING AND BANQUET HALL COMPLEX FOR ELEGANT DEVELOPMENT INC.	SHEET TITLE ELEVATIONS
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REVISIONS		
No.	DATE	DESCRIPTION
A	SEPT 08	ISSUED FOR CLIENT REVIEW
B	OCT 08	ISSUED FOR PRELIMS
C	FEB 09	ISSUED FOR PLANNING REVIEW
D	MAY 09	ISSUED FOR DEVELOPMENT PERMIT
E	MAY 2012	ISSUED FOR ADP
F	JUNE 2012	ISSUED FOR ADP
G	JULY 11/12	ISSUED FOR COUNCIL
H	JAN 2013	ISSUED FOR PLANNING REVIEW



SPRINKLER / ELECT. RM. NOTES

1. WALLS - 1 HR. F.S. PER U.L.C. #1401 2"x8" TYPE X G.B. EA. SIDE 3-5/8" ENGINEERED STEEL STUDS AT 16" O.C. IN 1/2" FIRE RESISTANT TREATED FLYWOOD OVER US FACE AS REQUIRED TO SUIT THE ELECTRICAL & TELEPHONE EQUIPMENT. HOLD BASE OF G.B. AT US FACE OF SPRINKLER / ELECT. ROOMS. UP 1/2" FROM FLOOR AND CALK CONTIGUOUS IN DIRECTION OF DYNAMIC GALLING BY TRUCKS ON APPROVED EQUAL.
2. TAPE, FILL SAND AND PAINT ALL G.B. AS PER GENERAL NOTES PAINTING
3. CEILING/ROOF 5/8" PLYWOOD SHEATHING ON 2"x8" TYPE X G.B. ON ENGINEERED STEEL JOISTS - SEE STRUCT. DWGS. 2"x8" TYPE X G.B. TO US CEILING/ROOF AT 4'-0" A.F.F.
4. PROVIDE 50 FC LIGHTING EMERGENCY LIGHTING INSULATE WALLS FOR SOUND IN ELECT. AND SPRINKLER ROOMS. PROVIDE VENTILATION TO ELECTRICAL ROOM AS REQUIRED. CONFIRM WITH ELECTRICAL INSPECTOR & ELECTRICAL CONTRACTOR.
5. PROVIDE ELECTRICAL BASE BOARD HEAT TO BOTH THE ELECTRICAL & SPRINKLER ROOMS.

LEGEND : GENERAL

A/C - AIR CONDITIONING	I.C. - IN-CONTRACT
ACT. - ACTIVE DOOR	L.B. - LOAD BEARING
A.P.F. - ABOVE FINISHED FLOOR	N.I.C. - NOT-IN-CONTRACT
B.B.H. - BASE BOARD HEATER	N.F.H.B. - NON-FREEZE HOSE BIBB
B.D. - BUILDING DESIGNER	OPEN - OPENING
C.I.P. - CAST IN PLACE	O.T.O. - OUT-TOP-OUT
C.O. - CLEAN OUT	P.H. - PIANO HARDWARE
CPT. - CABINET	R.D. - ROOF DRAIN
C.T. - CERAMIC TILE	R.I. - ROUGH IN
EPT. - EJECT PANEL & TEL. BOX	R.L. - ROOF JOIST
F.C. - FIRE COMPARTMENT	R.O. - ROUGH OPENING
F.D. - FLOOR DRAIN	R/S - ROD AND SHELF
F.H. - FULL HEIGHT	R.S. - ROOF SCUPPER
F.R. - FIRE RATED	R/WL - RAIN WATER LEADER
F.R.R. - FIRE RESISTANCE RATING	UNO. - UNLESS NOTED OTHERWISE
F.S. - FIRE SEPARATION	W.P. - WORKING POINT
G.C. - GENERAL CONTRACTOR	W/R - WASHROOM
H.C. - HANDICAP (DISABLED) FAC.	WGT. - VINYL COMPOSITE TILE
H.R. - HANDRAIL	
H.W.T. - HOT WATER TANK	

COLUMN LEGEND

- SUPPORTS ROOF ONLY NO F.R. REQ'D.
- SUPPORTS SECOND FLOOR ONLY
- SUPPORTS SECOND FLOOR & ROOF

FOR GENERAL NOTES SEE DWG. NO. A-
SPRINKLERED BUILDINGS SEE NOTES DWG. A-

elegant
DEVELOPMENT INC.

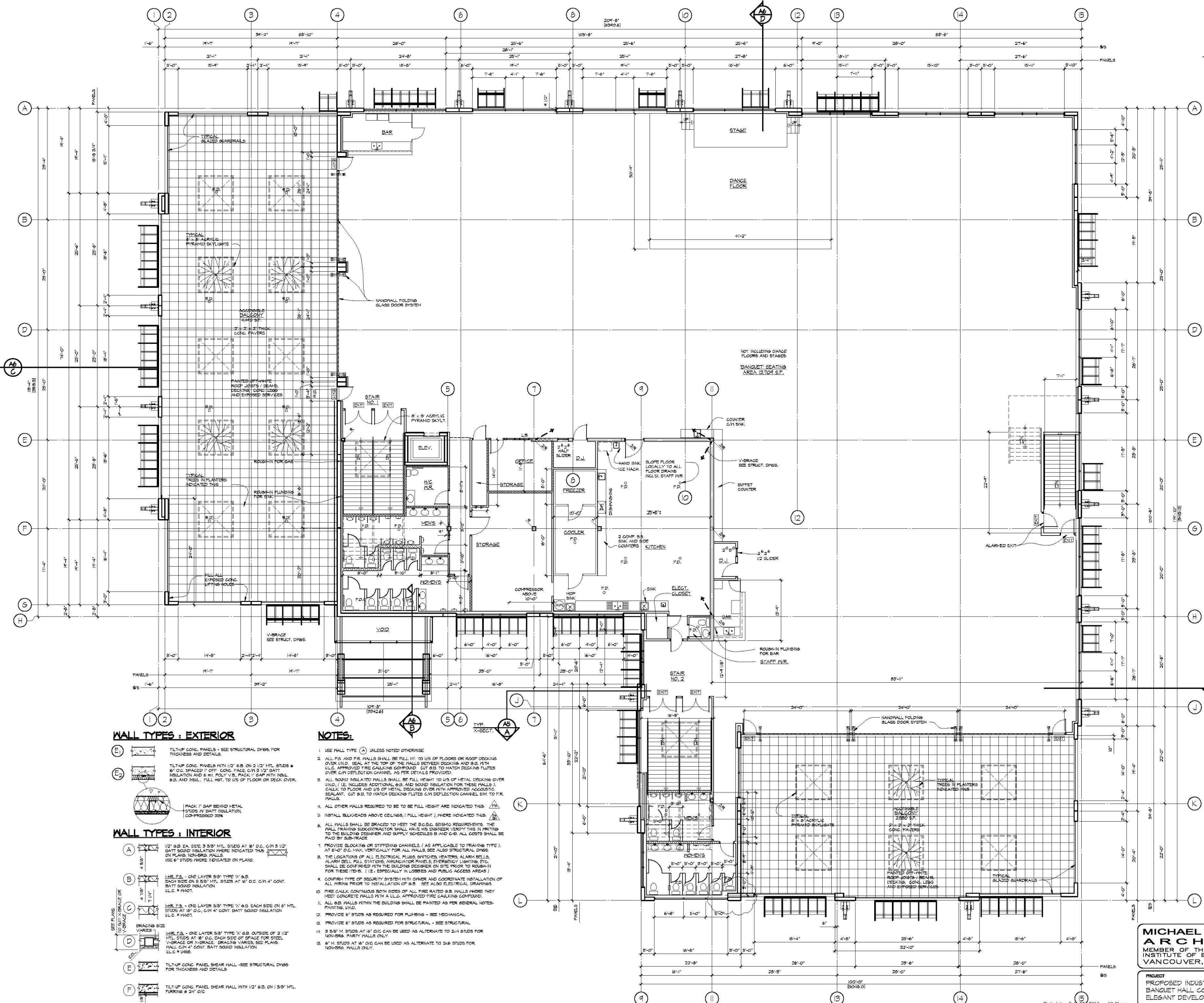
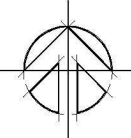
MINHAS
GROUP

MICHAEL D. BARLEY ARCHITECT
MEMBER OF THE ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA VANCOUVER, B.C. CANADA

PROJECT: PROPOSED INDUSTRIAL BUILDING AND BANGUET HALL COMPLEX FOR ELEGANT DEVELOPMENT INC.
SHEET TITLE: MAIN FLOOR PLAN

MAIN FLOOR PLAN
1/8" = 1'-0"
30295 S.F.
Plot date: Feb 20, 2013 - 10:10am

REVISIONS		
No.	DATE	DESCRIPTION
A	SEPT 08	ISSUED FOR CLIENT REVIEW
B	OCT 08	ISSUED FOR PERMITS
C	FEB 09	ISSUED FOR PLANNING REVIEW
D	MAR 09	ISSUED FOR DEVELOPMENT PERMIT
E	MAY 09	ISSUED FOR ADP
F	JUNE 09	ISSUED FOR ADP
G	JULY 09	ISSUED FOR COUNCIL
H	JAN 2010	ISSUED FOR PLANNING REVIEW



LEGEND : GENERAL

A/C - AIR CONDITIONING	I.G. - IN-CONTRACT
ACT. - ACTIVE DOOR	L.B. - LOAD BEARING
A.P.F. - ABOVE FINISHED FLOOR	N.I.C. - NOT-IN-CONTRACT
B.B.H. - BASE BOARD HEATER	N.F.P.B. - NON-FREEZE HOSE BIBBE
B.D. - BUILDING DESIGNER	O.P.B. - OPENING
C.I.P. - CAST IN PLACE	O.T.O. - OUT-TO-OUT
C.O. - CLEAN OUT	P.H. - PANIC HARDWARE
C.P.T. - CARPET	R.D. - ROOF DRAIN
C.T. - CERAMIC TILE	R.I. - ROUGH IN
E.T. - ELEC. PANEL & TEL. BOX	R.L. - ROOF JOIST
F.C. - FIRE COMPARTMENT	R.O. - ROUGH OPENING
F.D. - FLOOR DRAIN	R.S. - ROOF SCUPPER
F.H. - FILL HEIGHT	R.V.L. - RAIN WATER LEADER
F.R. - FIRE RATED	U.N.O. - UNLESS NOTED OTHERWISE
F.R.R. - FIRE RESISTANCE RATING	M.P. - MECHANICAL POINT
F.S. - FIRE SEPARATION	M.R. - MECHANICAL ROOM
G.C. - GENERAL CONTRACTOR	M.R. - MECHANICAL ROOM
H.G. - HANDICAP (DISABLED FAC.)	N.C. - NON-COMPOSITE TILE
H.R. - HANDRAIL	V.C.T. - VINYL COMPOSITE TILE
H.W.T. - HOT WATER TANK	P.N. - PANEL NO.

COLUMN LEGEND

	- SUPPORTS ROOF ONLY NO FLOOR ABOVE
	- SUPPORTS SECOND FLOOR ONLY
	- SUPPORTS SECOND FLOOR & ROOF

WALL TYPES : EXTERIOR

- (E1) TILT-UP CONG. PANELS - SEE STRUCTURAL DWGS. FOR THICKNESS AND DETAILS.
- (E2) TILT-UP CONG. PANELS WITH 1/2" @ 8" ON 2 1/2" HTL. STDS @ 8" O.C. SPACED @ 1" GY. CONG. PACK @ 1" BATT INSULATION AND 6 MIL POLY V.B. PACK 1" GAP WITH INSL. @ 8" AND INSL. - FULL HT. TO US OF FLOOR OR DECK OVER.
- (E3) PACK 1" GAP BEHIND METAL STDS IN BATT INSULATION, COMPRESSED 33%

WALL TYPES : INTERIOR

- (A) 1/2" @ 8" EA. SIDE, 3 3/8" HTL. STDS AT 16" O.C. @ 5' 0" BATT SOUND INSULATION WHERE INDICATED THIS OR PLANS NUMBER WALLS USE 6" STUDS WHERE INDICATED ON PLANS.
- (B) 1/2" @ 8" EA. SIDE, 3 3/8" HTL. STDS AT 16" O.C. @ 4' 0" BATT SOUND INSULATION U.L.C. # 1407.
- (C) 1/2" @ 8" EA. SIDE, 3 3/8" HTL. STDS AT 16" O.C. @ 4' 0" BATT SOUND INSULATION U.L.C. # 1407.
- (D) 1/2" @ 8" EA. SIDE, 3 3/8" HTL. STDS AT 16" O.C. @ 4' 0" BATT SOUND INSULATION U.L.C. # 1407.
- (E) TILT-UP CONG. PANEL SHEAR WALL - SEE STRUCTURAL DWGS FOR THICKNESS AND DETAILS.
- (F) TILT-UP CONG. PANEL SHEAR WALL WITH 1/2" @ 8" ON 1 3/8" HTL. PURNOS @ 24" O.C.

NOTES:

1. USE WALL TYPE (A) UNLESS NOTED OTHERWISE.
2. ALL P.S. AND P.R. WALLS SHALL BE FULL HT. TO US OF FLOORS OR ROOF DECKING OVER UNDO. SEAL AT THE TOP OF THE WALLS BETWEEN DECKING AND BS WITH U.L.C. APPROVED FIRE GASKING COMPOUND. CUT @ 3 TO MATCH DECKING FLUTES OVER GYP DEFLECTION CHANNEL. AS PER DETAILS PROVIDED.
3. ALL SOUND INSULATED WALLS SHALL BE FULL HEIGHT TO US OF METAL DECKING OVER UNDO. (I.E. INCLUDES ADDITIONAL @ 8" AND SOUND INSULATION FOR THESE WALLS.) GASKET TO FLOOR AND US OF METAL DECKING OVER WITH APPROVED 'ACCOUSTIC SEALANT'. CUT @ 3 TO MATCH DECKING FLUTES GYP DEFLECTION CHANNEL SIM TO P.R. WALLS.
4. ALL OTHER WALLS REQUIRED TO BE TO BE FULL HEIGHT ARE INDICATED THIS.
5. INSTALL BULKHEADS ABOVE CEILING, (FULL HEIGHT), WHERE INDICATED THIS.
6. ALL WALLS SHALL BE BRACED TO MEET THE B.C.D.C. SEISMIC REQUIREMENTS. THE WALL FINISHING SUBCONTRACTOR SHALL HAVE THE ENGINEER VERIFY THIS IS PRINTING TO THE BUILDING DESIGNER AND SUPPLY SCHEDULES B AND C-B. ALL COSTS SHALL BE PAID BY SUBURAGE.
7. PROVIDE BLOCKING OR STIFFENING CHANNELS (AS APPLICABLE TO FINISHING TYPE), AT 8'-0" O.C. MAX. VERTICALLY FOR ALL WALLS SEE ALSO STRUCTURAL DWGS.
8. THE LOCATIONS OF ALL ELECTRICAL PLUGS SWITCHES HEATING ALARMS BELLS ALARM BELL PULL STATIONS ANNUNCIATOR PANELS EMERGENCY LIGHTING ETC. SHALL BE COORDINATE WITH THE BUILDING DESIGNER ON SITE PRIOR TO ROUGH-IN FOR THESE ITEMS. (I.E. ESPECIALLY IN LOBBIES AND PUBLIC ACCESS AREAS.)
9. COORDINATE TYPE OF SECURITY SYSTEM WITH OWNER AND COORDINATE INSTALLATION OF ALL WIRING PRIOR TO INSTALLATION OF @ 8". SEE ALSO ELECTRICAL DRAWINGS.
10. FIRE GASKETS CONTACTS BOTH SIDES OF ALL FIRE RATED @ 8" WALLS WHERE THEY MEET CONCRETE WALLS WITH A U.L.C. APPROVED FIRE GASKING COMPOUND.
11. ALL @ 8" WALLS WITHIN THE BUILDING SHALL BE PAINTED AS PER GENERAL NOTES - PAINTING UNDO.
12. PROVIDE @ 8" STUDS AS REQUIRED FOR PLUMBING - SEE MECHANICAL.
13. PROVIDE @ 8" STUDS AS REQUIRED FOR STRUCTURAL - SEE STRUCTURAL.
14. 3 3/8" HTL. STDS AT 16" O.C. CAN BE USED AS ALTERNATE TO 2x4 STUDS FOR NON-BMS PARTY WALLS ONLY.
15. #1 HTL. STDS AT 16" O.C. CAN BE USED AS ALTERNATE TO 2x4 STUDS FOR NON-BMS PARTY WALLS ONLY.

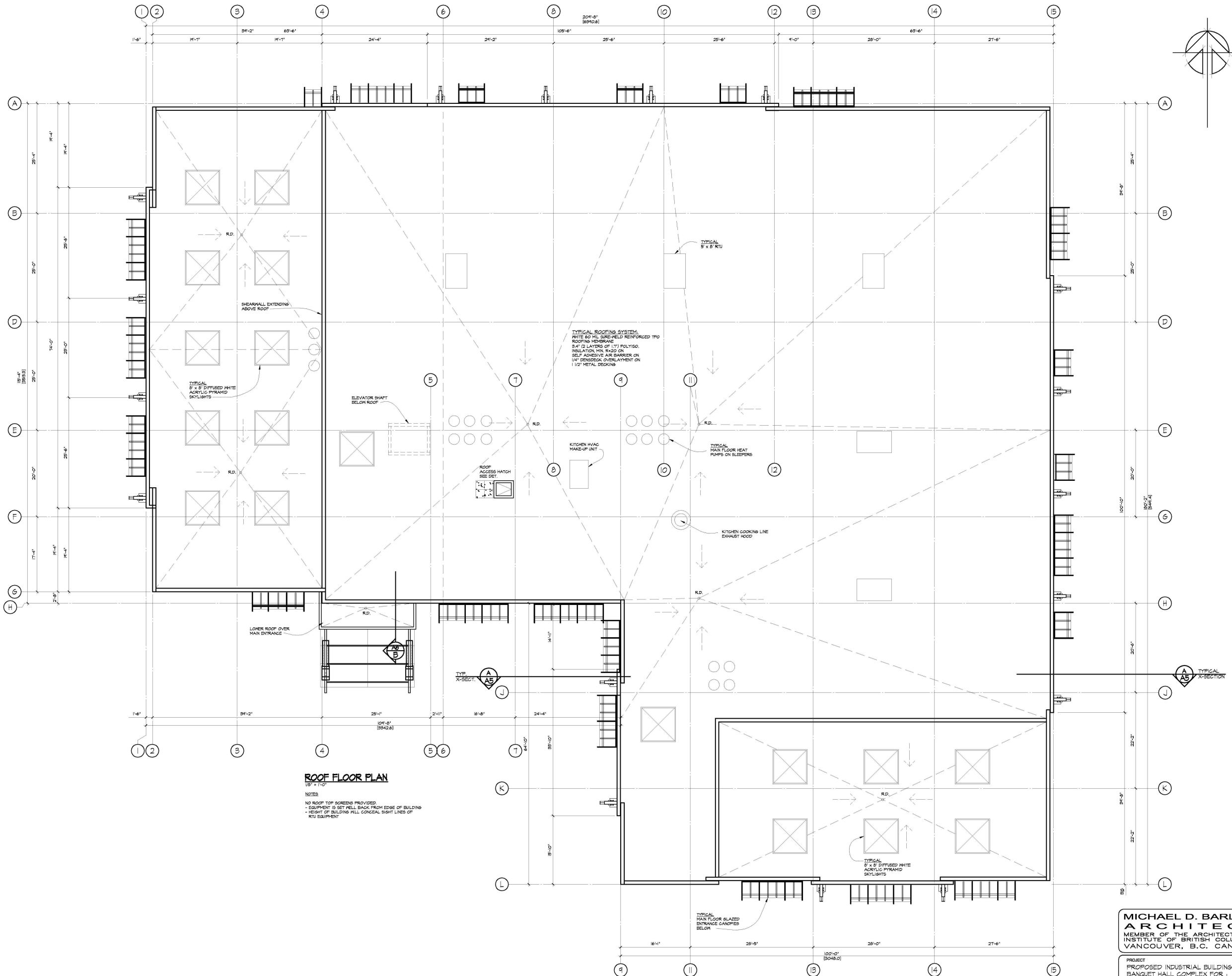
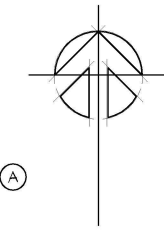
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MINHAS GROUP

PROJ: PROPOSED INDUSTRIAL BUILDING AND BANQUET HALL COMPLEX FOR ELEGANT DEVELOPMENT INC.

SHEET TITLE
SECOND FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
A	JUNE 2012	ISSUED FOR ADP
B	FEB. 2013	ISSUED FOR PLANNING APPROVAL



ROOF FLOOR PLAN
 1/8" = 1'-0"

NOTES:
 NO ROOF TOP SCREENS PROVIDED
 EQUIPMENT IS SET WELL BACK FROM EDGE OF BUILDING
 HEIGHT OF BUILDING WILL CONCEAL SIGHT LINES OF RTU EQUIPMENT



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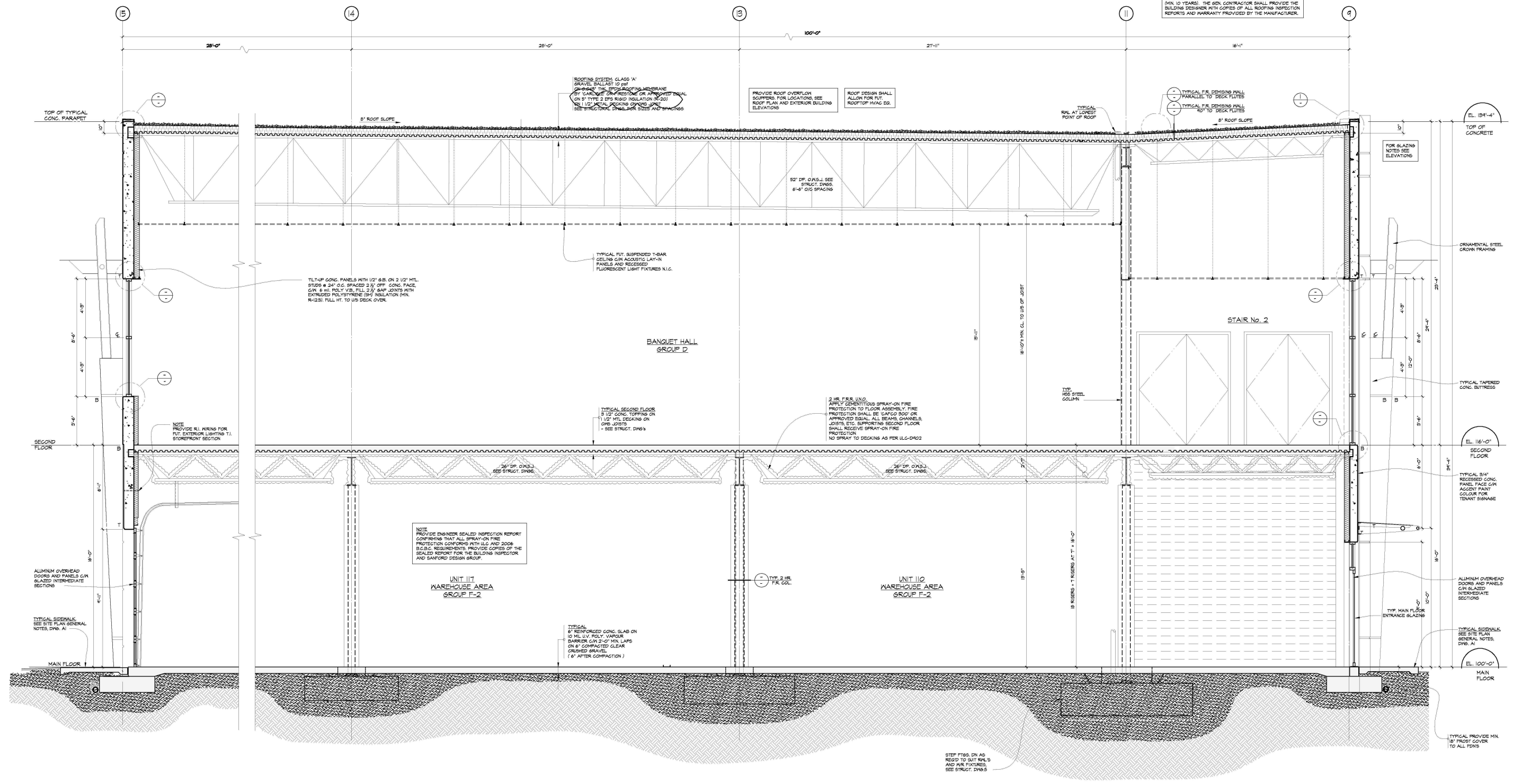
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PROJECT: PROPOSED INDUSTRIAL BUILDING AND BANQUET HALL COMPLEX FOR ELEGANT DEVELOPMENT INC.

SHEET TITLE: ROOF PLAN

Plot date: Feb 20, 2013 - 10:18am

REVISIONS		
No.	DATE	DESCRIPTION
A	SEPT 8/11	ISSUED FOR CLIENT REVIEW
B	OCT 18/11	ISSUED FOR PERMITS
C	FEB 6/12	ISSUED FOR PLANNING REVIEW
D	MAR 30/12	ISSUED FOR DEVELOPMENT PERMIT
E	JUNE 5/12	ISSUED FOR ADP
F	JAN 2/13	ISSUED FOR PLANNING REVIEW



SECTION A TYP. X-SECTION
3/8" x 1'-0" A1, A2, A3, A4

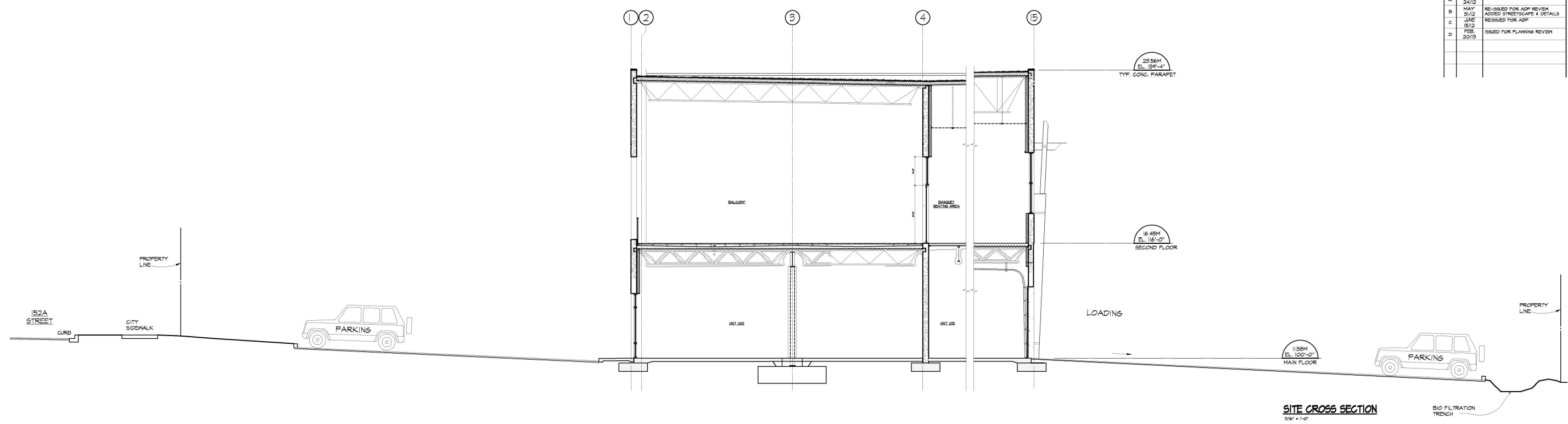


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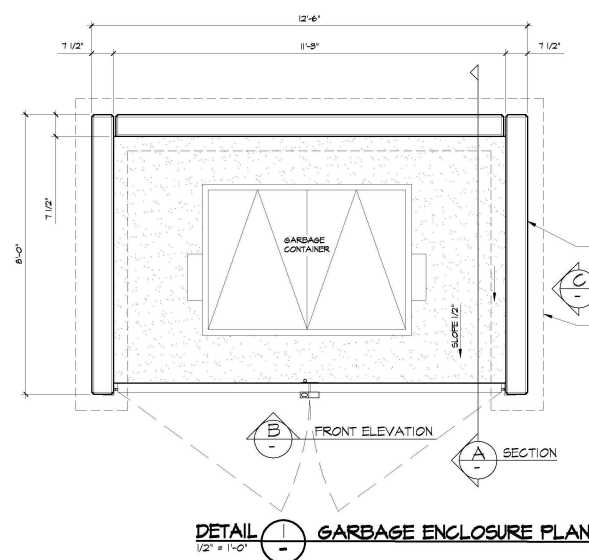
PROJECT: PROPOSED INDUSTRIAL BUILDING AND BANQUET HALL COMPLEX FOR ELEGANT DEVELOPMENT INC.

SHEET TITLE: TYPICAL X-SECTION

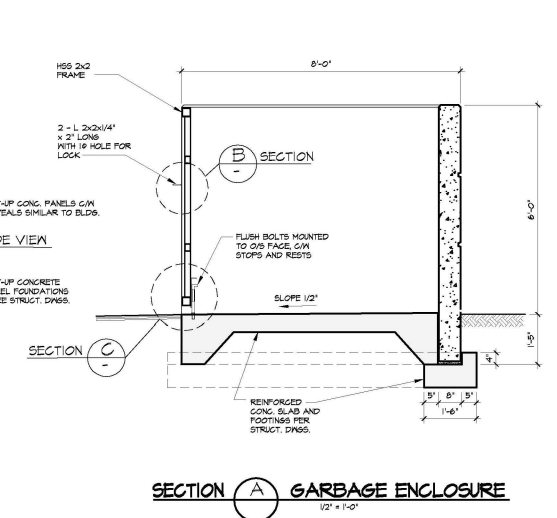
REVISIONS		
No.	DATE	DESCRIPTION
A	MAY 24/12	ISSUED FOR ADP REVIEW
B	MAY 31/12	RE-ISSUED FOR ADP REVIEW
C	JUNE 15/12	ADDED STREETScape & DETAILS
D	FEB 20/13	ISSUED FOR ADP REVIEW



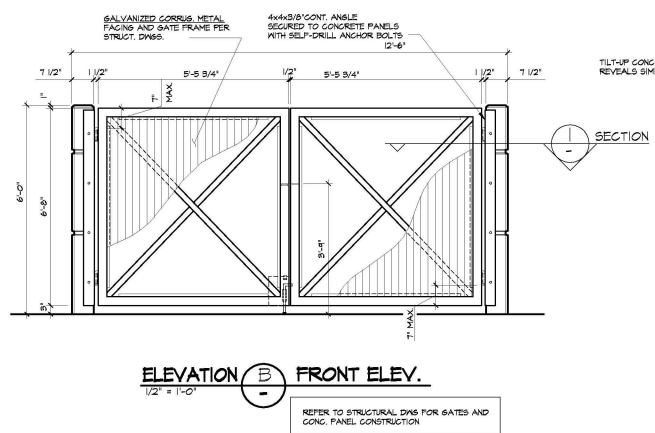
SITE CROSS SECTION
5/16" = 1'-0"



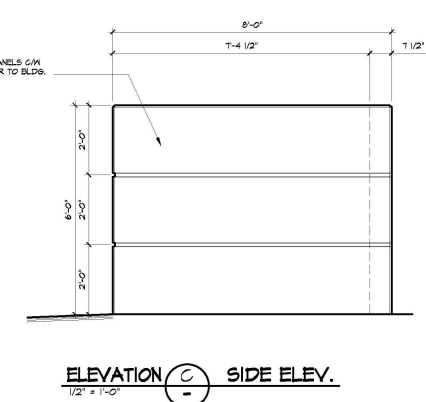
DETAIL 1 - GARBAGE ENCLOSURE PLAN
1/2" = 1'-0"



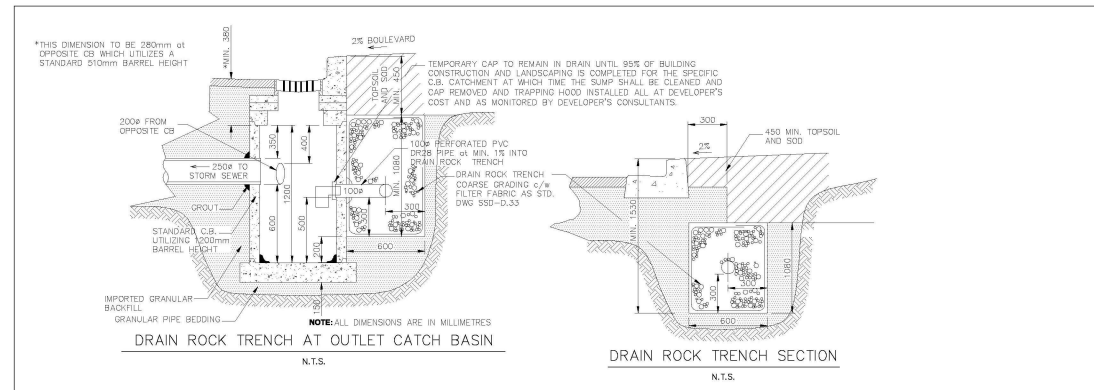
SECTION A - GARBAGE ENCLOSURE
1/2" = 1'-0"



ELEVATION B - FRONT ELEV.
1/2" = 1'-0"



ELEVATION C - SIDE ELEV.
1/2" = 1'-0"

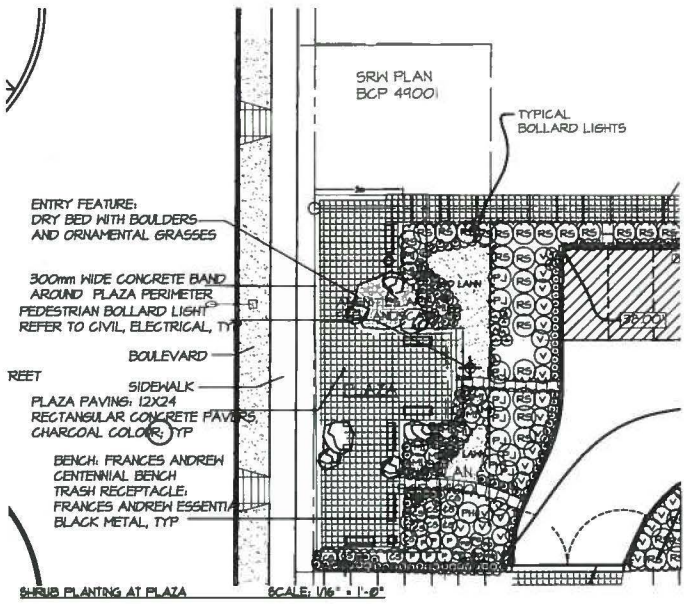


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PROJECT: PROPOSED INDUSTRIAL BUILDING AND BANQUET HALL COMPLEX FOR ELEGANT DEVELOPMENT INC.
SHEET TITLE: STREETSCAPE ELEVATION, SITE X-SECTION & MISC. DETAILS





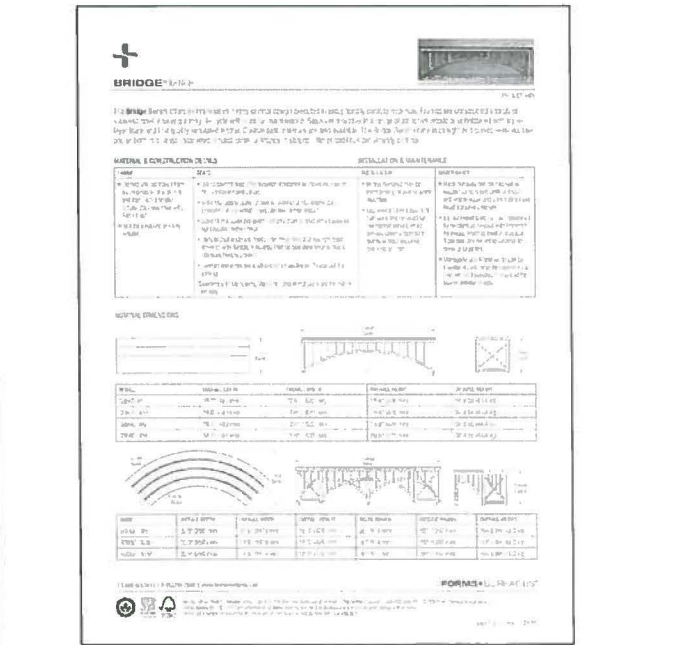


PLANT SCHEDULE- LOT 5

TREE	COMMON NAME	PLANTED SIZE / REPLACEMENT
1	ACER TRICOLOR	100 FT, 100 FT
2	AMALANCHIA	100 FT, 100 FT
3	CRATAEGUS	100 FT, 100 FT
4	FAJAS	100 FT, 100 FT
5	HAMMILLI	100 FT, 100 FT
6	PARROTIA	100 FT, 100 FT
7	PIEDMONT	100 FT, 100 FT
8	QUERCUS	100 FT, 100 FT
9	SPYRAEUS	100 FT, 100 FT
10	TRIFOLIUM	100 FT, 100 FT
11	YUCCA	100 FT, 100 FT
12	... (many more entries)

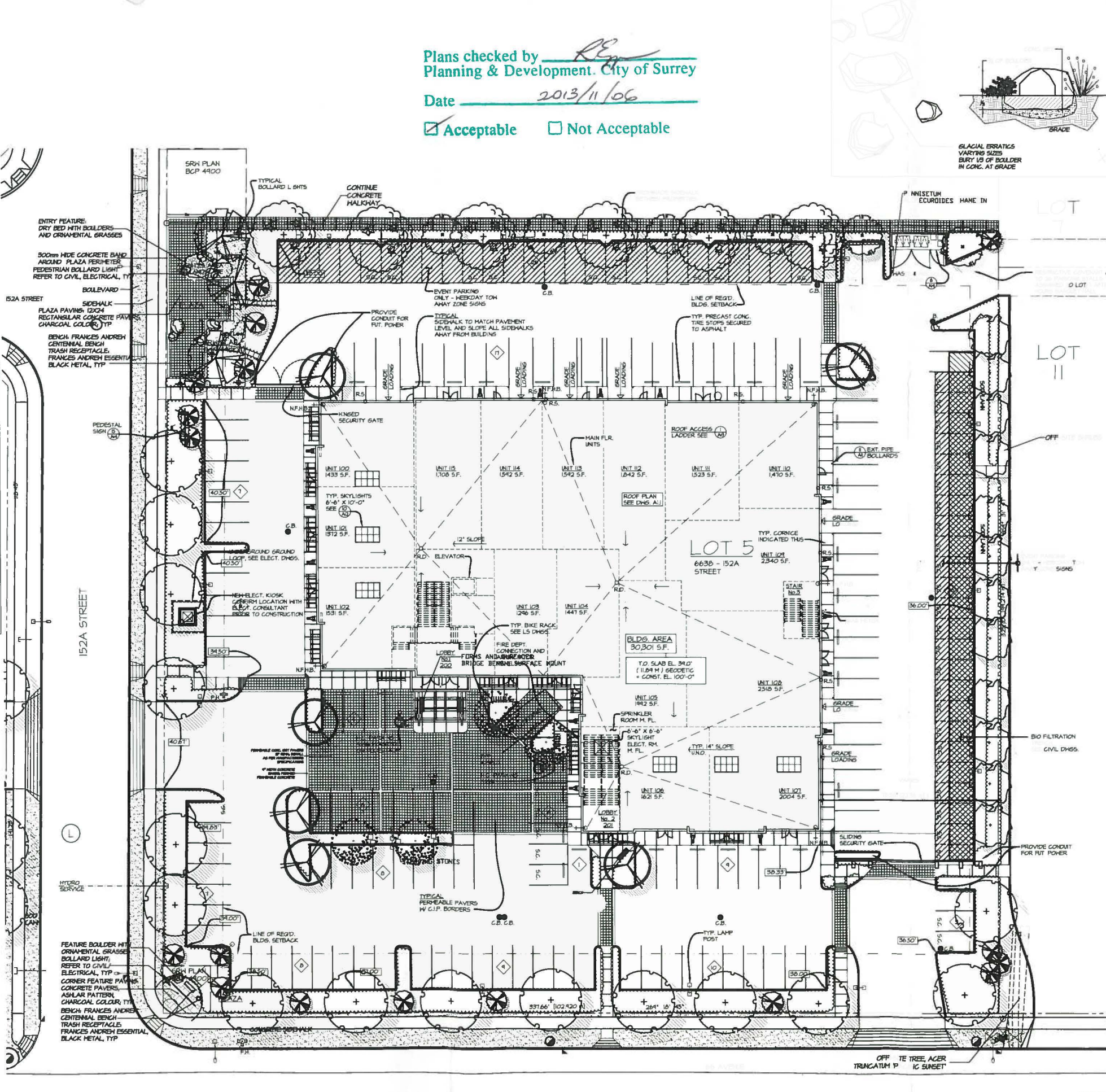
NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BRITISH STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER SUBSTITUTIONS AND OTHER PLANT MATERIAL REQUIREMENTS. CHECK AND REVEAL HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



FORMS AND SURFACES BRIDGE BENCH
3/4" = 1'-0"

Plans checked by Rey
Planning & Development, City of Surrey
Date 2013/11/06
 Acceptable Not Acceptable



10 05/05 REV. PER CITY COMMENTS GL

9 05/07 REV. PER CITY COMMENTS GVAH

8 05/07 REV. PER NEH SITE PLAN GL

7 05/10 ISSUED FOR BP GL

6 05/10 ISSUED FOR PRELIM-PRINGS GL

5 REV. PER CITY COMMENTS HTLM

4 05/04 REV. PER CITY COMMENTS HTLM

3 05/10 REV. PER ACQ COMMENTS HTLM

2 05/10 ISSUED FOR CITY GL

O, D, T REVISION DESCRIPTION DR

PROJECT: **EAST NEWTON BUSINESS PARK**
86 AVE + 152A ST
SURREY BC

DRAWING TITLE: **TREE PLAN**

DATE: **MAR 22** DRAWING NUMBER: **L**

SCALE: **1" = 1'**

DRAWN: **L**

DESIGN: **L**

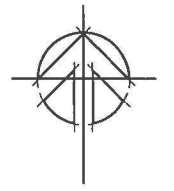
CHK'D: **L**

M2LA PROJECT NUMBER: **12-032**

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#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com

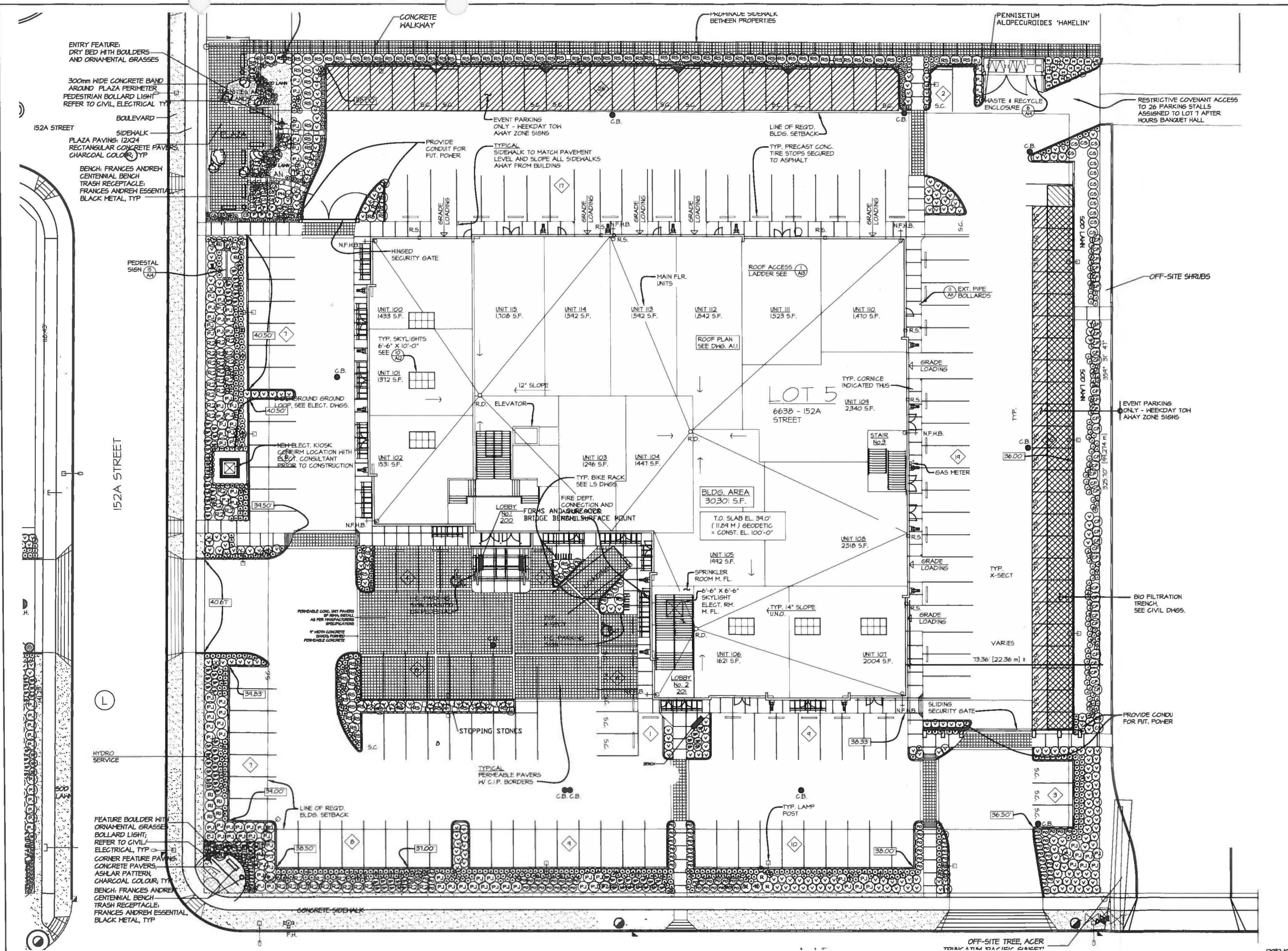


NO.	DATE	REVISION DESCRIPTION	DR.
10	01/05/22	REV. PER CITY COMMENTS	GL
9	01/02/22	REV. PER CITY COMMENTS	GL/MB
8	01/01/21	REV. PER NEW SITE PLAN	GL
7	01/11/20	ISSUED FOR IP	GL
6	01/10/20	ISSUED FOR PRELIM-PRICING	GL
5	01/08/20	REV. PER CITY COMMENTS	MTLM
4	01/08/20	REV. PER CITY COMMENTS	MTLM
3	01/10/20	REV. PER ACP COMMENTS	MTLM
2	01/04/21	ISSUED FOR CITY	GL
1	01/04/21	ISSUED FOR DEVELOPMENT PERMIT	GL

PROJECT:
EAST NEWTON BUSINESS PARK
 66 AVE + 152A ST.
 SURREY, B.C.

DRAWING TITLE:
LANDSCAPE SHRUB

DATE: 12/MAR/22	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L2
DRAWN: GL	
DESIGN: MTLM	
CHK'D:	
M2LA PROJECT NUMBER: 12-032	OF 4



12092-10.rvt

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0148-00

Issued To: ELEGANT HOLDINGS LTD

("the Owner")

Address of Owner: 110, 13571 - Commerce Pky
Richmond, BC V6V 2R2

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: 028-737-903
Lot 5 Section 14 Township 2 New Westminster District Plan BCP49715
6638 - 152A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section 2.G. Height of Buildings, Item 1. is varied to increase the height of a principal building from 12.0 metres (40 feet) to 12.6 metres (41.5 feet).
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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

CITY OF SURREY

BY-LAW NO. 17404

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURE ZONE (A-1)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-119-849
 Lot 1 Section 14 Township 2 New Westminster District Plan 1368
 15361 - 66 Avenue

Parcel Identifier: 007-118-589
 Lot 4 Section 14 Township 2 New Westminster District Plan 1368
 15309 - 66 Avenue

Parcel Identifier: 013-479-709
 Lot 6 Except: Parcel "B" (By-law Plan 62482), Section 14 Township 2 New Westminster District Plan 1368
 6680 - 152 Street

Parcel Identifier: 012-119-865
 Lot 5 Except: Firstly: Parcel C (Bylaw Plan 62482); Secondly: Part Dedicated Road on Plan LMP20652; Thirdly: Part Dedicated Road on Plan LMP37447; Section 14 Township 2 New Westminster District Plan 1368

15231 - 66 Avenue

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks consisting of *light impact industrial* uses, offices and service uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses within Blocks A, B and C as shown on the Survey Plan prepared by Joginder Riar B.C.L.S. and dated May 4, 2011, attached hereto and forming part of this By-law as Schedule A.

1. Block A:

- (a) *Light impact industry;*
- (b) Office uses excluding *social escort services* and *methadone clinics*;
- (c) *General service uses* excluding *drive-through banks*;
- (d) *Warehouse uses*;
- (e) *Distribution centres*;
- (f) *Accessory uses* including the following:
 - i. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops;
 - ii. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - iii. *Eating establishments* limited to a maximum of 200 seats and excluding *drive-through restaurants*;
 - iv. *Community services*;
 - v. *Assembly halls* limited to *churches*, provided that:

- a. The *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - b. The *church* accommodates a maximum of 300 seats; and
 - c. There is not more than one *church* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall be only one *church* within the strata plan;
- vi. *Child care centre*; and
- vii. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
- a. Contained within a *principal building*;
 - b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - c. Restricted to a maximum number of:
 - 1. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - 2. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - 3. Notwithstanding Sub-sections B.1.(f)vii.c.1. and c.2., the maximum number shall be 2 *dwelling units* per *lot* and where the *lot* has been subdivided by a strata plan then there shall be a maximum of 2 *dwelling units* within the strata plan; and
 - d. Restricted to a maximum floor area of:
 - 1. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan;
 - 2. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and

3. Notwithstanding Sub-sections B.1.(f)vii.d.1. and d.2., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.
2. Blocks B₁, B₂ and B₃:
 - (a) *Light impact industry;*
 - (b) Office uses excluding *social escort services* and *methadone clinics*;
 - (c) *General service uses* excluding *drive-through banks*;
 - (d) *Warehouse uses*;
 - (e) *Distribution centres*;
 - (f) *Accessory uses* including the following:
 - i. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops;
 - ii. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - iii. *Eating establishments*, excluding *drive-through restaurants* provided that:
 - a. There is a maximum of 1 *eating establishment* in Block B₁, 1 *eating establishment* in Block B₂ and 1 *eating establishment* in Block B₃; and
 - b. Each *eating establishment* does not exceed a floor area of 2,137 square metres [23,000 sq.ft.];
 - iv. *Community services*;
 - v. *Assembly halls* limited to *churches*, provided that:
 - a. The *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - b. The *church* accommodates a maximum of 300 seats; and

- c. There is not more than one *church* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall be only one *church* within the strata plan;
 - vi. *Child care centre*; and
 - vii. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - a. Contained within a *principal building*;
 - b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - c. Restricted to a maximum number of:
 - 1. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - 2. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - 3. Notwithstanding Sub-sections B.2(f)vii.c.1. and c.2., the maximum number shall be 2 *dwelling units* per *lot* and where the *lot* has been subdivided by a strata plan then there shall be a maximum of 2 *dwelling units* within the strata plan; and
 - d. Restricted to a maximum floor area of:
 - 1. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where the *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan;
 - 2. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
 - 3. Notwithstanding Sub-sections B.2(f)vii.d.1. and d.2., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.
3. Block C:
- (a) *Light impact industry*;

- (b) Office uses excluding *social escort services* and *methadone clinics*;
- (c) *General service uses* excluding *drive-through banks*;
- (d) *Warehouse uses*;
- (e) *Distribution centres*;
- (f) *Recycling depots* provided that:
 - i. The use is confined to an enclosed *building*; and
 - ii. The storage of used tires is prohibited.
- (g) *Automotive services uses*;
- (h) Automobile painting and body work.
- (i) *Accessory uses* including the following:
 - i. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops;
 - ii. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - iii. *Community services*;
 - iv. *Assembly halls* limited to *churches*, provided that:
 - a. The *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - b. The *church* accommodates a maximum of 300 seats; and
 - c. There is not more than one *church* on a *lot* and where a lot has been subdivided by a strata plan then there shall be only one *church* within the strata plan;
 - v. *Child care centre*; and
 - vi. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - a. Contained within a *principal building*;

- b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
- c. Restricted to a maximum number of:
 - 1. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - 2. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - 3. Notwithstanding Sub-sections B.3.(i)vi.c.1. and c.2., the maximum number shall be 2 *dwelling units* per *lot* and where the *lot* has been subdivided by a strata plan then there shall be a maximum of 2 *dwelling units* within the strata plan; and.
- d. Restricted to a maximum floor area of:
 - 1. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan;
 - 2. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
 - 3. Notwithstanding Sub-sections B.3(i)vi.d.1. and d.2., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.75.

E. Lot Coverage

The *lot coverage* shall not exceed 60%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	7.5 m* [25 ft.]	7.5 m [25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 12 metres [40 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 6 metres [20 feet].

H. Off-Street Parking

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet vehicles.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 3 metres [10 ft.] in width shall be provided from back of curb or projected future curb location. This *landscaping strip* shall consist of an earth berm of not less than 0.7 metre [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than 7.5 metres [25 ft.] which shall have an initial planting trunk diameter of not less than 4.75 centimetres [2 in.] measured 1.5 metres [5 ft.] above *finished ground*. The trees chosen shall be capable of attaining a height of not less than 6 metres [20 ft.] in 10 years.

3. A *landscaping* screen shall be created along all *lot lines* separating the developed portion of the *lot* from *highway* which is developed with *residential lots* opposite the developed portion of the *lot*. This *landscaping* screen shall consist of an earth berm of not less than 1 metre [3 ft.] in height and a width of not less than 2.5 metres [8 ft.] and the planting of a hedge, capable of attaining a height of 2 metres [6 ft.] within 3 years with hedging trees planted at intervals assuring complete visual screening within 3 years.

J. Special Regulations

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts 152 Street the noise level shall not exceed 60 dB; and
 - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited in Blocks A and B.
3. In Block C, area for outdoor display and storage of any goods, materials or supplies, and areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* other than the loading spaces in front of loading doors shall:
 - (a) Not be located within any front or *side yard*;
 - (b) Not exceed a total area greater than the *lot* area covered by the *principal building*; and
 - (c) Be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
4. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
2,000 sq. m. [0.5 acre]	30 metres [100 ft]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of the Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.

10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17404."

READ A FIRST TIME on the 9th day of May, 2011.

READ A SECOND TIME AS AMENDED on the 12th day of September, 2011.

PUBLIC HEARING HELD thereon on the 30th day of May, 2011.

PUBLIC HEARING HELD FOR AMENDED BY-LAW thereon on the 3rd day of October, 2011

READ A THIRD TIME AS AMENDED ON THE 3rd day of October, 2011.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 17th day of October, 2011.

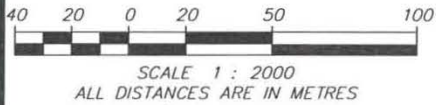
_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW # 17404
OF LOT 1, LOT 4, LOT 5 EXCEPT FIRSTLY: PARCEL C (BYLAW PLAN 62482); SECONDLY: PART
DEDICATED ROAD ON PLAN LMP20652; THIRDLY: PART DEDICATED ROAD ON PLAN LMP37447;
AND LOT 6 EXCEPT PARCEL "B" (BYLAW PLAN 62482),
ALL OF SECTION 14, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 1368

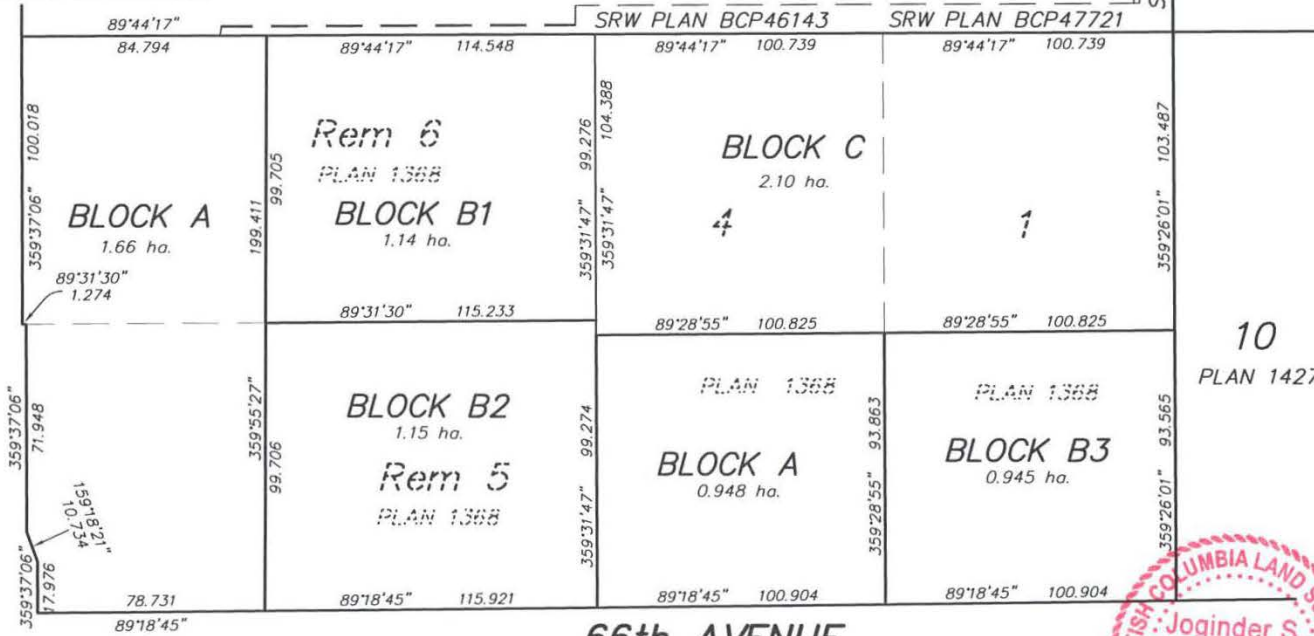
CITY OF SURREY

GRID BEARINGS ARE DERIVED FROM
 CONTROL MONUMENTS 5025 AND 5026



Rem S 1/2
 A
 PLAN 7513

152nd STREET



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

BRITISH COLUMBIA LAND SURVEYORS
 Certified Correct Dated this
 4th DAY OF MAY, 2011
 No. 863
 Joginder S. Riar
 B. C. L. S.
 FILE 9155-06

Schedule A



Lot 4
 -minimum 34 parking stalls on-site for daytime use
 -no access to additional off-site stalls
 -all 34 stalls (minimum) allocated to Lot 5 for evening use
 -business hours restriction: 6am - 7pm only

Banquet hall property
 Lot 5
 -177 parking stalls on-site
 -77 on-site stalls available for daytime use by ground-floor industrial businesses
 -50 stalls allocated to Lot 7 for daytime use
 -50 stalls allocated to Lot 11 for daytime use
 -access to all stalls on Lots 4, 7, and 11 for evening use
 -business hours restrictions:
 -6am - 7pm only for ground floor industrial businesses
 -7pm - 6am only for banquet hall

SUBJECT PROPERTY
 Lot 7
 -62 parking stalls on-site for daytime use
 -access to 50 daytime stalls on Lot 5
 -all 62 stalls allocated to Lot 5 for evening use
 -business hours restriction: 6am - 7pm only

Lot 11
 -minimum 62 parking stalls on-site for daytime use
 -access to 50 daytime stalls on Lot 5
 -all 62 stalls (minimum) allocated to Lot 5 for evening use
 -business hours restriction: 6am - 7pm only

Enter Map Description

Scale: 1:1,320

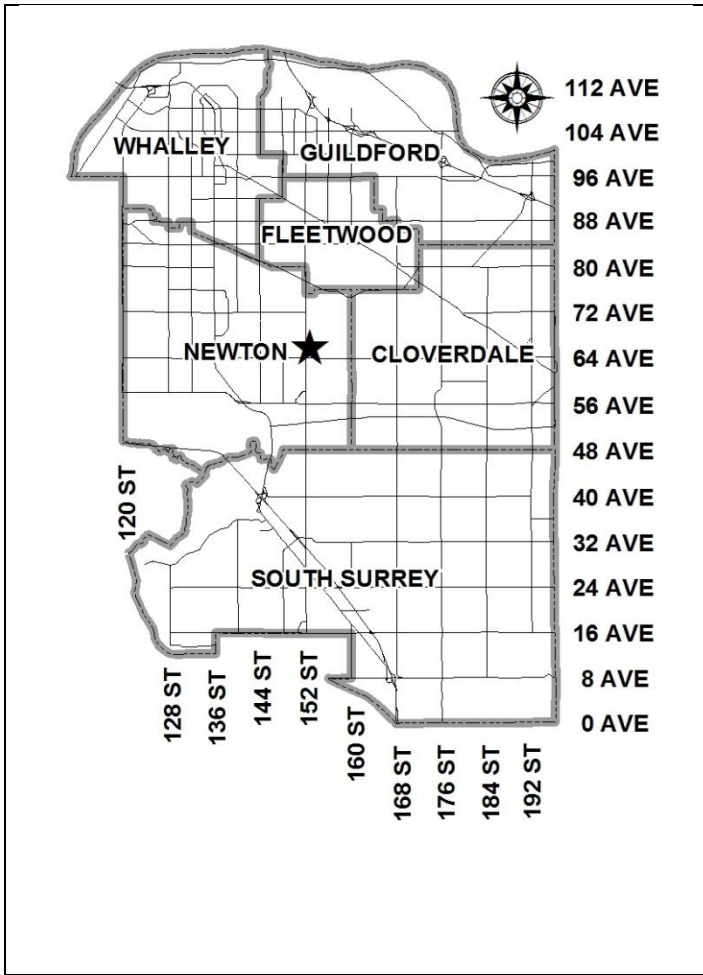


Appendix VII

City of Surrey PLANNING & DEVELOPMENT REPORT

File: 7912-0086-00

Planning Report Date: February 25, 2013



PROPOSAL:

- **OCF text amendment** to declare a temporary use permit area
- **Development Permit**
- **Temporary Use Permit** for parking
- **Development Variance Permit** for building height and parking

in order to permit the development of an industrial/business park building with second-storey banquet hall.

LOCATION:

6611 - 152A Street

6638 - 152A Street

OWNER:

Elegant Holdings Ltd

ZONING:

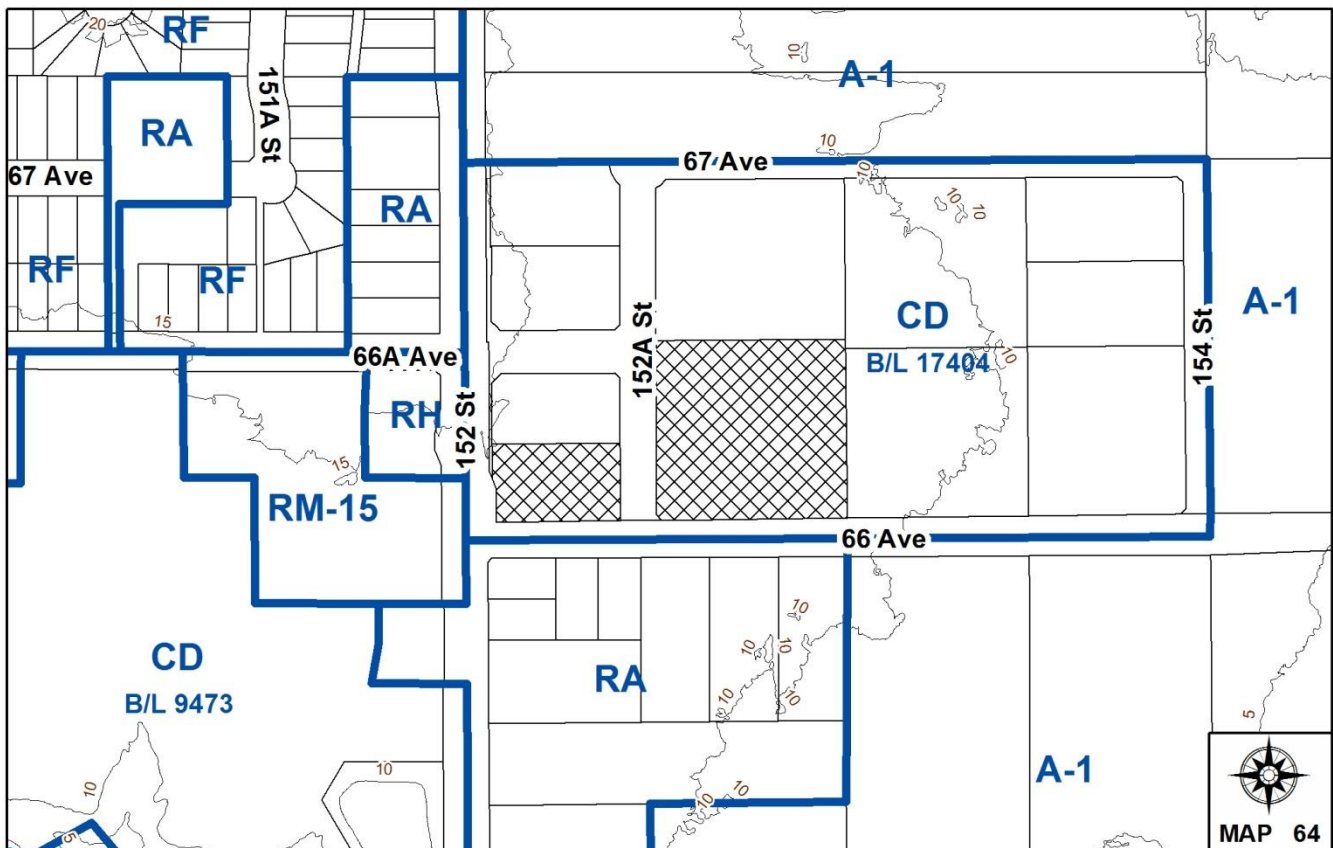
CD (By-law No. 17404)

OCF DESIGNATION:

Industrial

NCP DESIGNATION:

Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Text Amendment;
- Approval to draft Development Permit.
- Approval for the Development Variance Permits and Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not accommodate all the required parking on the development site. Shared parking is required with neighbouring lots, including Lot 4 (6611 – 152A Street) where a parking lot will temporarily comprise the primary use. Lots 7 and 11 to the east will also share parking with the banquet hall when those sites are developed.
- A height variance is requested in order to allow the ground floor to reasonably accommodate industrial businesses, while also permitting the second-storey banquet hall to have a ceiling height appropriate to the scale of the floor area. The proposed building height is 12.6 m (41.5 ft) while the zone permits a maximum height of 12 m (40 ft).

RATIONALE OF RECOMMENDATION

- The proposed height variance will support the development of the East Newton Business Park for light industrial businesses. Though CD By-law No. 17404 permits a range of light industrial, office and service uses, it is particularly important to ensure that some light industry can be accommodated in order to preserve the industrial character of the area.
- The applicant proposes an arrangement that includes parking sharing with neighbouring sites in order to meet the required minimum parking for the banquet hall and ground floor businesses. All of the parking sharing will be with lots that are not yet developed. Development is anticipated soon on Lots 7 (15336 – 67 Avenue) and 11 (15315 -68 Avenue), at which point the sharing arrangement with those lots will be put in place. Development is not planned in the near future on Lot 4 (6611 – 152A Street), so the applicant proposes a Temporary Use Permit to allow parking as a primary use on this lot. The parking on Lot 4 will be constructed as part of the current application.
- The Zoning By-law permits a developer to provide a minimum of 75% of the total parking required for each individual use on a site when differing peak hours between those uses can be demonstrated. In this case, the applicant proposes to provide 50% of the requirement when the sum total of required parking is considered for all four lots involved in the parking sharing arrangement. The variance is justified on the basis that business hours will be restricted in all the developments that are affected.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by declaring the subject site a Temporary Use Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council authorize staff to draft Development Permit No. 7912-0086-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7912-0086-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of CD By-law No. 17404 from 12.0 metres (40 ft.) to 12.6 metres (41.5 ft.); and
 - (b) to vary the minimum parking required in a parking sharing arrangement from 75% to 50%.
5. Council approve Temporary Use Permit No. 7912-0086-00 (Appendix VII) to proceed to Public Notification.
6. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) registration of access and parking easements to accommodate the proposed shared parking arrangements with Lots 4, 7 and 11;
 - (f) registration of Section 219 Restrictive Covenants to limit hours of operation of all businesses impacted by the shared parking arrangements;
 - (g) registration of a Section 219 Restrictive Covenant to prohibit future enclosure of the second-floor balconies; and

- (h) registration of a Section 219 Restrictive Covenant to ensure that neither an occupancy permit nor a business licence is issued for the banquet hall until all shared parking is constructed and available for use on Lots 7 and 11.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements. Specific requirements are outlined in a separate document that will be submitted to Council on February 25, 2013.

Parks, Recreation & Culture: The Parks Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant lots were recently created and zoned under application no. 7908-0128-00.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and east:	Vacant lots that were created as part of the same application as the subject property (application no. 7908-0128-00)	Industrial in the OCP. Business Park in the East Newton Business Park NCP.	CD (By-law No. 17404)
South (Across 66 Avenue):	Existing single family homes on large lots.	Industrial in the OCP. Live/Work or Business Park in the East Newton Business Park NCP.	RA
West (Across 152 Street):	Existing multi-family and single-family residential.	Urban in the OCP. Townhouses (max 15 upa.) in the East Newton South NCP.	RM-15 and RH

DEVELOPMENT CONSIDERATIONS

- The subject property is designated “Industrial” in the Official Community Plan (OCP) and “Business Park” in the East Newton Business Park Neighbourhood Concept Plan (NCP).
- This development permit application is among the first to be submitted within the East Newton Business Park NCP area. The only previous development is farther north, where a

church and a wedding/business park complex exist at the corner of 68 Avenue and 152 Street.

- Since the subject application was made, one additional application for business park development has been submitted (application no. 7912-0331-00) at 15336 – 67 Avenue (Lot 7). When it has been approved and constructed, this development will share parking with the subject site. Parking arrangements are outlined in more detail below.

Background

- The subject lots were created and zoned for business park use under CD By-law no. 17404. The rezoning was finalized on October 17, 2011 and subdivision plans were signed on November 22, 2011.
- CD By-law No. 17404 was utilized in order to address the non-industrial uses that are permitted in the IB Zone. Specifically, CD By-law no. 17404 does not permit retail uses, where the IB Zone allows some accessory retail. The CD Zone also limits the number of banquet halls, which are considered eating establishments, to a maximum of three over the 11 lots created as part of that application. Each banquet hall may have a maximum floor area of 2,137 square metres (23,000 sq.ft.) and must be accessory to a principal use.
- The subject application was presented to Council previously, on July 23, 2012 (see Appendix X for report). At that time, staff recommended that the application be referred back for further work with the applicant to increase the ground floor ceiling height. Council resolution R12-1644 required the ceiling height of the ground floor to be raised to 16 feet 3 inches from the previous 14 feet 7 inches. The applicant's latest submission shows a ceiling height of 16 feet, which staff consider to meet the intent of the Council resolution.
- When the previous report was written, detailed engineering comments had not yet been provided, but staff had identified a potential deficiency in proposed parking.
- The subject application has recently been amended to include a DVP for building height, in accordance with the Council resolution. Also, as part of an arrangement to address parking requirements, the following application amendments were made:
 - an additional lot (Lot 4, 6611 – 152A Street) has been included in the application;
 - a TUP for parking on Lot 4 has been added; and
 - a DVP has been added to allow the applicant to provide 50% of the total parking required for all individual uses in a shared parking arrangement, rather than the 75% required in the Zoning By-law.

DESIGN PROPOSAL AND REVIEW

Building Design

- The applicant proposes a development permit for a two-storey building at 6638 – 152A Street (Lot 5).

- The proposed building is L-shaped with a banquet hall, including two balconies, occupying the second floor. The ground floor is proposed to be demised into 17 units, each with an individual entrance. The units range in size from 130 square metres (1,409 sq.ft.) to 188 square metres (2,019 sq.ft.).
- Ground-floor units facing 66 Avenue and 152A Street have entrances from the parking area and no overhead doors.
- Units on the north and east sides of the building will each have an entry door and an overhead loading door facing the rear parking area.

Building Height

- The building is proposed to be 12.6 metres (41.5 ft), which exceeds the maximum height of 12.0 metres (40 ft) in CD By-law No. 17404.
- The second floor (banquet hall) ceiling height is proposed to be 7.1 metres (23.4 ft). According to the applicant, the tall ceiling is required to establish proportions appropriate to the large floor area of the banquet hall.
- With the second floor proposed to be overheight, the ground floor ceilings were originally proposed at 4.4 metres (14.6 ft) in order for the building to remain within the maximum allowable height.
- Staff were concerned that the 4.4 metre ceiling height would make the ground floor units unappealing to potential light industrial businesses, and recommended that the ceilings be raised to 5.5 metres (18.0 ft). As a result, Council passed Resolution No. R12-1644 asking the applicant to increase the ground floor ceiling height, recognizing that a height variance would consequently be required. The current proposal for a 4.9 metre (16.0 ft) ceiling is considered to be in compliance with Council’s resolution.
- The variance for building height can be supported on the basis that it will make the ground floor units more attractive to a variety of future businesses, including light industrial. Because the building character and configuration of this initial development will influence future development in the East Newton Business Park, it is very important to ensure that the building can accommodate appropriate light industrial and business park users.

Tree Retention

- The applicant has submitted arborist reports for both of the subject lots. In total, all nine (9) bylaw-sized trees on the two lots are proposed to be removed. Details are provided in the tables below:

Lot 5:

Tree species	No. to be removed	No. to be retained	Replacement trees required
Alder/cottonwood	7	0	7
Total	7	0	7

Lot 4:

Tree species	No. to be removed	No. to be retained	Replacement trees required
Douglas Fir	1	0	2
Sitka Spruce	1	0	2
Total	2	0	4

- On Lot 4, the douglas fir and sitka spruce trees were both assessed by Arbortech Consulting to be in very poor condition.

Parking

- On February 18, 2013, Council authorized an amendment to the Zoning By-law parking rates for banquet halls to proceed to Public Hearing. This proposed change increases the parking requirement per 100 square metres (1,075 sq.ft) of floor area for banquet halls from 10 to 14. The proposed amendment also requires that the ratio of 14 parking spaces per 100 square metres of floor area be extended to include balconies.
- Under the new requirements, 335 parking spaces will be required to accommodate the proposed banquet hall, including the balconies. 77 spaces are required to service the businesses on the ground floor of the building.
- The peak hours for the banquet hall are expected to occur on evenings and weekends, while the peak for the ground floor businesses can be expected during typical daytime business hours, Monday to Friday.
- The applicant proposes to construct 177 parking stalls on the subject property, leaving a deficiency of 158 stalls, which the applicant has arranged to share with three neighbouring properties. Properties at 6611 – 152A Street, 15336 – 67 Avenue, and 15315 – 66 Avenue will each provide some parking to meet the banquet hall's deficiency of 158 spaces. For simplicity, these lots will be referred to in this report by their legal lot numbers (Lots 4, 7 and 11 respectively). Appendix VIII shows the locations of these three lots relative to the site of the proposed business park/banquet hall development (Lot 5).
- The parking sharing arrangement is as follows. See Appendix IX for an illustrated explanation:

Lot 4:

- This lot has been included as part of the subject application. A temporary use permit (TUP) is proposed on Lot 4 to allow 34 parking spaces to be constructed on a temporary gravel lot. Because the property is currently undeveloped, a TUP is required to allow parking as a primary use.
- When Lot 4 develops in the future, 34 permanent stalls must continue to be available in the evenings for use by the banquet hall on Lot 5. This means that a restrictive covenant will be required on Lot 4 to restrict business hours to only daytime use for businesses needing those 34 stalls.

Lot 7:

- This lot is currently under application (no. 7912-0331-00). The proposal is for a multi-tenant industrial building with 62 parking spaces. All of this parking will be required in the future for evening use by the banquet hall on Lot 5.

- A restrictive covenant will be required on Lot 7 to restrict business hours to daytime use only.
- The proposed development on Lot 7 actually generates a requirement for approximately 110 daytime parking spaces. During the day, approximately 50 parking spaces on Lot 5 will be available to the businesses on Lot 7.
- Because Lot 7 is currently under application and will not be constructed before the subject development is complete, a restrictive covenant is required on Lot 5 to ensure that neither an occupancy permit nor a business licence is issued for the banquet hall before *all* shared parking (on Lots 4, 7 and 11) is constructed and available for use.

Lot 11:

- The arrangement with Lot 11 is similar to that with Lot 7, though an application has not yet been submitted for Lot 11. The owner of Lot 11 intends to develop this site soon, in a manner almost identical to Lot 7. 62 parking spaces can be anticipated, again with all parking being used in the evening by the banquet hall on Lot 5.
- As with Lot 7, Lot 11 is expected to generate a parking requirement of approximately 110 daytime parking spaces, of which approximately 50 will be obtained from Lot 5.
- A restrictive covenant will be required on Lot 11 to restrict business hours to daytime use only.

Lot 5:

- A restrictive covenant will be registered to limit the hours of the banquet hall to evenings and weekends only. This will ensure that daytime parking is sufficient to meet the requirements of the ground floor businesses, plus future businesses on Lots 7 and 11.
 - The hours of ground floor businesses will be limited to daytime use only.
 - A restrictive covenant is required to ensure that neither an occupancy permit nor a business licence is issued for the banquet hall before all shared parking is available for use on the three other lots.
- In situations where individual uses generate peak parking demand at different times, the Zoning By-law allows the applicant to provide a minimum of 75% of the total required parking. In other words, 25% shared parking is typically permitted between uses with different hours of peak demand.
 - In this case, the anticipated total parking requirement for all sites involved in the parking agreement will be 666 (335 + 77 + 110 + 110 + 34). 335 parking stalls are proposed to be constructed in total on all four lots, equaling 50% of the total, which is not in compliance with the Zoning By-law. This provision of the Zoning By-law is therefore proposed to be varied to allow the applicant to provide a minimum of 50% of the required parking, down from 75%, in recognition that the daytime and evening will each only demand 50% of the total required.

PRE-NOTIFICATION

Pre-notification letters were mailed out on February 20, 2013.

ADVISORY DESIGN PANEL

- The application was presented to the Advisory Design Panel (ADP) twice: on May 31 and June 28, 2012.
- On May 31, 2012, the panel recommended changes primarily to the building orientation, configuration of entries to the banquet hall, balcony design, and parking configuration. The recommendation also included a referral back to the panel for further review.
- The project was resubmitted to the ADP on June 28, 2012. The proposal had been amended to address the panel's comments about the banquet hall entries, balcony design, and parking, but the building orientation was not changed. The panel's recommendations would put the building into compliance with the design guidelines for the area, and would accommodate loading doors on the rear of the building. The applicant maintains, however, that the proposed orientation allows for a more optimal design of the banquet hall space, and for a greater number of parking spaces to be constructed on the site.
- On June 28, 2012 the ADP again recommended that the application be revised, primarily because the panel remained unsatisfied with the building orientation. Additional comments related to vehicle and pedestrian circulation, balconies, building entrances, and exterior materials.
- Staff acknowledge that the building orientation recommended by the ADP is more consistent with the design guidelines than the applicant's proposal. Staff believe, however, that the applicant's willingness to increase the main floor ceiling height is more critical to functioning of the building and are willing to accept the building orientation as proposed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Increase building height from 12.0 metres (40 ft) to 12.6 metres (41.5 ft) to allow higher ground-floor ceilings.

Applicant's Reasons:

- The slightly higher ceiling height on the ground floor should increase the utility of these units for industrial businesses. The applicant maintains that proposed ceiling height of 7.1 metres (23.4 ft) for the banquet hall cannot be decreased because it is appropriate for the large scale of the floor area.

Staff Comments:

- Staff think that it is extremely important for developments in the East Newton Business Park to accommodate light industrial businesses, in order to maintain the integrity of the industrially-designated land. The proposed building height of 12.6 metres (41.5 ft) will facilitate a ground-floor ceiling height that is in keeping with Council's July 23, 2012 resolution.

(b) Requested Variance:

- Vary the Zoning By-law to allow the applicant to provide a minimum of 50%, rather than 75%, of the total parking spaces required when the parking is shared between uses with differing peak hours

Applicant's Reasons:

- The applicant and neighbouring property owners propose to limit the business hours of all affected developments through registration of restrictive covenants. These restrictions will ensure that adequate parking is provided for both daytime and evening/weekend uses without conflict.

Staff Comments:

- The shared parking arrangement allows for an efficient use of land while the business hour restrictions provide appropriate assurance that parking requirements can be met for all peak demand times.

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.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	OCP Text Amendment By-law
Appendix IV.	ADP Comments
Appendix V.	Development Variance Permit No. 7912-0086-00
Appendix VI.	CD By-law No. 17404
Appendix VII.	Temporary Use Permit No. 7912-0086-00
Appendix VIII.	Map showing lot numbers for lots involved in parking sharing arrangement.
Appendix IX.	Map including details of easements and RC's required for parking sharing.
Appendix X.	Previous planning report for 7912-0086-00, dated July 23, 2012 (no appendices)

INFORMATION AVAILABLE ON FILE

(All the following are optional depending on the individual case)

- Complete Set of Architectural and Landscape Plans prepared by Sanford Design Group and M2 Landscape Architecture, respectively, dated February 13 and 18, 2013.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development