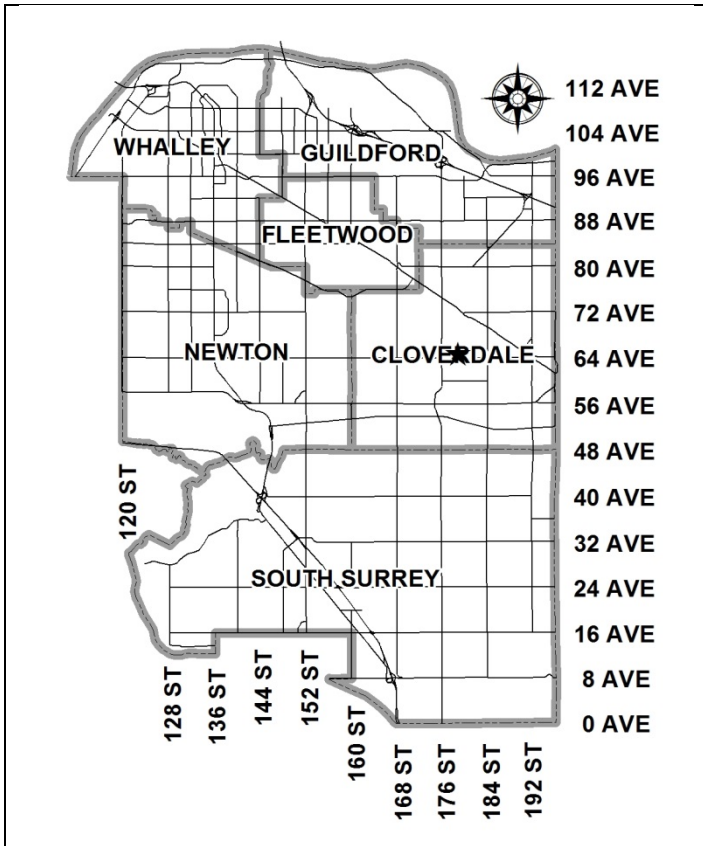


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0192-00

Planning Report Date: December 14, 2015



PROPOSAL:

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

to permit exterior renovations to an existing industrial building and to reduce parking requirements.

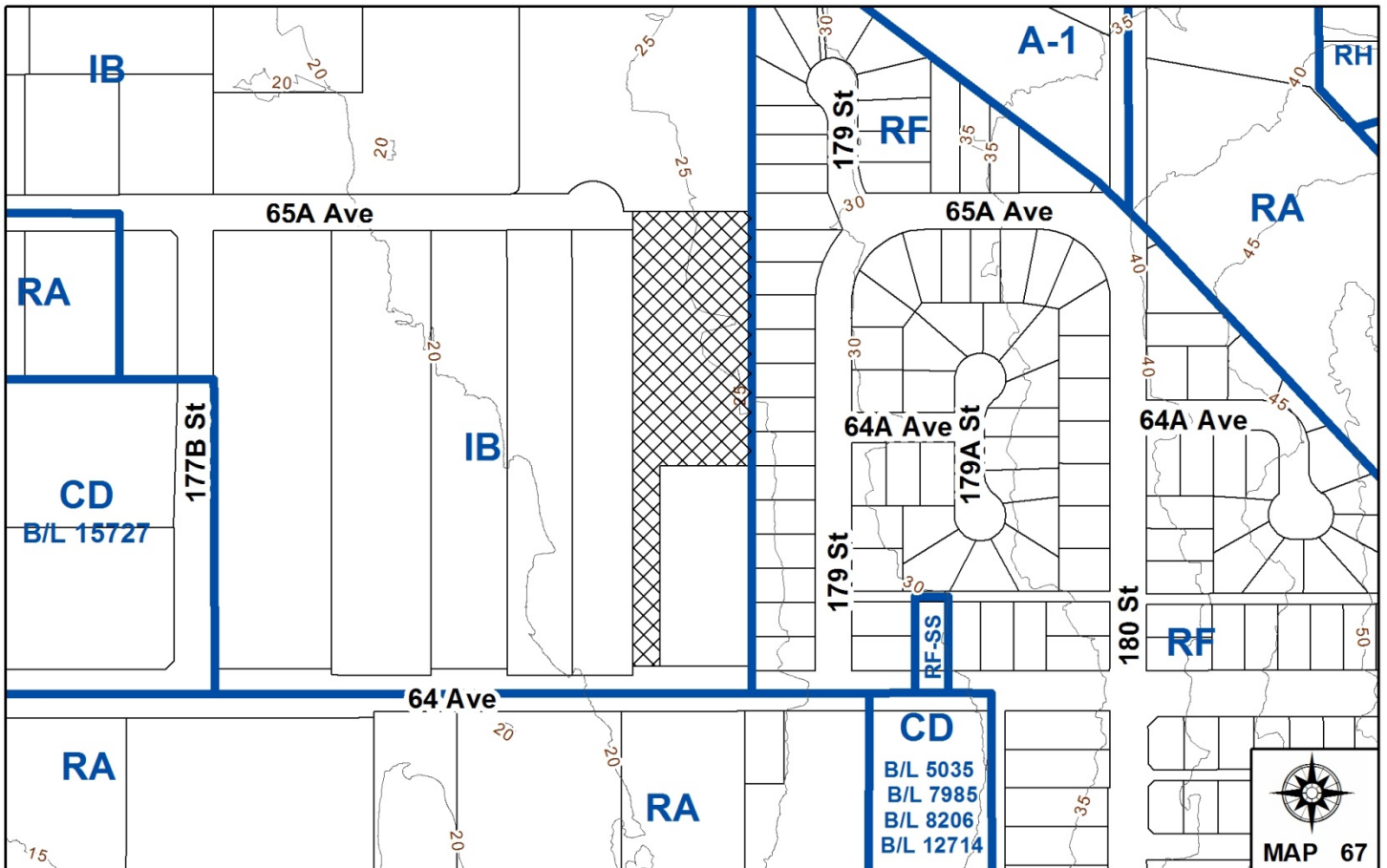
LOCATION: 17848 - 65A Avenue

OWNER: Cloverdale Developments Ltd

ZONING: IB

OCP DESIGNATION: Mixed Employment

LAP 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

- Seeking to reduce the number of required on-site parking spaces for the mini-storage portion and increase the number of spaces for the mezzanine portion of the warehouse units.

RATIONALE OF RECOMMENDATION

- Complies with the Mixed Employment designation in the OCP and with the regulations of the IB Zone, with the exception of parking.
- The City's Transportation Division has reviewed the proposed parking variance and has no concerns.
- The proposed renovations will allow for the subject industrial building to be marketed to a broader range of tenants.
- The applicant proposes to augment the landscaping buffer area between the industrial and residential uses.
- The proposed upgrades to the building, parking area and landscaping are an improvement over the existing conditions and are appropriate for this area.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second floor mezzanine space. To address parking concerns, the applicant has proposed to decrease the total amount of mezzanine space within the warehouse units from 40% to 20%. A note will be added to the Development Permit to limit the amount of mezzanine space to 362 square metres (3,900 sq.ft.) and the Building Division will be notified accordingly.
- Further, to respond to the City's Transportation Division's experience, the parking requirements for the mezzanine space will be increased in the DVP from one (1) space per 100 square metres (1,076 sq. ft.) to three (3) spaces per 100 square metres (1,076 sq. ft.). The result will be an increase in the parking space requirement for the restricted amount of mezzanine space within the warehouse units, from 4 spaces to 11 spaces.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0192-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0192-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning By-law, to reduce the minimum required number of on-site parking spaces for the mini storage portion of the development from 29 to 6; and
 - (b) to vary the Zoning By-law to increase the minimum required number of on-site parking spaces for the mezzanine portion of the development's warehouse units from 4 to 11.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant industrial building.	Industrial	IB
East:	Single family dwellings.	Urban	RF
South (Across 64 Avenue):	Cloverdale Fairgrounds.	Urban	RA
West:	New and used building supply business.	Industrial	IB

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is a panhandle-shaped lot located at 17848 - 65A Avenue. The subject site is designated Mixed Employment in the Official Community Plan (OCP) and is zoned Business Park Zone (IB).
- In 2012, the same applicant submitted Development Application No. 7912-0348-00 proposing a subdivision and Development Permit for building upgrades on the subject site.
- The proposed subdivision was for a lot line adjustment between the subject lot and the neighbouring lot at 17893 - 64 Avenue to the southeast (see Appendix IV). The subject lot area was reduced in size from 1.26 hectares (3.11 acres) to 1.08 hectares (2.66 acres). The subdivision was completed in March 2015 (Application No. 7912-0348-00).
- The previously proposed Development Permit was for minor exterior renovations to the existing industrial building, primarily involving adding bay doors along the southern façade of the building. Council authorized staff to draft the Development Permit on April 8, 2013, however, in 2015, the Development Permit application was withdrawn as the scale of the renovations changed.
- The subject lot has panhandle frontage along 64 Avenue and also extends to 65A Avenue and is addressed as 17848 - 65A Avenue. The subject lot is 1.08 hectares (2.68 acres) in area.
- The existing building on the lot is located on the northern portion of the property and was built in conjunction with the building on the adjacent lot to the north at 17858 - 66 Avenue. The building and associated landscaping were approved under Development Permit No. 7901-0119-00.

Current Proposal

- The existing building on the lot was previously occupied by Vitality Foods, who have vacated the building. As a result, the owner of the building is actively seeking new tenants for the building and has submitted a Development Permit application in order to make the building more attractive to a wider range of possible tenants. The applicant proposes to split the subject building into 16 units consisting of a mini-storage business, nine (9) warehouse units and six (6) office units.
- The existing industrial building has a floor area of 4,821 square metres (51,895 sq. ft.), floor area ratio (FAR) of 0.64 and lot coverage of 44.4% which is below the maximum FAR of 0.75 and lot coverage of 45% permitted in the Business Park Zone (IB). The proposed renovations will increase the floor area by 2,448 square metres (26,350 sq. ft.) to 6,881 square metres (74,066 sq. ft.) and increase the FAR to 0.67 and lot coverage to 44.7%, still in compliance with the IB Zone.
- The western half of the building is proposed to be comprised of nine warehouse units, each with the potential for mezzanine space, four office units, with two units on each storey, as well as the entrance and loading area for the mini storage. One of the warehouse units is proposed to also have a 130-square metre (1,400-sq. ft.) caretaker suite on the second floor.

- The eastern half of the building is primarily comprised of mini-storage with one office unit located on each floor in the south portion of the building.
- The largest unit is the proposed mini-storage which is approximately 3,095 square metres (33,320 sq. ft.) in size.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property on September 4, 2015. To date, staff have received no comments regarding the proposal.

DESIGN PROPOSAL AND REVIEW

Façade Upgrades

- The existing building was originally designed to accommodate a beverage processor/bottler and was functional in its design. The building is currently comprised of cream coloured blank walls with a blue stripe along the top. A few doors are present along each façade (see Appendix VI).
- The applicant proposes to add a second floor mezzanine area and include two storeys of substantial windows and glazing along the south and west elevations with limited glazing and windows on the north and east elevations.
- The applicant proposes beige as the primary colour for the industrial building with grey used for the cornices and trim.
- To provide an architectural feature, the applicant proposes one cornice on the south elevation and two cornices on the west elevation which are grey. Each cornice is approximately 1.2 metre (4 ft.) high and 11 metres (35 ft.) wide.
- The applicant proposes a total of 16 units with each unit having their own entrance and nine (9) units with an overhead door.

Parking

- The applicant is proposing 80 parking spaces which is below the Zoning By-law requirement of 99 parking spaces based on the combination of uses proposed. The applicant proposes a Development Variance Permit (DVP) to reduce the number of parking spaces for the mini-storage portion of the development. See By-law Variances section for further details.
- The parking is located primarily to the south of the building but also along the west property line with three (3) parking spaces located within the mini-storage portion.

Site Access

- The site's primary access will be from 65A Avenue, which the applicant will be constructing in the coming weeks.
- A right-in/right-out temporary driveway exists from 64 Avenue until the future 8.6-metre (28 ft.) wide east-west lane, from 177B Street (see Appendix IV), is completed. Rights-of-way have been secured on two of the westerly industrial properties to facilitate this future lane connection. The temporary access may last for several years as three properties located at 17801, 17841 and 17861 – 64 Avenue must develop before this alternate access is possible. The applicant is aware that the temporary 64 Avenue driveway/access may be removed sooner if it becomes too dangerous and a Restrictive Covenant is already registered on title to this effect.

Landscaping

- As a condition of Development Permit No. 7901-0119-00, the applicant was required to install a 10-metre (33 ft.) wide buffer along the east property line to provide separation from the existing residential properties to the east. The applicant also installed a row of maple trees along the west property line and a row of ash trees along the western side of the building. The applicant proposes to augment the existing buffering with an additional nine (9) trees and proposes to retain 14 of the 16 undersized maple trees planted along the western property line. Unfortunately, the undersized ash trees planted along the west side of the building need to be removed. All the undersized trees are considered as protected trees under the Tree By-law as they were planted as a requirement of Development Permit No. 7901-0119-00.
- Within the parking area, the applicant proposes approximately 13 landscape islands, a 6.9-metre (23 ft.) wide by 12-metre (39 ft.) long landscape area along 64 Avenue and an approximate 5-metre (16 ft.) by 5-metre (16 ft.) landscaped area to the southwest of the building which includes the electrical transformer and a bike rack.

Lighting:

- The applicant proposes surface wall lighting on the building. Downward lighting is proposed along the east elevation adjacent to the buffer and should not impact the neighbouring residential area.
- No pole lighting is proposed within the development.

Signage:

- The applicant has provided details on the locations of fascia signage for each unit. The typical location will be below the canopies over the entrance doors (see elevations in Appendix II).
- The applicant has not proposed a free-standing sign at this time. Upon securing tenants the applicant intends to submit a development application for a free-standing sign.

TREES

- Laura Ralph, ISA Certified Arborist of BC Plan Health Care prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	1	1
Cottonwood	11	1	10
Total (excluding Alder and Cottonwood Trees)	0	0	0
Undersized Trees from Previous Development Permit No. 7901-0119-00			
Undersized Ash	17	3	14
Undersized Maple	10	10	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees		40	
Contribution to the Green City Fund		\$3,900	

- The Arborist Assessment states that there are no by-law sized protected trees on the site, excluding Alder and Cottonwood trees. Thirteen (13) trees are Alders or Cottonwoods, eleven (11) of which are to be retained in the buffer area along the east property line. There are 27 undersized ash and maple trees that were planted as a condition of Development Permit No. 7901-0119-00. It was determined that 14 undersized maple trees can be retained as part of this development proposal and ten (10) undersized maple and three (3) undersized ash trees require removal. The proposed tree retention was assessed taking into consideration the location of internal drive aisles and sidewalks.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Cottonwood and Alder trees, and a 2 to 1 replacement ratio for the other trees. This will require a total of 28 replacement trees on the site. The applicant is proposing 15 replacement trees, less than City requirements. The deficit of 13 replacement trees will require a cash-in-lieu payment of \$3,900, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- The new trees on the site will consist of a variety of species including Fir, Cedar and Ash. All proposed trees are located within the parking islands or in the landscape buffer along the east property line.
- In summary, a total of 40 trees are proposed to be retained or replaced on the site with a contribution of \$3,900 to the Green City Fund.

ADVISORY DESIGN PANEL

- The proposal was not referred to the Advisory Design Panel (ADP), but was reviewed by staff and found to be generally satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum required number of on-site car parking stalls for the mini storage portion of the development from 29 to 6; and
- To increase the minimum required number of on-site parking spaces for the mezzanine portion of the development's warehouse units from 4 to 11.

Applicant's Reasons:

- Parking calculations for the proposed mini-storage business includes a 1,975-square metre (21,260 sq. ft.) main floor which includes a 34-square metre (370 sq. ft.) office component and an 845-square metre (9,100 sq. ft.) second floor for a total area of 2,854 square metres (30,720 sq. ft.). The Zoning By-law provisions require one (1) parking space per 100 square metres (1,076 sq. ft.) of storage and 3 spaces per 100 square metres (1,076 sq. ft.) of office space which equates to 29 parking spaces. Mini-storage is not a parking intensive use and warrants a parking requirement of one (1) parking space per 450 square metres (4,843 sq. ft.) which equates to 6 parking spaces.
- The proposed mini-storage business is designed with three (3) indoor parking spaces accessed through the western entrance (see Schedule A of Appendix IV). The applicant predicts that rarely will more than three (3) customers access their storage units at any given time and the one (1) employee will park outside for an estimated four (4) spaces being used most of the time. When additional parking is required at the busy end of month time, dollies will be supplied to customers to access their vehicles outside.
- To offset parking concerns, future warehouse unit mezzanine space will be reduced by half to 20 percent, rather than the 40 percent allowed within the Building Code, which equates to an additional three (3) spaces intended for 362 square metres (3,896 sq. ft.) potential future mezzanine space.

- The 80 parking stalls proposed will more than accommodate the employee and visitor parking requirements anticipated for this development.

Staff Comments:

- Mini-storage has a low intensity parking use. The proposed parking calculations of one (1) parking space per 450 square metres (4,843 sq. ft.) for a total of 6 parking spaces is adequate for the mini-storage facility.
- Office uses requires three (3) parking spaces per 100 square metres (1,075 sq. ft.) of main floor area and two (2) parking spaces per 100 square metres (1,075 sq. ft.) of second floor area. As the total area of 1,523 square metres (16,600 sq. ft.) of office space is proposed with 784 square metres (8,435 sq. ft.) of main floor and 796 square metres (8,570 sq. ft.) of second floor area, this equates to 38 required parking spaces.
- Warehouse use requires one (1) parking space per 100 square metres (1,075 sq. ft.) of floor area and warehouse office uses require three (3) parking spaces per 100 square metres (1,075 sq. ft.) of floor area. As each warehouse unit has a small office for a total area of 279 square metres (3,000 sq. ft.), this requires 8 parking spaces. A total area of 1,532 square metres (16,495 sq. ft.) of warehouse space is proposed which requires 15 parking spaces for a total of 23 (8 + 15) parking spaces required, not including the mezzanine area.
- Within the warehouse units, the applicant has agreed to reduce future potential mezzanine space by half, from 40% permitted in the Building Code to 20%, which equates to 326 square metres (3,509 sq. ft.) of mezzanine space for the proposed warehouse units (see Appendix IV). When calculating parking calculations this accounts for an additional three (3) parking spaces. Although, mezzanine space only requires one (1) space per 100 square metres (1,076 sq. ft.), the City's Transportation Division's experience has been that mezzanine space should require closer to three (3) spaces per 100 square metres (1,076 sq. ft.). The DVP will include a clause to increase the parking space requirement for mezzanine space within the warehouse units from 4 spaces to 11 spaces and the Development Permit will limit the amount of possible mezzanine space to 20%.
- The proposed caretaker suite within one of the warehouse units requires two (2) parking spaces.
- The applicant has provided a future potential layout for parking spaces which including the neighbouring site to the south (17893 – 64 Avenue) which provides for a more efficient parking layout.
- The following table shows a detailed breakdown of parking requirements for the site:

Use	Area* (ft ²)	Area* (m ²)	Parking rate (per 100 m ²)	Parking Spaces Required	Proposed Parking Spaces
Office, main floor	8,100	753	3.0	23	23
Office, second floor	8,300	771	2.0	15	15
Office Sub-Total	16,600	1,542		38	38
Mini-storage, main floor	21,260	1,975	1.0	20	
Mini-storage, office (main)	370	34	3.0	1	
Mini-storage, second floor	9,100	845	1.0	8	
Mini-Storage Sub-Total	30,730	2,855		29	6
Warehouse, office (main)	3,000	279	3.0	8	8
Light Impact Industrial (main)	16,495	1,532	1.0	15	15
Future mezzanine (second floor limited to 20%)	3,900	362	1.0	4	11
Warehouse Sub-Total	23,395	2,173		27	34
Caretaker's Suite	1,500	139	2 per unit	2	2
TOTAL				96	80

* Floor area used for parking calculation purposes.

- The City's Transportation Division has reviewed the proposed parking provisions and has no concerns, based on the associated restrictions.
- Staff support the proposed variances.

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. Summary of Tree Survey and Tree Preservation
- Appendix IV. Development Variance Permit No. 7915-0192-00
- Appendix V. Images of Existing Building
- Appendix VI. Aerial Photo

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/dk

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Information for City Clerk

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

1. (a) Agent: Name: Peter Chu
 Peter K. Chu Architecture Inc.
 Address: 1155 - West Pender Street, Suite 710
 Vancouver, BC V6E 2P4

 Tel: 604-298-7063

2. Properties involved in the Application

- (a) Civic Address: 17848 - 65A Avenue

- (b) Civic Address: 17848 - 65A Avenue
 Owner: Cloverdale Developments Ltd
 PID: 029-511-577
 Lot: Lot A Section 17 Township 8 New Westminster District Plan
 EPP36154

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7915-0192-00 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: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		10,840 Sq. M.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	44.7%
Paved & Hard Surfaced Areas		42.5%
Total Site Coverage		87.2%
SETBACKS (in metres)		
Front	7.5 m	14.36 m
Rear	7.5 m	10.61 m
Side #1 (North)	3.6 m	5.08 m
Side #2 (South)	7.5 m	14.10 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	9.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bedroom and Den		1
Two Bedroom		
Three Bedroom +		
Total	2 max	1
FLOOR AREA: Residential	139 Sq. M.	130 Sq. M.
FLOOR AREA: Commercial		
Retail		
Office		1,580 Sq. M.
Total		1,580 Sq. M.
FLOOR AREA: Industrial		5,171 Sq. M.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		6,881 Sq. M.

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)	0.75 FAR	0.64FAR
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	94	78
Residential Bachelor + 1 Bedroom	2	2
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	96	80*
Number of disabled stalls	1	1
Number of small cars	24	17
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length		

* Seeking variances

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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PROJECT DATA

LEGAL DESCRIPTION: Lot A, Section 17, Township 8, New Westminster District, Plan 199-28154

ZONING: IS (Business Park Zone)

LOT AREA: 1.264 ha (11080.4 SF) (10540 SQ)

DEVELOPMENT DENSITY: Permitted: 11080.4 SF/70 = 878.0 SF/1000 SQ
Proposed: 8710.0 SF (2479.3 m²)

a) Office:
Main Floor: 860 sq ft (79.2 sq m)
Second Floor: 850 sq ft (78.2 sq m)
Total: 1700 sq ft (157.4 sq m)

b) Mini-Storage:
Main Floor: 9400 sq ft (867.8 sq m)
Second Floor: 880 sq ft (81.1 sq m)
Total: 10280 sq ft (948.9 sq m)

c) Warehouse:
Main Floor: 1800 sq ft (167.1 sq m)
Future Mezzanine: 800 sq ft (74.3 sq m)
Total: 2600 sq ft (241.4 sq m)

d) Chambers Suite:
Second Floor: 180 sq ft (16.7 sq m)
Total: 75.25 sq ft (6.97 sq m)

LOT COVERAGE: Permitted: 11080.4 SF/70 = 7000.48 SF
Existing: 8710.0 SF (804.7 sq m) (44.2%)
Proposed: 8710.0 SF (804.7 sq m) (44.7%)

BUILDING HEIGHT: Permitted: 40 ft (12.2 m)
Existing: 27 ft (8.2 m)
Proposed: 31 ft (9.5 m)

BUILDING SETBACKS: Required: Front Yard 25 ft (7.6 m)
Rear Yard 25 ft (7.6 m)
Side Yard 25 ft (7.6 m)
(see side view plan if the yard abuts commercial or housing)

PARKING:
Required: a) Office
1) Office Uses (Main Floor):
3 spaces/1075 sq ft (100 sq m)
2100 sq ft/1075 sq ft = 20 spaces
2) Office Uses (Second Floor):
3 spaces/1075 sq ft (100 sq m)
8000 sq ft/1075 sq ft = 18 spaces
Total: 38 spaces

b) Mini-Storage
1) Main Floor:
1) Storage: 1 space/1075 sq ft (100 sq m)
21800 sq ft/1075 sq ft = 20 spaces
2) Office:
3 spaces/1075 sq ft (100 sq m)
570 sq ft/1075 sq ft = 1 space
Sub-Total: 21 spaces
2) Second Floor:
1) Storage: 1 space/1075 sq ft (100 sq m)
8100 sq ft/1075 sq ft = 8 spaces
Sub-Total: 9 spaces
Total: 30 spaces

c) Warehouse
1) Office Uses (Main Floor):
3 spaces/1075 sq ft (100 sq m)
3000 sq ft/1075 sq ft = 3 spaces
2) Light Industrial Uses:
1 space/1075 sq ft (100 sq m)
18400 sq ft/1075 sq ft = 18 spaces
Total: 21 spaces

d) Chambers Suite
1 space per dwelling unit = 2 spaces
Total: 20 spaces

Maximum Allowed: Small City Sites: Maximum 20% of the required parking spaces = 24 spaces max.
Regular Sites (R 1 & 1R) 40 spaces
Street Curb Sites (R 1 & 1R) 17 spaces
Accessible Sites (T 1 & 1R) 1 space

Total: 60 spaces



DRAWING LIST

ARCHITECTURAL:
A0 Project Data
A1 Site Plan
A2 Main & Second Floor Plans
A3 Building Elevations, Building Section, Detail

PROJECT DIRECTORY

MUNICIPAL AUTHORITY: City of Surrey
1640 - 126th Avenue
Surrey, BC V6E 1V6
TEL: 604.691.4211

CLIENT: Clevedale Developments Ltd
100 - 10288 96th Avenue
Langley, BC V1M 5C2

ARCHITECT: Peter K. Chu Architecture Inc.
4770 - 1161 West Pardee Street
Vancouver, BC V6E 2P4

LANDSCAPE ARCHITECT: Van der Zalm & Associates Inc.
Suite 1 - 29177 27th Avenue
Langley, BC V1M 4E9

CONTEXT PLAN



NOTES:

- These drawings are the exclusive property of Peter K. Chu Architecture Inc. and may not be produced whole or in part without the expressed written consent of Peter K. Chu Architecture Inc..
- All construction shall comply with the current edition of the British Columbia Building Code and City of Surrey Zoning By-law.
- Drawings are not to be scaled.

Peter K. Chu Architecture Inc.
Suite 710
1161 West Pardee Street,
Vancouver, B.C. V6E 2P4
Telephone: (604) 268-7063
E-Mail: pkchu@pkca.net

CONSULTANT:

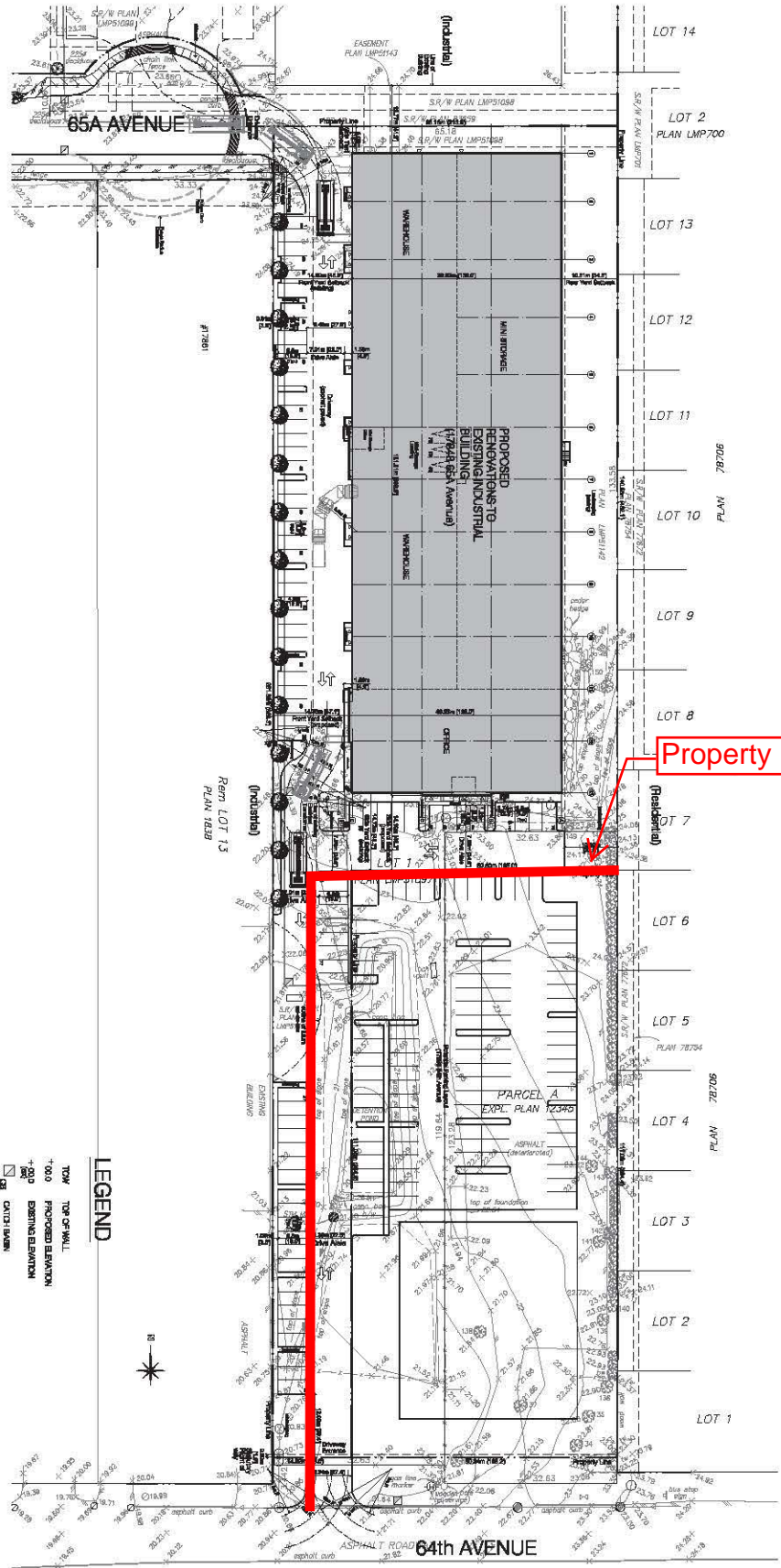
PROJECT: Proposed Renovations to an Existing Industrial Building
Clevedale Developments
17846 85A Avenue
Surrey, B.C.

DRAWING TITLE: Project Data

DATE: June 12, 2014
JOB NO.: 13-10
CHECKED: P.C.
DRAWN: V.G.
SCALE: AS NOTED

NO	DATE	REVISIONS:
1	June 12, 2014	Issued for Planning Department Review
2	June 25, 2014	Re-submitted for Planning Department Review
3	July 29, 2014	Issued for Council Review
4	June 12, 2014	Re-submitted for Council Review
5	June 12, 2014	Re-submitted for Council Review
6	June 12, 2014	Re-submitted for Council Review
7	June 12, 2014	Issued for Environmental Review

NO	DATE	REVISIONS:
8	Oct. 16, 2014	Re-submitted for Development Permit
9	Oct. 22, 2014	Re-submitted for Development Permit
10	Oct. 22, 2014	Issued for Development Permit
11	Nov. 12, 2014	Re-submitted for Development Permit
12	Nov. 4, 2014	Re-submitted for Development Permit



1 Site Plan
A1 Scale: 1:400

LEGEND

TOP OF HILL	700.0	PROPOSED ELEVATION
EXISTING ELEVATION	+0.00	EXISTING ELEVATION
EXISTING ELEVATION	+0.00	EXISTING ELEVATION
EXISTING ELEVATION	+0.00	EXISTING ELEVATION

REVISIONS:

NO	DATE	DESCRIPTION
4	Oct. 8, 2014	Re-issued for Record Permit
9	Oct. 16, 2016	Re-issued for Development Permit
10	Oct. 22, 2016	Re-issued for Development Permit
11	Oct. 22, 2016	Re-issued for Development Victoria Permit
12	Nov. 12, 2015	Re-issued for Development Victoria Permit
13	Jan. 4, 2015	Re-issued for Development Victoria Permit

REVISIONS:

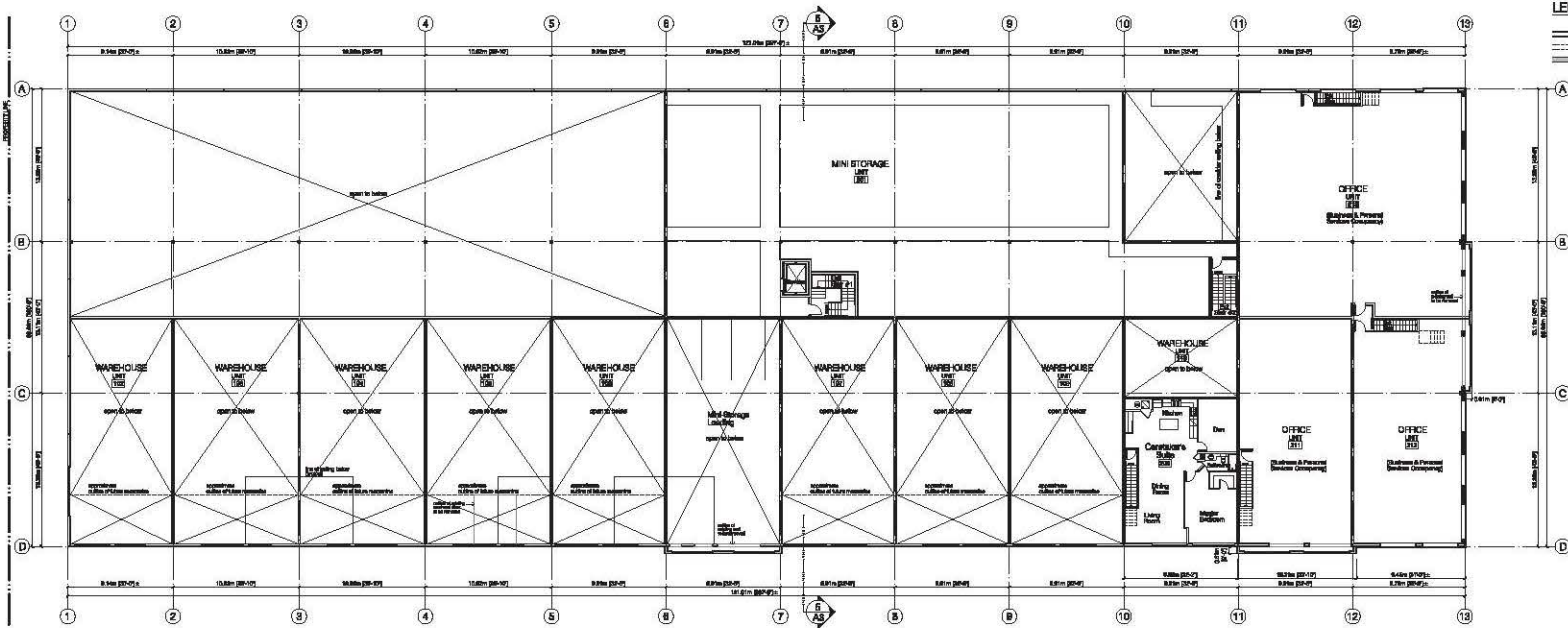
NO	DATE	DESCRIPTION
1	June 12, 2014	Issued for Planning Department Review
2	June 30, 2014	Re-issued for Planning Department Review
3	July 25, 2014	Issued for Council Review
4	Nov. 18, 2014	Re-issued for Council Review
5	Dec. 12, 2014	Re-issued for Council Review
6	Jan. 12, 2015	Re-issued for Council Review
7	June 12, 2015	Issued for Development Permit

DATE: June 12, 2014
JOB NO.: 15-110
CHECKED: P.C.
SCALE: AS NOTED

DRAWING TITLE: Site Plan
DRAWN: S.C.
PROJECT: Proposed Redevelopment to an Existing Industrial Building (General Industrial Development) 17048 65th Avenue Surrey, B.C.

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Tel: (604) 266-0783
E-Mail: peter@pkchu.ca
SHP 710

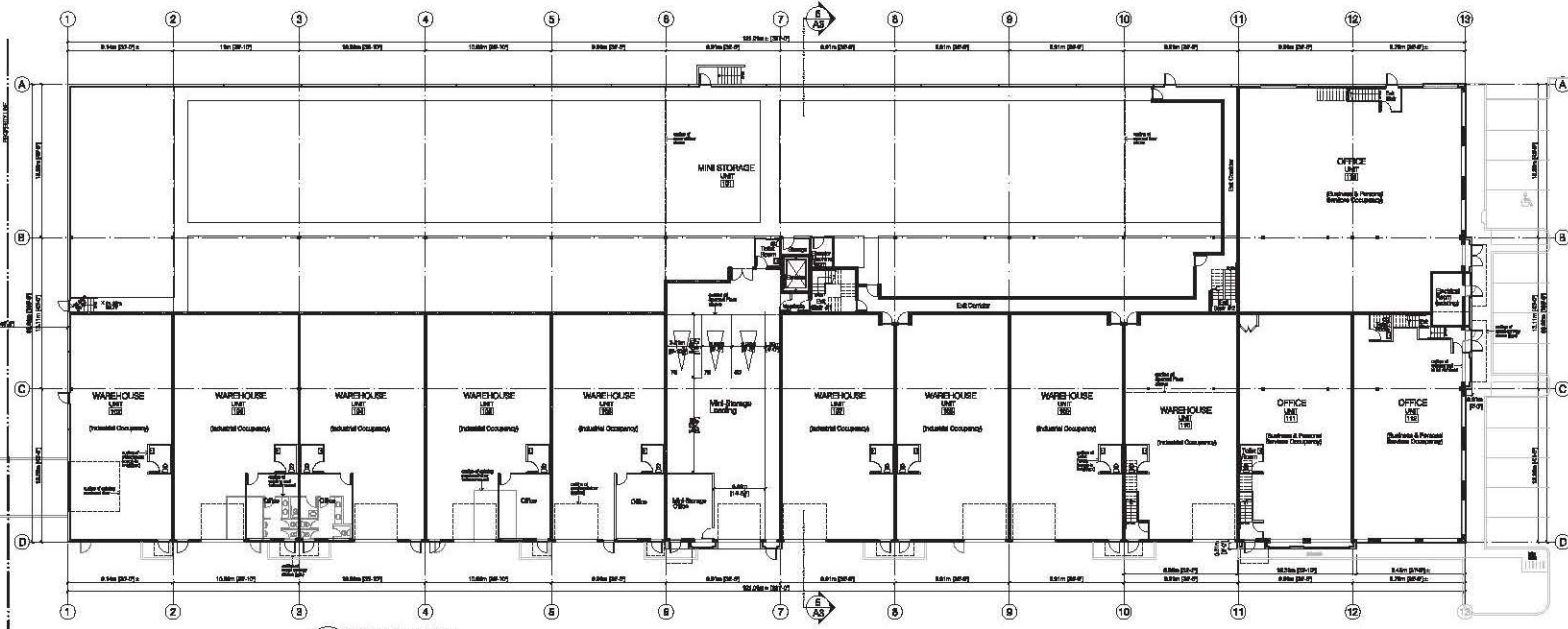
A1



LEGEND

--- CONTINUED WALL TO REMAIN
 --- EXISTING WALL TO BE REMOVED
 --- NEW WALL

1 Second Floor Plan
 A2 Scale: 1:200



2 Main Floor Plan
 A2 Scale: 1:200

Peter K. Chu Architecture Inc.

Subo 710
 1155 West Pender Street,
 Vancouver, B.C. V6E 2P4
 Telephone: (604) 298-7065
 E-Mail: pkchu@tyoc.net

CONSULTANT:

PROJECT: Proposed Renovation
 to an Existing Industrial Building
 Crownco Developments
 17848 85A Avenue
 Surrey, B.C.

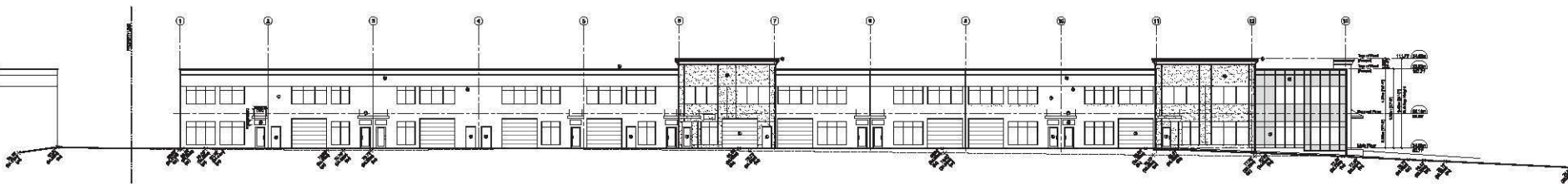
DRAWING TITLE: Main Floor Plan
 Second Floor Plan

DATE: June 12, 2014
JOB NO.: 13-10
DRAWN: V.S.
CHECKED: P.C.
SCALE: AS NOTED

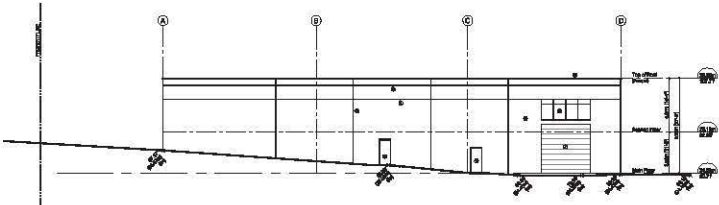
NO.	DATE	REVISIONS
1	JUN 12, 2014	Issued for PERMITS, Development Permit
2	JUN 23, 2014	Issued for Planning Application
3	JUN 18, 2014	Re-issued for Development Permit
4	JUN 12, 2014	Issued for Employment Permit
5	JUN 4, 2014	Re-issued for Planning Application
6	JUN 15, 2014	Re-issued for Employment Permit
7	JUN 22, 2014	Re-issued for Employment Permit

NO.	DATE	REVISIONS
A	JUN 23, 2014	Issued for Development Permit
B	JUN 23, 2014	Re-issued for Development Permit
C	JUN 4, 2014	Re-issued for Development Permit
D		
E		
F		
G		
H		
I		
J		
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X		
Y		
Z		

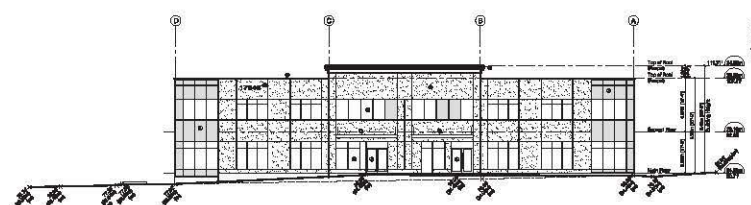
A2



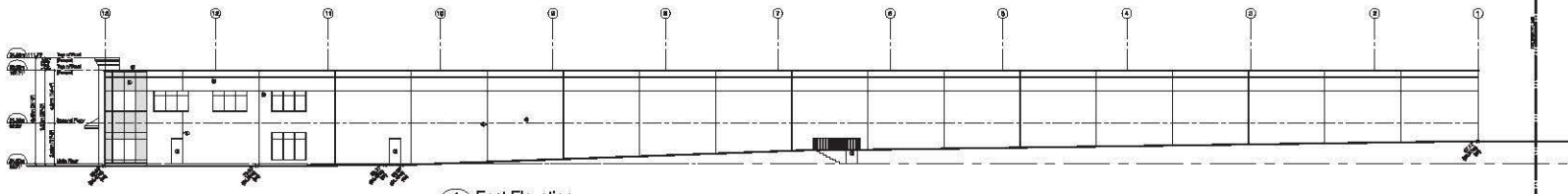
1 West Elevation
A3 Scale: 1:200



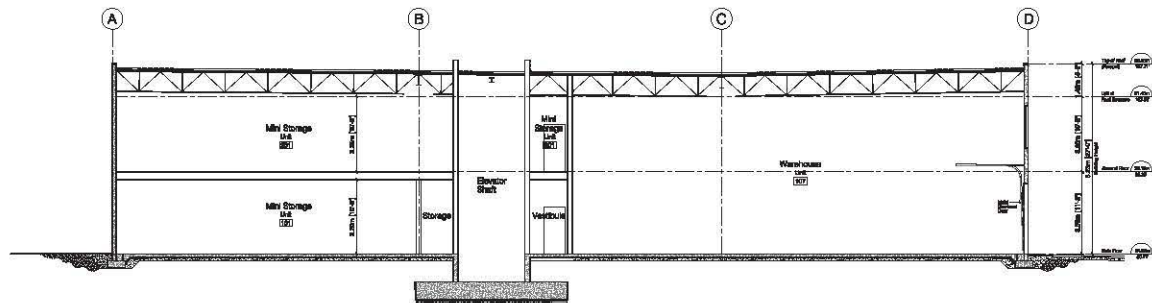
2 North Elevation
A3 Scale: 1:200



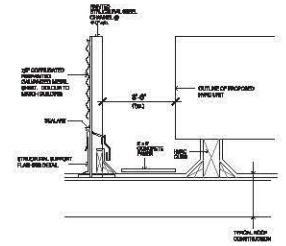
3 South Elevation
A3 Scale: 1:200



4 East Elevation
A3 Scale: 1:200



5 Building Section A-A
A3 Scale: 1:100



6 Typical Roof Unit Screen Detail
A3 Scale: N.T.S.

LEGEND

1. Precast Concrete Wall (existing) (A)
2. Spandrel Glazing (E)
3. Prefinished Metal Flashing (F)
4. Aluminum Storefront Door (D)
5. Acrylic Stucco Cornice (C)
6. Glazing in Aluminum Storefront Frame (G)
7. Metal Overhead Door (B)
8. Metal Door (A)
9. Corrosion Resistant Coatings (A)
10. Acrylic Stucco (B)
11. Steel Framed Canopy (C)
12. Building Identification Signage (C)
13. Sign Band

COLOUR SCHEDULE

- (A) PAINTED CONCRETE
Field colour: Zephyr #8305
by Cloverdale Paint
- (B) ACRYLIC STUCCO
Field colour: Grey Motters #8304
by Cloverdale Paint
- (C) ACRYLIC STUCCO CORNICE
Colour: Dark Shadowes #8294
by Cloverdale Paint
- (D) ALUMINUM STOREFRONT/ STEEL FRAMED CANOPY
Frame colour: Black
- (E) SPANDEL GLAZING
Colour: to match Dark Shadowes #8294
by Cloverdale Paint
- (F) PREFINISHED METAL FLASHING
Colour: to match Dark Shadowes #8294
by Cloverdale Paint
- (G) METAL DOOR & OVERHEAD DOOR & SIGNAGE
Colour: to match Dark Shadowes #8294
by Cloverdale Paint

Peter K. Chu Architecture Inc.

Suite 710
1165 West Pender Street,
Vancouver, B.C. V6E 2P4

Telephone: (604) 238-7083
E-Mail: pchu@pkchu.net

CONSULTANT:

PROJECT: Proposed Renovations to an Existing Industrial Building
Cloverdale Developments
17648 65A Avenue
Surrey, B.C.

DRAWING TITLE: Building Elevations, Building Section

DATE: June 12, 2014
JOB NO: 10-10
DRAWN: V.G.
CHECKED: P.C.
SCALE: AS NOTED

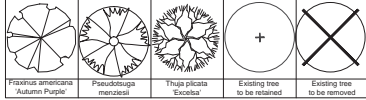
NO.	DATE	REVISIONS:
1	Jan. 20, 2014	Issued for Permit Application
2	Mar. 2, 2014	Re-submitted for Permit Application
3	May 16, 2014	Re-submitted for Permit Application
4	Jul. 10, 2014	Re-submitted for Permit Application
5	Jan. 16, 2015	Issued for Permit Application
6	Jan. 16, 2015	Issued for Permit Application
7	Oct. 3, 2015	Re-submitted for Permit Application

NO.	DATE	REVISIONS:
8	Oct. 17, 2015	Re-submitted for Development Permit
9	Dec. 23, 2015	Re-submitted for Development Permit
10	Dec. 23, 2015	Issued for Development Permit
11	Dec. 17, 2015	Re-submitted for Development Permit
12	Dec. 4, 2015	Re-submitted for Development Permit

Cloverdale Developments

Proposed Office/Industrial Building at 17848 65a Avenue

TREE LEGEND



TREE SCHEDULE

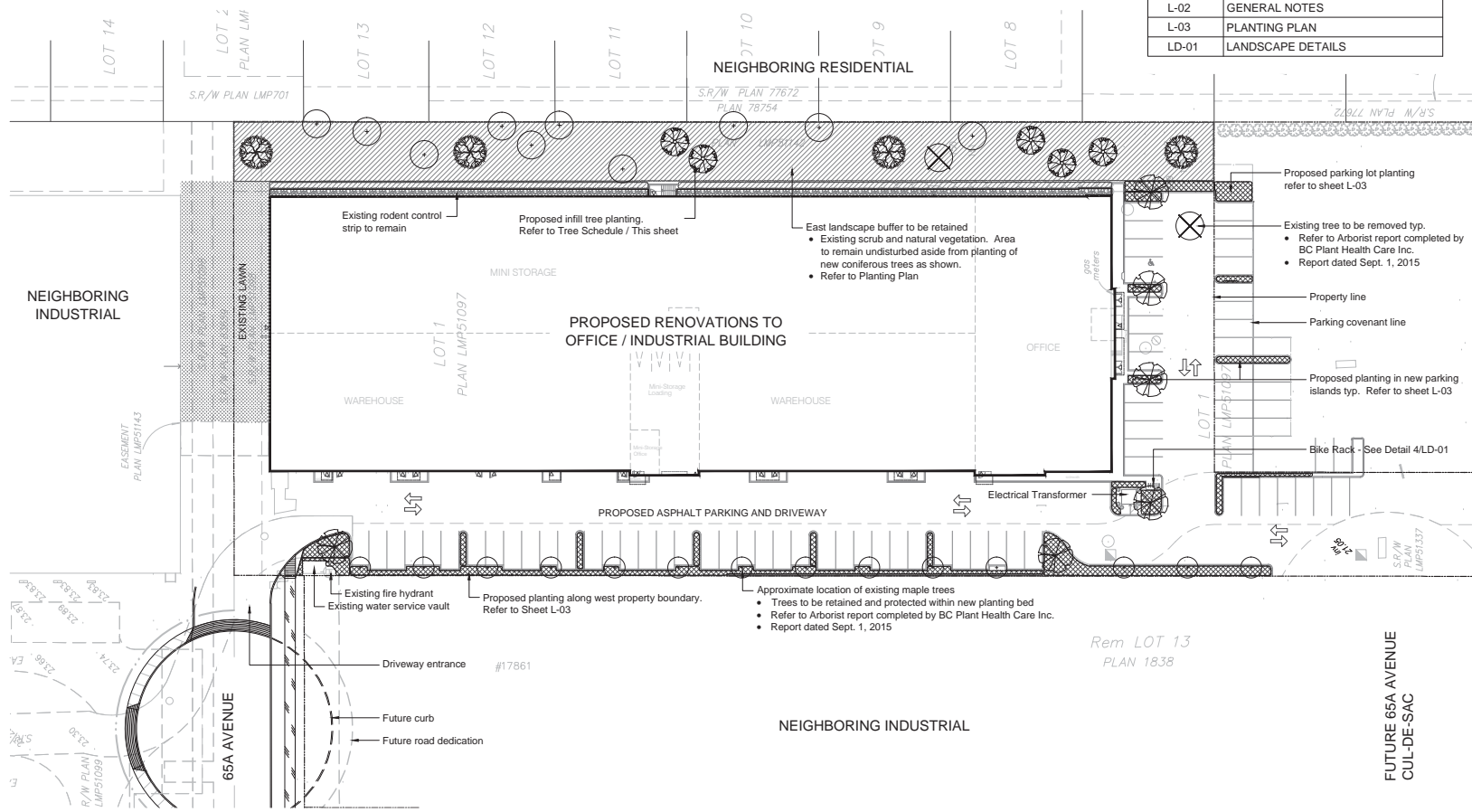
DTF	SPACING	BOTANICAL NAME	COMMON NAME	SIZE
8	FR	Fraxinus americana Autumn Purple	Autumn Purple Ash	B&B: 8.0m C&T: 1.8m W&F
4	TP	Thuja plicata Espalier	Western Red Cedar	B&B: 3.0m HT
3	PI	Piceobotsuga mariana	Douglas Fir	B&B: 3.0m HE

Location of existing trees shown on these plans are approximate. Refer to Arborist Report and Tree Removal Plan completed by BC Plant Health Care Inc. Report dated Sept. 1, 2015.

Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, BC, V1M 4B9 1. 604 882 0024 f. 604 882 0042 Primary project contact: Stephen Heffer Landscape Architect stephen@vdz.ca 604 882 0024 x28 Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca 604 882 0024 x22	Cloverdale Developments Ltd. Project Owner 19926 96th Ave Langley, BC, V1M 3C2 604 886-5228 Contact: Gordie Gill gordiegill@shaw.ca	Peter K. Chu Architecture Inc. Project Building Architecture #710 - 1155 West Pender Street Vancouver, BC, V6E 2P4 604 298 7063 Contact: Peter Chu pkchu@lynx.net
Legal Address and Description:		

Landscape Sheet List

Sheet Number	Sheet Title
L-01	LANDSCAPE SITE AND TREE PLAN
L-02	GENERAL NOTES
L-03	PLANTING PLAN
LD-01	LANDSCAPE DETAILS



1 L-01 LANDSCAPE SITE AND TREE PLAN
Scale: 1:300



No.	By	Description	Date
2	MM	Issued for Building Permit	Oct. 19, 2015
1	SH	Issued for Client Review	Oct. 16, 2015

REVISIONS TABLE FOR DRAWINGS

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Project:
CLOVERDALE DEVELOPMENTS
Proposed Office/Industrial Building

Location:
17848 65A Avenue
Surrey, BC

Drawn: SH	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"

Scale:
1:300

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE THE PROPERTY OF THE OWNER AND SHALL BE REFERENCED AT THE CONSULTANT'S OFFICE. ALL DIMENSIONS SHALL BE REFERENCED TO THE CONSULTANT'S OFFICE. DIMENSIONS SHALL NOT BE REFERENCED TO THE CONTRACTOR'S FIELD. DIMENSIONS SHALL BE REFERENCED TO THE CONSULTANT'S OFFICE.

Drawing Title: LANDSCAPE SITE AND TREE PLAN

VDZ Project #: DP2015-29

Drawing #: L-01



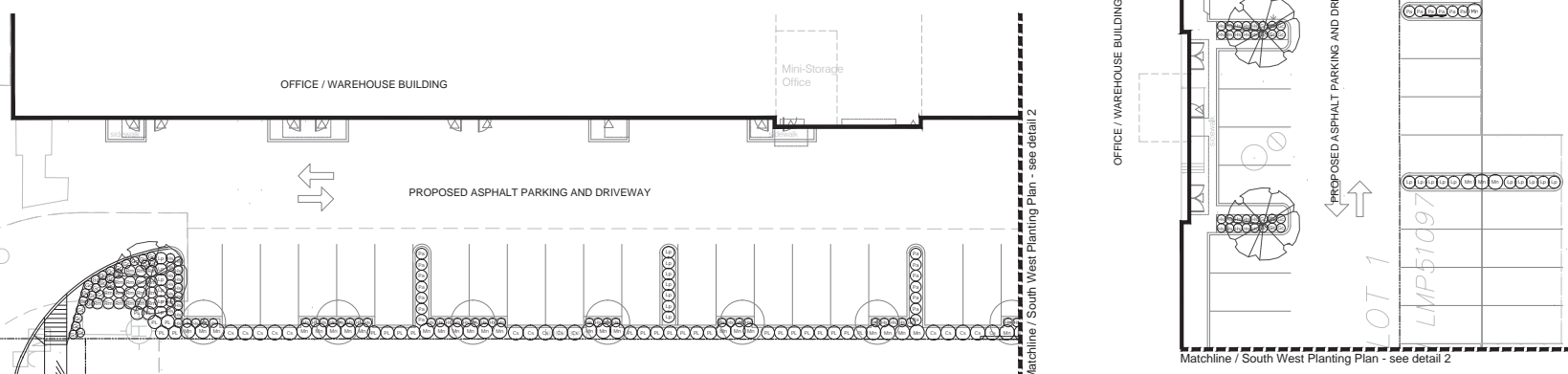
PLANTING SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS AND GRASSES					
47	Cs	Cornus sericea 'Kelsey'	Kelsey Redtwig Dogwood	# 3 Pot	900mm O.C.
74	Gc	Geranium x cantabrigiense 'Cambridge'	Cranesbill	# 1 Pot	600mm O.C.
161	Hs	Helectotrichon sempervirens	Blue Oat Grass	# 1 Pot	450mm O.C.
61	Lp	Lonicera pileata	Box-Leaf Honeysuckle	# 3 Pot	900mm O.C.
66	Mn	Mahonia nervosa	Cascade Oregon Grape	# 3 Pot	1.0M O.C.
55	Pa	Pennisetum alopecuroides 'Hameln'	Fountain Grass	# 2 Pot	750mm O.C.
59	PL	Prunus lusitânica	Portuguese Laurel	# 3 Pot	900mm O.C.
62	Rm	Rosa meidland	Meidland Rose	# 1 Pot	750mm O.C.

- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCSLA GUIDELINES.
 2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
 4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 A. SHRUBS: 450MM
 B. SOD: 150MM
 C. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
 5. 1" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

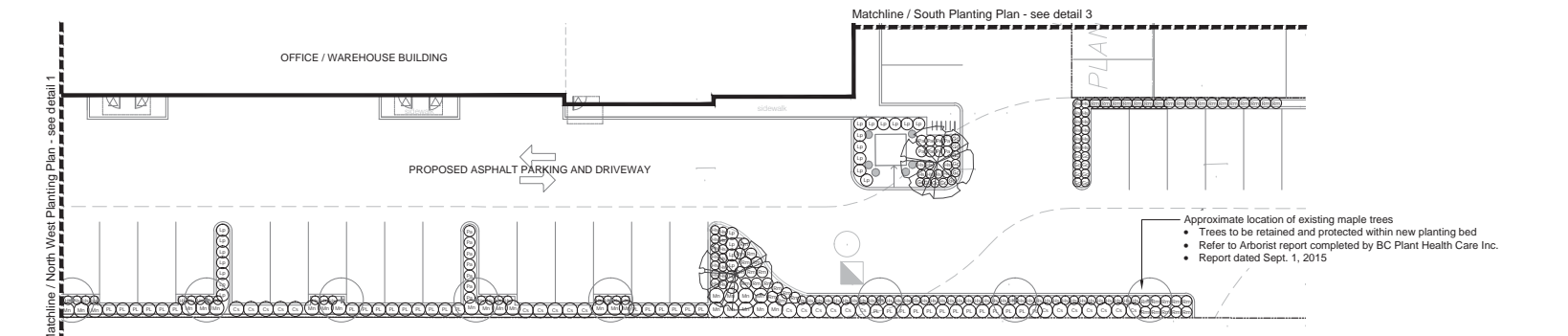
- East landscape buffer to be retained
- Existing scrub and natural vegetation.
- Area to remain undisturbed aside from planting of new coniferous trees as shown.

Proposed infill tree planting with coniferous trees
 Refer to Tree Plan and Schedule / Sheet L-01



1 North West Parking Lot Planting
 Scale 1:150

3 South Parking Lot Planting
 Scale 1:150



2 South West Parking Lot Planting
 Scale 1:150

No.	By	Description	Date
2	MM	Issued for Building Permit	Oct. 19, 2015
1	SH	Issued for Client Review	Oct. 16, 2015

REVISIONS TABLE FOR DRAWINGS

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Project:
 CLOVERDALE DEVELOPMENTS
 Proposed Office/Industrial Building

Location:
 17848 65A Avenue
 Surrey, BC

Drawn: SH	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"

Scale:
1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE THE PROPERTY OF THE OWNER AND MUST BE REVIEWED AT THE CONVEYANCE OF THE WORK. ALL RECORDING OR PATHWAY CHANGES MUST NOT BE REPRODUCED OR CONSTRUCTION UNLESS LABELED BASED ON THESE CONSTRUCTIONS.

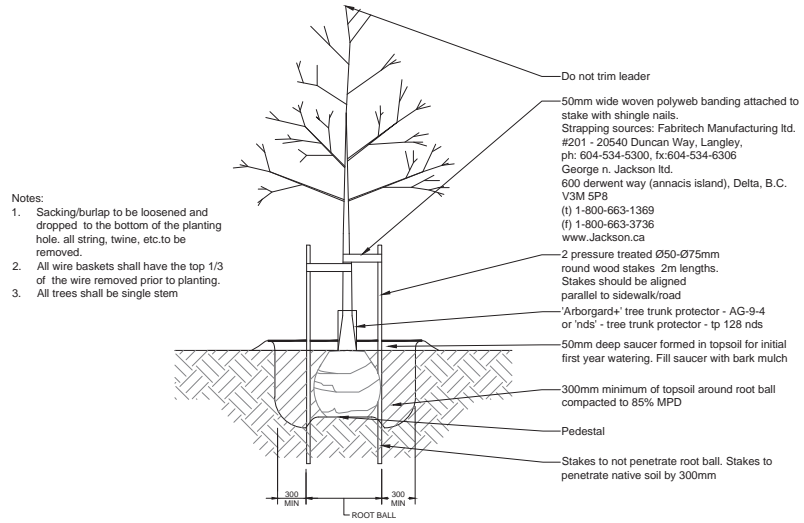
Drawing Title:
PLANTING PLAN



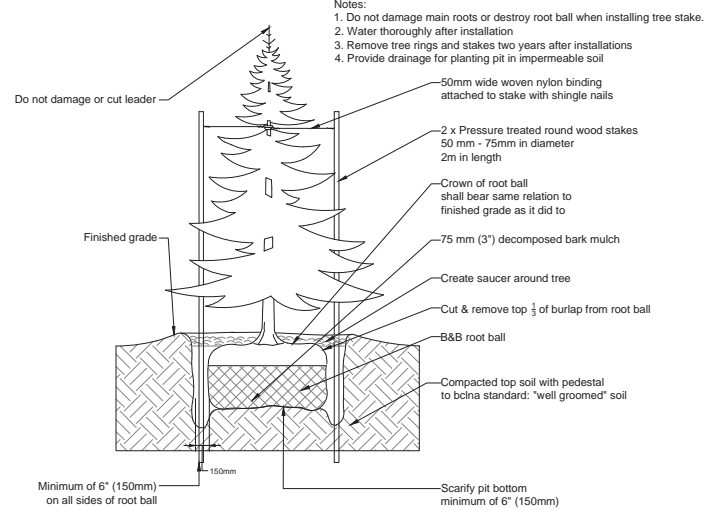
VDZ Project #:
DP2015-29

Drawing #:
L-03

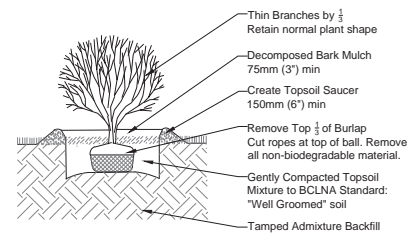
VDZ + ASSOCIATES INC. 17848 65A AVENUE, SUITE 1000 SURREY, BC V3R 6K1



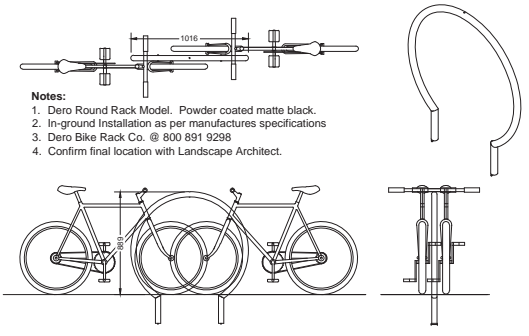
1 DECIDUOUS TREE PLANTING DETAIL
 Scale: 1:25



2 CONIFEROUS TREE PLANTING DETAIL
 Scale: 1:25



3 SHRUB PLANTING DETAIL
 Scale: 1:25



4 BIKE RACK DETAIL
 Scale: 1:20

No.	By:	Description	Date
2	MM	Issued for Building Permit	Oct. 19, 2015
1	SH	Issued for Client Review	Oct. 16, 2015

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

Project:
 CLOVERDALE DEVELOPMENTS
 Proposed Office/Industrial Building

Location:
 17848 65A Avenue
 Surrey, BC

Drawn: SH	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: As shown	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE REFERENCED AT THE CONSULTANT'S OFFICE. ALL RESPONSIBILITY FOR ANY DIMENSIONAL ERRORS NOT IN THE ORIGINAL DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DIMENSIONS LABELED BASED ON TRENCH CONSTRUCTION.

Drawing Title:
 LANDSCAPE DETAILS

VDZ Project #:
 DP2015-29

Drawing #:
 LD-01

VDZ + ASSOCIATES INC. 2015-10-19 10:00 AM 17848 65A AVENUE SUITE 1000 SURREY BC V4A 4K1 CANADA

Tree Preservation Summary

Surrey Project No:

Address: 17847 65A Ave, Surrey

Registered Arborist: Laura Ralph, PN- 6420A - BC Plant Health Care Inc.

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	13
Protected Trees to be Removed (1 due to development, 1 to mitigate risk)	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	11
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 2 \quad} \times \text{one (1)} = 2$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{two (2)} = 0$ 	2
Replacement Trees Proposed	2
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

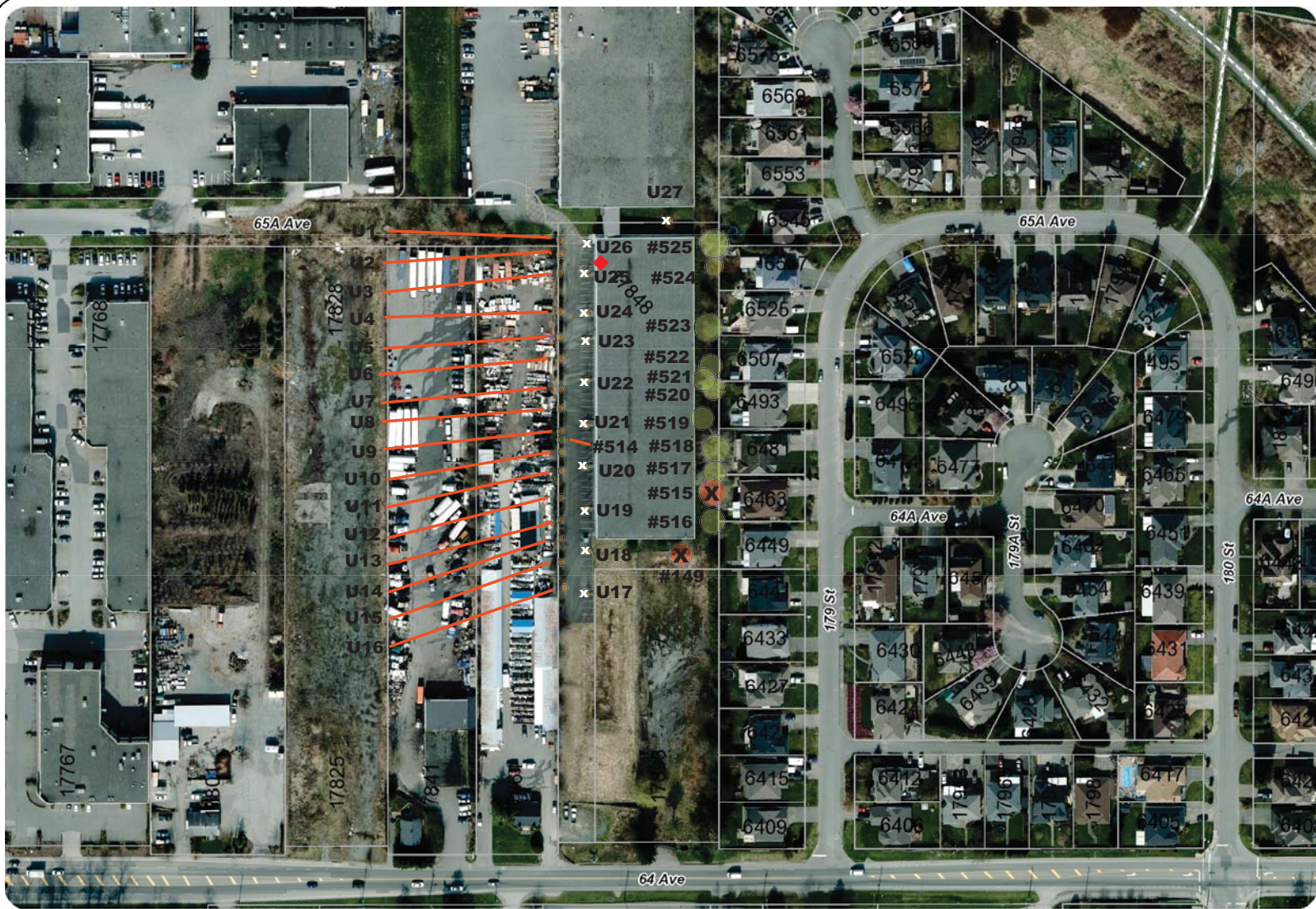
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

(Signature of Arborist)

31-Aug-15

Date



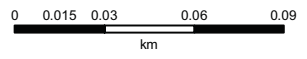
- Legend**
- - Trails and Paths
 - Lots (Outline)
 - Retain
 - ⊗ Remove
 - Undersized
 - ⊗ Undersized Remove

Arborist Site Map
August 31, 2015
Laura Ralph, PN6420A
BC Plant Health Care Inc.

Enter Map Description

Scale: 1:1,636




The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 31/08/2015

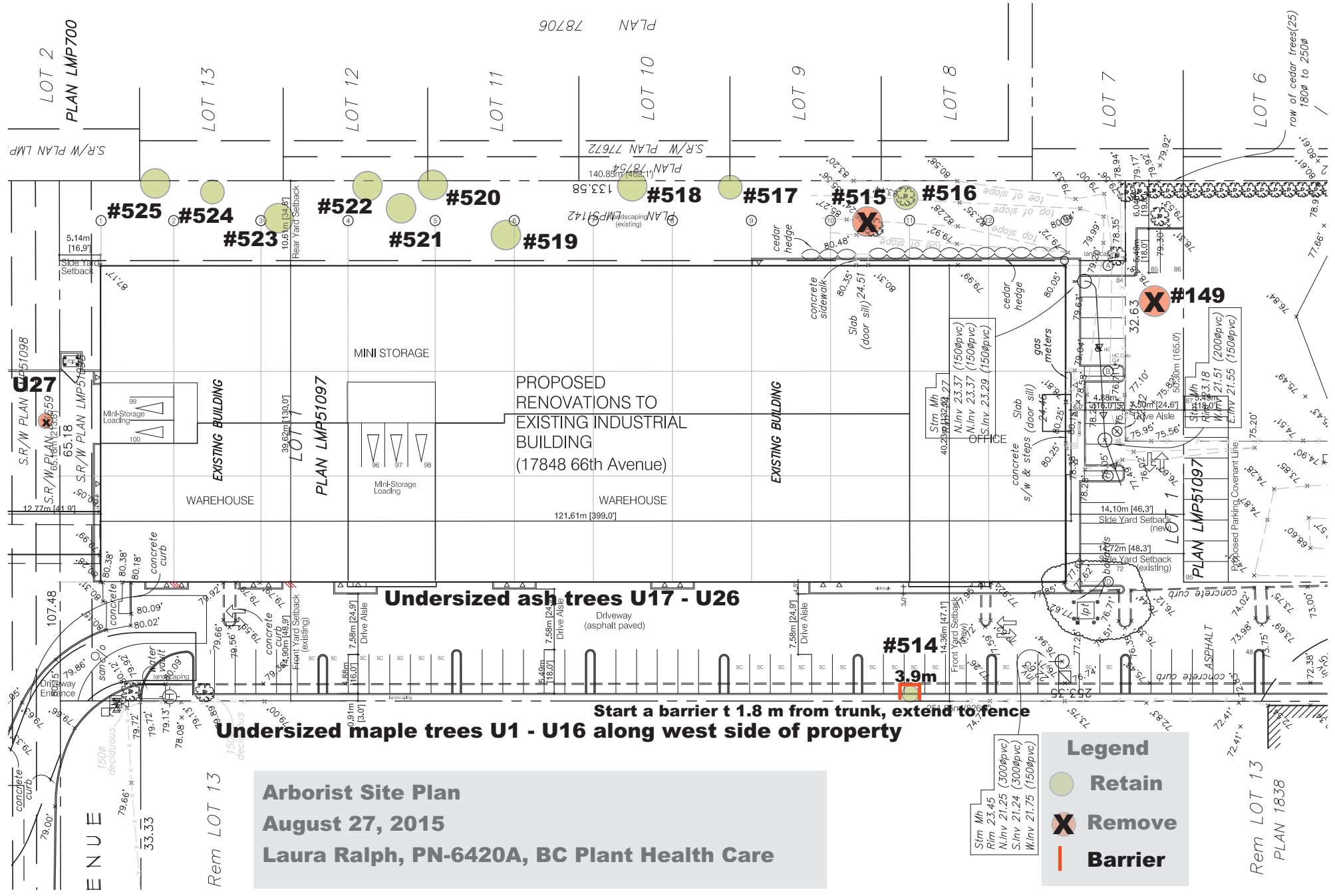
Arborist Site Plan
August 27, 2015
Laura Ralph, PN-6420A, BC Plant Health Care

Legend

-  Retain
-  Remove
-  Barrier

Undersized maple trees U1 - U16 along west side of property
Start a barrier t 1.8 m from trunk, extend to fence

Undersized ash trees U17 - U26



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0192-00

Issued To: Cloverdale Developments Ltd

("the Owner")

Address of Owner: 10C-19926 - 96 AVENUE
LANGLEY BC V1M 3C2

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

Parcel Identifier: 029-511-577
Lot A Section 17 Township 8 New Westminster District Plan EPP36154
17848 - 65A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section C.3 of Part 5, Off-Street Parking and Loading/Unloading, the number of required off-street parking spaces may be reduced from 29 to 6 for the mini storage portion of the building (see Schedule A.2); and
 - (b) In Section C.3 of Part 5, Off-Street Parking and Loading/Unloading, the number of required off-street parking spaces is increased for the mezzanine portion of the building (see Schedule A.3) from 4 to 11 parking spaces.
4. This development variance permit applies to only the portion of the Land on Schedule A.1, A.2 and A.3 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.

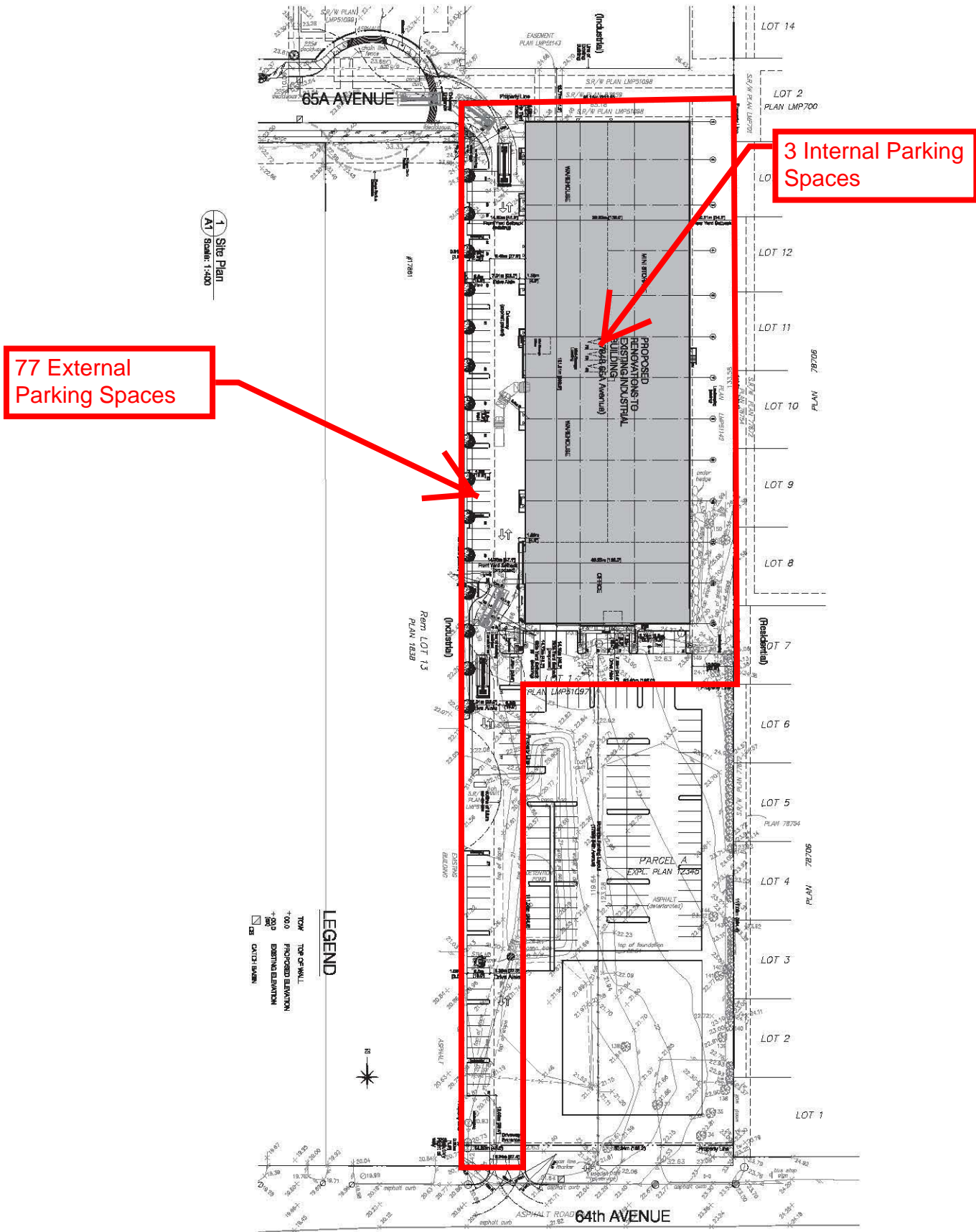
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



REVISIONS:	
NO	DATE
4	Oct. 6, 2014
9	Oct. 16, 2016
10	Oct. 22, 2016
11	Oct. 22, 2016
12	Nov. 12, 2015
13	Jan. 4, 2015

REVISIONS:	
NO	DATE
1	June 12, 2014
2	June 30, 2014
3	July 23, 2014
4	Nov. 18, 2014
5	Dec. 12, 2014
6	Jan. 12, 2015
7	June 12, 2015

DATE:	JUN 12 2014
JOB NO.:	15-110
CHECKED:	P.C.
SCALE:	AS NOTED
DRAWN:	S.S.

DRAWING TITLE:	Site Plan
PROJECT:	Proposed Redevelopment to an Existing Industrial Building (Chemical Development) 17048 65A Avenue Surrey, B.C.

Peter K. Chu Architecture Inc.

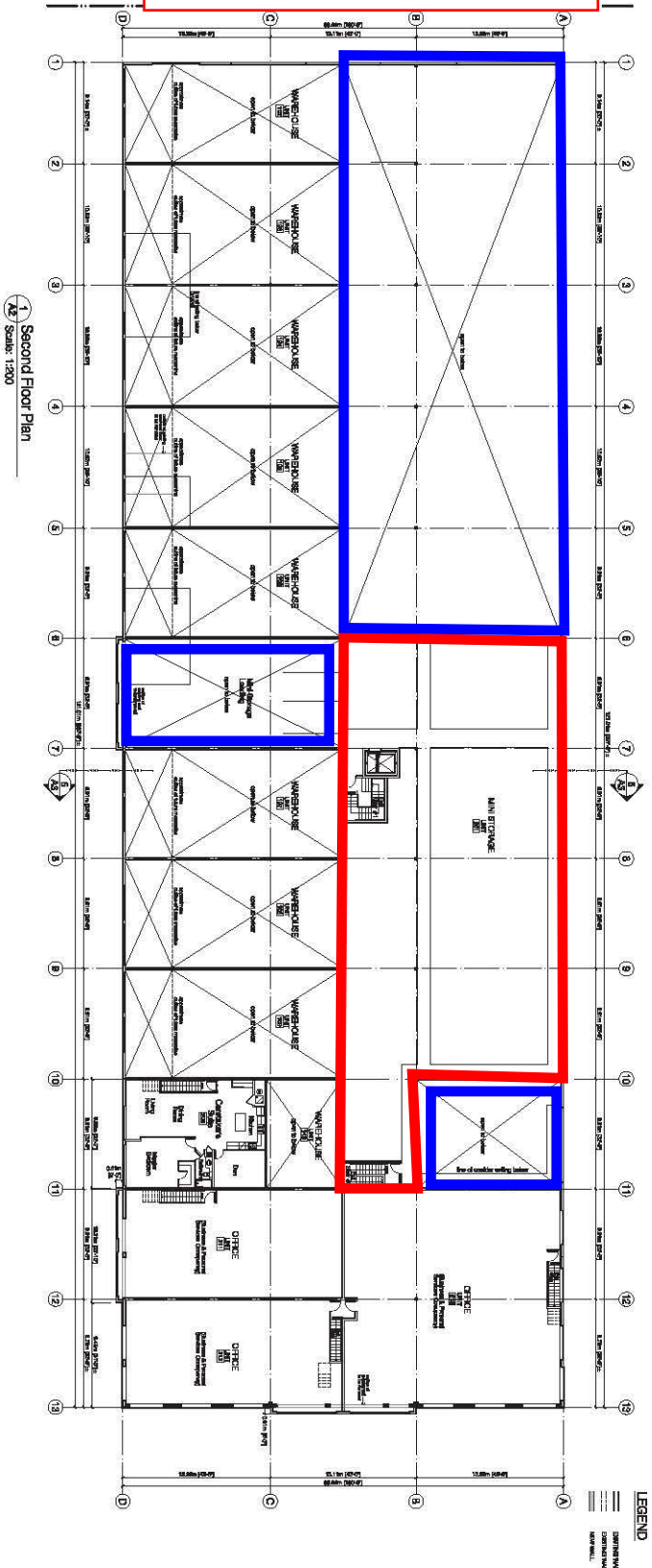
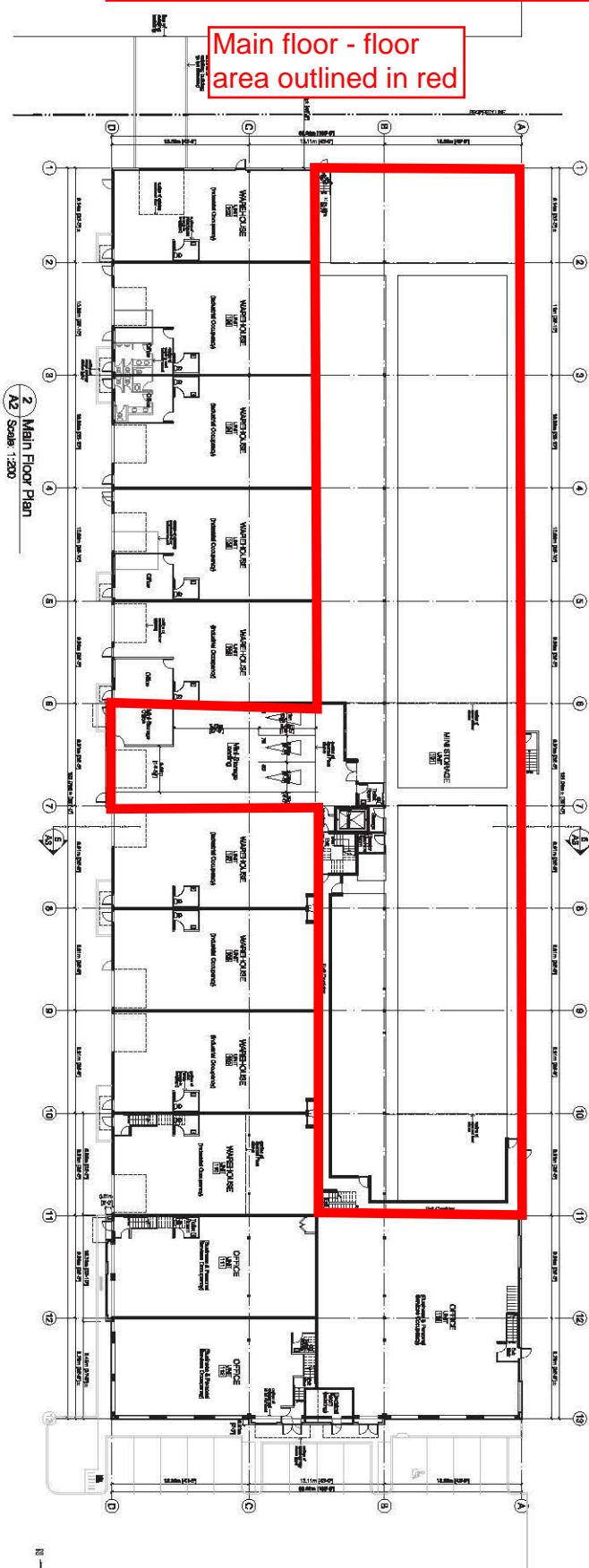
1158 West Pacific Street, Vancouver, B.C. V6E 2P4
 Telephone: (604) 294-0783
 E-Mail: peter@pkchu.ca

Site: 710
 1158 West Pacific Street, Vancouver, B.C. V6E 2P4
 E-Mail: peter@pkchu.ca

Development Variance Permit to decrease the total number of parking spaces from 29 to 6 for the mini-storage portion of the development.

Main floor - floor area outlined in red

Second floor - floor area outlined in red and open to below area outlined in blue



LEGEND
 DIMENSIONAL TO CENTER
 DIMENSIONAL TO FACE
 DIMENSIONAL TO OUTLINE
 DIMENSIONAL TO CENTER
 DIMENSIONAL TO FACE
 DIMENSIONAL TO OUTLINE

NO	DATE	REVISIONS:
1	Oct. 28, 2016	Issued for Development Variance Permit
2	Mar. 12, 2017	Re-issued for Development Variance Permit
3	Oct. 4, 2015	Re-issued for Development Variance Permit

NO	DATE	REVISIONS:
1	June 12, 2014	Issued for Planning Commission Review
2	July 28, 2014	Issued for General Review
3	Nov. 16, 2014	Re-issued for General Review
4	June 12, 2015	Issued for Development Permit
5	Oct. 4, 2016	Re-issued for General Review
6	Oct. 11, 2016	Re-issued for Development Permit
7	Oct. 22, 2016	Re-issued for Development Permit

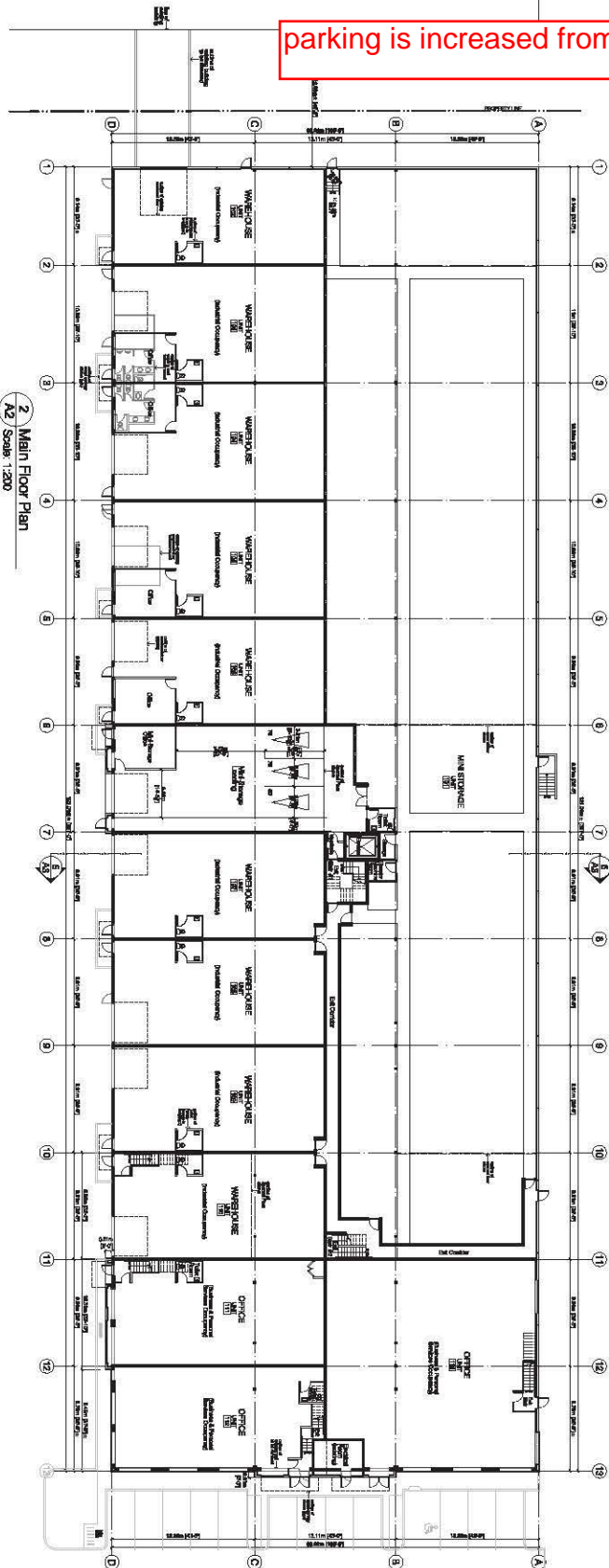
DATE:	JUN 12 2014	DWG NO.:	15-110
DESIGNED BY:	SRJ/S	DRAWN BY:	V.S.
CHECKED BY:	AS/M/D/D	DATE:	11-17-10

PROJECT: Proposed Renovation for an Industrial Development
 17044 USA Avenue
 Sunnyvale, CA
 DRAWING TITLE: Main Floor Plan
 Second Floor Plan

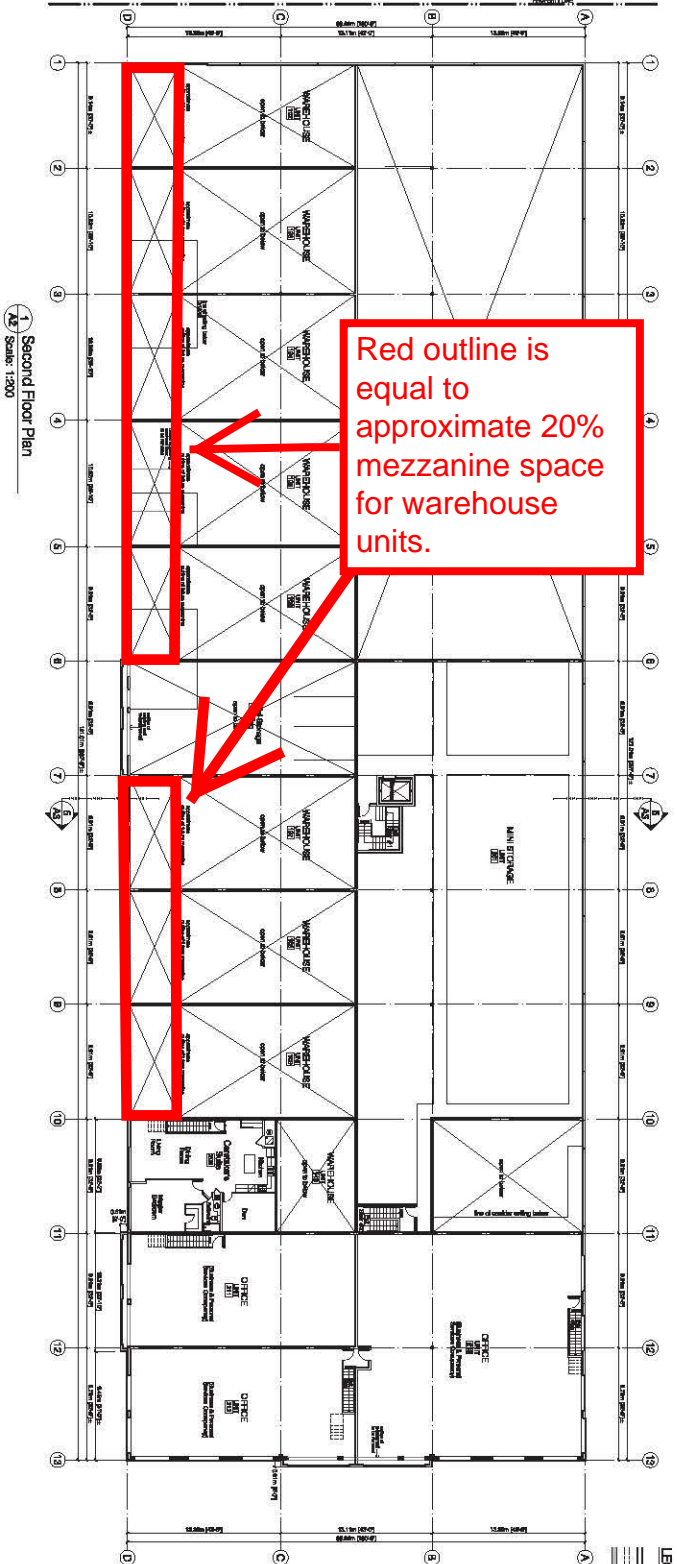
CONSULTANT:
Peter K. Chu Architecture Inc.
 1155 Third Street, Suite 710
 Menlo Park, CA, 94025
 Telephone: (650) 298-7888
 Fax: (650) 298-7888
 Email: pchu@pkchu.com

A2

parking is increased from 4 to 11 parking spaces



2 Main Floor Plan
A2 Scale: 1/200



1 Second Floor Plan
A2 Scale: 1/200

Red outline is equal to approximate 20% mezzanine space for warehouse units.

LEGEND
 OPERATIONAL SIGNATURE
 OPERATIONAL DATE
 OPERATIONAL TIME
 OPERATIONAL NUMBER

NO	DATE	REVISIONS:
1	Oct. 28, 2016	Issued for Development Variance Permit
2	Mar. 12, 2017	Re-issued for Development Variance Permit
3	Oct. 4, 2015	Re-issued for Development Variance Permit

NO	DATE	REVISIONS:
1	June 12, 2014	Issued for Planning Commission Review
2	July 28, 2014	Issued for General Review
3	Nov. 16, 2014	Re-issued for General Review
4	June 12, 2015	Issued for Development Permit
5	Oct. 4, 2016	Re-issued for General Review
6	Oct. 11, 2016	Re-issued for Development Permit
7	Oct. 22, 2016	Re-issued for Development Permit

DATE:	JUN 12	DRAWN:	V.S.
DATE:	15-10	CHECKED:	SM/MD
DATE:	2014	P.L.C.:	AS/MD

PROJECT:	Proposed Alterations to an Industrial Development at 17044 Sisk Avenue, Sunnyvale, CA.
DRAWING TITLE:	Main Floor Plan Second Floor Plan

CONSULTANT:
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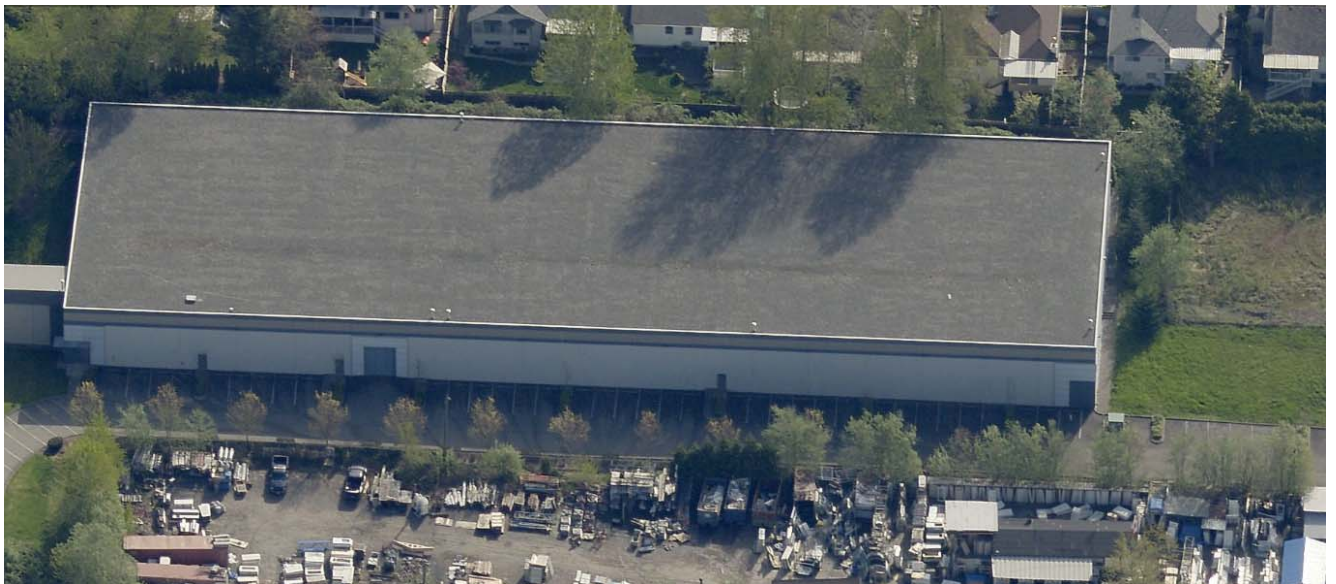
A2

Images of Existing Building

View from the South



View from the West



Aerial Photo

65A Avenue and Cul-de-Sac were recently completed as part of previous subdivision (7912-0348-00) and will provide primary access for the subject site

67A-Utility ROW

65A Ave

Subject Property

Future Statutory Right-of-Way lane/access

Current property line.

Previous property line prior to previous subdivision (7912-0348-00).

Temporary Driveway from 64 Avenue to be removed upon completion of Statutory Right-of-Way lane.

17828

17848

17825

17841

17891

6569

6572

6561

6566

6553

17931

17949

17961

6545

65A Ave

6537

6525

17938

17938

6507

6520

6493

6496

6481

6483

6463

6474

64A Ave

179A St

6449

Current property line.

6444

6433

6430

6427

6448

6415

6424

6409

6412

1791

1796

1797

17848

Games 1

17910

17930

77A-reenbelt

17958

Enter Map Description

Scale: 1:1,665

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