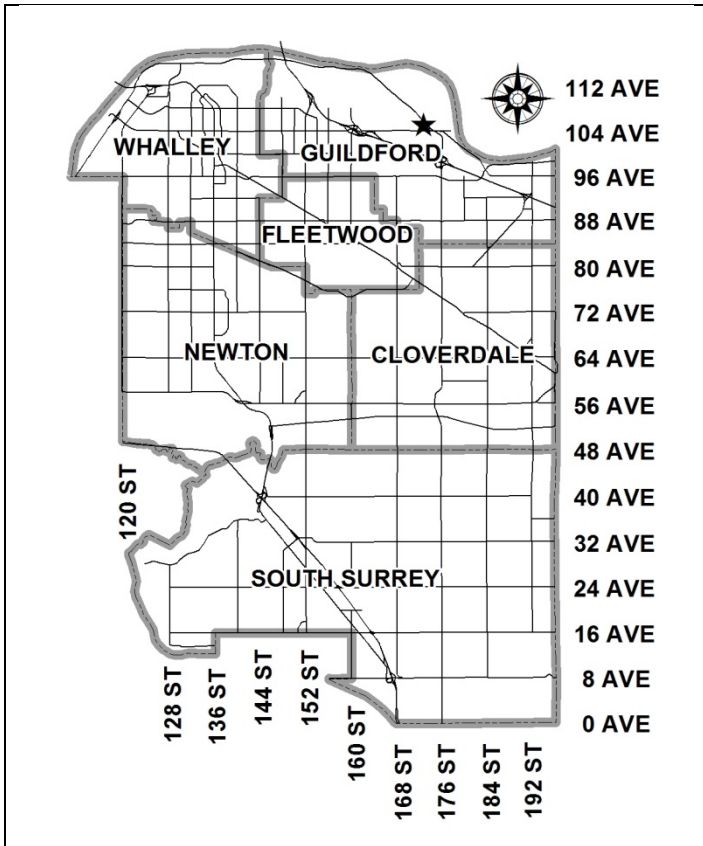


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0236-00

Planning Report Date: November 2, 2015



PROPOSAL:

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

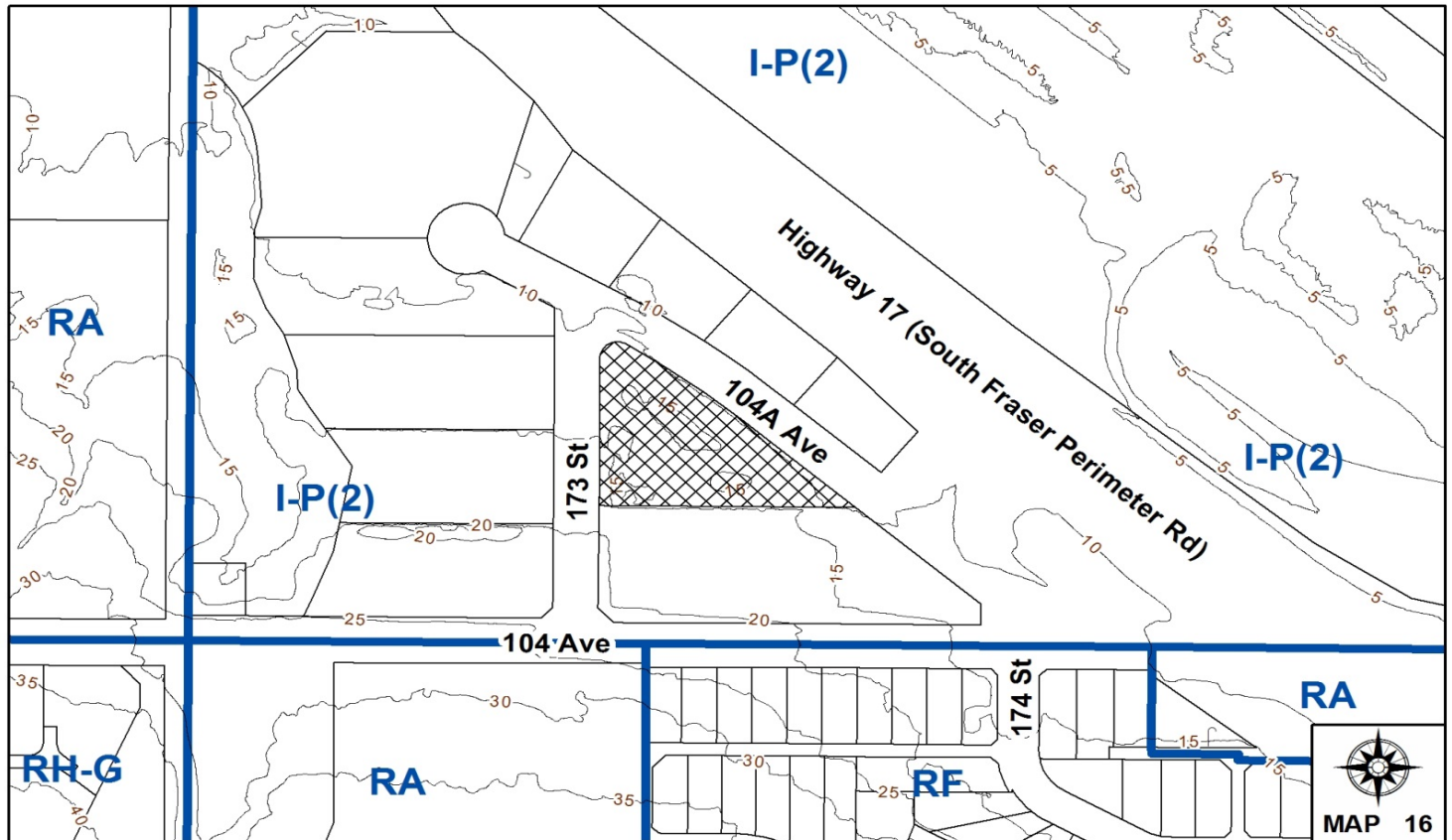
to permit the development of an industrial building.

LOCATION: 10436 - 173 Street

OWNER: 0940380 BC Ltd.

ZONING: I-P(2) (By-law No. 5942)

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting to reduce the landscaping strip requirements of the I-P(2) Zone from a width of 5.0 metres (16 ft.) to a minimum of 1.4 metres (5 ft.) along portions of the northeast property line (104A Avenue).

RATIONALE OF RECOMMENDATION

- Complies with the “Industrial” designation in the OCP.
- The proposed density and building form are appropriate for this industrial enclave.
- A continuous 5-metre (16 ft.) wide landscaped strip cannot be accommodated along the entire 104A Avenue frontage due to the irregular shape of the site. A tapered landscape strip ranging in width from 1.4 metres (5 ft.) to 5 metres (16 ft.) is proposed adjacent the street with terraced retaining walls, providing an acceptable interface.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0236-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0236-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the landscaping strip requirement of the I-P(2) Zone from a width of 5.0 metres (16 ft.) to a minimum of 1.4 metres (5 ft.) along portions of the northeast property line (104A Avenue).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104A Avenue):	Vacant, provincially-owned land	Industrial	I-P(2) (By-law No. 5942)
East (Across Highway No. 17 / South Fraser Perimeter Road):	CN Rail Intermodal Yard	Industrial	I-P(2) (By-law No. 5942)
South:	Multi-tenant industrial building	Industrial	I-P(2) (By-law No. 5942)
West (Across 173 Street):	Multi-tenant industrial buildings, trucking business and highway trailer manufacturer	Industrial	I-P(2) (By-law No. 5942)

DEVELOPMENT CONSIDERATIONS

Background

- The 5,018-square metre (1.2-acre) subject site is currently zoned Industrial Park Zone (Two) I-P(2), under Surrey Zoning By-law, 1979, No. 5942.
- The I-P(2) Zone is historic zoning from Surrey Zoning By-law, 1979, No. 5942. When Zoning By-law No. 12000 was approved in 1993, the zoning for almost all lots in the City was converted to the closest equivalent zone. However, for the lots zoned I-P(2), there was not a comparable zone in Zoning By-law No. 12000. As a result, the I-P(2) Zone still regulates the site and the surrounding lands, in this industrial enclave of Fraser Heights.
- The I-P(2) Zone allows for all of the uses permitted in the General Industrial (I-G) Zone of Zoning By-law No. 5942, which includes the manufacture, processing, assembly and services of a number of products, service industrial uses, storage yards (lumber yards, automobile towing, wholesale and retail of heavy industrial construction components) and warehousing. The I-P(2) Zone also allows for transportation and trucking industries, and a limited amount of commercial uses including banks, offices, grocery stores and restaurants.
- Open storage of goods is prohibited in the I-P(2) Zone except the storage of “new cars and machinery”.
- The subject lot was created in September 2000 as part of a land development application to subdivide the parent property into 15 lots (Application No. 7999-0071-00). A Development Permit was required at that time, prior to subdivision approval.
- Development Permit No. 7999-0071-00 was issued on July 24, 2000. As there were no buildings proposed within the initial application, Development Permit No. 7999-0071-00 is general in nature, and was intended, through text and graphics, to provide basic siting, landscaping and design controls for future buildings.
- Subsequently, in conjunction with the issuance of Development Permit No. 7901-0330-00 for the site to the west of the subject site, at 110425 – 173 Street, the graphics section of the generic Development Permit was replaced with a written section in order to address site constraints.
- The subject site is one of the last properties to develop within this I-P(2)-zoned area.
- The I-P(2)-zoned properties located north of 104A Avenue (172855, 17289, 17311, 17325 and 17337 – 104A Avenue) were purchased by the Gateway Program for the construction of the South Fraser Perimeter Road. There are portions of the remainder lots which were not required for the infrastructure construction, which may be marketed in the future for industrial development.
- The subject site was proposed for rezoning to IL-1 to develop a waste recycling depot (application no. 7913-0150-00). At the May 26, 2014 Public Hearing, there was considerable opposition expressed and Council denied the application.

Current Proposal

- The subject site is located at 10436 - 173 Street, on the southeast corner of 173 Street and 104A Avenue in the East Fraser Heights Industrial Area.
- The 1.2-acre (5,018-square metre) site is designated “Industrial” in the Official Community Plan (OCP) and zoned “Industrial Park Zone (Two) (I-P(2))” under Zoning By-law, 1979, No. 5942.
- The applicant is requesting a Development Permit to allow the development of a one-storey, single-tenant, industrial building consisting of a 1,592-square metre (17,136-sq. ft.) truck repair shop for fleet vehicles and a 443-square metre (4,768-sq. ft.) two-storey office component for a powerline service business, Valley Power Line Contracting Ltd.
- The proposed building has a floor area ratio (FAR) of 0.41, lot coverage of 36% and maximum building height of 9 metres (30 ft.), which complies with the maximum 0.5 FAR, 50% lot coverage and 18-metre (60-ft.) building height permitted under the I-P(2) Zone.
- The proposed industrial building complies with all the requirements of the I-P(2) Zone, except for the reduced landscaping strip along the 104A Avenue frontage (see By-law Variance section).

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed industrial building will be sited on the west side of the site, with the east side of the site for parking, maneuvering of vehicles and access to the east-facing over-head doors.
- The proposed building is a modern industrial building form with a flat roof and monochromatic colour scheme with a bright accent colour.
- Cladding materials for the two-storey office portion include aluminum metal panel in dandelion yellow, horizontal corrugated metal in charcoal grey and an insulated metal panel in beige. Expansive aluminum framed storefront glazing provides a two-storey corner element for the office at the northwest corner of the building with a vertical stone facing accent in cultured stone.
- Cladding materials for the one-storey truck repair shop includes prefinished metal wall cladding in alternating charcoal grey and white horizontal stripes.
- Six overhead doors in a light grey are proposed on the east elevation.
- The roof-top mechanical units are located beyond the ridge of the truck shop roof, adjacent to the two-storey office portion of the building and will not be visible from the north, south or east elevations.

Signage

- One fascia sign is proposed for each lot frontage.
- The proposed fascia signage is located on the west and north elevations of the office component of the building and consists of an illuminated channel letter “Valley Powerline Contracting Ltd.” sign with a small corporate logo.
- The applicant has not requested a free-standing sign for this site.
- The proposed signage meets the Sign By-law regulations.

Site Circulation and Parking

- Vehicular access is proposed from 173 Street for visitor passenger vehicles and from 104A Avenue for trucks and employees.
- Based on the requirement of one parking space for every two employees and one parking space for each company vehicle in the Off-Street Parking Section of Zoning By-law No. 5942, the proposed industrial development requires a total of 21 parking spaces. The proposed development is providing 21 parking spaces, which complies with Zoning By-law No. 5942.

Trees and Landscaping

- There are currently no trees on site.
- The site slopes moderately from south to north and from south-west to north-east. With the development of the up-lying industrial building, a substantial retaining wall has been constructed on the neighbouring property, adjacent to the subject site’s south property line.
- A 5.0-metre (16-ft.) wide landscape buffer is proposed along the 173 Street elevation and consists of Meidiland Rose, Japanese Pieris, variegated Dogwood and Dwarf Box-Leafed Barberry. A low retaining wall is located at the bottom of the slope adjacent the proposed building.
- The 5.0-metre (16-ft.) wide buffer wraps around the corner and continues along 104A Avenue, terminating at the driveway entrance. The corner landscape feature includes Pacific Dogwood trees, grass and layered planting of Magical Gold Forsthia, Hughes Juniper, assorted grasses and landscape boulders.
- Along the remainder of the 104A Avenue frontage, the proposed landscaping strip ranges in width from 1.4 metres (5 ft.) to 2.5 metres (8 ft.) and consists of layered planting of Variegated Dogwood, Hicks Yew and assorted grasses in front of the existing retaining wall (see By-law Variance section). The tiered retaining wall steps up from the road to the site and includes assorted grasses in front of the proposed new portion of the tiered retaining wall.
- The pad mounted transformer (PMT) is located off-site.

PRE-NOTIFICATION

According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development. Staff did not receive any comments on this proposal.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 20, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located in the East Fraser Heights Industrial Area. • The proposed development complies with the land use designation in the Official Community Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 0.41 floor area ratio.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Addition of a variety of new landscaping and eight (8) new trees. • Recycling pick-up made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Showers and change facilities and bike lockers will be provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Exterior lighting and security systems are incorporated. • All proposed landscaping is designed to provide good sight lines. • Large windows allow for casual surveillance of front entrance and parking lot.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notification to area residents has occurred (i.e development proposal sign).

ADVISORY DESIGN PANEL

The proposal was not referred to the ADP, but was reviewed by staff and found to be satisfactory.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the landscaping strip requirements of the I-P(2) Zone from a width of 5.0 metres (16 ft.) to a minimum width of 1.4 metres (5 ft.) along portions of the northeast property line (104A Avenue).

Applicant's Reasons:

- To maintain adequate area for truck maneuvering and parking, a continuous 5.0-metre (16 ft.) wide landscaped strip cannot be accommodated along 104A Avenue.

Staff Comments:

- The reduced landscape strip is only along a portion of the streetscape, east of the driveway entrance from 104A Avenue.
- The proposed landscaping includes layered planting in front of the existing retaining wall as well as an additional tiered retaining wall behind it with layered planting to soften the streetscape and address the grade change.
- The proposed landscaping covers 17% of the subject site, exceeding the minimum 5% required under the I-P(2) Zone.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Development Variance Permit No. 7915-0236-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JM/dk

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KD 10/28/15 1:55 PM

Information for City Clerk

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

1. (a) Agent: Name: Lukas Wykpis
Keystone Architecture & Planning Ltd.
Address: 2881 Garden Street, Suite 110
Abbotsford, BC V2T 4X1

Tel: 604-850-0577

2. Properties involved in the Application

(a) Civic Address: 10436 - 173 Street

(b) Civic Address: 10436 - 173 Street
Owner: 0940380 BC Ltd.
Director Information:
Darlene Olivier
Clayton Olivier

Office Information as at May 11, 2014
Clayton Olivier (President)
Darlene Olivier (Secretary)
PID: 024-842-958
Lot 15 Section 7 Township 9 New Westminster District Plan 47179

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7915-0236-00 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 approval of the associated Development Permit No. 7915-0236-00.

DEVELOPMENT DATA SHEET

Existing Zoning: I-P (2)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5,018 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	36%
Paved & Hard Surfaced Areas		44%
Total Site Coverage		80%
SETBACKS (in metres)		
Front (173 Street)	7.5 m	7.5 m
Side (north)	1.5 m	7.8 m
Side (south)	0 m	2.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	9.0 m
Accessory	6.0 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		2,035 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,509 m ²	2,035 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.5	0.41
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	21	21
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	21	21
Number of disabled stalls	0	1
Number of small cars	5	4
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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SITE DATA

LEGAL DESCRIPTION

LOT 16
SECTION 17
TOWNSHIP 8, N/W
PLAN LMP47178

F.I.D. 021-042-058

ZONING

I-P(2) (Industrial Park - Zone Two)

SITE AREA:

54,016 sf (5,018.13 ac)

BUILDING AREA:

18,520 sf

LOT COVERAGE:

36.14%

FLOOR AREA:

4,768 sf

Offices (2 story)

17,136 sf

Truck Shop

21,904 sf

Total

DENSITY:

FBR = .41

PARKING REQUIRED:

City of Surrey Parking Bylaw 5942
12 Employees
15 Company Vehicles
There are no display or retail uses

1 space for each 2 employees

1 space for each company vehicle

Total

6 spaces

16 spaces

21 spaces

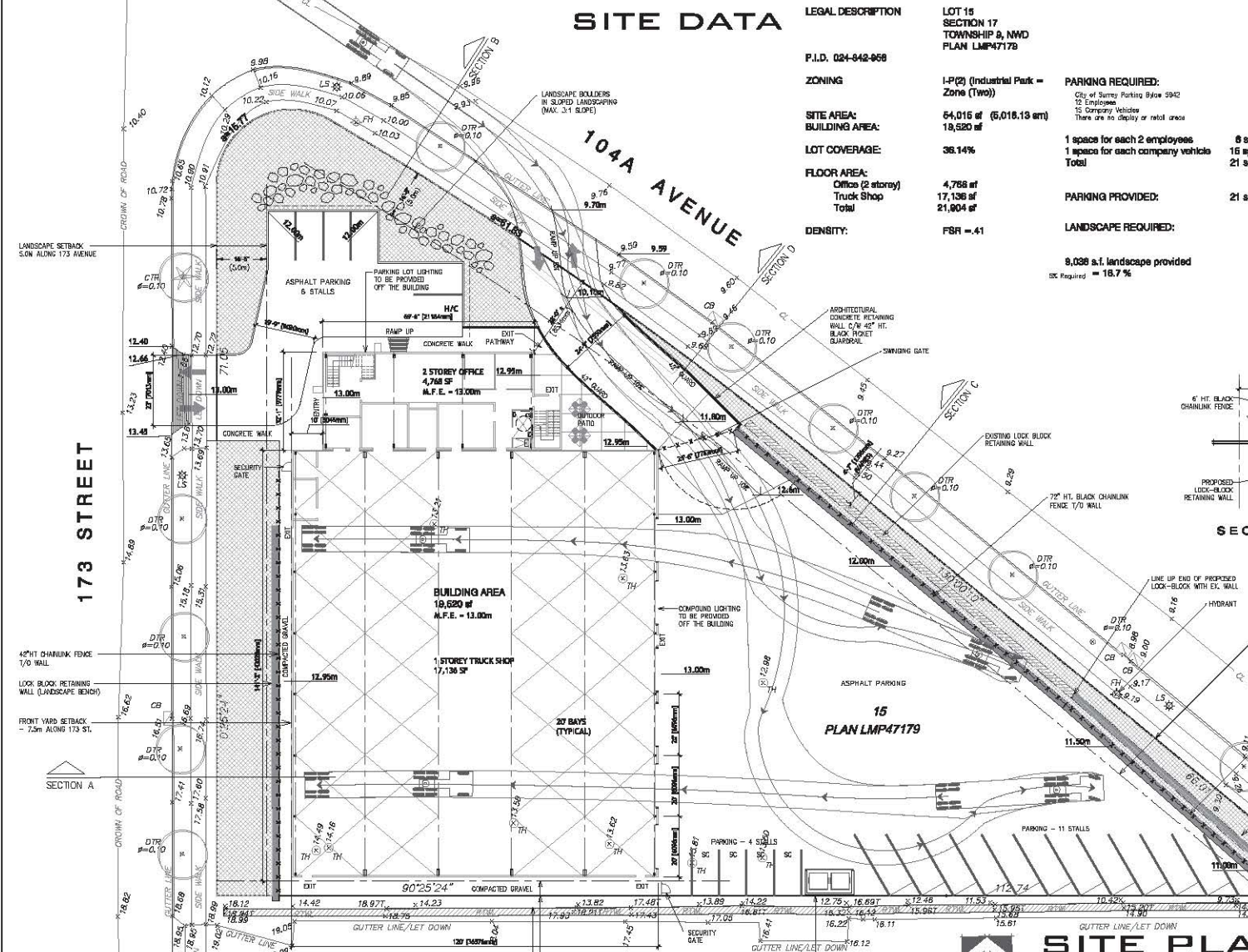
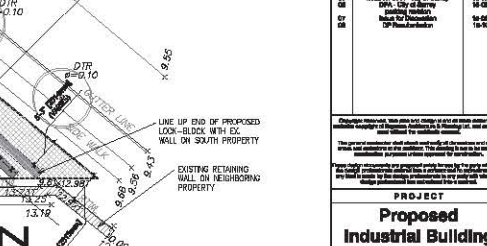
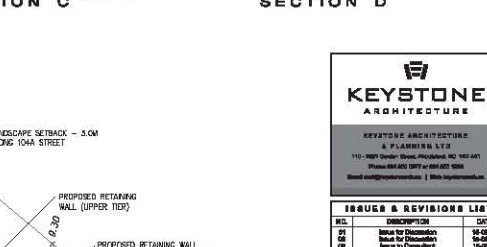
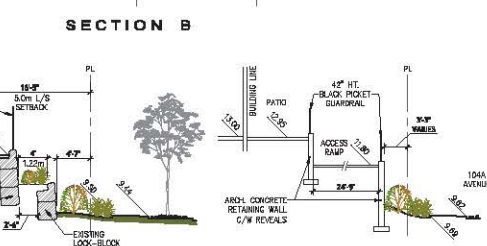
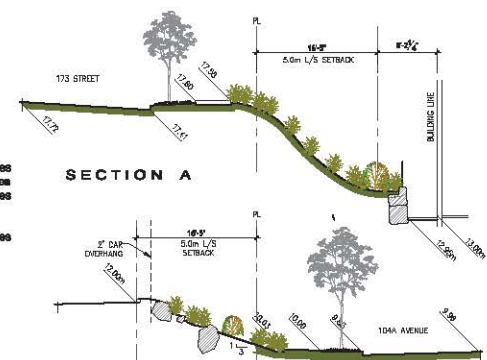
PARKING PROVIDED:

21 spaces

LANDSCAPE REQUIRED:

8,038 s.f. landscape provided

8% Required = 18.7%



PARKING BY-LAWS

STANDARD STALL:	6'-0" x 18'-0" (2.7m x 5.50m)
SMALL CAR STALL:	8'-0" x 15'-0" (2.50m x 4.80m)
PHYSICALLY CHALLENGED STALL:	12'-0" x 18'-0" (3.70m x 5.50m)
PARALLEL STALL:	8'-5" x 22'-0" (2.80m x 6.70m)
LOADING STALL:	13'-0" x 30'-0" (4.00m x 9.30m)

MIN. AISLE WIDTH:
22'-0" (6.70m)
PERCENTAGE OF SMALL CARS: 25%

NOTE

1. REFER TO CIVIL SITE SERVING, GRADING, SITE GRADE ELEVATIONS, ETC
2. REFER TO CIVIL FOR STORM WATER DRAINAGE/INFILTRATION
3. REFER TO LANDSCAPE DRS. FOR LANDSCAPE DETAILS.
4. SITE SURVEY/TOPOGRAPHIC PLAN PROVIDED BY: GIBSON & ASSOCIATES PROFESSIONAL LAND SURVEYORS UNIT 204 1509B-58th AVENUE SURREY, B.C. V5S 2C1 FILE: 1305-033

SITE PLAN

SCALE: 1/16" = 1' [metric: 1:200]



KEYSTONE ARCHITECTURE

KEYSTONE ARCHITECTURE
8 PLYMOUTH ST
110-1091 Queen Street East, Suite 100, Unit 100
Surrey, BC V5A 1G7
Phone: 604.593.0777 or 604.593.1000
Email: info@keystonearch.com | Web: keystonearch.com

ISSUES & REVISIONS LIST

NO.	DESCRIPTION	DATE
01	Issue for Discussion	14-08-20
02	Issue for Discussion	14-08-20
03	Issue for Discussion	14-08-20
04	Issue for Discussion	14-08-20
05	Issue for Discussion	14-08-20
06	Issue for Discussion	14-08-20
07	Issue for Discussion	14-08-20
08	Issue for Discussion	14-08-20

PROJECT

Industrial Building

10438 - 173 STREET
SURREY, B.C.

SHEET TITLE

SITE CONCEPT PLAN

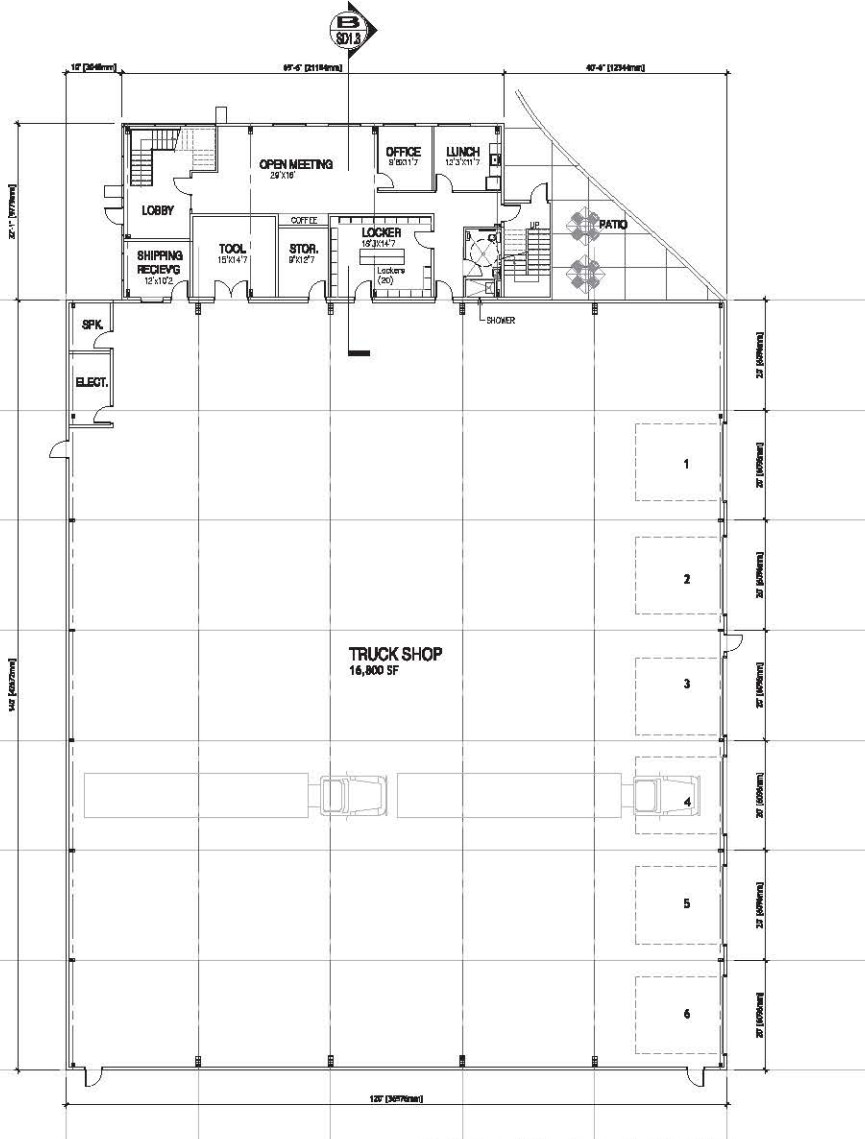
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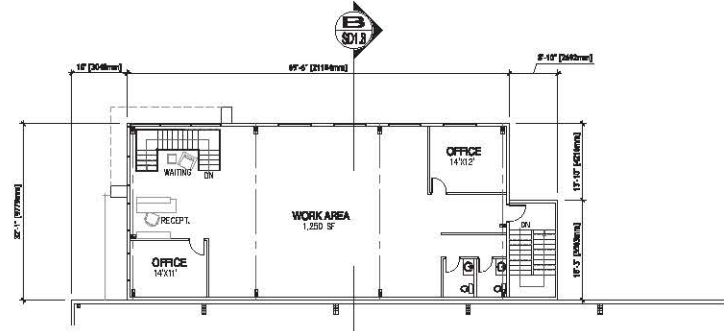
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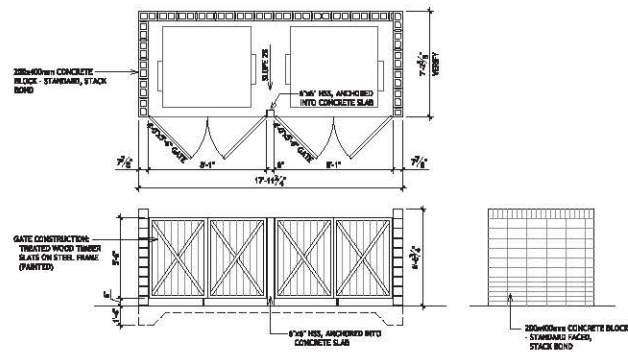
SD2.1



MAIN FLOOR
 SCALE: 3/32" = 1'-0"
 FLOOR AREA: 16,190 SF



2ND FLOOR
 SCALE: 3/32" = 1'-0"
 FLOOR AREA: 2,790 SF



01 GARBAGE ENCLOSURE
 SCALE: 1/4" = 1'-0"

KEYSTONE ARCHITECTURE

KEYSTONE ARCHITECTURE
 8 PLAINFIELD ST.
 111-3891 Queen Street, PHOENIX, AZ 85041
 PHOENIX 602.202.0974 or 602.857.1939
 Email: info@keystonearch.com | Web: keystonearch.com

ISSUE & REVISIONS LIST		
01	Issue for Discussion	18-08-26
02	Issue for Discussion	18-08-26
03	Issue for Discussion	18-08-26
04	Change: Remove	18-08-26
05	Issue for D.C. - City of Surrey Building Authority	18-08-26
06	Issue for Discussion	18-08-26
07	Issue for Discussion	18-08-26
08	CP New Construction	18-08-26

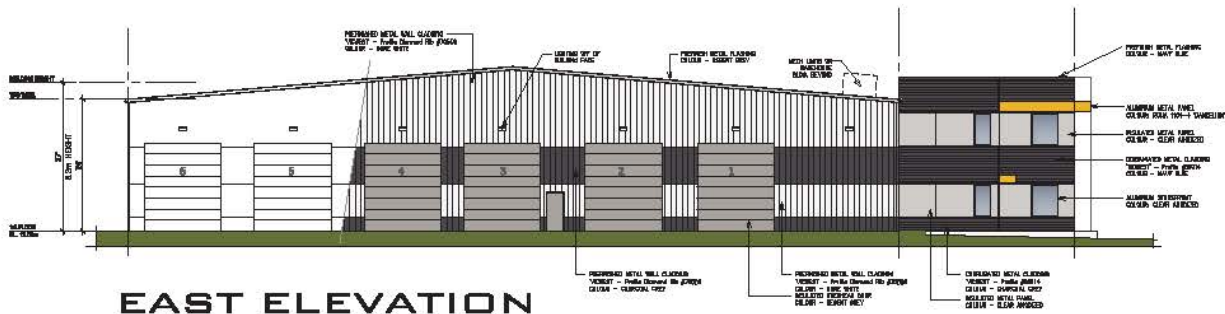
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PROJECT
Industrial Building

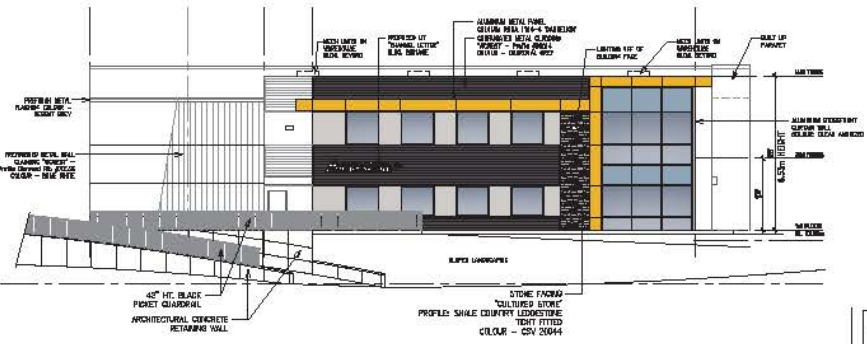
10438 - 173 STREET
 SURREY, B.C.

SHEET TITLE
MAIN FLOOR PLAN
2nd FLOOR PLAN

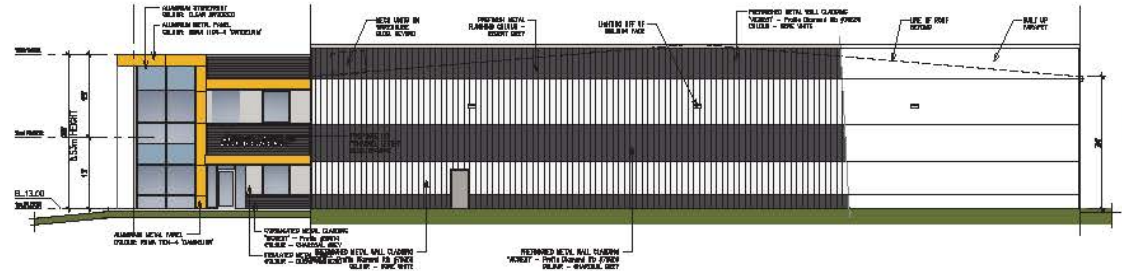
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 Drawn: RE



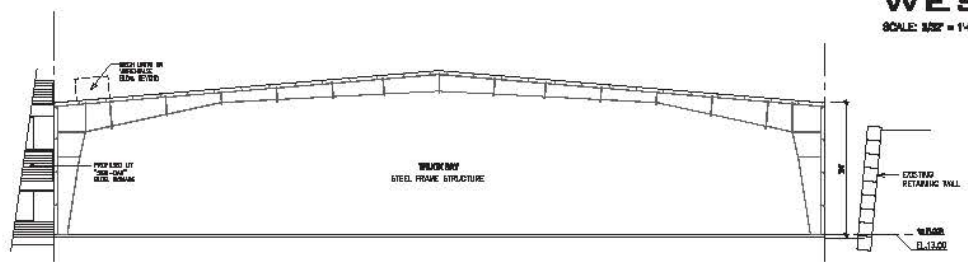
EAST ELEVATION
SCALE: 3/32" = 1'-0"



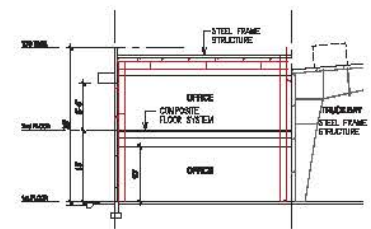
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



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



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



CONTEXT PLAN
N18

KEYSTONE ARCHITECTURE
 ARCHITECTS
 110-4888 Highway 17, Suite 101
 Surrey, BC V3V 2K8
 Phone: 604-887-4242
 Fax: 604-887-4243
 Email: info@keystonearch.com | www.keystonearch.com

NO.	DESCRIPTION	DATE
01	Issue for Information	10/24/18
02	Issue for Construction	10/27/18
03	Issue for Construction	10/27/18
04	Issue for Construction	10/27/18
05	Issue for Construction	10/27/18
06	Issue for Construction	10/27/18

PROJECT
Industrial Building
 10430 - 173 STREET
 SURREY, B.C.
 SHEET TITLE
 EXTERIOR ELEVATIONS
 SECTIONS

JOB NO.	DATE	DRAWING NO.
18-199	10/19	SD2.3
DESIGNER	JL SIMONS	
CHECKED	MMH 10	
DRAWN	SL	



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
⊙	CORNUS NUTTALLI 'EDDIES WHITE HONDER'	PACIFIC DOGWOOD	5	6 CAL. CAL.	AS SHOWN	B. & B.
⊙	CHAMAECYPARIS NODICATA/BISS PERILLUK'	WEeping HOOTIA CYPRESS	3	3.00 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA (VAR.)	JAPANESE AZALEA	21	83 POT	85 CAL. O.C.	
⊕	CORONIA ALBA 'WILLIAMS THYRY HALF'	VARIEGATED DOGWOOD	179	83 POT	90 CAL. O.C.	
⊕	FORSYTHIA x INTERMEDIA 'YELGOLD'	MAGICAL GOLD FORSYTHIA	13	83 POT	120 CAL. O.C.	
⊕	FORSYTHIA 'FOREST FLAME'	JAPANESE REDS	100	83 POT	90 CAL. O.C.	
⊕	BERBERIS BUERFOLIA 'NANA'	DWARF BOX-LEAFED BARBERY	82	83 POT	90 CAL. O.C.	
⊕	NERIUM BUCHODENDRON (VAR.)	RHOODENDRON	18	83 POT	90 CAL. O.C.	
⊕	ROSA 'MIDLAND PRIN'	MIDLAND ROSE	200	83 POT	90 CAL. O.C.	
⊕	TAXUS x MEDIA 'HOCHI'	HICKS YEW	63	1.50 METERS	85 CAL. O.C.	
⊕	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	29	83 POT	90 CAL. O.C.	
⊕	VIBURNUM DAVIDI	DAVIDS VIBURNUM	7	83 POT	90 CAL. O.C.	
⊕	LAVANDULA ANGLUSTIPOLIA 'MURSTEAD'	LAVENDER	104	83 POT	45 CAL. O.C.	
⊕	NESSLEIA TENUESIMA	MEXICAN FEATHER GRASS	191	83 POT	45 CAL. O.C.	
⊕	ASCANTHUS PURPURASCENS	ORANGE FLAME GRASS	147	83 POT	65 CAL. O.C.	
⊕	BILULIS HAYATA 'KODZUMI'	TANDEM CREEPING RASPBERRY	53	83 POT	45 CAL. O.C.	
⊕	CALAMAGROSTIS ACUTIFLORA 'YARU FORESTRY'	FEATHER REED GRASS	22	83 POT	60 CAL. O.C.	

DATE	REVISION	NO.
OCT/15	REVISED SITE PLAN	2
JUL/15	DP APPLICATION	1
DATE	REVISION	NO.

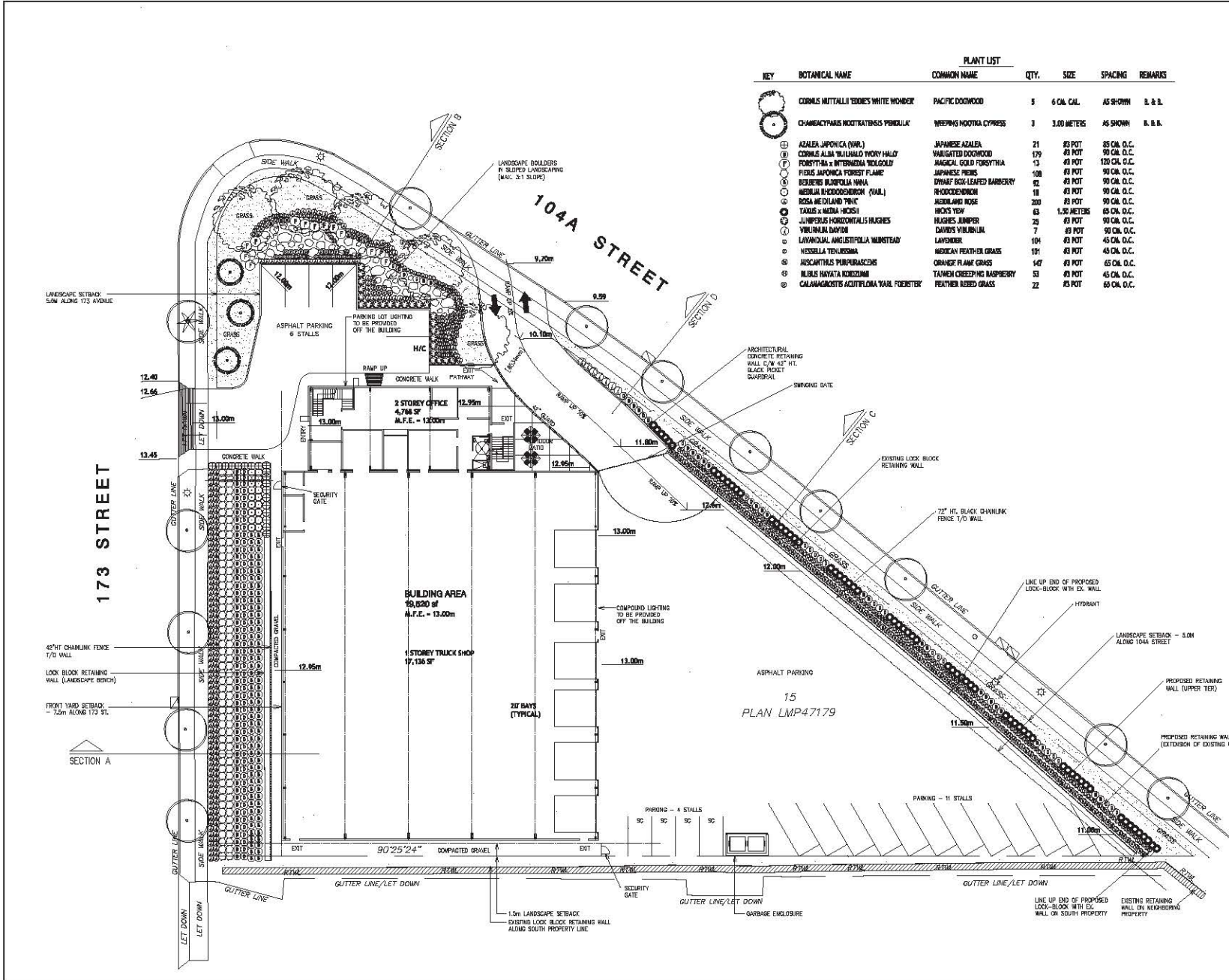
C.KAVOLINAS & ASSOCIATES INC.
 905LA OSLA
 2462 GUNBUL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 657-2378

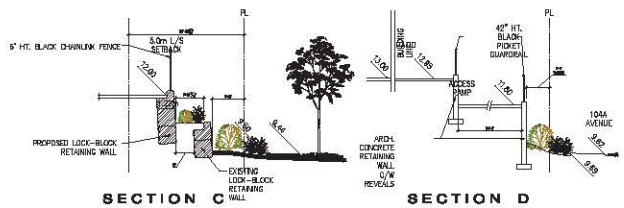
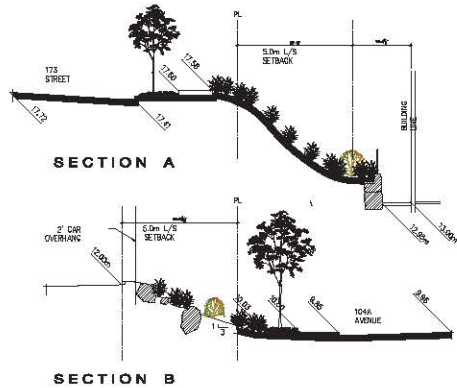
CLIENT
 MR. CLAYTON OLNEY
 VALLEY FENCIBLE CONTRACTING LTD.
 C/O KEYSTONE ARCHITECTURE & PLANNING LTD.
 SUITE #110
 2807 BURDEN STREET
 ABBOTSFORD, B.C.
 604-850-0677

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 INDUSTRIAL VEHICLE STORAGE
 AND OFFICE STRUCTURE
 104A - 173 STREET
 SURREY, B.C.

SCALE	DWG	DATE
1:200	0478	JUN/15
DWG	0478	
CHKD	0478	
APPROV	AS BUILT	

PRINTED ON 300 Gsm
 DRAWING NO.
 L-1

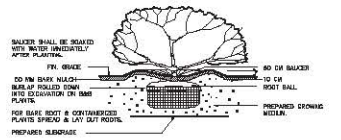
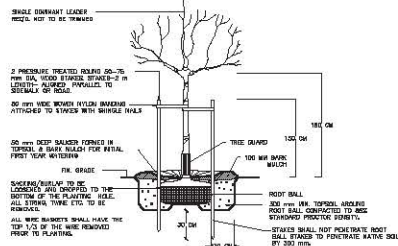




NOTES / GENERAL

- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER TABLE STANDARD WITH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE: LOCAL NURSERY AND TRUCK VENDOR. SUBSTITUTIONS MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "BC LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PRODUCE CERTIFICATION REQUIRED. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC/ALBERTA "LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS. EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND WORKS OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OF IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE NATURALLY FREE FROM SLOTTED, ROOT ROT, WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 50 MM AND FOREIGN DEBRIS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM DARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBERBARS AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREIN IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



DATE	DESCRIPTION	BY
OCT/16	REVISED SITE PLAN	2
JUL/15	DP APPLICATION	1

C. KAVOLINIS & ASSOCIATES INC.
 2645 JONKILL COURT
 ABBOTSFORD, B.C.
 V3C 3K8
 PHONE (604) 857-2376

MR. CLAYTON OLIVER
 VALLEY PIONEERLINE CONTRACTING LTD.
 c/o KEystone ARCHITECTURE & PLANNING LTD.
 SUITE #110
 2861 GARDNER STREET
 ABBOTSFORD, B.C.
 604-859-0577

CROSS SECTIONS

LANDSCAPE DETAILS
DUSTRIAL VEHICLE STORAGE
AND OFFICE STRUCTURE
 10406 - 173 STREET
 SURREY, B.C., B.C.

DATE	N.T.S.	DATE	JUN/15
DRAWN	LINC'S		
CHECKED	CHW'S		
APPROVED	AS BUILT		



EDDIE'S DOGWOOD



WEeping NOOTKA CYPRESS



JAPANESE AZALEA



VARIGATED RED TWIG DOGWOOD



MAGICAL GOLD FORSYTHIA



HUGH'S JUNIPER



ORANGE FLAME GRASS



JAPANESE PIERIS



PINK MEILAND ROSE



MEDIUM RHODODENDRON



HICK'S YEW



TAIWAN CREEPING RASPBERRY



DAVID VIBURNUM



LAVENDAR



FEATHER RED GRASS



DWARF BOX-LEAFED BARBERRY



MEXICAN FEATHER GRASS

DATE	PLANNED	SCALE

C.KAVOLINAS & ASSOCIATES INC.
 DESLA DESLA
 2140 JAGUILL COURT
 ABERTSFORD, B.C.
 V3C 2G9
 PHONE (604) 857-2378

CLIENT
 MR. CLAYTON OLIVER
 VALLEY POWERLINE CONTRACTING LTD.
 c/o KESTIONE ARCHITECTURE & PLANNING LTD.
 SUITE #110
 2881 GARDEN STREET
 ABERTSFORD, B.C.
 604-850-0577

TITLE
 PLAN VIEW
 LANDSCAPE PLANTS
 INDUSTRIAL VEHICLE STORAGE
 AND OFFICE STRUCTURE
 10425 - 173 STREET
 SURREY, B.C., B.C.

SCALE	N.T.S.	DATE	JUN/15
DRAWN	CHW		
CHKD	CHW		
APPROV	MR. BALT		

PROJECT
 JOB NO.
 DRAWING NO.
 L-3

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0236-00

Issued To: 0940380 BC LTD.

("the Owner")

Address of Owner: 6516 Lancelot Street
Abbotsford, BC V4X 2E1

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: 024-842-958
Lot 15 Section 7 Township 9 New Westminster Distract Plan 47179

10436 - 173 Street

(the "Land")
3. Surrey Zoning By-law, 1979, No. 5942, as amended is varied as follows:
 - (a) to reduce the landscaping strip requirements of the I-P(2) Zone from a width of 5.0 metres (16 ft.) to a minimum width of 1.4 metres (5 ft.) along portions of the northeast property line (104A Avenue).
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

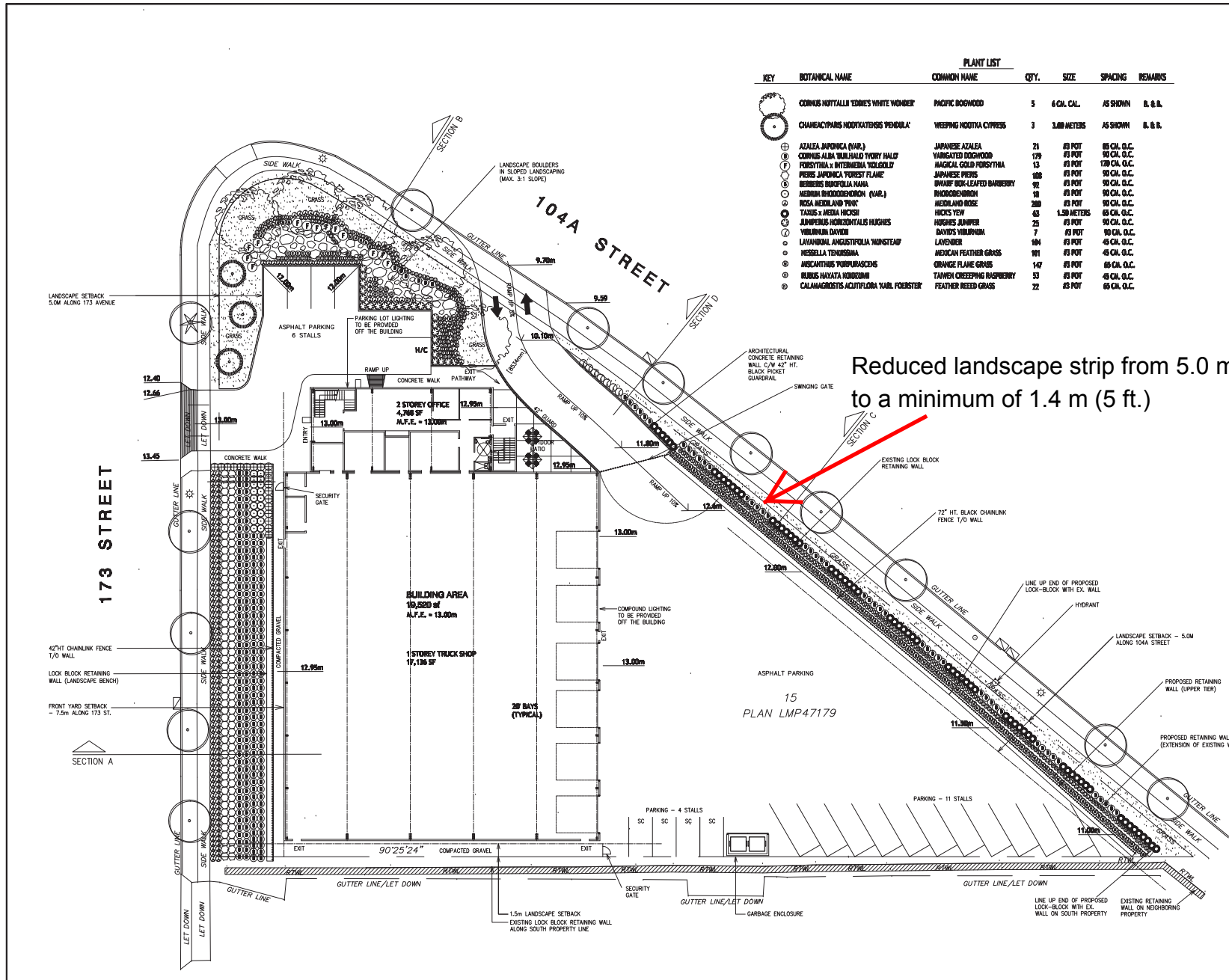
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	CORNUS NUTTALLI 'EDMUNDS WHITE NUMBER'	PACIFIC DOGWOOD	5	6 CAL. CAL.	AS SHOWN	B. & B.
○	CHAMAECYPARUS NODOSUS 'PENDULA'	WEeping HOOTIA CYPRESS	3	1.80 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA (VAR.)	JAPANESE AZALEA	21	83 POT	65 CAL. O.C.	
⊕	CORNUS ALBA 'BURLEIGH TWORY HALF'	VARIATED DOGWOOD	179	83 POT	90 CAL. O.C.	
⊕	FOXYSTYIA x HYPERICUM 'VIOLETT'	MAGICAL GOLD FORTSYTHA	13	83 POT	170 CAL. O.C.	
⊕	PIERIS JAPONICA 'FOREST FLAME'	JAPANESE PIERIS	160	83 POT	90 CAL. O.C.	
⊕	BESSEYIA BUNGFOLIA 'NANA'	WINTER HICK-LEAFED BARBERRY	98	83 POT	90 CAL. O.C.	
⊕	NERIUM RHODODENDRON (VAR.)	RHODODENDRON	18	83 POT	90 CAL. O.C.	
⊕	ROSA NEOLAND 'TRIK'	NEOLAND ROSE	200	83 POT	90 CAL. O.C.	
⊕	TAXUS x HEMA 'HICKSI'	HICKS YEW	63	1.50 METERS	65 CAL. O.C.	
⊕	LEPISODERMIS 'HUGHES'	HUGHES JUNIPER	25	83 POT	90 CAL. O.C.	
⊕	YUCCA 'DAVID'	DAVIDS YUCCA	7	83 POT	90 CAL. O.C.	
⊕	LAVANDULA 'ANGUSTIFOLIA 'MONSIEUR'	LAVENDER	104	83 POT	45 CAL. O.C.	
⊕	HEBESIA TENORSISMA	MEXICAN FEATHER GRASS	101	83 POT	45 CAL. O.C.	
⊕	NECANTHUS 'PURPURESCENS'	ORANGE FLAME GRASS	147	83 POT	65 CAL. O.C.	
⊕	BURBUS HAYATA 'KODZUMI'	TANWEN CREEPING RASPBERRY	53	83 POT	45 CAL. O.C.	
⊕	CALAMAGROSTIS 'ACUTIFLORA 'YARL FOSTER'	FEATHER REED GRASS	22	83 POT	65 CAL. O.C.	

Reduced landscape strip from 5.0 m (16 ft.) to a minimum of 1.4 m (5 ft.)



OCT/15	REVISED SITE PLAN	2
JUL/15	DP APPLICATION	1
DATE	REVISIONS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
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TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 INDUSTRIAL VEHICLE STORAGE
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 SURREY, B.C., B.C.

SCALE	1:200	DATE	JUN/15
DWGT	DWGT		
ENCL	DWGT		
APPROV	AS BUILT		

PRINTED
 JOB NO.
 DRAWING NO.
 L-1