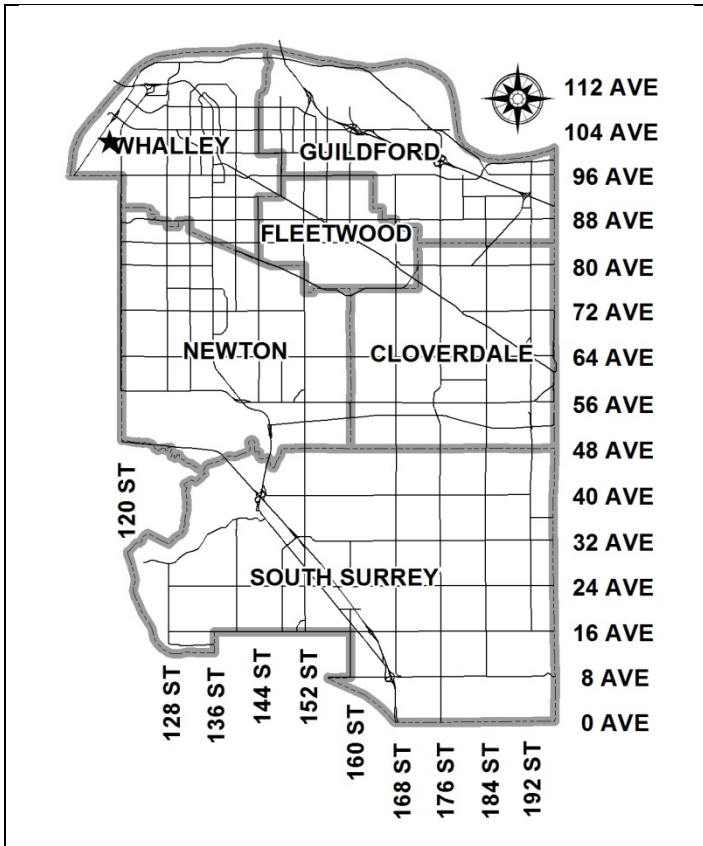


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0348-00

Planning Report Date: February 1, 2016

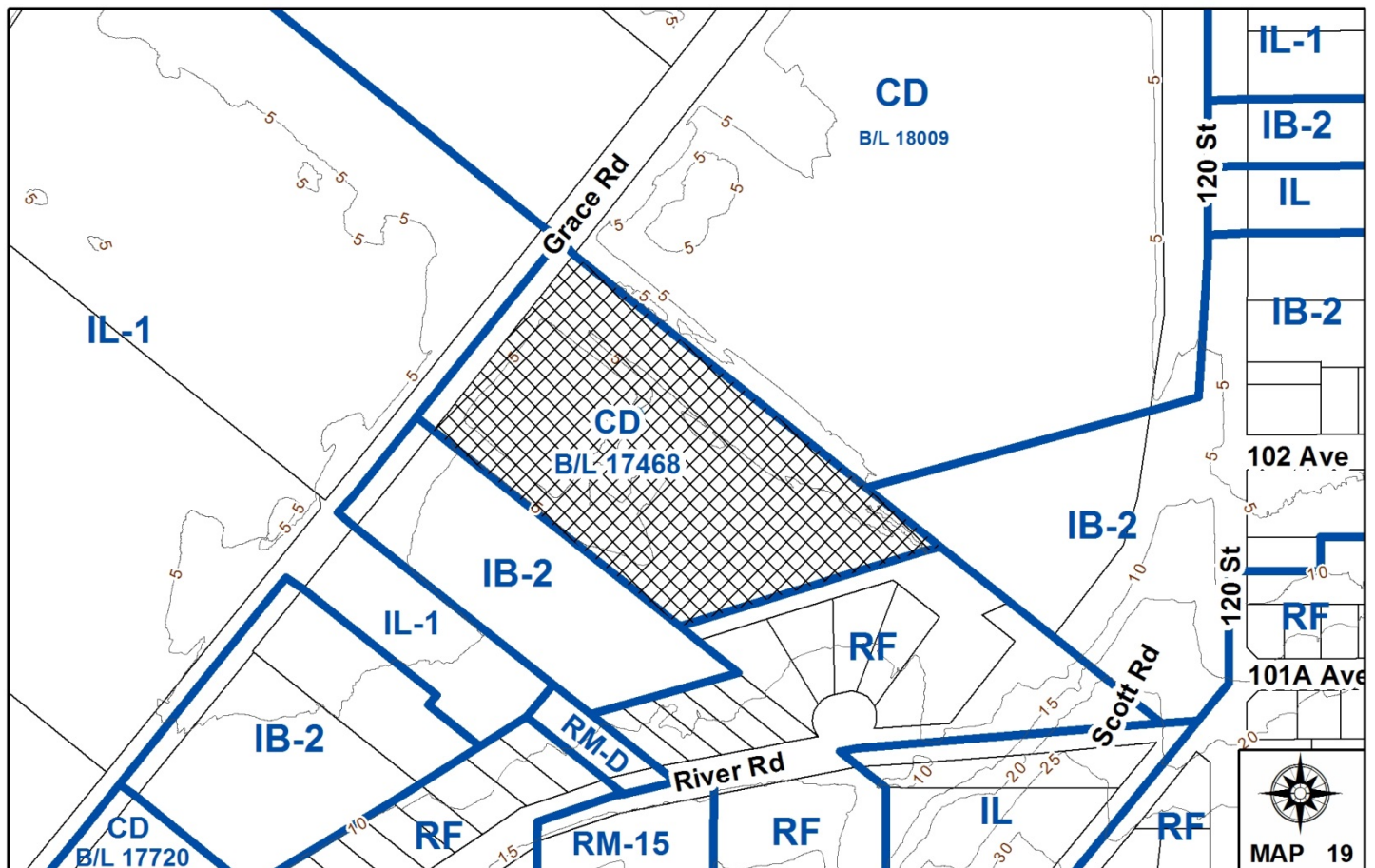


**PROPOSAL:**

- **Development Permit**

to permit the development of a second industrial building on the site.

**LOCATION:** 10240 Grace Road  
**OWNER:** Pacific Link Industrial Park Ltd.  
**ZONING:** CD By-law No. 17468  
**OCP DESIGNATION:** Mixed Employment  
**NCP DESIGNATION:** Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the “Mixed Employment” designation in the Official Community Plan (OCP) and the “Business Park” designation in the South Westminster Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this industrial area.
- Supports the City's Economic Development and Employment Land Strategies.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0348-00 generally in accordance with the attached drawings (Appendix II);
2. 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.

SITE CHARACTERISTICS

Existing Land Use: Vacant and preloaded on the front portion of the property, Williams Machinery building constructed on the rear portion of the property; Scott Creek runs along the north-east side yard and utility rights-of-way impact the rear and north-east side yards.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North-East (Across Scott Creek)	Recently vacated distribution warehouse for FedEx (Development Permit approved under Application No. 7911-0128-00).	Business Park/Light Impact Industrial	CD By-law No. 18009
North-West (Across Grace Road):	Distribution warehouse for Quick X.	Light Impact Industrial	IL-1
South-West:	Unauthorized truck parking (TUP Application No. 7915-0162-00 denied by Council October 20, 2015).	Business Park	IB-2
South-East (Across GVS&DD Right-of-Way and Parkland):	Single family dwellings.	Urban in the OCP	RF

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is located at 10240 Grace Road, on the south side of Grace Road south of 103A Avenue in South Westminster. Scott Creek runs along the northerly side lot line and is protected by a 27.5-metre (90-ft.) wide statutory right-of-way.
- The 2.59-hectare (6.4-acre) subject site is designated “Mixed Employment” in the Official Community Plan (OCP) and “Business Park” in the South Westminster Neighbourhood Concept Plan (NCP) and is zoned “Comprehensive Development Zone (CD)” (By-law No. 17468).
- Under Council-initiative in 2005, the subject lot and many other lands in South Westminster were rezoned from “Light Impact Industrial Zone (IL)” to “Business Park 2 Zone (IB-2)”. The intent of the Council-initiated rezoning was to reflect the policies of the approved South Westminster NCP and in particular, to restrict large-scale outdoor storage (see Corporate Report No. 034 from February 21, 2005).
- On October 17, 2011 Council approved the rezoning of the subject site from “Business Park 2 Zone (IB-2)” to Comprehensive Development Zone (CD)” (By-law No. 17468) as part of Application No. 7911-0133-00. CD By-law No. 17468 was based on the Industrial Park 2 Zone (IB-2) and allowed for an industrial equipment repair and sales use. Development Permit No. 7911-0133-00 and Development Variance Permit No. 7911-0133-00 were also approved to facilitate building construction on the rear portion of the lot.
- The existing industrial building on the rear portion of the site has been constructed and is currently occupied by Williams Machinery.
- With the adoption of OCP Bylaw No. 18020 on October 20, 2014, the OCP designation for this site and nearby lands was amended from “Industrial” to “Mixed Employment”.

### Current Proposal

- The applicant is requesting a Development Permit to allow the development of a one-storey, tilt-up industrial warehouse building consisting of 2,097 square metres (22,574 sq. ft.) located on the front portion of the property, fronting Grace Road. The owner does not have a tenant for this building at this time.
- The proposed building has a floor area of 2,097 square metres (22,574 sq. ft.) and a building height of 10 metres (33 ft.). The combined floor area of the existing and proposed buildings on-site is 3,920.37 square metres (42,203 sq. ft.) representing, a floor area ratio (FAR) of 0.15 and a lot coverage of 15% all of which complies with the maximum 1.0 FAR, 60% lot coverage and 14-metre (46- ft.) building height permitted under the CD By-law No. 17468.

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The proposed industrial building will be sited on the front (northwest) portion of the subject property, fronting Grace Road, with the parking located to the east and south of the building.
- The building is proposed to be constructed using tilt-up concrete panels and aluminum storefront glazing. The primary colour of the building is medium beige with a light tan accent colour.
- The front entrance of the building is highlighted in a dark brown/black colour. At the main entrances, and extending along the Grace Road elevation, the applicant has proposed a stone veneer to complement the colours of the building.
- The overhead loading doors are located on the southwest elevation and are proposed to be painted a light tan colour to blend in with the main structure. Above the overhead doors, the applicant has proposed a steel canopy to assist in screening the loading area from the upland residents. The loading doors are located away from Grace Road, in compliance with the OCP Design Guidelines.
- The applicant has provided screening details for the future roof-top mechanical units. However, the location of the units will be determined once tenants are confirmed.

### Site Circulation and Parking

- Vehicular access is from Grace Road via two separate driveways. The southerly driveway will be utilized by larger trucks accessing the proposed and existing buildings for deliveries, and the northerly driveway access will be utilized by employees and customers.
- Based on the requirement of 1 parking space per 100 square metres (1,075 sq. ft.) of floor area in Park 5 of Zoning By-law No. 12000, the proposed 2,097-square metre (22,574 sq. ft.) building requires a total of 20 parking spaces. The combined building area of 3,920.37 square metres (42,203 sq. ft.) requires a total of 39 parking spaces. The proposed development is providing 75 parking spaces, which complies with the Zoning By-law.

### Signage

- One free-standing sign is proposed to be located at the northerly driveway entrance from Grace Road.
- The proposed free-standing sign is double-sided and consists of aluminum cladding in a natural anodized colour. The tenant display is proposed on aluminum retainers with routed faces with illuminated push through lettering. As there are no tenants confirmed to date, specific sign details are not available and will be determined once tenants are confirmed.

- The proposed free-standing sign is 3.8 metres (12 ft.) high and 1.8 metres (6 ft.) wide, with a total sign area of 6 square metres (60 sq.ft.). The Sign By-law permits a maximum height of 4.5 metres (15 ft.) at this location, and a sign area of 28 square metres (300 sq.ft.) for double-sided free-standing signs.
- The applicant proposes to install the free-standing sign approximately 2.0 metres (6.5 ft.) from the front (north) lot line, which complies with the minimum 2.0-metre (6.5-ft.) setback in the Sign By-law.
- The proposed fascia signage is located on the northeast and northwest elevations above the main entrance to the building, and consist of internally illuminated channel lettering.
- The proposed signage meets the Sign By-law regulations.

### Landscaping and Lighting

- Most of the site landscaping was completed under the Phase 1 development as part of Application No. 7911-0133-00.
- As part of the current application, the applicant is proposing additional landscaping along Grace Road that includes a cedar hedge, a few additional trees and lawn area. This will provide landscaping from the property line to the proposed building face along the northwest elevation. The proposal also includes three additional landscape islands in the parking lot. Six new trees will be planted as part of the additional landscaping.
- The applicant has provided details on building and site lighting. All lighting is downward cast to reduce glare for the up-lying residents.
- For site security, the applicant proposes to install a black vinyl coated chain link fence around the perimeter of the site. Two sliding gates have been proposed on each side of the proposed building to improve the security during the hours of business closure.

### BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies the Scott Creek Local BCS Corridor adjacent to the subject site along the northeast lot line, in the Fraser River Industrial BCS management area, which has Moderate ecological value and a 60-metre (197 ft.) target width. The BCS corridor is intended to maintain connectivity to the Fraser River but runs through highly developed industrial area.
- Protecting green infrastructure by maintaining and enhancing Corridors ensures connectivity between fragmented hubs and provide for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is the Fraser River Foreshore area located in the Fraser River Industrial Management Area, as well as connections to Regional Corridor 106 which provides connection to both the Invergarry Park and Surrey Ben Park Hubs. BCS Management Criteria in this area may include: enhancing lowland riparian areas to improve fish habitat and water quality, increasing the amount of natural and semi-natural habitat on public and private lands through restoration and redevelopment; and increasing

total tree cover on natural and developed areas.

- In order for the proposal to fully comply with the BCS target recommendations, an additional 10 square meters of the GIN area would be required on the subject site, but has not been provided by the development proposal due to the impact it would have on the existing industrial development on the lot.

### 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 January 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject site is located in South Westminster.</li> <li>• The proposed development complies with the land use designation in the Official Community Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is 0.15 floor area ratio.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Addition of a variety of new landscaping including drought tolerant landscaping.</li> <li>• Existing protection of riparian area (Scott Creek).</li> <li>• Recycling pick-up made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Small car parking spaces and bicycle racks provided on-site.</li> <li>• Sidewalk connection to bus stop provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Exterior lighting and security systems are incorporated.</li> <li>• Clear points of entry and access and visible parking spaces.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The typical notification to area residents has occurred (i.e. development proposal sign).</li> </ul>

ADVISORY DESIGN PANEL

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

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

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/dk

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KD 1/27/16 3:47 PM





## DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 17468

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		9,057 m <sup>2</sup>
Net Total		25,878.98 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	15%
Paved & Hard Surfaced Areas		50%
Total Site Coverage		65%
<b>SETBACKS</b> ( in metres)		
Front	16 m	12.8 m
Rear	7.5 m	28.83 m
Side #2 (Northeast)	7.5 m	44 m
Side #3 (Southwest)	7.5 m	38 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	14 m	10 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial (existing)</b>		1,823.5 m <sup>2</sup>
Industrial (proposed)		2,097.2 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	25,879.98 m <sup>2</sup>	3,920.7 m <sup>2</sup>

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.15
<b>AMENITY SPACE (area in square metres)</b>	n/a	
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial Existing	19	36
Industrial Proposed	20	39
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	39	75
Number of disabled stalls	2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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# PACIFIC LINK BUSINESS PARK

LOT 15, PHASE 2, 10240 GRACE ROAD, SURREY BC.



**RE-ISSUED FOR DEVELOPMENT PERMIT**  
**2015.11.27**

**ARCHITECTURAL**  
David Nalme + Associates Ltd.

CONTACT: DAVE MCINTYRE (CRP) 604.884.3603  
VIVIAN CHANG

**LANDSCAPE**  
LandSpace Design Inc.

CONTACT: AL TANZER 604.262.8600

- A100 DRAWING LISTS
- A101 CONTEXT MAP + PHOTOS
- A200 SITE PLAN
- A201 FLOOR PLAN
- A202 ROOF PLAN
- A301 BUILDING ELEVATIONS
- A302 BUILDING ELEVATIONS
- A401 BUILDING SECTIONS
- A402 DETAILS

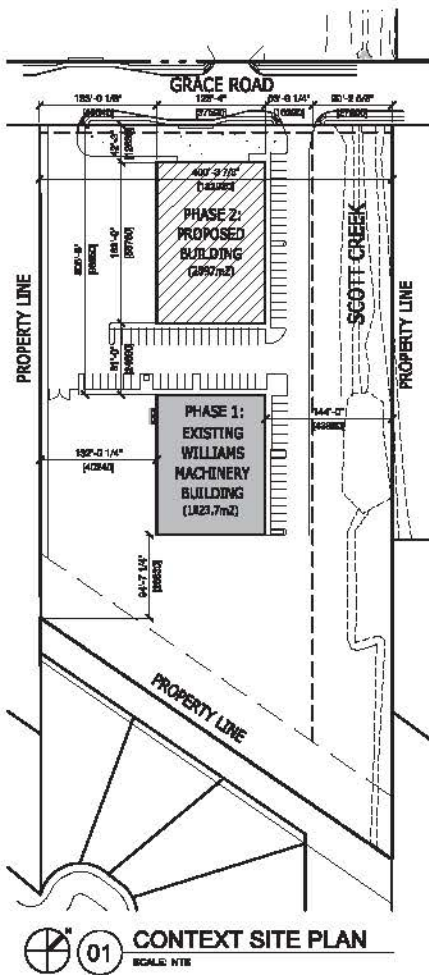
L1 LANDSCAPE PLAN

**DNA**  
 David Nalme + Associates Ltd.  
 171 West 4th Street  
 Vancouver, BC V6C 1B8  
 T: 604.681.8888  
 F: 604.681.8889  
 E: dna@dnadna.com  
 W: dnadna.com

DATE: 2015.11.27

PROJECT NUMBER: 5402

**A100**



NORTH EAST VIEW (SCOTT CREEK)



SOUTH WEST VIEW



NORTH WEST VIEW (GRACE ROAD)



SOUTH EAST VIEW (EXISTING WILLIAMS MACHINERY BUILDING)

**DNA**

1000 West Broadway  
Vancouver, BC  
V6H 3G9  
Tel: 604-271-1111  
Fax: 604-271-1112  
www.dna.ca

**REVISIONS**

NO.	DATE	DESCRIPTION
1	2024-08-01	ISSUE FOR PERMITTING
2	2024-08-01	ISSUE FOR PERMITTING
3	2024-08-01	ISSUE FOR PERMITTING
4	2024-08-01	ISSUE FOR PERMITTING
5	2024-08-01	ISSUE FOR PERMITTING
6	2024-08-01	ISSUE FOR PERMITTING
7	2024-08-01	ISSUE FOR PERMITTING

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6	2024-08-01	ISSUE FOR PERMITTING
7	2024-08-01	ISSUE FOR PERMITTING

PACIFIC LINK  
BUSINESS PARK

WEGROUP  
PROPERTIES

LOT 16 - PHASE II  
10240 GRACE ROAD  
BURNBY BC

CONTEXT MAP

08

5402

A101

REVISION NO.	DESCRIPTION
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7	ISSUED FOR PERMIT

DESIGNED BY	DNA
CHECKED BY	DNA
DRAWN BY	VC
DATE	04/15/20
SCALE	1/8" = 1'-0"
PROJECT NO.	06

PROJECT NAME: PACIFIC LINK BUSINESS PARK  
 PROJECT NUMBER: LOT 15 - PHASE II  
 ADDRESS: 10240 GRACE ROAD, SURREY, BC  
 PROJECT TITLE: SITE PLAN

PROJECT NUMBER: 06

PROJECT NUMBER: 5402  
**A200**

**LEGAL DESCRIPTION:**  
 LOT 15, SECTION 26, RANGE 2, PLAN BC91841 MWD  
 CIVIC ADDRESS: 10240 GRACE ROAD, SURREY, BC, V3V 3V3

**ZONING DESIGNATION:**  
 COMPREHENSIVE DEVELOPMENT (C3) - PERMITTED USE: BUSINESS PARKZONE 2 - (P-3)  
 BITE AREA: 25,878.5 m<sup>2</sup> / 579,899 SF (2.66 ha = 6.6 acres)  
 EXISTING WILLIAMS MACHINERY: 1,423.5 m<sup>2</sup> / 30,827 SF  
 PROPOSED BUILDING AREA: 2,097 m<sup>2</sup> / 22,676 SF

**ALLOWABLE**      **PROPOSED**  
 LOT COVERAGE: 16,828 m<sup>2</sup> / 357,136 SF      3,820.6 m<sup>2</sup> / 42,292 SF  
 66 %      16.1 %  
 MAXIMUM BUILDING HEIGHT: 10 m / 33 FT      10 m / 33 FT

**SETBACKS:**  
 FRONT YARD: 18 m (59'7") or 7.6m (25') - see note \*      12.4 m  
 REAR YARD: 7.5 m (25')      25.8 m  
 SIDE YARDS: 7.5 m (25')      40m (West), 10m (East)

\* THE FRONT YARD SETBACK MAY BE REDUCED TO 7.6M (25') IF THE AREA BETWEEN THE FRONT FACE OF THE BUILDING AND A HIGHWAY IS NOT USED FOR PARKING AND IS LANDSCAPED.  
 \*\* ONE SIDE YARD MAY BE REDUCED TO 6.0 METER IF THE SIDE YARD ADJUTS LAND WHICH IS COMMERCIAL OR INDUSTRIAL.

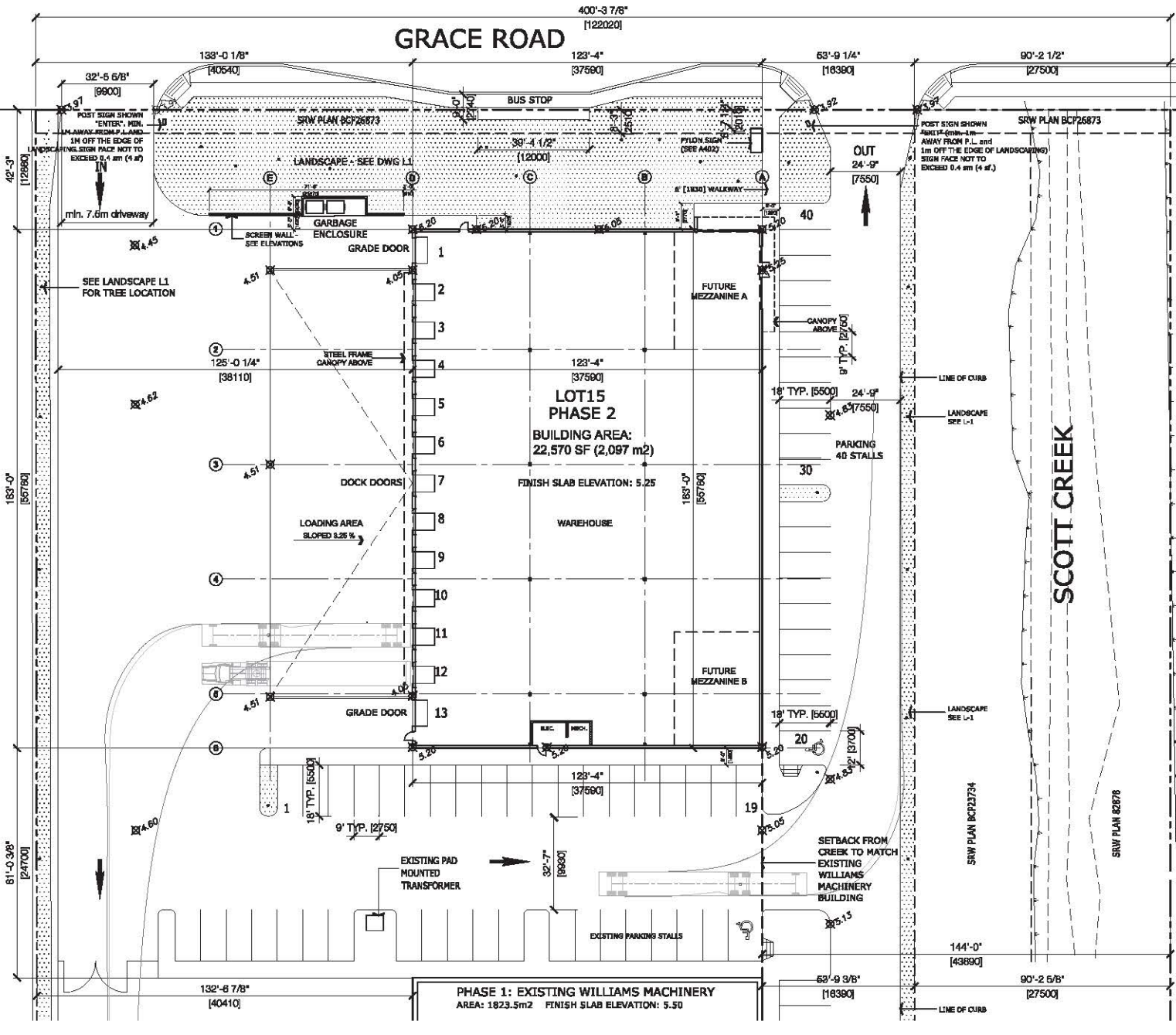
**OVERALL DEVELOPMENT DESIGN DATA:**  
 WAREHOUSE: 1,475 m<sup>2</sup> / 22,316 SF  
 MECH/ELEC ROOM: 19 m<sup>2</sup> / 488 SF  
 TOTAL GFA: 2,097 m<sup>2</sup> / 22,676 SF

**REQUIRED PARKING DATA:**  
 LIGHT IMPACT INDUSTRIAL USES: 2,097 m<sup>2</sup> / 100 m<sup>2</sup> x 1 = 21 SPACES  
 - 1 SPACE @ 100 m<sup>2</sup> (1,073 SF)  
 DISABLED PARKING SPACES REQUIRED: 21 SPACES  
 - IF 60 PARKING SPACES ARE PROVIDED = 1 SPACE @ 100 SPACES = 1 SPACE  
 TOTAL REQUIRED PARKING FOR PROPOSED ONE-STORY BUILDING = 21 SPACES  
 FUTURE MEZZANINE @ 10% = 211 m<sup>2</sup> / 100 = 3 SPACES

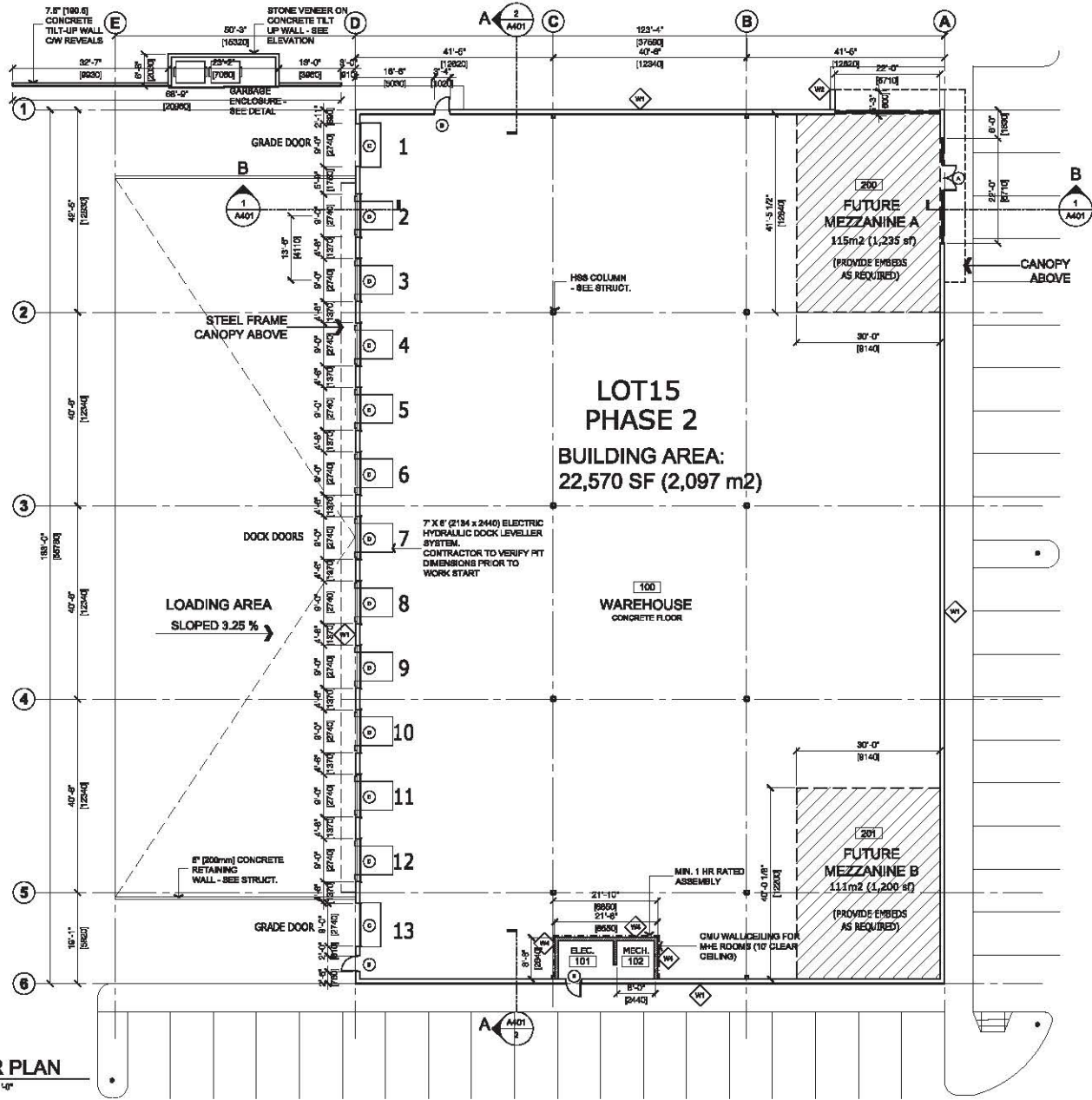
**PROVIDED PARKING DATA:**  
 PARKING STALL - STANDARD: 18 x 20 = 36 SPACES  
 PARKING STALL - DISABLED: 1 SPACES  
 TOTAL PROVIDED PARKING FOR THE PROPOSED ONE-STORY BUILDING = 40 SPACES

**SUMMARY OF PARKING DATA:**  
 TOTAL PARKING REQUIRED FOR CURRENT PROPOSAL: 21 SPACES  
 TOTAL PARKING PROVIDED FOR CURRENT PROPOSAL: 40 SPACES  
 TOTAL SURPLUS PARKING SPACES: 40 - 21 = 19 SPACES  
 TOTAL FUTURE MEZZANINE AREA NOT TO EXCEED: 10X100 = 1000 M2  
 PROPOSED FUTURE MEZZANINE: 111x110 = 22882

**PARKING AND LOADING STALL DIMENSIONS:**  
 PARKING STALL - STANDARD (MIN. 48.82 x 7.61): 2.73 m x 5.25 m      8'-0" x 16'-0"  
 PARKING STALL - DISABLED: 3.70 m x 5.25 m      12'-0" x 16'-0"  
 LOADING / UNLOADING SPACE: 4.05 m x 8.25 m      13'-0" x 27'-0"



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



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURE AND SERVICES TO BE INSTALLED AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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	REVISION

DESIGNED BY  
CHECKED BY  
DATE  
PROJECT NO.  
PROJECT NAME  
PROJECT NUMBER

PROJECT NAME  
PACIFIC LINK  
BUSINESS PARK

PROJECT NUMBER  
LOT 15 - PHASE II  
10240 GRACE ROAD  
SURREY BC

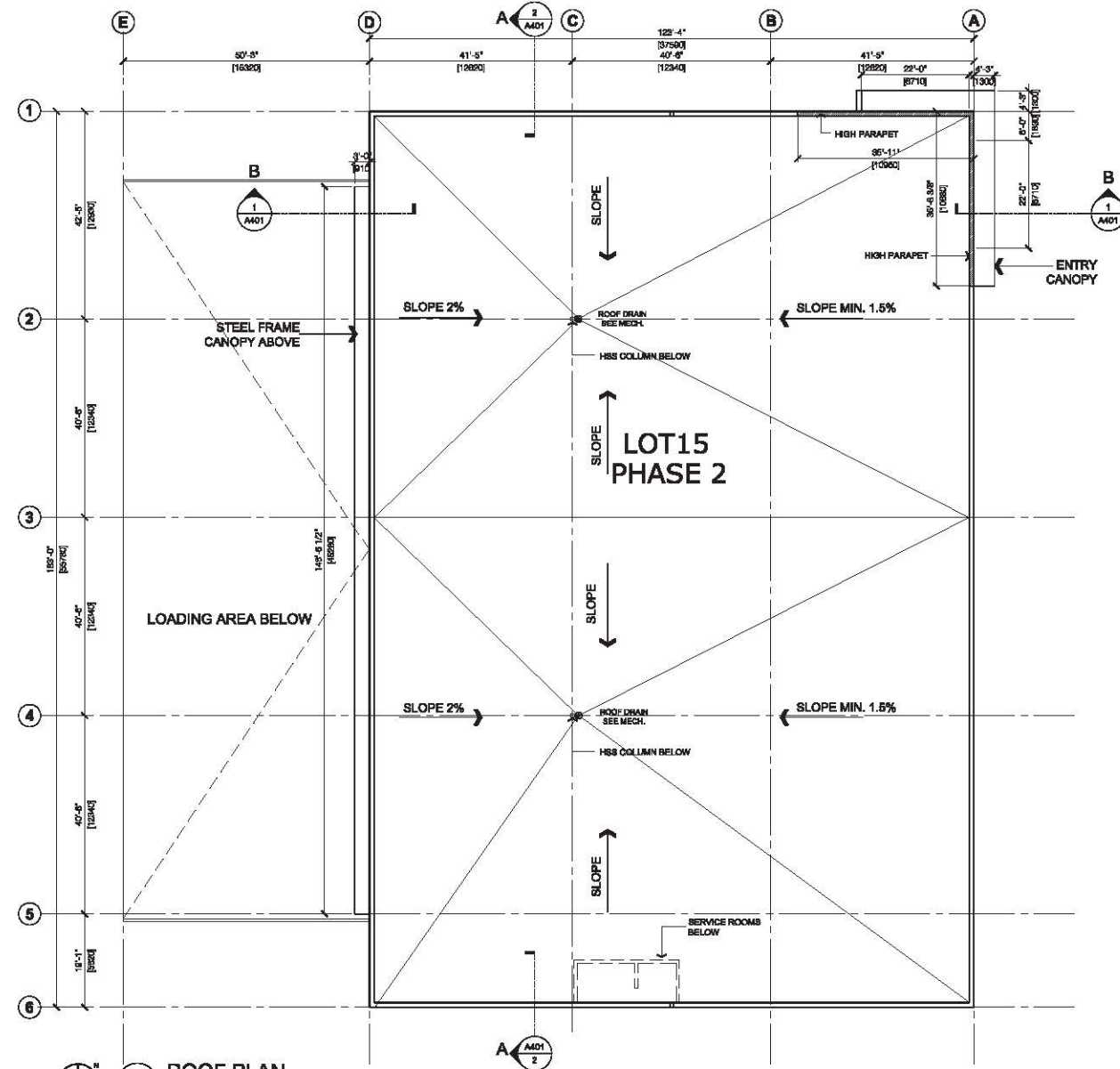
PROJECT NO. 06

PROJECT NUMBER 5402

A201

**01 FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

CONSENT FOR DEVELOPMENT POINT  
 REVIEWED FOR DEVELOPMENT POINT  
 JULY 14/14  
 REVIEWED FOR DEVELOPMENT POINT  
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 REVIEWED FOR DEVELOPMENT POINT  
 JULY 14/14



**01 ROOF PLAN**  
 SCALE: 3/8" = 1'-0"

- 7
- 6
- 5
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- 3
- 2
- 1

PROJECT NAME  
**PACIFIC LINK  
 BUSINESS PARK**

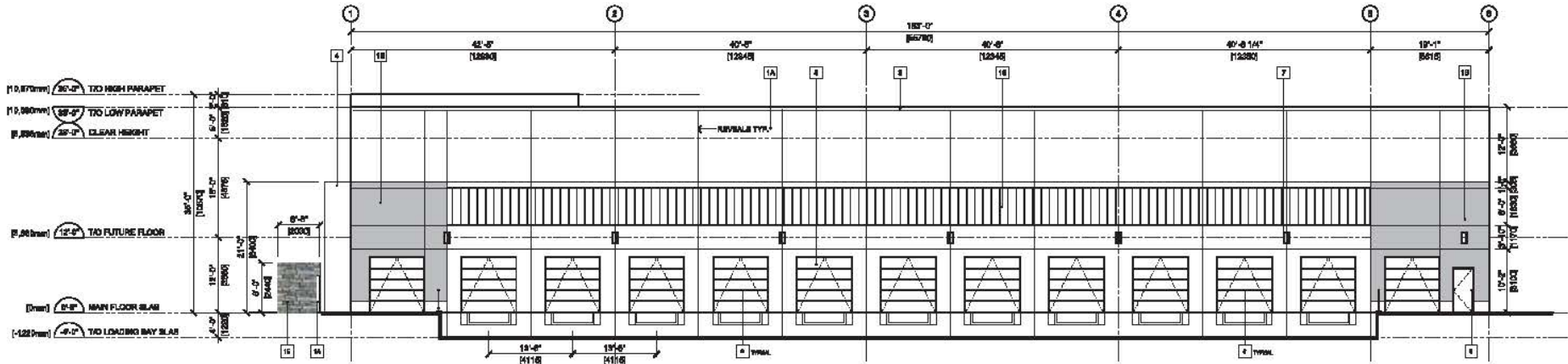
OWNER  
**WESTGROUP  
 PROPERTIES**

PROJECT ADDRESS  
**LOT 15 - PHASE II  
 10240 GRACE ROAD  
 SURREY BC**

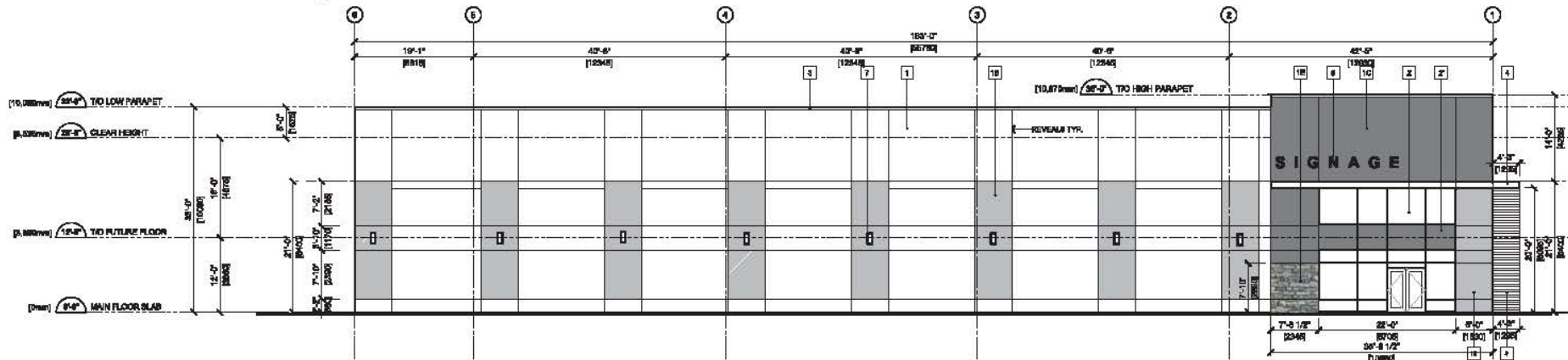
DRAWING TITLE  
**ROOF PLAN**

NUMBER  
**06**





**01 WEST ELEVATION**  
 SCALE 1/8" = 1'-0"



**02 EAST ELEVATION**  
 SCALE 1/8" = 1'-0"

**GENERAL NOTES:**  
 1. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS AND NOTES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. FINISHES TO BE AS SHOWN ON THIS DRAWING.  
 4. MATERIALS TO BE AS SHOWN ON THIS DRAWING.  
 5. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS.  
 6. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE OF CANADA (NEC) AND ALL APPLICABLE REGULATIONS.  
 7. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE OF CANADA (NMC) AND ALL APPLICABLE REGULATIONS.  
 8. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING AND HEATING CODE OF CANADA (NPHC) AND ALL APPLICABLE REGULATIONS.  
 9. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND ALL APPLICABLE REGULATIONS.  
 10. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL SAFETY COUNCIL (NSC) AND ALL APPLICABLE REGULATIONS.  
 11. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION EDUCATION FOUNDATION (NCEF) AND ALL APPLICABLE REGULATIONS.  
 12. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF ARCHITECTS (NAA) AND ALL APPLICABLE REGULATIONS.  
 13. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF ENGINEERS (NAE) AND ALL APPLICABLE REGULATIONS.  
 14. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF CONTRACTORS (NAC) AND ALL APPLICABLE REGULATIONS.  
 15. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF BUILDERS (NAB) AND ALL APPLICABLE REGULATIONS.  
 16. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF HOMEOWNERS (NAH) AND ALL APPLICABLE REGULATIONS.  
 17. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF REALTORS (NAR) AND ALL APPLICABLE REGULATIONS.  
 18. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF BUSINESS OWNERS (NABO) AND ALL APPLICABLE REGULATIONS.  
 19. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF MANAGERS (NAM) AND ALL APPLICABLE REGULATIONS.  
 20. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONALS (NAP) AND ALL APPLICABLE REGULATIONS.

7	REVISIONS
6	REVISIONS
5	REVISIONS
4	REVISIONS
3	REVISIONS
2	REVISIONS
1	REVISIONS

7	REVISIONS
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4	REVISIONS
3	REVISIONS
2	REVISIONS
1	REVISIONS

PROJECTING  
 PACIFIC LINK  
 BUSINESS PARK

NAME  
 WEGROUP  
 PROPERTIES

PROJECT  
 LOT 15 - PHASE II  
 10248 GRACE ROAD,  
 SURREY BC.

DATE  
 ELEVATIONS

PROJECT NO.  
 06

PROJECT NO.  
 5402

PROJECT NO.  
 A301

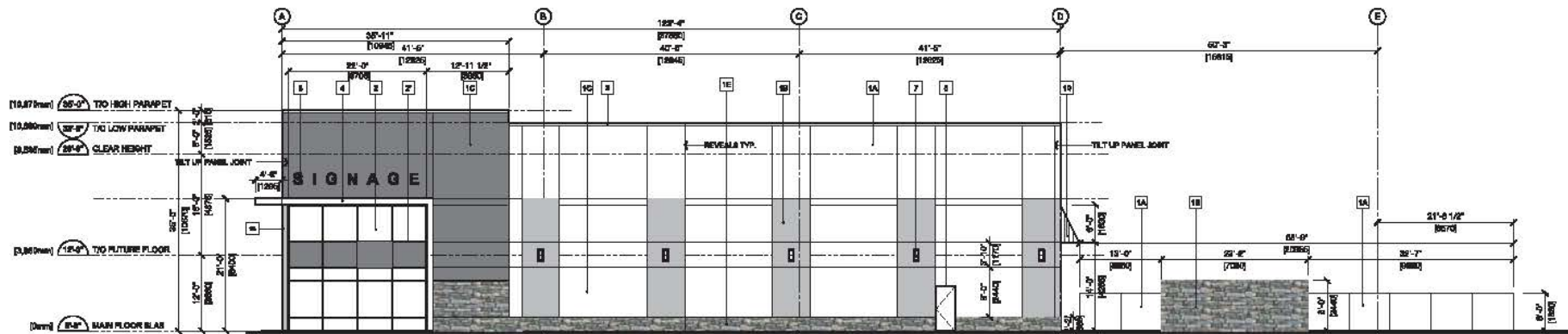
PROPOSED COLOUR:	PROPOSED MATERIAL:
 PAINT COLOUR 1A - MAIN COLOUR GENERAL PAINT CL-3284M STILETTO	 PAINT COLOUR 1C - ACCENT COLOUR GENERAL PAINT CL-3297N EQUINE
 PAINT COLOUR 1B - ACCENT COLOUR BENJAMIN MOORE CO-82 SNOWBALL	 WOOD TONE METAL SIDING (LONGBOARD) AT ENTRANCE AREA
	 ASHLAR STONE
	 CONCRETE TILT UP PANELS WITH REVEALS
	 ANODIZED ALUMINUM FINISH WINDOW FRAME

**COLOR SCHEDULE:**

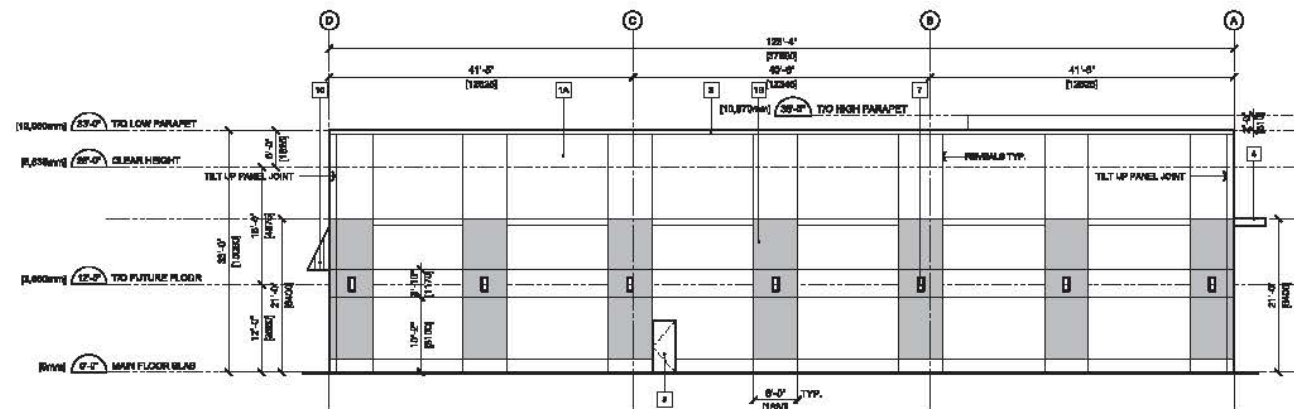
- A MAIN BUILDING COLOUR - GENERAL PAINT CL-3284M STILETTO or SIMILAR
- B ACCENT BUILDING COLOUR - BENJAMIN MOORE CO-82 SNOWBALL or SIMILAR
- C ACCENT BUILDING COLOUR - GENERAL PAINT CL-3297N EQUINE or SIMILAR
- D CHARCOAL STEEL PAINT/TUTE METALLO CO-284-BELVA or SIMILAR
- E ASHLAR STONE

**MATERIALS LEGEND:**

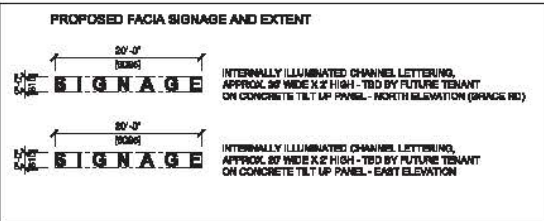
- 1 CONCRETE TILT UP PANELS AND REVEALS, WATERPROOF & PAINT FINISH
- 2 ANODIZED ALUMINUM CURTAIN WALL w/ DOUBLE CLEAR GLASS
- 3 ANODIZED ALUMINUM CURTAIN WALL w/ SPANDREL PANEL 100 6-5-1875 5WAY2
- 4 PREPARED METAL FLASHING - TO MATCH WALL COLOR
- 5 STEEL FRAME CANOPY - BENTONITE MOORE CO-82 SNOWBALL or SIMILAR
- 6 STEEL BOOT DOOR & FRAMING STEEL FRAME - PAINT FINISH
- 7 STEEL SECTIONS CL-1, DECK - BENJAMIN MOORE CO-82 SNOWBALL or SIMILAR
- 8 WALL MOUNTED LIGHT FIXTURES - HIGH LIGHT POLLUTION FREE
- 9 DESIGNATED SIGNAGE MOUNTING AREA
- 10 STREET NUMBER
- 11 METAL CLADDING w/ WOOD APPEARANCE - LONGBOARD
- 12 IN-SET METAL ON STEEL FRAME CANOPY



01 NORTH ELEVATION (GRACE ROAD)



02 SOUTH ELEVATION



PROPOSED EXTERIOR DECORATIVE WALL MOUNTED LIGHT FIXTURE: DALI MODEL 1816 4" DIA. UP AND DOWN WALL LIGHT, TILT HUB, 2X10W LED MODULE, 2300K - LUMENS

03 PROPOSED FACIA SIGN AND EXTERIOR LIGHT FIXTURE

COLOR SCHEDULE: A MAIN BUILDING COLOUR - GENERAL PAINT CL. 3000N STEELTQ BY SIBELAR B ACCENT BUILDING COLOUR - BIRKENHEAD MOORE OC 48 SNOWBALL BY SIBELAR C ACCENT BUILDING COLOUR - GENERAL PAINT CL. 3007N INCLIPAT BY SIBELAR D DARKWOOD STEEL, METALLIC METALLIC OO 3884 BROWN BY SIBELAR E SIBELAR STONE MATERIALS LEGEND: 1 CONCRETE TILT-UP PANEL, 1/2" REVEALS, NOT WEARPROOF & PAINT FINISH 2 ANODIZED ALUMINUM CURTAIN WALL, W/ DOUBLE GLAZED GLASS 3 PREPARED METAL FLASHING, TO MATCH WALL COLOR 4 STEEL FRAME CURTAIN - BULKING MODE, OC 48 SHEETWELL, W/ SIBELAR 5 STEEL, GYD 100K & FINNBERG STEEL FRAME - PAINT FINISH 6 STEEL, RECTANGULAR OVAL DOOR - BULKING MODE, OC 48 BY SIBELAR 7 WALL MOUNTED LIGHT FIXTURE - NON LIGHT POLLUTION TYPE 8 DEGRADED BRICK/MASONRY AREA 9 ATTRIBUT MASONRY 10 METAL CLADDING WITH BRICK APPEARANCE - LAMINATED 11 1/2" X 1/2" METAL ON STEEL FRAME CURTAIN

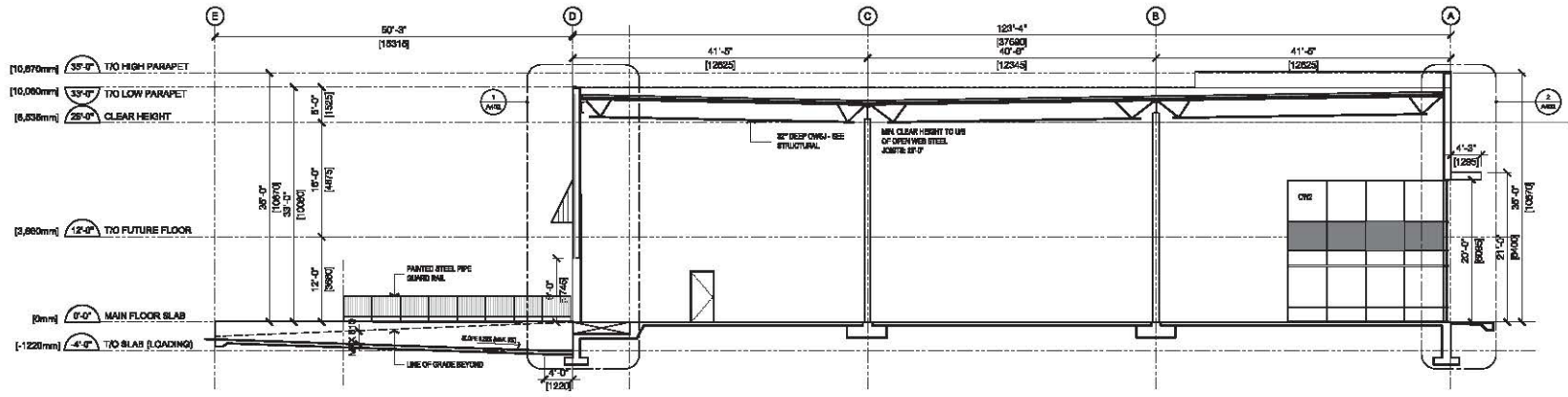
PROVIDED FOR THE INFORMATION OF THE APPLICANT ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR LIABILITY. THE APPLICANT IS ADVISED THAT THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE APPLICANT IS ADVISED THAT THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE APPLICANT IS ADVISED THAT THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

7 PROPOSED FOR DEVELOPMENT PERMIT 8 SIGNAGE 9 SIGNAGE 10 SIGNAGE 11 SIGNAGE 12 SIGNAGE 13 SIGNAGE 14 SIGNAGE 15 SIGNAGE

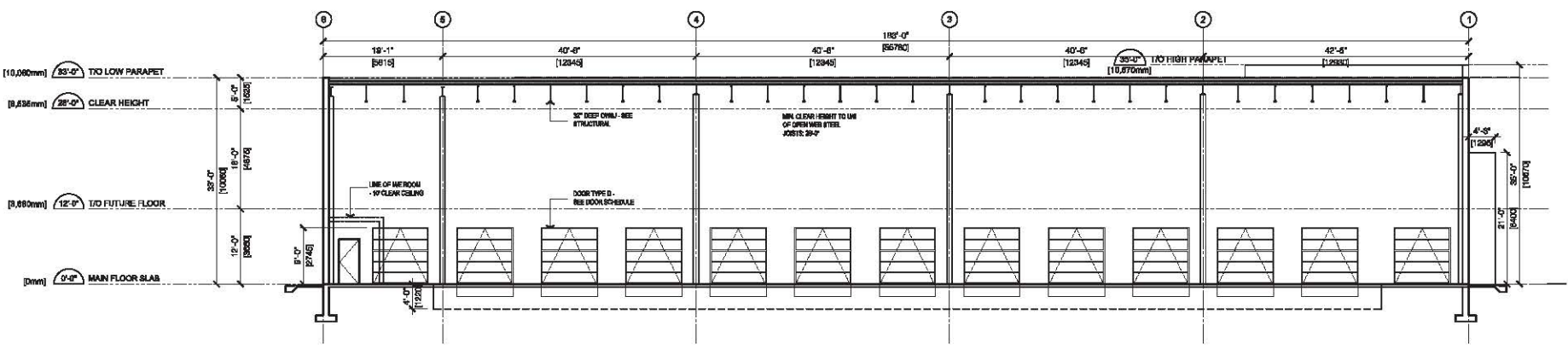
16 SIGNAGE 17 SIGNAGE 18 SIGNAGE 19 SIGNAGE 20 SIGNAGE 21 SIGNAGE 22 SIGNAGE 23 SIGNAGE 24 SIGNAGE 25 SIGNAGE

PROJECT NAME: PACIFIC LINK BUSINESS PARK UNIT: WERGROUP PROPERTIES PROJECT NUMBER: LOT 18 - PHASE II 1840 GRACE RD. SURREY BC. DRAWING NUMBER: ELEVATIONS

CONTRACT: 1403000000  
 DRAWING NO: 1403000000-06  
 DATE: 2014-08-15  
 PROJECT: PACIFIC LINK BUSINESS PARK  
 SHEET: BUILDING SECTIONS + DETAILS  
 DRAWN BY: JG  
 CHECKED BY: JG  
 APPROVED BY: JG  
 DATE: 2014-08-15  
 SCALE: AS SHOWN  
 PROJECT NO: 1403000000



**01 BUILDING SECTION A**  
 SCALE: 1/8" = 1'-0"



**02 BUILDING SECTION B**  
 SCALE: 3/8" = 1'-0"

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PROJECT NO.	1403000000
PROJECT NAME	PACIFIC LINK BUSINESS PARK
DATE	2014-08-15
DRAWN BY	JG
CHECKED BY	JG
APPROVED BY	JG
DATE	2014-08-15
SCALE	AS SHOWN
PROJECT NO.	1403000000

PROJECT NAME  
**PACIFIC LINK BUSINESS PARK**

DATE  
 2014-08-15

DRAWN BY  
 JG

CHECKED BY  
 JG

APPROVED BY  
 JG

DATE  
 2014-08-15

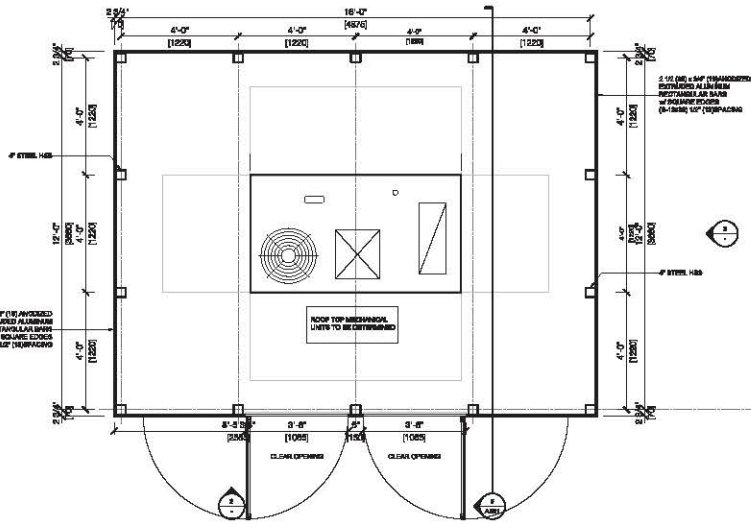
SCALE  
 AS SHOWN

PROJECT NO.  
 1403000000

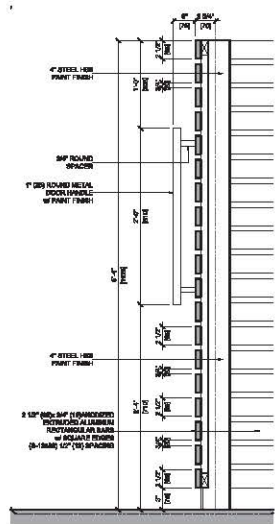
PROJECT NUMBER  
 LOT 18 - PHASE II  
 10240 GRACE RD.  
 SURREY BC.

DRAWING TITLE  
 BUILDING SECTIONS + DETAILS

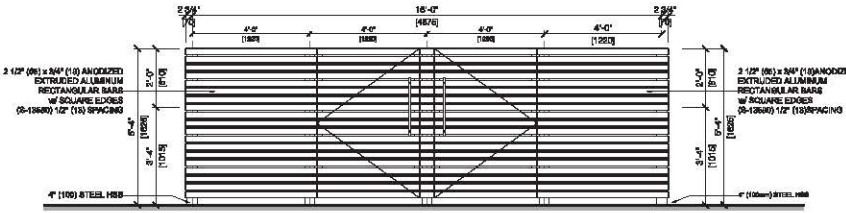
FIGURE NO.  
 06



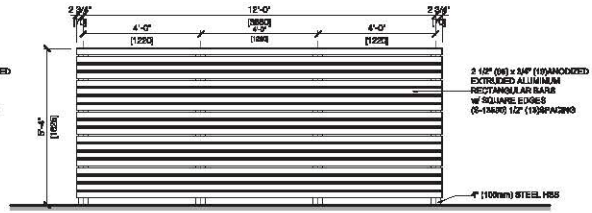
01 PROPOSED PLAN DETAIL FOR ROOFTOP MECH UNIT(S)  
SCALE: 1/8" = 1'-0"



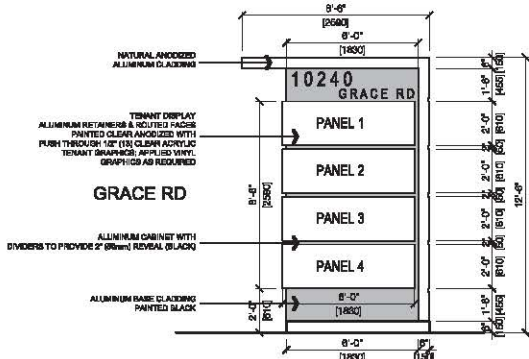
03 PROPOSED SECTION DETAIL: RTU  
SCALE: 1/8" = 1'-0"



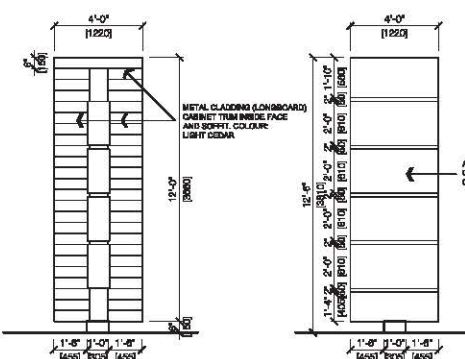
02 PROPOSED ELEVATION FOR ROOFTOP MECH UNIT(S)  
SCALE: 1/8" = 1'-0"



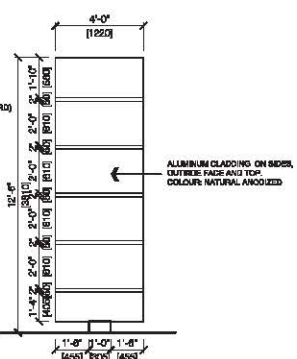
02 PROPOSED ELEVATION FOR ROOFTOP MECH UNIT(S)  
SCALE: 1/8" = 1'-0"



03 PYLON SIGN FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



04 PYLON SIGN SIDE ELEVATION  
SCALE: 3/8" = 1'-0"



05 PYLON SIGN SIDE ELEVATION  
SCALE: 3/8" = 1'-0"

CONTRACT AGREEMENT SPECIFICATIONS

THESE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THESE DRAWINGS FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF DNA IS STRICTLY PROHIBITED. DNA SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE REUSE OF THESE DRAWINGS.

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REVISIONS OF THESE DRAWINGS SHALL BE MADE AND APPROVED BY THE PROJECT MANAGER AND ARCHITECT. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE AND APPROVED BY THE PROJECT MANAGER AND ARCHITECT. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE AND APPROVED BY THE PROJECT MANAGER AND ARCHITECT.

7	REVISED FOR DEVELOPMENT PERMIT
6	REVISED FOR REVIEW
5	REVISED FOR DEVELOPMENT PERMIT
4	REVISED FOR REVIEW
3	REVISED FOR REVIEW
2	REVISED FOR REVIEW
1	REVISED FOR REVIEW

PROJECT NO:  
DESIGNED BY:  
DRAWN BY:  
DATE:  
AS NOTED

PROJECT NAME  
PACIFIC LINK  
BUSINESS PARK

OWNER  
WESTGROUP  
PROPERTIES

PROJECT ADDRESS  
LOT 18 - PHASE II  
10240 GRACE RD,  
SURREY BC

DRAWING TITLE  
BUILDING DETAILS

REVISION NO.  
06

PROJECT NUMBER  
5402

A402

FOR THIS APPLICATION

**PROPOSED - PHASE 2 PLANT LIST**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
⊕	4	Fraxinus americana 'Autumn Purple'	Ash Var.	7cm cal. / 1.8m std
⊕	2	Magnolia sauligiana 'Galaxy'	Magnolia (Pur. Var.)	5cm cal. / 1.8m std
<b>Shrubs</b>				
⊕	36	Azalea japonica 'Rosebud'	Japanese Azalea	#2 pot
⊕	3	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#3 pot
⊕	21	Ilex crenata 'Green Thumb'	Japanese Holly	#2 pot
⊕	1	Pieris japonica 'Valley Fire'	Japanese Andromeda	#3 pot
⊕	8	Pinus mugo pumilio	Dwarf Mugo Pine	#3 pot
⊕	51	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot
⊕	35	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.5m ht.
⊕	11	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
⊕	9	Rosa mediland 'Seviliana'	Hardy French Rose var.	#2 pot
⊕	5	Spiraea x bumalda 'Anthony Waterer'	Spiraea Var.	#2 pot
⊕	22	Viburnum davidii	David's Viburnum	#2 pot
⊕	6	Weigelia 'Bristol Ruby'	Weigelia	#3 pot

**Notes:**  
 1. Specification as per most recent BCSLABCLINA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.  
 2. Plant material to be selected by Landscape Architect at approved nurseries.

**EXISTING - PHASE 1 PLANT LIST**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
⊕	15	Acer rubrum 'Armstrong'	Red Maple Columnar Var.	6cm cal. / 1.2m std
⊕	3	Chamaecyparis nootkatensis	Nootka Cypress	4m ht. / spr form
⊕	4	Fraxinus americana 'Autumn Purple'	Ash Var.	7cm cal. / 1.8m std
⊕	6	Magnolia sauligiana 'Galaxy'	Magnolia (Pur. Var.)	5cm cal. / 1.8m std
<b>Shrubs</b>				
⊕	45	Azalea japonica 'Rosebud'	Japanese Azalea	#2 pot
⊕	7	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#3 pot
⊕	106	Ilex crenata 'Green Thumb'	Japanese Holly	#2 pot
⊕	23	Pieris japonica 'Valley Fire'	Japanese Andromeda	#3 pot
⊕	80	Pinus mugo pumilio	Dwarf Mugo Pine	#3 pot

FOR REFERENCE ONLY  
 City File # 7911-0133-00

**Continued**

⊕	21	Potentilla fruticosa 'Kondike'	Shrubby Cinquefoil Var.	#2 pot
⊕	93	Prunus lusitana	Portuguese Laurel	1.5m ht.
⊕	403	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot
⊕	208	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.5m ht.
⊕	26	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
⊕	43	Rosa mediland 'Seviliana'	Hardy French Rose var.	#2 pot
⊕	23	Spiraea x bumalda 'Anthony Waterer'	Spiraea Var.	#2 pot
⊕	70	Viburnum davidii	David's Viburnum	#2 pot
⊕	9	Weigelia 'Bristol Ruby'	Weigelia	#3 pot
<b>Ground Covers/Perennials</b>				
■	444	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c.
■	84	Erica darleyensis 'Kramer's Red'	Winter Heather	10cm pot / 45cm o.c.
■	1316	Gaultheria shallon	Saleal	10cm pot / 90cm o.c.
*	6	Hemerocallis 'Stella d'Oro'	Daylily Var.	#1 pot

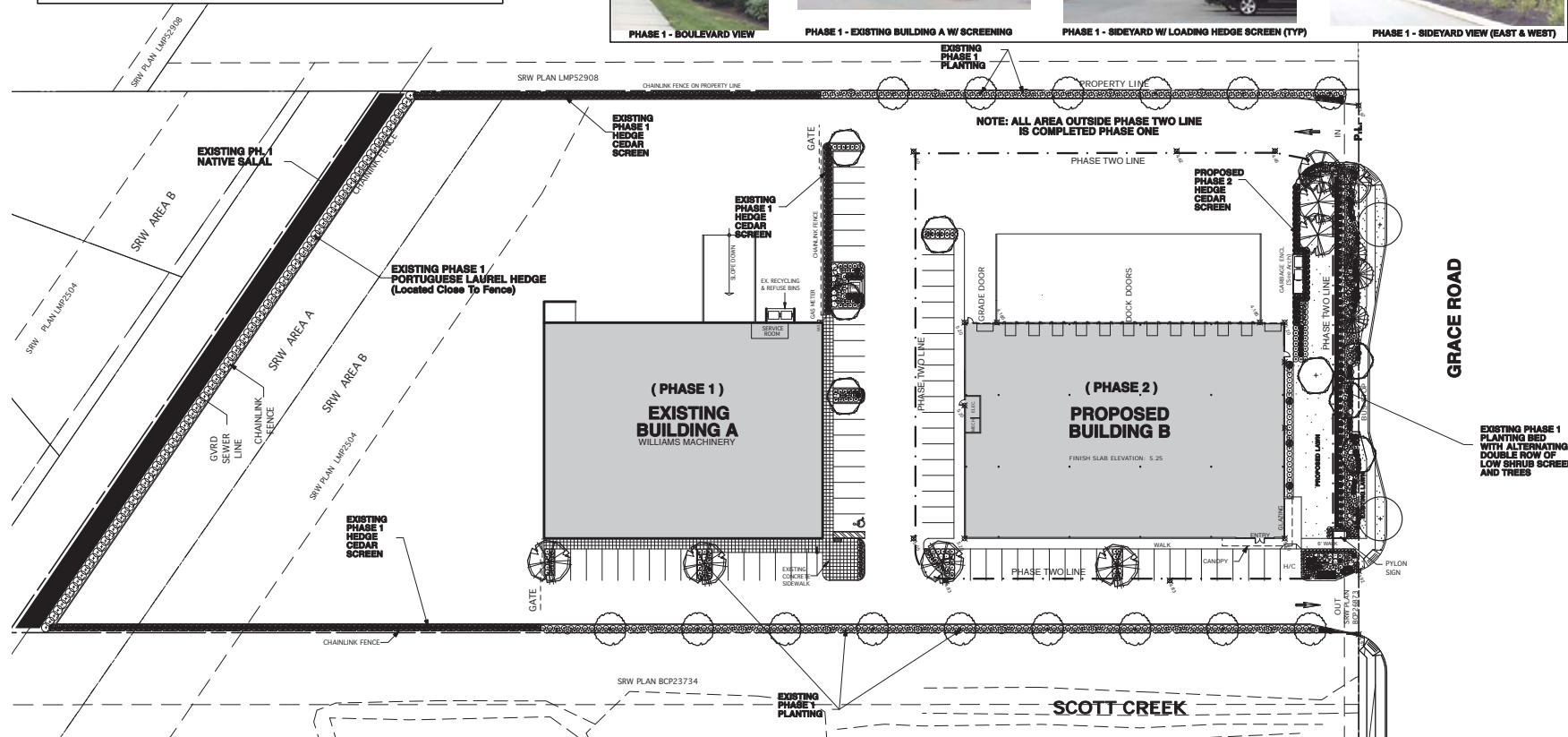


PHASE 1 - BOULEVARD VIEW

PHASE 1 - EXISTING BUILDING A W/ SCREENING

PHASE 1 - SIDYARD W/ LOADING HEDGE SCREEN (TYP)

PHASE 1 - SIDYARD VIEW (EAST & WEST)



**DNA**  
 project managers  
 planners  
 engineers  
 architects  
**David Nairne - Associates Ltd**  
 Suite 250  
 171 West Esplanade  
 North Vancouver BC  
 CANADA V7M 3J9  
 P: 604-984-5923  
 F: 604-984-0827  
 E: dna@dnainc.com  
 W: davidnairne.com



7
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REISSUED FOR DP  
 Oct 16/15  
 ISSUED FOR DP  
 Sept 11/15  
 ISSUES

DESIGNED BY:  
 LandSpace  
 CHECKED BY:  
 ACT  
 DRAWN BY:  
 ACT  
 PLOT DATE:  
 2015.09.01  
 SCALE:  
 1"=30'-0"

CONSULTANT:  
 LANDSPACE ARCHITECT:

PROJECT NAME:  
  
 CLIENT:  
**wesgroup**  
 Suite 1774, Four Boral Centre  
 1055 Dunsmuir St., PO Box 49130  
 Vancouver BC Canada V7X 1J1  
 Tel: 604-632-1737  
 Fax: 604-632-1737  
 www.wesgroup.ca

PROJECT ADDRESS:  
 LOT 15 - PHASE II  
 10240 GRACE ROAD,  
 SURREY, BC.  
 DRAWING TITLE:  
 LANDSCAPE PLAN

PROJECT NUMBER:  
 5402

L-1