

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0108-00

Planning Report Date: October 24, 2016

PROPOSAL:

- Development Permit
- Development Variance Permit

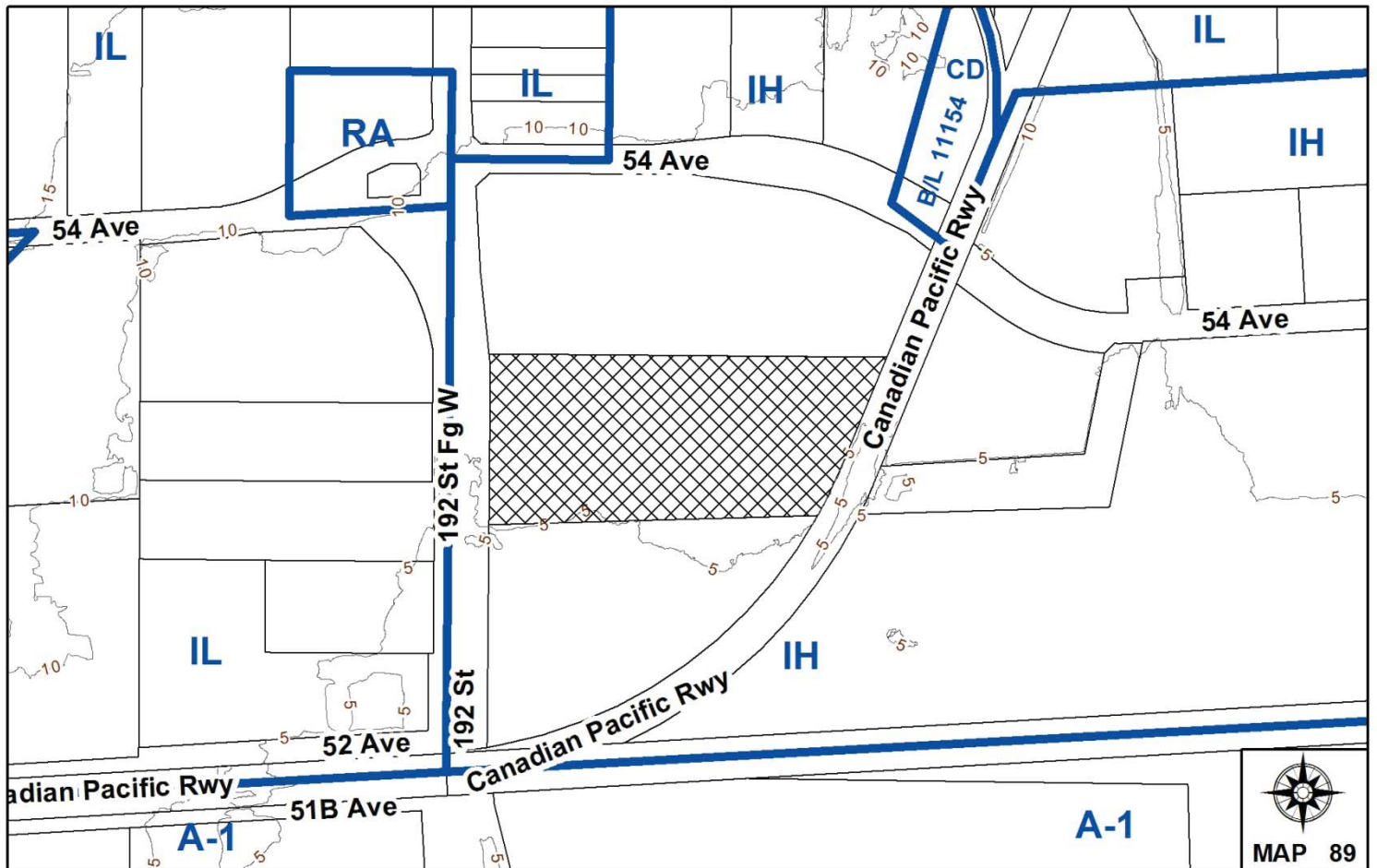
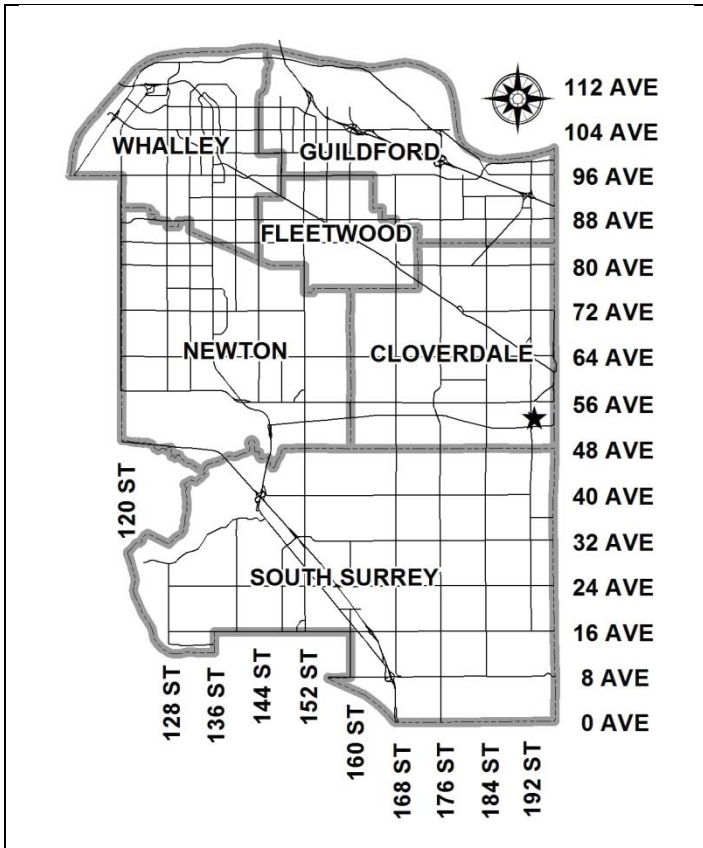
to permit the development of a towing yard and associated building for Clover Towing.

LOCATION: 5340 - 192 Street

OWNER: 1049777 B.C. Ltd.

ZONING: IH

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

- Seeking to vary the IH Zone to permit outdoor storage of towed, unwrecked vehicles less than 5,000 kilograms (11,023 lbs.) GVW in front of the principal building along 192 Street.

RATIONALE OF RECOMMENDATION

- The proposed concrete tilt-up building is well-designed and will provide an appealing addition to the surrounding industrial area.
- The minimum front yard setback in the IH Zone is 7.5 metres (25 ft.). There is an existing BC Hydro transmission right-of-way that traverses the front of the site, and the building must be located behind the statutory right-of-way, resulting in a generous front yard setback of 55 metres (180 ft.).
- Outdoor storage of towed vehicles is proposed in front of the building, within the BC Hydro statutory right-of-way. A Development Variance Permit is proposed in order to allow outdoor storage of towed vehicles in front of the principal building.
- The applicant requests that only vehicles from the Provincial Vehicle Impoundment Program (vehicles seized by the RCMP at the roadside) will be parked within the front yard setback. These vehicles are not involved in accidents and are predominantly in good repair. Furthermore, these vehicles are less than 5,000 kilograms (11,023 lbs.) GVW. Wrecked or over-weight vehicles will be located at the rear of the site.
- The front portion of the site will be fenced with Omega fencing (i.e. architecturally designed, secure, black wire mesh fencing) and screened with 1.5-metre (5 ft.) high landscaping.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0108-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7916-0108-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the IH Zone to permit outdoor storage of unwrecked vehicles less than 5,000 kilograms (11,023 lbs.) GVW between the principal building and 192 Street; and
 - (b) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, to allow the siting of the free-standing sign to be a minimum of 2.0 metres (6.5 ft.) from the existing front lot line.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) a covenant be registered stipulating that, should 192 Street be widened to the ultimate Arterial Road standard (currently 37 metres from this section of 192 Street), the Owner agrees to relocate the free-standing sign at the full cost to the Owner.

REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix III.
Surrey Fire Department:	The Fire Department has concerns with the potential for black smoke to become electrified in close proximity to the Hydro wires. The Fire Department requests that sprinkler protection be provided to the building, and that a Fire Department connection be provided at 192 Street near the City fire hydrant.
BC Hydro:	BC Hydro has provided conditional approval for the project.
CP Rail:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vehicle storage for Clover Towing with no existing buildings. BC Hydro right-of-way encumbers the front 2 acres.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant industrial land under Application No. 7916-0480-00 for TUP (Pre-Council)	Industrial	IH
East (across CP railway line):	Truck park (unauthorized), and building permit under review for a multi-tenant industrial and warehouse building.	Industrial	IH
South:	BC Hydro land mostly encumbered with towers and hydro lines	Industrial	IH
West (Across 192 Street):	Multi-tenant industrial buildings	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is located on 192 Street, south of 54 Avenue in East Cloverdale. The property is designated Industrial in the Official Community Plan (OCP), zoned "High Impact Industrial Zone (IH)" and is 3.1 hectares (7.7 acres) in size. A BC Hydro right-of-way encumbers the westerly (front) 2 acres.
- The applicant (Clover Towing) is proposing to develop the site for a towing yard along with a new 3,665-square metre (39,458 sq.ft.) building for office use and vehicle processing. The building area represents a floor area ratio (FAR) of 0.12 which complies with the maximum permitted FAR of 1.0 under the IH Zone. The proposed lot coverage is 10%, which complies with the maximum lot coverage of 60% permitted in the IH Zone.
- The towing yard will provide outdoor vehicle storage for up to 614 vehicles along with 55 parking stalls for staff and visitors, for a total of 669 parking spaces. A variance is requested to allow vehicle storage in front of the proposed building (see By-law Variance Section).
- Vehicle storage including vehicles greater than 5,000 kilograms (11,023 lbs.) GVW is a permitted use in the IH Zone.

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 received no comments.

DESIGN PROPOSAL AND REVIEW

- The applicant, Clover Towing, is proposing the development of a towing yard and associated building.
- The proposed building consists of 311 square metres (3,348 sq.ft.) of office space on the main floor, 344 square metres (3,710 sq.ft.) of office space on the second floor, 578 square metres (6,231 sq.ft.) of space for a towing shop, and 2,431 square metres (26,169 sq.ft.) of space for RCMP storage, for a total of 3,665 square metres (36,110 sq.ft.) of building area.
- This building is proposed to be sited 55 metres (180 ft.) from the front (west) property line, 14 metres (46 ft.) from the north (side) lot line, 61 metres (200 ft.) from the south (side) lot line, and 100 metres (328 ft.) from the east (rear) lot line, which comply with the setback requirements of the IH Zone.
- The proposed building is well-designed and will be an attractive addition to the existing industrial buildings within the surrounding area.
- The proposed tilt-up concrete building will be painted in a creamy "Palest Pistachio" colour with "Celtic Green" feature bands. The 2-storey office component is the principal entrance to the building and will feature manufactured stone and extensive glazing. The rear RCMP secure storage area will make use of concrete reveals, Celtic Green feature bands and black overhead doors to create visual interest.
- All roof-top mechanical units will be screened by corrugated aluminum siding with "Galvalume" finish (aluminum and zinc blend coating).
- The subject site will have vehicle left-in, right-in, and right-out turning movements from 192 Street.
- Surrey Zoning By-law No. 12000 requires 1 parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial/warehouse uses, 2.5 spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for office uses, and 2 spaces for every loading bay. Therefore, the proposed building requires a total of 55 parking spaces for employees and customers.
- As the applicant is providing 55 parking spaces dedicated to employee and customer use, which includes one accessible space, the proposed building complies with Zoning By-law No. 12000 based upon light impact transportation industry uses.
- All of the required employee and visitor parking spaces are located to the north (side) of the proposed building. These parking spaces are accessible via a driveway from 192 Street. The

entry to the employee and visitor parking spaces will be delineated with specialty paving, and will have one tree island for every 6 parking spaces.

Landscaping and Signage:

- The applicant proposes a continuous 3-metre (10 ft.) wide landscape strip along the front property line, and a 1.5-metre (5 ft.) wide landscape strip wrapping around the front portions of the north and south side yards.
- The proposed perimeter landscaping will be 1.5 metres (5 ft.) in height in order to provide screening of the vehicle storage area from the street. Small landscape islands are proposed within the employee/visitor parking spaces along the north side of the building.
- The landscaping plan includes a variety of new trees and shrubs in both coniferous and deciduous varieties. New tree species include Threadleaf Cypress, Ace of Hearts Redbud, and Halka Honey Locust, and mixture of shrubs including Mohave Firethorn, White Mediland Rose, Otto Luyken Laurel, and Smaragd Cedar.
- The majority of the perimeter landscaping is located within the BC Hydro right-of-way. BC Hydro restricts landscaping within the right-of-way to low-growing trees, shrubs and plants not exceeding 3.0 metres (10 ft.) in height at maturity.
- The site will be secured with perimeter fencing and gated entry. Fencing along 192 Street and wrapping the northwest and southwest corners of the site will be decorative “Omega” fencing (i.e. architecturally designed, secure, black wire mesh fencing). The remainder of the fencing will be standard galvanized chain-link with green privacy slats.
- One free-standing sign is proposed in the landscaping bed adjacent to the entry driveway. The sign will be faced with manufactured stone, with a vertical element painted “Celtic Green” to match the principal building. The copy “Clover Towing” will be illuminated channel letters
- The free-standing sign will be double-sided and set back a minimum of 2 metres (6.5 ft.) from 192 Street. The sign will be 1.8-metres (6 ft.) high, 3.9 metres (12.75 ft.) wide, and 7 square metres (76.5 sq.ft.) in area, which complies with the free-standing sign requirements of the Sign By-law. The proposed siting of the free-standing sign requires a variance (see By-law Variances section).
- There is one fascia sign proposed on the second storey of the proposed building, facing 192 Street (Appendix II), which will be comprised of individual channel letters, which complies with the Sign By-law.

TREES

- According to the topographic survey prepared by Adam Fulkerson B.C.L.S., there are no protected trees on the subject site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 17, 2016. 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"> • Complies with Industrial designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Proposed density complies with the IH Zone
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development will include sediment control devices • There are no mature trees on the subject site, and 17 new trees will be planted. • Recycling pickup will be made available
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The subject site fronts the Latimer Greenway
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Yard lighting and flood lighting will be provided on the building • One access point provided to secure the yard, visible to the office, staffed 24 hours.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The RCMP was consulted on the use of the storage building.

ADVISORY DESIGN PANEL

Based on the scale of this development proposal, the proposal was not referred to the Advisory Design Panel but was reviewed by staff and found acceptable.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Section J.2 of the IH Zone, in order to permit outdoor storage of unwrecked vehicles less than 5,000 kilograms (11,023 lbs.) GVW between the principal building and 192 Street.

Applicant's Reasons:

- The location of the BC Hydro right-of-way prevents the proposed building from being oriented closer to 192 Street.

- Outdoor storage of towed under-weight vehicles is proposed in front of the building, within the BC Hydro statutory right-of-way.
- The applicant comments that only vehicles from the Provincial Vehicle Impoundment Program (vehicles seized by the RCMP at the roadside) will be parked within the front yard setback. These vehicles are not involved in accidents and are predominantly in good repair. Wrecked vehicles and oversized vehicles will be located at the rear of the site.

Staff Comments:

- The minimum front yard setback for the IH Zone is 7.5 metres (25 ft.). There is an existing BC Hydro right-of-way that traverses the front of the site, and the building must be located behind the statutory right-of-way, resulting in a generous front yard setback of 55 metres (180 ft.).
- Part J.2 of the IH Zone prohibits outdoor storage between principal building and the highway (192 Street). The applicant is proposing to store unwrecked underweight vehicles in front of the principal building, which requires a Development Variance Permit.
- The front portion of the site will be fenced with Omega fencing (i.e. architecturally designed, secure, wire mesh fencing) and screened with 3.0-metre (10 ft.) wide and 1.5-metre (5 ft.) high landscaping.
- Staff support the requested variance.

(b) Requested Variance:

- To relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, to allow the siting of the free-standing sign to be a minimum of 2.0 metres (6.5 ft.) from the existing front lot line.

Applicant's Reasons:

- The special setback requirements along 192 Street would require that the free-standing sign be set back an additional 5 metres (16 ft.) over the typical 2-metre (7 ft.) setback required for free-standing signs, for a total required setback of 7 metres (23 ft.). This would result in reduced visibility of the free-standing sign.

Staff Comments:

- In 2011, approximately 16 metres (52 ft.) of the subject site was secured for the widening of 192 Street as part of the Roberts Bank Rail Corridor Project. Ultimately, 192 Street is planned to become a 6-lane arterial road, and an additional 5 metres (16 ft.) of road dedication will be required in the future but is not identified in the 10-year plan therefore the timing of this ultimate road widening is uncertain.

- The applicant has agreed to registering a covenant on title stipulating that, should 192 Street be widened to the ultimate Arterial Road standard (currently 37 metres for this section of 192 Street), the Owner agrees to relocate the free-standing sign at the full cost to the Owner.
- 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, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7916-0108-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

DEVELOPMENT DATA SHEET

Existing Zoning: IH

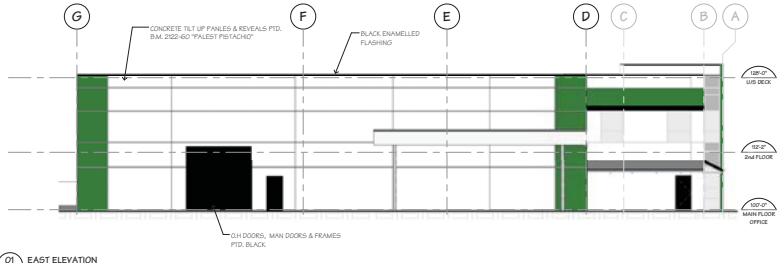
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		31,183 sq.m.
Road Widening area		
Undevelopable area		
Net Total		31,183 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	10.8%
Paved & Hard Surfaced Areas		84.4%
Total Site Coverage		95.2%
SETBACKS (in metres)		
Front	7.5 m	55.06 m
Rear	7.5 m	100.33 m
Side #1 (N)	3.6 m	14.75 m
Side #2 (S)	3.6 m	61.69 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	9.14
Accessory		
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		3,665.77 sq.m.
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		3,665.77 sq.m.

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

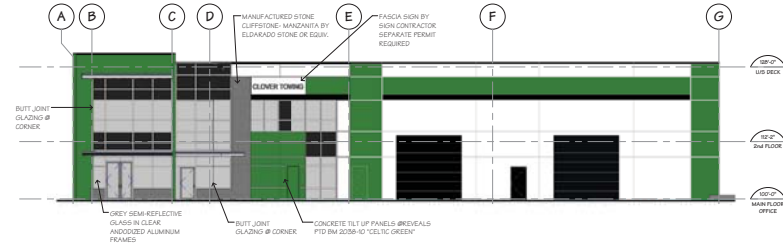
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.1 FAR
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		N/A
Industrial employees & customers	52	55
vehicle storage		614
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional		N/A
Total Number of Parking Spaces		669
Number of disabled stalls		1
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

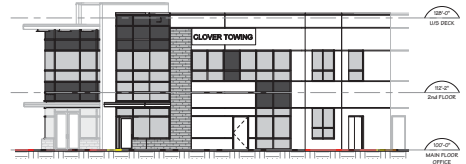
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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01 EAST ELEVATION
AS 3/8" = 1'-0"

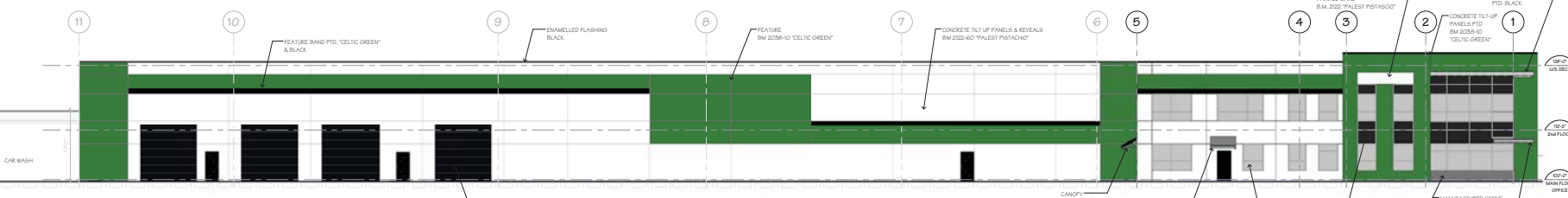


02 WEST ELEVATION
AS 3/8" = 1'-0"

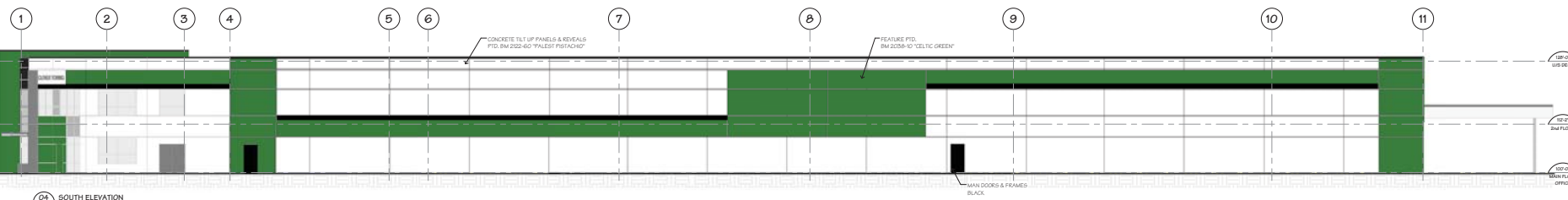


03 SOUTHWEST ELEVATION (PARTIAL)
AS 3/8" = 1'-0"

NOTE: FASCIA SIGNAGE MUST BE INDIVIDUAL CHANNEL LETTERS PER SURREY SIGN BYLAW



04 NORTH ELEVATION
AS 3/8" = 1'-0"



05 SOUTH ELEVATION
AS 3/8" = 1'-0"

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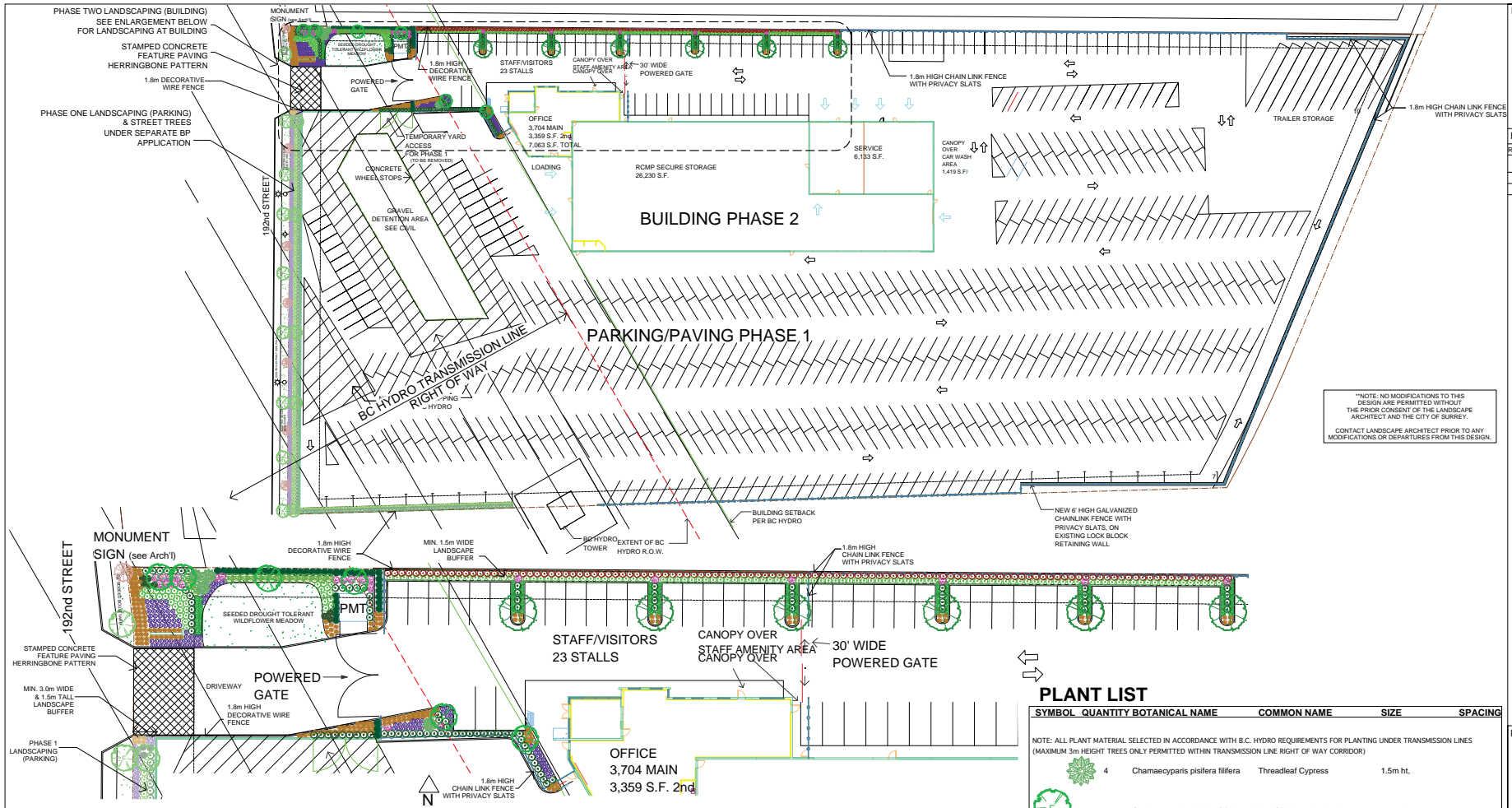
REV	DATE	DESCRIPTION

ATA ARCHITECTS LTD.
200-1687 West Broadway
Vancouver, B.C. V6J 1X2
TEL: (604) 736-3036 FAX: (604) 736-3071

PROJECT
CLOVER TOWING
5340-192nd STREET
SURREY, BC

PROJECT
TECK CONSTRUCTION LLP
5197 - 218th STREET
LANELEY, B.C.
PROJECT NUMBER:
SHEET NUMBER:
SHEET TITLE: **ELEVATIONS**
SCALE: 3/8" = 1'-0" (SEE TAG)
DATE: 04.02.16
DRAWN BY:
CHECKED BY:
DATE: 04.02.16
SHEET NO. **AB**





LANDSCAPE ENLARGEMENT - PHASE 2 - BUILDING
SCALE: 1"=20'-0"

NOTES:
 ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE DISTRICT OF CITY OF SURREY STANDARDS, UNLESS OTHERWISE NOTED.
 PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.
 GROWING MEDIUM TO BE WEED FREE AND COMPOSTED, CONFORMING TO BCNTA STANDARD FOR LEVEL 2 SOILS.
 PROVIDE TOPSOIL DEPTHS AS FOLLOWS:
 TREES-Min. 2' IN ALL DIRECTIONS FROM ROOT BALLS. Min. 1 m³ PER TREE.
 SHRUB BEDS:18" DEPTH CONTINUOUS.
 GROUNDCOVERS : 8" DEPTH CONTINUOUS.
 LAWN AREAS-Min. 6" DEPTH CONTINUOUS.
 PROVIDE 5CM DEPTH (2") COMPOSTED BARK MULCH IN ALL PLANTING BEDS.
 STREET TREES IN CITY BOULEVARD - PROVIDE ROOT BARRIER, MIN. 3.0m IN LENGTH, CENTERED ON TREE, WHEREVER PROPOSED TREES ARE WITHIN 2.0m OF SERVICES.
 ONE YEAR PLANT WARRANTY SITE REVIEW WILL BE CONDUCTED
 ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
 PROVISION OF A LOW FLOW AUTOMATED IRRIGATION SYSTEM IS RECOMMENDED (BY DESIGN/BUILD).

PLANT LIST

NOTE: ALL PLANT MATERIAL SELECTED IN ACCORDANCE WITH B.C. HYDRO REQUIREMENTS FOR PLANTING UNDER TRANSMISSION LINES (MAXIMUM 3m HEIGHT TREES ONLY PERMITTED WITHIN TRANSMISSION LINE RIGHT OF WAY CORRIDOR)

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	4	Chamaecyparis pisifera filifera	Threadleaf Cypress	1.5m ht.	
	6	Cercis canadensis 'Ace Of Hearts'	Ace Of Hearts Redbud	5cm cal.	
	7	Gleditsia tria. 'Halka'	Halka Honey Locust	5cm cal.	
	24	Arbutus unedo	Strawberry Bush	#3 Cont.	
	80	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 Cont.	90cm O.C.
	119	Pyracantha 'Mohave'	Mohave Firethorn	#2 Cont.	90cm O.C.
	18	Ribes sanguineum	Fragrant Currant	#2 Cont.	
	148	Rosa meidland 'White'	White Mediland Rose	#2 Cont.	90cm O.C.
	42	Thuja occidentalis 'Smaragd'	Smaragd Cedar	1.5m ht.	0.75m O.C.
	8	Yucca filamentosa	Adam's Needle	#2 Cont.	90cm O.C.
GROUNDCOVERS AND PERENNIALS					
	131	Arctostaphylos Uva-ursi	Kinnikinnick	#1 Cont.	0.45m O.C.
	188	Carex comans 'Bronze'	Bronze Hair Sedge	#1 Cont.	0.60m O.C.
	126	Erica carnea 'Springwood White'	Springwood White Heather	#1 Cont.	0.60m O.C.

Notes
 NOTES: THIS PLAN IS PART OF THE DEVELOPMENT AND BUILDING PERMITS AND MUST BE REFERRED TO IN CONJUNCTION WITH THE LANDSCAPE LETTER OF CREDIT.
 THE SOLE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE IS LIMITED TO THE INFORMATION PROVIDED IN THIS PLAN AND THE LANDSCAPE SCHEDULES SUBMITTED FOR THE PROJECT.
 ALL DESIGN DRAWINGS SHALL BE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND ARE NOT TO BE REPRODUCED, REVISED OR COPIED WITHOUT PRIOR CONSENT.

REVISIONS

REV.	DATE	DESCRIPTION
1	June 2018	Site plan revisions
2	Oct 2018	LANDSCAPE COMMENTS & SITE PLAN CHANGES TO BE MADE FOR BUILDING PERMIT

"NOTE: NO MODIFICATIONS TO THIS DESIGN ARE PERMITTED WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND THE CITY OF SURREY.
 CONTACT LANDSCAPE ARCHITECT PRIOR TO ANY MODIFICATIONS OR DEPARTURES FROM THIS DESIGN."

PROJECT
CLOVER TOWING
 PHASE 2 BUILDING

5340 - 192nd Avenue
 Surrey, B.C.



SHEET TITLE LANDSCAPE PLAN

SCALE 1" = 40'-0"

DATE: MAR. 1/18

CHKD BY RD

DRN BY RD

SHEET No. **L1 of 2**

REV: 2 - Oct 2018

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **October 14, 2016** PROJECT FILE: **7816-0108-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 5340 - 192 Street**

DEVELOPMENT VARIANCE PERMIT/ DEVELOPMENT PERMIT

The following are the conditions associated with the proposed Development Variance Permit and Development Permit but can be addressed through the subsequent Building Permit Process prior to issuance of the Building Permit:

- Submit video inspection report for the existing sanitary service connection.
- As per the Cloverdale McLellan Creek IMSP recommendations, provide an on-lot source control to control the run-off to a maximum of 70% of the annual run-off where 30% of the water is infiltrated or evaporated.
- Provide new water service connection.
- Pavement cut is to be completed by Tier 1 or Tier 2 pre-qualified paving contractor, due to the existing no pavement cut moratorium. 50mm mill for a minimum of 3.0m either side of the trench and Superpave asphalt is to be used for final lift.
- Confirm boulevard meets City standard and pay for boulevard trees.

A Servicing Agreement is not required for the proposed Development Variance Permit and Development Permit. The driveway crossing and sanitary connection can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable as part of the Building Permit review and processing by Engineering which includes payment of securities and permit fees. City crews will do the installation of the water service once payment has been made and a work order has been issued.



Rémi Dubé, P.Eng.
Development Services Manager
HB4

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0108-00

Issued To: 1049777 B.C. LTD.

(the Owner)

Address of Owner: 20291 - 102 Avenue
Langley, BC V1M 4B4

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: 002-156-300

Lot 36 of Section 3 Township 8 New Westminster District Plan 56637 Except: Part in Plans LMP24459 and BCP49880

5340 - 192 Street

(the "Land")

3. If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section J.2 of Part 49 "High Impact Industrial Zone (IH)", the Outdoor Storage provisions are varied to permit the outdoor storage of unwrecked vehicles less than 5,000 kilograms (11,023 lbs.) G.V.W. between the front of the principal building and 192 Street; and
 - (b) Section A.1 of Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, is relaxed, to allow the siting of a free-standing sign to be a minimum of 2.0 metres (6.5 ft.) of the existing front lot line.

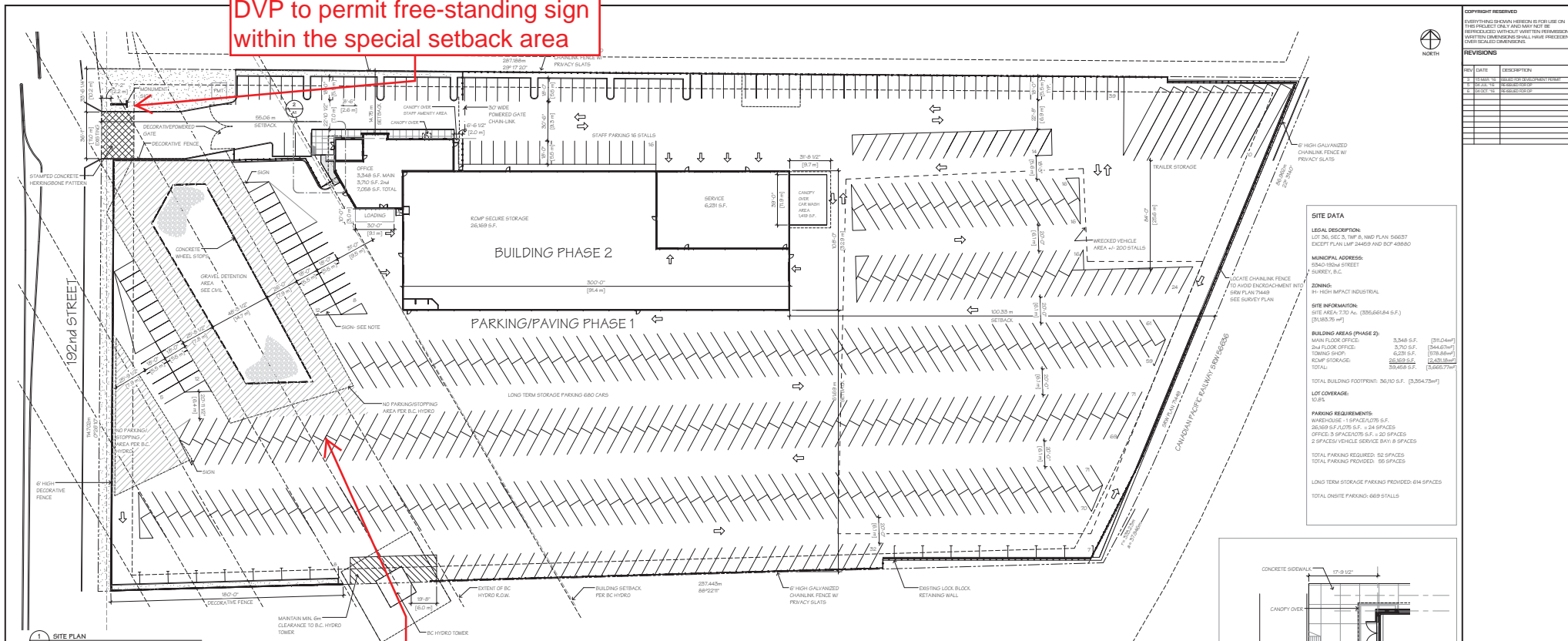
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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

DVP to permit free-standing sign within the special setback area



SITE DATA

LEGAL DESCRIPTION:
LOT 50, SEC 8, TWP 6, RND PLAN 56687 EXCEPT PLAN LMP 24489 AND BCP 48860

MUNICIPAL ADDRESS:
200-1687 WEST BROADWAY SURREY, B.C.

ZONING:
B1 - HIGH IMPACT INDUSTRIAL

SITE INFORMATION:
SITE AREA: 770,210 sq. ft. (20,566,614 sq. ft.) (3,180,375 sq. ft.)

BUILDING AREAS (PHASE 2):

MAIN FLOOR OFFICE	3,348 S.F.	(310.24m ²)
2nd FLOOR OFFICE	3,702 S.F.	(344.67m ²)
TOWING SHOP	6,329 S.F.	(578.84m ²)
KOMP STORAGE	28,589 S.F.	(2,649.84m ²)
TOTAL:	39,968 S.F.	(3,683.59m ²)

TOTAL BUILDING FOOTPRINT: 36,110 S.F. (3,354.75m²)

LOT COVERAGE: 12.5%

PARKING REQUIREMENTS:

- WAREHOUSE: 1 SPACES/1075 S.F.
- 36169 S.F. (3375 S.F.) = 34 SPACES
- OFFICE: 1 SPACES/1075 S.F. = 28 SPACES
- 2 SPACES/VEHICLE SERVICE BAY: 8 SPACES

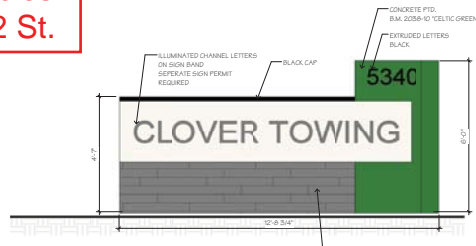
TOTAL PARKING REQUIRED: 55 SPACES
TOTAL PARKING PROVIDED: 55 SPACES

LONG TERM STORAGE PARKING PROVIDED: 614 SPACES
TOTAL ONSITE PARKING: 669 STALLS

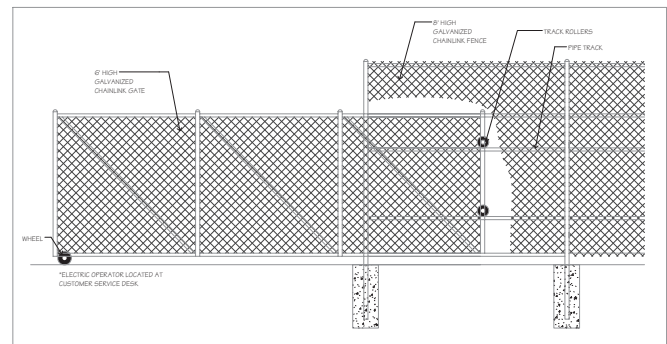
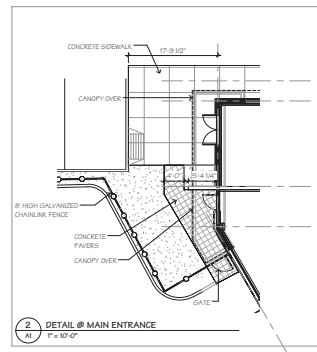
DVP to permit outdoor storage of vehicles between the principal building and 192 St.

SITE PLAN LEGEND

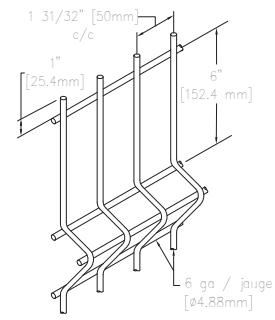
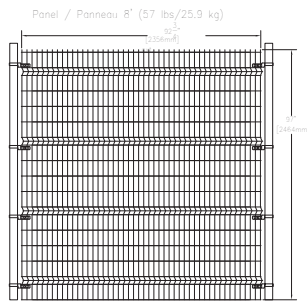
- PROPERTY LINE
- BUILDING SETBACKS
- EASEMENT BOUNDARY
- SOFT LANDSCAPE SEE LANDSCAPE PLANS
- CONCRETE SIDEWALK
- CONCRETE PAVERS



ALL INDICATED SIGNS TO READ:
ELECTRIC HAZARD AREA
NO STOPPING / PARKING



3 MONUMENT SIGN 1/2" = 1'-0"



SOLID DECORATIVE FENCE & GATES PER CITY OF SURREY REQUIREMENTS
BLACK WIRE MESH BY OMEGA FENCE OR EQUIVALENT
NTS

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REVISIONS

REV	DATE	DESCRIPTION
1	2024.08.15	ISSUED FOR PERMIT
2	2024.08.15	ISSUED FOR PERMIT
3	2024.08.15	ISSUED FOR PERMIT
4	2024.08.15	ISSUED FOR PERMIT

ATA
ATA ARCHITECTURAL LTD
200-1687 West Broadway
Vancouver, B.C. V6J 1X2
TEL: (604) 736-3700 FAX: (604) 736-3771

CLOVER TOWING

5340- 192ND STREET
SURREY, BC

TECK CONSTRUCTION LLP
5197 - 218th STREET
LANGLEY, B.C.

PROJECT NUMBER: []
SHEET TITLE: **SITE PLAN**

SCALE: As Shown	BY: []
DATE: 08.05.24	BY: []
DESIGNED BY: []	BY: []
DRAWN BY: []	BY: []

A1