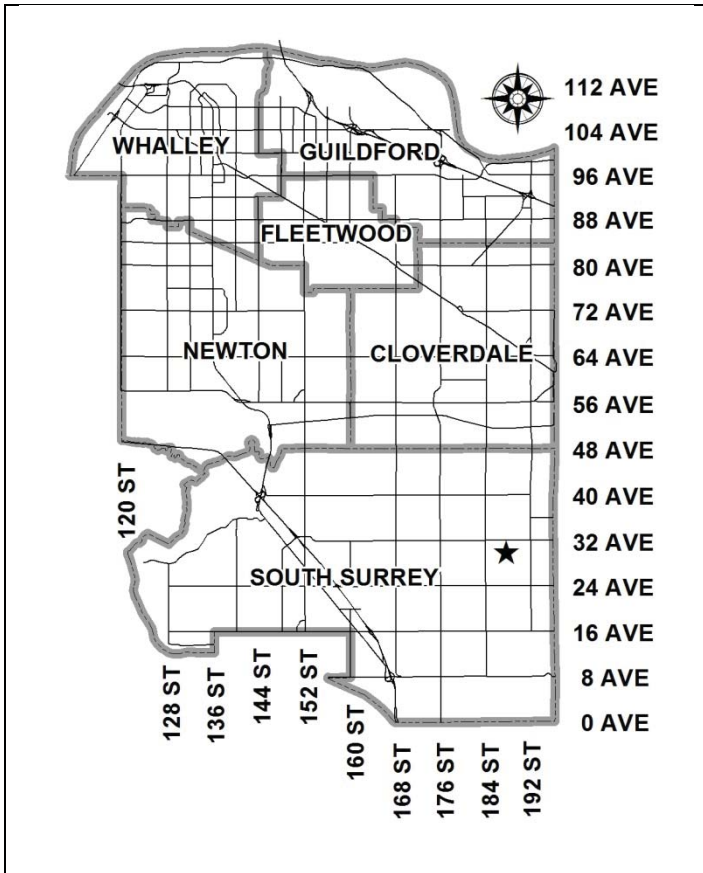


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0362-00

Planning Report Date: July 10, 2017

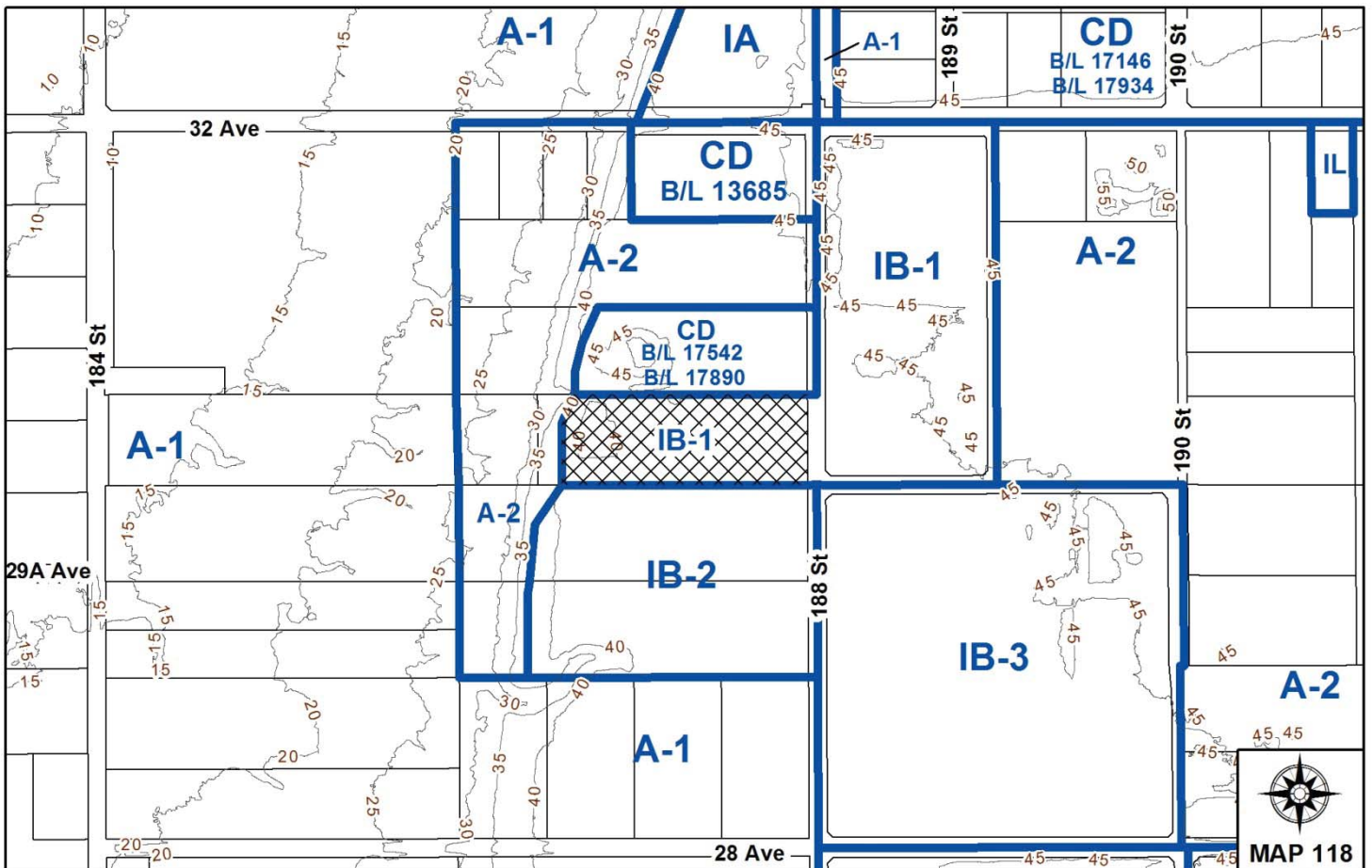


PROPOSAL:

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

to allow a truck/trailer staging area and to allow the number of parking spaces for trucks and trailers on-site to exceed the number of loading spaces and shipping/receiving doors.

LOCATION: 3023 – 188 Street
OWNER: Trojan Holdings Ltd.
ZONING: IB-1
OCP DESIGNATION: Mixed Employment
LAP DESIGNATION: Business Park and Landscaping Strips



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 proposing a Development Variance Permit (DVP) to allow the number of parking spaces on-site to exceed the number of loading spaces and shipping/receiving doors for a proposed truck/trailer staging area.

RATIONALE OF RECOMMENDATION

- The proposed variance to allow the number of parking spaces on-site to exceed the number of loading spaces and shipping/receiving doors is necessary to provide a temporary waiting area for goods distribution trucks, prior to being loaded and unloaded into the adjacent warehouse building. The additional parking spaces will help to alleviate the truck staging that is currently taking place along 188 Street.
- The existing cold storage building will provide screening from 188 Street while landscape features that including a 3 metre (10 ft.) wide vegetated bio-swale on the northern and western property line will help mitigate the visual impact of the truck staging area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0362-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7916-0362-00 (Appendix III), to permit the number of parking spaces for trucks and trailers to exceed the number of loading spaces and shipping/receiving doors under the IB-1 Zone by 32 additional parking spaces, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final 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; and
 - (b) submission of a 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 subject to the completion of Engineering servicing requirements as outlined in Appendix IV.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Cold storage facility

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Business park building	Mixed Employment/ Business Park and Landscaping Strips	CD (By-law Nos. 17542 and 17890)

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across 188 Street):	Existing cold storage facility	Mixed Employment/ Business Park and Landscaping Strips	IB-1
South:	Single family dwelling and agricultural buildings	Mixed Employment/ Business Park and Landscaping Strips	IB-2
West:	City owned green belt	Mixed Employment/Open Space Corridors/Buffers	A-2

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located on the west side of 188 Street, just south of 32 Avenue in Campbell Heights. The site is designated "Mixed Employment" in the Official Community Plan (OCP) as well as "Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP).
- The property was rezoned from "Intensive Agricultural Zone (A-2)" to "Business Park 1 Zone (IB-1)" under Development Application No. 7909-0065-00 in April, 2010 to allow for a 12,074 square metre (39,613 sq. ft.) cold storage warehouse building. The applicant also requested a Development Variance Permit (DVP) to reduce the amount of required vehicle parking, relax the minimum setback requirements and increase the maximum lot coverage to accommodate the proposed building.
- In March, 2011, the owner purchased and consolidated the rear portion of the property at 3018 – 184 Street (9,800 square metres/2.42 acres in area) with the subject property on 188 Street.
- The consolidated property was further rezoned from "Intensive Agricultural Zone (A-2)" and "Business Park 1 Zone (IB-1)" to "Business Park 1 Zone (IB-1)" under Development Application No. 7910-0174-00 in November, 2012 to permit a 4,492 square metre (48,351 sq. ft.) addition to the existing cold storage facility. The application also involved a DVP to reduce the minimum setback requirements and on-site parking requirement for passenger vehicles.
- As part of Development Application No. 7910-0174-00, the applicant conveyed 0.3 hectare (0.7 acre) of the land to the City for riparian protection. These lands were part of an escarpment at the rear of the property which contained a number of Class B watercourses and formed part of a larger terrestrial hub as identified in the City of Surrey's Biodiversity Conservation Strategy.

Current Proposal

- The applicant no longer proposes to construct the addition to the cold storage facility. Instead, the applicant is requesting a DVP to allow the number of parking spaces for trucks and trailers to exceed the number of loading spaces and shipping/receiving doors thereby permitting an additional 32 parking spaces at the rear of the subject property for a proposed truck/trailer staging area.
- This proposed variance is necessary to provide a temporary waiting area for goods distribution trucks, prior to them being loaded and unloaded into the adjacent warehouse building, as well as alleviate truck staging that is currently taking place along 188 Street.
- Staff have determined a Development Permit for Hazard Lands (Steep Slopes) as well as Sensitive Ecosystems (Streamside Protection and Green Infrastructure Network) are not required under the current development application given the proposed truck/trailer staging area does not encroach into the adjacent riparian area that was established by the former Environmental Review Committee (ERC) and which was conveyed to the City under Development Application No. 7910-0174-00. Furthermore, the existing retaining wall that runs along the west boundary of the site was structurally engineered to industry standards and constructed under the supervision of a geotechnical engineer.

Driveway Access and Truck Staging Area

- The subject property will retain access from the current driveway on 188 Street.
- The applicant is proposing to introduce an additional 32 truck parking spaces on-site. The truck staging area is located at the rear (west) of the existing cold storage building and provides a convenient temporary waiting area for trucks on-site. It is anticipated that this additional parking will help reduce the amount of truck staging that is occurring along 188 Street.

Proposed Landscaping

- The rear portion of the property is currently being utilized for outdoor storage. As such, the applicant has confirmed no by-law sized trees are present on-site within the proposed truck staging area.
- The existing cold storage facility building will provide screening from 188 Street, while landscape features that include a 3 metre (10 ft.) wide vegetated bio-swale on the northern and western property line will further reduce the visual impact of the truck staging area.
- The bio-swale feature will introduce storm water infiltration areas located adjacent to parking surfaces while the planting itself captures pollutants and acts as a natural filter for infiltrating storm water.
- The proposed landscaping includes a variety of shrubs, grasses and groundcover.

Vulnerable Aquifers

- The geotechnical and hydrogeological report submitted by Active Earth Engineering Ltd. confirms the subject property is located within proximity to Brookwood Aquifer which is recharged from precipitation that falls directly within the catchment area and exfiltration from local creeks.
- Although the aquifer is vulnerable to surface sources of pollution, the report notes that the proposed drainage system will direct storm water runoff to catch basins and bio-swales on-site as opposed to infiltrating directly into the ground. As such, the proposed truck/ trailer staging area will not alter the volume of water that infiltrates the ground or result in surface or groundwater concentrating in certain areas and causing erosion. In addition, the overflow water will be directed to an on-site chimney drain with significant storage capacity. All of these measures will help to reduce the impact of the proposed truck/trailer staging area on Brookwood Aquifer.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 29, 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)	• The proposal complies with the land-use designation in the Official Community Plan (OCP) and Campbell Heights Local Area Plan (LAP).
2. Density & Diversity (B1-B7)	• N/A
3. Ecology & Stewardship (C1-C4)	• The proposal includes vegetated bio-swales and/or rain gardens.
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To permit the number of parking spaces for trucks and trailers to exceed the number of loading spaces and shipping/receiving doors under the IB-1 Zone in order to allow 32 additional parking spaces at the rear of the subject property for a truck/trailer staging area.

Applicant's Reasons:

- The requested variance will provide a temporary waiting area for goods distribution trucks on-site and, thereby, alleviate truck staging that is occurring on 188 Street.

Staff Comments:

- The IB-1 Zone allows for additional loading/unloading areas for trucks provided the number of additional truck spaces does not exceed the number of loading spaces or shipping/receiving doors on the building and that these loading/unloading areas are properly screened.
- The additional loading/unloading spaces for trucks is required to provide a temporary waiting area for goods distribution trucks, prior to being loaded and unloaded into the adjacent warehouse building, as well as to alleviate truck staging that is occurring on 188 Street.
- The proposed variance will have a negligible impact on adjacent property owners.
- The existing cold storage building will provide screening from 188 Street, while landscape features including a 3 metre (10 ft.) wide vegetated bio-swale on the northern and western property line will reduce the visual impact of the truck staging area.

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 and Landscape Plans
- Appendix III. Development Variance Permit 7916-0362-00
- Appendix IV. Engineering Summary

INFORMATION AVAILABLE ON FILE

- Geotechnical and Hydrogeological Assessment by Active Earth Engineering Ltd. dated March 23, 2017.
- Complete set of Landscape Plans prepared by Craven/Huston/Powers Architects dated June 12, 2017.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

Information for City Clerk

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

1. (a) Agent: Name: Laura Jones
 Pacific Land Group Ltd.
 Address: 12992 – 76 Avenue, Unit #212
 Surrey, BC V3W 2V6

2. Properties involved in the Application
 - (a) Civic Address: 3023 – 188 Street

 - (b) Civic Address: 3023 – 188 Street
 Owner: Trojan Holdings Ltd.
 PID: 028-993-977
 Lot 1 Section 21 Township 7 New Westminster District Plan BCP51714

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7916-0362-00 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 once all outstanding conditions pertaining to the Development Permit are satisfied.

DEVELOPMENT DATA SHEET

Existing Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	N/A
Road Widening area	N/A	N/A
Undevelopable area	N/A	N/A
Net Total	N/A	2.718 ha.
LOT COVERAGE (in % of net lot area)	N/A	N/A
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)	N/A	N/A
Front		
Rear		
Side (North)		
Side (South)		
BUILDING HEIGHT (in metres/storeys)	N/A	N/A
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	12,136 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	12,136 sq. m.

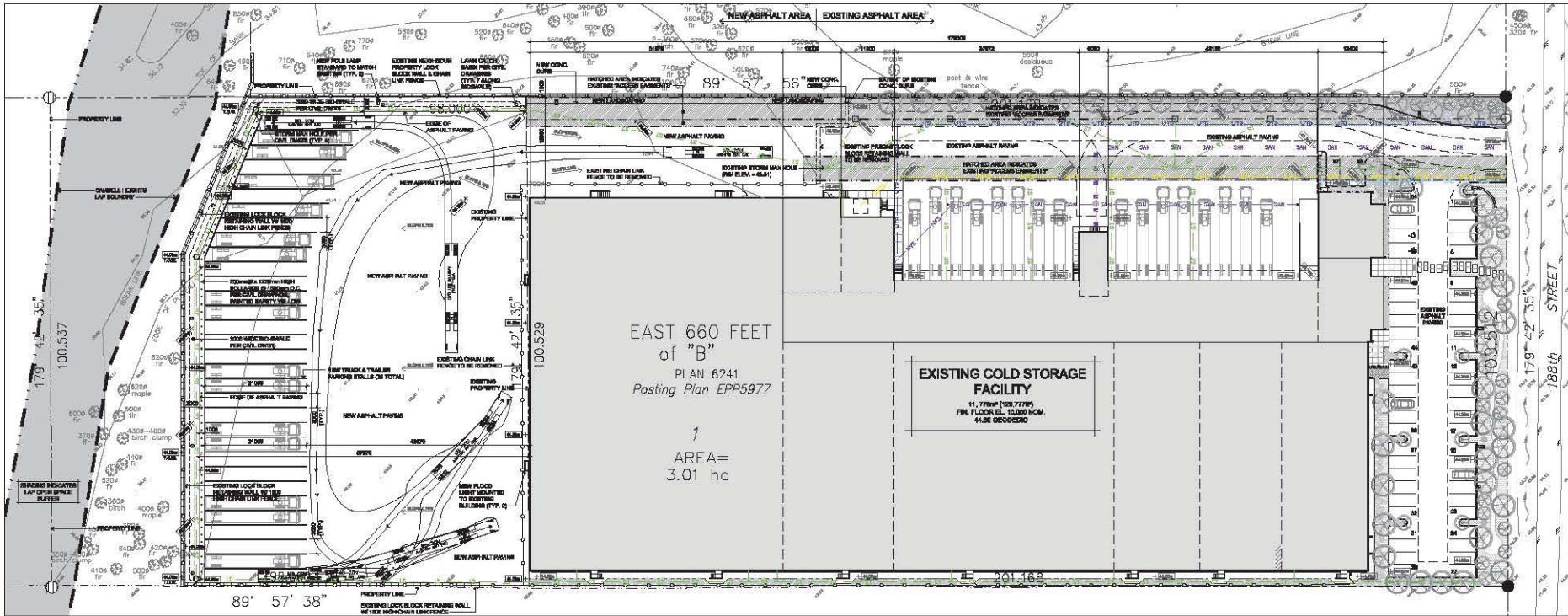
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	N/A	N/A
FAR (net)	N/A	0.4
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial		
Vehicle Parking		54 stalls
Truck Parking		48 stalls
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional	N/A	N/A
Total Number of Parking Spaces		
Number of accessible stalls	N/A	2 stalls
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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NOTES



EAST 660 FEET
of "B"
PLAN 6241
Posting Plan EPP5977

1
AREA=
3.01 ha

EXISTING COLD STORAGE
FACILITY
41,778sq ft (3,877sq m)
FIN. FLOOR EL. 10.00m NOM.
44.86 DECEMBER

1 | SITE PLAN
A2.0 | SCALE: 1:400

DATE	DESCRIPTION

LEGEND

	PROPOSED REVISED PAVED CIVIL DRAINS
	EXISTING DRAINS
	LAWN CATCH BASINS FOR CIVIL DRAINAGES
	STORM MAN HOLES FOR CIVIL DRAINAGES
	CHAIN LINK FENCE
	ELECTRICAL METER
	WATER MAIN
	SANITARY MAIN
	STORM SEWER
	GAS MAIN

PROJECT NAME:
**COLD LOGIC CORP -
TRUCK PARKING**

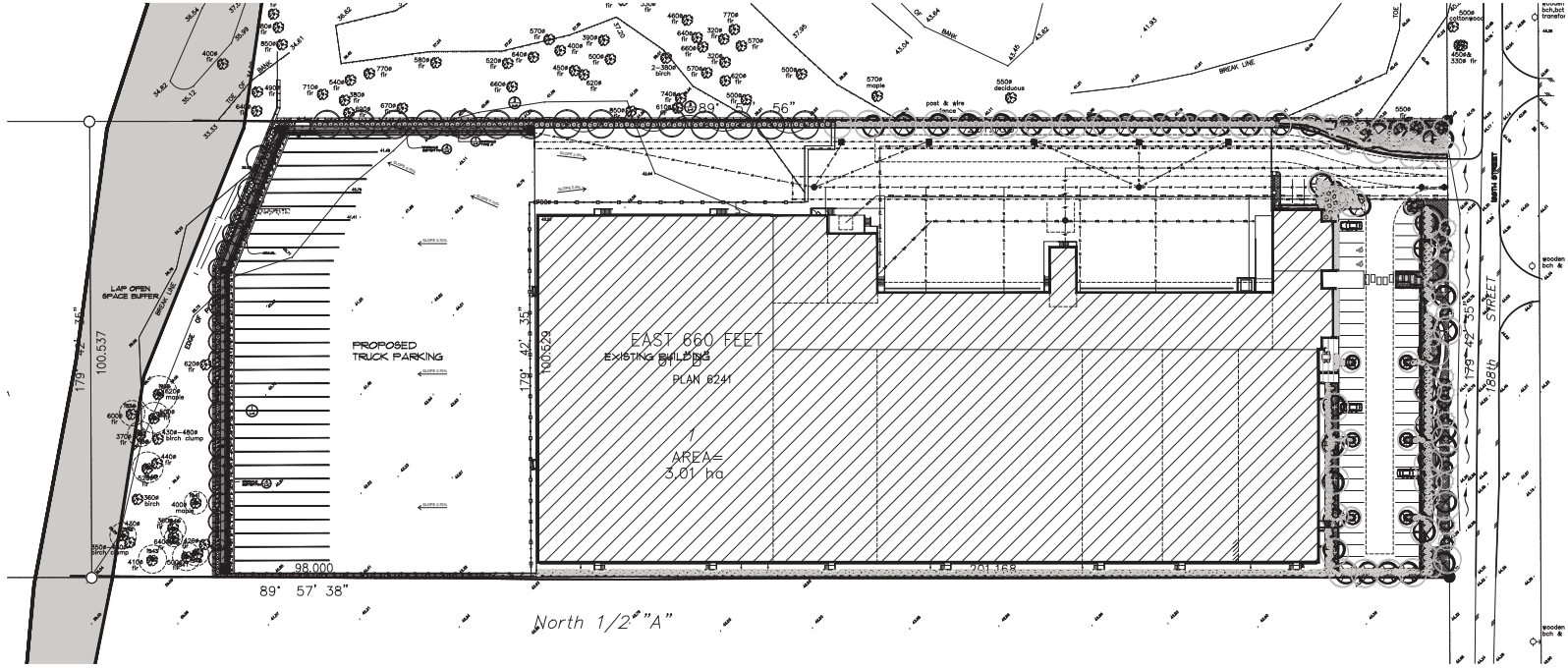
PROJECT ADDRESS:
**3023 - 188th STREET
SURREY, BC**

DRAWING TITLE:
SITE PLAN

SCALE	AS NOTED
DRAWN	ML
CHECKED	ML
PROJECT NO.	077074
DRAWING NO.	A2

THIS DRAWING IS PROPERTY OF JACOBS
COLD STORAGE SHOULD NOT BE
DUPLICATED WITHOUT PRIOR WRITING

Appendix II



NOTES:
 1. AREA WITHIN THE TPZ TO BE PREPARED WITH 15MM OF MULCH AT START OF CONSTRUCTION TO KILL GRASS

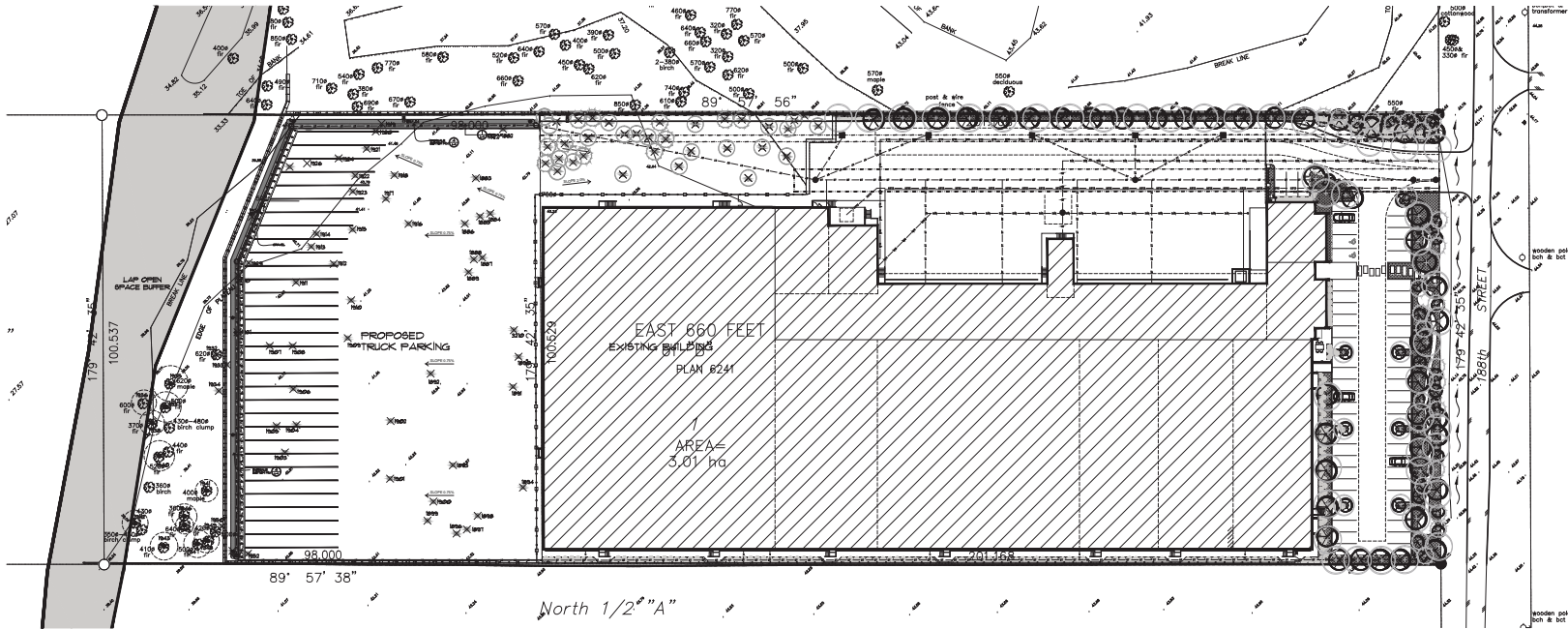


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 DATE: JUNE 2012
 OPERATOR: CRAVEN/HUSTON/POWERS ARCHITECTS
 CHECKED FOR DIMENSIONS: []
 CHECKED FOR CONTENT: []
 CHECKED FOR STYLE: []

DRAWING NAME: LANDSCAPE PLAN
 ALL DIMENSIONS TO UNLESS OTHERWISE NOTED
 NO. OF VISITATIONS: []
 DATE: []
 ISSUED FOR: []
 CHECKED BY: []
 DATE: []

PROJECT NAME:
CLOVERDALE
COLD STORAGE ADDITION
 (LANDSCAPE)
 3023 - 188 STREET,
 SURREY, B.C.

TREE RETENTION AND REMOVAL PLAN
SCALE: 1:500



LEGEND

PHASE ONE

- RETAINED DECIDUOUS TREE
- RETAINED CONIFEROUS TREE
- ⊗ RETAINED TREE TO BE REMOVED
- ⊗ REPLACEMENT TREE TO BE REMOVED

PHASE TWO

- EXISTING TREE TO BE RETAINED WITH THE BROWN
- ⊗ EXISTING TREE TO BE REMOVED

INFORMATION FOR THIS DRAWING IS AS RECEIVED FROM DIAMOND HEAD CONSULTING

L.2
2 OF 4

CREAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE

PROJECT NUMBER: 1162

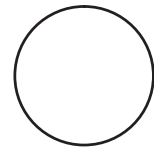
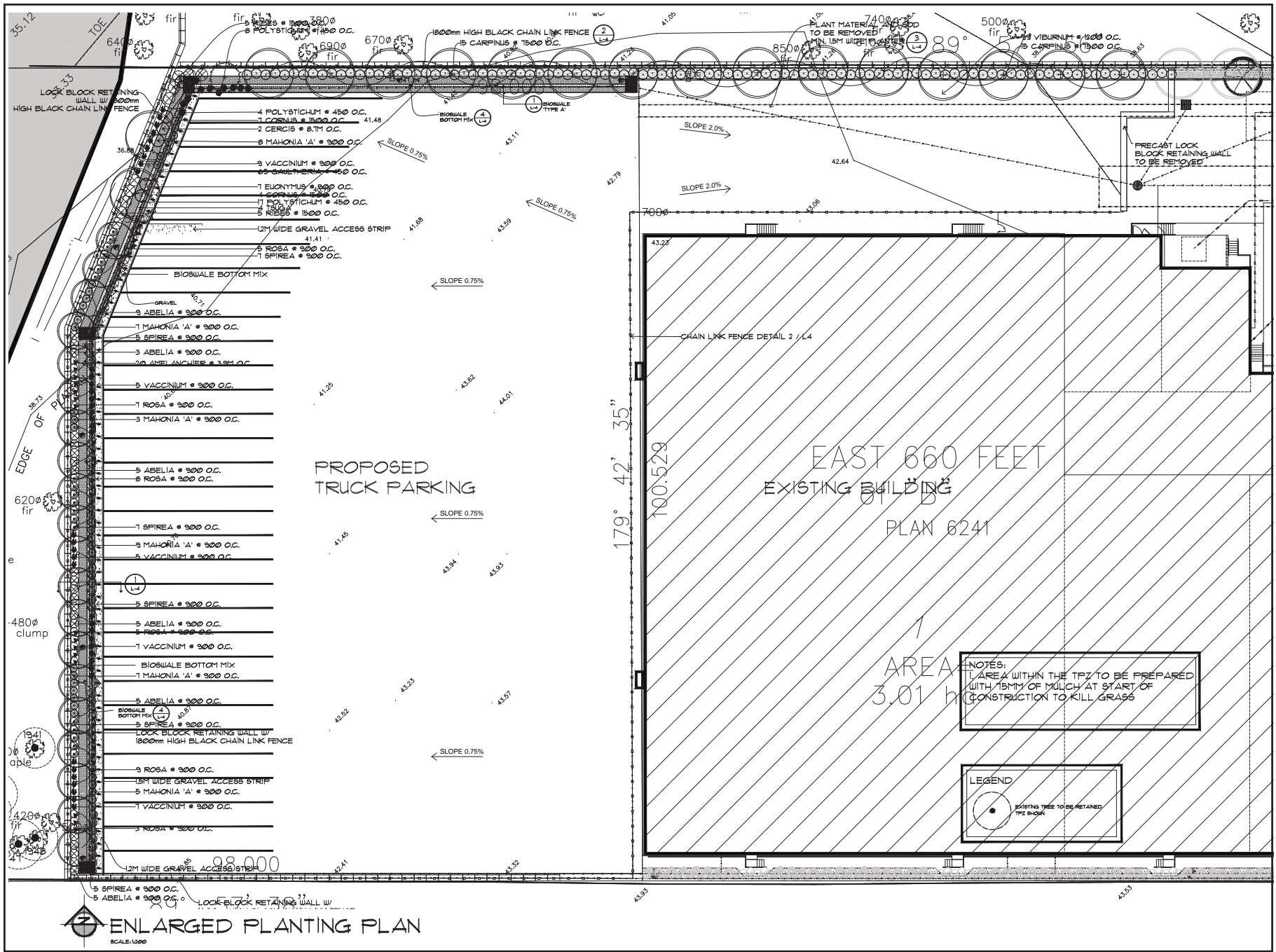
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DATE:	JUNE 2012
OPERATOR: REBECCA THORNTON/PAUL WOODS/CHRISTOPHER WATSON	
DRAWN BY: REBECCA THORNTON/PAUL WOODS/CHRISTOPHER WATSON	
CHECKED BY: REBECCA THORNTON/PAUL WOODS/CHRISTOPHER WATSON	
DATE: 12/04/12	

PROJECT NAME:

**CLOVERDALE
COLD STORAGE ADDITION
(LANDSCAPE)**

3023 - 188 STREET,
SURREY, B.C.

CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9145



**CLOVERDALE
COLD STORAGE ADDITION**
(LANDSCAPE)
3023 - 188 STREET,
SURREY, B.C.

PROJECT NUMBER: 1162

LANDSCAPE PLAN		DATE:
NO. REVISIONS	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/20/11
2	REVISED FOR	03/01/12
3	REVISED FOR	04/01/12

PROJECT NUMBER:	1162
SCALE:	1:200
DATE:	JUNE 2012

OPERATED BY: CRAVEN/HUSTON/POWERS ARCHITECTS
 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445



LANDSCAPE SPECIFICATIONS:

- FINISH GRADING**
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND SERVICES.
 - SUBGRADE TO BE COMPACTED TO 85% STANDARD PROCTOR DENSITY.
 - SUBGRADE SHALL BE SCARIFIED TO 6" MINIMUM DEPTH PRIOR TO PLACEMENT OF TOPSOIL.
 - REMOVE ALL MISCELLANEOUS ROCKS AND STONES OVER 2" IN DIAMETER.
 - GRADE ALL GRASS AREAS TO SLOPE MINIMUM 5%.
- TOPSOIL AND PLANTING MEDIUM**
 - PLANTING MEDIUM FOR PLANTINGS SHALL BE PRO MIX AS SUPPLIED BY THE ANKNER GARDEN PRODUCTS (604-884-8333).
 - SPREAD TOPSOIL AND PLANTING MEDIUM TO THE FOLLOWING DEPTHS:
 - 8" FOR GRASS AREAS
 - 18" FOR SHRUB BEDS
 - 22" FOR TREE DETAILS
 - FERTILIZER AND CHEMICAL ADDITIVES SHALL BE AS REQUIRED TO OBTAIN THE STANDARDS FOR GROWING MEDIUM AND TOPSOIL AS SET OUT IN THE B.C. LANDSCAPE STANDARDS, 2017A, 2018A, LATEST EDITION.
- PLANT MATERIALS**
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN CONTAINER STOCK AND COMPLY WITH THE STANDARDS OF THE B.C. LANDSCAPE STANDARDS, 2017A, 2018A, LATEST EDITION WITH RESPECT TO SIZE, GRADING AND QUALITY.
 - TREES SHALL BE GUAYD AS PER DETAILS.
 - PRUNING SHALL BE DONE AS REQUIRED TO REMOVE DEAD OR INURED BRANCHES ONLY.
 - ALL SHRUBS ARE TO BE PLANTED IN A CONTINUOUS BED WITH A MINIMUM OF 3" BARK CHIP MULCH UNDER TREES AND SHRUBS AND 2" UNDER GROUND COVERS.
 - LANDSCAPE ARCHITECT TO NOTIFY OF FREE INSPECTION OF TREES AT NURSERY PRIOR TO SHIPPING. LANDSCAPE ARCHITECT MAY WAIVE THIS INSPECTION AT THEIR DISCRETION BUT THAT DOES NOT WAIVE THE LANDSCAPE ARCHITECT'S RIGHT TO REJECT PLANTS AT SITE.

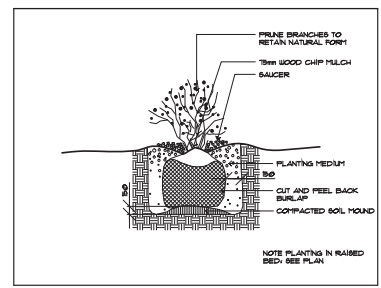
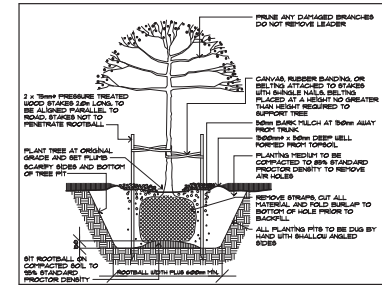
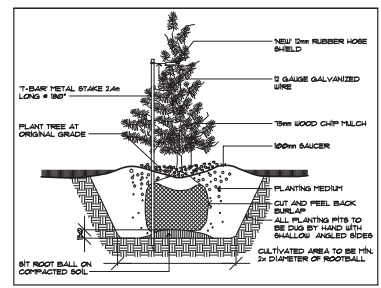
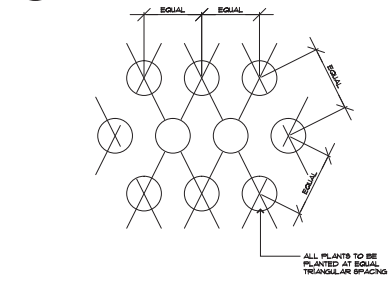
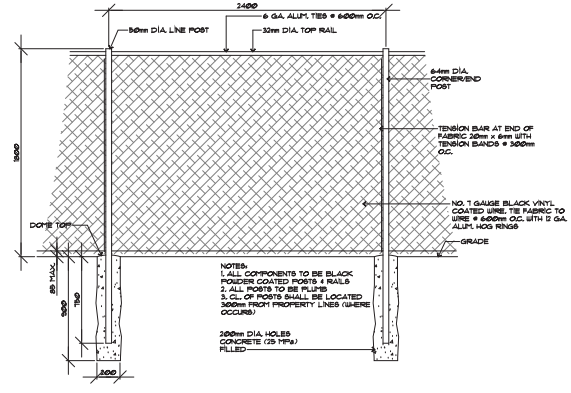
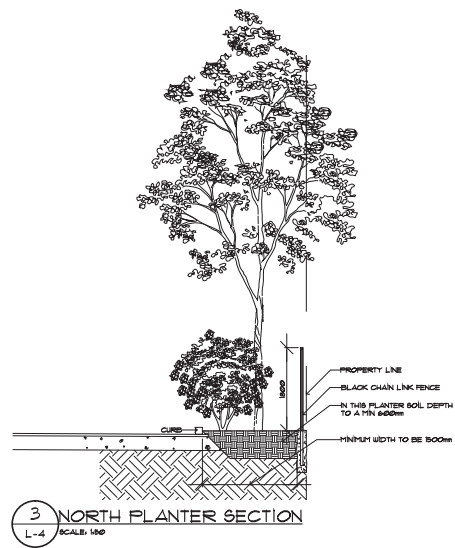
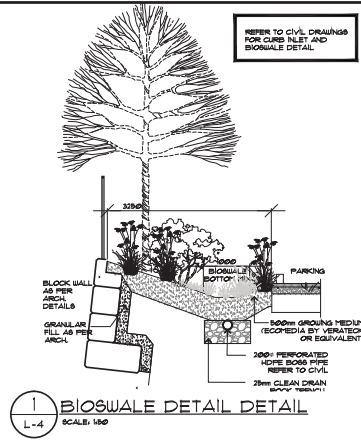
- INSTALLATION**
 - THE CONTRACTOR SHALL NOTIFY CITY AND LANDSCAPE ARCHITECT FOR INSPECTION AFTER COMPLETION OF PLANTING.
- SEEDINGS**
 - ALL AREAS TO BE SEEDDED ARE TO RECEIVE 80mm OF TOPSOIL AND BE SEEDDED WITH GRASS SEED MIX NO. 1 GRASS SEED MIX NO. 1 SHALL BE RICHARDSON SEED 'NATIVE GRASS MIX' AND SEEDED AT 3kg/100 m².
- SEEDINGS**
 - SOIL TO BE FROM CANADA NO. 1 SEED FOR KENTUCKY BLUEGRASS / FESCUE 60% GRASS FROM IMPROVED KENTUCKY BLUEGRASS AND FESCUE GRASS.
- MAINTENANCE**
 - MAINTENANCE SHALL CONTINUE UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT.
- GUARANTEE**
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR IF PLANTED IN LATE FALL. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM FOLLOWING SPRING.
 - ALL SOODED AND SEEDDED AREAS SHALL BE GUARANTEED FOR ONE YEAR.

PLANT LIST

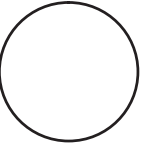
NOTE: PLANT LIST COUNTS ARE FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN WILL GOVERN.

NOTE: NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIAL IS TO BE LOWER MAINLAND AND FRASER VALLEY.

QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	ROOTS	REMARKS
TREES				
20	AMELANCHIER GRANDIFLORA / AUTUMN BRILLIANCE/SEER/CEBERRY	2.75m HIGH	UB	MULTI-STEM
7	CARPINUS BETULUS FASTIGIATA / PYRAMIDAL EUROPEAN HORNBERRY	6.0m CAL.	UB	
2	CERCIS CANADENSIS / EASTERN REDBUD	6.0m CAL.	UB	
4	TRUGA HETEROPHYLLA / WESTERN HEMLOCK	3.0m HIGH	UB	
SHRUBS				
21	ABELIA EDWARD GOUCHER / EDWARD GOUCHER ABELIA	No. 2 POT		
7	CORNUS SERICEA / REDTING DOGWOOD	No. 3 POT		
25	PLATANUS AGRIOLLEY / OREGON GRAPE 'A'	No. 2 POT		
37	ROSA WOODS / WOOD'S ROSE	No. 2 POT		
10	RIBES SANGUINEUM / RED-FLOWERING CURRANT	No. 2 POT		
34	SPINEA BIFIDA GOLD FLAME / SPINEA	No. 2 POT		
67	TALIA OCCIDENTALIS / BRANSON CEDAR	18" HT		
33	VACCINIUM OVATUM / EVERGREEN Huckleberry	No. 2 POT		
55	VIBURNUM OBLIQUE ROSEUM / EUROPEAN SNOBALL	No. 5 POT		
PERENNIALS AND GROUNDCOVER				
45	GAULTHERIA SHALLOW / SALAL	10 CM POT		
15	POLYSTICHUM MUNITZ / SWORD FERN	No. 1 POT		
BIOGRALE BOTTOM MIX				
306	CAREX MENTENII / MERTENS'S SEDGE	4" PLUG	500 OZ	
306	TRIFOLIUM ALPINA / CAT TAIL	No. 1 POT	500 OZ	
306	SCRIPUS HYCOCHAPERUS / SMALL FLOWERED BULLRUSH	4" PLUG	500 OZ	
306	JUNCUS EFFRUS / COMMON RUSH	4" PLUG	500 OZ	
306	SCRIPUS ACUTUS / HARD STEPPED BLUEGRASS	4" PLUG	500 OZ	
62	IRIS SETOSA / ARCTIC BLUE FLAG IRIS	4" PLUG	500 OZ	



CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445



CLOVERDALE
COLD STORAGE ADDITION
(LANDSCAPE)
3023 - 188 STREET,
SURREY, B.C.

PROJECT NUMBER: 1162

SCALE: AS NOTED

DATE: JUNE 2012

OPERATOR: CRAVEN/HUSTON/POWERS ARCHITECTS

DATE: JUNE 2012

OPERATOR: CRAVEN/HUSTON/POWERS ARCHITECTS

DATE: JUNE 2012

OPERATOR: CRAVEN/HUSTON/POWERS ARCHITECTS

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DATE: JUNE 2012

OPERATOR: CRAVEN/HUSTON/POWERS ARCHITECTS

DATE: JUNE 2012



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0362-00

Issued To: TROJAN HOLDINGS LTD.

(the "Owner")

Address of Owner: 18145 – 20 Avenue
Surrey, BC V3Z 9V8

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-993-977
Lot 1 Section 21 Township 7 New Westminster District Plan BCP51714

3023 – 188 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- In Section H., Sub-section 2.(a) of Part 47A Business Park 1 Zone (IB-1), the minimum number of parking spaces is permitted to exceed the number of loading spaces and/or shipping/receiving doors in order to allow a total of 32 additional parking spaces at the rear of the subject property as part of a truck/trailer staging area.

4. 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.

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.

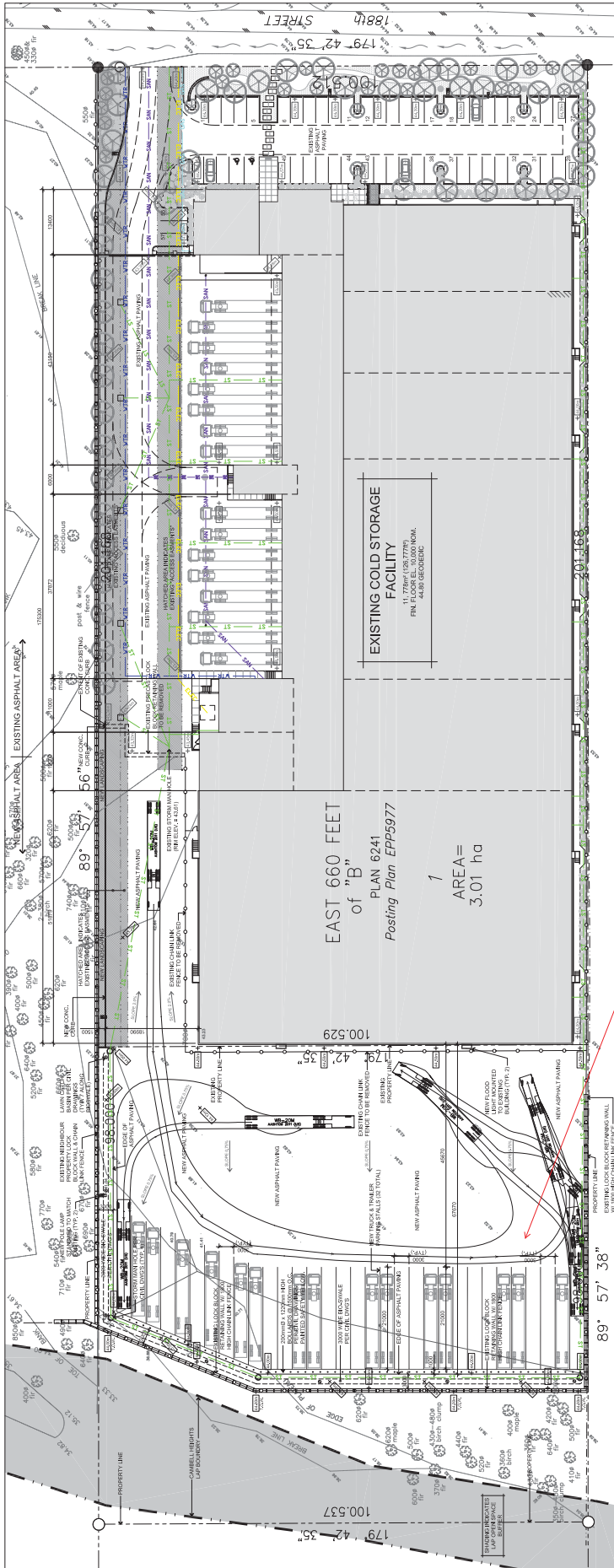
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



1 | SITE PLAN
SCALE: 1/800

LEGEND

- ◆ FINISHED GRADES (SPOT/ALL DIMS)
- ◆ EXISTING CONCRETE
- ◆ NEW CONCRETE SIDEWALK
- 2" STORM MANHOLE PER
- 18" ELECTRIC MANHOLE
- 30" WATER MAIN
- 36" SANITARY MAIN
- 48" SEWER
- 72" WATER

PROJECT NAME:
COLD LOGIC CORP -
TRUCK PARKING

PROJECT ADDRESS:
3023 - 188th STREET
SURREY, BC

DRAWING TITLE:
SITE PLAN

SCALE:	AS NOTED
DATE:	NA
DESIGNED BY:	NA
DRAWN BY:	OFFICIAL
CHECKED BY:	OFFICIAL
APPROVED BY:	OFFICIAL

A2

THIS DRAWING IS PROPERTY OF DESIGN GROUP OF
MPTN AND IS NOT TO BE REPRODUCED OR
DISTRIBUTED WITHOUT THEIR WRITTEN CONSENT.

DVP to permit the number of parking spaces to exceed the number of loading spaces and shipping/receiving doors to allow a total of 32 additional truck parking spaces as part of a truck/trailer staging area

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

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

DATE: **July 5, 2017** PROJECT FILE: **7816-0362-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3023-188 Street**

Servicing works for this lot were completed through Project 7809-0065-00 with specific site servicing requirements captured through the Building Permit process associated with Project 7910-0174-00.

DEVELOPMENT VARIANCE PERMIT

The following issue is to be addressed to issuance of the Development Variance Permit.

- Confirm, through submission of report by a Qualified Professional that Streamside setback objectives are met.
- No requirements relative to the Parking Variance.

DEVELOPMENT PERMIT/BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

- Evaluate the geotechnical stability of retaining walls and soils.
- Meet stormwater management requirements specified in the Local Area Plan and defined in the Restrictive Covenants registered on title. Amend as necessary to ensure adequate infiltration to support additional parking on site.



Rémi Dubé, P.Eng.
Development Services Manager
LR1