

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0631-00

Planning Report Date: December 5, 2016

**PROPOSAL:**

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

to permit the development of an industrial building in South Westminster.

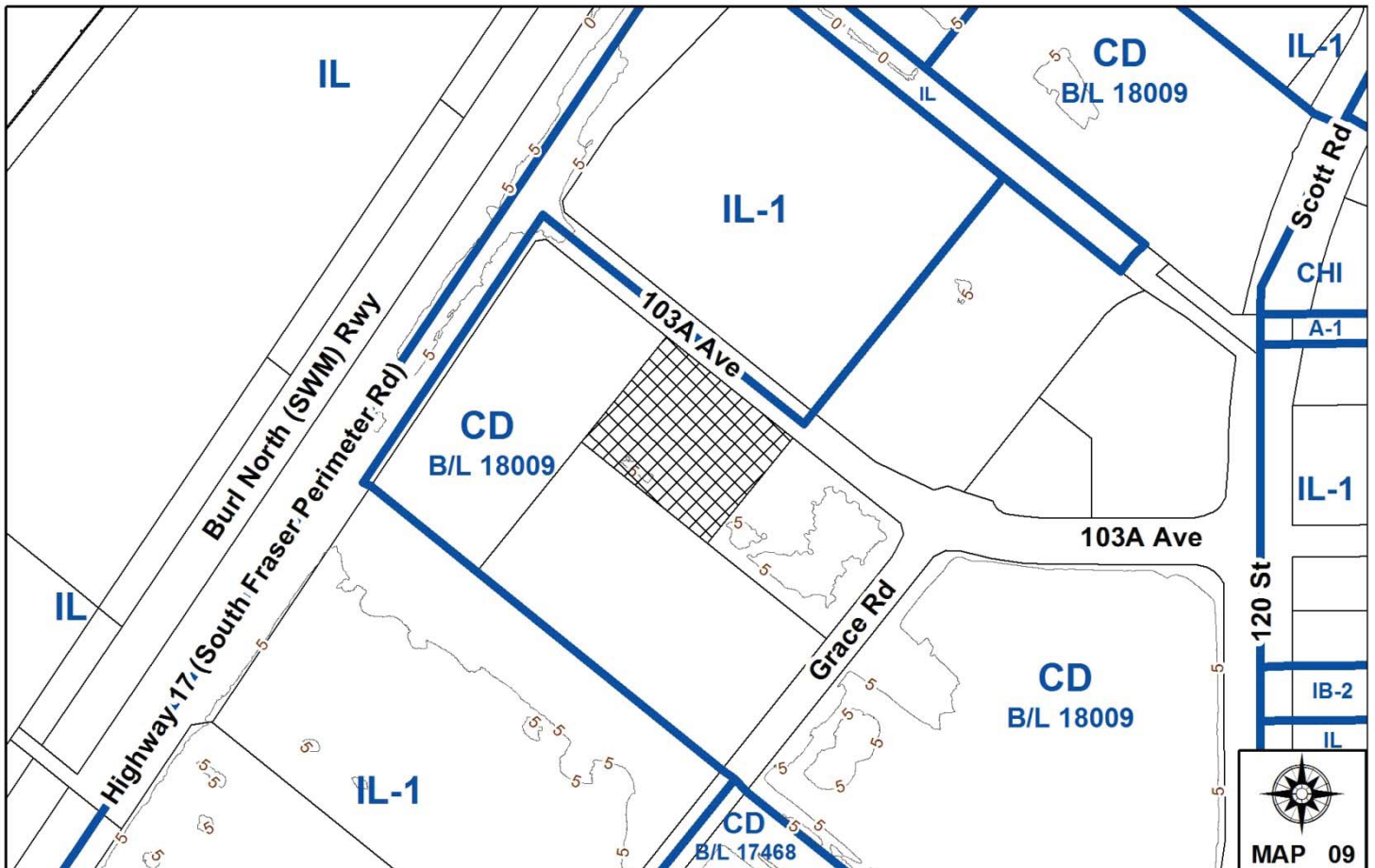
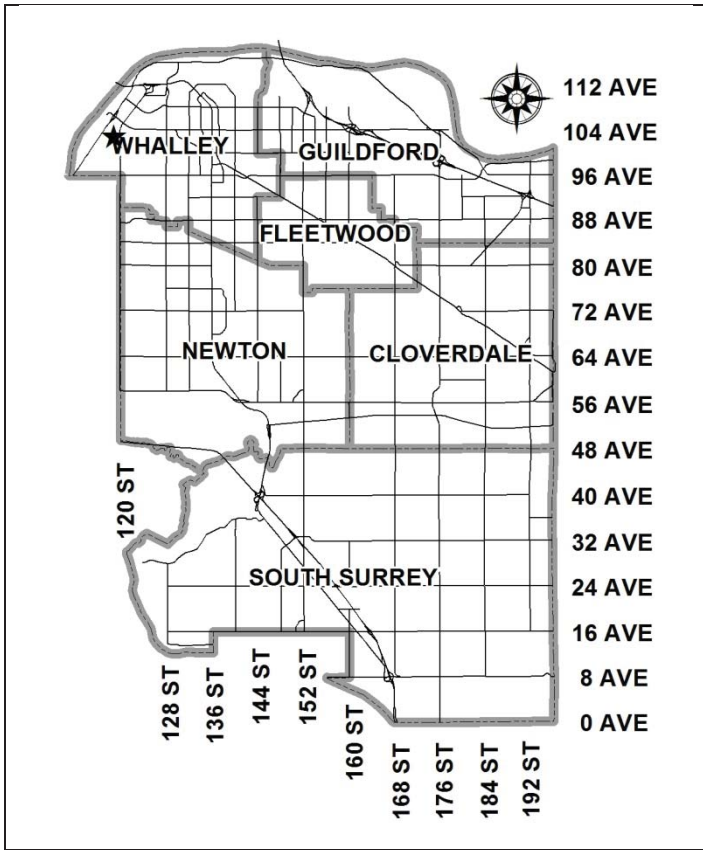
**LOCATION:** 11850 - 103A Avenue

**OWNER:** Pacific Link Industrial Park Ltd.

**ZONING:** CD (By-law No. 18009)

**OCP DESIGNATION:** Industrial

**NCP DESIGNATION:** Light Impact Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requesting reduced side yard setbacks along the northwest and southeast lot lines.

### RATIONALE OF RECOMMENDATION

- Complies with the South Westminster NCP.
- The proposed density and building form are appropriate for this part of South Westminster, within the Pacific Link Industrial Park.
- Reduced setbacks are located in the interior of this industrial park and assist in providing cross-access to neighbouring industrial lots, improving access and functionality for the industrial uses.
- The proposed building incorporates high quality materials and design which is appropriate as 103A Avenue is considered a gateway location into the City given the subject site is within 125 metres (410 ft.) of the South Fraser Perimeter Road (SFPR).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0631-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7916-0631-00 (Appendix III) varying the minimum side yard setbacks of the CD Zone (By-law No. 18009) from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for the northwest side yard setback and to 5.4 metres (18 ft.) for the southeast side yard setback, to proceed to Public Notification.
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;
  - (d) registration of two 7.5 metre (25 ft.) wide shared access easements between the subject site and neighbouring lots to the northwest (11796 – 103A Avenue) and southeast (10323 - Grace Road); and
  - (e) registration of Section 219 Restrictive Covenant to require the full parking requirements be satisfied should the tenants change or additions to the floor area of the building be proposed in the future.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant preloaded site.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 103A Avenue):	FritoLay distribution centre.	Light impact industrial.	IL-1

Direction	Existing Use	NCP Designation	Existing Zone
East:	Vacant pre-filled property.	Light impact industrial.	CD (By-law No. 18009)
South:	Industrial building.	Light impact industrial.	CD (By-law No. 18009)
West:	Vacant pre-filled property.	Light impact industrial.	CD (By-law No. 18009)

### DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of 103A Avenue north-west of Grace Road between Grace Road and South Fraser Perimeter Road and has a developable site area of 0.98 hectare (2.4 acres). The site was created through subdivision application No. 7995-0143-00 as part of a 16-lot industrial subdivision.
- The lot is currently designated Industrial in the OCP, and Light Impact Industrial in the South Westminster Neighbourhood Concept Plan (NCP).
- In 2013, the site along with eight other neighbouring properties all owned by the same owner, were rezoned from CD Bylaw No. 16736 to CD By-law No. 18009, which provided additional uses for the subject site including an increase of retail sales or display area to the public for light impact industrial uses from 20% to 35% of the gross floor area, eating establishments including drive-through restaurants and community services as well as the previous uses including light impact industry, warehouse uses, distribution centres, indoor recreational facilities, limited office uses and limited accessory uses.
- A previous Development Permit No. 7907-0277-00 was issued on March 31, 2008 which expired on March 31, 2010 and was for a similar industrial building on the subject site.
- The applicant has applied for a Development Permit to allow for an industrial warehouse building, which is a permitted use under the CD Zone (By-law No. 18009).
- The proposed building is 4,107 square metres (44,207 sq. ft.) in area, which results in a floor area ratio (FAR) is 0.40 and lot coverage of 42%. This proposal is within the 1.0 FAR and 60% lot coverage permitted under the CD Zone (By-law No. 10889).

### PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the subject site to inform adjacent owners about the proposed development. No telephone calls or letters have been received.

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The proposed warehouse is currently intended for storage and distribution usage.
- The site has been preloaded for several years, which is necessary due to the soil conditions in the area. The proposed building is to be constructed at approximately 4.80 metres (16 ft.) geodetic elevation which is above the approximate 3.30 metres (11 ft.) geodetic elevation of 103A Avenue.
- The proposed building is 11.3 metres (37 ft.) in height, which is lower than the maximum 14 metres (46 ft.) permitted in the CD Zone (By-law No. 10889).
- The proposed building is a simple industrial building, made of tilt-up concrete panels.
- The majority of the proposed building consists of warehouse areas with one loading bay in the rear. An 80-square metre (860 sq. ft.) office component and mechanical room is incorporated into the east corner of the building.
- The proposed building is for a single tenant but is designed to be easily converted into potentially seven smaller units approximately 11.4 metres (38 ft.) wide, by including knock out walls which can be converted to walls with loading doors.
- The front (northeast) façade consists of simple white panels with an approximately 3.5-metre (11 ft.) wide charcoal coloured panel and long window inserted every 7.5 metres (25 ft.) to provide some visual interest to the front elevation.
- The east corner of the front (northeast) façade includes considerable glazing and a metal canopy to help define the main entrance into the building and to provide additional interest to the exterior of the building. The corner of the building, which houses a mechanical room, adds further definition by including wood coloured metal cladding.
- The side elevations (northwest and southeast) are similar to the front elevation as both elevations are primarily white with three evenly distributed charcoal panels.
- The rear elevation (southwest) is primarily white with five evenly distributed charcoal panels. A large loading door is located at the southern edge of the elevation.
- The proposed building incorporates high quality materials and design which is appropriate as the subject site is considered a gateway location into the City, being located approximately 125 metres (410 ft.) east of the South Fraser Perimeter Road (SFPR).

### Landscaping

- As the site is currently pre-loaded, there are no existing trees on the site. The applicant is proposing to plant 22 trees as part of the proposed landscaping plan for the site.

- A continuous 6.1-metre (20 ft.) wide landscape strip is proposed along the front lot line of the site, adjacent to 103A Avenue. Landscaping consists of sweet gum, cypress, ash and magnolia trees with shrubs underneath.
- In addition to the proposed frontage landscaping, seven landscaped islands within the surface parking lot will be planted with trees and shrubs.
- The driveway entrances and walkway to the main entrance of the building are proposed to be constructed of dark grey stamped concrete.
- The rear yard will be used primarily for truck loading and parking and will be fenced off for security with 1.8-metre (6 ft.) tall black vinyl coated fencing. Garbage facilities will be located along the southeast property line at the rear of the building and will be enclosed by a cast-in-place concrete compound that will be finished the same as the proposed building.

#### Parking, Circulation and Access Easements

- The applicant proposes to retain the two existing accesses from 103A Avenue which are shared with the neighbouring properties (11796 - 103A Avenue and 10323 - Grace Road.)
- The applicant will provide two 7.5-metre (25 ft.) wide access easements along both sides (northwest and southeast) of the property. The proposed access easements will be equally shared with 3.75 metres (12 ft.) on the subject site and an equal portion on the neighbouring lands (11796 - 103A Avenue and 10323 - Grace Road) which are currently all owned by the same company.
- An existing 9.5-metre (31 ft.) wide private access easement exists along the rear property line which provides an alternate access to Grace Road. This easement will connect with the two other proposed easements and will ultimately provide for better transportation movements as the block develops.
- The proposed development incorporates 65 surface parking spaces which is in excess of the 46 parking spaces required under the Zoning By-law. The applicant proposes 50 spaces be located in the front yard and 15 spaces located in the rear with two disabled parking spaces and 22 spaces for small cars.
- The rear of the site will be used primarily for truck loading and employee parking.
- The owner has designed the building that it can be converted into multiple warehouse units in the future through simple modifications. As parking may be problematic for a more intensive industrial use, a restrictive covenant will be required that prohibits expansion or change of use of the building (including the addition of mezzanine space) unless the minimum required parking can be provided. It is noted that if additional loading bays are required some of the proposed parking along the rear of the building will need to be removed.

#### Signage

- The proposal incorporates two large fascia sign in the east corner of the building with one sign on both the front and side elevations. The proposed signs are individual channel letters that will be internally lit. Both of the proposed signs comply with the Sign By-law.

- No free-standing sign is proposed at this time.

### ADVISORY DESIGN PANEL

This application was not referred to ADP but was reviewed by Planning & Development staff and found to be generally acceptable.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 11, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Consistent with NCP designation and design guidelines for the Pacific Link Industrial Park.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Building is designed to be easily converted in the future as tenants vacate.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Drought tolerant landscaping.</li> <li>• Garbage and recycling enclosures.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bicycle parking provided</li> <li>• Site is located close to frequent transit network.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• All parking areas visible.</li> <li>• Camera based security.</li> <li>• Clear points of entry and access.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• Energy Star certification.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Building designed to suit end user.</li> </ul>

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary CD Zone (By-law No. 18009) to reduce the minimum side yard setback to the principal building from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for the northwest side yard setback and 5.4 metres (18 ft.) for the southeast side yard setback.

Applicant's Reasons:

- The proposed variances will allow for maximum use of the lot in order to accommodate a tenant that has a very specific loading bay size requirement.
- The proposed variances will allow full movement on both sides of the building for two-way circulation of delivery vehicles to the loading area.
- The proposed variances will allow the building to be situated within the existing pre-loaded area as determined by the Geotechnical Engineer.

Staff Comments:

- The proposed variances allow the building to be shifted to accommodate access easements between properties, which will make for more efficient and flexible land use.
- Due to the proposed access easements, the side yards have limited functionality.
- The proposed reduced setbacks are both larger than the zero lot line provisions (as long as the other setback is 7.5 metres (25 ft.)) of the CD Zone (By-law No. 18009) and many industrial zones.
- The proposed reduced setbacks are located in the interior of the industrial park and the subject site owner also owns the neighbouring lots.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Development Variance Permit No. 7916-0631-00

*Original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/da



Information for City Clerk

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

1. (a) Agent:      Name:                      Lou Smith of Wesgroup  
   Address:                      1055 - Dunsmuir Street, Suite 910  
   Vancouver, BC V7X 1L3
  
2.            Properties involved in the Application
  - (a)      Civic Address:                      11850 - 103A Avenue
  
  - (b)      Civic Address:                      11850 - 103A Avenue  
   Owner:                                      Pacific Link Industrial Park Ltd  
   PID:    027-170-349  
   Lot 12 District Lot 10 Group 2 New Westminster District Plan BCP31641
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Remove Notices of Development Permit and Development Variance Permit Nos. 7907-0277-00 and 7907-0221-00 from title.
  
  - (b)      Proceed with Public Notification for Development Variance Permit No. 7916-0631-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the approval of the associated Development Permit.

## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 18009)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		9,840 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		9,840 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		42%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front (northeast)	6 metres	19 metres
Rear (southwest)	7.5 metres	25.5 metres
Side #1 (northwest)	7.5 metres or 0 metre	5.4 metres*
Side #2 (southeast)	7.5 metres or 0 metre	6.7 metres*
BUILDING HEIGHT (in metres/storeys)		
Principal	18 metres	11.3 metres
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		104.7 m <sup>2</sup>
Total		
FLOOR AREA: Industrial		4,002 m <sup>2</sup>
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	9,840 m <sup>2</sup>	4,107 m <sup>2</sup>

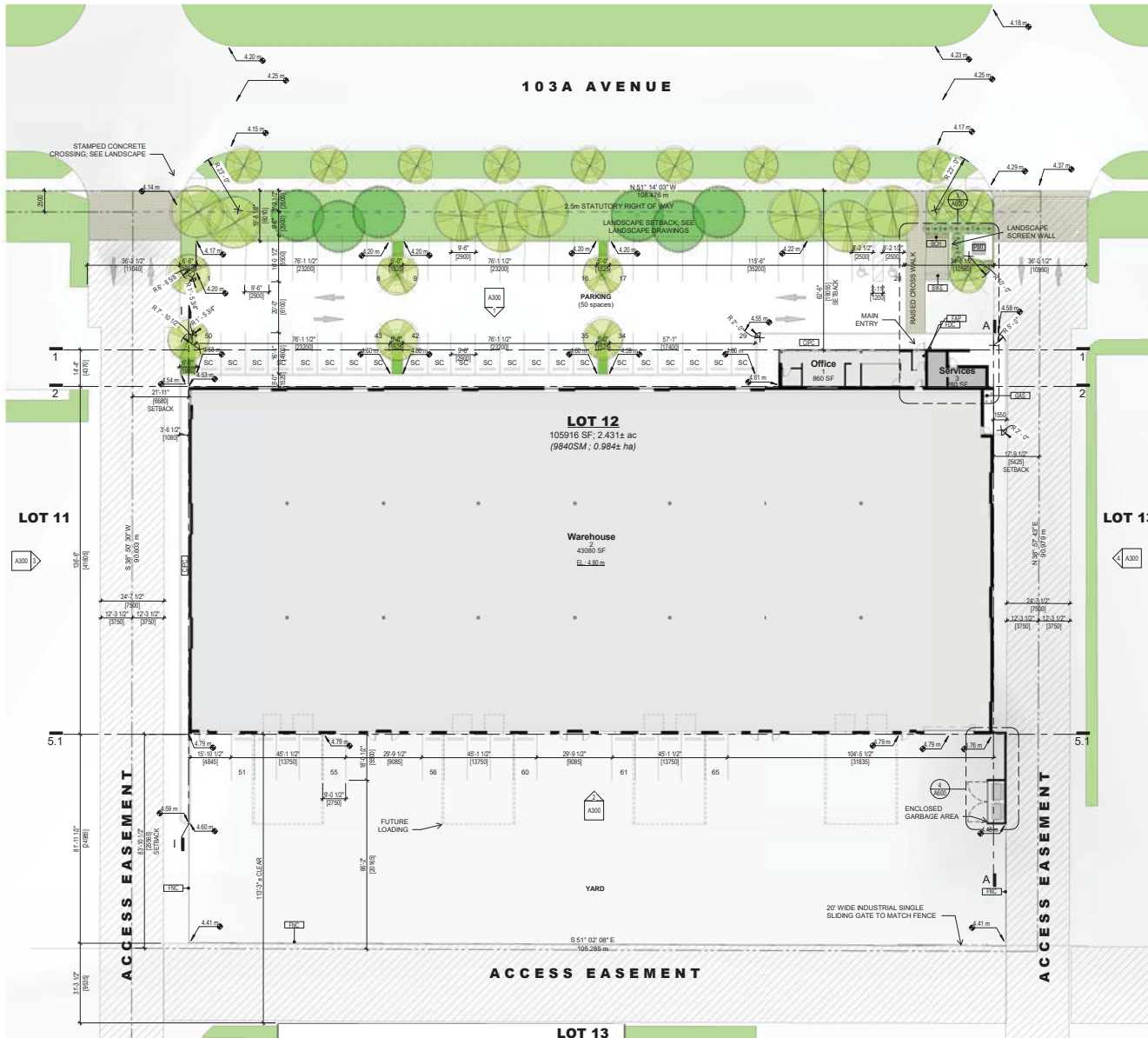
\* Seeking variances.

**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)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	1.0	0.4
FAR (net)		
<b>AMENITY SPACE (area in square metres)</b>		
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial	3	3
Industrial	43	62
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	46	65
Number of disabled stalls	1	2
Number of small cars	16	22
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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**ZONING SUMMARY:**

PROJECT NAME: Pacific Link - Lot 12  
 PROJECT ADDRESS: 11850 103a Street, Surrey BC

LEGAL DESCRIPTION: Lot 12, District Lot 10, Group 2  
 New Westminster District Plan (S2)1941  
 (PID 027-170-349)

AUTHORITY: City of Surrey  
 Zoning Bylaw #12002  
 ZONE: CD - Comprehensive Development

USES: Principal: Light Impact Industrial - Warehouse  
 Accessory: Ancillary Offices

EASEMENTS: 1.5m SRW on north PL  
 SETBACKS: Required | Proposed  
 103a Avenue - North Yard: 6.0m | 21.0m  
 West Yard: 6.0m | 21.0m  
 South Yard: 6.0m | 23.6m  
 East Yard: 7.5m | 23.6m

LOT AREA: 105916 sf / 9840 sq m  
 COVERAGE: Proposed: (44208 sf / 105916 sf): 42%  
 Permitted: 65%

HEIGHT: Proposed: (1 Storeys) 11.3m  
 Permitted: 14m

DENSITY: FSR Proposed: 0.4  
 FSR Permitted: 1.0  
 GFA Proposed: 44208 sf

PARKING:

Stall	Proposed	Required
Regular (5.0m x 2.7m)	41	43
Small (5.0m x 2.0m)	22	3
HC (5.5m x 4.0m)	2	0
<b>Total</b>	<b>65</b>	<b>46</b>

LOADING: Proposed: 1 Level Loading Bay  
 Required: 1 Bay



**KEYNOTE LEGEND**

TAG	DESCRIPTION
FAP	FIRE ALARM PANEL, SEE ELECTRICAL
FNC	SITE FENCING AND GATES, 6' HIGH BLACK VINYL COATED CHAIN LINK COMPLETE WITH 20' SLIDING ROLLING GATE

**Area Summary (Gross Building)**

Level	Description	Area (SF)	Area (SM)
Level 1	Warehouse	43080 SF	4002 m <sup>2</sup>
Level 1	Office	860 SF	80 m <sup>2</sup>
Level 1	Services	262 SF	25 m <sup>2</sup>
	<b>Total</b>	<b>44220 SF</b>	<b>4108 m<sup>2</sup></b>

2	16.11.21	DP Prior To Response
1	16.10.14	Development Permit Application
REV	DATE	DESCRIPTION
SCALE:	As indicated	DATE: Issue Date
PROJECT NUMBER:	16030	DATE: 16.08.16
FILE PATH:	\\S:\Projects\16030\16030_Plan\16030_Plan.dwg	LOT DATE: 16.08.16



Pacific Link - Lot 12  
 11850 103a Ave, Surrey BC

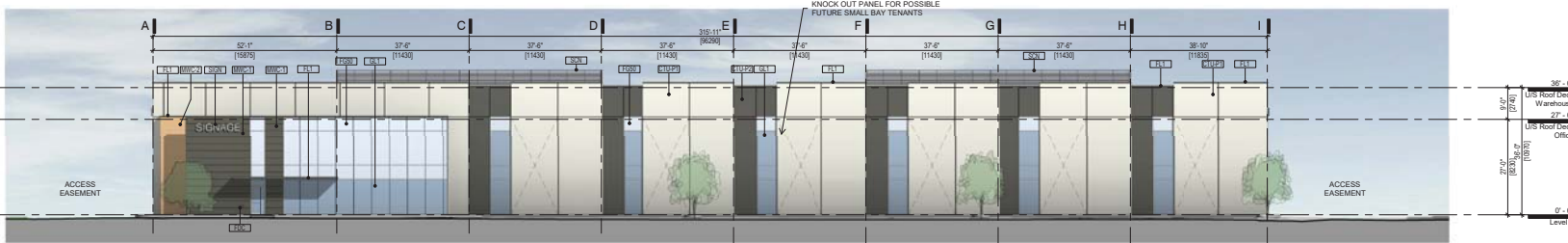
1 Site Plan  
 1" = 20'-0"



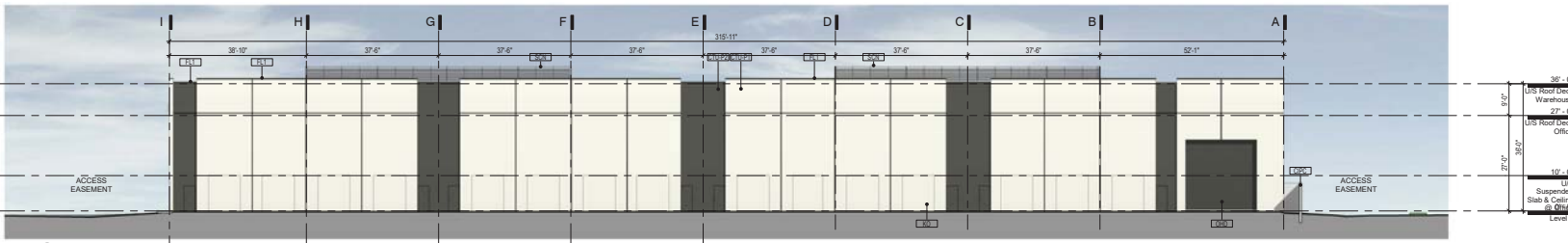
Site Plan

**A100**

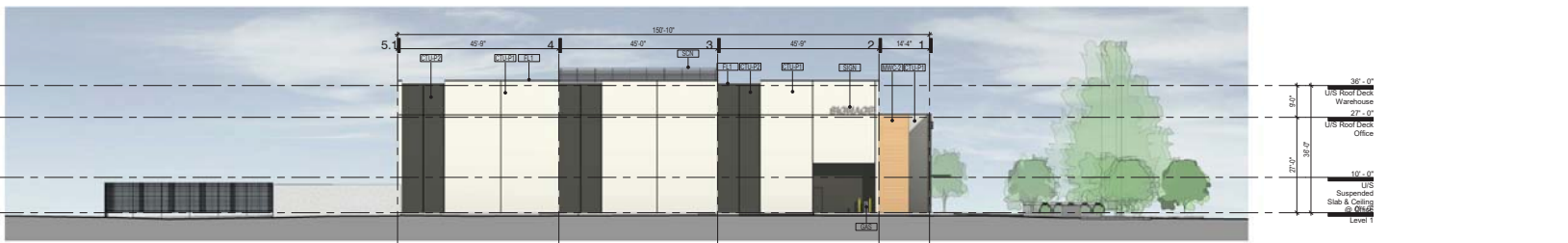
KEYNOTE LEGEND	
TAG	DESCRIPTION
DPC	CAST IN PLACE CONCRETE
CTU-P1	CONCRETE TILT-UP, PAINT FINISH, P1 - WHITE
CTU-P2	CONCRETE TILT-UP, PAINT FINISH, P2 - CHARCOAL
FDC	FIRE DEPARTMENT CONNECTION
FG90	FROSTED GLASS - 50%
FL1	FLASHING TYPE 1 - CHARCOAL
GAS	GAS METERS
GL1	GLAZING - TYPE 1
KN	KNOCK-OUT PANEL FOR FUTURE OH DOOR
MWC-1	METAL WALL CLADDING - Type 1
MWC-2	METAL WALL CLADDING - Type 2 Longboard Wood Appearance Cladding or similar
OH	OVERHEAD DOOR
MU	MECHANICAL UNIT SCREEN
SGN	SIGNAGE, BY OWNER



① North Elevation Presentation  
 1/16" = 1'-0"



② South Elevation Presentation  
 1/16" = 1'-0"



③ East Elevation Presentation  
 1/16" = 1'-0"

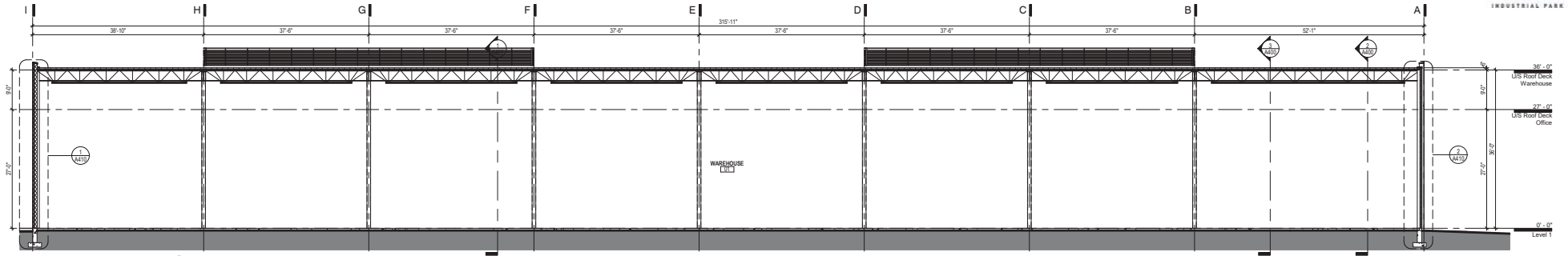


④ West Elevation Presentation  
 1/16" = 1'-0"

2	16.11.21	DP Plan To Response
1	16.10.14	Development Permit Application
REV	DATE	DESCRIPTION
SCALE:	1/16" = 1'-0"	DATE: Issue Date
PROJECT NUMBER:	16030	DRAWN: Author

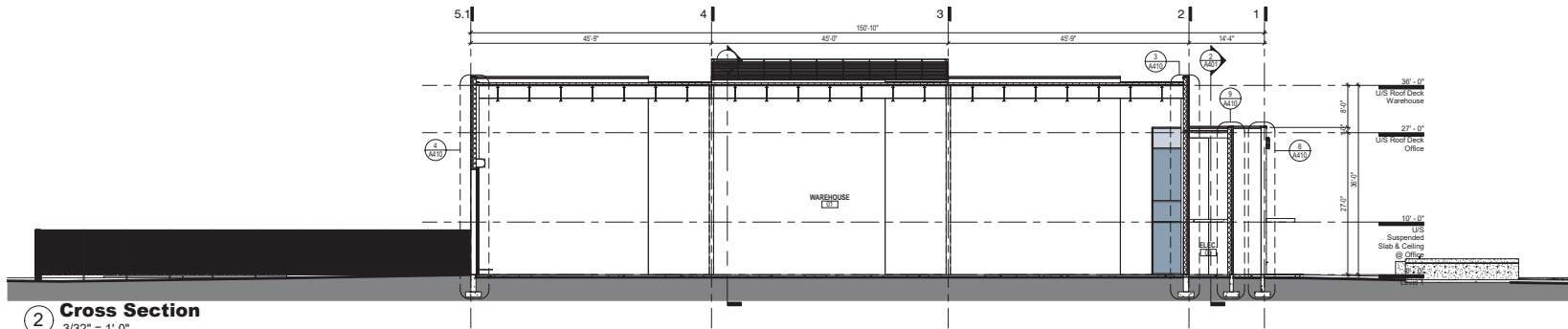
**WESGROUP**  
**TAYLOR KURTZ**  
 ARCHITECTURE + DESIGN INC.  
 Pacific Link - Lot 12  
 11850 103a Ave, Surrey BC

Elevations  
**A300**

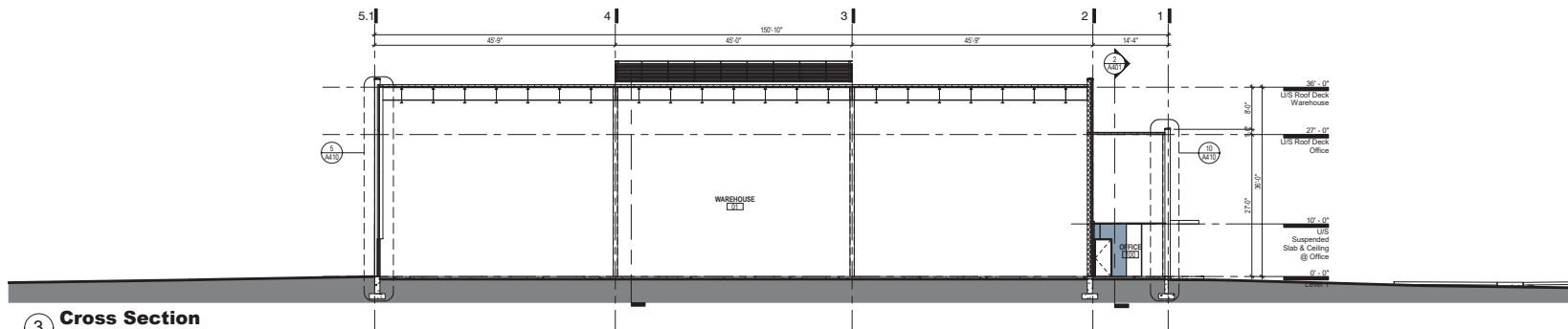


**1 Longitudinal Section**  
 3/32" = 1'-0"

KEYNOTE LEGEND	
TAG	DESCRIPTION
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2	US
3	US
4	US
5	US



**2 Cross Section**  
 3/32" = 1'-0"



**3 Cross Section**  
 3/32" = 1'-0"

2	16.11.21	DP Plan To Response			
1	16.10.14	Development Permit Application			
REV	DATE	DESCRIPTION	ISSUE DATE	ISSUE DATE	ISSUE DATE
SCALE	3/32" = 1'-0"	DATE	Issue Date	DRAWN	Author
PROJECT NUMBER					16036

**WESGROUP**  
**TAYLOR KURTZ**  
 ARCHITECTURE + DESIGN INC  
 Pacific Link - Lot 12  
 11850 103a Ave, Surrey BC

Building Sections

**A400**

ISS DATE	DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR CONSTRUCTION

LANDSCAPE ARCHITECT:



LandSpace Design Inc. 104802 800 403-0000

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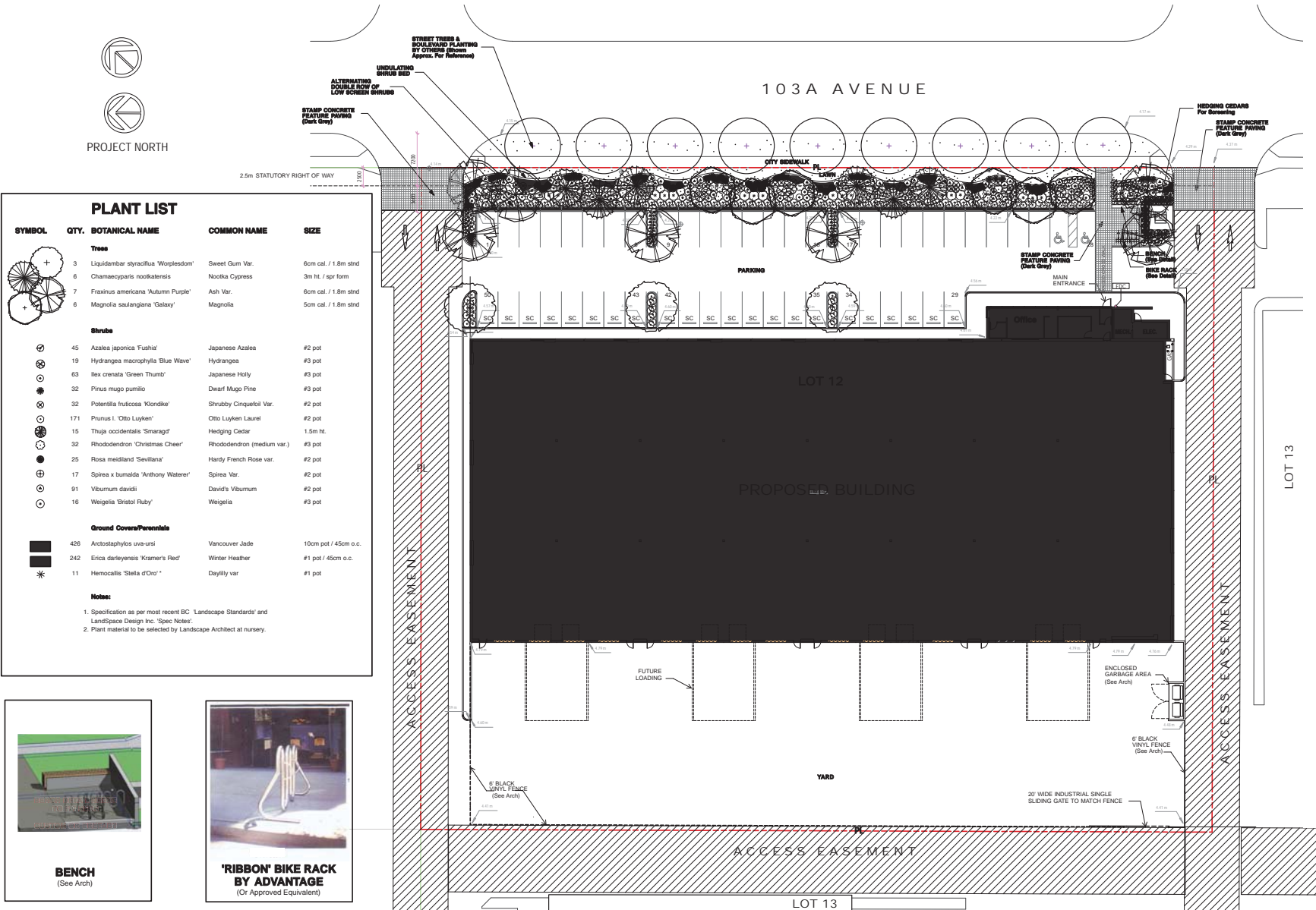
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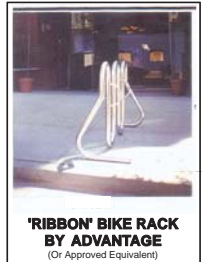


### PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
	3	Liquidambar styraciflua 'Worpleston'	Sweet Gum Var.	6cm cal. / 1.8m std
	6	Chamaecyparis nootkatensis	Nootka Cypress	3m ht. / spr form
	7	Fraxinus americana 'Autumn Purple'	Ash Var.	6cm cal. / 1.8m std
	6	Magnolia saulangiana 'Galaxy'	Magnolia	5cm cal. / 1.8m std
<b>Shrubs</b>				
	45	Azalea japonica 'Fushia'	Japanese Azalea	#2 pot
	19	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#3 pot
	63	Ilex crenata 'Green Thumb'	Japanese Holly	#3 pot
	32	Pinus mugo pumilio	Dwarf Mugo Pine	#3 pot
	32	Potentilla fruticosa 'Klondike'	Shrubby Cinquefoil Var.	#2 pot
	171	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot
	15	Thuja occidentalis 'Smaragd'	Hedging Cedar	1.5m ht.
	32	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
	25	Rosa meidland 'Sevillana'	Hardy French Rose var.	#2 pot
	17	Spiraea x bumalda 'Anthony Waterer'	Spiraea Var.	#2 pot
	91	Viburnum davidii	David's Viburnum	#2 pot
	16	Weigelia 'Bristol Ruby'	Weigelia	#3 pot
<b>Ground Covers/Perennials</b>				
	426	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c.
	242	Erica darleyensis 'Kramer's Reef'	Winter Heather	#1 pot / 45cm o.c.
	11	Hemocallis 'Stella d'Oro'	Daylily var.	#1 pot

**Notes:**

1. Specification as per most recent BC 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.
2. Plant material to be selected by Landscape Architect at nursery.



**WESGROUP**

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC

PACIFIC LINK - LOT 12  
11850 103A Avenue, Surrey

**LANDSCAPE PLAN**  
SCALE: 1"=20'-0"

**L1**



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0631-00

Issued To: PACIFIC LINK INDUSTRIAL PARK LTD

(the "Owner")

Address of Owner: C/O Wesgroup Income Properties  
PO Box 49287 Station Bentall Centre  
Vancouver, BC V7X 1L3

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: 027-170-349  
Lot 12 District Lot 10 Group 2 New Westminster District Plan BCP31641

11850 - 103A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 18009, is varied as follows:
  - (a) In Section F. Yards and Setbacks, the minimum side yard setback is reduced from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for the northwest side yard setback and to 5.4 metres (18 ft.) for the southeast side yard setback.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7916-0361-00(A) (the "Drawings") which are attached hereto and form part of this development variance permit.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
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.

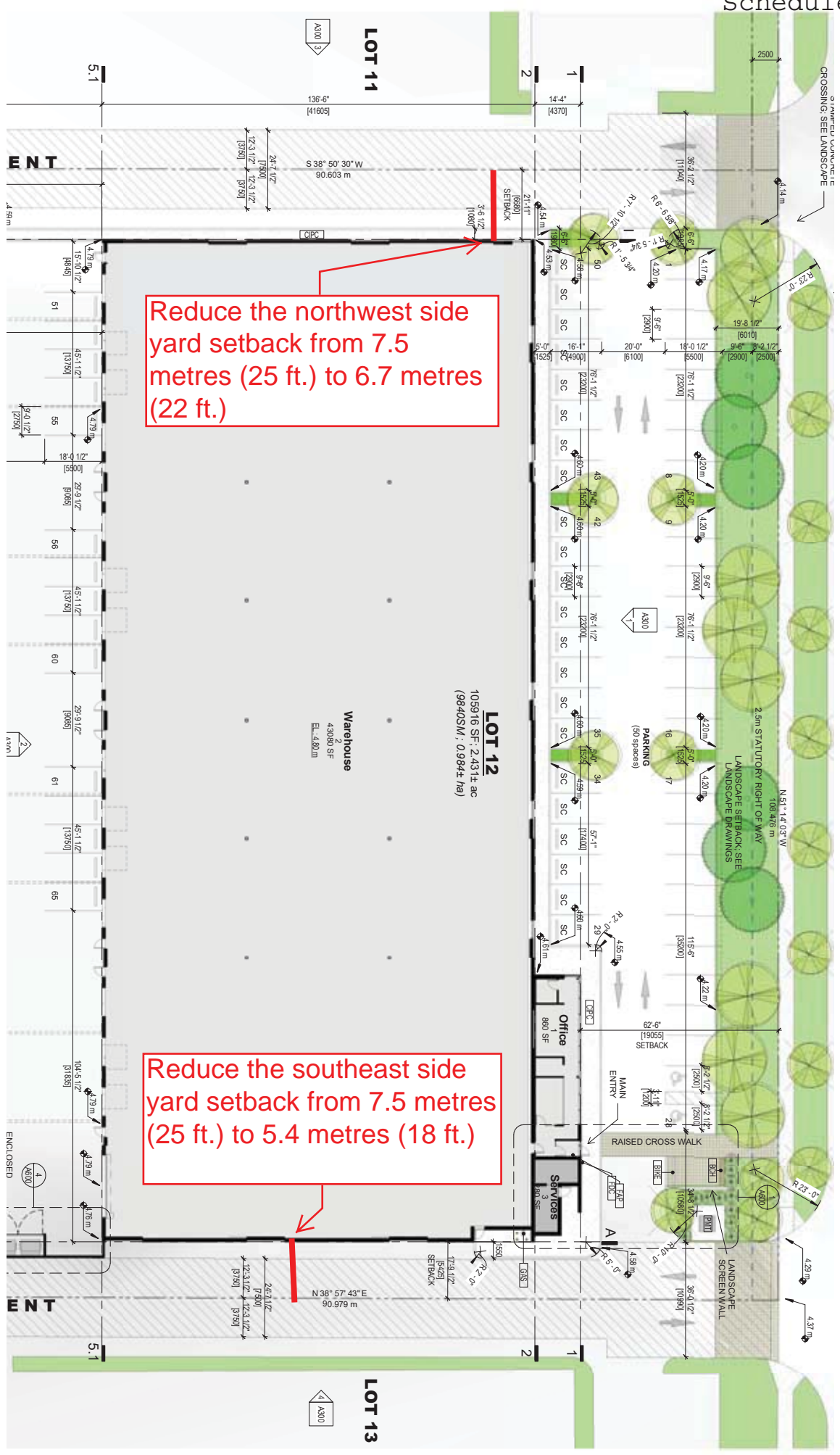
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



Reduce the northwest side yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.)

Reduce the southeast side yard setback from 7.5 metres (25 ft.) to 5.4 metres (18 ft.)

**LOT 12**  
 105916 SF: 2.4314 ac  
 (98405M : 0.984+ ha)

**Warehouse**  
 4,300 SF  
 EL. 4.80m

**Office**  
 880 SF

**Services**  
 880 SF

**PARKING**  
 (50 spaces)

2.5m STATUTORY RIGHT OF WAY  
 LANDSCAPE SETBACK, SEE LANDSCAPE DRAWINGS

RAISED CROSS WALK  
 LANDSCAPE SCREEN WALL

ENT

ENT

CROSSING: SEE LANDSCAPE

LOT 11

LOT 13