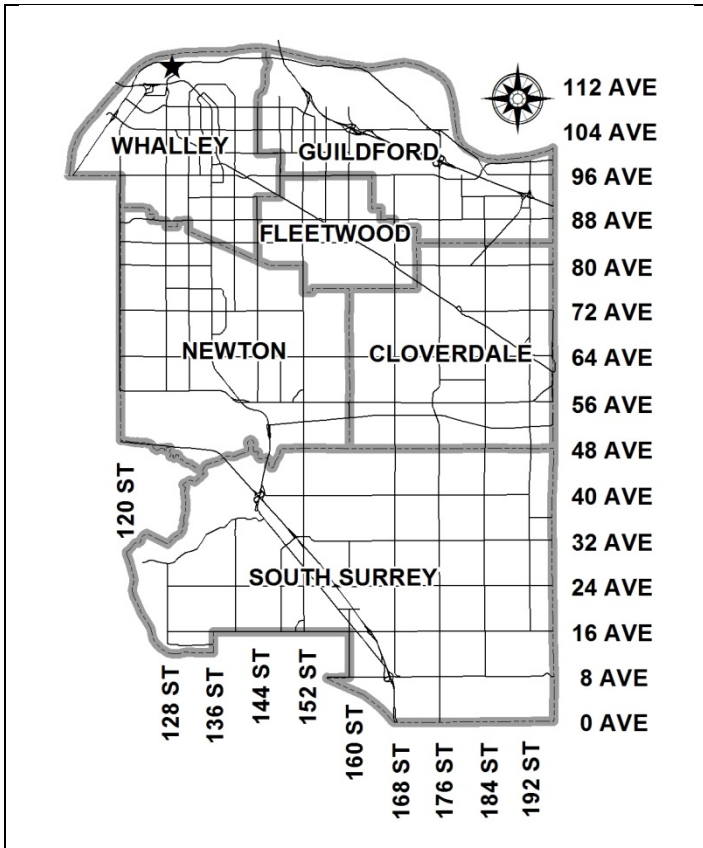


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0668-00

Planning Report Date: July 10, 2017



PROPOSAL:

- Amend CD By-law No. 17422
- Development Permit
- Development Variance Permit

to expand an existing brewery/distillery and add a private liquor store.

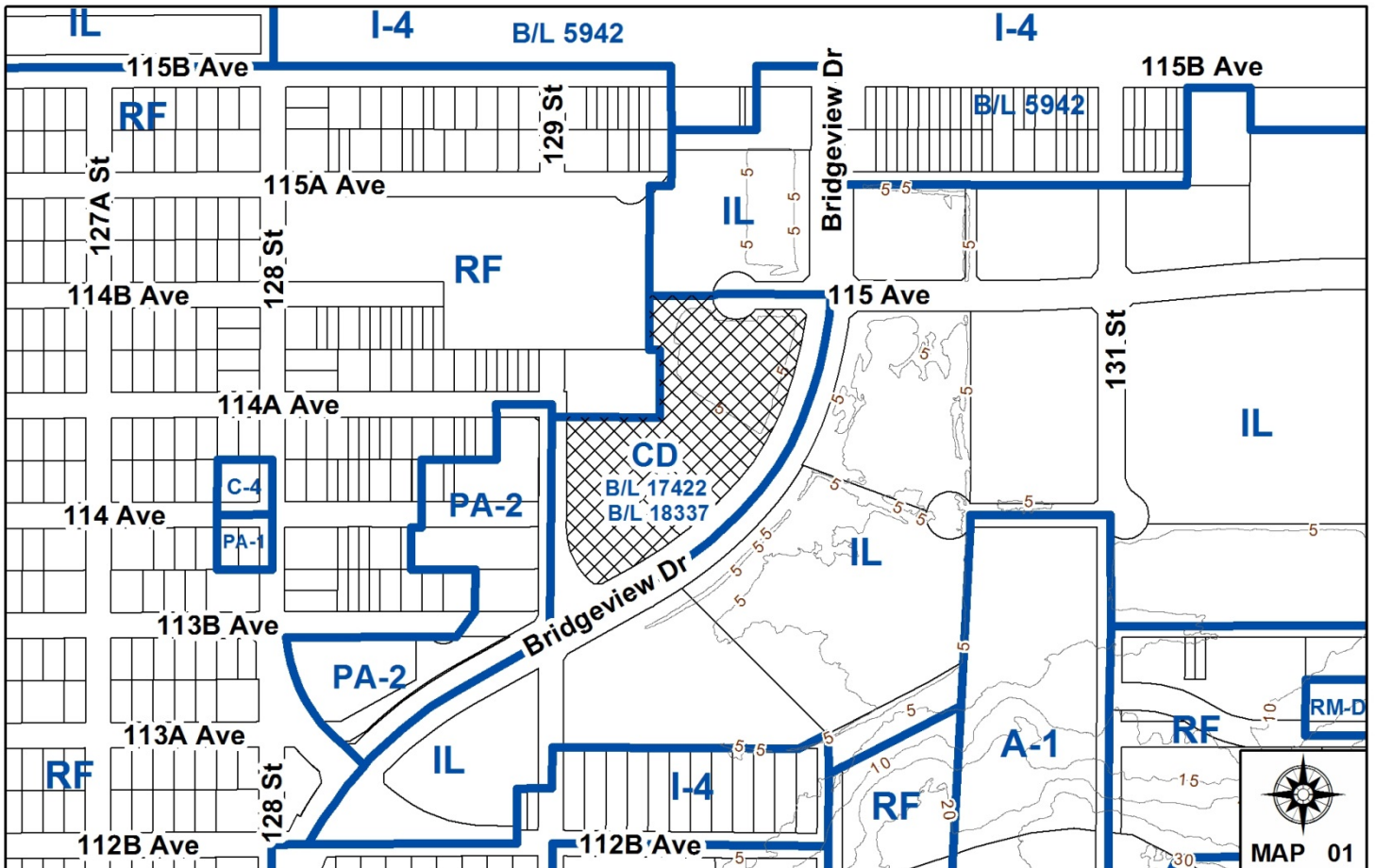
LOCATION: 11411 - Bridgeview Drive

OWNER: CCBD Realty Holding Corp.

ZONING: CD By-law No. 17422

OCP DESIGNATION: Industrial

LAP DESIGNATION: Service Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 17422.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance in the Zoning By-law to reduce the required parking.

RATIONALE OF RECOMMENDATION

- Substantially complies with OCP Designation.
- Substantially complies with the Bridgeview Local Area Plan.
- Proposed uses in the Phase 2 expansion are consistent with existing uses on the property.
- Although a liquor store is not typically a supported use within industrial designated areas, the applicant has advised that the brewery has become a popular tourist destination in the City, and that the proposed liquor store, which is intended to have a craft beer focus will support the tourist experience. When considered as an ancillary use to the brewery, the proposed liquor store has merit.
- Proposed variance to the number of parking spaces exceeds the anticipated number of employees and customers at peak times and is supported by Engineering Transportation.
- The proposed Phase 2 building is well designed and follows the design vernacular of the existing brewery with a similar material pallet.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 17422 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0668-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7916-0668-00 (Appendix V), to reduce the minimum number of required on-site parking spaces for the proposed brewery/distillery expansion and liquor store from 75 to 42, to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	The property fronts onto the Bridgeview Greenway, an off-street bike route with separated cycle tracks. Parks encourages the consideration of bike infrastructure, such as bike racks and parking, particularly at the entrances to the liquor store.

SITE CHARACTERISTICS

Existing Land Use: Central City Brewery and Distillery

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 115 Avenue):	Vacant site with approved Development Permit No. 7913-0131-00 for three industrial buildings.	Industrial	IL
North-west:	Bridgeview pump station on City-owned land.	Urban	RF
West (Across unopened 129 Street):	Recently approved rezoning to accommodate a Religious Assembly (Calvary Worship Centre)	Urban	PA-2
East and South (Across Bridgeview Drive):	A two-storey industrial building and two vacant properties.	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is the location of the Central City Brewery, which was constructed in 2013. The Comprehensive Development Zone (CD) (By-law No. 17422) and the associated Development Permit No. 7911-0022-00 to permit construction of the brewery were approved on April 23, 2012.
- CD By-law No. 17422 is based on the "Light Impact Industrial Zone (IL)" with some modifications to permitted uses. Retail sales of products manufactured on site, limited to a maximum floor area of 185 square metres (2,000 sq. ft.) is permitted as an accessory use to the brewery and distillery. Development Variance Permit No. 7911-0022-01 was issued on July 9, 2012 to relax the number of required off-street parking spaces for the brewery from 59 spaces to 37 spaces, however 50 spaces were constructed on the site.
- On December 15, 2014, the CD Zone was amended (By-law No. 18337) to permit on-site consumption of alcoholic products manufactured on the premises, within a licensed lounge and special event area. The amended By-law also stipulated that no additional on-site parking was required for the lounge and special event areas.

Current Proposal

- The applicant is proposing a second phase to the development that includes a 4,799 square metre (51,660 sq. ft.) building for a warehouse and private liquor store on the vacant land to the north of the existing brewery and distillery building. The proposed building has 3,003 square metres (32,320 sq. ft.) of warehouse space for cold storage and shipping and receiving; 974 square metres (10,480 sq. ft.) of ancillary office space for brewery staff; and 822 square metres (8,850 sq. ft.) of liquor retail space (see Appendix II).
- The existing CD Zone permits only 185 square metres (2,000 sq. ft.) of retail space and limits sales to products that are manufactured on the premises. This existing retail space will be retained in the Phase 1 building. The applicant is seeking to further amend CD By-law No. 17422 to accommodate a full private liquor store in the Phase 2 building that offers both Central City Brewery and other company product lines.
- In conjunction with the rezoning, the applicant has also requested a Development Permit for the proposed building and a Development Variance Permit to reduce the parking requirements.
- The proposed development generally complies with the Industrial designation in the Official Community Plan (OCP) and the Service Industrial designation in the Bridgeview Local Area Plan (LAP). The OCP Industrial designation supports warehousing, limited accessory office uses and commercial uses that support the industrial activity. Economic policies in the Bridgeview LAP encourage the provision of industrial and commercial opportunities to improve the local economy.
- Although a liquor store is not typically a supported use within Industrial designated areas, the applicant has advised that the brewery has become a popular tourist destination in the City, and that the proposed liquor store, which is intended to have a craft beer focus will support the tourist experience. When considered as an ancillary use to the brewery, the proposed liquor store has merit.
- The combined floor area of the Phase 1 and proposed Phase 2 buildings of 10,850 square metres (116,780 sq. ft.) on a 2-hectare (5-acre) site, results in a floor area ratio (FAR) of 0.53 and a lot coverage of 43%. The proposal is within the 1.0 FAR and 60% lot coverage permitted in the CD Zone (By-law Nos. 17422 and 18337).

Proposed Comprehensive Development Zone Amendment

- The existing CD Zone permits 185 square metres (2,000 sq. ft.) of retail space for products manufactured on the premises. The proposed further amendment to CD By-law No. 17422 would add a liquor store, limited to a maximum floor area of 825 square metres (8,880 sq. ft.).
- The CD Zone requires a minimum front yard setback of 6.5 metres (21 ft.). On the front elevation at 115 Avenue, the applicant proposes an entrance canopy that has a sign mounted on top. The entrance canopy encroaches into the front yard setback by 0.7 metre (2.3 ft.). The proposed amendment would permit canopies to encroach into the front yard setback.
- All other provisions of the CD Zone (By-laws Nos. 17422 and 18337) remain unchanged.

PRE-NOTIFICATION

In accordance with Council policy a development proposal sign has been erected on the property and pre-notification letters were sent on June 8, 2017. To date, staff have not received any comments with respect to the development proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed Phase 2 building follows the design vernacular of the existing brewery and a similar material pallet. The primary colours of the building are natural grey concrete and stained wood. The prominent east facade on Bridgeview Drive is predominately filled with full height glazing containing traditional wood whiskey barrels stacked for aging to showcase the product and industry of the brewery and distillery. On the north facade, where the liquor store is proposed, a full height prow-shaped, oversailing roof form provides a corner statement to identify the retail activity.
- The proposed building is 14.4 metres (47 ft.) in height, which is lower than the maximum 18 metres (60 ft.) permitted in the CD Zone.
- The applicant has proposed a total of 4 signs. One fascia sign above the first storey is proposed on each of the north, east and south elevations. These fascia signs will be comprised of back-lit channel letters, 2 of which depict the name of the brewery and 1 which depicts the product line showcased in the building design. One canopy sign is proposed at the first storey, which will be mounted on a canopy that overhangs the entrance to the liquor retail store. All the proposed signs comply with the Sign By-law.
- In Phase 1, vehicle access was provided from one driveway from Bridgeview Drive on the east side of the site. In Phase 2, two additional driveways are proposed on the north side of the new building from the 115 Avenue cul-de-sac. Trucks will enter from Bridgeview Drive and exit from the western driveway on 115 Avenue in a clockwise fashion. Customers and staff will have vehicle access from all three driveways.
- A multi-use path, which begins on the subject property at the corner of 115 Avenue and Bridgeview Drive runs along the eastern edge of the property and behind a bus stop, will connect to the existing pathway which straddles the subject property and City road allowance in front of the existing brewery building. Trees and other landscaping will be provided alongside the multi-use path.

TREES

- Kerin Matthews, ISA Certified Arborist of Mountain Maple Garden and Tree Service Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	3	0
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Ash	19	0	19
Total (excluding Alder and Cottonwood Trees)	23	4	19
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4 +	
Total Retained and Replacement Trees		23 +	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 19 protected trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 17 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 19 trees can be retained as part of this development proposal. The proposed tree retention was assessed based on building footprints, landscaping installed for Phase 1 and the proposed parking area.
- A preliminary landscaping plan, which includes replacement and new tree plantings, exceeds the number of number of replacement trees required by the City's Tree Protection By-law. The applicant will be required to submit a finalized landscaping plan and landscaping cost estimates prior to final adoption.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 14, 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"> • Consistent with Secondary Plan and OCP

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> Proposed development includes a variety of uses (industrial, office, commercial)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> On-site rainwater management including absorbent soils, infiltration trenches and swales
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Improved pedestrian and cycling mobility with the completion of a multi-use path and sidewalks along site road frontages.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Consistent with CPTED principles, elevations and open areas are well-lit and plantings are chosen to avoid shadowing.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum number of required off-street parking spaces in Phase 2 from 75 to 42.

Applicant's Justification:

- The industrial portion of the Phase 2 building is for warehousing that is nearly fully automated, with a low number of staff working mainly in shipping/receiving and supervisory roles.
- Phase 2 of the brewery will have a maximum of 21 employees on site and anticipates 12 customers at peak times, and as such, the demand for parking spaces is not expected to exceed 33.

Staff Response:

- Under Part 5 Parking and Loading/Unloading of the Zoning By-law No. 12000, the parking requirement for each 100 square metres (1,1075 sq.ft.) of gross floor area is 1 space for industrial uses, 2.5 spaces for office uses and 2.5 spaces for retail uses in buildings with a gross floor area greater than or equal to 4,645 square metres (50,000 sq.ft.). Accordingly, the proposed new Phase 2 building requires 75 parking spaces. The applicant is proposing 42 parking spaces.
- The applicant has provided the following employee information to support a decrease in the parking requirements for the new building:

- Retail: maximum of 6 retail associates and supervisory staff for a total of 8 parking stalls;
 - Warehousing and shipping/receiving operation: 4 full-time employees and potentially 4 occasional staff for future "co-packing operations" for a total of 8 parking stalls;
 - Ancillary office: office workers are located in Phase 1 but a future staff of 4 or 5 could be considered with associated merchandise storage for a total of 5 parking stalls; and
 - A total of 21 parking stalls are therefore required for employee parking.
- The remaining 21 parking stalls are allocated for retail customer use.
 - Engineering Transportation has reviewed the parking relaxation rationale provided by the applicant and supports 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.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7916-0668-00
Appendix VI.	Proposed CD By-law Amendment

INFORMATION AVAILABLE ON FILE

- Arborist Report prepared by Mountain Maple Garden & Tree Service dated March 8, 2017
- Environmental Report prepared by Hemmera Envirochem Inc. dated March 10, 2017
- Geotechnical Study prepared by Geopacific Vancouver dated April 24, 2017
- Traffic Study prepared by Bunt & Associates dated June 19, 2017
- Complete Set of Architectural and Landscape Plans prepared by Metric Architecture dated June 19, 2017 and PMG Landscape Architects dated June 13, 2017

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DEVELOPMENT DATA SHEET

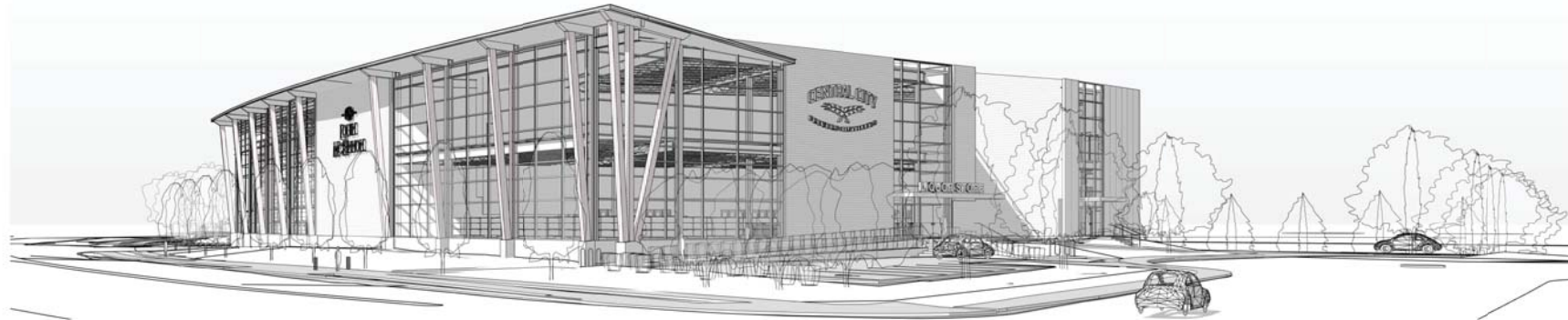
Proposed Zoning: CD 17422 (based on IL)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		20,315 sq. m.
Road Widening area		
Undevelopable area		2,188 sq. m.
Net Total		18,128 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	43%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (115 Avenue)	6.5 m	6.5 m (except 5.8 m at entrance canopy)
Rear (129 Street)	7.5 m	7.5 m
Side (Bridgeview Drive)	7.5 m	7.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18m	14.4m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor	N/A	N/A
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
	N/A	N/A
FLOOR AREA: Commercial		
Retail and Other Commercial Phase 1		237.8 m ²
Retail Phase 2		822.4 m ²
Combined Commercial Total		1,060.2 m ²
Office Phase 1		746.7 m ²
Office Phase 2		973.5 m ²
Combined Office Total		1,720.2 m ²
Combined Commercial Total		2,780.4 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
FLOOR AREA: Industrial		
Phase 1		5,065.8 m ²
Phase 2		3,003.4 m ²
Combined Industrial Total		8,069.2 m ²
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		
Phase 1		6,050.3 m ²
Phase 2		4,799.3 m ²
Combined Phases Total		10,849.6 m ²
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.534
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	45	34
Industrial	30	8
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	75	42
Number of accessible stalls	2	4
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	YES
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11411 BRIDGEVIEW DR. CENTRAL CITY WAREHOUSE & LIQUOR RETAIL STORE

11411 Bridgeview Drive, SURREY B.C.

PROJECT DATA

PROJECT DATA			
Site Area			
Total	218,594 SF	5.018 Acr	20,315.4 SM
Phase 1 Area	136,462 SF	3.133 Acr	12682.3 SM
Phase 2 Area	82,132 SF	1.885 Acr	7,633.1 SM
Covenant (SRW PLANS BCP 29958 & 26884, 10610)			
Total	23,542 SF		2,187.9 SM
Phase 1 Area	16,586 SF		1,541.4 SM
Phase 2 Area	6,956 SF		646.5 SM
Net Site Area			
Total	195,052 SF		18,127.5 SM
Phase 1 Area	119,876 SF		11,140.9 SM
Phase 2 Area	75,176 SF		6,986.6 SM
Building Area			
Phase 1	65,101 SF		6,050.3 SM
Ground Floor	57,066 SF		5,303.5 SM
Second Floor	8,035 SF		746.7 SM
Phase 2	51,658 SF		4799.2 SM
Ground Floor	37,001 SF		3,437.5 SM
Mezzanine	3,222 SF		299.3 SM
Second Floor	11,435 SF		1062.4 SM
TOTAL	116,759 SF		10,849.5 SM

COMBINED PHASES 1 & 2 ZONING ANALYSIS

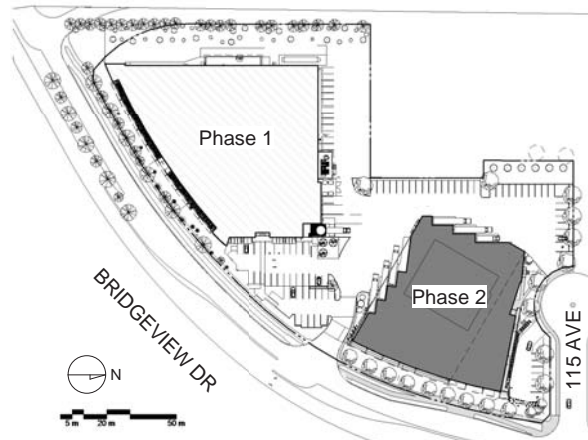
ALLOWED/REQUIRED	PHASE 1		PHASE 2		COMBINED PHASES
	1 FAR	1 FAR	0.298	0.236	
Light Impact Industrial	18 m [60 ft]	13.72 m [45 ft]	14.4 m [50.5 ft]	14.4 m [50.5 ft]	0.534 FAR
Building Height	see note	4.42 m [14.5 ft]	5.0 m [16.4 ft]	5.0 m [16.4 ft]	
Site Coverage	60% (per Part 48.E)	26.1% (67,066 sf)	16.9% (37,001 sf)	16.9% (37,001 sf)	43%

SETBACKS (per Part 48.F)	PHASE 1	PHASE 2	COMBINED PHASES
Front Yard (PH1=Bridgeview / PH2=115 AVE)	6.5 m [21.3 ft]	6.5 m (East) > 6.5 m (North)	7.5 m + 2.7 m
Side Yard	7.5 m [25 ft]	N/A	Road Widening
Rear Yard	7.5 m [25 ft]	22.65 m > 7.5 m	
Side Yard	1.75 m [5.75 ft]	12.92 m N/A	

PARKING REQUIREMENTS (per Part 5 Table C.3, Part 5 D.1.b)	PHASE 1	PHASE 2	COMBINED PHASES
Light Impact Industrial	62541/1075 = 58 stalls	(32,328 SF)/1075 = 30 stalls	89 stalls
Retail (per Part 5 Table C.2)	275 stalls/1075 SF	8,852 SF/1075 x 2.75 = 21 stalls	28 stalls
Office	n/a	10,479 SF/1075 x 2.5 = 24 stalls	24 stalls
Total parking spaces required:	65 stalls	75 stalls	140 stalls
Total parking spaces provided:	50 stalls	42 stalls	92 stalls
Accessible parking stalls required:	15 stall relaxation previously approved	33 stall relaxation requested = 44%	48 stall relaxation
Accessible parking stalls provided:	102/100 = 1 stall 2 stalls	42/100 = 1 stall 2 stalls	90/100 = 2 stall 2 stall

BICYCLE FACILITIES (per Part 5 D.2.a)	PHASE 1	PHASE 2	COMBINED PHASES
Total bicycle spaces required:	(65,101/1075) x 0.1 = 6 spaces	(51,658/1075) x 0.1 = 5 spaces	11 spaces
Total bicycle spaces provided:	10 racks	12 racks	22 racks

* NOTE : AVG.@PL.3.25 therefore 16.15m.



3 SITE - Phase 1 & Phase 2

SCALE: 1:1000

PROJECT TEAM

OWNER

CENTRAL CITY BREWERS & DISTILLERS
CCB REALTY HOLDINGS CORP
11411 Bridgeview Drive
SURREY, BC V3R 0C2
P.604.588.2337

CONTACT: DARYLL FROST
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ARCHITECT

METRIC ARCHITECTURE
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P.604.376.7095

CONTACT: SHERIDAN MACRAE
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P.604.686-9533

CONTACT: JOHN BRYSON

CIVIL

R.F BINNIE & ASSOCIATES
205-4946 CANADA WAY
SURREY, BC V5G 4H7
P.604.420.1721

CONTACT: RUSSELL WARREN

DRAWING LIST

ARCHITECTURAL

- A0.1 COVER PAGE
- A0.2 CONTEXT PLAN
- A0.3 SURVEY PLAN
- A0.4 AREA BREAKDOWN
- A0.5 PERSPECTIVES 1
- A0.6 PERSPECTIVES 2
- A0.7 PERSPECTIVES 3
- A0.8 SHADOW STUDY
- A0.9 SITE PLANS
- A1.1 MAIN FLOOR PLAN
- A1.2 MEZZANINE FLOOR
- A1.3 SECOND FLOOR PLAN
- A1.4 ROOF PLAN
- A2.1 ELEVATIONS
- A3.2 SECTIONS
- A6.1 SITE - BRIDGEVIEW GRADE SECTIONS
- A6.2 SITE - FRONT PARKING & LANDSCAPING
- A6.3 SITE - REAR PARKING & LOADINGS
- A7.1 SIGNAGE LOCATIONS
- A7.2 SIGNAGE RENDER

SURVEYOR

16370-002-TPG-002

GEOTECHNICAL

GOEPACIFIC
4215-1200 WEST 73RD AVENUE
VANCOUVER, BC V6P 6G5
P.604.439.0922

CONTACT: MATT KOKAN

MECHANICAL

BYCAR ENGINEERING LTD.
105A-7808 ST.
SURREY, BC V3M 4N1
P.604.591.2766

CONTACT: DARYL KETURAKIS

ELECTRICAL

NEMETZ & ASSOCIATES
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CONTACT: STEVE NEMETZ

LANDSCAPE

PM2 LANDSCAPE ARCHITECTS
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CONTACT: MARY GHAN YIP

ARBORIST

MOUNTAIN MAPLE GARDEN & TREE SERVICES LTD
#200 - 8208 SWENSON WAY
DELTA, BC V4G 1J6
P.604.488.4455

CONTACT: KERIN MATTHEWS
mountain.maple@hotmail.com

LANDSCAPE & ARBORIST

- L1 - LANDSCAPE PLAN
- L2 - SHRUB PLAN
- ARBORIST REPORT OF EXISTING TREES

ENVIRONMENTAL

WATERCOURSE ASSESSMENT

CIVIL ENGINEERING

- 16-0540-KP - KEY PLAN
- 16-0540-GP - GRADING PLAN
- 16-0540-SB - SITE SERVICING PLAN
- 16-0540-ESC - EROSION SEDIMENT CONTROL PLAN

GEOTECHNICAL

- 8749-C - REPORT OF GRADING ALONG WEST PL
- 16-0540-EXTRACT - RETAINING WALL SECTION 1 to 5

TRAFFIC ENGINEERING

- 6151.01 TRAFFIC STUDY & LOADING SWEEP PATH ANALYSIS

SEAL

NOTES

SUBMISSION

- 1) 2016-11-14 ISSUED FOR DVP
- 2) 2016-12-01 ROAD WIDENING EDIT
- 3) 2017-03-03 PLANNING UPDATES
- 4) 2017-06-29 PLANNING & COUNCIL

RESPONSE

- A) 2017-01-16 RESP-STAFF COMMENTS
- B) 2017-06-29 RESP-UD COMMENTS

PROJECT

11411 BRIDGEVIEW DR.
CENTRAL CITY
WAREHOUSE & LIQUOR
RETAIL STORE

COVER PAGE

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Due to the complexity of this project, the architect is not responsible for any errors or omissions in this drawing.

SCALE

As Indicated

DATE

PROJECT NO.

PROJECT NO.

PROJECT NO.

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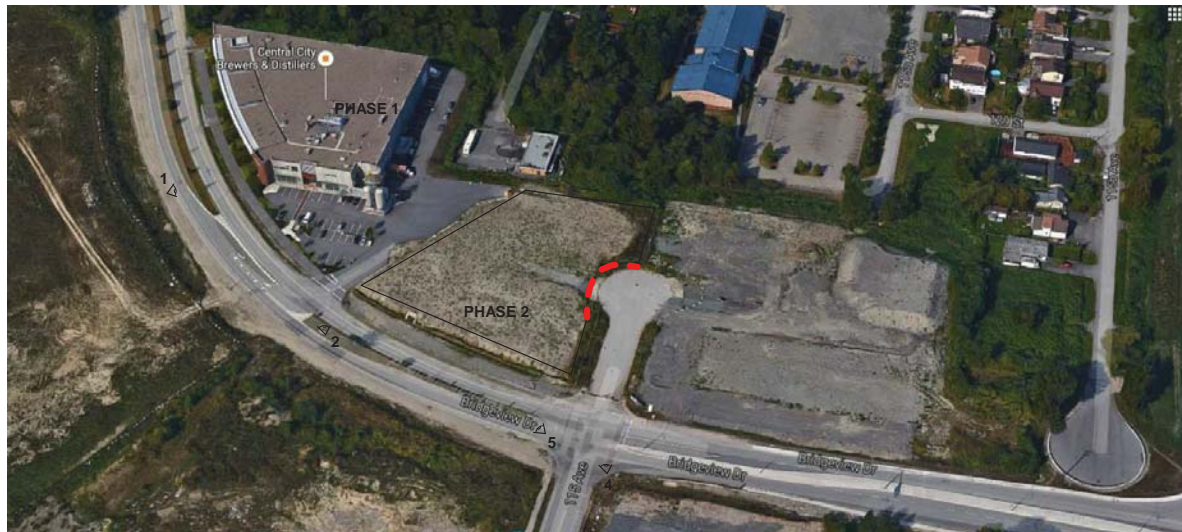
PROJECT NO.



1) View Looking West from Bridgeview to Brewery (Phase 1)



2) View Looking South Bridgeview to Brewery (Phase 1)



3) Ariel View of Site



4) View Looking West from Bridgeview to 115 Ave



5) View Looking South Bridgeview Dr to Brewery

SEAL

NOTES

SUBMISSION

- 1) 2016-11-14 ISSUED FOR DVP
- 2) 2016-12-01 ROAD WIDENING EDIT
- 3) 2017-03-03 PLANNING UPDATES
- 4) 2017-06-29 PLANNING & COUNCIL

REVISIONS

- A) 2017-01-16 RESP-STAFF COMMENTS
- B) 2017-06-29 RESP-UD COMMENTS

PROJECT

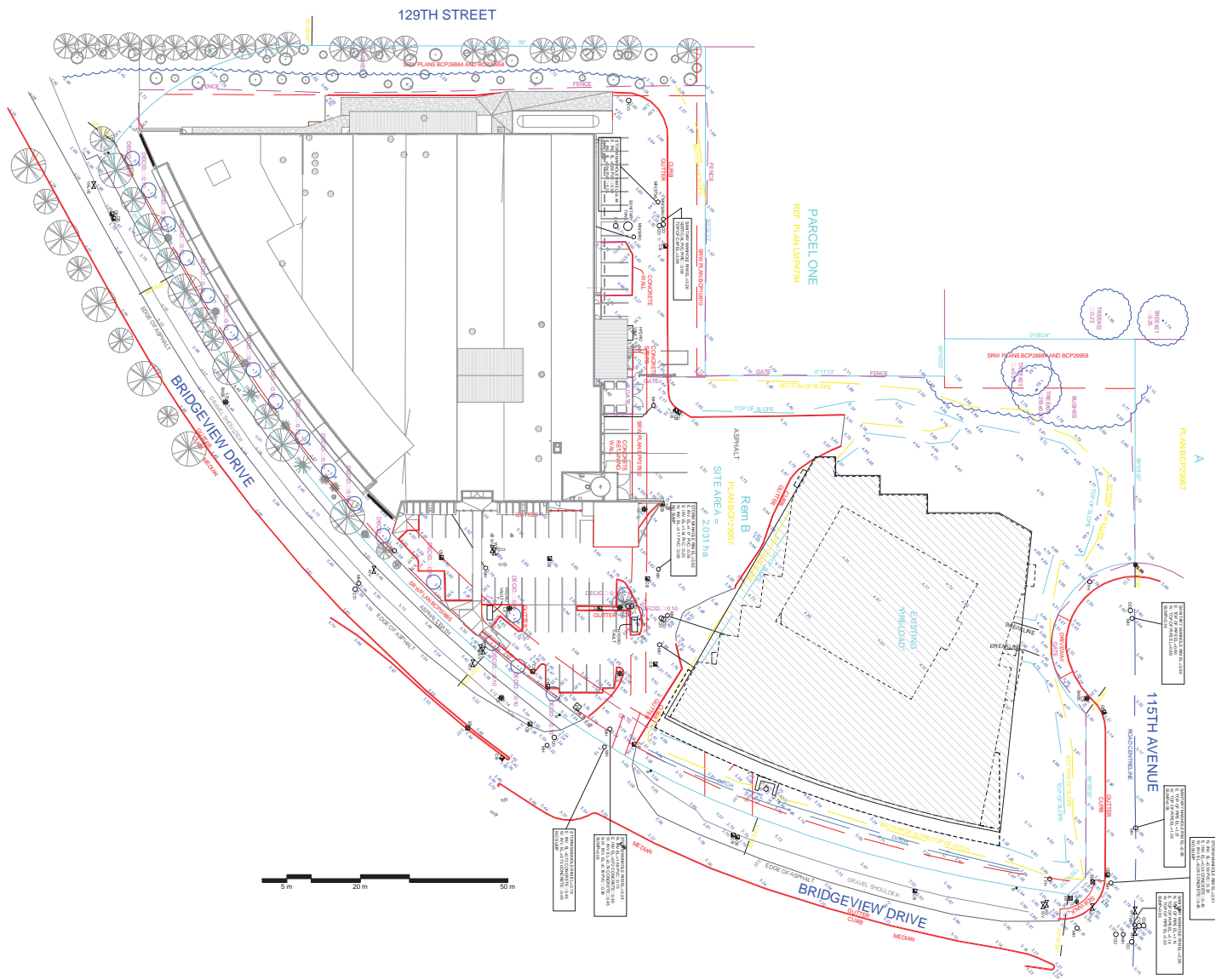
**11411 BRIDGEVIEW DR.
CENTRAL CITY
WAREHOUSE & LIQUOR
RETAIL STORE**

DRAWING
CONTEXT PLAN

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SCALE	DRAWN	REVIEWED
	SMc	SMc
	PROJECT NO	M16590



SEAL

NOTES

REVISION

- 1) 2016-11-14 ISSUED FOR DVP
- 2) 2016-12-01 ROAD WIDENING EDIT
- 3) 2017-03-03 PLANNING UPDATES
- 4) 2017-06-29 PLANNING & COUNCIL

REVISION

- A) 2017-01-16 RESP-STAFF COMMENTS
- B) 2017-06-29 RESP-UD COMMENTS

PROJECT

**11411 BRIDGEVIEW DR.
CENTRAL CITY
WAREHOUSE & LIQUOR
RETAIL STORE**

DRAWING
SURVEY PLAN

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SCALE
1:400
DRAWN
SMc/CL
REVIEWED
SMc
PROJECT NO.
M1650

Area Schedule (Gross Building)

Name	Area	AREA Imperial
Ancillary Office	63.7 m ²	686 SF
Light Impact Industrial	2551.5 m ²	27464 SF
Liquor Retail Store	822.3 m ²	8852 SF
MAIN FLOOR	3437.5 m²	37001 SF
Ancillary Office	72.3 m ²	778 SF
Light Impact Industrial	227.0 m ²	2444 SF
MEZZANINE FLOOR	299.3 m²	3222 SF
Ancillary Office	837.5 m ²	9015 SF
Light Impact Industrial	224.9 m ²	2421 SF
SECOND FLOOR	1062.4 m²	11435 SF
Grand total	4799.2 m²	51658 SF

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CENTRAL CITY
WAREHOUSE & LIQUOR
RETAIL STORE**

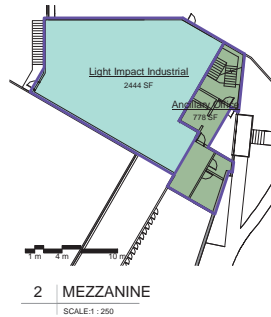
DRAWING

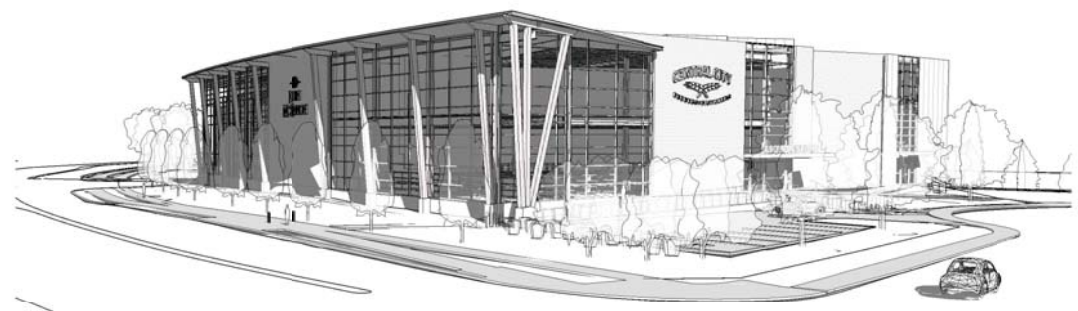
AREA BREAKDOWN

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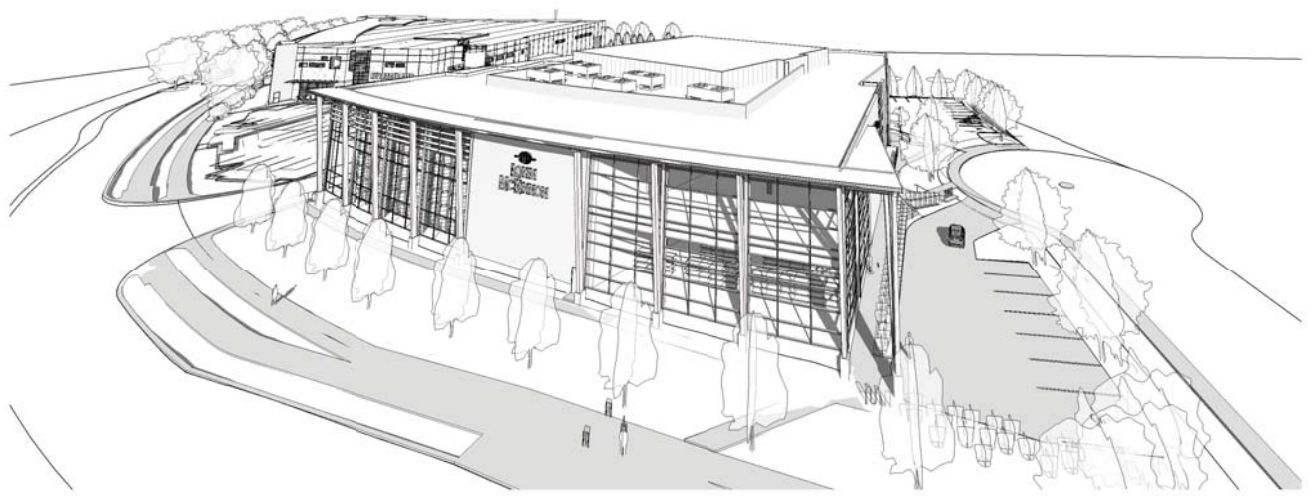
This drawing is not to be used for construction without the approval of the architect. Due to the complexity of the site the architect shall verify all dimensions, areas and volumes and shall be responsible for any errors in the drawings. The architect shall be responsible for any errors in the drawings. The architect shall be responsible for any errors in the drawings.

SCALE
1 : 250
DRAWN SMc/CL **REVIEWED** SMc
PROJECT NO. M1650

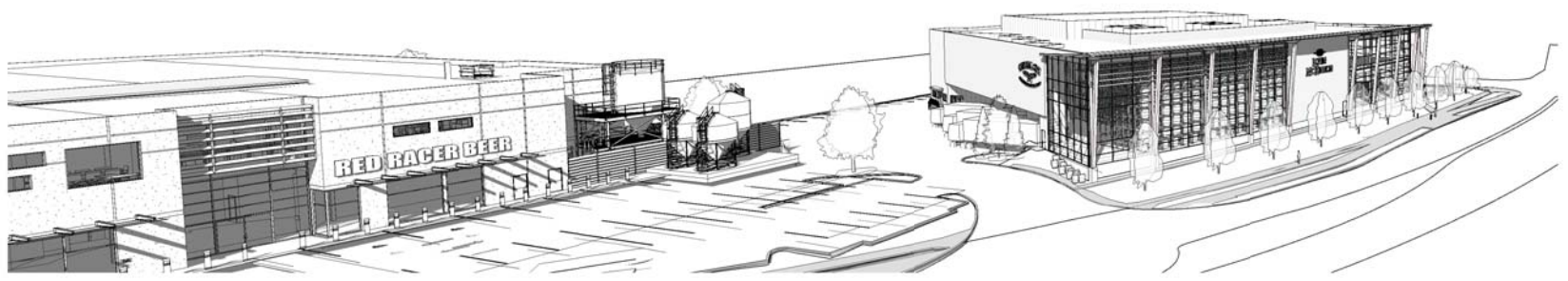




1 PERSPECTIVE 1.1
SCALE:



2 PERSPECTIVE 2
SCALE:



3 PERSPECTIVE 3
SCALE:

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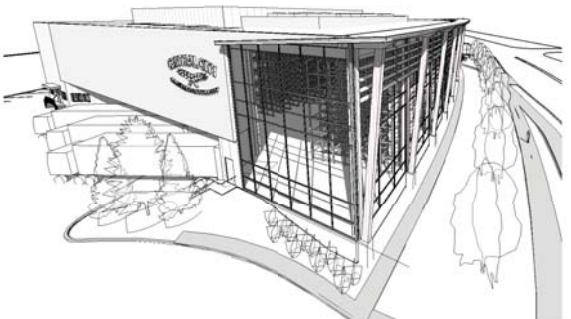
PERSPECTIVES 1

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SCALE

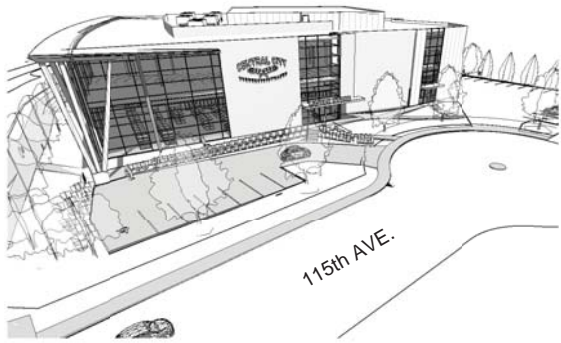
DRAWN: SMC/CL REVIEWED: SMC
PROJECT NO: M1650



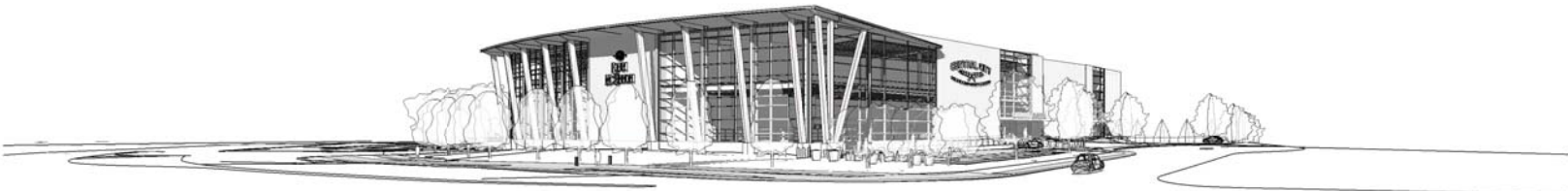
6 SE Corner Bird's Eye
SCALE:



2 LRS & STAFF ENTRANCES
SCALE:



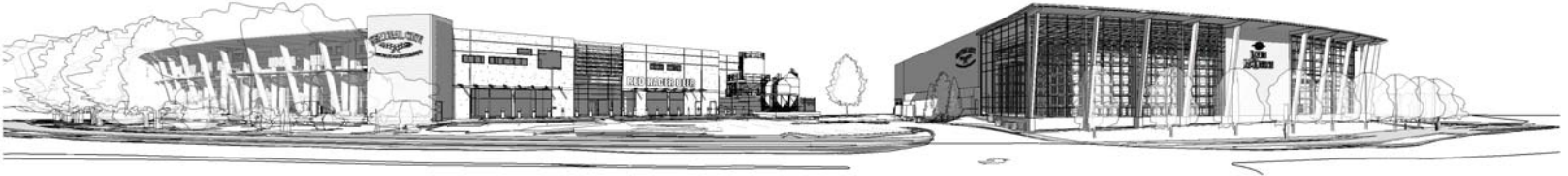
1 NORTH SIDE BIRD'S EYE SHOWING LRS & PARKING
SCALE:



5 NE Streetscape
SCALE:



3 SE STREETScape - EXISTING PHASE1 + PROPOSED PHASE 2
SCALE:



4 EAST STREETScape - EXISTING PHASE1 + PROPOSED PHASE 2
SCALE:

SEAL

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PROJECT

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RETAIL STORE

DRAWING

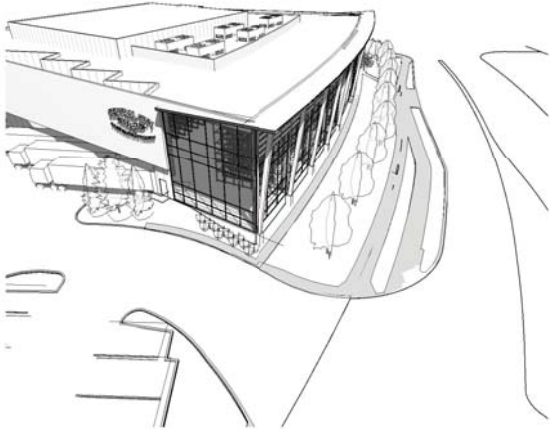
PERSPECTIVES 2

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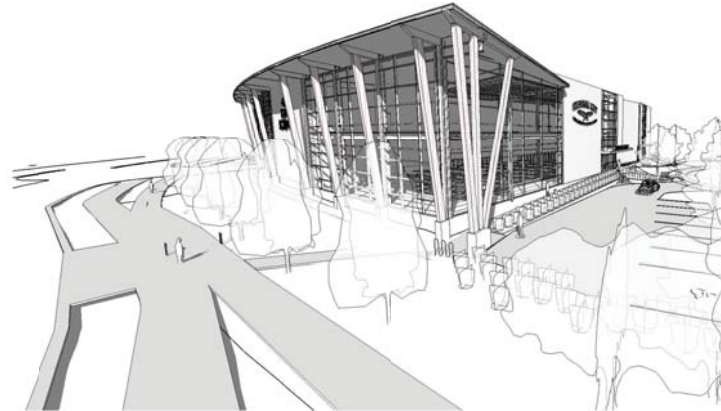
SCALE

DRAWN: SMC REVIEWED: SMC
PROJECT NO: M1650



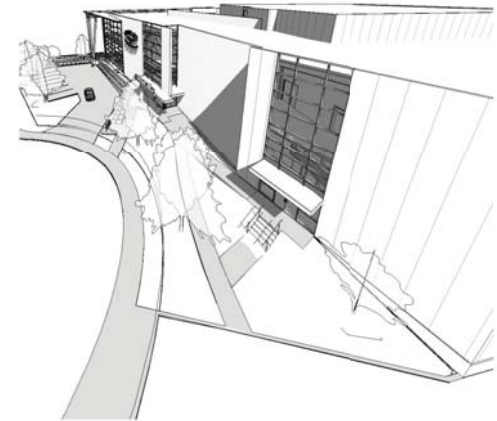
1 | Looking North along Bridgeview Dr

SCALE:



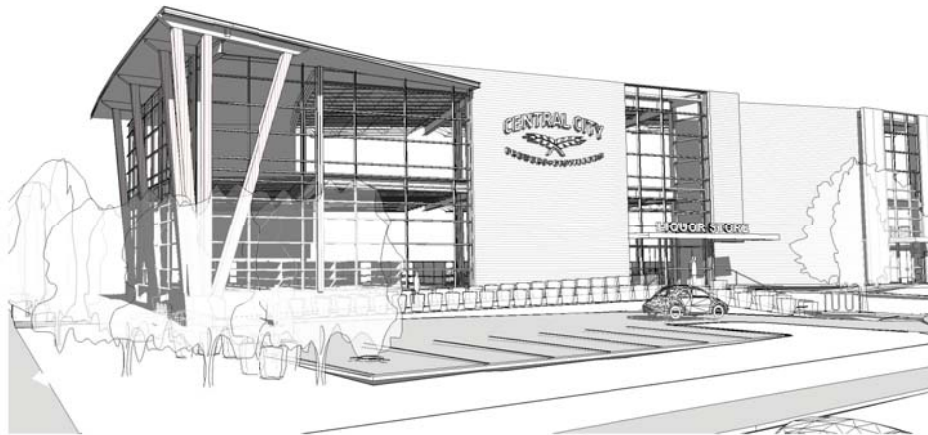
3 | Corner Bridgeview Dr & 115 Ave

SCALE:



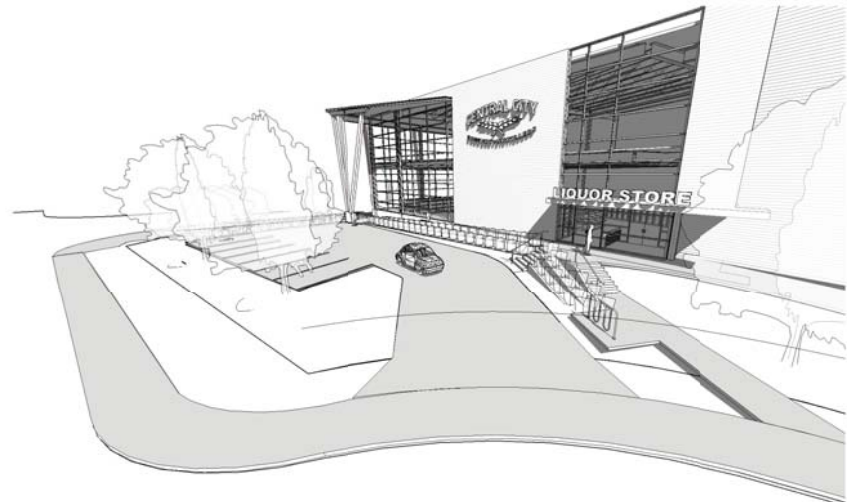
5 | Liquor Store from P2 Parking

SCALE:



4 | Liquor Store & P1 Parking

SCALE:



2 | LRS Entrance off Cul-de-sac

SCALE:

SEAL

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11411 BRIDGEVIEW DR.
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RETAIL STORE

DRAWING

PERSPECTIVES 3

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SCALE

DRAWN

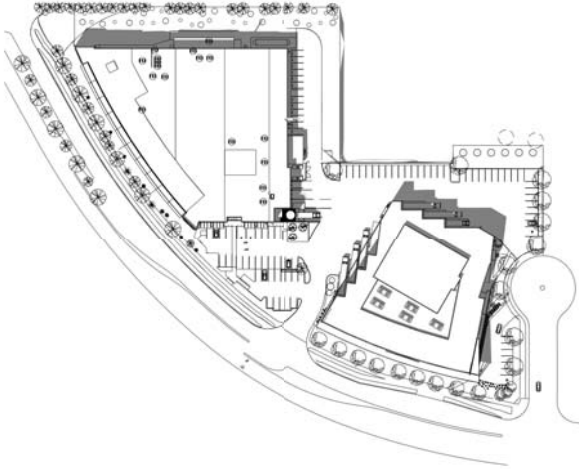
SMc

PROJECT NO

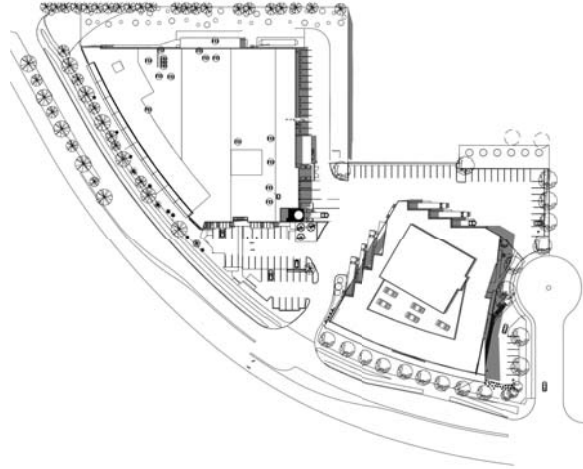
REVIEWED

SMc

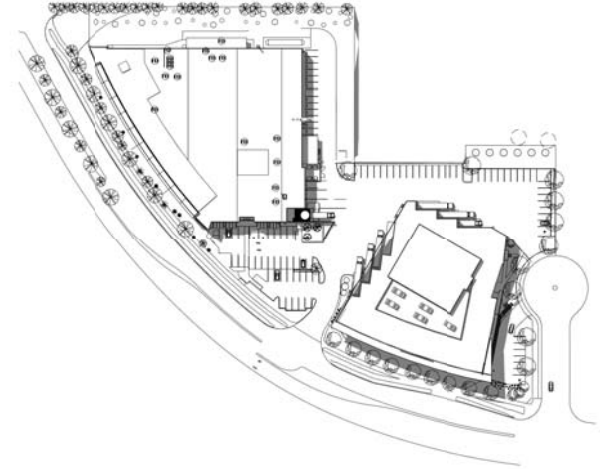
M1650



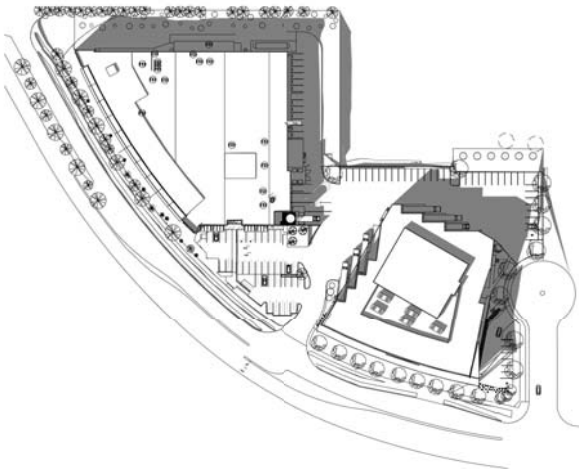
6 SOLSTICE 10AM
SCALE: 1:1000



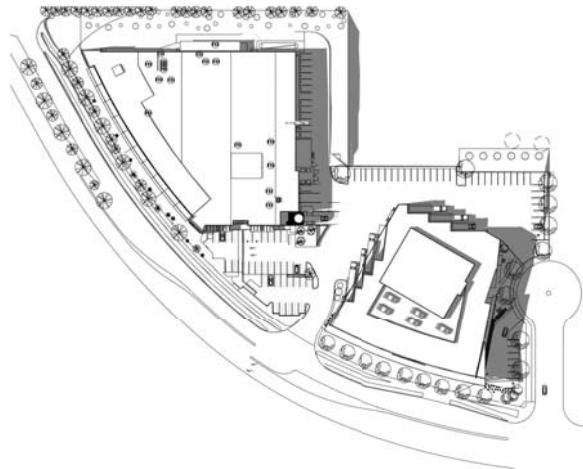
5 SOLSTICE 12PM
SCALE: 1:1000



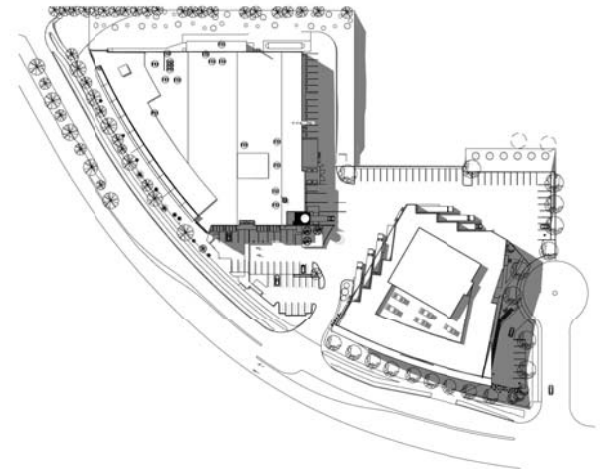
4 SOLSTICE 2PM
SCALE: 1:1000



3 EQUINOX 10AM
SCALE: 1:1000



2 EQUINOX 12PM
SCALE: 1:1000



1 EQUINOX 2PM
SCALE: 1:1000

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PROJECT

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DRAWING

SHADOW STUDY

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SCALE

1:1000

DRAWN

SMcCL

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PROJECT NO.

M1690

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RETAIL STORE**

DRAWING

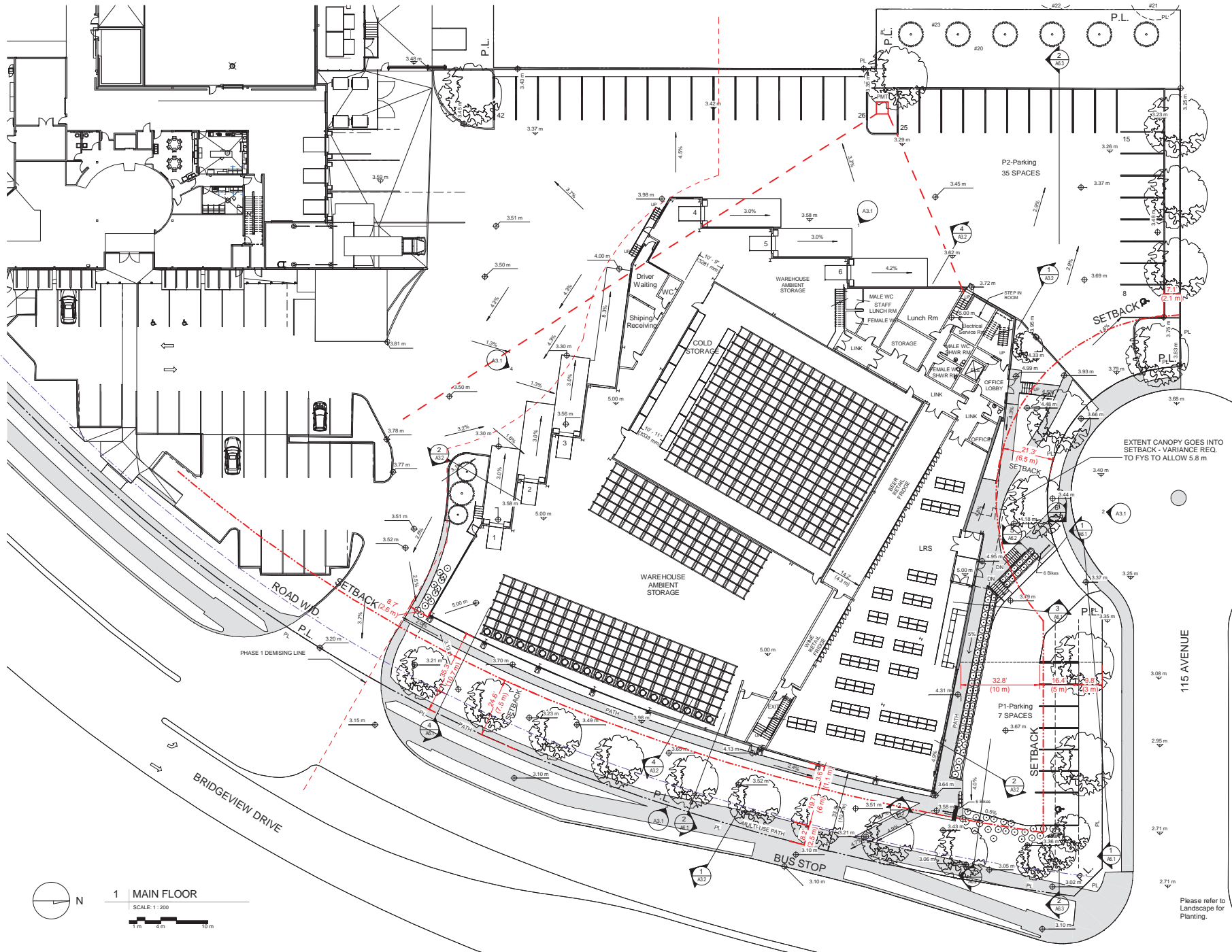
MAIN FLOOR PLAN

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SCALE
1:200
DRAWN: SMc/CL
PROJECT NO: M1650
REVIEWED: SMc
DATE: 2017-06-29

Please refer to
Landscape for
Planting.



1 MAIN FLOOR

SCALE: 1:200



REVISIONS

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PROJECT

11411 BRIDGEVIEW DR.
CENTRAL CITY
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SITE PLANS

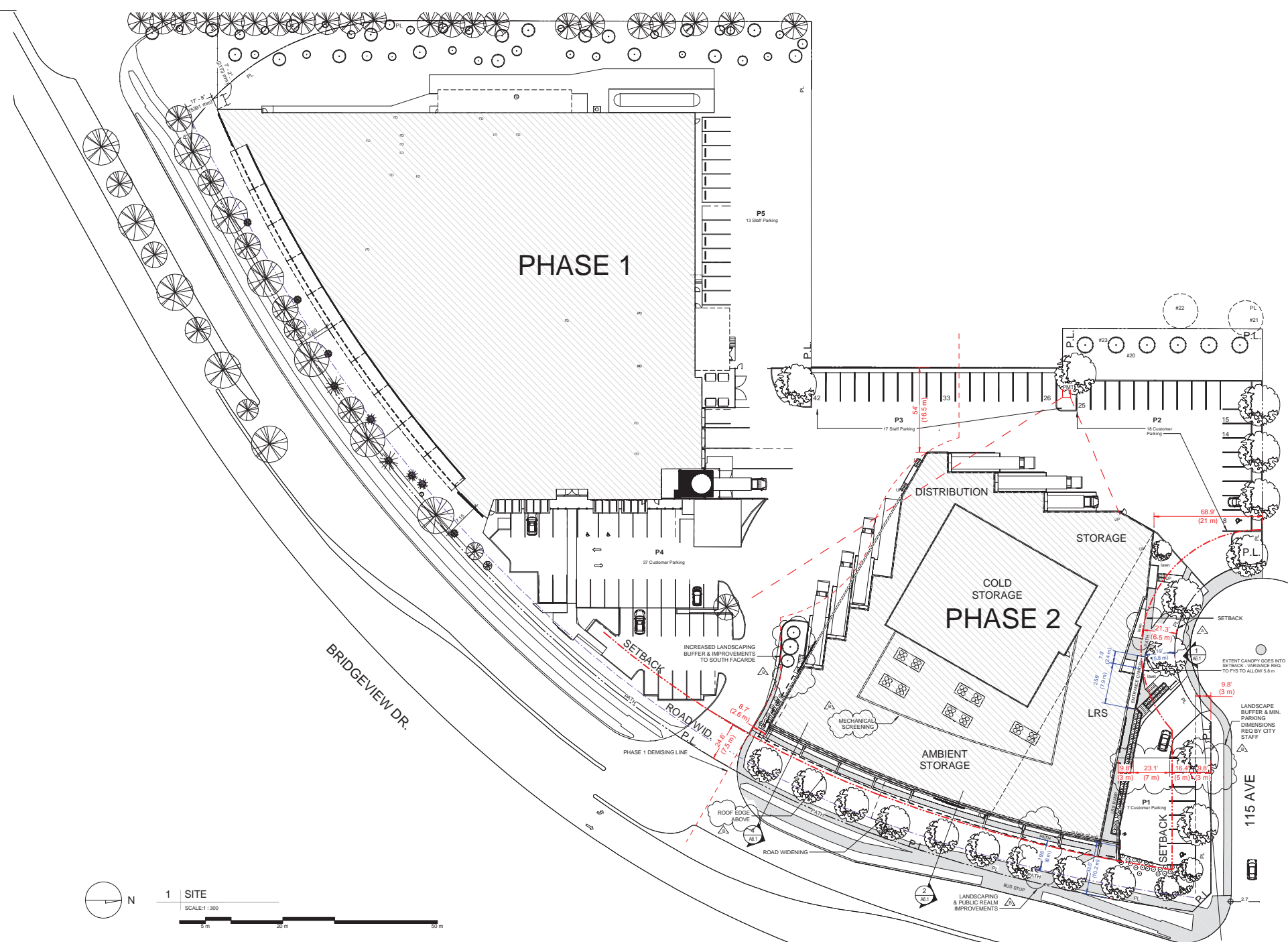
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This drawing is not to be used for construction until issued for the purposes intended.

Due to the complexity of this plan, the contractor shall verify all dimensions and locations of existing and proposed structures and utilities before construction.

SCALE
1:300
DRAWN: SMc/CL
PROJECT NO: M1650

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1 SITE

SCALE: 1:300



MAIL

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**11411 BRIDGEVIEW DR.
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WAREHOUSE & LIQUOR
RETAIL STORE**

DRAWING
MEZZANINE FLOOR

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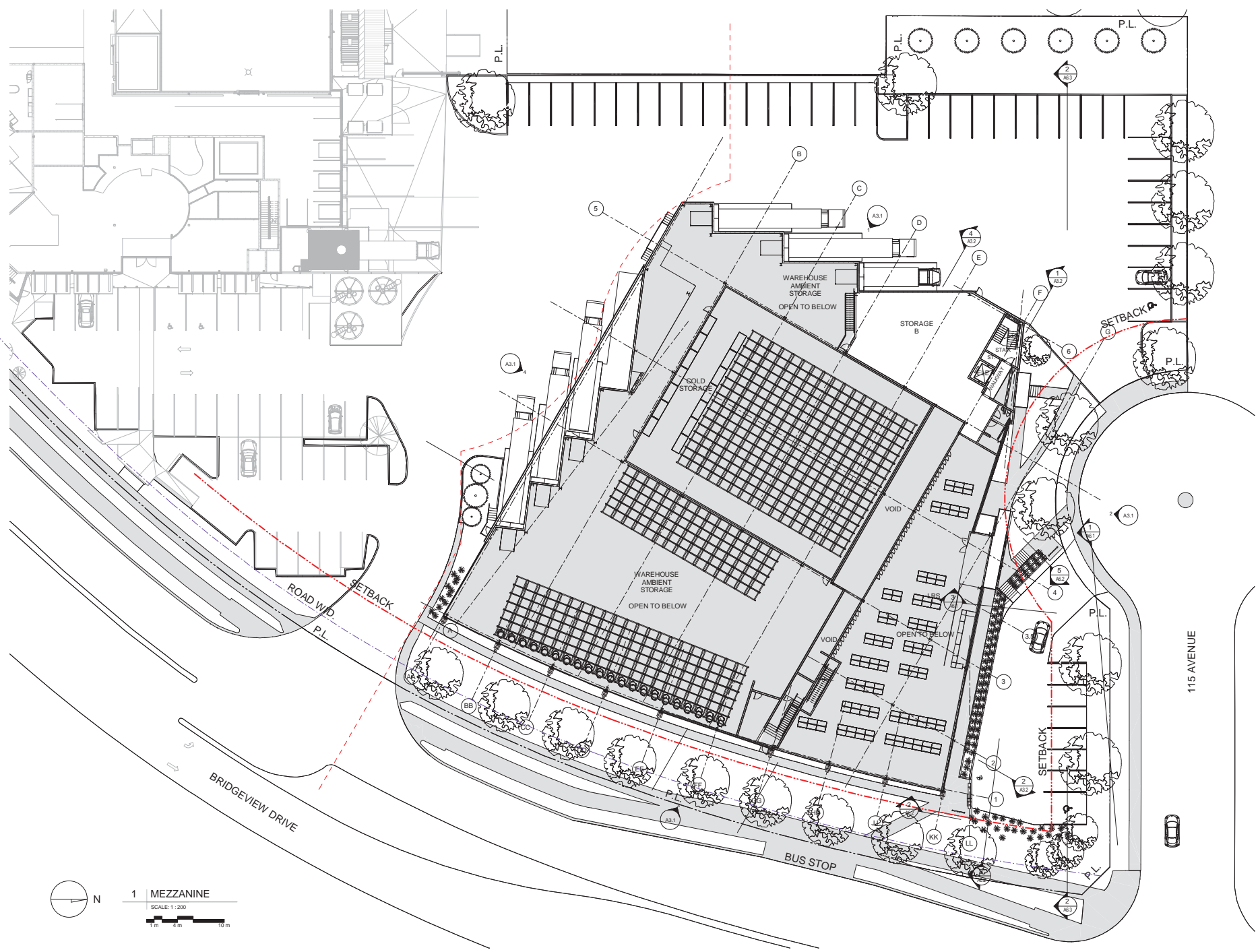
This drawing is not to be used for construction and issued for the purposes of the building.

Due to the complexity of the design, the architect shall not be held responsible for any errors or omissions in the design or for any construction issues that may arise during the construction process.

SCALE
1 : 200
DRAWN
SMc/CL
PROJECT NO.
M1650

REVIEWED
SMc

A1.2



1 MEZZANINE
SCALE: 1 : 200
1m 4m 10m

MAIL

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DRAWING

SECOND FLOOR PLAN

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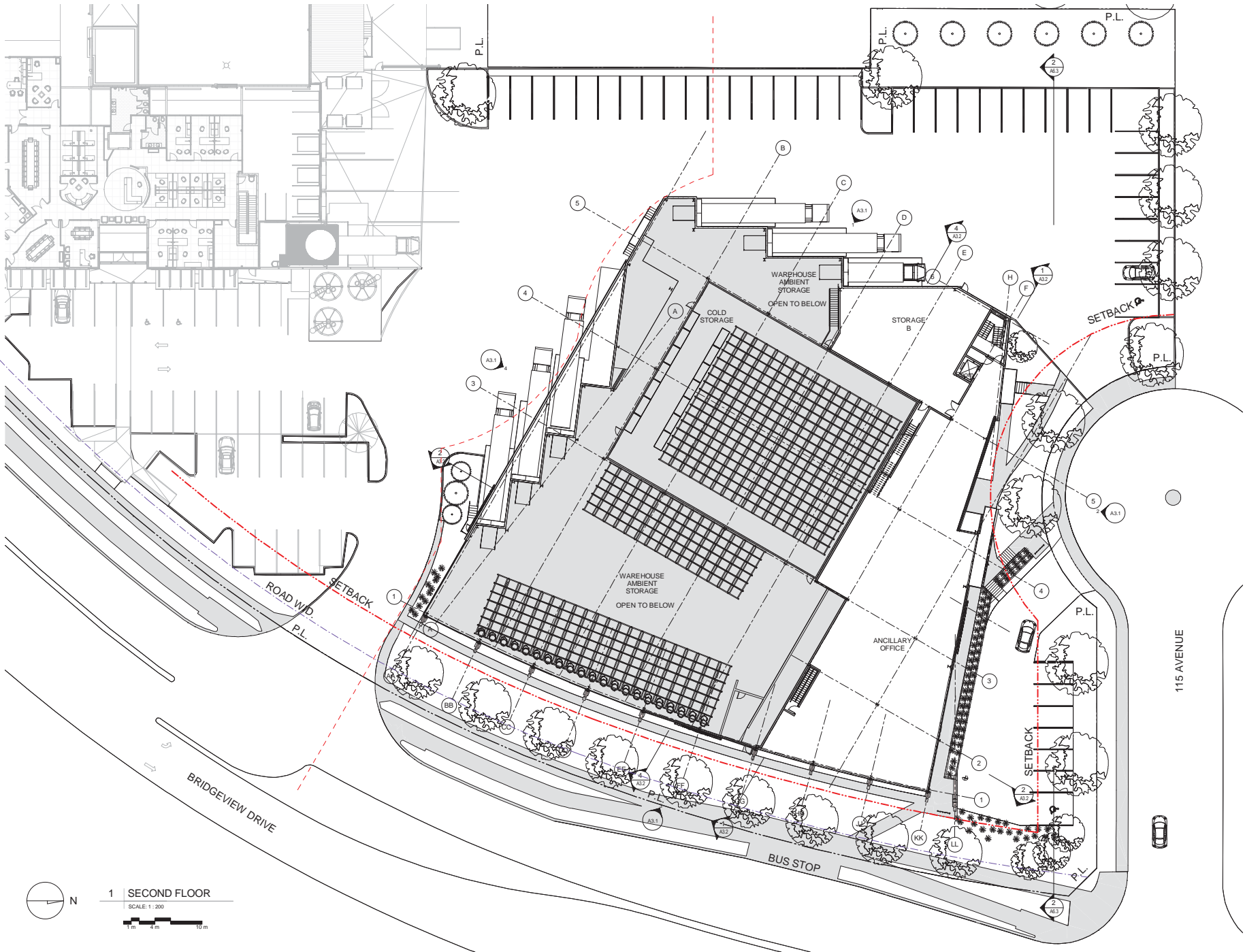
This drawing is not to be used for construction without the written consent of Metric Architecture. It is the responsibility of the contractor to ensure that all construction is in accordance with the approved plans and specifications. No liability is accepted for any errors or omissions.

SCALE
1: 200
DRAWN
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SMc

M1650



1 SECOND FLOOR

SCALE: 1: 200

1m 4m 10m

MAIL

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**11411 BRIDGEVIEW DR.
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DRAWING

ROOF PLAN

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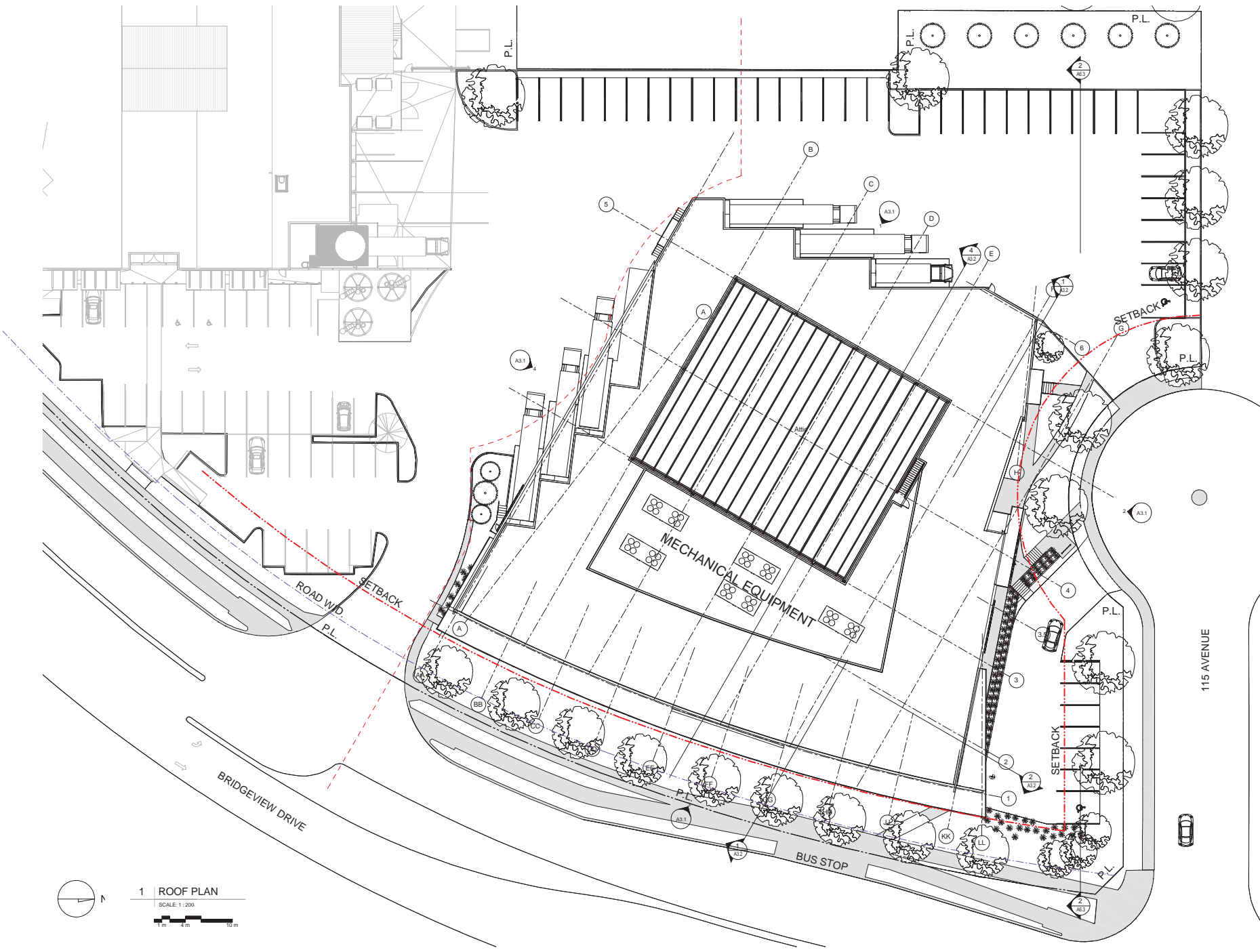
Due to the complexity of this plan the contractor shall verify all dimensions and locations of all elements on the site before construction.

SCALE
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DRAWN
SMc/CL
PROJECT NO.
M1650

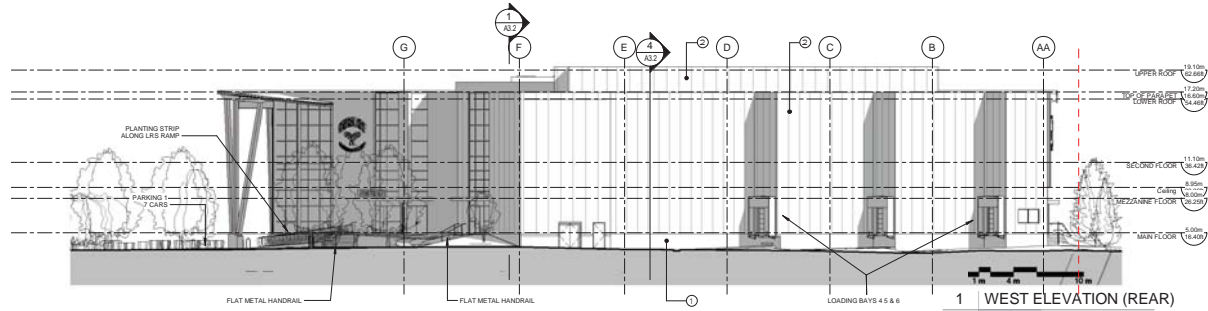
REVIEWED
SMc

M1650

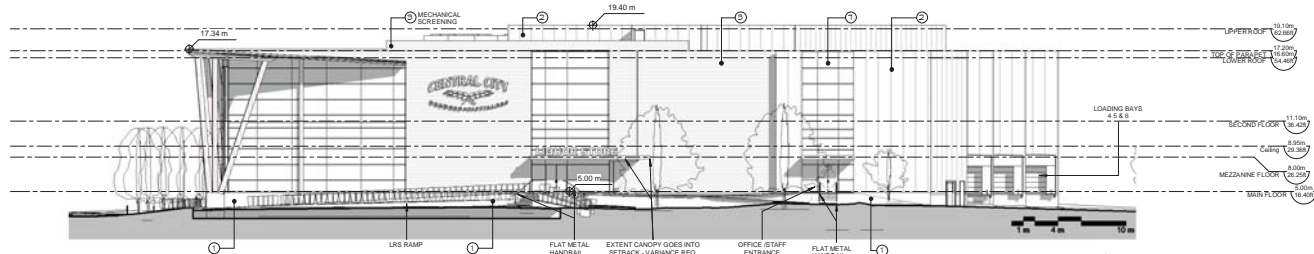
A1.4



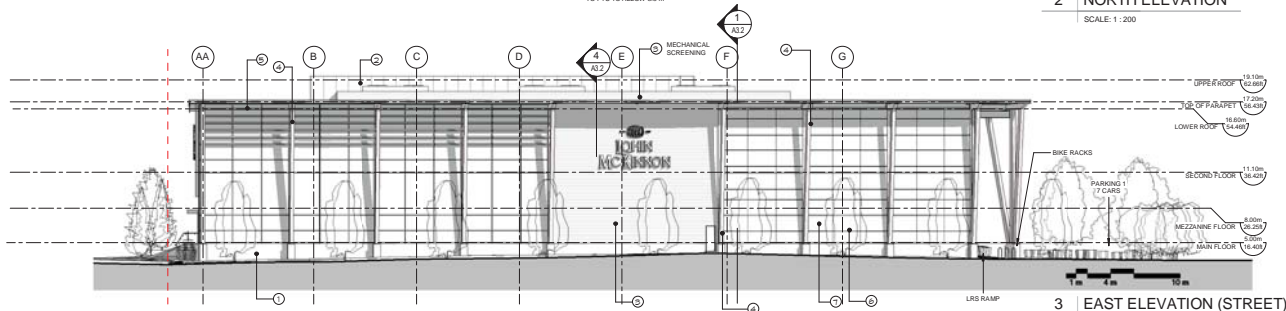
1 ROOF PLAN
SCALE: 1: 200
1m 4m 10m



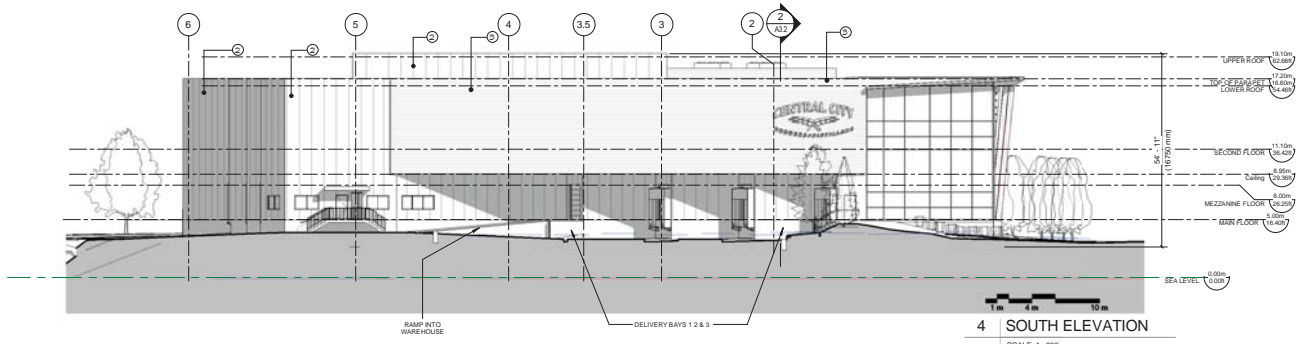
1 WEST ELEVATION (REAR)
SCALE: 1:200



2 NORTH ELEVATION
SCALE: 1:200



3 EAST ELEVATION (STREET)
SCALE: 1:200



4 SOUTH ELEVATION
SCALE: 1:200

MATERIALS LEGEND

- 1 CAST-IN-PLACE CONCRETE
- SMOOTH FORM FINISH
- OPEN T-JOICES @ 24" O.C. GRID
- 1" REVEAL AT ALL POUR JOINTS
- 1/2" CHAMFERED CORNERS
- 2 INSULATED METAL PANEL
- FLAT EXTERIOR FINISH SURFACE
- 42" O.C. VERTICAL REVEAL JOINTS
- ZINC METALLIC RFLCK P/FINISH
- 3 WOOD GRAIN FINISH HORIZONTAL CLADDING SYSTEM
- STAINED GLENN TIMBER
- WOOD GRAIN FINISH SOLAR-SHADE BLADE
- 4 CURTAIN WALL SYSTEM
- SILICON VERTICAL JOINTS
- CAPPED HORIZONTAL JOINTS
- 5 INSULATED GLAZING UNIT
- LOW-E ARGON FILLED
- 6 ALUMINUM FRAME WINDOWS
- THERMALLY BROKEN FRAMES
- INSULATED GLASS, LOW-E ARGON FILLED
- 7 INSULATED METAL EXTERIOR DOOR
- PAINT TO MATCH ADJACENT WALL COLOR
- 8 EXTERIOR GLAZED ALUMINUM DOOR
- ANODIZED ALUMINUM FRAME
- INSULATED GLASS UNIT
- 9 GLASS DOOR
- LAMINATED TEMPERED GLASS

REVISIONS

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**11411 BRIDGEVIEW DR.
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RETAIL STORE**

DRAWING

ELEVATIONS

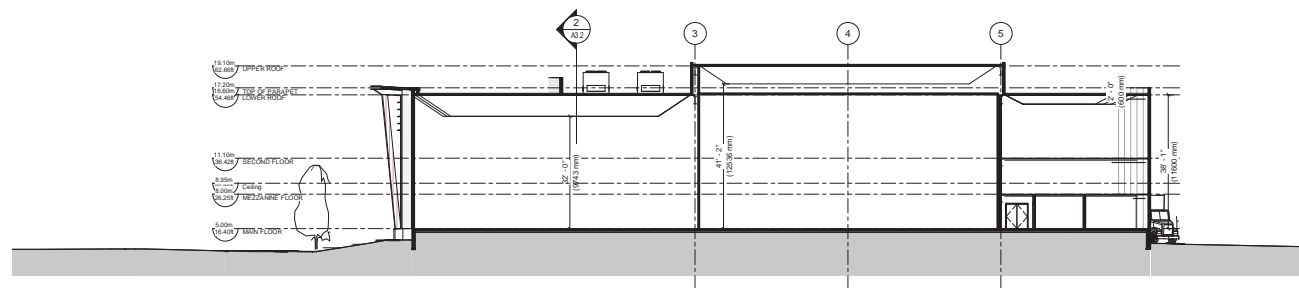
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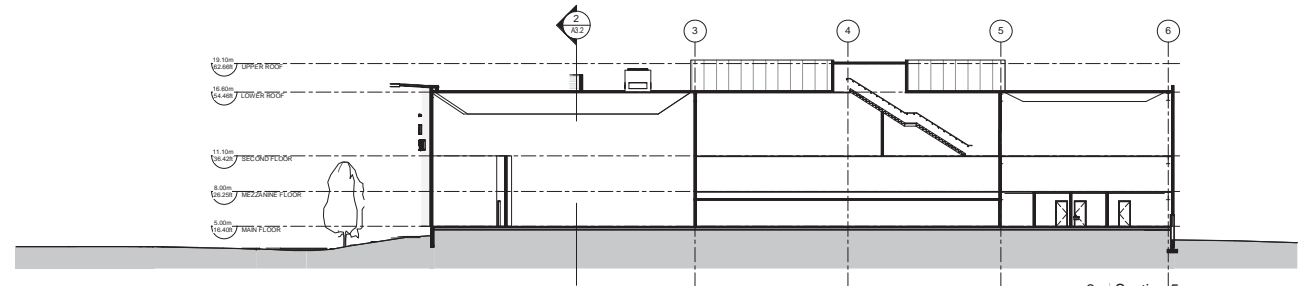
SCALE

As indicated
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PROJECT NO: M1650

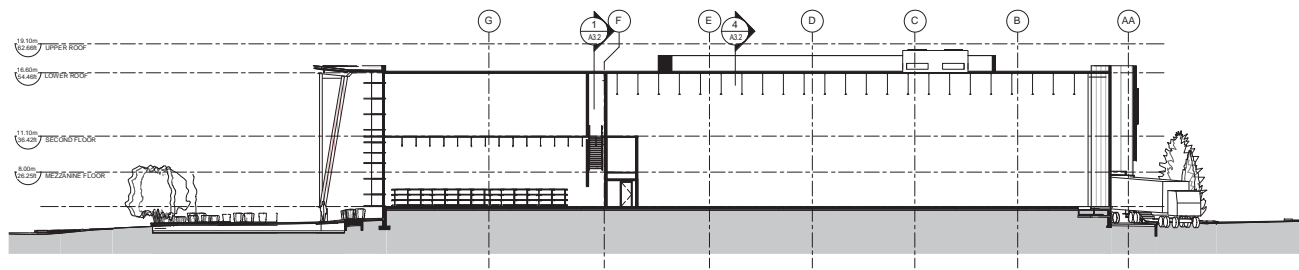
REVIEWED: SMc



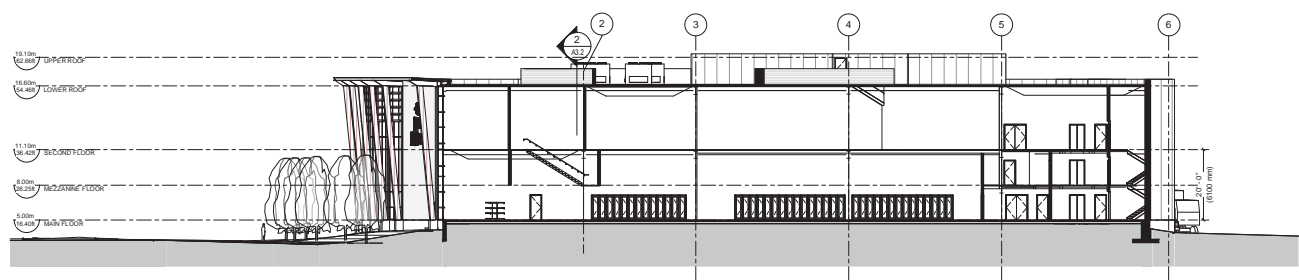
4 Section 12
SCALE: 1:200



3 Section 5
SCALE: 1:200



2 Section 14
SCALE: 1:200



1 Section 11
SCALE: 1:200

REVISIONS

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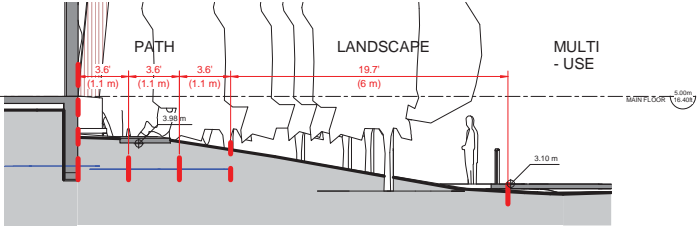
SECTIONS

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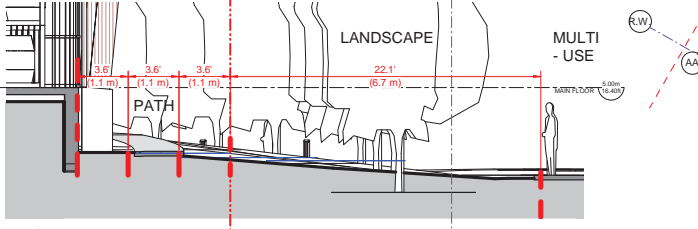
Due to the complexity of the design the architect shall verify all dimensions against the site plan and drawings and shall be responsible for any discrepancies between the drawings and the actual construction. Any discrepancy between the drawings and the actual construction shall be the responsibility of the contractor.

SCALE
1:200
DRAWN
SMc/CL
PROJECT NO.
M1650

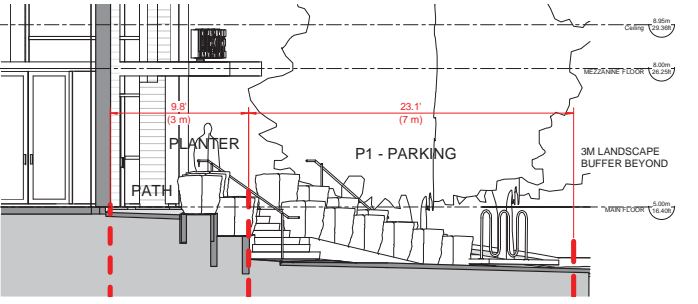
REVIEWED
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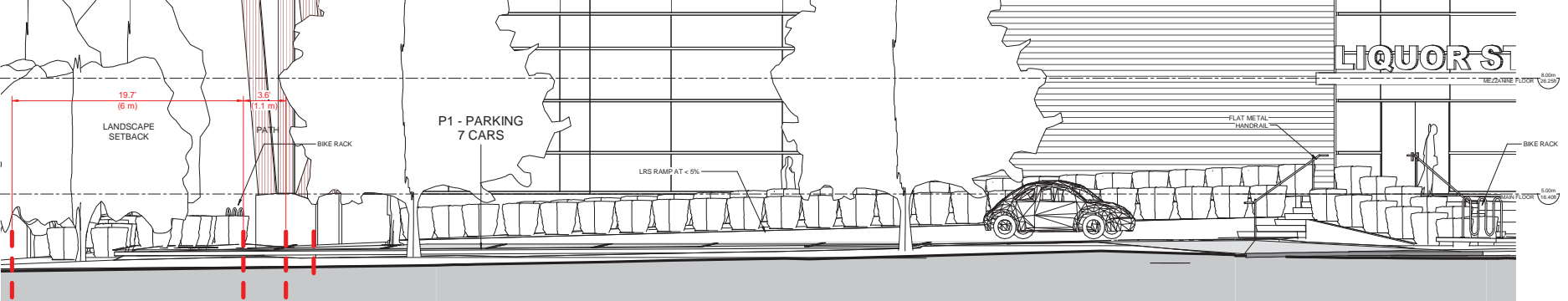
2 Section 20
SCALE: 1:50



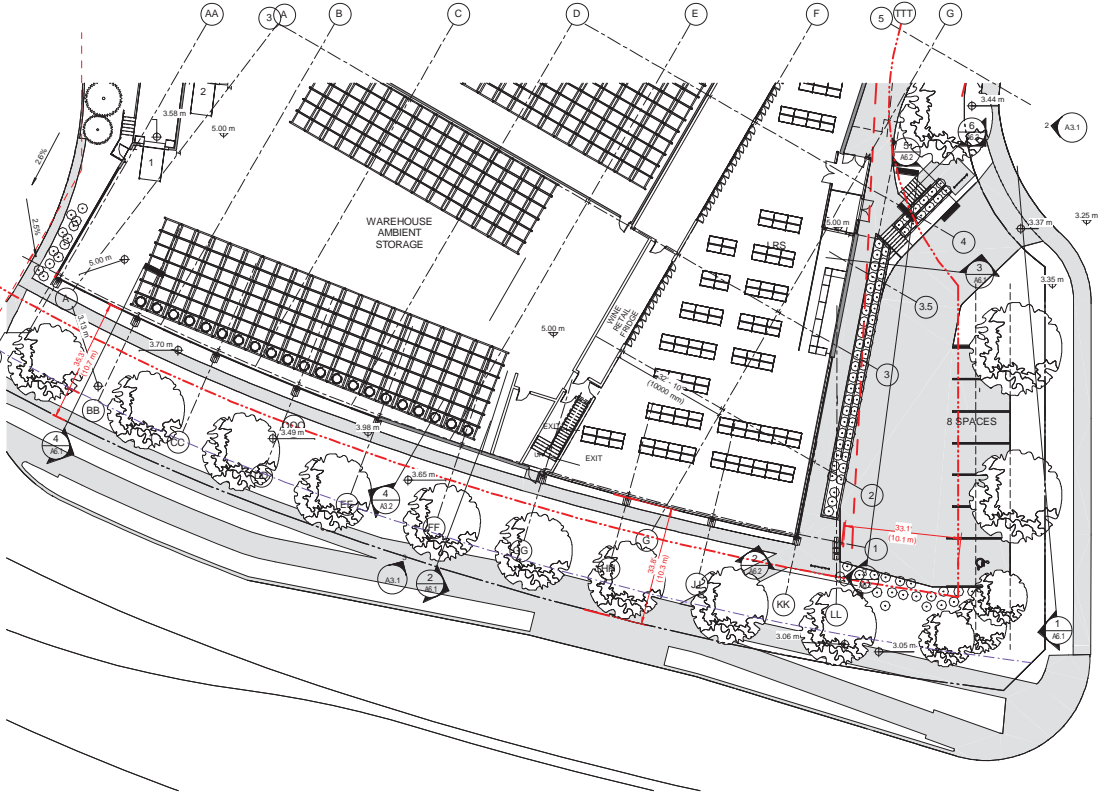
4 Section at Landscape Boulevard
SCALE: 1:50



3 Section through LRS Parking
SCALE: 1:50



1 Section 21
SCALE: 1:50



5 MAIN FLOOR Copy 1
SCALE: 1:200

115 AVENUE
3.00 m
2.56 m
2.71 m
2.71 m

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REVISIONS

- A) 2017-01-16 RESP-STAFF COMMENTS
- B) 2017-06-29 RESP-LID COMMENTS

PROJECT

11411 BRIDGEVIEW DR.
CENTRAL CITY
WAREHOUSE & LIQUOR
RETAIL STORE

SITE - BRIDGEVIEW
GRADE SECTIONS

METRIC cannot be held responsible for any problem without the written consent of the architect.
This drawing is not to be used for construction without the written consent of the architect.
Due to the complexity of the site the contractor shall verify all dimensions, elevations, and conditions on site before any construction begins. The architect shall not be responsible for any errors or omissions on the part of the contractor or any other party.

SCALE
As Indicated
DRAWN
SMC
PROJECT NO
M1650

A6.1

SCALE

NOTES

SUBMISSION

- 1) 2016-11-14 ISSUED FOR DVP
- 2) 2016-12-01 ROAD WIDENING EDIT
- 3) 2017-03-03 PLANNING UPDATES
- 4) 2017-06-29 PLANNING & COUNCIL

REVISIONS

- A) 2017-01-16 RESP-STAFF COMMENTS
- B) 2017-06-29 RESP-UD COMMENTS

PROJECT

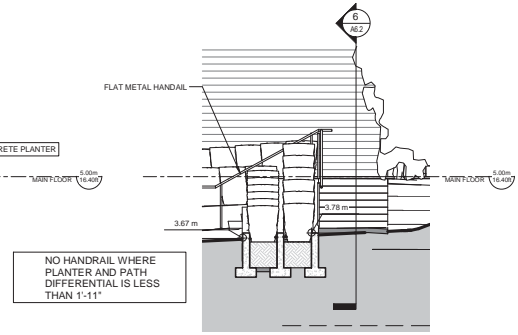
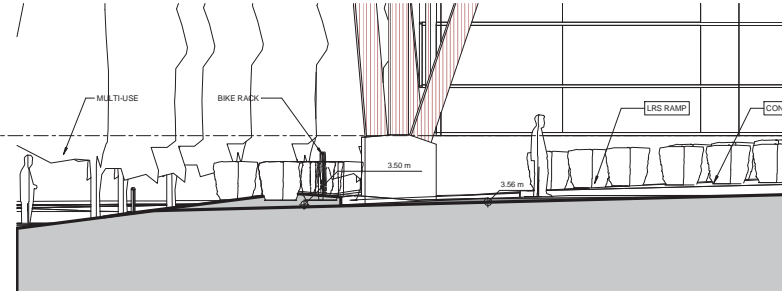
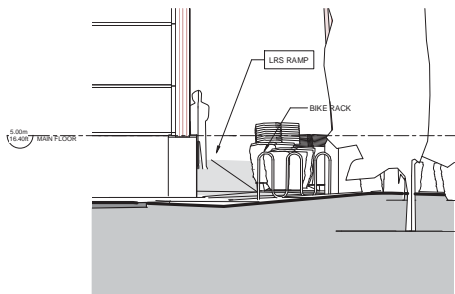
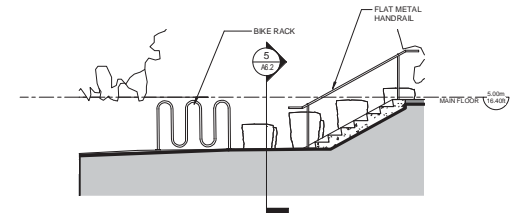
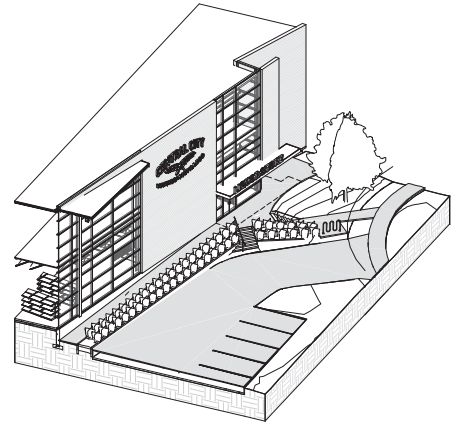
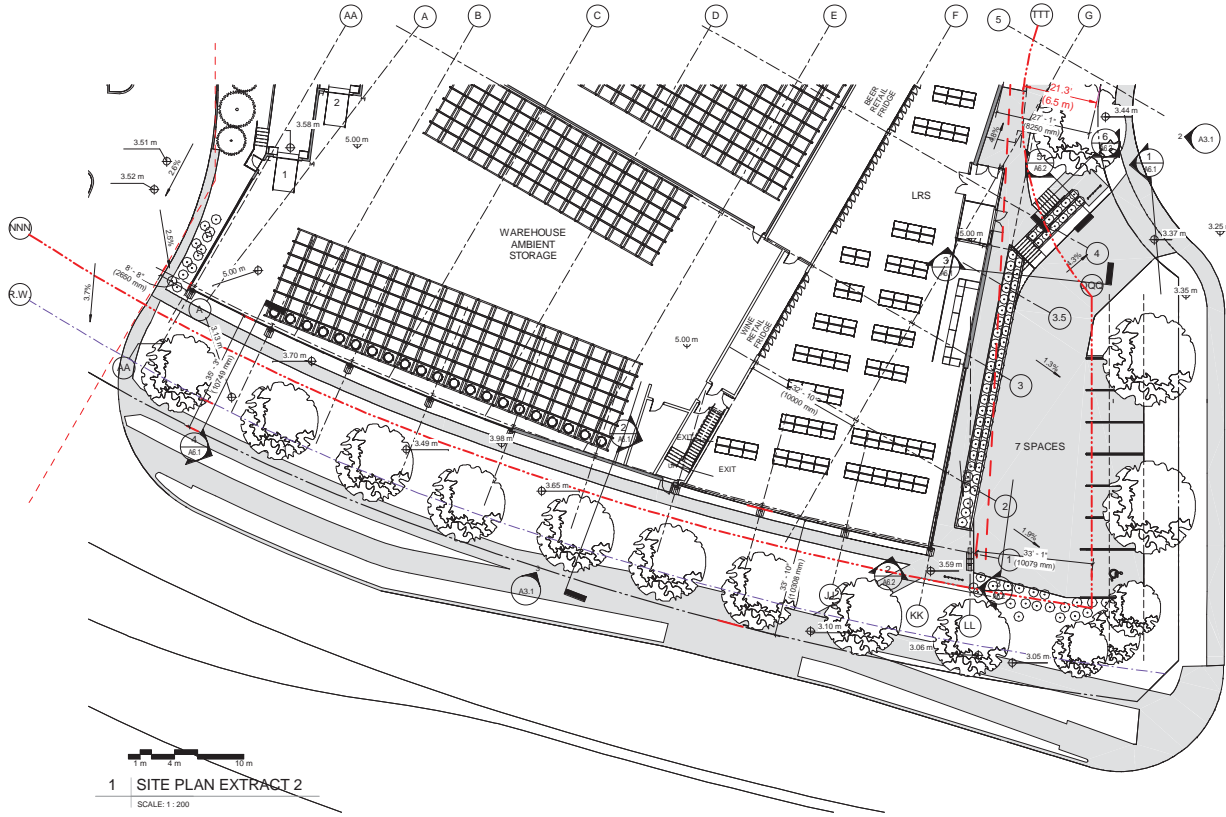
**11411 BRIDGEVIEW DR.
CENTRAL CITY
WAREHOUSE & LIQUOR
RETAIL STORE**

**SITE - FRONT PARKING
& HARDSCAPING**

METRIC cannot be held responsible for any errors without the written consent of the architect. This design and drawing is the exclusive property of the architect.

This drawing is not to be used for construction without the written consent of the architect. Due to the complexity of the site the architect shall verify all dimensions and conditions on site. The architect shall be responsible for any errors and omissions. The architect shall be responsible for any errors and omissions. The architect shall be responsible for any errors and omissions.

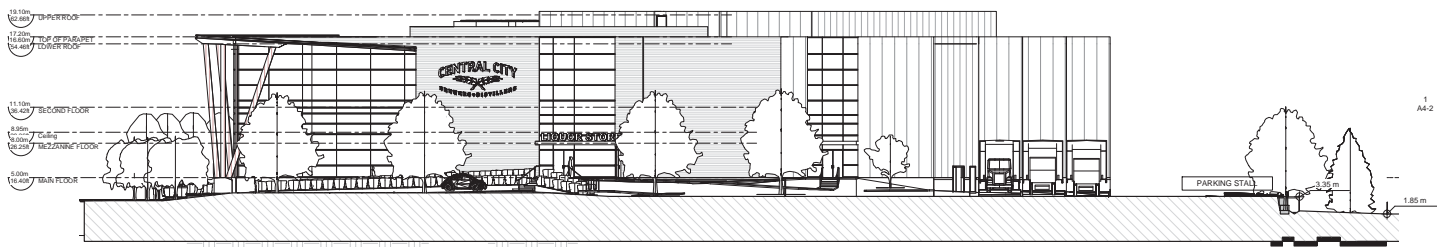
SCALE
As indicated
DRAWN BY: SMC
PROJECT NO: M1650



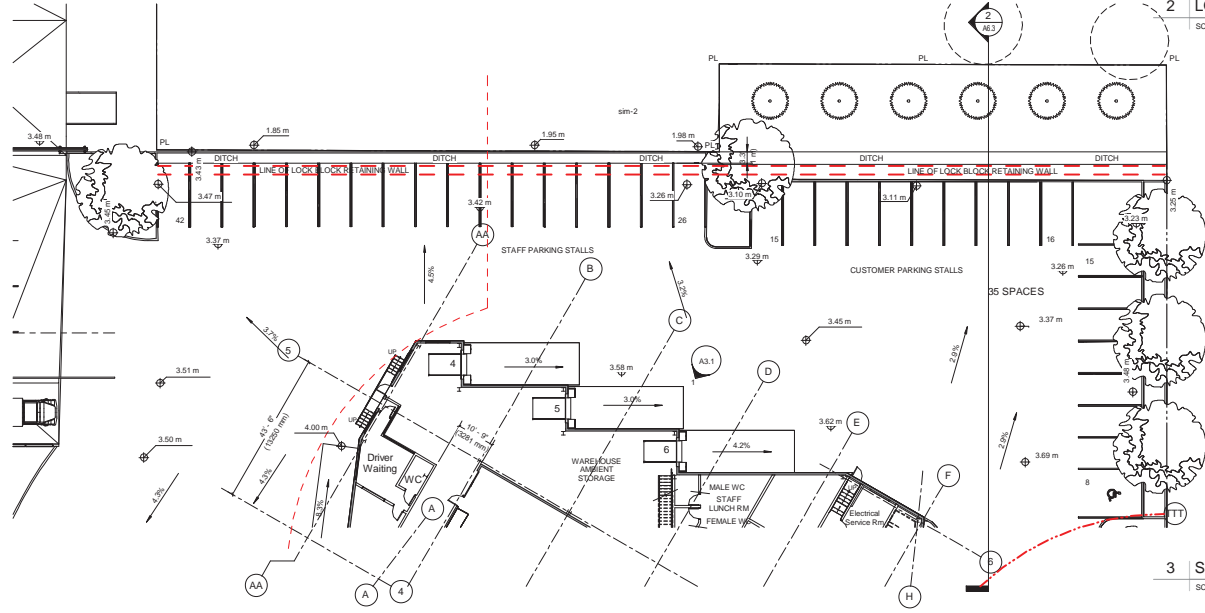
115 AVENUE

3.08 m
2.95 m
2.71 m
2.71 m

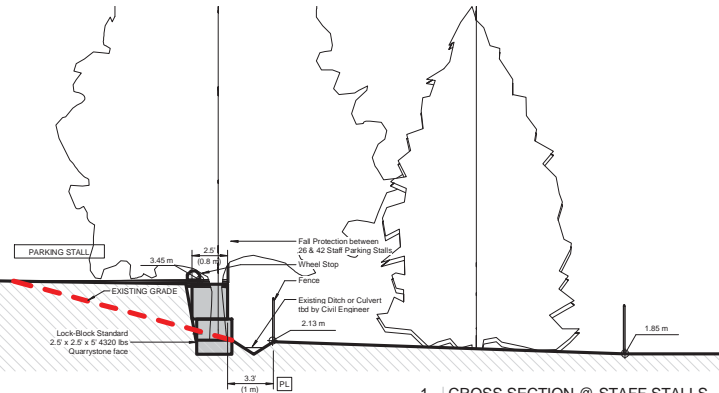
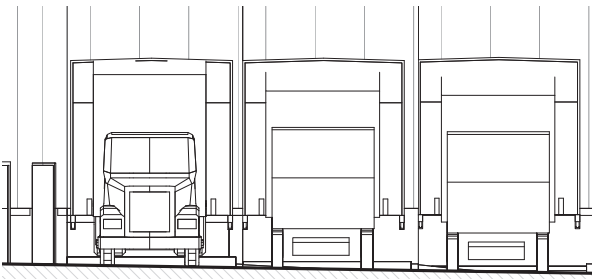
Please refer to Landscape for Planting.



2 LONG SITE SECTION
SCALE: 1:200



3 SITE PLAN EXTRACT
SCALE: 1:200



1 CROSS SECTION @ STAFF STALLS
SCALE: 1:50

SEAL

NOTES

SUBMISSION

- 1) 2016-11-14 ISSUED FOR DVP
- 2) 2016-12-01 ROAD WIDENING EDIT
- 3) 2017-03-03 PLANNING UPDATES
- 4) 2017-06-29 PLANNING & COUNCIL

REVISIONS

- A) 2017-01-16 RESP-STAFF COMMENTS
- B) 2017-06-29 RESP-UD COMMENTS

PROJECT

**11411 BRIDGEVIEW DR.
CENTRAL CITY
WAREHOUSE & LIQUOR
RETAIL STORE**

SITE - REAR PARKING & LOADING

METRIC cannot be held responsible for any problem without the written consent of the client. This drawing is not to be used for construction without the approval of the architect.

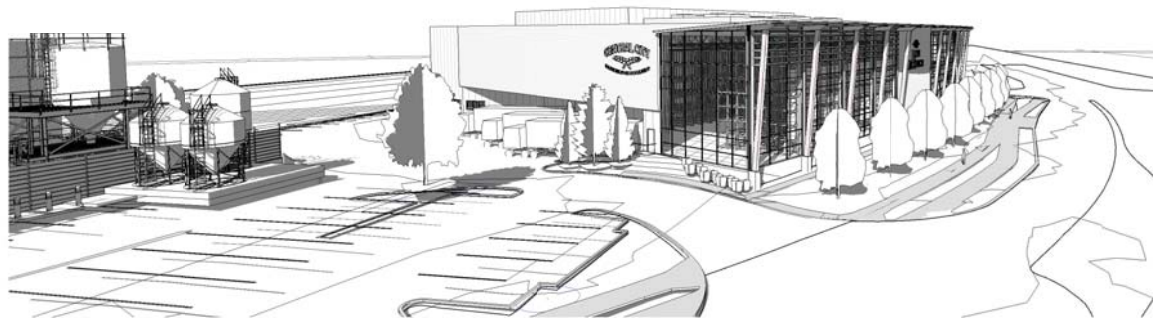
This drawing is not to be used for construction without the approval of the architect. The drawing is not to be used for construction without the approval of the architect.

SCALE
As Indicated
DRAWN
SMC
PROJECT NO
M1650

A6.3



1 3D View 2 - Signage 1
SCALE:



2 3D View 2 Signage 2
SCALE:

SEAL

NOTES

SUBMISSION

- 1) 2016-11-14 ISSUED FOR DVP
- 2) 2016-12-01 ROAD WIDENING EDIT
- 3) 2017-03-03 PLANNING UPDATES
- 4) 2017-06-29 PLANNING & COUNCIL

REVISIONS

- A) 2017-01-16 RESP-STAFF COMMENTS
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PROJECT

**11411 BRIDGEVIEW DR.
CENTRAL CITY
WAREHOUSE & LIQUOR
RETAIL STORE**

DRAWING

SIGNAGE LOCATIONS

METRIC cannot be held liable for any problem without the written consent of the client. This design and drawing is the exclusive property of the architect.

This drawing is not to be used for construction without the written consent of the architect.

Due to the complexity of the design, the architect shall not be held liable for any error or omission in the design or construction, whether or not the architect has been notified of the error or omission. Any such error or omission shall be the responsibility of the client.

SCALE

DRAWN: SMC/CL REVIEWED: SMC

PROJECT NO: M1650



BRIDGEVIEW DRIVE - DAY TIME RENDERING

SEAL

NOTES

REVISIONS

- 1) 2016-11-14 ISSUED FOR DVP
- 2) 2016-12-01 ROAD WIDENING EDIT
- 3) 2017-03-03 PLANNING UPDATES
- 4) 2017-06-29 PLANNING & COUNCIL

REVISIONS

- A) 2017-01-16 RESP-STAFF COMMENTS
- B) 2017-06-29 RESP-UD COMMENTS

PROJECT

**11411 BRIDGEVIEW DR.
CENTRAL CITY
WAREHOUSE & LIQUOR
RETAIL STORE**

DRAWING
SIGNAGE-RENDER

METRIC cannot be held responsible for any problem without the written consent of the client. This drawing is the property of the architect.

This drawing is not to be used for construction without the written consent of the architect. Metric Architecture and its staff are not responsible for any errors or omissions. The client is responsible for the accuracy of the information provided. Any changes to the drawing are the responsibility of the client.

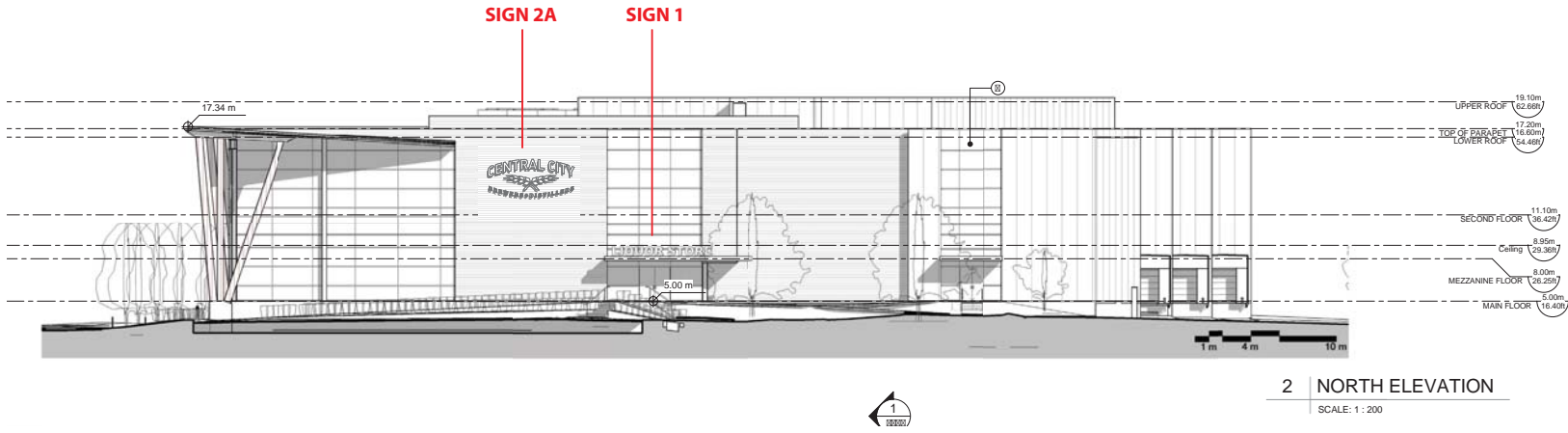
SCALE

DRAWN: SMc/CL REVIEWED: SMc
PROJECT NO: M1650



BRIDGEVIEW DRIVE - EVENING RENDERING

SIGN 1 / SIGN 2A (NORTH ELEVATION)



2 | NORTH ELEVATION
SCALE: 1 : 200

Project ID
DF2-26075 R1

Date: 06-21-2017
Scale: NTS
Sales: David Fladgate
Designer: Cathy K / PW

Rev. #: 01
Date: 06-29-2017

Revision Note:
R1: NEW PROPOSAL
R2 - NO CHANGE

Conceptual

Information Required:

Master

Electrical

120V 347V
 Other _____

Customer Approval

Signature _____
MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

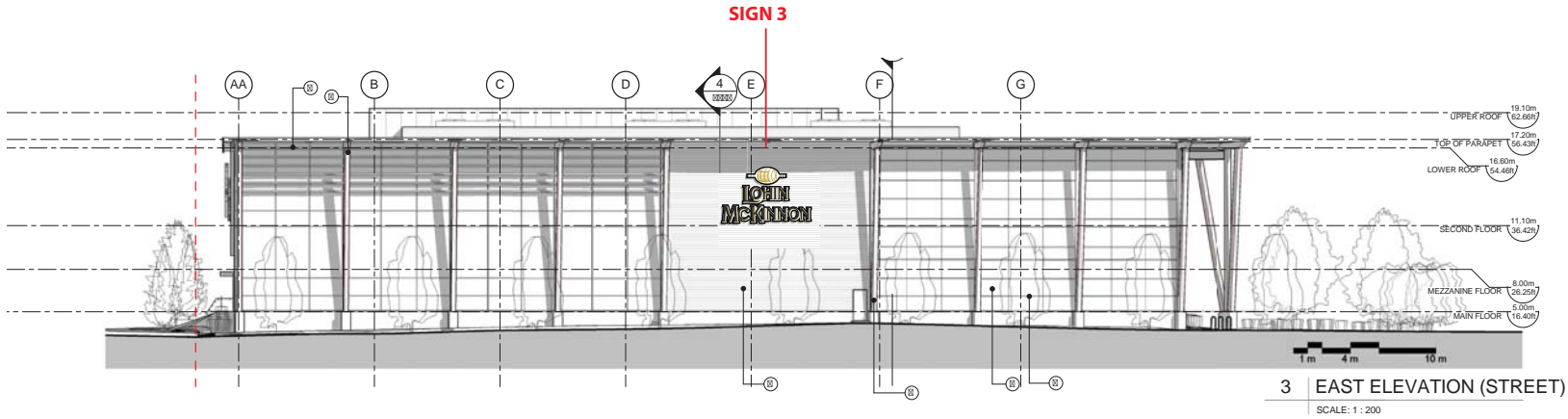
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**Central City
Brewery + Distillers
11141 Brideview Dr
Surrey BC**

Sign Item

SITE1 1/6

SIGN 3 (EAST ELEVATION)



Project ID

DF2-26075 R1

Date: 06-21-2017
 Scale: NTS
 Sales: David Fladgate
 Designer: Cathy K / PW

Rev. #: 01
 Date: 06-29-2017

Revision Note:
 R1: NEW PROPOSAL
 R2 - NO CHANGE

Conceptual

Information Required:

Master

Electrical

120V 347V
 Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

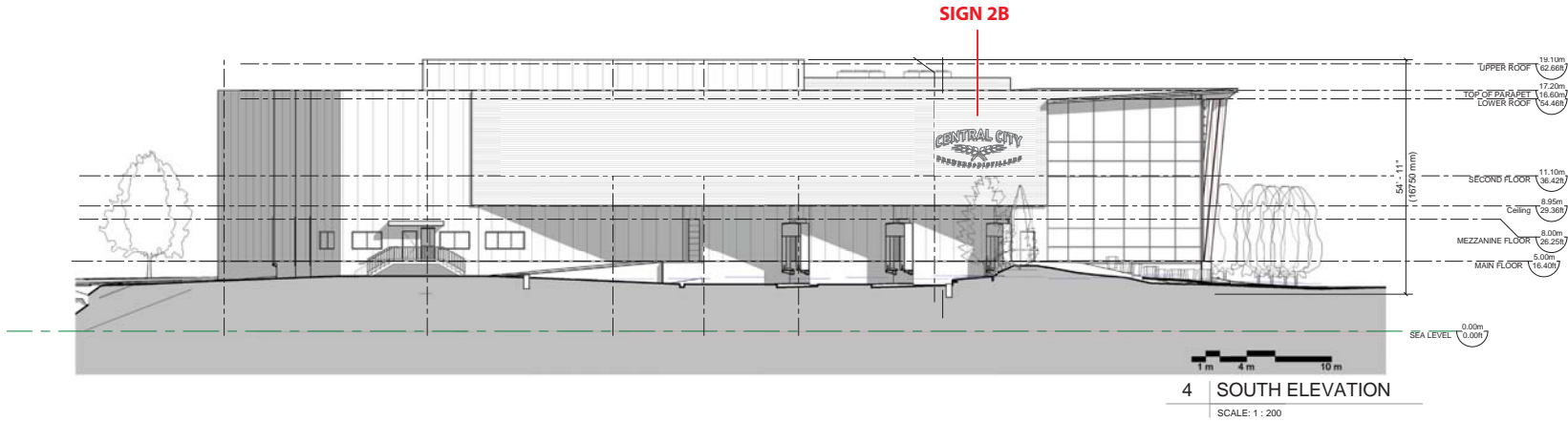
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Central City
 Brewery + Distillers
 11141 Brideview Dr
 Surrey BC

Sign Item

SITE2 2/6

SIGN 2B (SOUTH ELEVATION)



Project ID

DF2-26075 R1

Date: 06-21-2017
 Scale: NTS
 Sales: David Fladgate
 Designer: Cathy K / PW

Rev. #: 01
 Date: 06-29-2017

Revision Note:
 R1: NEW PROPOSAL
 R2 - DELETE SIGN 4 TO 7

Conceptual

Information Required:

Master

Electrical

120V 347V
 Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Central City
 Brewery + Distillers
 11141 Brideview Dr
 Surrey BC

Sign Item

SITE3 3/6

SIGN 1

23'-0" +- O.A. WIDTH

2'-3" +- O.A. HEIGHT

LIQUOR STORE



NIGHT VIEW

Specifications

Supply and Install One (1) Set of Face lit letters on Canopy

- White faces
- Silver trim cap and returns
- White LED illuminationremote power supplies in raceway
- Method of attachment: mount onto raceway

LIQUOR STORE: white with silver trimcap / returns

Colours

- white substrate
- silver (exact colour to be determined)

Project ID

DF2-26075 R1

Date: 06-21-2017
 Scale: 3/8"=1'-0"
 Sales: David Fladgate
 Designer: Cathy K / PW

Rev. #: 01
 Date: 06-29-2017

Revision Note:
 R1: NEW PROPOSAL
 R2 - NO CHANGE

Conceptual

Information Required:

Master

Electrical

- 120V 347V
- Other _____

Customer Approval

Signature _____

MM/DB/YYYY _____

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**Central City
 Brewery + Distillers
 11141 Brideview Dr
 Surrey BC**

Sign Item

SG1 4/6

SIGN 2A / SIGN 2B

20'-0" O.A. WIDTH

8'-9 1/2" O.A. HEIGHT



NIGHT VIEW

Specifications

Supply and Install Two (2) Sets of Face lit and Halo-lit Channel letters/logo

White faces
 Silver trim cap and returns
 White LED illuminationremote power supplies
 Wireways: Included
 Method of attachment: Stood off wall for Halo
 - Use hat/nipple method
 - Cladding detail - remote p/s @ wall 2nd surface

Central City: white with silver trimcap / returns
 logo: white with silver trimcap / returns
 Brewers + Distillers: white with silver trimcap / returns

Colours

- white substrate
- silver (exact colour to be determined)

Project ID

DF2-26075 R1

Date: 06-21-2017
 Scale: 3/8"=1'-0"
 Sales: David Fladgate
 Designer: Cathy K / PW

Rev. #: 01
 Date: 06-29-2017

Revision Note:
 R1: NEW PROPOSAL
 R2 - NO CHANGE

Conceptual

Information Required:

Master

Electrical

120V 347V
 Other _____

Customer Approval

Signature _____

MM/DB/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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**Central City
 Brewery + Distillers
 11141 Brideview Dr
 Surrey BC**

Sign Item

SG2A/2B 5/6

SIGN 3

21'-0"± O.A. WIDTH

13'-0"± O.A. HEIGHT



NIGHT VIEW

Specifications

Supply and Install One (1) Set of Face lit Shape Signs

- White faces
- White retainer and returns
- White LED illumination
- Method of attachment: Flush Mount
- Lohin McKinnon: black & gold on white
- logo: gold & green on white

Colours

- white substrate
- black
- gold
- green



#309-14928 56 Avenue, Surrey, British Columbia, Canada V3S 2N5
 (Toll Free) 1.866.635.1110 (Fax) 1.800.663.3737
 www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Project ID

DF2-26075 R1

Date: 06-21-2017
 Scale: 3/8"=1'-0"
 Sales: David Fladgate
 Designer: Cathy K / PW

Rev. #: 01
 Date: 06-29-2017

Revision Note:
 R1: NEW PROPOSAL
 R2 - NO CHANGE

Conceptual

Information Required:

Master

Electrical

120V 347V
 Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

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**Central City
 Brewery + Distillers
 11141 Brideview Dr
 Surrey BC**

Sign Item

SIGN 3 6/6

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

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

DATE: **July 5, 2017** PROJECT FILE: **7816-0668-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 11411 Bridgeview Drive**

REZONE

Property and Right-of-Way Requirements

- Confirm all City sanitary sewer infrastructure located on private property are within minimum 5.0-metre wide statutory right-of-ways. Register statutory right-of-ways where required.

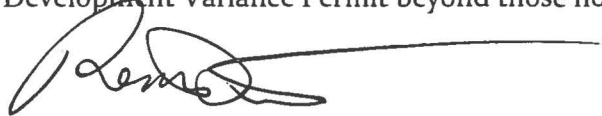
Works and Services

- Construct expansion joints along the north-south 200mm sanitary force main, located on the north portion of the site, along the west property line.
- Confirm storm water restrictive covenants have been registered for storm water mitigation; on-lot detention, and water quality/ sediment control inlet chamber. Register restrictive covenants as necessary.

A Servicing Agreement is required prior to Building Permit to fulfil the requirements of the rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager
SK2

cc: Applicant

Tree Preservation Summary

Surrey Project No:

Address: 11411 Bridgeview Rd.

Registered Arborist: Kerin Matthews

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	23
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	19
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0	4
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	0
Replacement Trees Proposed	4 +
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio <u>1</u> X two (2) = 2	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

March 8, 2017

 Date

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0668-00

Issued To: CCBD REALTY HOLDING CORP.

(the "Owner")

Address of Owner: 11411 - Bridgeview Drive
Surrey, BC V3R 0C2

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: 027-086-267

Lot B Section 9 Block 5 North Range 2 West New Westminster District BCP29957 Except Plan BCP50846

11411 - Bridgeview Drive

(the "Land")

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

(a) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading, the number of required off-street parking spaces for the 4,799 square metre (51,600 sq.ft.) building shown as "Phase 2" in Schedule A, which is attached hereto and forms part of this development variance permit, is reduced from 75 to 42.

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

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

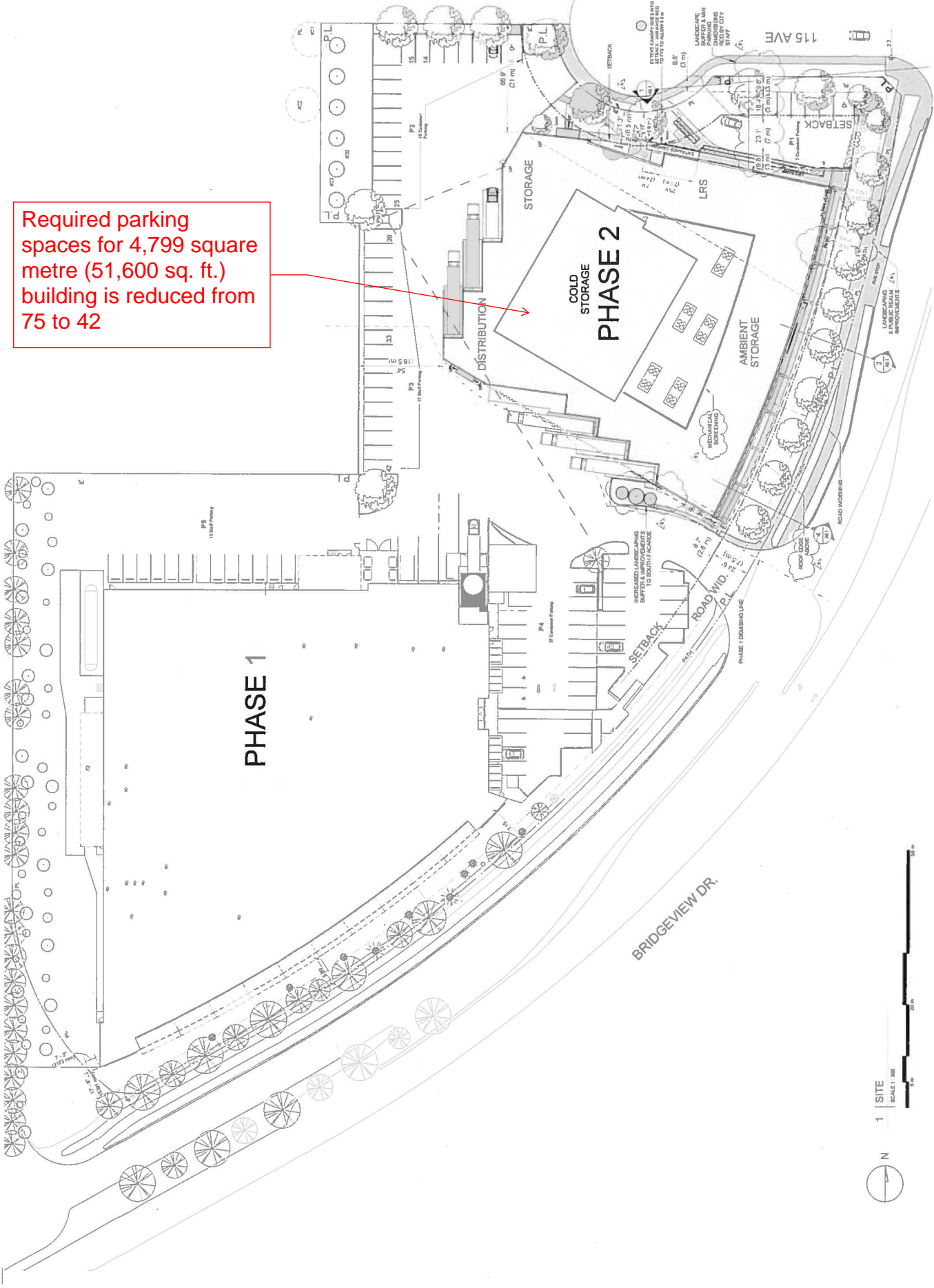
City Clerk – Jane Sullivan

- REVISIONS
- 1) 2016.10.14 ISSUED FOR PDP
 - 2) 2016.12.01 ROAD WIDENING EDIT
 - 3) 2017.05.03 PLANNING UPDATES
 - 4) 2017.05.29 PLANNING & CONSULT
- REVISIONS
- A) 2017.04.16 RESP STAFF CONSULTS
 - B) 2017.05.29 RESP US COMMENTS

1845 BRIDGEVIEW DR.
COLD STORAGE
WAREHOUSE & LIQUOR
RETAIL STORE

SITE PLANS

DATE: 2017.05.29
SCALE: 1" = 30'
PROJECT: 1845 BRIDGEVIEW DR.
SHEET: A1.0
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



Required parking spaces for 4,799 square metre (51,600 sq. ft.) building is reduced from 75 to 42

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17422, Amendment By-law, 2014, No. 18337"
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17422, Amendment By-law, 2014, No. 18337" is hereby further amended as follows:

(a) Section 2.B. Permitted Uses is amended by inserting the following new Sub-section 2.B.7.(c) and renumbering the remaining accessory uses accordingly:

"(c) Liquor store, limited to a maximum floor area of 825 square metres [8,880 sq.ft.);"

(b) Section 2.F. Yards and Setbacks is amended by adding a superscript "1" next to the requirement of 6.5 m. for the minimum front yard setback for Principal and Accessory Buildings and Structures, and inserting the following annotation following the table that sets out minimum setbacks:

"1 Notwithstanding the definition of setback in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, canopies may encroach up to 0.7 metres (2 ft.) into the required front yard setback."

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17422, Amendment By-law, 2014, No. 18337, Amendment By-law, 2017, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK