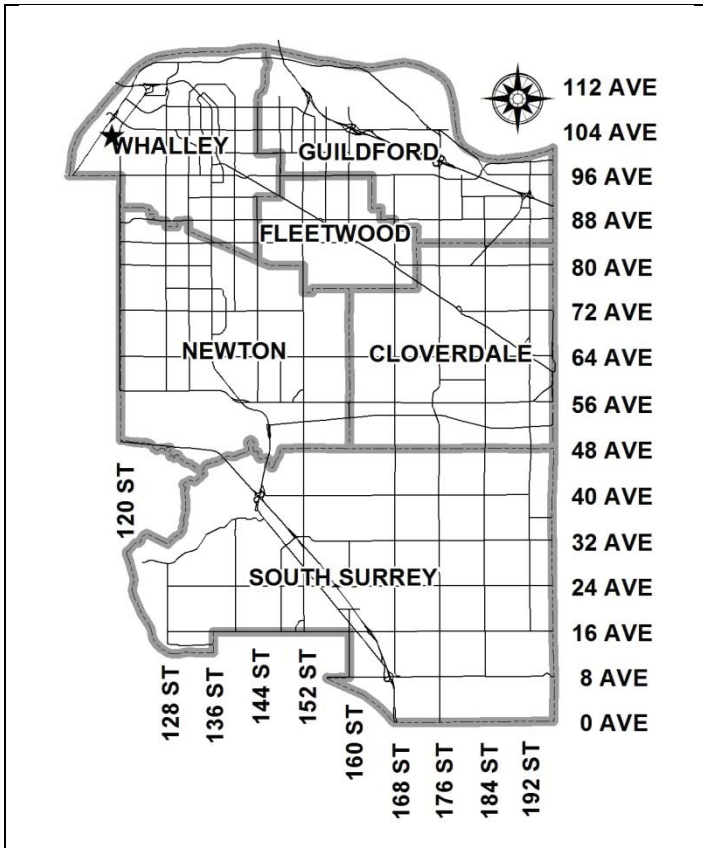


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0013-00

Planning Report Date: May 8, 2017



PROPOSAL:

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

to permit the development of an industrial building in South Westminster and to relax streamside setbacks.

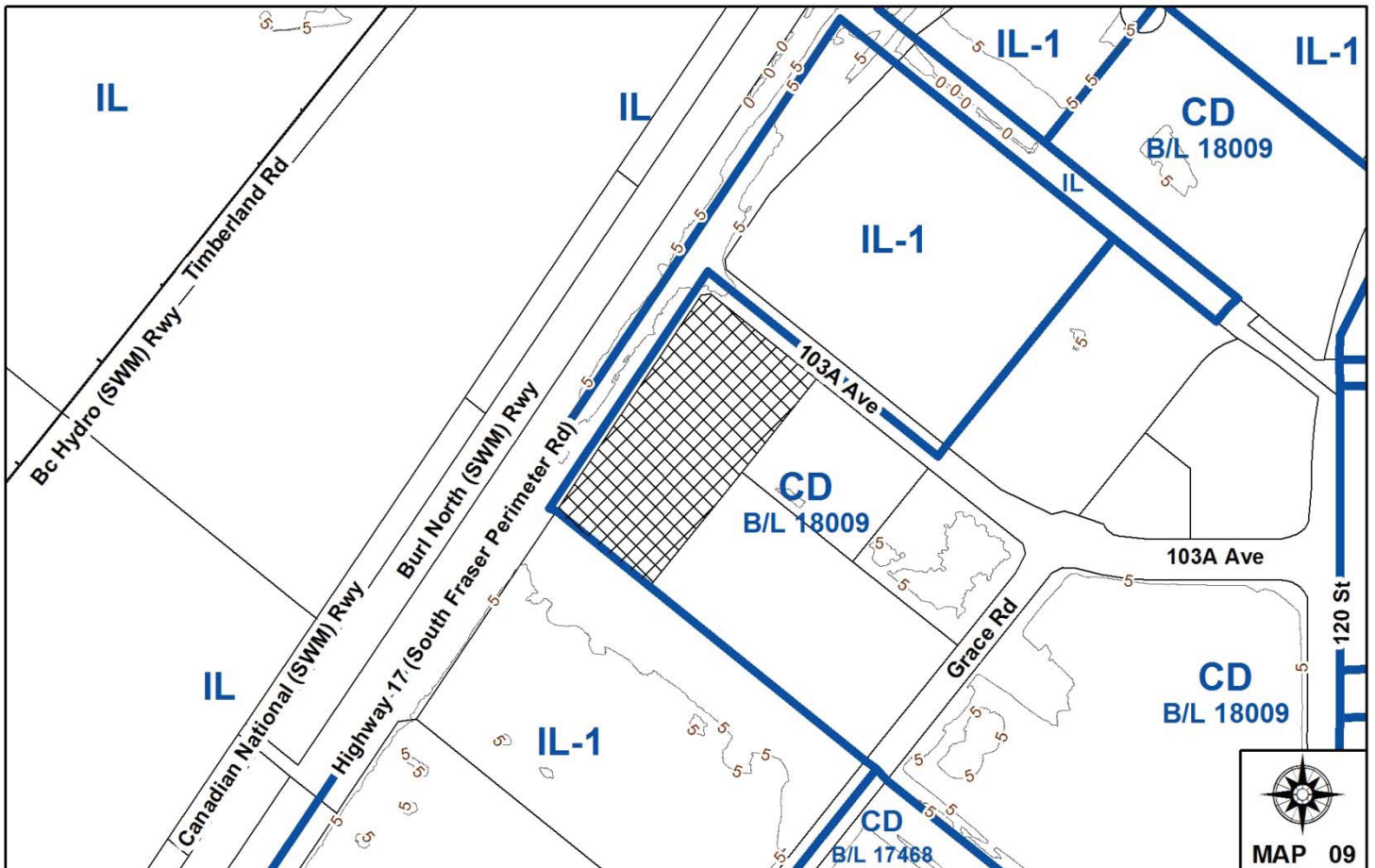
LOCATION: 11796 - 103A Avenue

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 for Form and Character and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the streamside setback area for a 'Channelized Class A (red-coded) Stream' (Scott Creek), as measured from the top-of-bank, from 25 metres (82 ft.), to a minimum of 6.4 metres (21 ft.) and to reduce the streamside setback area for a 'Class A (red-coded) Ditch' (along the South Fraser Perimeter Road), as measured from the top-of-bank, from 10 metres (33 ft.) to 7.76 metres (25 ft.).

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.
- The proposed building incorporates high quality materials and design which are appropriate as the site, at the corner of the South Fraser Perimeter Road (SFPR) and 103A Avenue, is considered a gateway location into the City.
- The existing riparian area setbacks on the subject site were established prior to the subject site being rezoned to accommodate the Pacific Link Industrial Park, based on a drainage study commissioned by the City for the adjacent Scott Creek, as well as the Colliers and Manson Canals. The site has been preloaded for development in accordance with these established setbacks. The setback areas are currently devoid of vegetation and as such proposed planting of native vegetation represents a significant enhancement to the existing habitat areas of the subject site.
- The proposed setbacks have been verified to be Riparian Area Regulations (RAR) compliant by a peer-reviewed RAR assessment. Proposed enhancements within the riparian areas will be secured under the Sensitive Ecosystems component of the subject Development Permit, along with a 5-year maintenance plan to ensure the success of the plantings.

SITE CHARACTERISTICS

Existing Land Use: Vacant pre-loaded lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 103A Avenue):	Frito Lay distribution centre.	Light Impact Industrial.	IL-1
West (Across South Fraser Perimeter Road and CN and Burlington Northern Rail lines):	Intermodal yards for lumber.	Light Impact Industrial.	IL
South (Across Scott Creek):	Industrial/logistics building.	Light Impact Industrial.	IL-1
East:	Vacant pre-loaded property (Development Permit No. 7916-0631-00 received approval to draft on December 5, 2016) and an industrial building.	Light Impact Industrial.	CD (By-law No. 18009)

DEVELOPMENT CONSIDERATIONS

- The subject site is located directly south of the 103A Avenue and South Fraser Perimeter Road (SFPR) intersection and has a site area of 2.01 hectares (4.98 acres). The site was created in 2007 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 under the same ownership, Wesgroup, were rezoned from CD By-law No. 16736 to CD By-law No. 18009. The new CD By-law permitted 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.
- The applicant has applied for a Form and Character and a Sensitive Ecosystems Development Permit to allow for a transport and logistics building, which is a permitted use under CD By-law No. 18009. Variances are requested to relax streamside setbacks to a roadside ditch located along the SFPR, and to Scott Creek located adjacent the rear lot line of the property.

- The proposed building is 7,200 square metres (77,490 sq. ft.) in area, which results in a floor area ratio (FAR) of 0.35 and a lot coverage of 34%. This proposal is within the 1.0 FAR and 60% lot coverage permitted under CD By-law No. 18009.

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 correspondence have been received.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed building is currently intended for a transport and logistics warehouse.
- 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 11.1 metres (37 ft.) in height, which is lower than the maximum 14-metre (46 ft.) building height permitted under CD By-law No. 18009.
- The proposed building is a tilt-up concrete industrial building designed for a single tenant.
- The majority of the proposed building consists of warehouse space with 33 loading bay doors along the southeast side elevation, and 7 loading bay doors and 2 large overhead doors along the rear elevation. An approximate 560-square metre (6,000 sq. ft.) office component and mechanical room is incorporated into the northernmost corner of the building.
- 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 adjacent to the SFPR and at the 103A Avenue intersection.
- The front (northeast) façade consists of tilt-up concrete painted white and charcoal for the warehouse portion, and frosted and clear glazing for the office component. Metal wall cladding with a longboard wood appearance separates the warehouse and office components to provide some visual interest to this front elevation.
- The front façade also includes a cantilevered overhang to help define the main entrance to the building and to provide additional interest to the exterior of the building.
- The southeast side elevation is primarily tilt-up concrete painted charcoal with 33 loading bays. Each loading bay door includes a small window.
- The rear elevation (southwest) consists of tilt-up concrete painted white and charcoal with 7 loading bays and 2 large overhead doors.

- The northwest side elevation, which is highly visible from the South Fraser Perimeter Road (SFPR), is primarily tilt-up concrete painted white and charcoal but also includes substantial amounts of frosted and clear glazing.

Parking, Circulation and Access Easements

- The applicant proposes to retain the existing access from 103A Avenue, which is shared with the neighbouring property (11850 - 103A Avenue).
- The applicant will provide a 7.6-metre (25 ft.) wide access easement along the southeast side lot line. The proposed access easement will be shared, with 3.8 metres (12 ft.) on the subject site and an equal portion on the neighbouring lands (11850 – 103A Avenue and 10281 - Grace Road), which are currently all owned by the same company.
- The proposed development provides 84 surface parking spaces, which meet the 84 parking spaces required under the Zoning By-law. The applicant proposes 56 spaces be located in the front yard, 23 spaces located in the northwest side yard and 4 spaces located in the rear yard. There are 12 spaces identified for small cars.
- The applicant proposes a rack for bicycle parking in front of the office entrance.
- A walkway is proposed connecting 103A Avenue to the entrance of the building. Both the driveway entrance and walkway to the main entrance of the building are proposed to be constructed of dark grey stamped concrete.
- The rear and southeast portions of the site will be used primarily for truck loading and maneuvering.
- As employee and visitor parking may be problematic for a more intensive industrial use, a restrictive covenant will be required that prohibits building expansion (including the addition of mezzanine space) or change of intended use of the building, unless the minimum required parking spaces can be provided.

Trees and Landscaping

- As the site is currently pre-loaded, there are no existing trees on the site.
- Within the 7.76-metre (26 ft.) wide streamside (ditch) setback along the SFPR (northwest side yard setback), the applicant is proposing landscaping that includes a mix of shrubs and trees. Trees include 14 dogwood trees and cedar and fir trees along the southern portion.
- Within the front (northeast) parking area, the applicant is proposing 10 parking islands with sweet gum and ash trees. A mix of 14 magnolia and cypress trees along with substantial shrubbery is proposed along the 103A Avenue frontage.
- In total, the applicant is proposing to plant 54 trees, not including the enhancements within the Scott Creek area which will be determined upon review of the planting enhancement plan.

- The applicant proposes a garbage compound in the rear southwest corner of the site. The proposed garbage compound will be screened with a hedge.

Signage

- The proposal incorporates two large fascia signs, one sign on the northeast elevation and one on the northwest elevation of the building. The proposed signs are comprised of individual channel letters that will be internally illuminated. Both of the proposed signs comply with the Sign By-law.
- An approximately 2-metre (6 ft.) tall free-standing sign is proposed along 103A Avenue. The sign base is designed of concrete and has channelized letters perched on the base. The sign dimensions and location comply with the Sign By-law.

ADVISORY DESIGN PANEL

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

BIODIVERSITY CONSERVATION STRATEGY AND STREAMSIDE PROTECTION

- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. The document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.
- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and Zoning By-law No. 12000 to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O or B streams, and the Zoning By-law (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.
- The applicant is seeking variances to reduce the streamside setback area for a 'Channelized Class A (red-coded) Stream' (Scott Creek), as measured from the top-of-bank, from 25 metres (82 ft.) to a minimum of 6.4 metres (21 ft.) and to reduce the streamside setback area for a 'Class A (red-coded) Ditch', as measured from the top-of-bank, from 10 metres (33 ft.) to 7.76 metres (25 ft.). See By-law Variances section for more details.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Fraser River Industrial BCS Management Area, with a Low ecological value.

- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 metres (200 ft.).
- The applicant is proposing to maintain and enhance the established 11.5-metre (38 ft.) wide riparian setback area that is already protected by way of restrictive covenant and statutory right-of-way adjacent Scott Creek along the rear lot line of the subject site. Combined with the established protected area for Scott Creek on the IL-1 zoned neighbouring property to the south (10239 Grace Road), which is 28.5 metres (94 ft.) in width, the resultant corridor width will be 40 metres (131 ft.) at the subject site.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 10 metres (33 ft.) of protected area for a total 22.5-metre (74 ft.) wide protection area would be required. The applicant has advised staff that such additional widening would be detrimental to the proposed tenant's business operations. The existing setback was established prior to the subject site being rezoned to accommodate the Pacific Link Industrial Park, based on a drainage study commissioned by the City for Scott Creek, as well as the Colliers and Manson Canals. The site has been preloaded for development in accordance with these established setbacks.

Sensitive Ecosystem Development Permit

- As the subject site is located within the newly-established Sensitive Ecosystem DPA, a Sensitive Ecosystem Development Permit for Streamside Areas and an accompanying Ecosystem Development Plan and Impact Mitigation Plan are required.
- An Ecosystem Development Plan and Impact Mitigation Plan dated March 8, 2017 was prepared by Ian Whyte of EnviroWest Consultants Inc. and found to be generally acceptable by staff. The finalized report and recommendations will be incorporated in the Development Permit.
- The Ecosystem Development Plan and Impact Mitigation Plan proposes an approximate 1,035-square metre (11,140 sq. ft.) area within the subject site adjacent to Scott Creek and adjacent to the SFPR ditch will be protected by a fence and landscaped with native trees, shrubs and groundcover plants and include 5 years of maintenance and monitoring.
- The development proposal enhances approximately 1,035 square metres (11,140 sq. ft.) of the subject site through habitat enhancement, which is approximately 5% of the total gross area of subject site, or 66% of the target GIN area. This method of GIN retention/enhancement will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 17, 2017. The following table 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 the NCP designation and design guidelines for the Pacific Link Industrial Park.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Drought tolerant landscaping incorporated. Garbage and recycling enclosures included. Scott Creek and SFPR ditch are to be protected and enhanced.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Bus stop within close proximity of the site and bike parking will be provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> All parking areas include lighting and cameras for security.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> End-user/client involved in the design of the building.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary Part 7A Streamside Protection of the Zoning By-law to reduce the minimum required streamside setback area, measured from the top-of-bank, from 25 metres (82 ft.) to a minimum of 6.4 metres (21 ft.) for a 'Class A Channelized Stream' and from 10 metres (33 ft.) to 7.76 metres (25 ft.) for a 'Class A Ditch.'

Applicant's Reasons:

- An 11.5-metre (38 ft.) wide statutory right-of-way and restrictive covenant area are currently established on the subject site to protect the riparian area along Scott Creek. This exceeds the 6.5-metre (21 ft.) wide riparian setback area recommended in the peer-reviewed Riparian Area Regulations (RAR) report. The restrictive covenant/SRW boundary delineates the approximate area of preload that was placed on the site several years ago. The proposed site plan complies with the same preload footprint.
- The peer-reviewed RAR report recommends a 7.76-metre (25 ft.) wide riparian setback for the SFPR ditch, which will also require landscape enhancements and a maintenance plan.
- Landscape enhancements and a 5-year maintenance plan are proposed within the 11.5-metre (38 ft.) wide protected area.

- Without either of the streamside relaxations, the proposed building and site plan will not meet the end-user size requirements.

Staff Comments:

- Scott Creek, a channelized Class 'A' (red-coded) watercourse, flows adjacent to the rear property line of the site. In accordance with the newly approved streamside setback areas in Part 7A of the Zoning By-law, the minimum required setback measured from top-of-bank is 25 metres (82 ft.). The applicant has submitted a peer-reviewed RAR assessment and determined that a 6.5-metre (21 ft.) setback is appropriate but will comply with the existing 11.5-metre (38 ft.) wide statutory right-of-way and restrictive covenant already registered on title to protect Scott Creek.
- The closest point from the top-of-bank of Scott Creek to the edge of the established 11.5-metre (38 ft.) wide statutory right-of-way/covenant area is 6.4 metres (21 ft.).
- A Class 'A' (red-coded) ditch flows adjacent to the northwest side property line, within the SFPR right-of-way. In accordance with the newly approved streamside setback areas in Part 7A of the Zoning By-law, the minimum required setback measured from top-of-bank is 10 metres (33 ft.). The applicant has submitted a peer-reviewed RAR assessment and determined that a 7.76-metre (21 ft.) setback is appropriate for the ditch and will protect the 7.76-metre (21 ft.) setback with a restrictive covenant and planting enhancements and a 5-year maintenance plan.
- The applicant has demonstrated via an Impact Mitigation Plan (IMP) prepared by EnviroWest Consultants Inc., and dated March 8, 2017, that the proposed setback reductions will not produce any significant negative impact on the adjacent protection area. The proposed combined riparian enhancement area along Scott Creek and the SFPR ditch on the subject site is approximately 1,035 square metres (11,140 sq. ft.). Substantial planting enhancements are proposed within the proposed setbacks and a 5-year maintenance plan will be secured.
- The existing riparian area setbacks on the subject site were established prior to the subject site being rezoned to accommodate the Pacific Link Industrial Park, based on a drainage study commissioned by the City for Scott Creek, as well as the Colliers and Manson Canals. The site has been preloaded for development in accordance with these established setbacks. The setback areas are currently devoid of vegetation and as such the proposed planting of native vegetation represents a significant enhancement to the existing habitat areas of the subject site.
- 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. 7917-0013-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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		20,162 m ²
Road Widening area		
Undevelopable area		
Net Total		20,162 m ²
LOT COVERAGE (in % of net lot area)		34%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	6.1 m	24.8 m
Rear	7.6 m	49.9 m
Side #1 (East)	7.6 m	29.7 m
Side #2 (West)	6.1 m	11.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	11.4 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		
Retail		
Office		717 m ²
Total		
FLOOR AREA: Industrial		6,482 m ²
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		7,199 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.36
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Office	19	19
Industrial	65	65
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	84	84
Number of accessible stalls	2	2
Number of small cars	9	9
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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TKA+D



PACIFICLINK
INDUSTRIAL PARK



Pacific Link - Lot 11

WESGROUP
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.

Pacific Link - Lot 11
11796 103a Ave, Surrey, BC

ZONING SUMMARY:

PROJECT NAME: Pacific Link - Lot 11
PROJECT ADDRESS: 11796 103a Street, Surrey, BC
LEGAL DESCRIPTION: Lot 11 District Lots 10 and 11 Group 2 New Westminster District Plan BC931641

SETBACKS:
 Required 1 Proposed
 103a Avenue: Front Yard: 20' 0" 81' 5"
 Side Yard: 25' 0" 37' 7"
 Flanking Side Yard: 20' 0" 47' 4"
 Rear Yard: 25' 0" 143' 8"

EASEMENTS:
AUTHORITY: City of Surrey
 Zoning Bylaw #12000

ZONE: CD - Comprehensive Development
USES: Warehouse
 Accessory: Ancillary Offices

Gross Floor Area: 77,490 sf / 7,199 sm
Site Area: 217,022 sf / 20,162 sm

Site Coverage: Proposed: (73,150 / 217,022) sf: 33.7%
 Permitted: 65%
 FSR Proposed: (77,490 / 217,022) sf: 0.36
 FSR Permitted: 1.00

Density: Proposed: 0.36
 Permitted: 1.00

Height: Proposed: 30' 0" (9.14 m)
 Permitted: 35' 0" (10.67 m)

Use	Required	Proposed
Regular (2.75 x 5.3)	8	9
Regular (2.90 x 5.5)	9	12
Small (2.50 x 4.0)	3	3
Parade (2.75 x 4.70)	2	2
HC (2.75 x 5.5) with 5' Aisle	2	2
Total	84	84

Loading: Proposed: 20 Dock Bays / 2 Grade Bay

Use	Required	Proposed
Warehouse (73,210 sf / 10,075 sf)	45	19
Office (6,900 sf / 3,1675 sf)	19	19
Total	84	84

Area Summary by Occupancy (Gross Building)

Level	Occupancy	Area (SF)	Area (SM)
LEVEL 1	OFFICE	2910 SF	270 m ²
LEVEL 1	WAREHOUSE	69390 SF	6447 m ²
LEVEL 1	BUILDING SERVICES	380 SF	36 m ²
LEVEL 1	CORE A	200 SF	24 m ²
LEVEL 1	CORE B	200 SF	19 m ²
	Total	73150 SF	6795 m²
LEVEL 2	OFFICE	3880 SF	361 m ²
LEVEL 2	CORE B	200 SF	19 m ²
LEVEL 2	CORE A	200 SF	24 m ²
	Total	4340 SF	404 m²
	Total	77490 SF	7199 m²

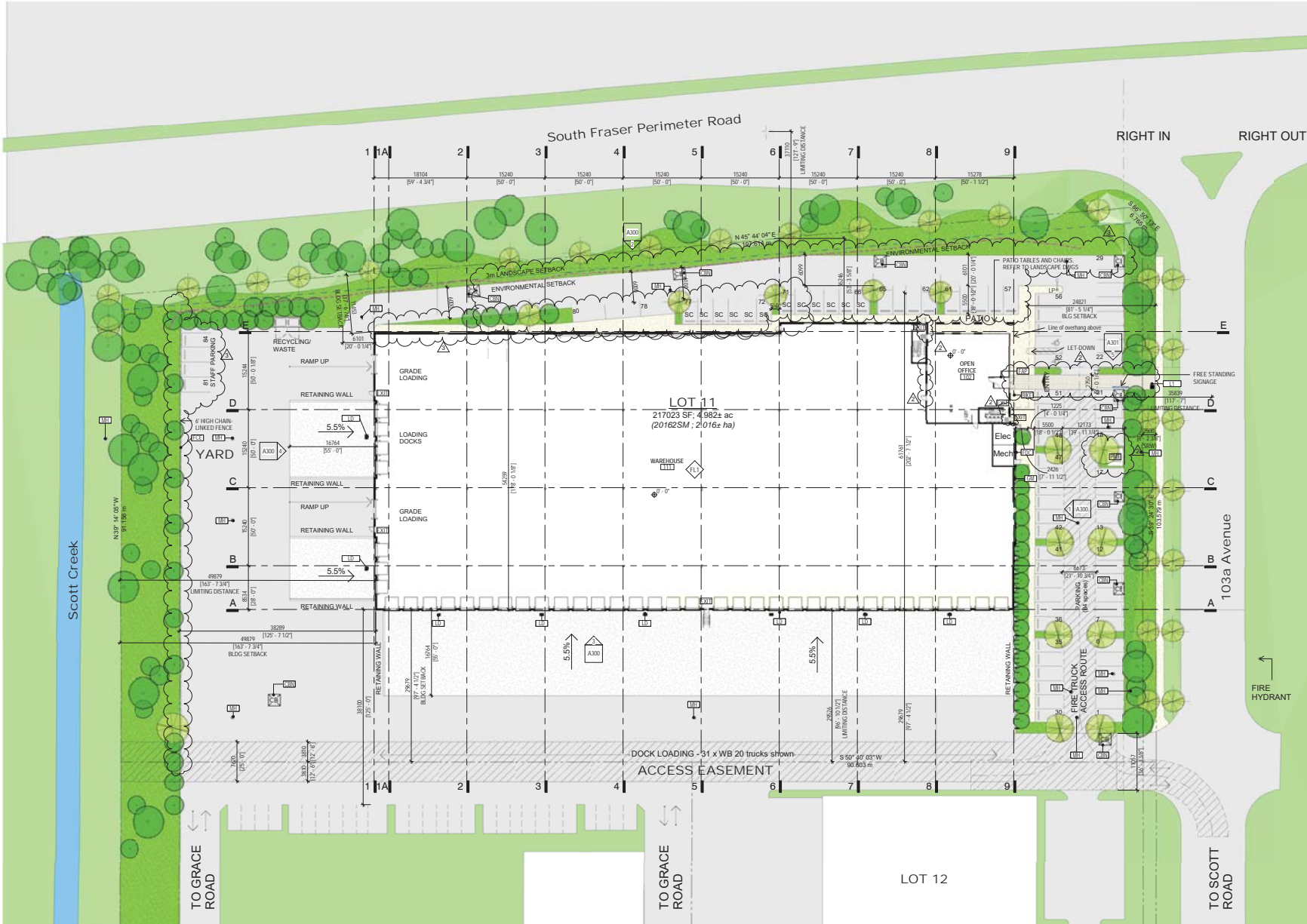
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 2 2017.03.17 Reissued for DP
 1 2017.01.09 Reissued for DP
REV DATE | DESCRIPTION
SCALE: 1" = 32' 0" | DATE: 2017.01.09 | DRAWN: Author
PROJECT NUMBER: 15033

Pacific Link - Lot 11
 11796 103a Ave, Surrey, BC

Site Plan

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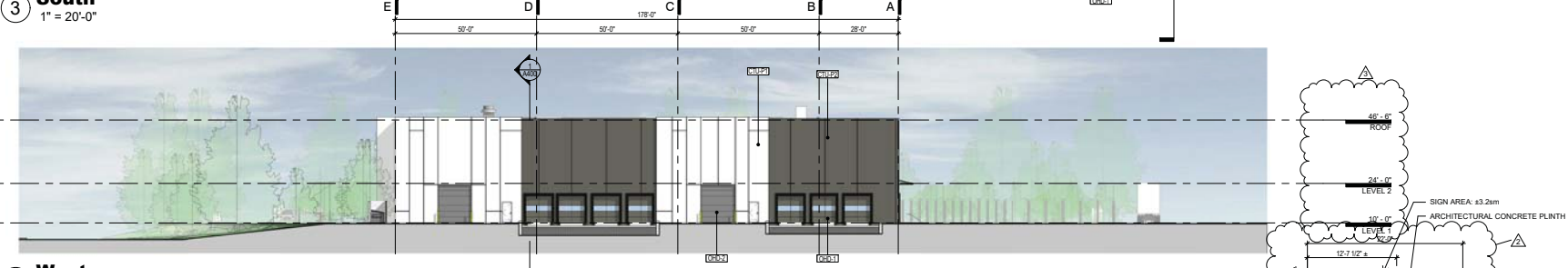
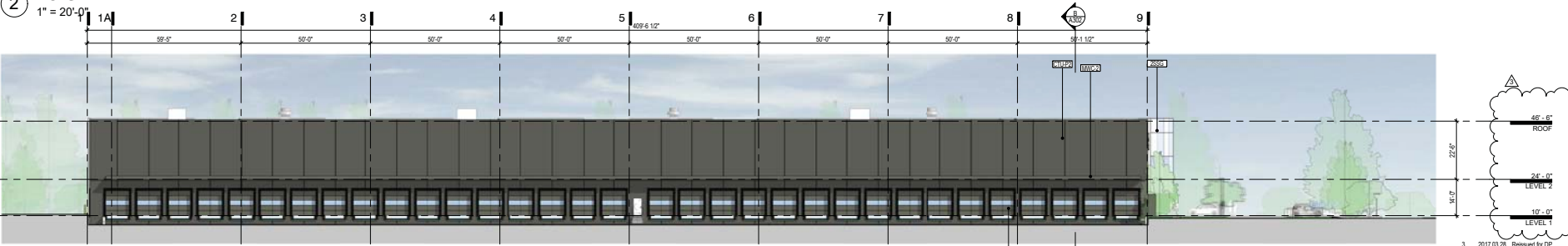
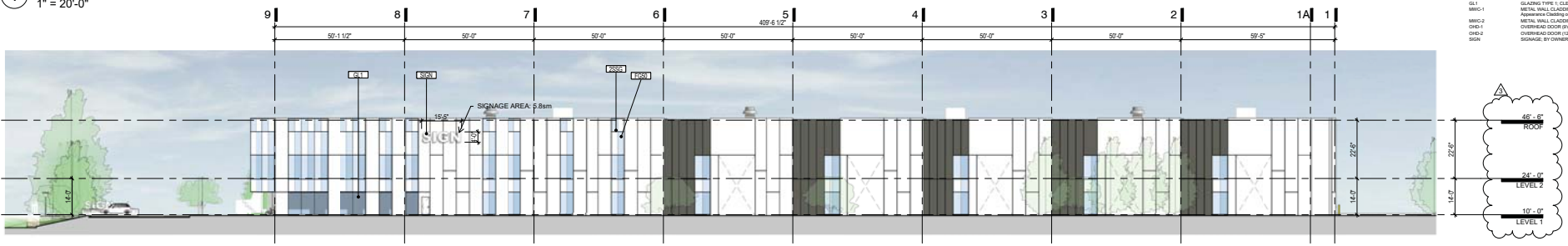
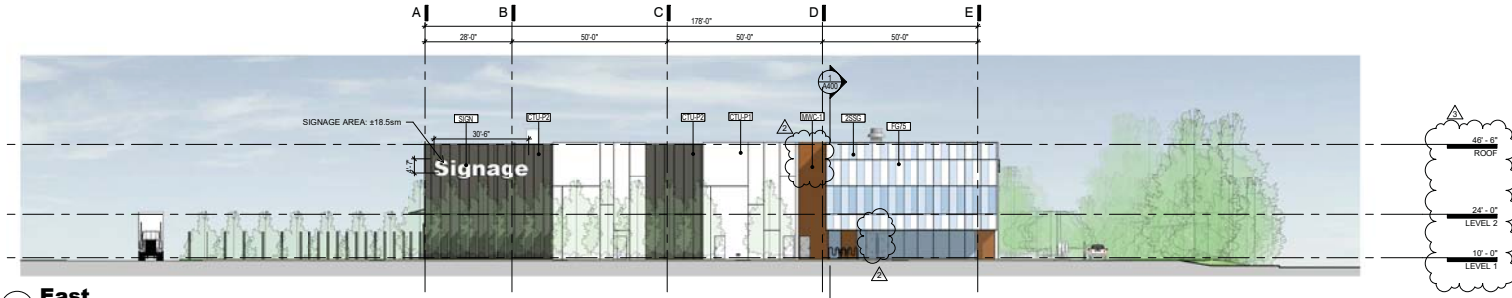
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- KEYNOTE LEGEND**
- TAG DESCRIPTION
 - RIE RISE RACK
 - CBN CATCH BASIN
 - FAP FIRE ALARM PANEL, SEE ELECTRICAL
 - FDC FIRE DEPARTMENT CONNECTION
 - FCG FIRE DEPARTMENT CONNECTION
 - GM GAS METERS
 - LDD LAND DRAIN
 - MM MANHOLE

KEYNOTE LEGEND

TAG	DESCRIPTION
2555	2 SIDES STRUCTURAL SILICONE GLAZING WITH BLACK HORIZONTAL GSP
CLUP1	CONCRETE T&G PAINT FINISH P1 - WHITE
CLUP2	CONCRETE T&G PAINT FINISH P2 - CHARCOAL
F005	FRITTED GLAZING - 50%
F006	FRITTED GLAZING - 75%
GL1	GLAZING TYPE 1 CLEAR
MWC-1	METAL WALL CLADDING - Type 1 Longspan Metal
MWC-2	METAL WALL CLADDING - Type 2
OH-1	OVERHEAD DOOR (12'X12')
OH-2	OVERHEAD DOOR (12'X14')
SDN	SHOWER BY OWNER



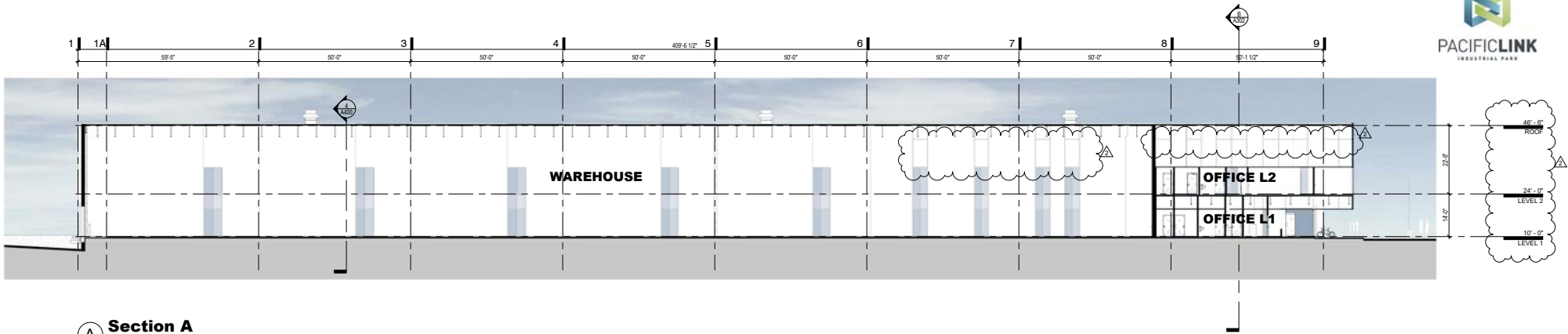
5 Sign Plinth
1/8" = 1'-0"

3	2017.03.28	Revised for DP
2	2017.03.17	Revised for DP
1	2017.01.09	Issued for DP
REV	DATE	DESCRIPTION
SCALE	As Indicated	DATE: 2017.01.09
PROJECT NUMBER	15013	

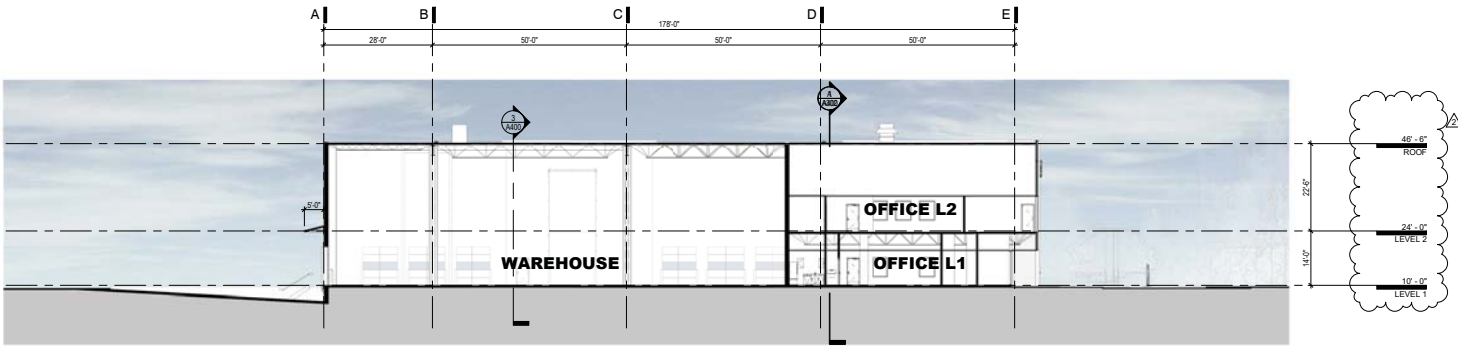
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Pacific Link - Lot 11
11796 103a Ave, Surrey, BC

Elevations
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A301



(A) Section A
1/16" = 1'-0"



(B) Section B
1/16" = 1'-0"

2	2017.03.28	Revised for DP
1	2017.01.09	Issued for DP
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SCALE	1/16" = 1'-0"	DATE: 2017.01.09
PROJECT NUMBER	15013	

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 Project: Pacific Link Industrial Park - Lot 11
 File: A302 - Building Sections.dwg
 Date: 2017.03.28 12:46:33 PM

**WESGROUP
TAYLOR KURTZ**
ARCHITECTURE + DESIGN INC.

Pacific Link - Lot 11
11796 103a Ave, Surrey, BC

Building Sections

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A302



View from North



View from East



View West



View of Entry

TKA+D



PACIFICLINK
INDUSTRIAL PARK

2	2017.03.28	Revised for DP
1	2017.01.09	Issued for DP
REV	DATE	DESCRIPTION
SCALE	DATE	2017.01.09
DRAWN	Author	15013
PROJECT NUMBER	15013	

WESGROUP
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.

Pacific Link - Lot 11
11796 103a Ave, Surrey, BC

3D VIEWS

PLOT DATE: 2017-03-29 12:46:08 PM

A303



TKA+D



PACIFILINK
INDUSTRIAL PARK

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1	2017.01.09	Issued for DP
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PROJECT NUMBER	DATE	2017.01.09
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WESGROUP
TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC
100-1100 103rd Street, Surrey, BC V3V 2G9
 Phone: 604-591-8800

Pacific Link - Lot 11
11796 103a Ave, Surrey, BC

Rendering - View from North

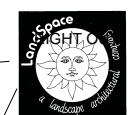
PLOT DATE: 2017-03-29 12:46:09 PM

A304



ISS.	DATE	DESCRIPTION
1	02/10/20	PRELIMINARY LAYOUT
2	03/10/20	REVISIONS TO LAYOUT
3	04/10/20	REVISIONS TO LAYOUT
4	05/10/20	REVISIONS TO LAYOUT
5	06/10/20	REVISIONS TO LAYOUT
6	07/10/20	REVISIONS TO LAYOUT
7	08/10/20	REVISIONS TO LAYOUT
8	09/10/20	REVISIONS TO LAYOUT
9	10/10/20	REVISIONS TO LAYOUT
10	11/10/20	REVISIONS TO LAYOUT
11	12/10/20	REVISIONS TO LAYOUT
12	01/21/21	REVISIONS TO LAYOUT

LANDSCAPE ARCHITECT:

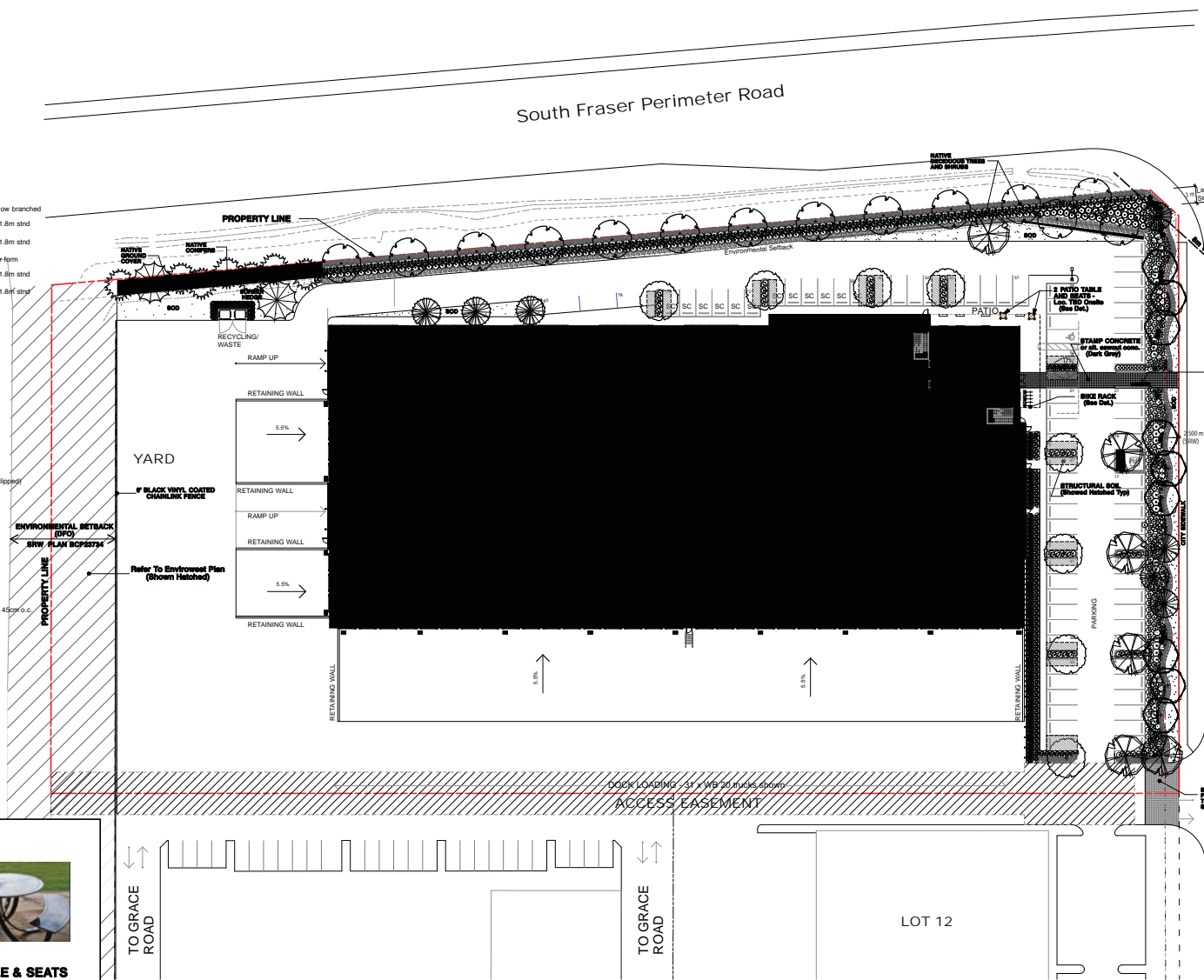


LandSpace Design Inc. 11800 150 St.
10000 St. St. W. BC, V4P 1A6 (403) 222-8888

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
	1	<i>Stewardia pseudocamellia</i>	Japanese Stewartia	5cm cal. / low branched
	14	<i>Cornus nuttallii</i>	Native Dogwood Tree	6cm cal. / 1.8m strnd
	8	<i>Liquidambar styraciflua</i>	'Worpleston'	6cm cal. / 1.8m strnd
	7	<i>Chamaecyparis nootkanensis</i>	Nootka Cypress	3m ht. / age form
	6	<i>Fraxinus americana</i>	'Autumn Purple'	Ash Var.
	9	<i>Magnolia saurauiana</i>	'Galaxy'	5cm cal. / 1.8m strnd
	2	<i>Magnolia stellata</i>	'Royal Star'	
	2	<i>Pseudotsuga menziesii</i>	Douglas Fir	3m ht.
	7	<i>Thuja plicata</i>	Western Red Cedar	3m ht.
Shrubs				
	794	<i>Mahonia nervosa</i>	Narrowleaf Oregon Grape	#1 pot
	387	<i>Vaccinium vitis-idaea</i>	Mountain Cranberry	#2 pot
	160	<i>Azalea japonica</i>	'Yosebut'	#2 pot
	23	<i>Hydrangea macrophylla</i>	'Blue Wave'	#3 pot
	56	<i>Ilex crenata</i>	'Green Thumb'	#3 pot
	32	<i>Potentilla fruticosa</i>	'Klondike'	#2 pot
	267	<i>Prunus l. Otto Luyken</i>	Otto Luyken Laurel	#2 pot
	89	<i>Taxus media</i>	'Hicksii'	1.2m ht. (dipped)
	32	<i>Rhododendron</i>	'Christmas Cheer'	#3 pot
	30	<i>Rosa mediland</i>	'Carefree Delight'	Hardy French Rose var.
	14	<i>Spiraea x bumalda</i>	'Anthony Waterer'	#2 pot
	45	<i>Viburnum davidii</i>	David's Viburnum	#2 pot
	16	<i>Weigelia Bristol Ruby</i>	Weigelia	#3 pot
Ground Covers/Perennials				
	935	<i>Arctostaphylos uva-ursi</i>	Vancouver Jade	10cm pot / 45cm o.c.
	61	<i>Hemocallis Stella d'Oro</i>	Daylily var	#1 pot

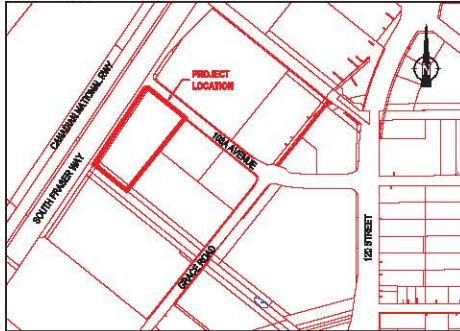
- Notes:**
1. Specification as per most recent BC 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.
 2. Plant material to be selected by Landscape Architect at nursery.



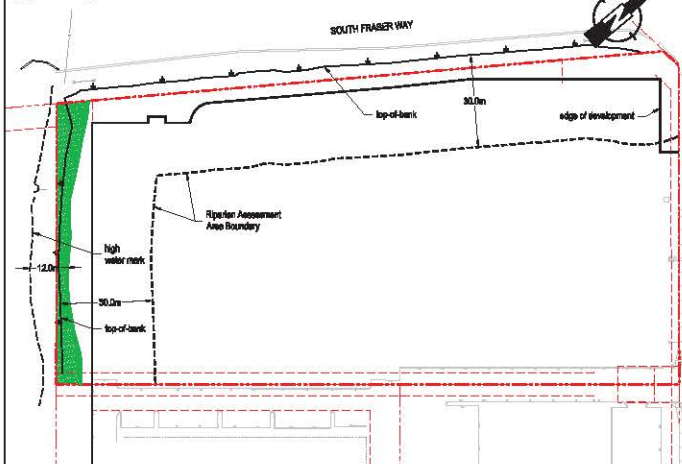
WESGROUP
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.
PACIFIC LINK - LOT 11
11796 103A Avenue, Surrey

LANDSCAPE PLAN
SCALE: 1"=30'-0"

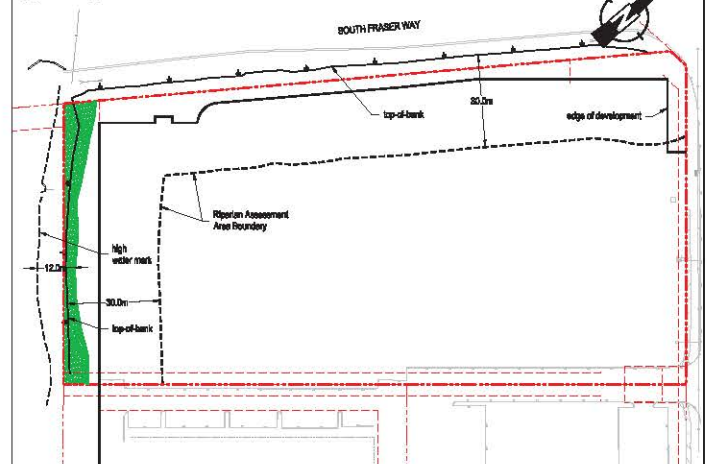
LOCATION
SCALE 1:5000



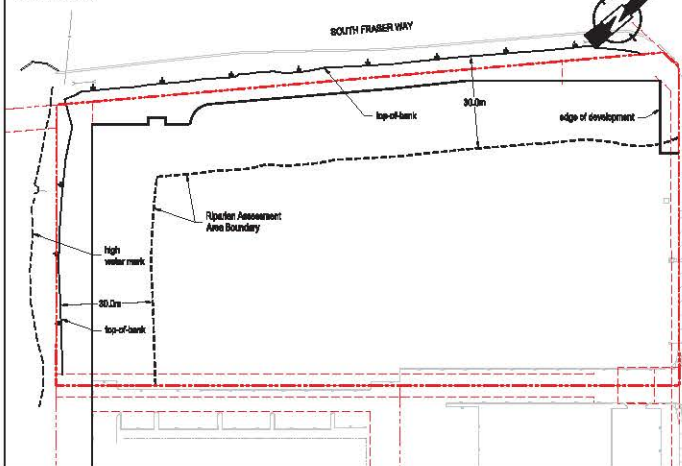
LWD, BANK AND CHANNEL STABILITY ZONES OF SENSITIVITY
SCALE 1:750



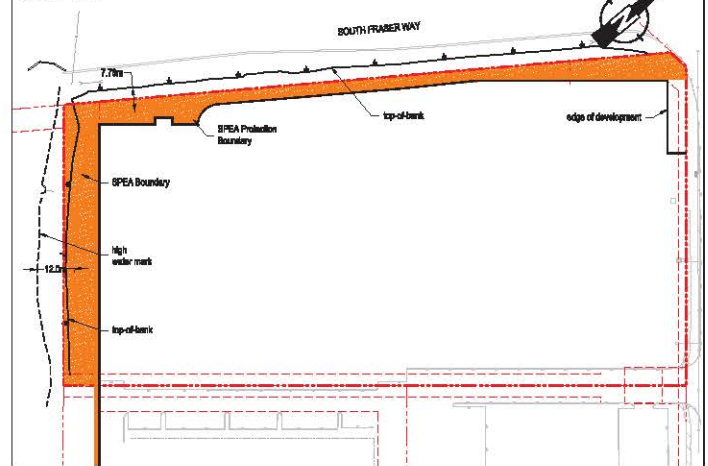
LITTER FALL AND INSECT DROP ZONES OF SENSITIVITY
SCALE 1:750



SHADE ZONE OF SENSITIVITY
SCALE 1:750



STREAMSIDE PROTECTION AND ENHANCEMENT AREA (SPEA)
SCALE 1:750



LEGEND

- Creek Zones of Sensitivity
- Streamside Protection And Enhancement Area

REFERENCE DRAWINGS

1. Project No. 160783-C, "11796 - 103A Ave", February 2017, KM Civil Consultants Ltd.
2. Project No. A100, Rev. 03, "Site Plan", March 24, 2017, Kurtz Architecture & Design Inc.
3. 2014 Legal Base From City of Surrey.

WESGROUP PROPERTIES
Vancouver, BC

11796 - 103A AVENUE
Surrey, BC



envirowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6W2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

RIPARIAN AREA REGULATION ZONES OF SENSITIVITY AND STREAMSIDE PROTECTION AND ENHANCEMENT AREA

DESIGN	DRAWN	CHECKED	REVISION	REVISION DATE
IWW	SCM	IWW	00	
SCALE: As Shown			DRAWING NUMBER:	
DATE: March 24, 2017			958-01-02	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0013-00

Issued To: PACIFIC LINK INDUSTRIAL PARK LTD.

("the Owner")

Address of Owner: c/o Wesgroup Income Properties
PO Box 49287 Stn 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: 027-170-331
Lot 11 District Lots 10 and 11 Group 2 New Westminster District Plan BCP31641

11796 - 103A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In the table in Section B.1 of Part 7A Streamside Protection, the minimum required distance from top-of-bank of a "Class A Channelized Stream" is reduced from 25 metres (82 ft.) to a minimum of 6.4 metres (21 ft.); and
 - (b) In the table in Section B.1 of Part 7A Streamside Protection, the minimum required distance from top-of-bank of a "Class A Ditch Stream" is reduced from 10 metres (33 ft.) to 7.76 metres (25 ft.).
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 .

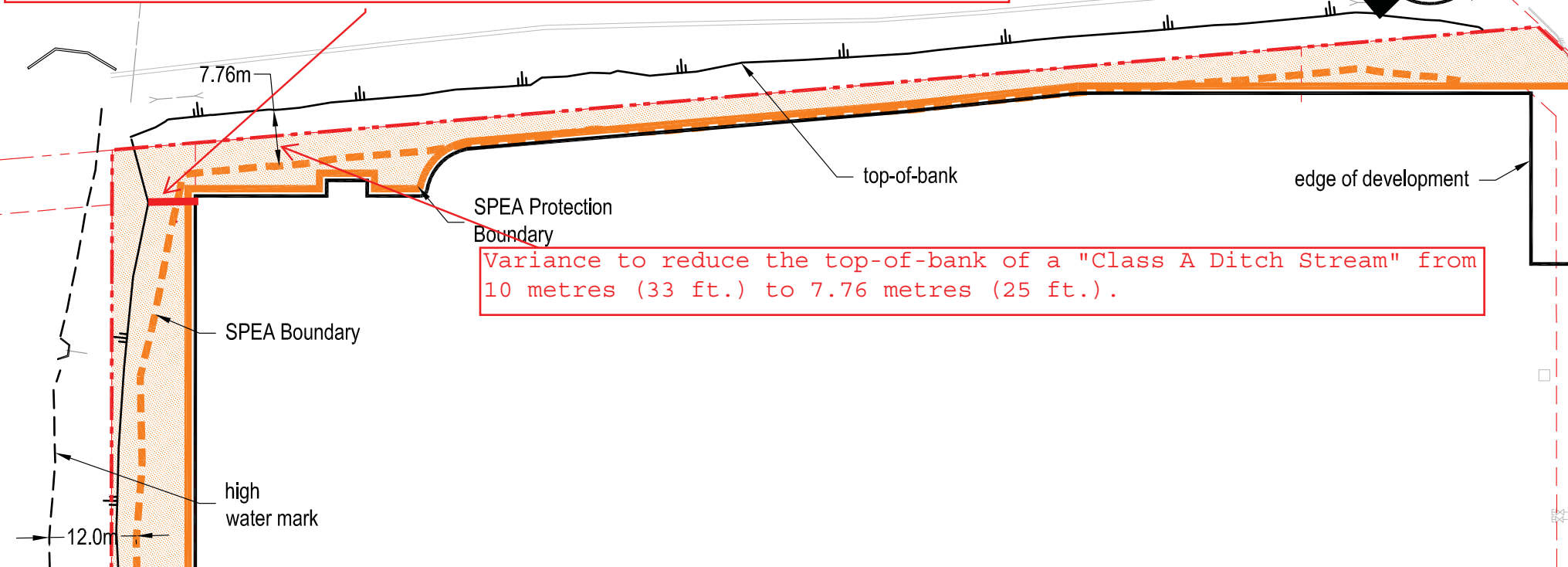
Mayor – Linda Hepner

City Clerk – Jane Sullivan

STREAMSIDE PROTECTION AND ENHANCEMENT AREA (SPEA)

SCALE 1:750

Variance to reduce the top-of-bank of a "Class A Channelized Stream" from 25 metres (82 ft.) to a minimum of 6.4 metres (21 ft.)



Variance to reduce the top-of-bank of a "Class A Ditch Stream" from 10 metres (33 ft.) to 7.76 metres (25 ft.).