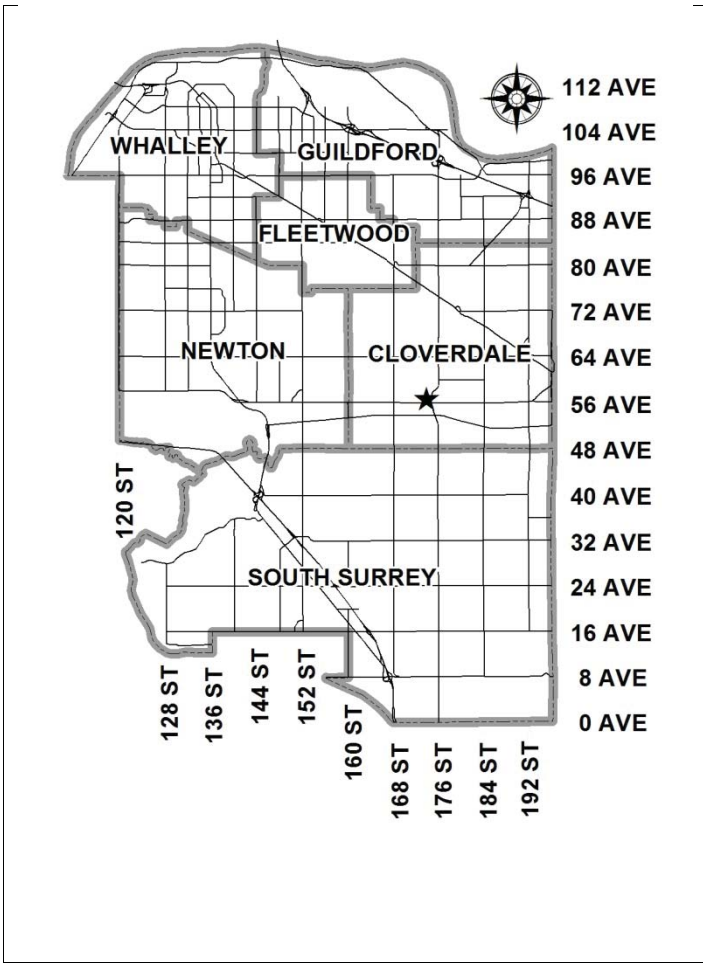


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0189-00

Planning Report Date: January 22, 2018

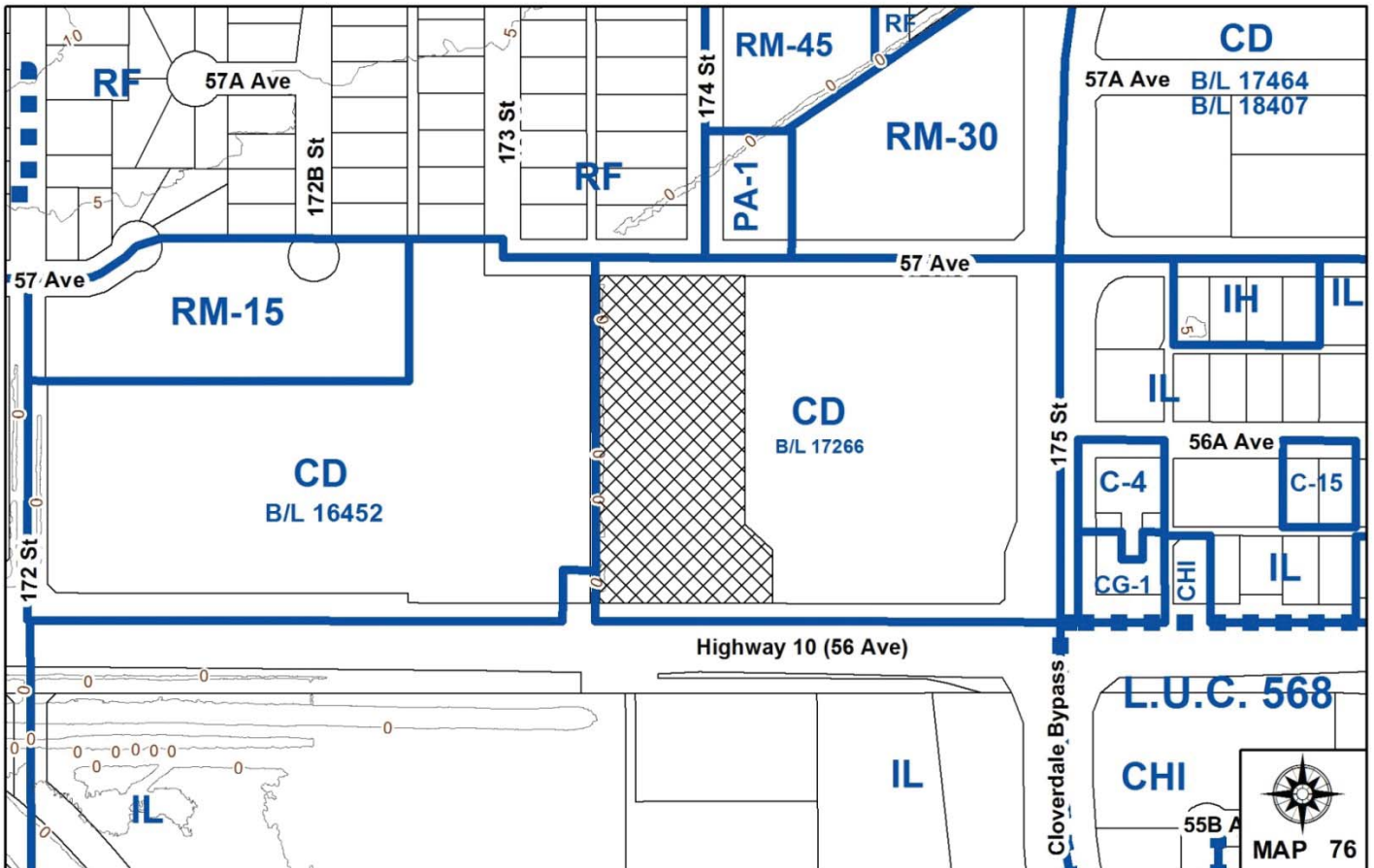


PROPOSAL:

- **TCP Amendment** of a portion from Industrial Business Park to Highway Commercial
- **Rezoning** from CD (By-law No. 17266) to CD (based on CHI)
- **Development Permit**
- **Development Variance Permit**

To permit the development of a retail appliance warehouse and the conveyance of a portion of the site to the City as open space.

LOCATION: 17395 Highway No. 10 (56 Avenue)
ZONING: CD
OCP DESIGNATION: Mixed Employment
TCP DESIGNATION: Industrial Business Park and Parks/Open Space



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Form and Character, Hazard Lands and Sensitive Ecosystems Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the Cloverdale Town Centre Plan (TCP) to redesignate a portion of the site from Industrial Business Park to Highway Commercial.
- The applicant is requesting a variance to Part 7A Streamside Protection of the Zoning By-law to reduce the minimum streamside setback area, as measured from the top of bank, for a Class A Channelized Stream from 25 metres (82 ft.) to 20.8 metres (68 ft.).

RATIONALE OF RECOMMENDATION

- The proposed development complies with the Mixed Employment designation in the Official Community Plan (OCP), which supports a mix of industrial, commercial, business, and office uses.
- The Industrial Business Park designation was applied to the site in 2005 as part of Development Application No. 7905-0004-00, which facilitated the commercial development to the east of the site (“Brick Yard Station”). Prior to that, the Cloverdale TCP provided for two development scenarios for the subject property, either a mixed-use highway commercial and medium density residential development, or a mixed-use highway commercial and business park development. The proposed Highway Commercial designation is a return to the Cloverdale TCP’s original vision for the subject property
- The site is located on a large lot, with exposure to a major highway, and as such the proposed CD Zone, which is based on the Highway Commercial Industrial (CHI) Zone, has merit. The neighbouring lands to the west of the subject site are designated “Highway Commercial” in the Cloverdale TCP.
- The proposed streamside setbacks are based on an existing restrictive covenant that is registered on the title of the lands in favour of the Department of Fisheries and Oceans (DFO) to protect the riparian setback area. This covenant was secured as part of the previous development application on the site (File No. 7905-0004-00). The applicant proposes to maintain this previously endorsed setback and to rehabilitate the area and convey it to the City as open space to ensure the long term stewardship of the environmental features.

- The proposed density and building form are appropriate for this part of the Cloverdale Town Centre and will complement the larger format commercial node to the immediate east of the site ("Brick Yard Station").

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD) (By-law No. 17266)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix V.
3. Council authorize staff to draft Form and Character, Hazard Lands and Sensitive Ecosystems Development Permit No. 7917-0189-00 including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II), and the corresponding environmental and geotechnical reports.
4. Council approve Development Variance Permit No. 7917-0189-00 (Appendix VI) varying Part 7A Streamside Protection of the Zoning By-law No. 12000 as follows, to proceed to Public Notification:
 - (a) to reduce the minimum streamside setback area, as measured from top-of-bank, for a Class A Channelized Stream from 25 metres [82 ft.] to 20.8 metres [68 ft.].
5. 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) input from Senior Government Environmental Agencies;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (h) Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the minimum Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a flood plain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion;
 - (i) Completion of a P-15 agreement for the monitoring and maintenance of the proposed habitat restoration works within the proposed riparian area to be conveyed to the City; and
 - (j) registration of a right-of-way granting the City access to the conveyed streamside protection area for maintenance purposes.
6. Council pass a resolution to amend the Cloverdale Town Centre Plan to redesignate a portion of the land from Industrial Business Park to Highway Commercial when the project is considered for final adoption (Appendix VIII).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Department of Fisheries and Oceans (DFO): Preliminary approval of the proposed development has been received.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval of the proposed development has been received.

Surrey Fire Department: Preliminary approval of the proposed development has been received.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot, with a red-coded watercourse (Cloverdale Canal) along the west property line.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 57 Avenue):	Rugby Clubhouse, the Cloverdale Canal, and single-family homes.	Institutional and Urban Single Family Residential	PA-1 and RF

Direction	Existing Use	TCP Designation	Existing Zone
East:	Commercial retail centre.	Commercial	CD (By-law 17266)
South (Across Highway No. 10/56 Avenue):	Mixed Industrial uses.	Industrial	IL
West (Across the Cloverdale Canal):	Vacant	Highway Commercial	CD (By-law 16452)

DEVELOPMENT CONSIDERATIONS

- The subject site is located along Highway 10 (56 Avenue), just west of the Cloverdale Bypass (175 Street). The site is designated Mixed Employment in the Official Community Plan (OCP) and Industrial Business Park in the Cloverdale Town Centre Plan (TCP). The site is currently zoned Comprehensive Development Zone (CD) (By-law No. 17266).
- The site was rezoned to the current CD Zone (By-law No. 17266), under Development Application No. 7905-0004-00, which also included the neighbouring lot to the east, and facilitated the existing commercial development on that lot called “Brick Yard Station”. The existing CD Zone (By-law No. 17266) permits light impact industrial, warehouse, distribution centres, office, general service, and complementary accessory uses on the subject lot, consistent with the Industrial Business Park designation in the Cloverdale TCP.
- The applicant proposes to rezone the site from the current CD Zone (By-law No. 17266) to a new CD Zone to permit the development of a retail appliance warehouse (Trail Appliances). A Development Permit for Form & Character, Hazard Lands, and Sensitive Ecosystems is also required, along with a requested variance to Part 7A Streamside Protection of the Zoning By-law No. 12000.
- As part of the development proposal, the applicant proposes to remediate the streamside setback area and to convey this area to the City as open space, without compensation.

Proposed CD By-law

- The proposed CD By-law is based on the Highway Commercial Zone (CHI), with some modifications as outlined in the table below:

	CHI Zone	Proposed CD By-law
Automotive Serve Uses of vehicles less than 5,000 kg	Permitted	Not permitted
Drive-through Restaurants	Permitted	Not permitted
Funeral Parlours	Permitted	Not permitted
Bingo Halls	Permitted	Not permitted
Auction Houses	Permitted	Not permitted
Convenience Stores	Permitted	Not permitted

	CHI Zone	Proposed CD By-law
Used Clothing Stores or Flea Markets	Permitted	Not permitted
Sporting Card Shops	Permitted	Not permitted
Sales and Rentals of Vehicles less than 5,000 kg	Permitted	Not permitted
Assembly Halls	Permitted	Not permitted
Office Uses	Permitted	Not permitted
Child Care Centres	Permitted	Not permitted
Automobile Painting and Body Work	Permitted as an Accessory Use	Not permitted
Yards and Setbacks	7.5 m [25 ft.] from all lot lines.	2.0 m [6.5 ft.] from property line abutting the conveyed Cloverdale Canal streamside area. 7.5 m [25 ft.] from all other property lines.

- The permitted uses under the proposed CD Zone are identical to those permitted in the CHI Zone, with the exception that some uses have been removed from the CD Zone as they are not deemed suitable given the site context. The CD Zone does not include any additional uses that are not permitted in the CHI Zone.
- Density (1.0 floor area ratio), lot coverage (50%), and building height (9 metres/30 ft.) are identical to the CHI Zone.
- Retail uses are limited in the proposed CD Zone, consistent with the CHI Zone. The proposed CD Zone also prescribes a minimum floor area for individual retail businesses of 371 square metres (4,000 sq.ft.) to ensure large format type retail businesses only. This will reduce impact on the small-scale retail core of the Cloverdale Town Centre.
- The west side yard setback has been reduced from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) adjacent to the streamside protection area, which is intended to be conveyed to the City as open space. The reduced setback allows for the most efficient use of the site and will not result in any interface issues as the adjacent land will be kept in a natural state, with no buildings or structures. The streamside protection area will be fenced to preclude entry into the protected area.

PRE-NOTIFICATION

- In July, 2017, pre-notification letters were sent to surrounding property owners and development proposal signs were erected on the property. Planning staff received one response to the proposed development from the Cloverdale Community Association which provided an email confirming that the Association does not have any objection to the proposed development.

JUSTIFICATION FOR PLAN AMENDMENT

- To facilitate the proposed rezoning, the applicant also proposes to amend the Cloverdale Town Centre Plan by redesignating a portion of the site from Industrial Business Park to Highway Commercial. The western portion of the site, which is proposed to be conveyed to the City as open space, will remain designated Parks/Open Space in the TCP.
- The proposed plan amendment complies the site's Mixed Employment designation in the Official Community Plan (OCP), which supports a mix of industrial, commercial, business, and office uses. The proposed amendment is also consistent with the site's Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The Industrial Business Park designation in the Cloverdale TCP was applied to the site in 2005 as part of Development Application No. 7905-0004-00, which facilitated the commercial development to the east of the site ("Brick Yard Station"). Prior to that, the Cloverdale TCP provided for two development scenarios for the subject property. One scenario proposed a mixed-use highway commercial and medium density residential development, and the second scenario proposed a mixed-use highway commercial and business park development.
- Multiple residential development was deemed unfeasible at that time due to the site's history of once being a storage facility for road salt. This rendered the property economically unviable for residential development.
- The subject site was redesignated to Industrial/Business Park in an attempt to preserve the industrial nature of this area of the Town Centre while also ensuring higher architectural expression and a "cleaner" land-use interface with the existing residential development to the north.
- While the envisioned commercial development east of the subject property was realized, the Industrial/Business Park uses did not come to fruition. The proposed Highway Commercial designation is a return to the Cloverdale TCP's original vision for the subject property and will ensure a better land-use transition between the residentially designated land to the north and the industrially designated land to the south.
- The site is located on a large lot, with exposure to a major highway, and as such the proposed CD Zone, which is based on the Highway Commercial Industrial (CHI) Zone, has merit. The neighbouring lands to the west of the subject site are designated "Highway Commercial" in the Cloverdale TCP.

Development Permits for Sensitive Ecosystems and Hazard Lands

Sensitive Ecosystem Development Permit

- The subject property abuts the Cloverdale Canal, a red-coded watercourse along the west property line. The watercourse is classified as a Class A Channelized Stream under Part 7A Streamside Protection of the Zoning By-law No. 12000. This stream type requires a 25 metre (82 ft.) setback from the top of bank.

- A restrictive covenant is currently registered on the title of the lands in favour of the Department of Fisheries and Oceans (DFO) to protect the riparian setback area. This covenant was secured as part of the previous development application on the site (File No. 7905-0004-00). The applicant proposes to maintain the covenant area and to rehabilitate the area and convey it to the City as open space to ensure the long term stewardship of the environmental features.
- The site is located within a Streamside Areas Sensitive Ecosystem Development Permit Area (DPA) in the OCP. To address the DP requirements, the applicant commissioned a Streamside Impact Mitigation Plan and Ecosystem Development Plan for the site.
- The Streamside Impact Mitigation Plan (RAR Report), prepared by Ken Lambertsen, *B.SC., R.P. Bio.* of Phoenix Environmental Services Ltd. and dated February 23, 2017 states that a RAR Detailed Assessment shows that the proposed setback complies with, and exceed the requirements under the Riparian Areas Regulation. Further, the potential impacts associated by the proposed reduction of the streamside setback are mitigated by substantial restoration and enhancement of the proposed setback area. Implementation of an associated Ecosystem Development Plan for the proposed setback will result in a net environmental benefit.
- The Ecosystem Development Plan, prepared by Ken Lambertsen, *B.SC., R.P. Bio.* of Phoenix Environmental Services Ltd. and dated September 2017 proposes a wetland bench, removal of the existing invasive species and replanting with marsh macrophytes (e.g. sedges) and wet-tolerant shrubs (e.g. salmonberry, willow), and will also include placement of coarse woody debris. The wetland bench will offer significant wildlife habitat and movement corridor improvements to the fish and aquatic species. The increased flow capacity afforded by the wetland bench will also alleviate flood risks in the vicinity.
- The RAR Report was peer reviewed by Ian W. Whyte, *P. Ag.* of Envirowest Consultants Inc., on October 5, 2017, and the original report was found to be acceptable.

Hazard Lands Development Permit

- The site is located within a Flood Protection Hazard Lands DPA in the OCP.
- A geotechnical report, prepared by Stuart Hrysio, *P. Eng.* Of Braun Geotechnical Ltd. and dated August 4, 2017 outlines the site's current conditions and generally outlines how construction should proceed. The report also notes, based on City information, that the 200 year Flood Level, including Freeboards, for the project site is 2.4 metres (8 ft.) (Flood Construction Level).
- The applicant will be required to register a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a flood plain area.

DESIGN PROPOSAL AND REVIEW

- The building is proposed to be 3,371.1 square metres [36,287 sq. ft] in area and will contain retail, warehouse, and office uses for Trail Appliances. The retail and warehouse portions located on the first floor of the building are proposed to be 2,456.30 square metres [26,493 sq. ft.] and 182.72 square metres [1,966 sq. ft.], respectively. The office portion of the building on the second floor will be 422.27 square metres [4,545 sq. ft.].
- The proposed building features a central entrance feature that incorporates a two storey glazed element adding visual interest to the building's form and also acts to break up the north/south massing of the building.
- The proposed building will also feature vertical wood slats and cementitious charcoal coloured panels incorporated into the southern facades of the building adjacent to Highway No. 10 (56 Avenue) also adding visual interest to the portion of the building most exposed to passers-by.
- The applicant also proposes to construct the building using a combination of contrasting metal panel parapets, and sand white coloured stucco. The design is considered to be contextually appropriate to the surrounding commercial development and typical of other warehouse-retail style developments in the region.
- The applicant is proposing to install 3 fascia signs, 2 free standing signs, and a single directional sign. The proposed fascia and freestanding signage complies with the Sign Bylaw and is designed to complement the character and quality of the building. The directional sign, intended to provide wayfinding on the site, is proposed to be taller and have a larger area than the Sign By-law allows requiring a relaxation. Staff supports this relaxation given the highway-oriented nature of the development and the lot's large area.

Traffic and Parking

- The primary access to the development will be from Highway No. 10 (56 Avenue) through a shared driveway directly southeast of the subject site secured via a reciprocal access agreement with the neighbouring commercial site. A secondary access is provided to 57 Avenue. The secondary access will be designed to prohibit left-turn movements out of the site onto westbound 57 Avenue to minimize any impacts on the residential area north of the site.
- As part of the previous development application on the subject site (File No. 7905-0004-00), the Ministry of Transportation requested a reciprocal access agreement between the subject property and the neighbouring property to the west, across the Cloverdale Canal. The Ministry has agreed that this requirement can be withdrawn provided that both property owners agree. The neighbouring property has agreed to eliminate this shared access.
- A total of 101 stalls are proposed for the development, which is in excess of the 158 stalls required by Surrey Zoning By-law No. 12000. This additional parking allows for a potential additional building to be developed at the north end of the property.

Landscaping

- The landscaping for the site incorporates a row of deciduous trees along the Highway No. 10 (56 Avenue) and 57 Avenue frontages, as well as a 1 treed landscaped island for every 6 parking spaces in accordance with the City's Form and Character Guidelines. In addition to the trees, the site is proposed to be landscaped with a variety of shrubs and ground covering plants.
- The north end of the site is also encumbered by a portion of the DFO Restrictive Covenant that protects the Cloverdale Canal. This northern portion of the Covenant was secured on this portion of the property as part of the previous development application on the site (File No. 7905-0004-00). The intention of this northern portion of the Covenant was to protect a ditch that was once located adjacent to 57 Avenue that was subsequently removed when 57 Avenue was upgraded. The applicant may seek to remove the DFO Restrictive Covenant for the northern portion of the property in the future to facilitate the development of a stand-alone building. In the meantime, this area will be planted with shrubs and groundcover.

TREES

- Max Rathburn, ISA Certified Arborist of Diamondhead Consulting 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
Trees in the proposed Riparian Area	11	1	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		27	
Total Retained and Replacement Trees		37	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there are a total of thirteen (13) protected street trees adjacent the site. It was determined that all thirteen (13) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes eleven protected trees that are located within the proposed riparian area. With the exception of one (1) Alder tree, the trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.

- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed habitat restoration works in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of one (1) replacement trees on the site. The applicant is proposing 27 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Autumn Spire Red maples, European Beeches, Mount Fuji Cherries, Aristocrat Pears.
- In summary, a total of 50 trees are proposed to be retained or replaced on the site with no required contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 21, 2017. 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"> • The site is located in the Cloverdale Town Centre on a site that is designated for Mixed Employment.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development includes an enhancement of the riparian area adjacent to the Cloverdale Canal a red-coded creek. This will include a reintroduction of native plant species into that area to enhance the environmental performance of the existing stream.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development incorporates covered-outdoor waiting areas, pedestrian-specific lighting, and showers / change facilities into the design of the building and site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The site will be adequately lit for pedestrian protection. The proposed building will also incorporate design features to discourage 'smash and grab' vehicle movements at its front doors. • All areas of the parking area will be surveilable from Highway No. 10 (56 Avenue) and 57 Avenue. • The riparian area will be protected by a continuous fence.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The surrounding community was notified via a pre-notification letter and Development Proposal signs as required by the City. • A public hearing will be required as part of the rezoning process.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum streamside setback area, as measure from top-of-bank, of a Class A Channelized Stream from 25 metres [82 ft.] to 20.8 metres [68 ft.].

Applicant's Reasons:

- The reduction is minor in nature and will allow for efficient development of the site. To compensate for the reduction, the streamside area is proposed to be remediated and conveyed to the City as Open Space.

Staff Comments:

- The subject property abuts the Cloverdale Canal, a red-coded watercourse along the west property line. The watercourse is classified as a Class A Channelized Stream under Part 7A Streamside Protection of the Zoning By-law No. 12000. This stream type requires a 25 metre (82 ft.) setback from the top of bank.
- A restrictive covenant is currently registered on the title of the lands in favour of the Department of Fisheries and Oceans (DFO) to protect the riparian setback area. This covenant was secured as part of the previous development application on the site (File No. 7905-0004-00). The applicant proposes to maintain the covenant area and to rehabilitate the area and convey it to the City as open space to ensure the long term stewardship of the environmental features.
- Staff support the requested variance on the basis of the previously endorsed setback and the restoration works, and land conveyance proposed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheets
Appendix II.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspectives
Appendix III.	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	Proposed Variances to the Sign By-law
Appendix VI	Development Variance Permit No. 7917-0189-00
Appendix VII	Proposed CD By-law
Appendix VIII	Proposed Cloverdale Town Centre Plan (TCP) Amendment

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Braun Geotechnical Dated October 31, 2017
- Streamside Impact and Mitigation Plan Prepared by Phoenix Environmental Dated February 23, 2017
- Ecosystem Development Plan Prepared by Phoenix Environmental Dated September, 2017
- Complete Set of Architectural and Landscape Plans prepared by Mallen Gowing Berzins Architecture and Vaughan Landscape Planning and Design, respectively, dated January 10, 2017.

Original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CW/dk

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (based on CHI)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		15,166.4 sq. m
Road Widening area		N/A
Undevelopable area	(Riparian)	5,576.8 sq. m.
Net Total		9,589.6 sq. m.
LOT COVERAGE (in % of net lot area)	50% maximum	
Buildings & Structures	7,583.2 sq. m.	22.2%
Paved & Hard Surfaced Areas		45.7%
Total Site Coverage		67.9%
SETBACKS (in metres)		
Front (N,S)	7.5 m	N=93.5 m, S=7.6 m
East Side	7.5 m	14.8 m
West Side	2.0 m	2.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m
Accessory	9 m	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	
Bachelor		N/A
One Bed		N/A
Two Bedroom		N/A
Three Bedroom +		N/A
Total		N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail		2,859.4 sq. m.
Office		511.6 sq. m.
Total	7,583.2	3,371.0 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	7,583.2	3,371.0

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		N/A
# of units/ha /# units/acre (net)		N/A
FAR (gross)	7,583.2 sq. m.	3,371 sq. m.
FAR (net)	7,583.2 sq. m.	3,371 sq. m.
AMENITY SPACE (area in square metres)		
Indoor	N/A	N/A
Outdoor	N/A	N/A
PARKING (number of stalls)		
Commercial	101	147
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom		
2-Bed	N/A	N/A
3-Bed	N/A	N/A
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	101	147
Number of accessible stalls		2
Number of small cars		16
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Trail Appliances New Store - Cloverdale, Surrey, BC



January 10, 2018

DP Resubmission Updated Set

CIVIC ADDRESS
17395 56 Avenue,
Surrey, BC

LEGAL ADDRESS
Lot E, Plan 5962 both of Section 7 Township 8
New Westminster District

CONTACT LIST:

OWNER
ECHO LAKE INVESTMENTS
c/o James Reynold B.
3388 Sweden Way,
Richmond, BC V6V 0B2
Ph: (604) 278-6133
jreynold@trailappliances.com

TENANT
TRAIL APPLIANCES
c/o James Reynold B.
3388 Sweden Way,
Richmond, BC V6V 0B2
Ph: (604) 278-6133
jreynold@trailappliances.com

ARCHITECT
MGB ARCHITECTURE INC.
c/o P. Mullen & James Bendo
#300 - 7 EAST 6th Avenue,
Vancouver, BC V5T 1J3
Ph: (604) 484-8285
mullen@mgb.ca
bendo@mgb.ca

GEOTECHNICAL ENGINEER
BRALIN GEOTECHNICAL LTD.
c/o Stuart Hoggan
106A - 9785 192 Street
Surrey, BC V4N 4C7
Ph: (604) 513-4190
stuart@brungeo.com

CIVIL ENGINEER
WEDLER ENGINEERING
c/o Tom Jorgensen
202 - 10216 128th Street
Surrey, BC V3T 2Z3
Ph: (604) 588-1919
tjorgensen@wedler.com

LANDSCAPE ARCHITECT
VAUGHAN LANDSCAPE PLANNING & DESIGN
c/o Mark Vaughan
1406 Clyde Ave
West Vancouver, BC V7T 1G1
Ph: (604) 922-1885
mark@vaughanlpn.com

ENVIRONMENTAL ENGINEER
PHOENIX ENVIRONMENTAL SERVICES LTD.
c/o Ken Lamberton R.P. Bo.
505 - 1755 West Broadway
Vancouver, BC V6J 4S5
Ph: (604) 689-3889
kenbo@pe.net

ARBORIST
DIAMOND HEAD CONSULTING LTD.
c/o Marc Rathburn
3551 Commercial Street
Vancouver, BC V5N 4E8
Ph: (604) 733-4886
mar@diamondheadconsulting.com

SURVEYOR
MEL-HANNEY ASSOCIATES LAND SURVEYING LTD.
c/o Jason Hamel
Suite 2300 Central City Tower
Surrey, BC V3T 2K3
Ph: (604) 434-4903
jhamel@mehlanney.com

TRAFFIC ENGINEER
CREATIVE TRANSPORTATION SOLUTIONS LTD.
c/o Gary Gieg
84A Meady Street
Port Moody, BC V3H 3P5
Ph: (604) 516-4190
ggieg@cts-bc.com

DRAWING LIST:

ARCHITECTURAL
DP-00 Cover Sheet and Contact Information
DP-01 Project Profile and Site Survey
DP-02 Site Plan
DP-03 Shadow Diagrams
DP-04 Ground Floor Plan
DP-05 2nd Floor Plan
DP-06 Roof Plan
DP-07 Exterior Elevations
DP-08 Exterior Elevations
DP-09 Exterior Perspective
DP-10 Deleted
DP-11 Signage Diagrams
DP-12 Signage Diagrams

GEOTECHNICAL
G1 Cover Sheet
G2 Preload Fill Plan
G3 Preload Section
G4 Preload Specifications
G5 ESC Plan

CIVIL
S17-02171A Conceptual Site Grading Plan
S17-02171A Conceptual Site Servicing Plan

LANDSCAPE
L1 Landscape Plan - North
L2 Landscape Plan - South
L3 Planting Plan
L4 Planting Plan
L5 Planting Plan
L6 Planting Plan

ENVIRONMENTAL
Ec.system Development Plan - Proposed Setback Map
Ec.system Development Plan - Conceptual Habitat Enhancement & Restoration Planting Plan

ARBORIST
Tree Retention and Removal Plan



NO.	DATE	DESCRIPTION	BY	CHK
1	10/10/2017	DP Resubmission Update Set	JB	YPP
2	10/10/2017	DP Resubmission	JB	YPP
3	10/10/2017	DP Resubmission	JB	YPP
4	10/10/2017	DP Resubmission	JB	YPP

MGBA
MALLEN GOWING BERZINS
ARCHITECTURE
SUITE 300 - 7 EAST SIXTH AVENUE
VANCOUVER, BRITISH COLUMBIA, CANADA
604-484-8285 mullen@mgb.ca bendo@mgb.ca

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**TRAIL APPLIANCES
CLOVERDALE**
17395 56 Avenue
Surrey, BC

COVER PAGE

APPROVED	July 13, 2017	PROJECT NO.	17037
SCALE	AS NOTED		
DRAWING NO.	DP-00	SHEET NO.	3



SUBJECT SITE
17395 56 AVENUE

DATA SUMMARY

PROPOSED ZONING	CHI	
STE AREA	163251 sq ft	3.75 Ac
TRAIL GROUND FLOOR AREA	30,789 sq ft	2,899.4 m ²
TRAIL 2nd FLOOR PLAN	5,507 sq ft	511.6 m ²
CRU	0 sq ft	0.0 m ²
NET AREA	36,287 sq ft	3,371.0 m ²
DENSITY (0.50 MAXIMUM)	0.22	
SITE COVERAGE (\$05 MAXIMUMUM)	18.9 %	
TRAIL STALLS REQUIRED (Retail: 3 stalls/100m ² GFA)	101 STALLS	
CRU STALLS REQUIRED (Retail: 3 stalls/100m ² GFA)	0 STALLS	
TOTAL STALLS REQUIRED	101 STALLS	
TOTAL STALLS PROVIDED	147 STALLS	
STALLS/100m ² GFA	4.26/100m ²	
TOTAL ACCESSIBLE STALLS PROVIDED	2 STALLS	

NOTE: The habitable area of the proposed building is above the minimum floor elevation for a building within a flood plain area. It satisfies the recommended Flood Construction Level (FCL) 2.4m FCL.

Members of the consultant team indicated on Cover Page DP-00 to complete field inspections and reports as required by City of Surrey Building Inspector.

PRELIMINARY BUILDING CODE ANALYSIS - Trail Appliances Survey

British Columbia Building Code 2012	Requirements	Notes / Descriptions
Part 3 or Part 9 Building	Part 3	
Major Occupancy 3.1.1 & Appendix A-3.1.2 (1)	E - Mercantile Occupancy with utility office	
Building Area	33,584 sq ft + 2,889 sq ft	
Building Gross Area	30,063 sq ft + 1,803 sq ft	
Grade Elevation	100'-0" / 3700 m	
Building Height 3.2.1.3.1, 3.2.2.5	2 stories	
Number of Stories 3.2.2.10	2 stories	Street is 9m wide and within 5m from building face. Fire Trucks require a 6m wide
Building Classification 3.2.2.19 to 3.2.2.8	322.65 Group C, up to 3 Stories, Sprinklered	
Buildings with Multiple Major Occupancies 3.2.2.4 to 8	NA	
Sprinkler System 3.2.2.18, 3.2.3.13	Yes	NA (1)
Combustible or Noncombustible Construction 3.2.2.19 to 3.2.2.8	322.65 - Noncombustible Construction or Combustible Construction	
Is Parking Garage considered separate building 3.2.1.2?	NA	
Total Occupant Load (persons) Table 3.1.17.1	NA	
Staircase required 3.2.5.8, 3.2.5.16	No - Bldg is not more than 14m high. The distance from the fire department connection to the closest fire hydrant will not be more than 45m	
Is water supply adequate? 3.2.5.7	Yes	Sprinkler system conforming to Article
Is a fire alarm required? 3.2.4.1	Yes - Single Stage	Addressometer will be required in close proximity to the building entrance (3.2.4.7)
Is Central Station Monitoring per 3.2.4.7 required?	Yes	Confirm with electrical engineer
Mezzanine? 3.2.1.4 (1)-(8)	NA	
Mezzanine Egress 3.4.1.2	NA	
Interconnected Floor Space 3.2.3.2, 3.2.3.1, 3.3.1	No	
Is the building considered a High Building? 3.2.6, 3.1.13.7, No Less than 18m	3.3.1.1	
Is Emergency Power Required? 3.2.7.8, 3.2.7.9	Yes	
Emergency Power Supply Duration? 3.2.7.8 Number of Hours?	Supervisory period of 2hrs, then emergency power for 30min	
Are Smoke Control Measures Required? 3.1.8.12, 3.2.6.2, 3.3.3.5, 3.3.3.7	No	
Is Emergency Lighting required? 3.2.7.3	Yes - Exits, Principal routes, Access to Exits, Public	
Are Exit Signs required? 3.4.5.1, 3.4.5.2, 9.9.10, 3.4.2.8(2)	Yes	
Are fire Pumps required? 3.2.5.9, 3.2.5.18	No	
Beater Free Design? 3.8.2.1	Yes	
Hazardous Substances? 3.3.1.2(1), 3.3.1.19(1)	No	
Required fire resistance ratings 3.2.2.19 to 3.2.2.8:	322.65	
Floors	4 min FRR	
Roofs	NA	
Plazas/terraces	NA	
Supporting members (columns walls...)	4 min FRR	
Occupancy Separations Table 3.1.3.1 & 3.1.3.1	No Fire Separation Required between occupancies D/E	
Fire Separations and Closures and Ratings 3.1.8	30 min Closure	3.11.10
Indicate special separation information 3.1.3	TBD	
Construction of Exposed Building Face 3.3.7	TBD	
Firewalls 3.1.10	NA	
Egress Doorways (Stairs) number required 3.3.1.5(1); Table 3.3.1.5a	Ground Floor - 6 Egress Doorways required, 1476.1 sq ft 2nd Floor Offices - 2 Egress Doorways required, 1312.8 sq ft 4m travel distance	
3.3.1.1 Separation of Suites	No	
Separation of Exits 3.4.1.2	Floor that 2 exits are required from each floor area	
Number & Location of Exits 3.4.2	TBD	
Distance Between Exits 3.4.2.3	No - distance between 2 exits is one third the diagonal distance of the floor area. See 3.4.2.3 (2)	
Location of Exits 3.4.2.5	TBD	
Exit width Calculations 3.4.3	343.3 - 4.1mm per person for corridors, 8.9mm per person for stairs. Minimum net width for corridors and exits is 900mm per 3.4.3.2 (1) (ii)	
Fire-Resistance Rating of Exit Separations 3.4.4	4 min FRR	
Stairs 3.4.6	All new stairs to comply with BCRC 2012	
Doors & Hardware 3.3.1.13, 3.4.4.10, 3.1.8.10	Refer to Future Chart Provide covers for all rated doors	3.3.1.11 Doors providing access to exit from 1 Suite shall swing in the direction of travel if occupant load is greater than 60 or for a high-land occupancy, 3.4.6.11 Exit doors shall
Periscope Hardware 3.4.6.15	Required on all exit doors	
Portable Fire Extinguishers - BC Fire Code 2012 3.1.3	As per NFPA 10	

PROPOSED SUBDIVISION PLAN OF LOT 2 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP47842



ALL DISTANCES ARE IN METRES AND DECIMALS THE REOF THE INTENDED PLOT SIZE OF THIS PLAN IS 632 mm IN WIDTH BY 380 mm IN HEIGHT (8-SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

INTEGRATED SURVEY AR EA No. 1, CITY OF SURREY) NAD83 (CSRS) 4.0.0.BC.1.GVRB GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5718 AND 5829

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED HAVE BEEN DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5718 AND 5829.

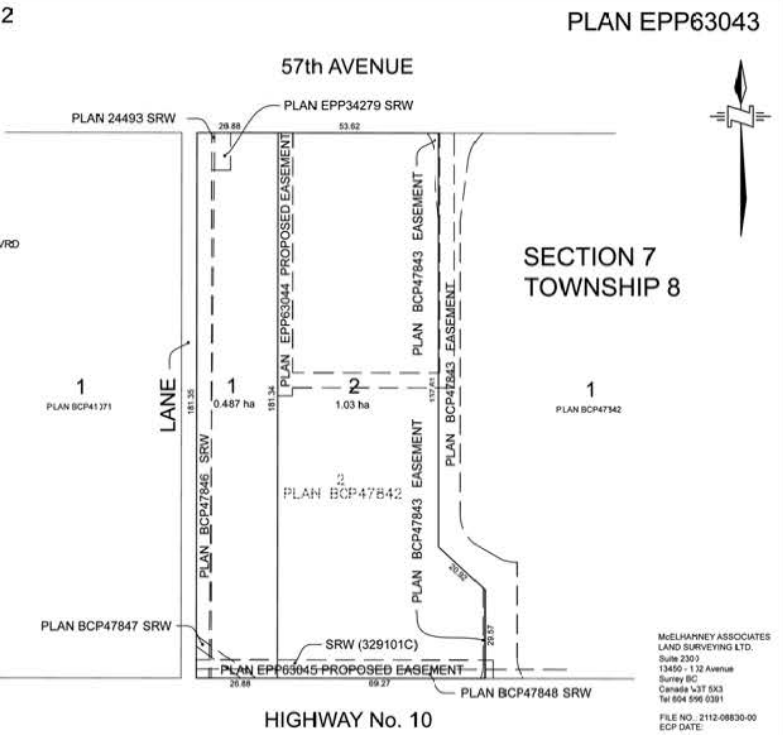
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9999055 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 5718 AND 5829.

THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS:

- PLAN 24493
- PLAN EPP34279
- PLAN BCP47842
- PLAN BCP47843
- PLAN BCP47846
- PLAN BCP47847
- PLAN BCP47848

JASON G. HAMEL, BCL5 #821 (day) DAY OF (month), 2017

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



MEELHAYNE ASSOCIATES
LAND SURVEYING LTD.
Suite 2303
13450 - 132 Avenue
Surrey BC
Canada V3T 5K3
Tel 604 596 0381
FILE NO. 2112-0830-00
ECP DATE

Area & Occupant Load Calculation

Area	Area sq m	Area sq ft	Area per person (sq ft)	Load
Main Floor	2,456.30	26,479.29	2.70	644 persons
Basement	(82.27)	(884.78)	(8.00)	7
Total Main Floor Area	2,374.03	25,594.51		650 persons
2nd Floor	422.21	4,545.38	9.30	45 persons
Office	422.27	4,545.38		45 persons
Total Trail Appliances Gross Area	3,066.29	32,954.45		716 persons
				358 male
				358 female
Total Gross Building Area	5,661.29	60,544.45		716 persons

Exit Width Calculation (mm)

Grid Floor (Retail)	Grid Floor (Warehouse)	Grid Floor	Total
Occupants	464	7	471
Occupants per sq ft	4.00	8.00	4.00
Exit Width (mm req'd)	4,000	400	4,400
Exit Width (mm provided)	4,000	400	4,400
Notes			Flr 2 required

Future Calculation

17.2.3 BCBC - Water Closes Calc for Mercantile Occupancies	Occupants	# of persons per sq ft	# of Toilets	# of Urinals	Required	Proposed	Notes
Total Occupant Load	706						
Male	353	300	12	1	2	2	
Female	353	150	24		3	3	
Universal W/C							

17.2.3 BCBC Lavatory Calc
One lav for first two W/C's then an additional Lav for every two W/C's
Male 1 Required 2 Provided
Female 2 Required 3 Provided
Universal W/C



NO.	DATE	DESCRIPTION	BY	FOR
1	03/08/14	CP Redaction Updated Doc	AS	TR
2	08/08/17	CP Redaction	AS	TR
3	01/01/17	CP Redaction	AS	TR
REV	08/15	08/08/17	AS	TR

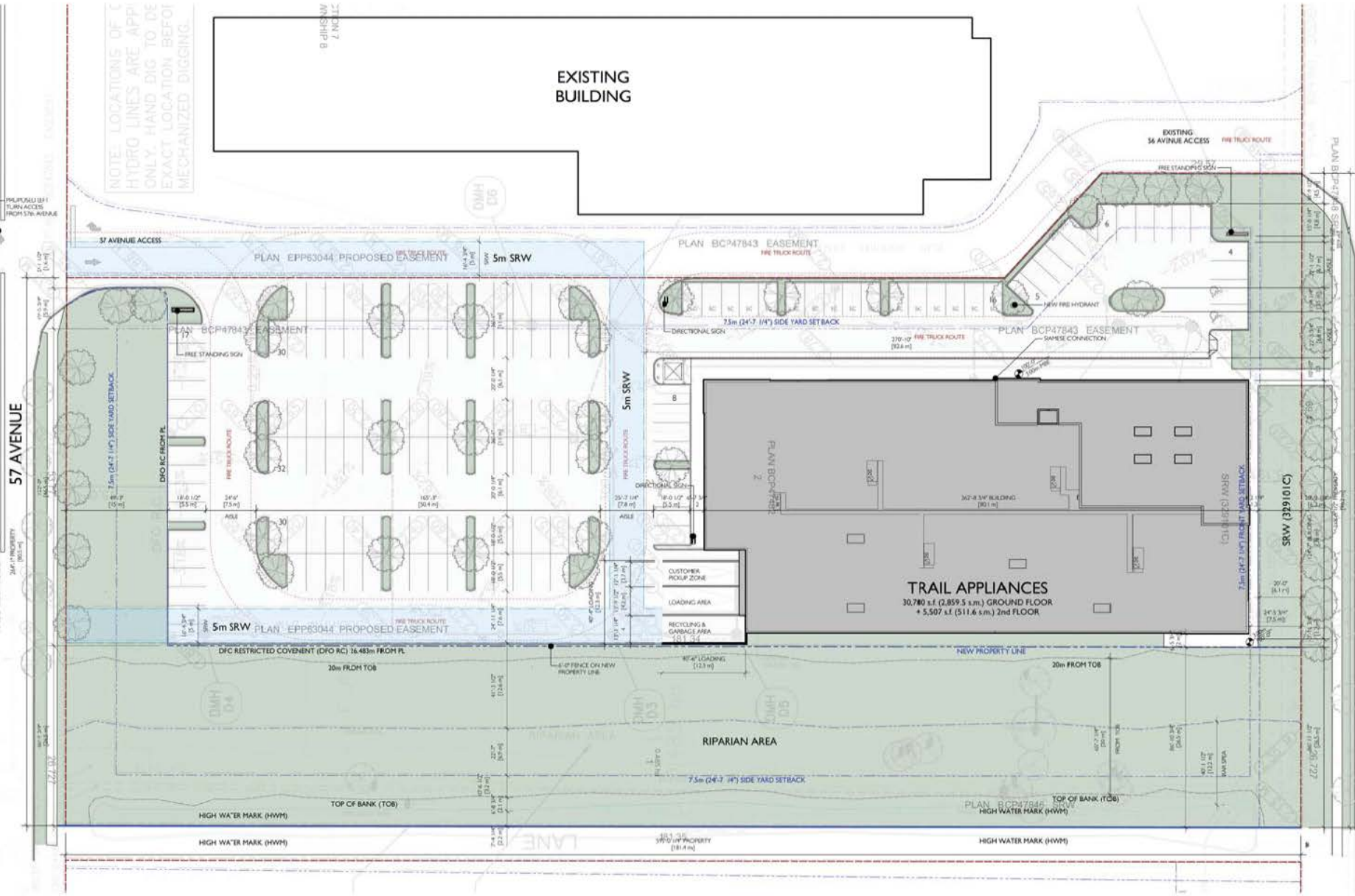
MGBA
MALLEN GOWING BERZINS
ARCHITECTURE

SUITE 300 - 7 EAST SIXTH AVENUE
VANCOUVER BRITISH COLUMBIA CANADA
V6C 2K5
TEL: 604.681.2211
WWW.MGBA.COM

**TRAIL APPLIANCES
CLOVERDALE**
17395 56 Avenue
Surrey BC

**PROJECT PROFILE
AND SITE SURVEY**

DATE	SCALE	PROJECT NO.
July 13, 2017	AS NOTED	17007
DATE	SCALE	PROJECT NO.
DP-01	AS NOTED	17007



NOTE: LOCATIONS OF C HYDRO LINES ARE APPL ONLY. HAND DIG TO DE EXACT LOCATION BEFO MECHANIZED DIGGING.

TRAIL APPLIANCES
30,780 s.f. (2,859.5 s.m.) GROUND FLOOR
+ 5,507 s.f. (511.6 s.m.) 2nd FLOOR

1	01/08/2014	CP Reclamation Update Set	10	101
2	08/08/2014	CP Reclamation	10	101
3	01/10/2017	CP Reclamation	10	101
4	06/01/2017	CP Reclamation	10	101
5	06/01/2017	CP Reclamation	10	101

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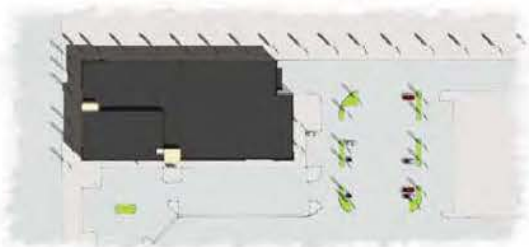
SUITE 100 - 7 EAST SIXTH AVENUE
VANCOUVER, BRITISH COLUMBIA, CANADA
V6C 2K4
604.684.8253 | mgbainfo@mgba.com | www.mgbainfo.com

**TRAIL APPLIANCES
CLOVERDALE**
1735 56 Avenue
Surrey, BC

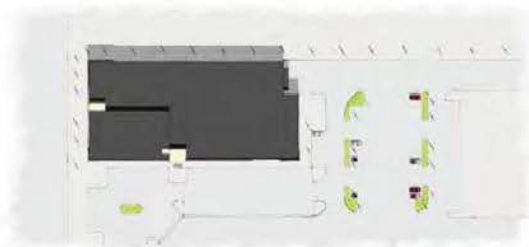
SITE PLAN

DATE	July 13, 2017	PROJECT NO.	17007
SCALE	AS NOTED		
DATE			
NO.	DP-02		3

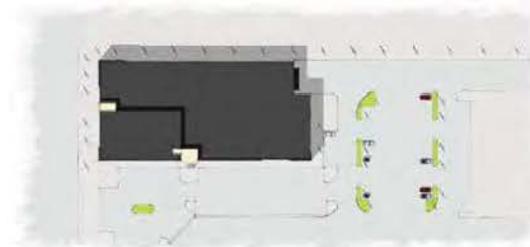
1 SITE PLAN
Scale: 1" = 20'-10"



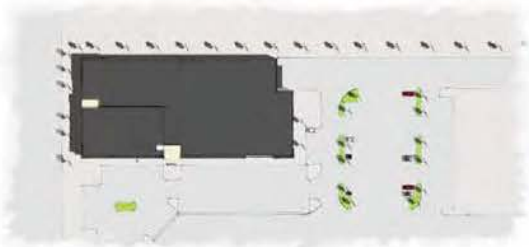
MARCH 21 - 10:00 A.M.



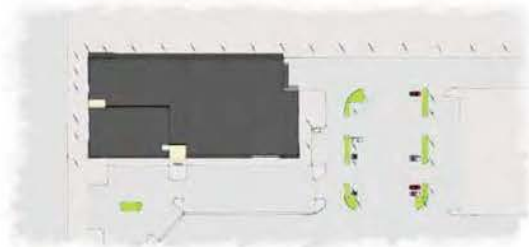
MARCH 21 - 12:00 P.M.



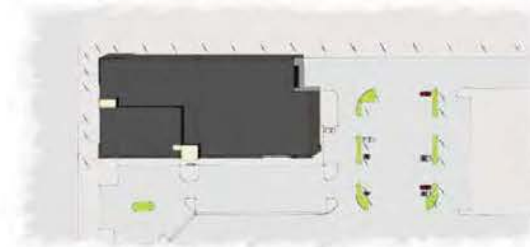
MARCH 21 - 2:00 P.M.



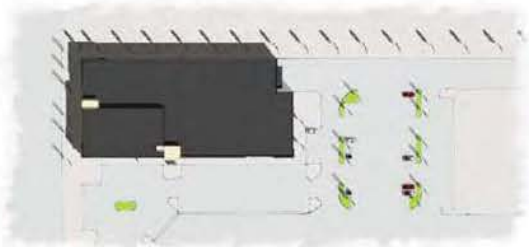
JUNE 21 - 10:00 A.M.



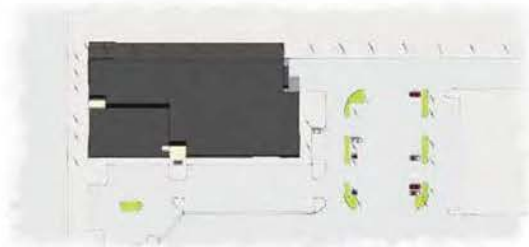
JUNE 21 - 12:00 P.M.



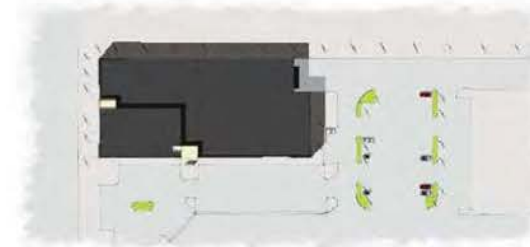
JUNE 21 - 2:00 P.M.



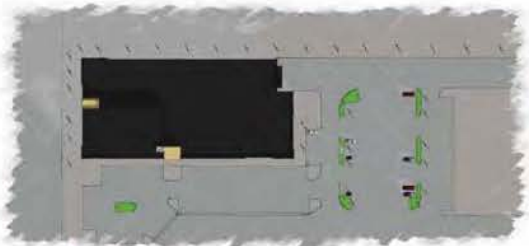
SEPTEMBER 21 - 10:00 A.M.



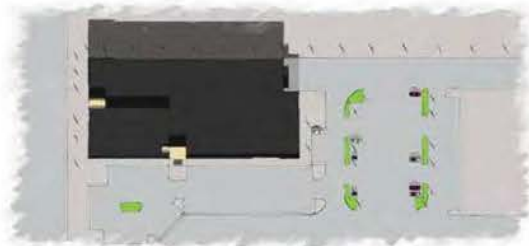
SEPTEMBER 21 - 12:00 P.M.



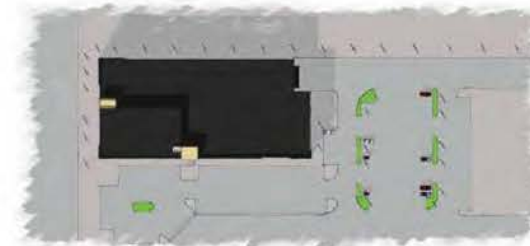
SEPTEMBER 21 - 2:00 P.M.



DECEMBER 21 - 10:00 A.M.



DECEMBER 21 - 12:00 P.M.



DECEMBER 21 - 2:00 P.M.

1	100000	10	1000
2	100000	10	1000
3	100000	10	1000
4	100000	10	1000

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 MALLEN GOWING BERZINS
 ARCHITECTURE
 SUITE 300 - 7 EAST SIXTH AVENUE
 GREENSBORO, NORTH CAROLINA 27401
 336-855-8188 mgbga.com www.mgbga.com

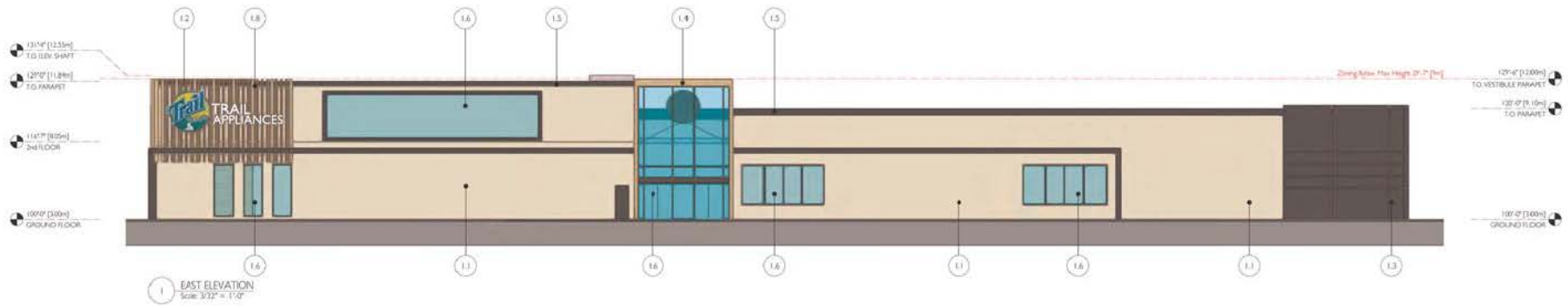
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**TRAIL APPLIANCES
 CLOVERDALE**
 1795 5th Avenue
 Surfer, BC

SHADOW DIAGRAMS

DATE	17007
BY	AD HOBBS
NO.	DP-03
REV.	3





MATERIAL LEGEND	
11	COLOURED STUCCO (C) #1795 SAND WHITE
12	SIGNAGE
13	COMPOSITE METAL PANEL (CHARCOAL)
14	FAUX WOOD CLADDING
15	METAL PANEL PARAPET FLASHING
16	GLAZING (WINDOWS)
17	GLAZING (WINDOW) SIGN
18	COMPOSITE WOOD SLATS



11 COLOURED STUCCO (C) #1795 SAND WHITE



12 SIGNAGE



13 COMPOSITE METAL PANEL (CHARCOAL)



14 FAUX WOOD CLADDING



15 METAL PANEL PARAPET FLASHING



16 GLAZING (WINDOWS)



17 WOOD SLATS

NO.	DATE	DESCRIPTION	BY	CHK.
1	20150114	2P Presentation Layout Rev	MB	TPH
2	20150117	2P Presentation	MB	TPH
3	20150117	2P Presentation	MB	TPH
4	20150117	2P Presentation	MB	TPH
5	20150117	2P Presentation	MB	TPH

NOTES:

MGBA
MALLEN GOWING BEZZINS
ARCHITECTURE

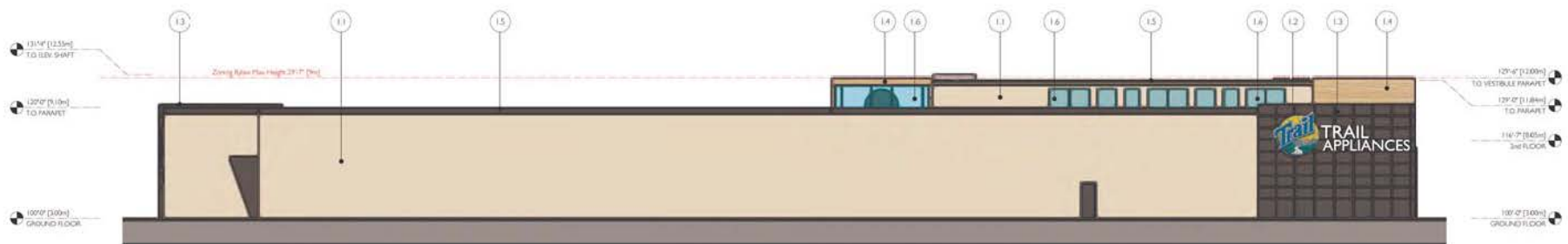
SUITE 300 - 7 EAST SIXTH AVENUE
CALGARY, SOUTHWEST ALBERTA, CANADA
T2E 0K6
403.463.6262 info@mgbacan.com www.mgba.com

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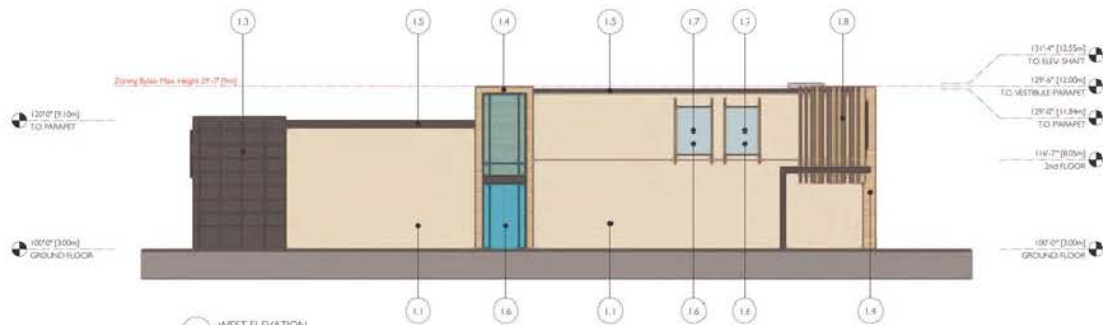
**TRAIL APPLIANCES
CLOVERDALE**
1795 54 Avenue
Surrey, BC

EXTERIOR ELEVATIONS

DATE	May 13, 2017	PROJECT NO.	17007
SCALE	AS SHOWN		
DRAWN BY	DP-07	SHEET NO.	3



2 WEST ELEVATION
Scale 3/32" = 1'-0"



1 WEST ELEVATION
Scale 3/32" = 1'-0"



NO.	DATE	DESCRIPTION	BY	CHK.
1	20150514	2P Revisions - Layout Rev.	AS	TSB
2	20150517	2P Revisions	AS	TSB
3	20150517	2P Revisions	AS	TSB
4	20150517	2P Revisions	AS	TSB
5	20150517	2P Revisions	AS	TSB

MGBA
MALLEN GOWING BEZZINS
ARCHITECTURE

SUITE 300 - 7 EAST SIXTH AVENUE
CLOVERDALE BRITISH COLUMBIA CANADA
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**TRAIL APPLIANCES
CLOVERDALE**
1735 54 Avenue
Surrey, BC

EXTERIOR ELEVATIONS

DATE	BY	NO.
May 13, 2017	AS	17007
AS NOTED		
DP-08		3

MATERIAL LEGEND	
1.1	COLOURED STUCCO (C) #1795 SAND WHITE
1.2	SIGNAGE
1.3	COMPOSITE METAL PANEL (CHARCOAL)
1.4	FAUX WOOD CLADDING
1.5	METAL PANEL PARAPET FLASHING
1.6	GLAZING (WINDOWS)
1.7	GLAZING (WINDOW SIGN)
1.8	COMPOSITE WOOD SLATS



1.1 COLOURED STUCCO (C) #1795 SAND WHITE



1.2 SIGNAGE



1.3 COMPOSITE METAL PANEL (CHARCOAL)



1.4 FAUX WOOD CLADDING



1.5 METAL PANEL PARAPET FLASHING



1.6 GLAZING (WINDOWS)



1.7 WOOD SLATS



1 PERSPECTIVE VIEW 1
Scale: NTS



2 PERSPECTIVE VIEW 2
Scale: NTS



3 PERSPECTIVE VIEW 3
Scale: NTS



4 PERSPECTIVE VIEW 4
Scale: NTS



5 PERSPECTIVE VIEW 2
Scale: NTS



6 PERSPECTIVE VIEW 2
Scale: NTS



NO.	DATE	DESCRIPTION	BY	CHK
1	01/08/2016	DP - Mechanical Layout Set	MB	MB
2	08/08/2017	DP - Mechanical	MB	MB
3	09/11/2017	DP - Mechanical	MB	MB
400	04/10	DRG - MECHANICAL	MB	MB

MGBA
MALLEN GOWING BERZINS
ARCHITECTURE

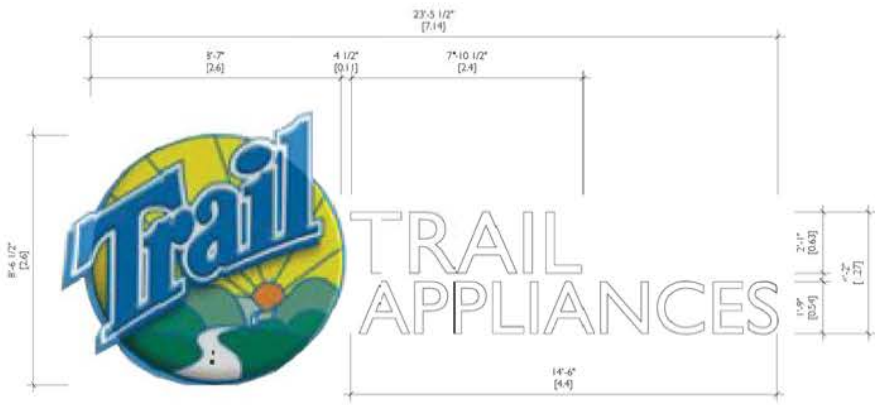
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VANCOUVER BRITISH COLUMBIA CANADA
V6B 4M4-0225 - 604.681.0225 - www.mgba.com

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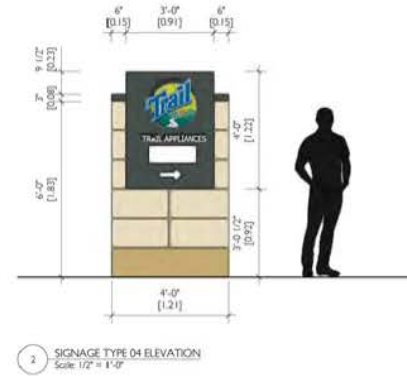
**TRAIL APPLIANCES
CLOVERDALE**
17305 56 Avenue
Surrey, BC

EXTERIOR PERSPECTIVES

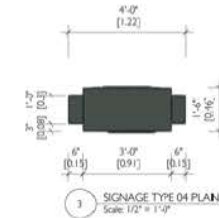
DATE	30th 12 2017	PROJECT NO.	17007
SCALE	AS SHOWN		
DRAWING NO.	DP-09	REVISION	3



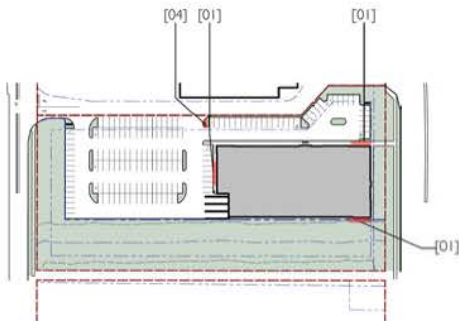
1 SIGNAGE TYPE 01 ELEVATION
Scale: 1/2" = 1'-0"



2 SIGNAGE TYPE 04 ELEVATION
Scale: 1/2" = 1'-0"



3 SIGNAGE TYPE 04 PLAN
Scale: 1/2" = 1'-0"



4 KEY PLAN
Scale: 1" = 100 ft



NO.	DATE	DESCRIPTION	BY	CHK
1	20160118	DP Development/Contract Set	JK	YH
2	20160217	DP Revisions	JK	YH
3	20160217	DP Revisions	JK	YH
REV	DATE	DESCRIPTION	BY	CHK

MGBA
MALLEN GOWING BERZINS
ARCHITECTURE

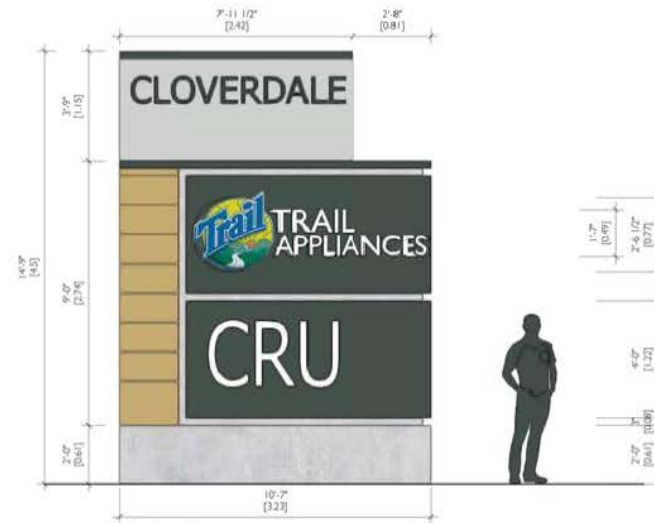
SUITE 300 - 7 EAST SIXTH AVENUE
VANCOUVER BRITISH COLUMBIA CANADA
604-681-8251 mgl@mgbacorp.com www.mgbacorp.com

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**TRAIL APPLIANCES
CLOVERDALE**
1795 16 Avenue
Surrey BC

SIGNAGE DIAGRAMS

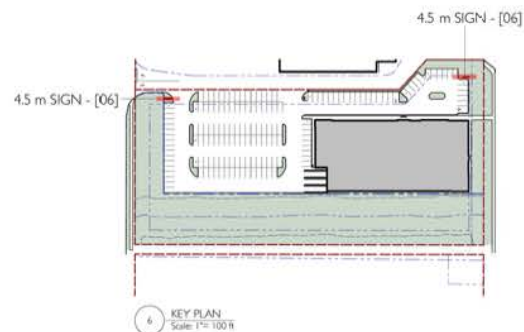
DATE	REVISION
July 11, 2017	17007
AS NOTED	
DP-11	3



3 SIGNAGE TYPE 06 ELEVATION
Scale: 1/2" = 1'-0"



4 SIGNAGE TYPE 06 PLAN
Scale: 1/2" = 1'-0"



6 KEY PLAN
Scale: 1" = 100 ft

NO.	DATE	DESCRIPTION	BY	CHK
1	08/20/14	DP Submission - Final Rev	JK	TKH
2	08/20/14	DP Submission	JK	TKH
3	09/18/14	DP Submission	JK	TKH
REV	DATE	DESCRIPTION	BY	CHK

MGBA
MALLIN GOWING BERZING
ARCHITECTURE

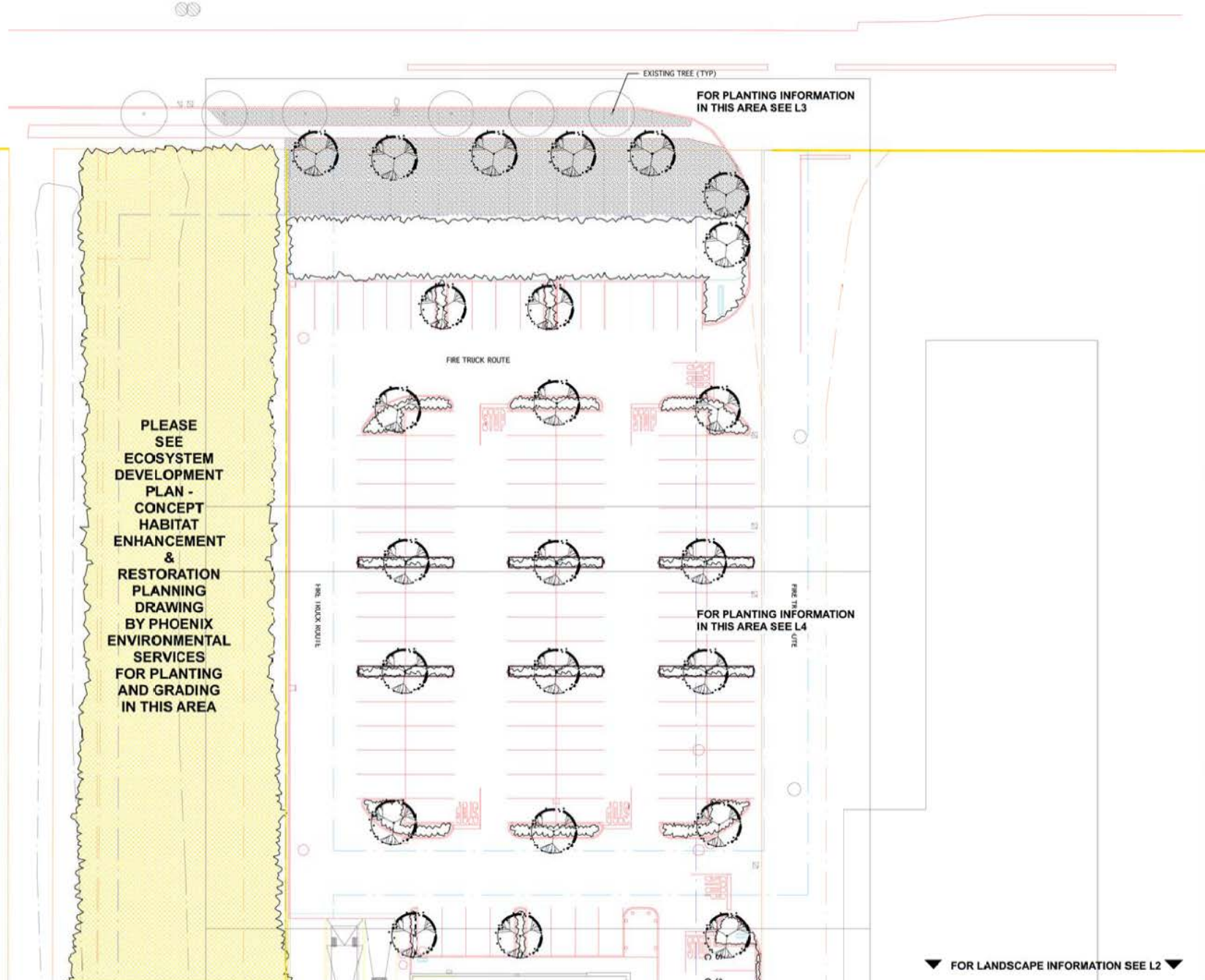
SUITE 100 1 EAST SIXTH AVENUE
VANCOUVER BRITISH COLUMBIA CANADA V6C 2G1
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**TRAIL APPLIANCES
CLOVERDALE**
1795 St. Andrew
Surrey BC

SIGNAGE DIAGRAMS

DATE PLOTTED	July 11 2017	PROJECT NO.	17007
SCALE	AS NOTED	DATE	
DATE PLOTTED		DATE	
DATE PLOTTED		DATE	



PLEASE SEE ECOSYSTEM DEVELOPMENT PLAN - CONCEPT HABITAT ENHANCEMENT & RESTORATION PLANNING DRAWING BY PHOENIX ENVIRONMENTAL SERVICES FOR PLANTING AND GRADING IN THIS AREA

EXISTING TREE (TYP)
FOR PLANTING INFORMATION IN THIS AREA SEE L3

FIRE TRUCK ROUTE

FOR PLANTING INFORMATION IN THIS AREA SEE L4

▼ FOR LANDSCAPE INFORMATION SEE L2 ▼

DATE	
JULY 11, 2017	ISSUED FOR DP
OCT 3, 2017	RE-ISSUED FOR DP
DEC 8, 2017	RE-ISSUED FOR DP
JAN 10, 2018	RE-ISSUED FOR DP

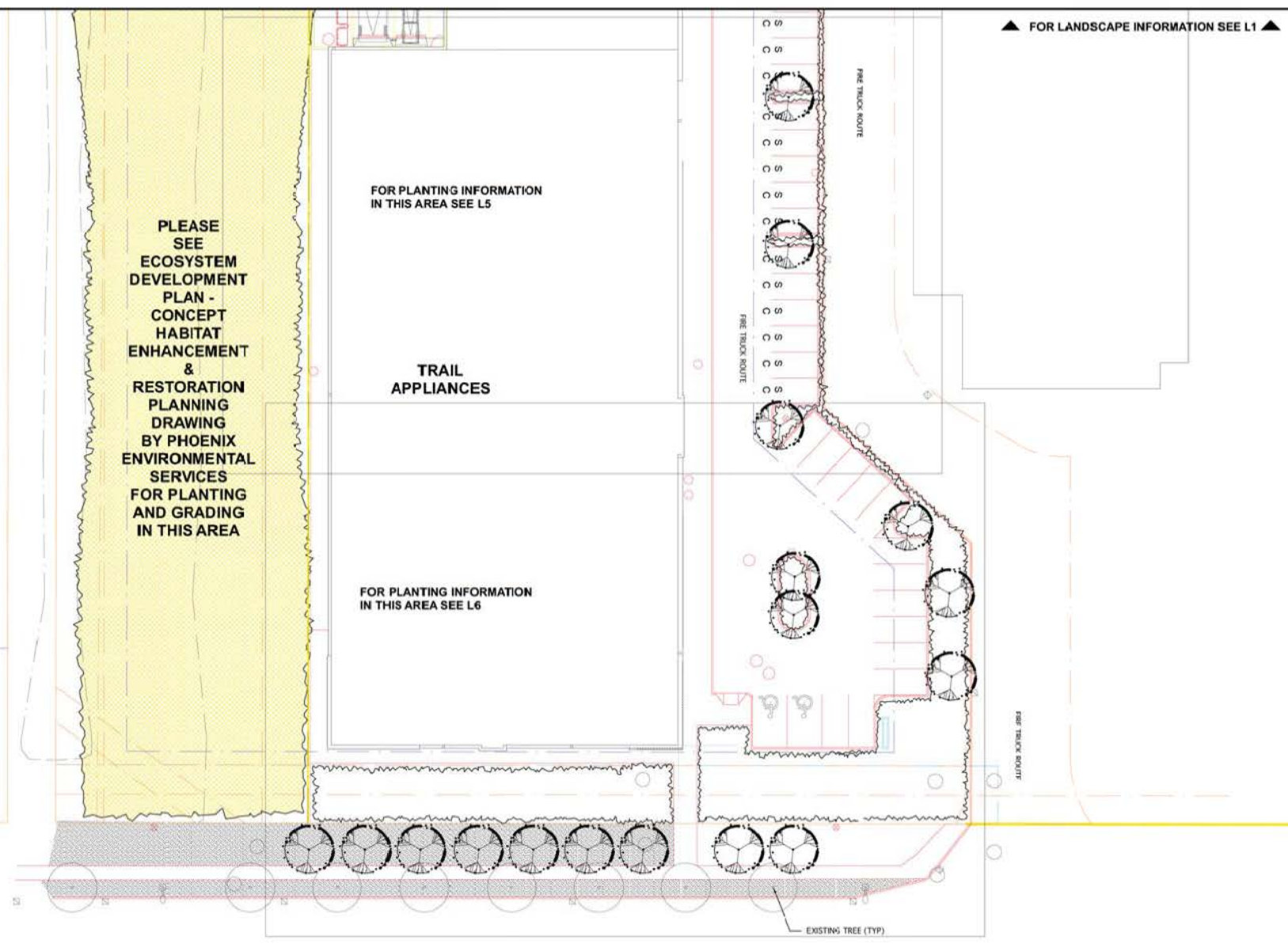
TRAIL APPLIANCES LTD.
17395 56th AVENUE,
SURREY BC

#	DATE	DESCRIPTION
4	JAN 10, 2018	REVISED BASEPLANT PLANTERS - SHIFTED
3	DEC 8, 2017	ADDED PLANTING ISLANDS
2	OCT 3, 2017	BUILDING SHIFTED, PARKING LOTS REVISED, ADDITIONAL CRU REMOVED
1	JUNE 30, 2017	DRIVEWAY AND BUILDING REALIGNMENT
REV	DATE	DESCRIPTION

Vaughan Landscape Planning and Design
1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7E 1G1
PH: 922-1885
FAX: 922-5485
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1/8" = 1'-0"
DATE	MARCH 25, 2017

TITLE		
LANDSCAPE PLAN		
DRAWING NO	REV	REV
	L1	4
THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION NUMBERS		



DATE	ISSUED
JULY 11, 2017	ISSUED FOR DP
OCT 3, 2017	RE-ISSUED FOR DP
DEC 8, 2017	RE-ISSUED FOR DP
JAN 10, 2017	RE-ISSUED FOR DP

TRAIL APPLIANCES LTD.
 17395 56th AVENUE,
 SURREY BC

REV	DATE	DESCRIPTION
4	JAN 10, 2018	REVISED BASEFLAT PLANTERS SHIFTED
3	DEC 8, 2017	ADDED PLANTING ISLANDS
2	OCT 8, 2017	BUILDING SHIFTED, PARKING LOTS REVISED, ADDITIONAL CURB REMOVED
1	JUNE 20, 2017	DRIVEWAY AND BUILDING REALIGNMENT

Vaughan
 Landscape Planning
 and Design
 1405 Clyde Ave.,
 West Vancouver, B.C.
 Canada V7T 1G1
 PH: 922-1885
 FAX: 922-5485
 office@vaughanplanning.com

DESIGNED	ANV
SCALE	1/16" = 1'-0"
DATE	MARCH 23, 2017

TITLE

LANDSCAPE PLAN
 DRAWING NO. **L2** REV **4**

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION NUMBERS

57 AVENUE

SIDEWALK

LAWN

LAWN

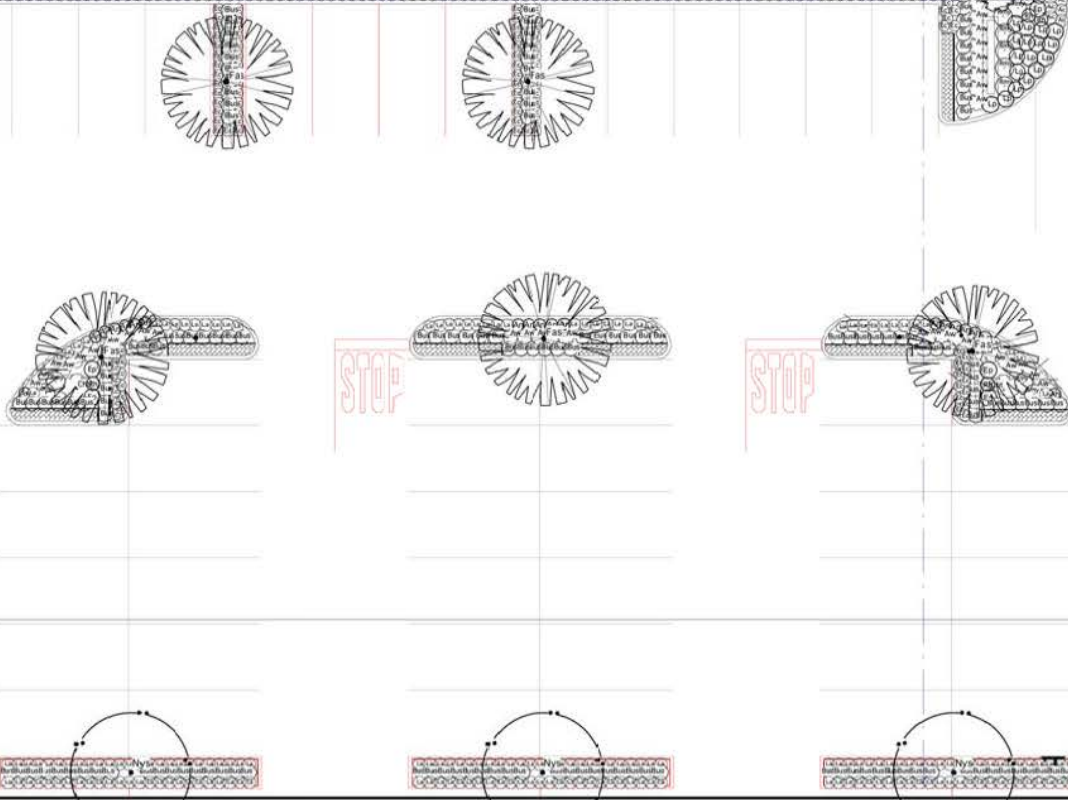
2196 Pachysandra terminalis

57 AVENUE ACCESS

5m SRW

DFO RC-26 483m FROM PL

20m FROM TOB



DATE	ISSUED
DEC 8, 2017	RE-ISSUED FOR DP
JAN 10, 2018	RE-ISSUED FOR DP

**TRAIL
APPLIANCES
LTD.
17395 56th
AVENUE,
SURREY BC**

REV	DATE	DESCRIPTION
4	JAN 10, 2018	GURB LAYOUT CHAN SEE
3	DEC 8, 2017	ADDED PLANTING ISLANDS, REVISED TREE SPECIES, ADDED SOIL VOLUMES FOR PARKING LOT TREES
2	OCT 3, 2017	BUILDING SHIFTED, PARKING ISLOTS REVISED, ADDITIONAL CURB REMOVED
1	JUNE 30, 2017	DRIVEWAY AND BUILDING REALIGNMENT

**Vaughan
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PH: 922-1185
FAX: 922-5435
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1/8" = 1'-0"
DATE	MARCH 25, 2017

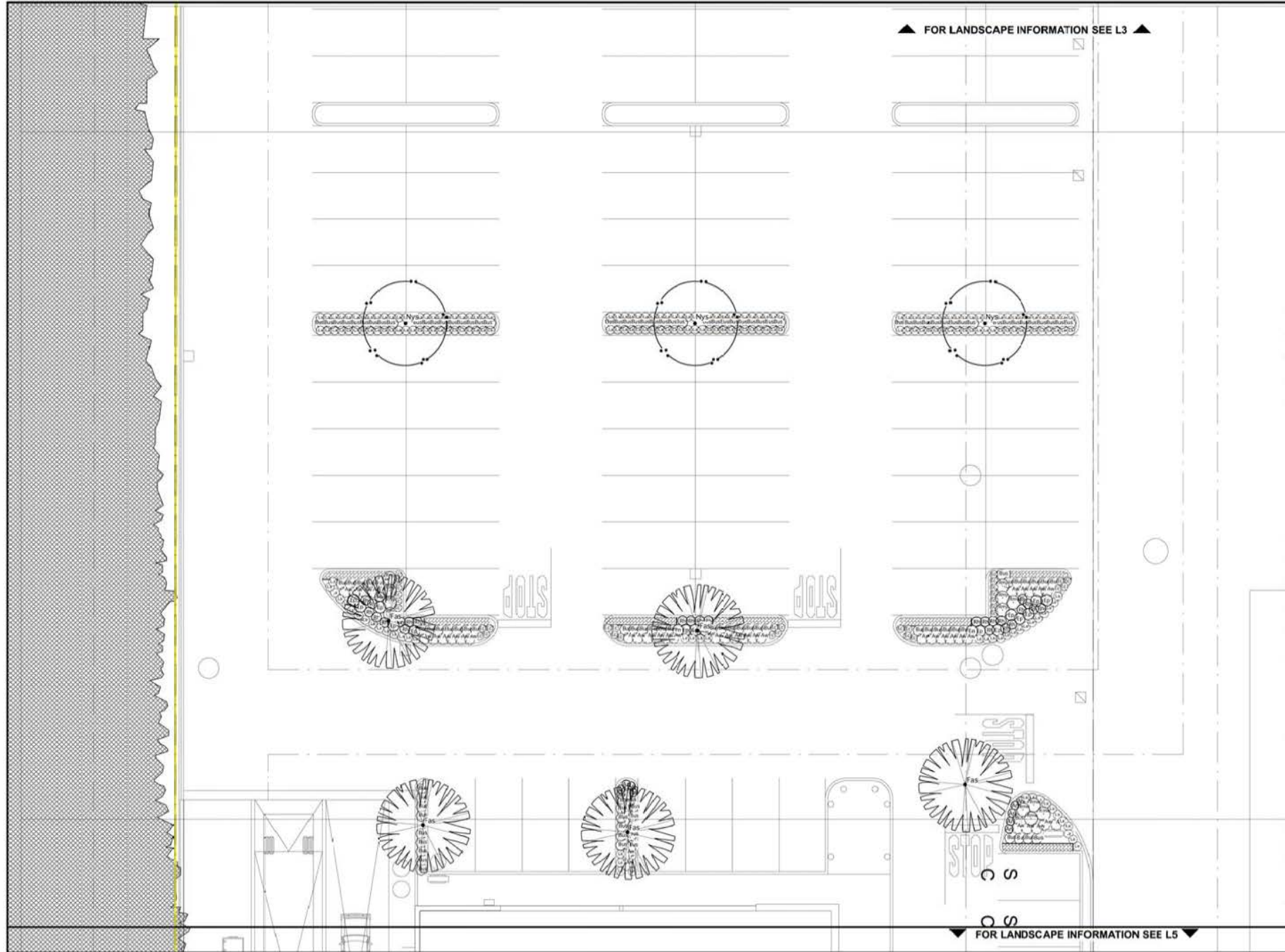
TITLE
PLANTING PLAN

DRAWING NO. REV
L3 4

FOR LANDSCAPE INFORMATION SEE L4

THIS REVISION SUPPLACES DRAWINGS BEARING PREVIOUS REVISION NUMBER

▲ FOR LANDSCAPE INFORMATION SEE L3 ▲



▼ FOR LANDSCAPE INFORMATION SEE L5 ▼

DATE	ISSUED
DEC 8, 2017	RE-ISSUED FOR DP
JAN 10, 2018	RE-ISSUED FOR DP

**TRAIL
APPLIANCES
LTD.
17395 56th
AVENUE,
SURREY BC**

REV	DATE	DESCRIPTION
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1	JUNE 30, 2017	DRIVEWAY AND BUILDING REALIGNMENT

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1406 Clyde Ave.,
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Canada V7T 1G1
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FAX: 922-5435
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1/8" = 1'-0"
DATE	MARCH 25, 2017

TITLE
PLANTING PLAN

DRAWING NO.	REV
L4	4

THIS REVISION SUPPRESSED DRAWINGS
BEARING PREVIOUS REVISION NUMBER

▲ FOR LANDSCAPE INFORMATION SEE L4 ▲

▼ FOR LANDSCAPE INFORMATION SEE L6 ▼

FIRE TRUCK ROUTE

DATE	ISSUED
DEC 8, 2017	RE-ISSUED FOR DP
JAN 10, 2018	RE-ISSUED FOR DP

**TRAIL
APPLIANCES
LTD.
17395 56th
AVENUE,
SURREY BC**

REV	DATE	DESCRIPTION
4	JAN 10, 2018	CURB LAYOUT CHAN SEE
3	DEC 8, 2017	ADD PLANTING ISLANDS, REVISED TREE SPECIES, ADDED SOIL VOLUMES FOR PARKING LOT TREES
2	OCT 3, 2017	BUILDING SHIFTED, PARKING LOTS REVISED, ADDITIONAL CURB REMOVED
1	JUNE 30, 2017	DRIVEWAY AND BUILDING REALIGNMENT

**Vaughan
Landscape Planning
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1406 Clyde Ave.,
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Canada V7T 1G1
PH: 922-1985
FAX: 922-5435
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1/8" = 1'-0"
DATE	MARCH 25, 2017

TITLE
PLANTING PLAN

DRAWING NO.	REV
L5	4

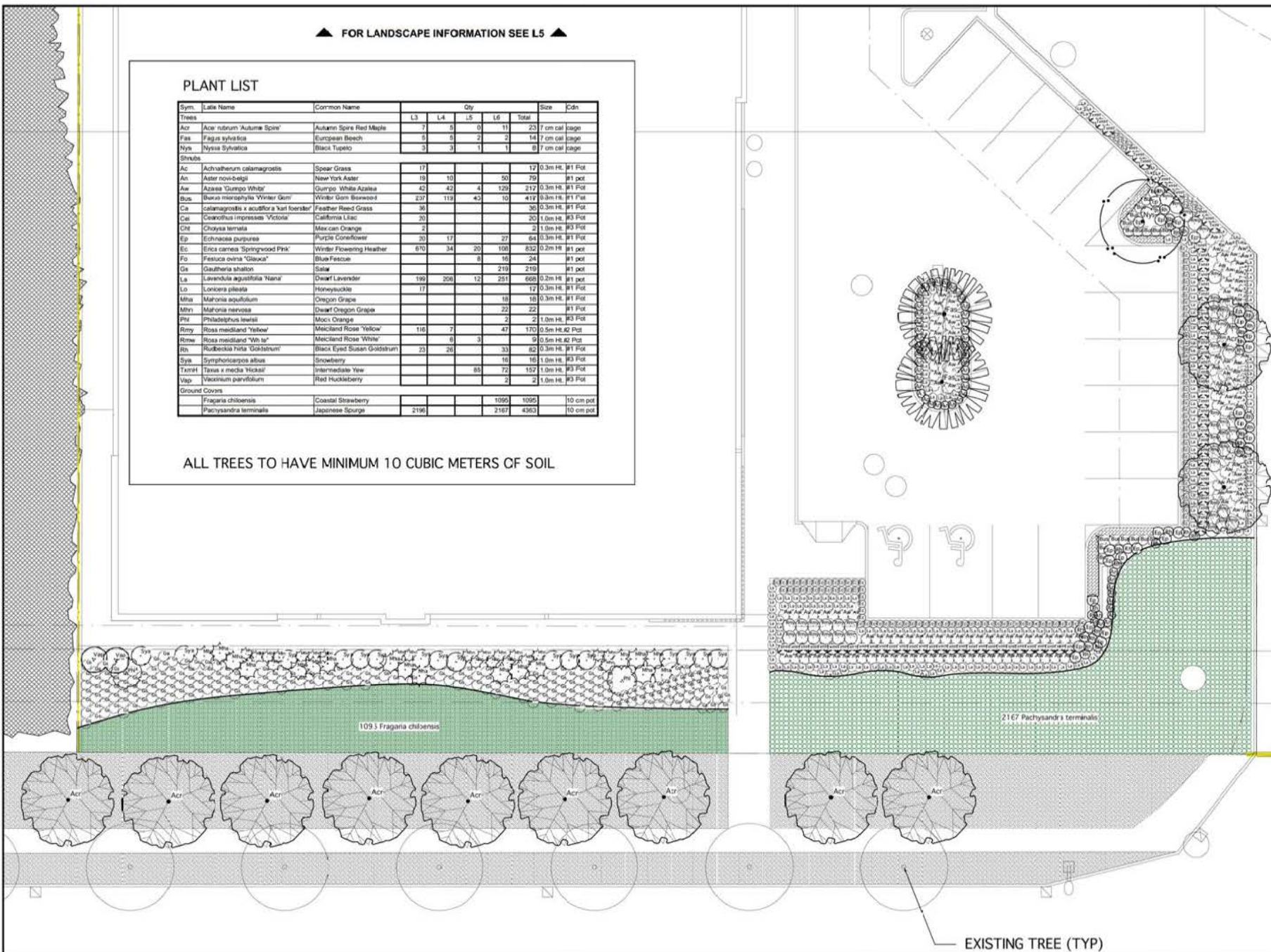
THIS REVISION SUPPLEMENTS DRAWING'S SCARING PREVIOUS REVISION NUMBER

▲ FOR LANDSCAPE INFORMATION SEE L5 ▲

PLANT LIST

Sym.	Latin Name	Common Name	Qty					Size	Cdn
			L3	L4	L5	L6	Total		
Trees									
Acr	<i>Acer rubrum</i> 'Autumn Spire'	Autumn Spire Red Maple	7	5	0	11	23	7 cm cal	page
Fab	<i>Fagus sylvatica</i>	European Beech	5	5	2	2	14	7 cm cal	page
Nys	<i>Nyssa sylvatica</i>	Black Tupelo	3	3	1	1	8	7 cm cal	page
Shrubs									
Ac	<i>Achnantherum calamagrostis</i>	Spear Grass	17				17	0.3m Ht.	#1 Flat
An	<i>Aster novi-belgii</i>	New York Aster	19	10		50	79		#1 pot
Aw	<i>Azaraea 'Gumpo White'</i>	Gumpo White Azalea	42	42	4	129	217	0.3m Ht.	#1 Flat
Bus	<i>Buxus microphylla 'Winter Gem'</i>	Winter Gem Boxwood	237	119	43	10	419	0.3m Ht.	#1 Flat
Ca	<i>calamagrostis x acutiflora 'karl foerster'</i>	Feather Reed Grass	36				36	0.3m Ht.	#1 Flat
Cel	<i>Ceanothus impressus 'Victoria'</i>	California Lilac	20				20	1.0m Ht.	#3 Flat
Ch	<i>Choysa ternata</i>	Mex can Orange	2				2	1.0m Ht.	#3 Flat
Ep	<i>Echinacea purpurea</i>	Purple Coneflower	33	17			50	0.3m Ht.	#1 Flat
Er	<i>Erica carnea 'Springwood Pink'</i>	Winter Flowering Heather	670	34	20	100	832	0.2m Ht.	#1 pot
Fo	<i>Festuca ovina 'Glacial'</i>	Blue Fescue			8	16	24		#1 pot
Ge	<i>Gaueheria sharon</i>	Salix			219	219			#1 pot
La	<i>Lavandula angustifolia 'Nana'</i>	Dwarf Lavender	199	206	12	251	668	0.2m Ht.	#1 pot
Lo	<i>Lonicera pileata</i>	Honeysuckle	17				17	0.3m Ht.	#1 Flat
Mha	<i>Malonia aquifolium</i>	Oregon Grape			19	18	37	0.3m Ht.	#1 Flat
Mhn	<i>Malonia nervosa</i>	Dwarf Oregon Grape			22	22			#1 Flat
Phi	<i>Philadelphus lewisii</i>	Mocc Orange	2				2	1.0m Ht.	#3 Flat
Rny	<i>Rosa mediland 'yellow'</i>	Mediland Rose 'yellow'	116	7		47	170	0.5m Ht.	#2 Pot
Rnw	<i>Rosa mediland 'white'</i>	Mediland Rose 'white'		8	3		11	0.5m Ht.	#2 Pot
Rh	<i>Rubusida hirta 'Goldstrum'</i>	Black Eyed Susan Goldstrum	23	20		33	82	0.3m Ht.	#1 Flat
Syb	<i>Symphoricarpos albus</i>	Snowberry			16	16		1.0m Ht.	#3 Flat
TamH	<i>Taxus x media 'Hickal'</i>	Intermediate Yew			85	72	157	1.0m Ht.	#3 Flat
Vap	<i>Vaccinium parvifolium</i>	Red Huckleberry			2	2		1.0m Ht.	#3 Flat
Ground Covers									
	<i>Fragaria chiloensis</i>	Coastal Strawberry				1095	1095		10 cm pot
	<i>Pachysandra terminalis</i>	Japanese Spurge	2196			2167	4363		10 cm pot

ALL TREES TO HAVE MINIMUM 10 CUBIC METERS OF SOIL



DATE	ISSUED
DEC 8, 2017	RE-ISSUED FOR DP
JAN 10, 2018	RE-ISSUED FOR DP

TRAIL APPLIANCES LTD.
17395 56th AVENUE,
SURREY BC

4	JAN 10, 2018	GURB LAYOUT OWN SEE
3	DEC 8, 2017	ADD PLANTING ISLANDS, REVISED TREE SPECIES, ADDED SOIL VOLUMES FOR PARKING LOT TREES
2	OCT 3, 2017	BUILDING SHIFTED, PARK ISLANDS REVISED, ADDITIONAL CURB REMOVED
1	JUNE 30, 2017	DRIVEWAY AND BUILDING REALIGNMENT

REV	DATE	DESCRIPTION
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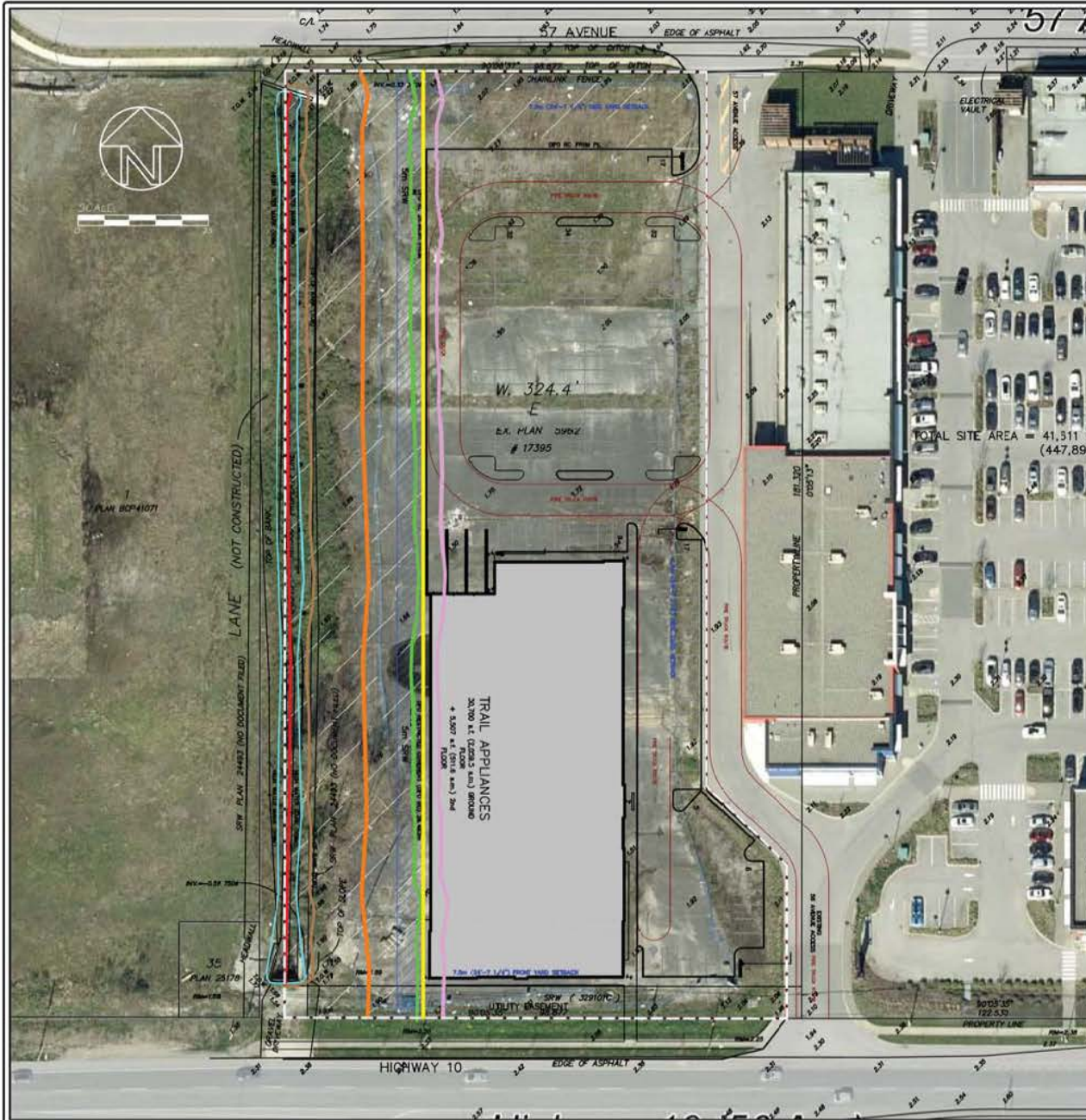
Vaughan Landscape Planning and Design
1406 Clyde Ave.,
West Vancouver, B.C.
Canada V7T 1G1
PH: 922-1185 | FAX: 922-5435
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1/8" = 1'-0"
DATE	MARCH 25, 2017



TITLE: **PLANTING PLAN**


DRAWING NO.	L6	REV	4
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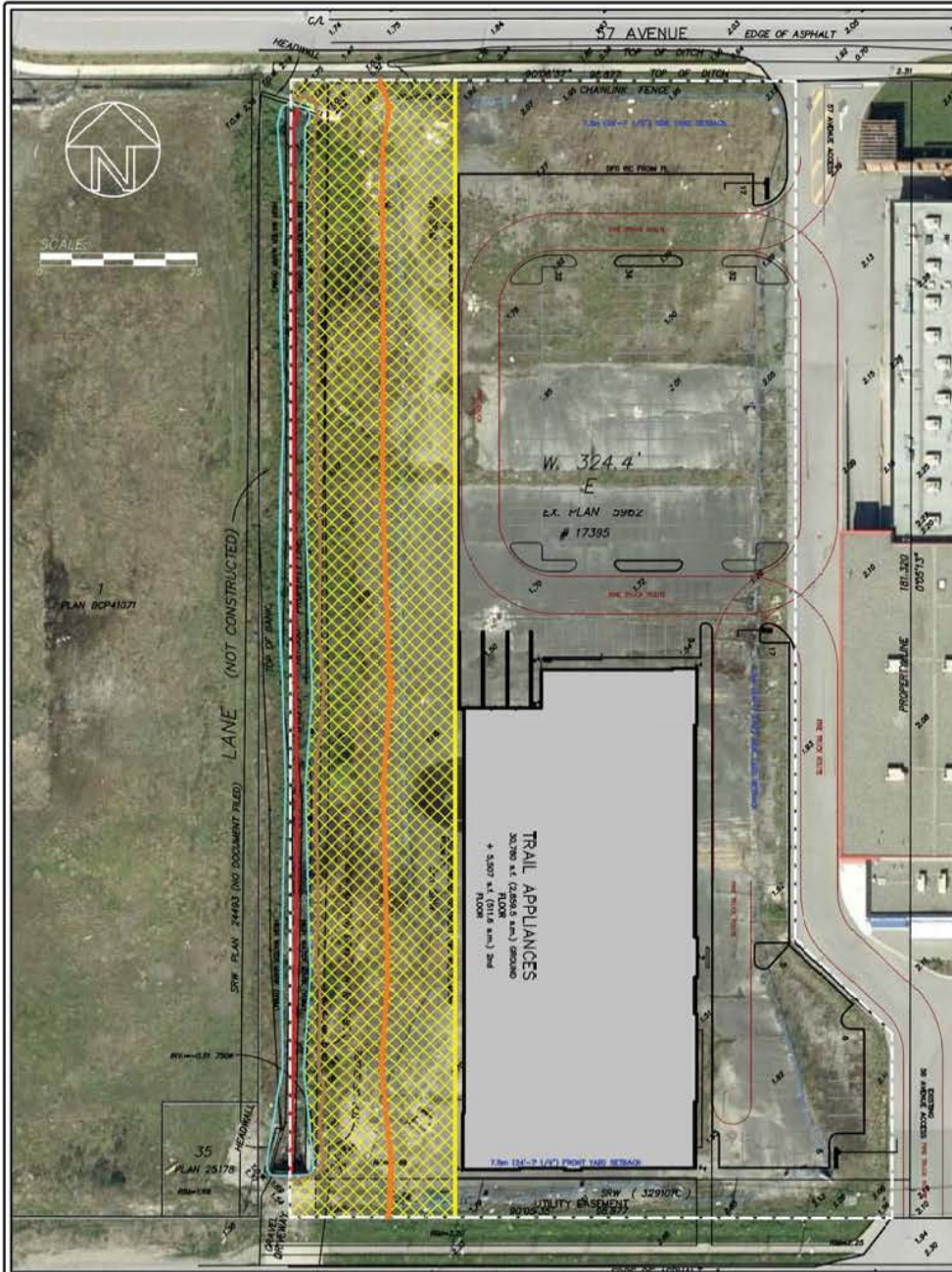
THIS DRAWING SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION NUMBERS



LEGEND:

-  Site Boundary
-  Surveyed Top of Bank (TOB)
-  Watercourse
-  Surveyed High Water Mark (HWM)
-  RAR SPEA (12.47m from HWM)
-  BYLAW SETBACK (25m from TOB)
-  20m SETBACK from Surveyed TOB
-  DFO RESTRICTIVE COVENANT
-  5m Drainage Maintenance SRW
-  **PROPOSED SETBACK**

Ecosystem DP - Proposed Setback Map			
Trail Appliances Ltd. 17395 56th Avenue, Surrey, BC		 PHOENIX <small>ENVIRONMENTAL SERVICES LTD.</small> <small>505 - 1755 W. Broadway, Vancouver, V6J 1R3</small> <small>tel. 604.689.3855 fax. 604.689.3880</small>	
DATE: Feb.27.2017	DRAWN BY: NGL	SCALE: As Shown	DWG: Trail.App.17395-56ave.Setbacks.dwg



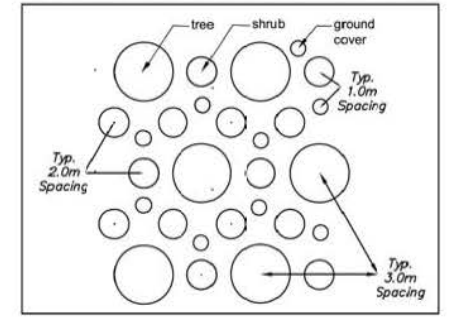
LEGEND:

- Site Boundary
- High Water Mark (HWM)
- Top of Bank (TOB)
- RAR SPEA (12.47m from HWM)
- Watercourse
- PROPOSED SETBACK (26.48m from PL)
- Restoration Planting & Habitat Enhancement = 4,328 m²

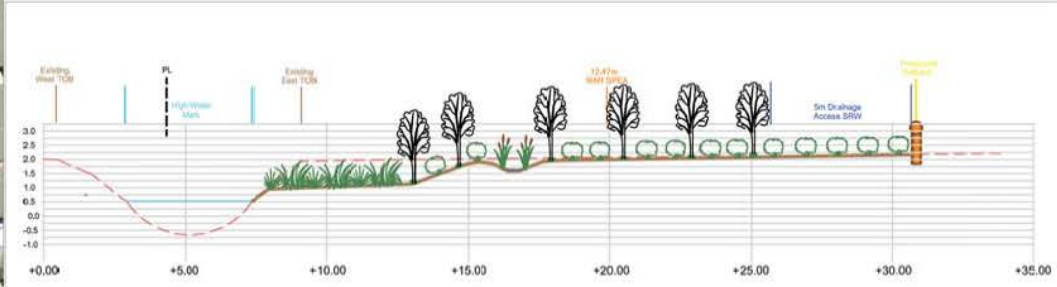
RESTORATION PLANTING LIST:

Restoration Planting Areas	Amount	Botanical Name	Common Name	Spacing	Size	
Trees and Shrubs 4,328 m ²	50	<i>Thuja plicata</i>	Western Red Cedar	3m	5 gallon	
	50	<i>Pseudotsuga menziesii</i>	Douglas Fir	3m	5 gallon	
	50	<i>Acer macrophyllum</i>	Big Leaf Maple	3m	5 gallon	
	200	<i>Salix lucida</i> *	Pacific Willow *	3m	5 gallon	
	50	<i>Pinus contorta</i>	Shore Pine	3m	5 gallon	
	50	<i>Acer circinatum</i>	Vine Maple	3m	2 gallon	
	50	<i>Crataegus douglasii</i>	Black Hawthorne	3m	2 gallon	
	250	<i>Alnus rubra</i> *	Red Alder *	3m	2 gallon	
	50	<i>Sorbus sitchensis</i>	Sitka Mountain Ash	2m	2 gallon	
	150	<i>Symphoricarpos albus</i>	Snowberry	2m	2 gallon	
	150	<i>Rosa nutkana</i>	Nootka Rose	2m	2 gallon	
	150	<i>Maconia aquifolium</i>	Oregon Grape	2m	2 gallon	
	150	<i>Rubus spectabilis</i>	Salmonberry	2m	2 gallon	
	150	<i>Sambucus racemosa</i>	Elderberry	2m	2 gallon	
	150	<i>Rubus parviflorus</i>	Thimbleberry	2m	2 gallon	
	225	<i>Blechnum spicant</i>	Deer Fern	1m	1 gallon	
	225	<i>Polystichum munifolium</i>	Western Swordfern	1m	1 gallon	
	450	<i>Gauehenia shalton</i>	Salal	1m	1 gallon	
	375	<i>Carex obrupta</i>	Slough Sedge	0.5m	1 gallon	
	375	<i>Typha latifolia</i>	Cattail	0.5m	1 gallon	
	375	<i>Scirpus microcarpus</i>	Bulrush	0.5m	1 gallon	
	Total Plants =	3725	* species are to be planted where invasive species are prevalent * species to be planted along wetted edge / proposed lower bench			

[TYP.] PLANTING LAYOUT DIAGRAM (N.T.S.):



CONCEPTUAL CROSS-SECTION (N.T.S.):



Ecosystem DP - Conceptual Habitat Enhancement & Restoration Planting Plan

Trail Appliances Ltd.
17395 56th Avenue, Surrey, BC

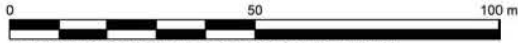


DATE: Sept.27.2017 DRAWN BY: NGL SCALE: As Shown DWG: Trail.App.17395-56ave.Setbacks.dwg

PROPOSED SUBDIVISION PLAN OF LOT 2
SECTION 7 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN BCP47842

PLAN EPP63043

BCGS 92G.017
SCALE 1 : 1000



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY
280 mm IN HEIGHT (B-SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

INTEGRATED SURVEY AREA No. 1 (CITY OF SURREY) NAD83 (CSRS) 4.0.0.BC.1.GVRD
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC
CONTROL MONUMENTS 5718 AND 5829.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL
ACCURACY ACHIEVED HAVE BEEN DERIVED FROM MASCOT PUBLISHED
COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL
MONUMENTS 5718 AND 5829.

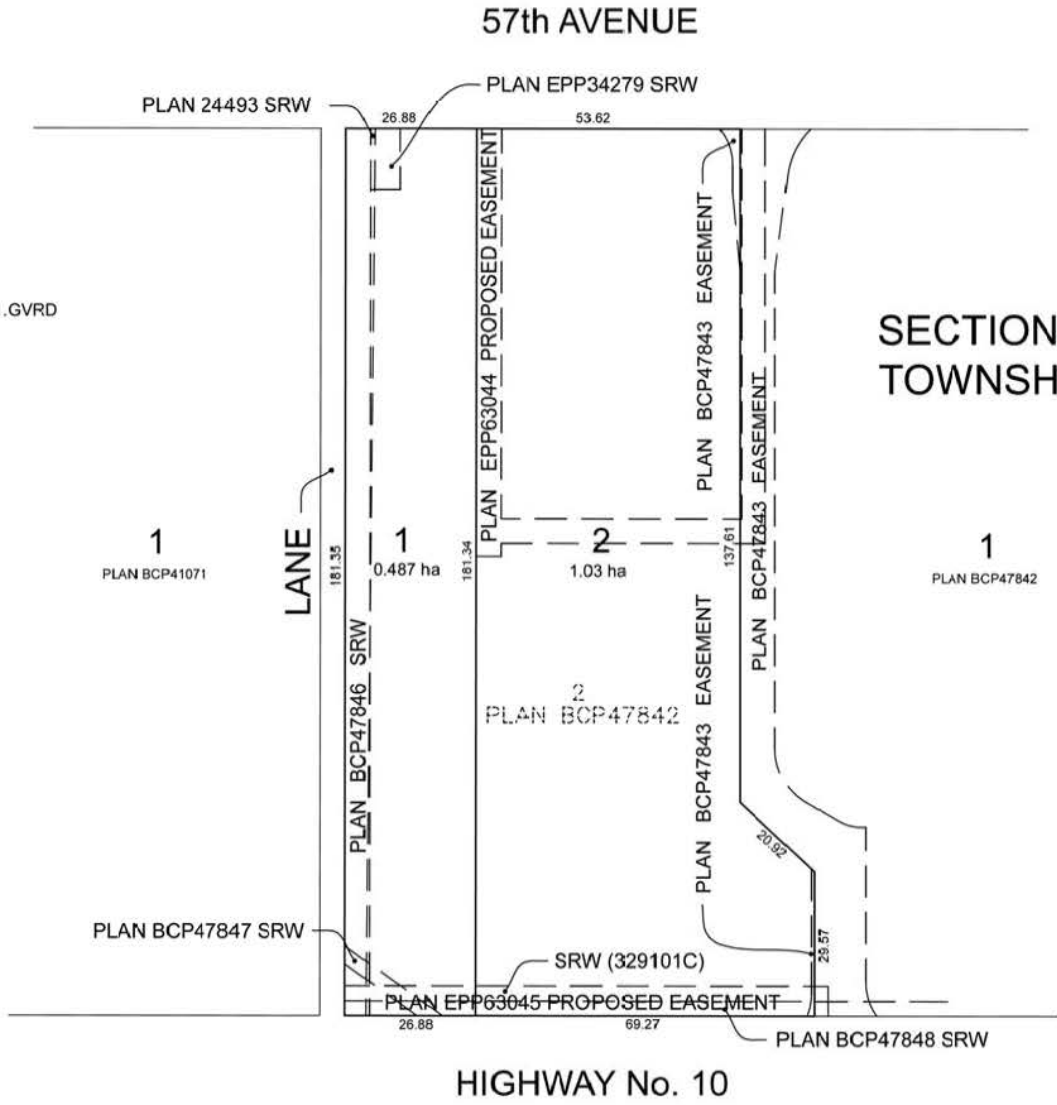
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS
OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY
GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
0.9996059 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 5718 AND
5829.

THIS PLAN IS BASED ON THE FOLLOWING LAND
TITLE AND SURVEY AUTHORITY OF BC RECORDS:

- PLAN 24463
- PLAN EPP34279
- PLAN BCP47842
- PLAN BCP47843
- PLAN BCP47846
- PLAN BCP47847
- PLAN BCP47848

JASON G. HAMEL, BCLS #821
(day) DAY OF (month), 2017

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
Suite 2300
13450 - 102 Avenue
Surrey BC
Canada V3T 5X3
Tel 604 596 0391

FILE NO.: 2112-08830-00
ECP DATE:

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

FROM: Development Services Manager, Engineering Department

DATE: January 9, 2018 **PROJECT FILE:** 7817-0189-00

RE: Engineering Requirements (Commercial)
Location: 17395 No 10 (56 Avenue) Highway

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- register 0.5 metre SRW along 57 Avenue
- confirm Highway #10 property requirements with the Ministry of Transportation & Infrastructure (MOTI)
- address SRW requirement for utility pole line at Highway #10

Works and Services

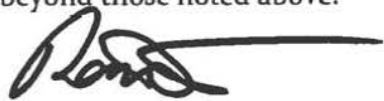
- substantiate and prove design for the concept 57 Avenue access
- confirm site drainage servicing with MOTI
- execute P-15 Agreement for the restoration planting and habitat enhancement works
- install chain link fence along the conveyed lot property line, split wood rail fence at the interface with 57 Avenue, and access gates both at 57 Avenue and Highway #10
- construct water, storm and sanitary service connections to service the site

DEVELOPMENT VARIANCE PERMIT

- an appropriate setback between the building and the property line is to be verified to ensure maintenance of the building can be completed without encroaching into the habitat setback area
- demonstrate that the building can be constructed to not impact the City land/riparian area, and contain pre-load material within the site

DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development Permits for Form and Character, Hazard Lands (Flood Prone Area), and Sensitive Ecosystems (Streamside Area), beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

KMH

NOTE: Detailed Land Development Engineering Review available on file

Arborist Report – 17395 Hwy 10 (56 Avenue) Surrey, BC

Table 4. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	17395 Hwy 10 (56 Avenue) Surrey, BC
Address:	
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN-0599A) ISA Qualified Tree Risk Assessor (TRAQ) BC Parks Wildlife and Danger Tree Assessor
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)	13
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	10
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
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 X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and submitted by:

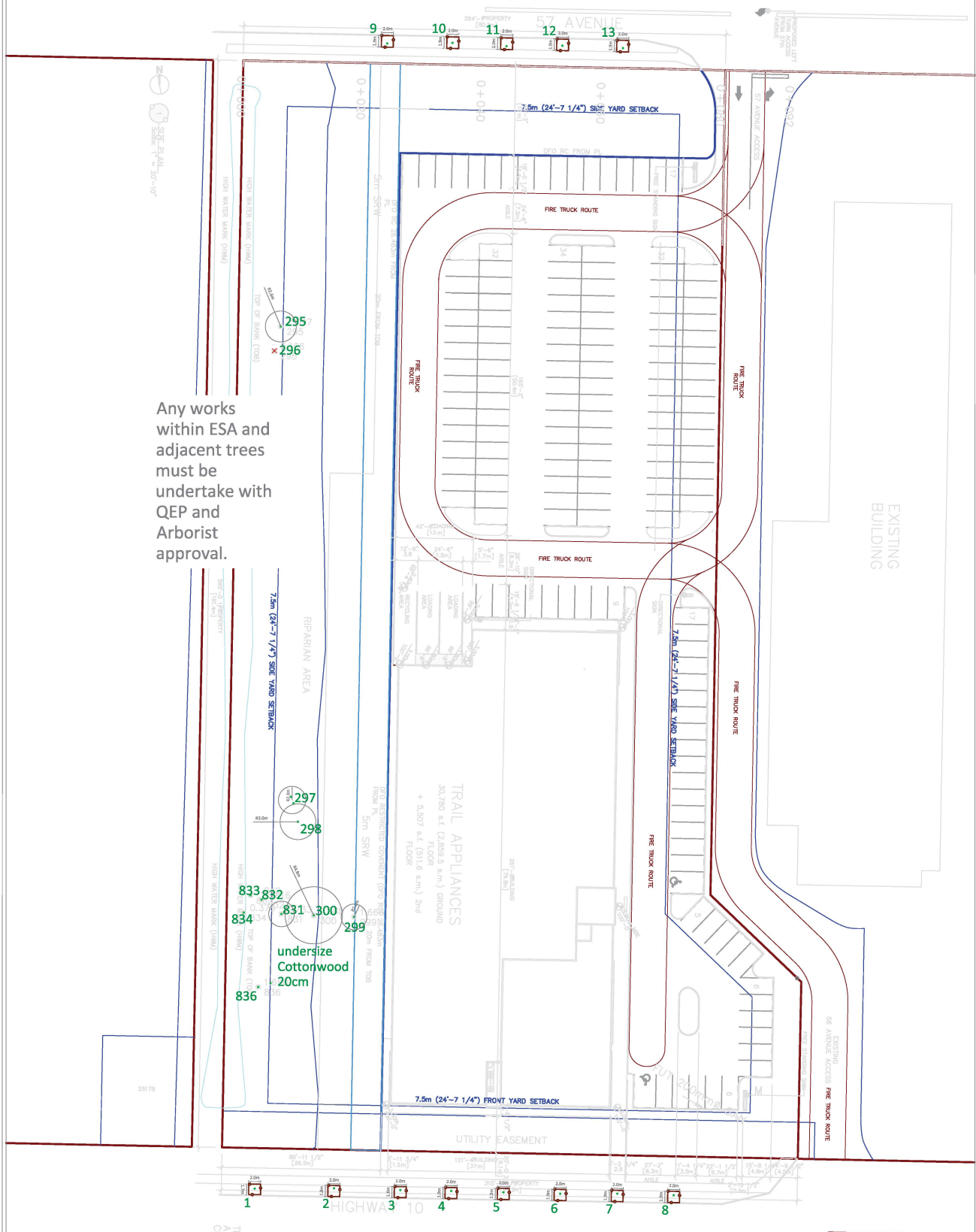


Arborist

October 4, 2017

Date

57 AVENUE



Any works within ESA and adjacent trees must be undertaken with QEP and Arborist approval.

LEGEND
— TREE PROTECTION ZONE
— NO-BUILD ZONE

— TREE PROTECTION FENCE
● TREE TO BE RETAINED

○ UN-SURVEYED TREE
✗ TREE TO BE REMOVED

REFERENCE DRAWINGS
 1. Base Survey by: Client

NOTES

- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
- All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
- The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
- Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
- This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
- This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3551 COMMERCIAL STREET
 VANCOUVER BC | V5N 4E8
 T 604.733.4886 | F 604.733.4879

Drawing title: Tree Retention and Removal Plan
 Project address: 17395 56 Ave Surrey
 Client: Echo Lake Investments

Drawing No: 01
 Date: 2017/10/05
 Drawn by: MR
 Page Size: TABLOID 11"x17"

Page #
 1 of 1

APPENDIX V

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow an on-site directional sign to be 1.11 sq. m [12 sq. ft.] in area and 2.14m [7 ft.] tall.	On-site Directional Signs, intended to facilitate the movement of pedestrians and vehicles within the lot or premises upon which the directional sign is located, are permitted provided that the sign area does not exceed 0.4 sq. m. [4 sq. ft.] for a single faced sign and 0.74 sq. m. [8 sq. ft.] for a double faced sign and the height of the sign does not exceed 1.2 m [4 ft.];	Given the location of the sign, and the area of the property, the proposed directional sign is of an appropriate size and scale in relation to the proposed building and overall property.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0189-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-556-801

Lot 2 Section 7 Township 8 New Westminster District Plan BCP48742

17395 - Highway No. 10 (56 Avenue)

(the "Land")

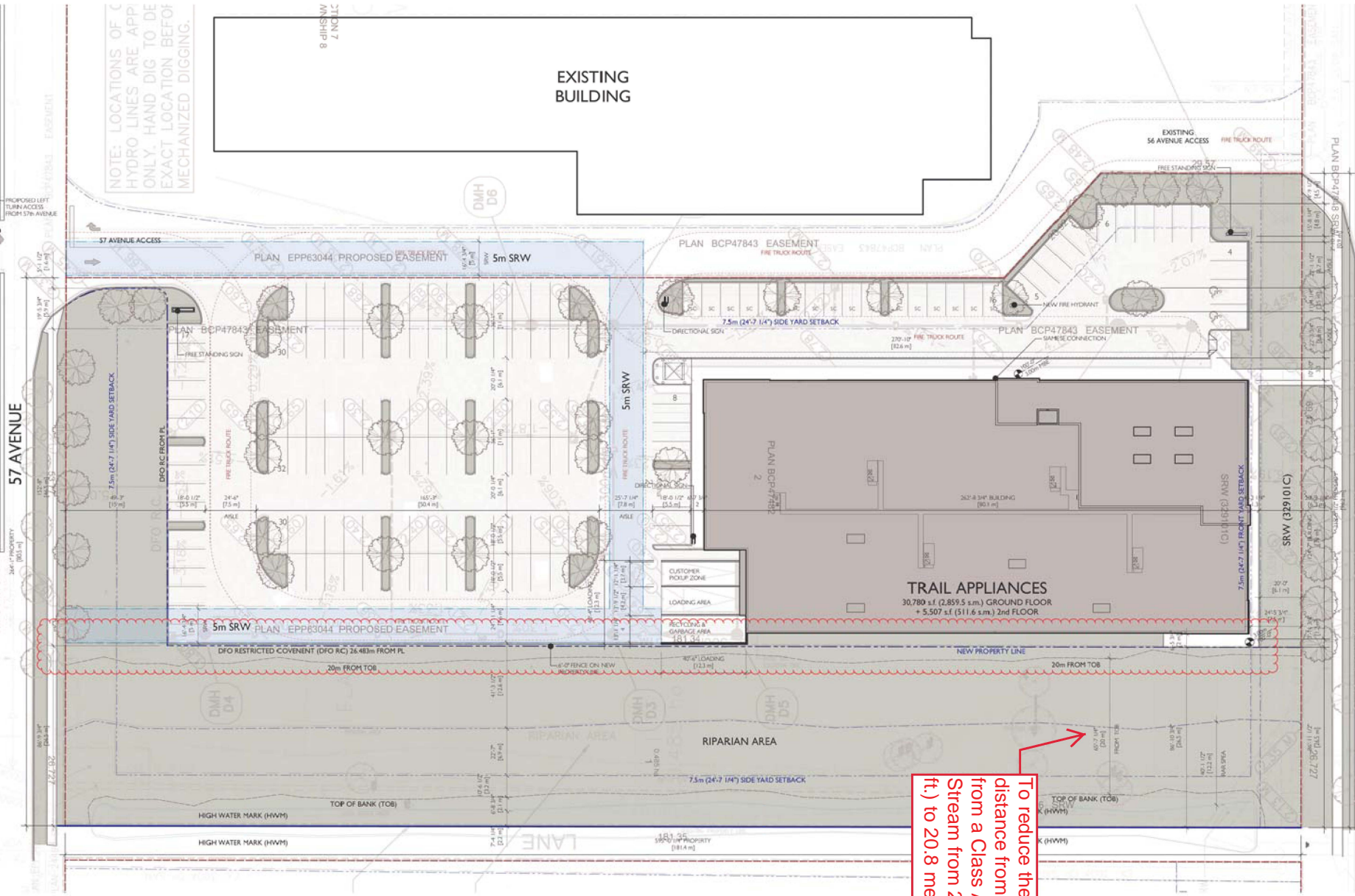
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) To reduce the minimum distance from top-of-bank from a Class A Channelized Stream from 25 metres [82 ft.] to 20.8 metres [68 ft.].
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

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

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan



To reduce the minimum distance from top-of-bank from a Class A Channelized Stream from 25 metres (82 ft.) to 20.8 metres (68 ft.).

NOTE: LOCATIONS OF C HYDRO LINES ARE APPLICABLE ONLY. HAND DIG TO DETERMINE EXACT LOCATION BEFORE MECHANIZED DIGGING.

57 AVENUE

HIGHWAY 10

REV	DATE	DESCRIPTION	BY	CHK
1	05/13/2017	CP Submission	AS	NY
2	05/13/2017	CP Submission	AS	NY
3	05/13/2017	CP Submission	AS	NY

MGBA
MALLEN GOWING BERZINS
ARCHITECTURE

SUITE 300 - 7 EAST SIXTH AVENUE
VANCOUVER BRITISH COLUMBIA CANADA
604.684.6262 mgbamgbc.com www.mgbamgbc.com

**TRAIL APPLIANCES
CLOVERDALE**
1735 56 Avenue
Surrey BC

SITE PLAN

PROJECT NO.	17007
DATE	May 13, 2017
SCALE	AS NOTED
DRAWING NO.	DP-02
REVISION	3

SITE PLAN
Scale: 1" = 20'-10"

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 2010, no. 17266)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 028-556-801

Lot 2 Section 7 Township 8 New Westminster District Plan BCP47842
17395 No 10 (56 Avenue) Highway

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of those commercial and related uses requiring large *lots* and exposure to major *highways*, which are generally not accommodated in a *shopping centre*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Light impact industry* including retail of products processed or manufactured on the *lot*.

2. *Eating establishments* excluding *drive-through restaurants*.
3. *General service uses* excluding funeral parlours and including *drive-through banks*.
4. *Beverage container return centres* provided that:
 - (a) the use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - (b) the *beverage container return centre* does not exceed a *gross floor area* of 418 sq. metres (4,500 sq.ft.).
5. *Indoor recreational facilities*, excluding *bingo halls*.
6. *Parking facilities*.
7. *Retail stores*, provided that the minimum *gross floor area* of each individual business is not less than 371 square metres [4,000 sq. ft.] and limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Automotive parts, new;
 - (d) Building supply stores;
 - (e) Furniture stores;
 - (f) Garden supply stores;
 - (g) Marine parts, new;
 - (h) *Retail warehouse uses*;
 - (i) Sales and rentals of boats; and
 - (j) Sporting goods stores.
8. *Warehouse uses*.
9. *Community services*.
10. *Accessory uses* including the following:
 - (a) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - i. Contained within the *principal building*; and
 - ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 1.0.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

<i>Setback</i>	North <i>Yard</i>	South <i>Yard</i>	<i>East</i> <i>Yard</i>	West <i>Yard</i>
Use				
<i>Principal Buildings</i>	7.5 m.	7.5 m.	7.5 m.	2.0 m.
<i>Accessory Buildings and Structures</i>	[25 ft.]	[25 ft.]	[25 ft.]	[6.5 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 9 metres [30 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet vehicles.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
5. Open display and storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].

J. Special Regulations

1. *Land* and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion, or safety hazard;
 - (b) Do not emit noise in excess of 70dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an industrial *lot* the noise level shall not exceed 60dB; and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*.
3. The outdoor storage or display of any goods, materials or supplies at *beverage container return centres* is specifically prohibited.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
4,000 sq.m. [43,000 sq.ft.]	25 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the CHI Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the CHI Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

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

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

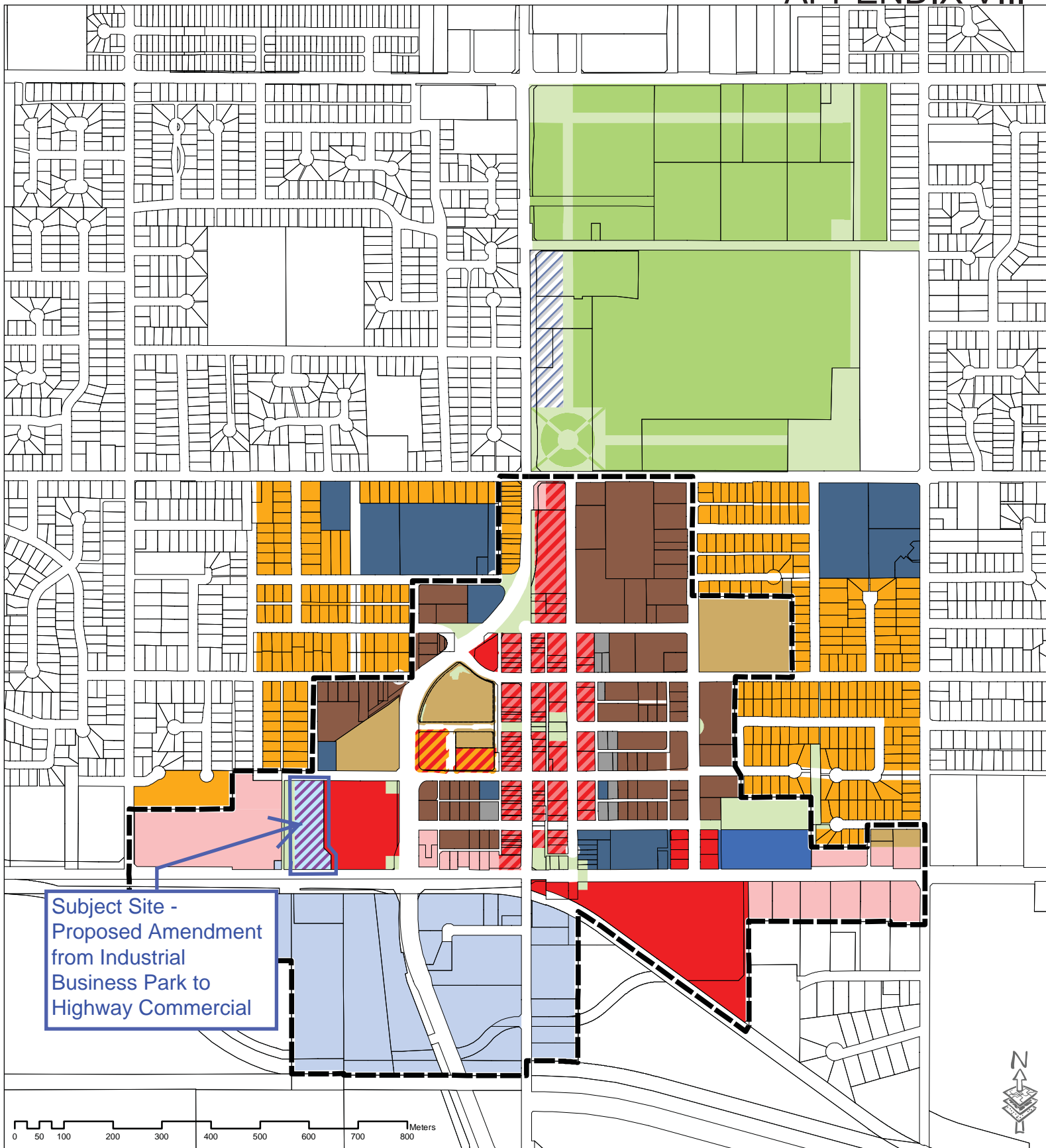
PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

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



Subject Site -
Proposed Amendment
from Industrial
Business Park to
Highway Commercial

- | | | | | | | | |
|--|---------------------------|--|----------------------------|--|-----------------------|--|--------------------------|
| | TOWN CENTRE COMMERCIAL | | MEDIUM DENSITY RESIDENTIAL | | COMMUNITY SERVICES | | SCHOOL |
| | RETAIL/SERVICE COMMERCIAL | | TOWNHOUSES | | PARKING | | INDUSTRIAL |
| | RESIDENTIAL/COMMERCIAL | | URBAN SINGLE FAMILY | | PARK/OPEN SPACE | | INDUSTRIAL BUSINESS PARK |
| | HIGHWAY COMMERCIAL | | INSTITUTIONAL | | CLOVERDALE FAIRGROUND | | STUDY BOUNDARY |

CLOVERDALE TOWN CENTRE

City of Surrey Planning & Development Department

Approved By Council on October 26, 2000 Amended 18 May 2017

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.